

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
LEHMANN GARY L & DANA F 7921 EAST PARIS SE CALEDONIA MI 49316	MAP #:					
	2017 Est TCV 125,834					

X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			AG SW 2014 30 - 65 ACRES	34.00	Acres	3600	100			122,400
			AG SW 2014 ROW	4.00	Acres	0	100			0
			AG SW 2014 UNTILLABLE	2.00	Acres	1700	100			3,400
			40.00 Total Acres		Total Est. Land Value =				125,800	

Tax Description	X	Value
. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.		
Comments/Influences		

		Shed: Wood Frame	7.44	1.00	240	0	0
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Topography of Site					

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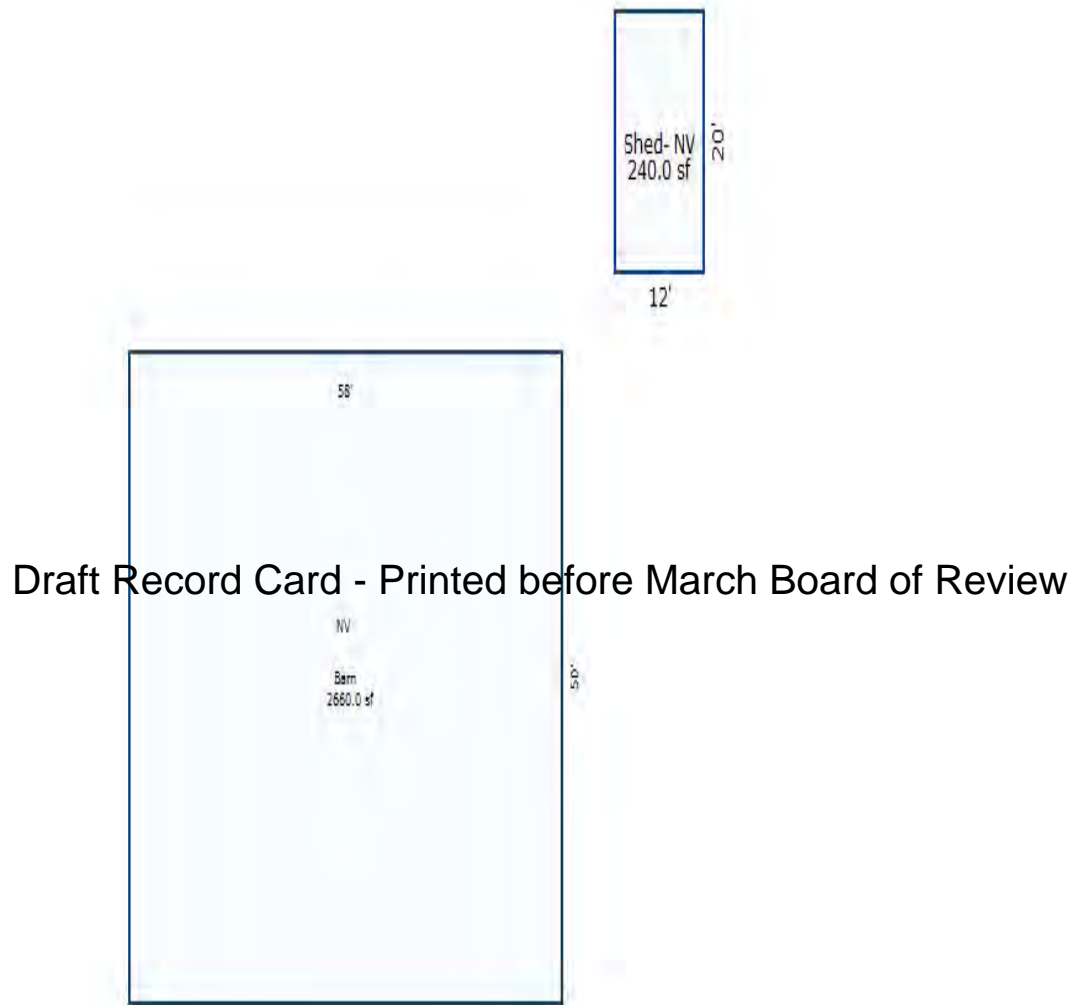
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X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	62,900	0	62,900			28,771C
			2016	74,000	0	74,000			28,515C
			2015	60,000	0	60,000			28,430C
			2014	48,000	0	48,000			27,983C

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

Building Type	Barn, General Purpose	Barn, General Purpose		
Year Built	1950	1900		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Average		
Base Rate/SF	10.10	14.15		
# of Walls, Perimeter	4 Wall, 216	4 Wall, 64		
Perimeter Mult.	X 0.973 = 9.83	X 1.478 = 20.91		
Height	18	0		
Story Height Mult.	X 1.154 = 11.34	X 0.946 = 19.78		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 15.65	X 1.38 = 27.30		
Final Rate/SF	\$15.65	\$27.30		
Length/Width/Area	50 x 58 = 2900	12 x 20 = 240		
Cost New	\$ 45,385	\$ 6,553		
Phy./Func./Econ. %Good	30/1/20 0.1	35/1/10 0.0		
Depreciated Cost	\$ 27	\$ 2		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 1.15	X 1.15		
% Good	30	35		
Est. True Cash Value	\$ 31	\$ 3		
Comments:	50X58 BARN & 12X20 SHED			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 34 / All Cards: 34				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN SCOTT & TAMMY	ALLEN SCOTT & TAMMY	0	04/30/2012	AFF	AFFIXTURE MANUFACTUR	2012-01609 AFF	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6455 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/07/1996					
Owner's Name/Address	MAP #:					
ALLEN SCOTT & TAMMY 6455 W KELLY ROAD LAKE CITY MI 49651	2017 Est TCV 106,918 TCV/TFA: 46.73					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A. CHG SKIRTING TO FDN FOR 08.	X		Dirt Road	\$65 /FF	330.00	1312.30	1.0000	1.0000	65	100		21,450
			Gravel Road	330 Actual Front Feet, 9.94 Total Acres							Total Est. Land Value =	21,450
	X		Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X		D/W/P: 4in Ren. Conc.	3.39	1.00	432	0	0				
			Residential Local Cost Land Improvements									
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value				
			Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
			Total Estimated Land Improvements True Cash Value = 950									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	10,700	42,800	53,500			47,120C
	Rolling		2016	10,700	36,000	46,700			46,700S
X	Low		2015	10,700	38,700	49,400			46,837C
	High		2014	10,700	35,400	46,100			46,100S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							

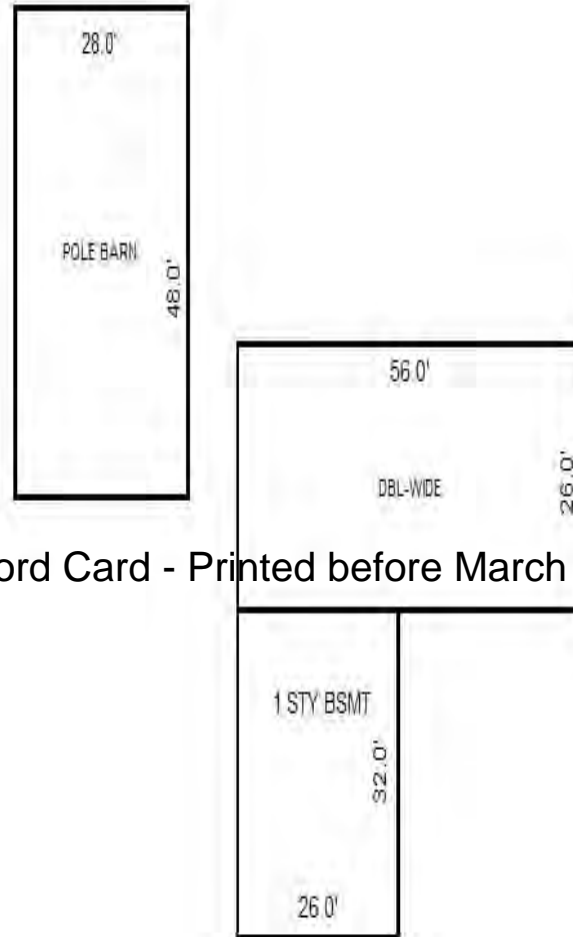
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex			X	Ord		Min			Size of Closets				
Yr Built 1994 ADD	Remodeled 2000	Lg		X	Ord				Small	Doors		Solid	X	H.C.			
Condition for Age: Average		(5) Floors		Central Air Wood Furnace													
Room List		Kitchen: Other: Other:		(12) Electric			125			Amps Service							
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No./Qual. of Fixtures			Ex			X	Ord		Min				
(1) Exterior				No. of Elec. Outlets			Many			X	Ave.		Few				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)			525.00			1		525		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath			1650.00						1		1,650		
(2) Windows		(8) Basement		2			3 Fixture Bath			2425.00			1		2,425		
X	Many Avg. Few	X	Large Avg. Small	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			2720.00			1		2,720		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00			1		1,235		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)							
(3) Roof				Ceramic Tile Floor			Base Cost			9.30			1344		12,499		
X	Gable Hip Flat		Gambrel Mansard Shed	Ceramic Tub Alcove			Automatic Doors			350.00			2		700		
X	Asphalt Shingle			Vent Fan			Notes: REDMAN 112B4740 Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Depr.Cost = 130,027 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 84,518										
Chimney:				(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
				Lump Sum Items:													

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6401 W KELLY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
PEER SAMUEL T 6401 W KELLY ROAD LAKE CITY MI 49651	2017 Est TCV 168,531 TCV/TFA: 130.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		\$65 /FF	330	0.001312.80	1.0000	1.0000	65	100		21,450
			330 Actual Front Feet, 9.95 Total Acres Total Est. Land Value = 21,450								

Comments/Influences

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

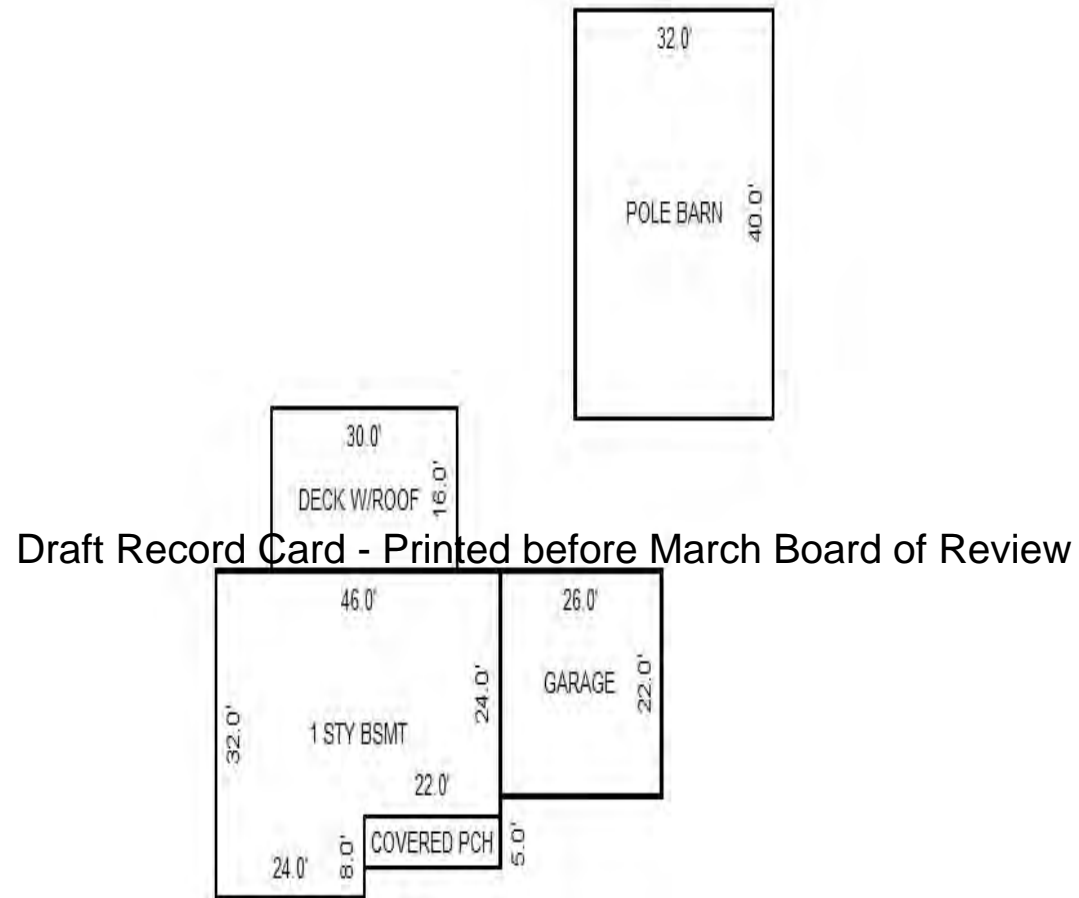
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,700	73,600	84,300			68,782C
2016	10,700	69,200	79,900			68,169C
2015	10,700	64,400	75,100			67,966C
2014	10,700	58,300	69,000			66,896C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 110 480	Type CCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +10 Effec. Age: 15 Floor Area: 1296 Total Base Cost: 131,568 Total Base New : 181,564 Total Depr Cost: 154,823 Estimated T.C.V: 147,081		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1996	Remodeled 0	X	Ex		Ord				Min									
Condition for Age: Average		X	Lg		Ord				Small									
Room List		(5) Floors		(12) Electric			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service			No./Qual. of Fixtures			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	X	Ex.		Ord.		Min	Plumbing			Rate		Heat-Adj		Size Cost	
X	Insulation	(7) Excavation		(13) Plumbing			No. of Elec. Outlets			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
(2) Windows	Many Avg. Few X Large Avg. Small X	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Many		Ave.		Few	Water/Sewer			Rate		Heat-Adj		Size Cost	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good=			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			85/100/100/100/85.0,			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Caseament Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(15) Built-Ins & Fireplaces			Separately Depreciated Items:			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
(3) Roof	X Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allowance (16) Porches CCP (1 Story), Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors No Floor Deduction Phy/Ab.Phy/Func/Econ/Comb.%Good=			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Gambrel Mansard Shed	(10) Floor Support		(16) Deck/Balcony			Treated Wood w/Roof,Standard			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
<p>*** Information herein deemed reliable but not guaranteed***</p>																		

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Sketch by Apex I/17

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6323 W KELLY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LAKE CITY BOARDWALK ENTERPRISE LLC 2122 DEER RUN TRAIL WATERFORD MI 48329	MAP #:					
	2017 Est TCV 60,888 TCV/TFA: 50.07					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 24 T22N R8W W 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		\$65 /FF	330	0.00131350	1.0000	1.0000	65	100		21,450
Comments/Influences			330 Actual Front Feet, 9.95 Total Acres Total Est. Land Value = 21,450								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	10,700	19,700	30,400			23,579C
X	Rolling		2016	10,700	16,000	26,700			23,369C
X	Low		2015	10,700	12,600	23,300			23,300S
X	High		2014	10,700	13,100	23,800			23,800S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who When What			2017	10,700	19,700	30,400			23,579C
TPC 12/11/2011 INSPECTED			2016	10,700	16,000	26,700			23,369C
			2015	10,700	12,600	23,300			23,300S
			2014	10,700	13,100	23,800			23,800S

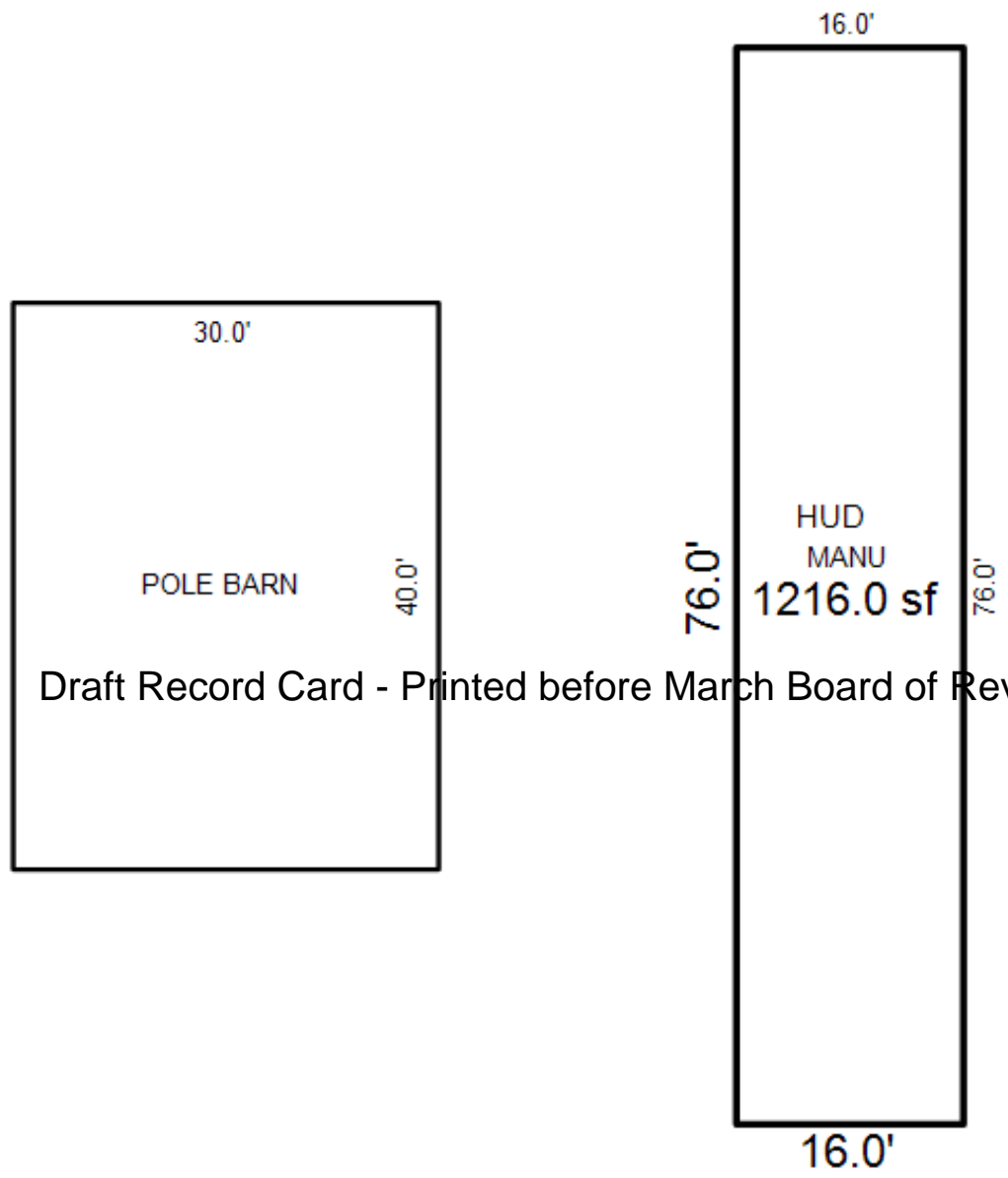
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 2 Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: MANU-NATIONAL		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Yr Built 1998	Remodeled 0	(5) Floors		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 18 Floor Area: 1216 Total Base Cost: 63,366 Total Base New : 87,445 Total Depr Cost: 71,705 Estimated T.C.V: 39,438			CntyMult X 1.380 E.C.F. X 0.550		Bsmnt Garage:	
Condition for Age: Average		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate			Size Cost			
Room List		Kitchen: Other: Other:		(12) Electric			1 Story Siding Piers 46.56 -11.59 0.66 1216 43,326			Other Additions/Adjustments			Size Cost			
Basement	1st Floor	(7) Excavation		200 Amps Service			(13) Plumbing			Average Fixture(s) 525.00 1 525						
2nd Floor	3 Bedrooms	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			3 Fixture Bath 1650.00 1 1,650			3 Fixture Bath 1650.00 1 1,650						
(1) Exterior		Insulation		(14) Water/Sewer			1000 Gal Septic 2720.00 1 2,720			(15) Built-Ins & Fireplaces						
Wood/Shingle	Aluminum/Vinyl Brick	(8) Basement		(14) Water/Sewer			Appliance Allowance 1235.00 1 1,235			(17) Garages						
X		Many Avg. Large Few Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30 1200 11,160 Mechanical Doors 325.00 1 325 Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 71,705 ECF (RESIDENTIAL RURAL/ NON SUB) 0.550 => TCV of Bldg: 1 = 39,438									
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(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		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Metal																

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Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6229 W KELLY RD	School: LAKE CITY - 57020		Addition	09/22/2009	20090500	100%
Owner's Name/Address	P.R.E. 100% 08/04/2010					
WALSH LAURI 6229 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 53,170 TCV/TFA: 51.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					Value	
		Public Improvements			Description	Frontage	Depth	Front Depth		Rate %Adj. Reason
. SEC 24 T22N R8W E 1/2 OF E 1/2 OF NW 1/4 OF NE1/4. 10A.	X			\$65 /FF	330.00	1314.60	1.0000	1.0000	65 100	21,450
Comments/Influences				330 Actual Front Feet, 9.96 Total Acres Total Est. Land Value =						21,450

Gary Walsh deceased 2-8-03 (04-0/0400). Chgd name to Laurie Walsh, spouse. Her name should have been on with Gary. Dawn found old QC deed in both names.

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	10,700	15,900	26,600			15,081C
TPC 12/04/2012 INSPECTED			2016	10,700	15,800	26,500			14,947C
TPC 11/08/2010 INSPECTED			2015	10,700	13,800	24,500			14,903C
			2014	10,700	11,700	22,400			14,669C

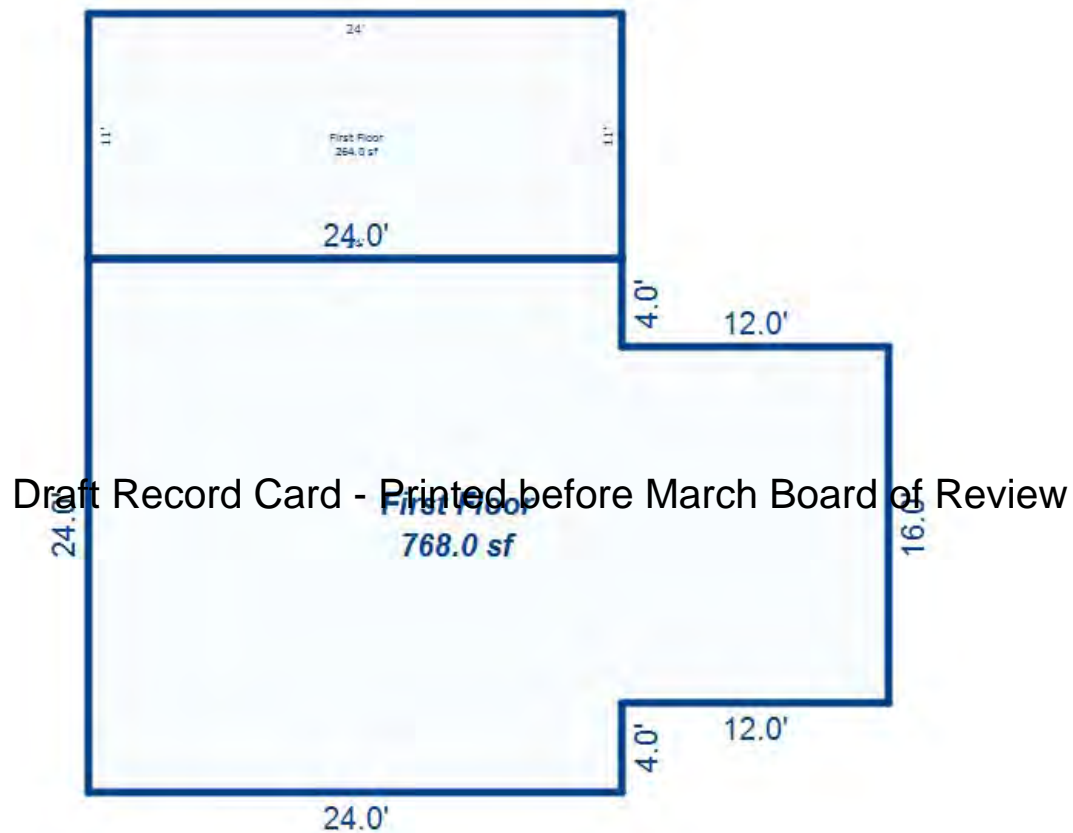
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration												
Yr Built 1942 200		Remodeled 2009		Ex Ord X Min			Size of Closets		Lg Ord X Small		Doors Solid X H.C.			
Condition for Age: Average														
Room List		(5) Floors		Central Air Wood Furnace										
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 60 Amps Service										
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		1 Story Siding Slab 48.15 -9.38 -1.89 768 28,324					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few			1 Story Siding Crawl Space 48.15 -8.35 -1.89 264 10,008		Other Additions/Adjustments Rate					
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s) 525.00 1 525							
Many Avg. Large X Few X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2720.00 1 2,720		(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Treated Wood,Standard 6.66 180 1,199 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 35,245 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 31,720							
(3) Roof		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			1 Water Well 1 1000 Gal Septic 2000 Gal Septic							
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:							
X	Asphalt Shingle													
Chimney: Brick														

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



Sketch by Apex Sketch

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

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
3434 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/08/2015 Qual. Ag.					
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	MAP #:					
	2017 Est TCV 276,336					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			AG SW 2014 66 - 120 Acres	76.76 Acres	3600	100		276,336
			76.76 Total Acres Total Est. Land Value =					276,336

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

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

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

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

- 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
2017	138,200	0	138,200			55,548C
2016	138,200	0	138,200			55,053C
2015	118,500	31,400	149,900			71,459C
2014	94,800	29,100	123,900			70,334C

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 Missaukee, Michigan

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3434 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 06/26/2015					
JENSEMA JEREMY & AMY	MAP #:					
3434 S MOREY RD	2017 Est TCV 107,996 TCV/TFA: 61.29					
LAKE CITY MI 49651						

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SPLIT/COMBINED ON 05/27/2015 FROM 009-024-003-00; A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE P.OINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°3647"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E 351.00 FEET TO SAID	Dirt Road			40/FF	253.00	251.61	1.0000	1.0000	40	100	10,120
	Gravel Road			253 Actual Front Feet, 1.46 Total Acres					Total Est. Land Value =		10,120



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who When What	2016	5,100	48,200	53,300			53,300S
TPC 06/15/2015 INSPECTED	2015	0	0	0		OW	0
	2014	0	0	0			0

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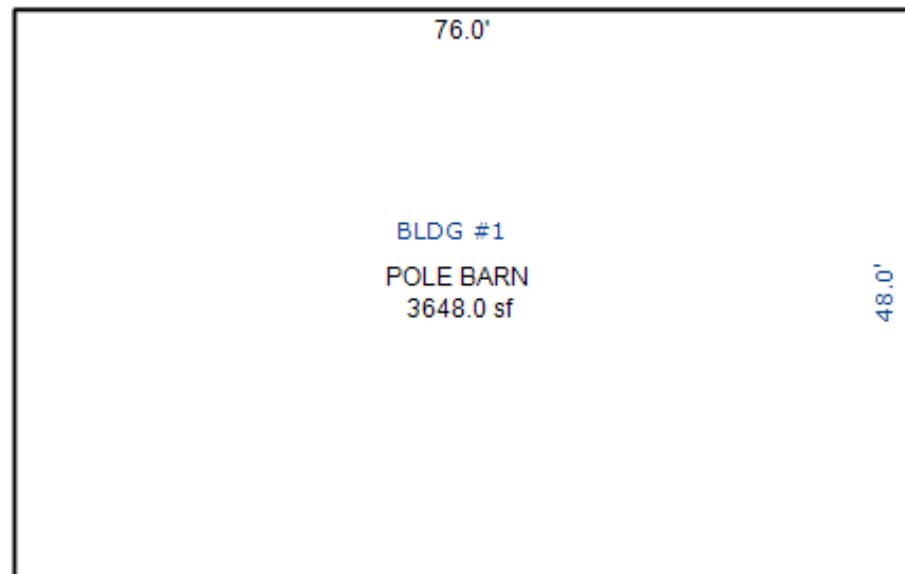
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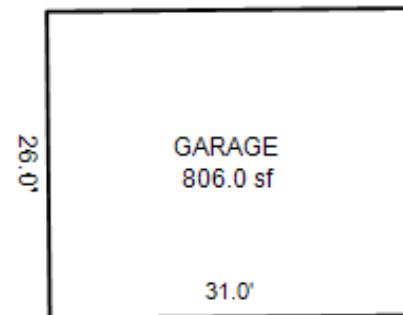
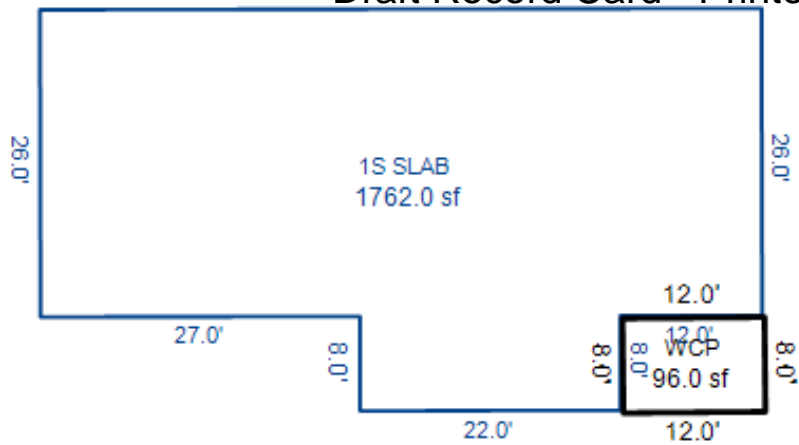
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type WCP (1 Story)	Year Built: 1947 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 1762 Total Base Cost: 105,305 Total Base New : 149,532 Total Depr Cost: 89,719 Estimated T.C.V: 80,748		CntyMult X 1.420 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Block Slab 54.53 -9.11 0.00 1762 80,030		Rate Bsmnt-Adj Heat-Adj Size Cost 630.00 1 630		Rate Bsmnt-Adj Heat-Adj Size Cost 1415.00 1 1,415 3450.00 1 3,450 28.26 96 2,713		Depr. Cost = 89,719 0.900 => TCV of Bldg: 1 = 80,748			
Yr Built 1947	Remodeled 0	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (RESIDENTIAL RURAL/ NON SUB)		Depr. Cost = 89,719 0.900 => TCV of Bldg: 1 = 80,748			
Condition for Age: Average		Doors Solid X H.C.		(12) Electric 100 Amps Service			(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings X Drywall		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
X	(2) Windows Many Avg. Few X Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
(3) Roof	X Gable Hip Flat X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			
	Chimney: Block	Lump Sum Items:		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Porches WCP (1 Story), Standard 28.26		(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.76 Mechanical Doors 350.00			

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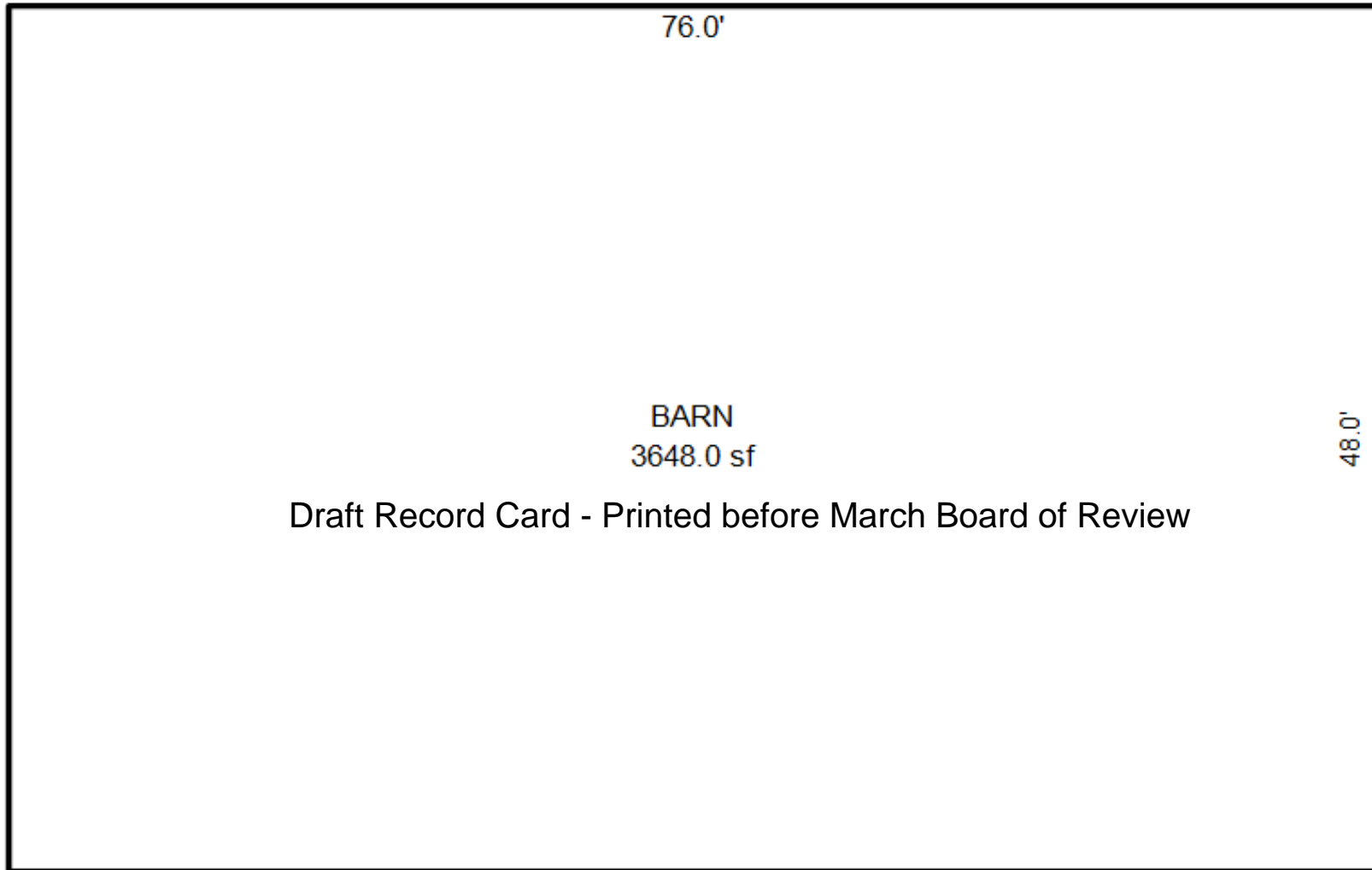


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Building Type	Utility Building				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Average				
Base Rate/SF	7.60				
# of Walls, Perimeter	4 Wall, 248				
Perimeter Mult.	X 0.956 = 7.27				
Height	0				
Story Height Mult.	X 0.946 = 6.87				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 9.49				
Final Rate/SF	\$9.49				
Length/Width/Area	76 x 48 = 3648				
Cost New	\$ 34,602				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	\$ 15,571				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.10				
% Good	45				
Est. True Cash Value	\$ 17,128				
Comments:	MTL/MTL GABLE				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 17128 / All Cards: 17128					

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3264 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
PETERSON LEWIS L & PETERSON-LANG KATHY K J/T	MAP #:					
4060 N HINKLEY ROAD	2017 Est TCV 49,188 TCV/TFA: 41.40					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Residentia 1 - 2.99	@\$5500	1.00	Acres	5500	100	5,500
			1.00 Total Acres Total Est. Land Value = 5,500						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,800	21,800	24,600			19,429C
2016	2,800	21,600	24,400			19,256C
2015	2,800	18,900	21,700			19,199C
2014	2,800	16,300	19,100			18,897C

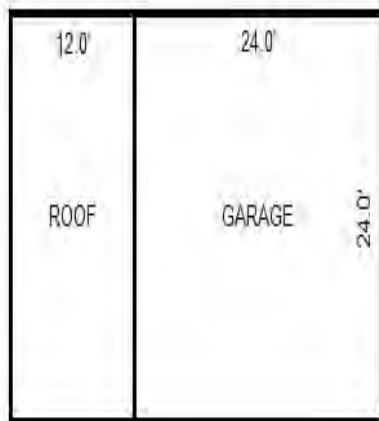
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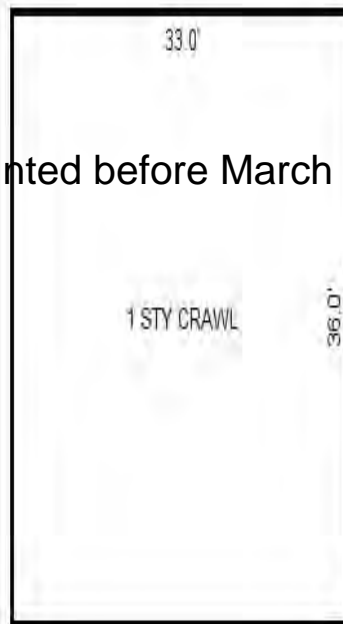
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: 1945 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built Remodeled 1945 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric 100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 46.76 -8.04 0.66						Size Cost 1188 46,783			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 525.00			Rate			Size Cost			
X	Insulation	(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Well 50 Feet 1575.00 Gas 2000 2,720						1 1,575 1 2,720			
X	(2) Windows			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Appliance Allowance 1235.00			1 1,235			
X	Many Avg. X Large Avg. Small Few			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.70 Mechanical Doors 325.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 47,044 Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97 288 1,143 County Multiplier = 1.38 => Cost New = 1,578 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 1,499 Total Depreciated Cost = 48,543 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 43,688			528 8,818 1 325			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
X	(3) Roof															
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney:																

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



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Sketch by Apex IVTI

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERWEIDE STEPHEN & DEB	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
6551 W KELLY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DUTCHMAN PROPERTIES LLC	MAP #:					
9689 W WALKER RD	2017 Est TCV 326,385 TCV/TFA: 190.20					
MANTON MI 49663						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
. SEC 24 T22N R8W E 1/2 OF NW 1/4. 80A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
			AG SW 2014 SURPLUS	1700/	80.00 Acres	1700	100	136,000	
			80.00 Total Acres					Total Est. Land Value =	136,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	68,000	95,200	163,200			121,872C
2016	72,000	79,800	151,800			120,785C
2015	68,000	67,500	135,500			120,424C
2014	68,000	65,100	133,100			118,528C

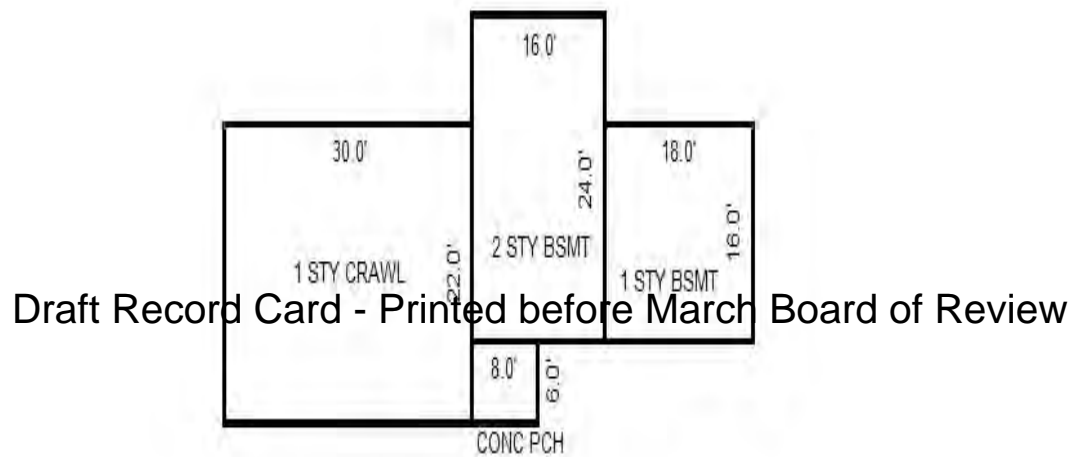
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min	Size of Closets											
Yr Built 0	Remodeled 1968		Lg		Ord	X	Small	Doors			Solid	X	H.C.									
Condition for Age: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			100 Amps Service												
Room List		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex			X	Ord		Min	No. of Elec. Outlets								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		X			Plaster							(7) Excavation		(13) Plumbing						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath	1			2 Fixture Bath	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 760.00			1	760			
X	Insulation	(8) Basement		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			Well, 100 Feet 1000 Gal Septic			2700.00	1	2,700		
(2) Windows	Many Avg. Few	X	Large Avg. Small	8			Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (101 AGRICULTURE)			3085.00	1	3,085
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1			Public Water Public Sewer Water Well	1			1000 Gal Septic 2000 Gal Septic	Lump Sum Items:			Appliance Allowance 1915.00			20.30	48	974		
X	Gable Hip Flat		Gambrel Mansard Shed	1			Public Water Public Sewer Water Well	1			1000 Gal Septic 2000 Gal Septic	Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (101 AGRICULTURE)			0.900 => TCV of Bldg: 1 =		75,775		
X	Asphalt Shingle	Chimney: Brick		1			Public Water Public Sewer Water Well	1			1000 Gal Septic 2000 Gal Septic	Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (101 AGRICULTURE)			0.900 => TCV of Bldg: 1 =		68,198		

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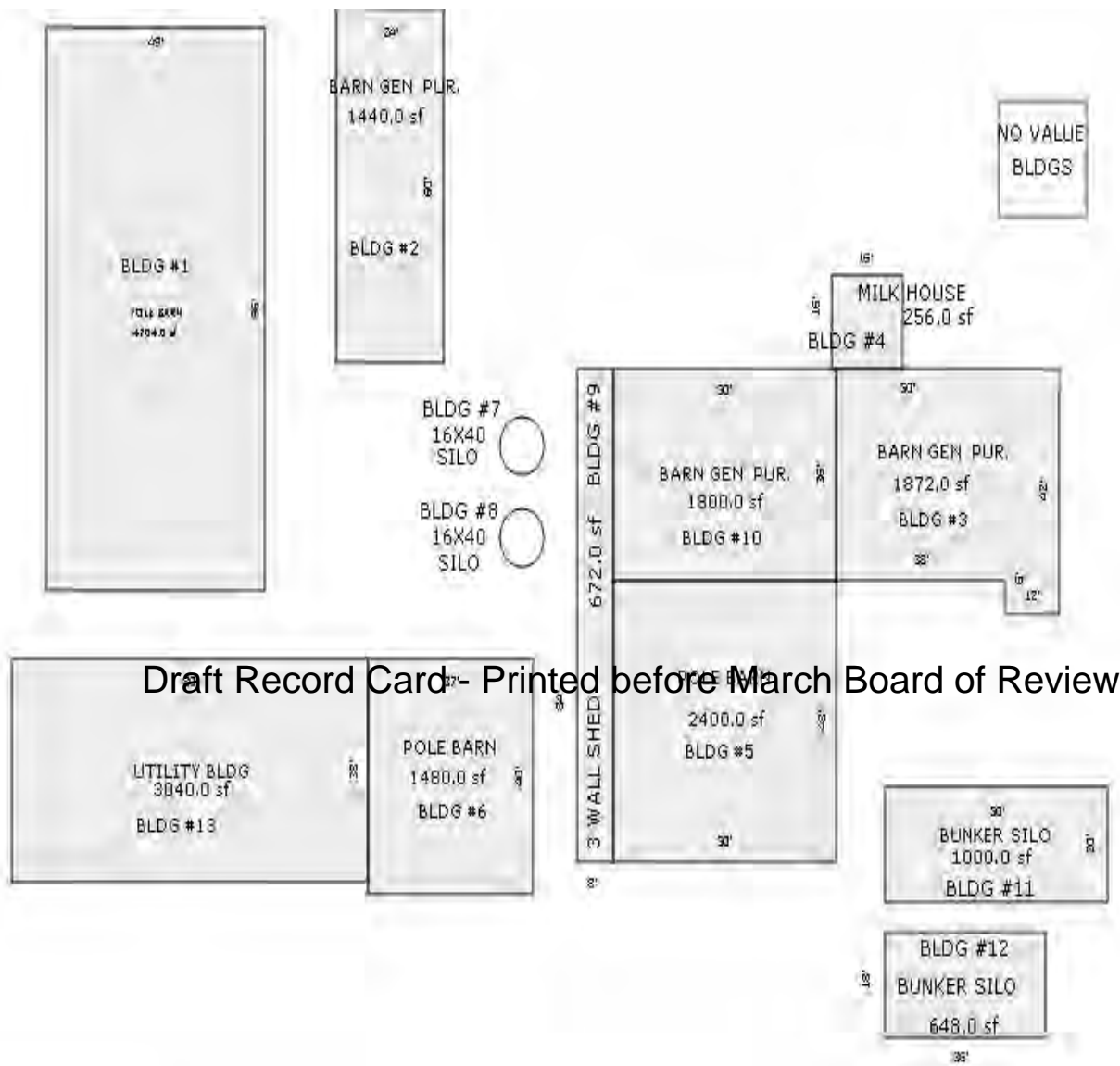
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Sketch by Apex I/17

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

Building Type	Barn, General Purpose	Barn, General Purpose	Barn, General Purpose	Milking Parlor	Barn, General Purpose
Year Built	1986	1950	1972	1972	1981
Class/Construction	D,Pole	C	C	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
Base Rate/SF	10.10	15.40	15.40	14.52	10.10
# of Walls, Perimeter	4 Wall, 288	4 Wall, 168	4 Wall, 184	4 Wall, 64	4 Wall, 196
Perimeter Mult.	X 0.942 = 9.51	X 1.084 = 16.69	X 1.017 = 15.66	X 1.434 = 20.82	X 0.992 = 10.02
Height	10	10	10	0	8
Story Height Mult.	X 1.000 = 9.51	X 1.000 = 16.69	X 1.000 = 15.66	X 0.946 = 19.70	X 0.963 = 9.65
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 13.13	X 1.38 = 23.04	X 1.38 = 21.61	X 1.38 = 27.18	X 1.38 = 13.31
Final Rate/SF	\$13.13	\$23.04	\$21.61	\$27.18	\$13.31
Length/Width/Area	96 x 48 = 4608	60 x 24 = 1440	56 x 36 = 2016	16 x 16 = 256	50 x 48 = 2400
Cost New	\$ 60,501	\$ 33,174	\$ 43,572	\$ 6,959	\$ 31,956
Phy./Func./Econ. %Good	56/100/100 28.0	25/100/100 12.5	43/100/100 21.5	43/100/100 21.5	51/100/100 51.0
Depreciated Cost	\$ 16,940	\$ 4,147	\$ 9,368	\$ 1,496	\$ 16,297
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	X 1.15
% Good	56	25	43	43	51
Est. True Cash Value	\$ 19,481	\$ 4,769	\$ 10,773	\$ 1,721	\$ 18,742
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 55486 / All Cards: 122187					

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Sketch by Apex Medina™

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

Building Type	Barn, General Purpose	Cylindrical Silo	Cylindrical Silo	Utility Shed, Lean-To	Barn, General Purpose
Year Built	1983	1966	1966	1986	1900
Class/Construction	D,Pole	Concrete Stave	Concrete Stave	D,Pole	D,Frame
Quality/Exterior	Low Cost	Diameter: 16	Diameter: 16	Low Cost	Low Cost
Base Rate/SF	10.10	13900.00	13900.00	3.15	12.20
# of Walls, Perimeter	4 Wall, 154	Roof: No Roof	Roof: Dome Roof	Lean-To, 184	4 Wall, 172
Perimeter Mult.	X 1.051 = 10.62	+ -1558 = 12342	+ 0 = 13900	X 1.496 = 4.70	X 1.028 = 12.54
Height	10	40	40	0	30
Story Height Mult.	X 1.000 = 10.62	N/A	N/A	X 0.946 = 4.45	X 1.423 = 17.85
Heating System	No Heating/Cooling	N/A	N/A	No Heating/Cooling	No Heating/Cooling
Heat Adj./SF		N/A	N/A		
Misc. Adjustment		N/A	N/A		
Misc. Adj./SF		N/A	N/A		
County Multiplier	X 1.38 = 14.65	X 1.38 = 17031.64	X 1.38 = 19182.00	X 1.38 = 6.14	X 1.38 = 24.63
Final Rate/SF	\$14.65	\$17031.64	\$19182.00	\$6.14	\$24.63
Length/Width/Area	40 x 37 = 1480	1	1	84 x 8 = 672	50 x 36 = 1800
Cost New	\$ 21,680	\$ 17,032	\$ 19,182	\$ 4,128	\$ 44,331
Phy./Func./Econ. %Good	53/100/100 53.0	21/100/100 21.0	21/100/100 21.0	60/100/100 30.0	20/10/100 2.0
Depreciated Cost	\$ 11,491	\$ 3,577	\$ 4,028	\$ 1,238	\$ 887
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	X 1.15
% Good	53	21	21	60	20
Est. True Cash Value	\$ 13,214	\$ 4,113	\$ 4,632	\$ 1,424	\$ 1,020
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 24403 / All Cards: 122187					

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

Building Type	Bunker or Trench Silo	Bunker or Trench Silo	Utility Building		
Year Built	1986	1995	1996		
Class/Construction	Tilt-Up Panels	Tilt-Up Panels	C		
Quality/Exterior	N/A	N/A	Average		
Base Rate/SF	265.00	265.00	13.90		
# of Walls, Perimeter	N/A	N/A	4 Wall, 256		
Perimeter Mult.	N/A	N/A	X 0.953 = 13.25		
Height	N/A	N/A	8		
Story Height Mult.	N/A	N/A	X 0.963 = 12.76		
Heating System	N/A	N/A	No Heating/Cooling		
Heat Adj./SF	N/A	N/A			
Misc. Adjustment	N/A	N/A			
Misc. Adj./SF	N/A	N/A			
County Multiplier	X 1.38 = 365.70	X 1.38 = 365.70	X 1.38 = 17.60		
Final Rate/SF	\$365.70	\$365.70	\$17.60		
Length/Width/Area	50 x 20 = 1000	36 x 18 = 648	80 x 48 = 3840		
Cost New	\$ 20,845	\$ 15,008	\$ 67,600		
Phy./Func./Econ. %Good	56/100/100 56.0	70/100/100 70.0	72/100/100 21.6		
Depreciated Cost	\$ 11,673	\$ 10,506	\$ 14,602		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15		
% Good	56	70	72		
Est. True Cash Value	\$ 13,424	\$ 12,082	\$ 16,792		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 42298 / All Cards: 122187					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R TRUST	MILLER CASEY JOHN	0	10/12/2016	QC	RELATED PARTY	2016-03467		100.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239 QCD	PTA	0.0
JENEMA JUDY A FKA MILLER	MILLER JOHN R	0	05/19/2010	QC	QUIT CLAIM	2010-1717QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-		Zoning:	Building Permit(s)		Date	Number	Status			
3390 S GREEN RD	School: LAKE CITY - 57020		P.R.E. 100% 12/23/2013 Qual. Ag.								
Owner's Name/Address	MAP #:		2017 Est TCV 26,548								
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description	Public Improvements		Description		Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.	X	Dirt Road	AG SW 2014 8 - 17 Acres		4.00 Acres	3600	100		14,400		
Comments/Influences	X	Gravel Road	AG SW 2014 UNTILLED 2200		1.00 Acres	2200	100		2,200		
	X	Paved Road	AG SW 2014 SURPLUS 1700/		5.00 Acres	1700	100		8,500		
		Storm Sewer			10.00 Total Acres	Total Est. Land Value =		25,100			
		Sidewalk									
		Water			Land Improvement Cost Estimates						
	X	Sewer	Description		Rate	CountyMult.	Size	%Good	Cash Value		
		Electric	Shed: Wood Frame		7.70	1.00	200	94	1,448		
		Gas			Total Estimated Land Improvements True Cash Value =		1,448				
		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			2017	12,600	700	13,300			13,300S
		Low			2016	18,500	700	19,200			9,012C
		High			2015	15,000	700	15,700			8,986C
		Landscaped			2014	12,000	700	12,700			8,845C
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 11/08/2016	INSPECTED								
		TPC 06/14/2015	INSPECTED								
		TPC 12/23/2013	INSPECTED								

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 10/15/2010 Qual. Ag.					
Owner's Name/Address	MAP #:					
MILLER JOHN R TRUST MILLER JOHN R TTEE 3390 S GREEN ROAD LAKE CITY MI 49651	2017 Est TCV 108,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
. SEC 24 T22N R8W NW 1/4 OF NW 1/4 EXC N 1/2 OF N 1/2 TH OF. 30A.				
Comments/Influences				
LOW & WET				

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Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X	Dirt Road						
X	Gravel Road						
	Paved Road						
	Storm Sewer						
	Sidewalk						
	Water						
	Sewer						
X	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
Topography of Site							
X	Level						
	Rolling						
X	Low						
	High						
	Landscaped						
X	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	2017	54,000	0	54,000	8,085C
TPC 12/23/2013 INSPECTED			2016	55,500	0	55,500	8,013C
			2015	45,000	0	45,000	7,990C
			2014	36,000	0	36,000	7,865C

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/04/2007 Qual. Ag.					
KOLODZIEJ EUGENE 3055 GILLFORD DRIVE SE LOWELL MI 49331	MAP #:					
	2017 Est TCV 53,088					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				AG SW 2014 18 - 29 Acres		10.00	Acres		3600	100	36,000
				AG SW 2014 UNTILLABLE		10.00	Acres		1700	100	17,000
					20.00	Total Acres			Total Est. Land Value =		53,000

Comments/Influences	Land Improvement Cost Estimates						
	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Shed: Wood Frame	9.17	1.00	96	10	88	
	Total Estimated Land Improvements True Cash Value =						88

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	26,500	0	26,500			7,602C
2016	27,500	0	27,500			7,535C
2015	23,500	0	23,500			7,513C
2014	19,500	0	19,500			7,395C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	QUIT CLAIM	2011-03239	PTA	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	QUIT CLAIM	2011-03238 QCD	PTA	0.0

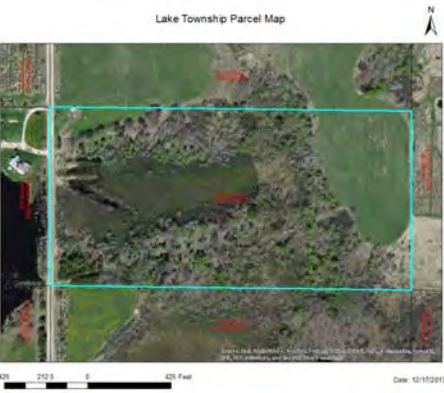
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/15/2010 Qual. Ag.					
MILLER JOHN R TRUST	MAP #:					
MILLER JOHN R TTEE	2017 Est TCV 40,000					

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

Comments/Influences

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

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- 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
2017	20,000	0	20,000			8,248C
2016	20,000	0	20,000			8,175C
2015	20,000	0	20,000			8,151C
2014	20,000	0	20,000			8,023C

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

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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 03/02/2015 Qual. Ag.					
CHRISTIE JOSEPH E 6490 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 197,534					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			AG SW 2014 30 - 65 ACRES	30.00	Acres	3600	100	108,000
			AG SW 2014 SURPLUS 1700/	50.00	Acres	1700	100	85,000
				80.00	Total Acres		Total Est. Land Value =	193,000

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

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

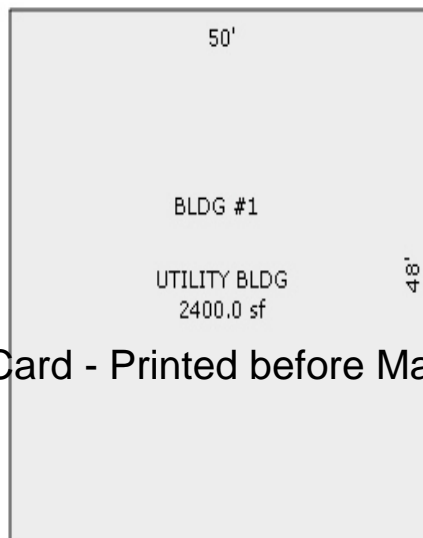
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	96,500	2,300	98,800			31,504C
2016	100,500	1,800	102,300			31,223C
2015	87,500	1,500	89,000			31,130C
2014	78,500	1,500	80,000			30,640C

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

Building Type	Utility Building				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	4.45				
# of Walls, Perimeter	4 Wall, 196				
Perimeter Mult.	X 0.992 = 4.41				
Height	8				
Story Height Mult.	X 0.963 = 4.25				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 5.87				
Final Rate/SF	\$5.87				
Length/Width/Area	50 x 48 = 2400				
Cost New	\$ 14,080				
Phy./Func./Econ. %Good	35/80/100 28.0				
Depreciated Cost	\$ 3,942				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.15				
% Good	35				
Est. True Cash Value	\$ 4,534				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4534 / All Cards: 4534					

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Sketch by Apex Medina™

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6860 W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/01/1994					
ECKHOUT GARY P & VALERIE J	MAP #:					
6860 W LOTAN ROAD	2017 Est TCV 89,912 TCV/TFA: 65.25					
LAKE CITY MI 49651						

X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000		4.03 Acres	3000	100				12,087
		4.03 Total Acres	Total Est. Land Value =					12,087

Taxpayer's Name/Address	X	Improved	Vacant
NORTHWESTERN SAVINGS BANK & P O BOX 809	X	Paved Road	
625 S GARFIELD AVE		Storm Sewer	
TRAVERSE CITY MI 49685-0809		Sidewalk	
		Water	
		Sewer	

Tax Description	X	Improved	Vacant
SEC 24 T22N R8W (1*2000) BEG N 89 DEG 55'09"E 404 FT FROM SW COR OF SW 1/4 TH N 0 DEG 04'51"W 225 FT, N 89 DEG 55'09"E 780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 780 FT TO POB. 4.0289A.	X	Electric	
		Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

Comments/Influences	X	Topography of Site
00 SPLIT 41.66 AC TO 014-60 FOR 01 (EXEMPT) ALSO 33.38 AC TO 014-20 1 DIV REMAINING	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
			2017	6,000	39,000	45,000			37,529C
			2016	6,000	36,600	42,600			37,195C
			2015	6,000	34,100	40,100			37,084C
			2014	6,000	30,500	36,500			36,500S

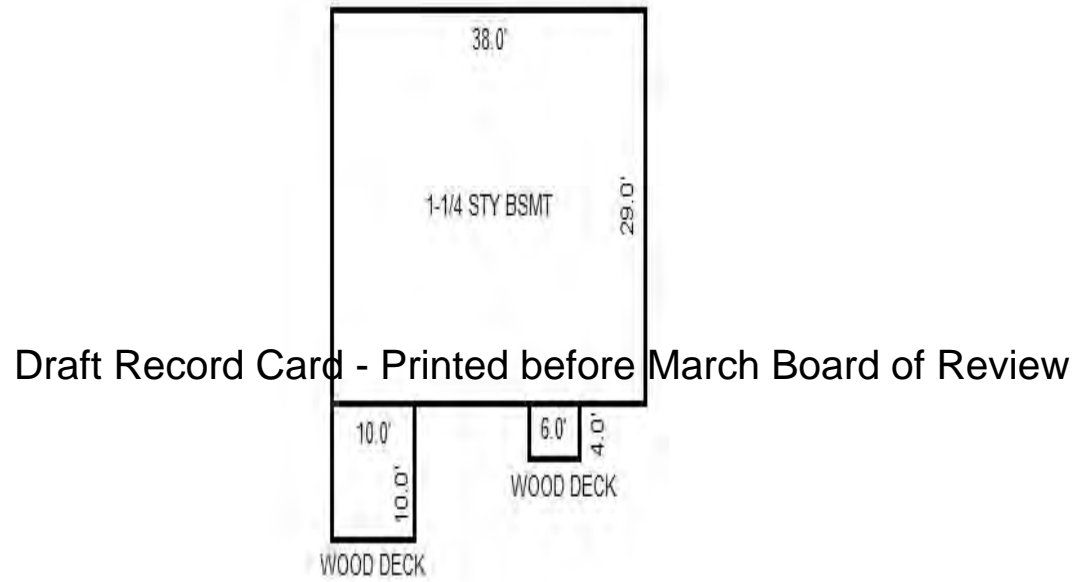
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 45 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: CD Effec. Age: 38 Floor Area: 1378 Total Base Cost: 101,581 Total Base New : 140,181 Total Depr Cost: 81,921 Estimated T.C.V: 77,825		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1926	Remodeled 1960	Ex X Ord Min		(12) Electric			1.25 Story Siding Mich Bsmnt. 67.57 -4.27 0.00 1102 69,757			Rate		Size Cost			
Condition for Age: Average		Lg X Ord Small		100 Amps Service			Other Additions/Adjustments			Rate		Size Cost			
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		630.00		1 630	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Well 50 Feet 1575.00			1415.00		1 1,415		1 2,895	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(15) Built-Ins & Fireplaces			2900.00		1 2,900			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Appliance Allowance			7.95		100 795			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath			Fireplace: Interior 1 Story			14.09		24 338			
X	Many Avg. Few	X	Large Avg. Small	2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 62/100/100/100/62.0,			Depr.Cost =		68,709			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			(16) Deck/Balcony			7.95		100 795			
(3) Roof		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		3 Fixture Bath			Treated Wood,Standard			14.09		24 338			
X	Gable Hip Flat		Gambrel Mansard Shed	4 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =		8,316			
X	Asphalt Shingle	(9) Basement Finish		5 Fixture Bath			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			9.30		1440 13,392			
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		6 Fixture Bath			Base Cost			10.95		720 7,884			
		(10) Floor Support		7 Fixture Bath			County Multiplier = 1.38 =>			Cost New =		10,880			
		Joists: Unsupported Len: Cntr.Sup:		8 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =		4,896			
		1 Water Well		9 Fixture Bath			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		720 7,884			
		1 1000 Gal Septic		10 Fixture Bath			County Multiplier = 1.38 =>			Cost New =		10,880			
		1 2000 Gal Septic		11 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,			Depr.Cost =		4,896			
		Lump Sum Items:		12 Fixture Bath			Total Depreciated Cost =			81,921					
				13 Fixture Bath			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		77,825			

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Sketch by Apex I/V™

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

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S GREEN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/30/2000 Qual. Ag.					
NEBLOCK THOMAS & MOLLY TRUSTS 9343 W WATERGATE APT #7 MC BAIN MI 49657	MAP #:					
	2017 Est TCV 85,246					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N 01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG 46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.	X			AG SW 2014 8 - 17 Acres	15.00	Acres	3600	100		54,000
Comments/Influences				AG SW 2014 SURPLUS 1700/	18.38	Acres	1700	100		31,246
00 SPLIT FROM 014-000 FOR 01 4 DIV				33.38 Total Acres			Total Est. Land Value =			85,246

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	42,600	0	42,600			32,519C
2016	44,300	0	44,300			32,229C
2015	38,100	0	38,100			32,133C
2014	33,600	0	33,600			31,627C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	Not Qualified	05-0/2261		0.0
		58,500	08/01/2000	WD	Download	01-0:0337		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0% Qual. Ag.					
NEBLOCK THOMAS & MOLLY TRUSTS 9343 W WATERGATE APT #7 MC BAIN MI 49657	MAP #:					
	2017 Est TCV 210,722 TCV/TFA: 96.48					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT, S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.	X			Residentia 3 - 7 @\$3000	5.07 Acres	3000	100		15,210
				* Factors *					
				5.07 Total Acres Total Est. Land Value =					15,210
				Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0
				D/W/P: 4in Ren. Conc.	4.21	1.00	432	0	0
				D/W/P: 4in Ren. Conc.	4.21	1.00	275	0	0
				Residential Local Cost Land Improvements					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				Standard Utilities	250	1.00	1.0	95	2,375
				Total Estimated Land Improvements True Cash Value =					2,375

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Comments/Influences
00 SPLIT FROM 014-00 FOR 01 FORM 3676 IN 01.WILL NOT UNCAP



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,600	97,800	105,400			63,538C
2016	77,100	88,000	165,100			106,760C
2015	62,500	77,000	139,500			106,441C
2014	50,000	69,700	119,700			104,765C

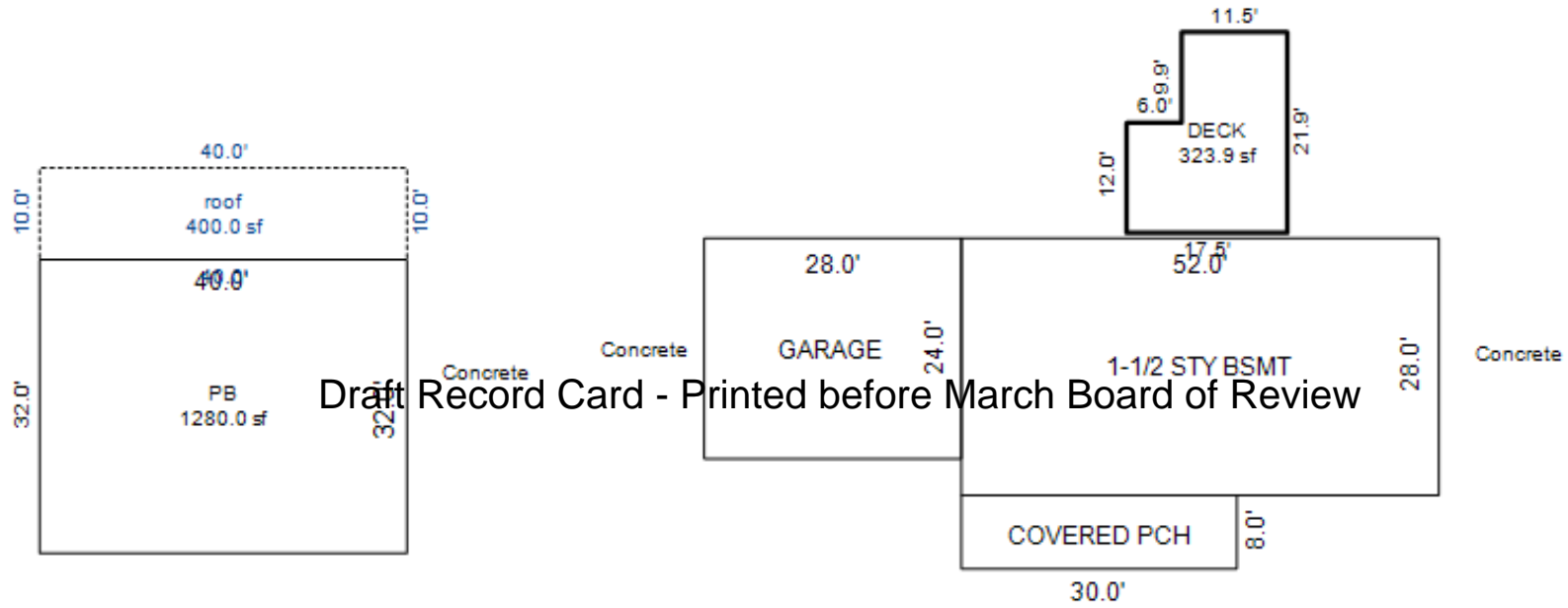
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 240 323 400	Type WCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																		
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 10 Floor Area: 2184			Total Base Cost: 163,690 Total Base New : 225,892 Total Depr Cost: 203,303 Estimated T.C.V: 193,137			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:								
Yr Built 2001	Remodeled 0	Size of Closets		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate			Size Cost										
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Walk out Basement Door(s)			1 775										
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			1 760										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			3 Fixture Bath			2400.00			1 2,400										
(1) Exterior		X Drywall		No. of Elec. Outlets			Well, 100 Feet			2700.00			1 2,700										
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			1000 Gal Septic			3085.00			1 3,085										
Insulation		(7) Excavation		(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1 1,915								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			(16) Porches			WCP (1 Story), Standard			20.35		240 4,884								
X	Many Avg. Few	X	Large Avg. Small	(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			(16) Deck/Balcony			Treated Wood,Standard			6.58		323 2,125					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Ceramic Tub Alcove Vent Fan			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			17.84			672 11,988	
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Automatic Doors			375.00			1 375							
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer			Base Cost			10.13			1280 12,966							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/90.0,			Automatic Doors			375.00			1 375							
Chimney: Metal				1 1000 Gal Septic			ECF (101 AGRICULTURE)			0.950 => TCV of Bldg: 1 =			193,137										
				2000 Gal Septic			Lump Sum Items:																

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/14/2016 Qual. Ag.					
NEBLOCK THOMAS & MOLLY TRUSTS	MAP #:					
9343 W WATERGATE APT #7	2017 Est TCV 131,724					
MC BAIN MI 49657						

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AG SW 2014 30 - 65 ACRES	36.59	Acres	3600	100		131,724
			36.59 Total Acres Total Est. Land Value =						131,724

Tax Description
 LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141.50 FEET; THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W. 301.57 FEET; THENCE

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

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



Parcel Map 2017 assessments
 ; THENCE TO SAID WEST °28'39"E ALONG THENCE : THENCEN THENCE T TO THE WEST N ON FILE***

LETED 10/14/2016 ; 4-014-60; -014-90; -----

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	65,900	0	65,900			44,182C
2016	0	0	0		0A	0
2015	0	0	0			0
2014	0	0	0			0

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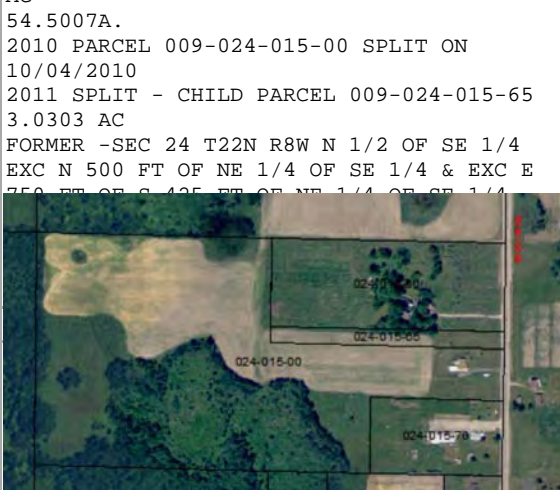
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY MAX & TERESA L &	FRIENDS MINISTRY	200,000	01/15/2010	WD	WARRANTY DEED	2010-00138WD	PTA	100.0
EUBANK JOHN A (DECEASED)	FENBY & BARTOSZ TC	0	04/19/2009	OTH	Not Qualified	2009/1768		100.0
EUBANK JOHN A	SELF (LE), FENBY & BARTOSZ	0	06/03/2002	QC	Not Qualified	2009/1769		0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
3636 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 0					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public	Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 600 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4 & EXC BEG 600FT S OF NE CNR THENCE S 185FT; W 335FT N 195 FT E 335FT TO POB 53.0007AC.	X				AG SW 2014 30 - 65 ACRES	23.00 Acres	3600	100			82,800
EASEMENTS 2014-03132	X				AG SW 2014 SURPLUS 1700/	20.00 Acres	1700	100			34,000
2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 -	X				43.00 Total Acres Total Est. Land Value = 116,800						
2011 SPLIT - CHILD 009-024-015-60 1.50 AC	X				Land Improvement Cost Estimates						
54.5007A.	X				Description	Rate	CountyMlt.	Size	%Good	Cash Value	
2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010	X				Shed: Wood Frame	9.59	1.00	80	50	384	
2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC	X				Shed: Wood Frame	8.68	1.00	128	50	555	
FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4 EXC N 500 FT OF NE 1/4 OF SE 1/4 & EXC E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4	X				Total Estimated Land Improvements True Cash Value = 939						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2015	0	0	0			0
High	2014	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 09/25/2015 INSPECTED							

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

Building Type	Greenhouse, Shade	Greenhouse, Shade	Greenhouse, Shade		
Year Built	2012	2012	2013		
Class/Construction	S	S	S		
Quality/Exterior	Average	Average	Average		
Base Rate/SF	6.00	6.00	6.00		
# of Walls, Perimeter	4 Wall, 200	4 Wall, 96	4 Wall, 144		
Perimeter Mult.	X 1.028 = 6.17	X 1.215 = 7.29	X 1.106 = 6.64		
Height	14	12	14		
Story Height Mult.	X 1.077 = 6.64	X 1.038 = 7.57	X 1.077 = 7.15		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 9.17	X 1.38 = 10.44	X 1.38 = 9.86		
Final Rate/SF	\$9.17	\$10.44	\$9.86		
Length/Width/Area	70 x 30 = 2100	24 x 24 = 576	48 x 24 = 1152		
Cost New	\$ 19,251	\$ 6,015	\$ 11,362		
Phy./Func./Econ. %Good	96/100/100 96.0	94/100/100 94.0	96/100/100 96.0		
Depreciated Cost	\$ 18,481	\$ 5,654	\$ 10,997		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.10	X 1.10	X 1.10		
% Good	96	94	96		
Est. True Cash Value	\$ 20,329	\$ 6,219	\$ 11,998		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 38546 / All Cards: 38546					

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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
3636 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 113,915 TCV/TFA: 54.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			40/FF	195.00	335.00	1.0000	1.0000	40	100	7,800
			195 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =							7,800

BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO POB SEC 24 T22N R8W 1.50 AC MOL 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC FORMER - SEC 24 T22N R8W N 1/2 OF SE 1/4



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	3,900	53,100	57,000			51,238C
		TPC 12/04/2012 INSPECTED	2016	3,900	49,900	53,800			50,781C
			2015	9,800	46,400	56,200			50,630C
			2014	9,800	41,500	51,300			49,833C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180	Type CGEP (1 Story)	Year Built: 1988 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1989	Remodeled 0	Ex X Ord		Min												
Condition for Age: Average		Lg X Ord		Small												
Room List		(5) Floors		(12) Electric												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Slab			42.56 -7.88 0.66			2080 73,507			
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
				Many X Ave. Few			(13) Plumbing			Average Fixture(s)			1 525			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			3 Fixture Bath			1650.00			1 1,650			
X	Many Avg. Few X Large Avg. Small	(8) Basement		2 3 Fixture Bath			(15) Built-Ins & Fireplaces			1235.00			1 1,235			
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		2 2 Fixture Bath			(16) Porches			31.60			180 5,688			
X	Double Hung	Treated Wood		Softener, Auto			(17) Garages			9.30			1200 11,160			
X	Horiz. Slide	Concrete Floor		Softener, Manual			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			325.00			2 650			
X	Storms & Screens	(9) Basement Finish		Ceramic Tile Floor			Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,			Depr.Cost = 111,700						
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Wains			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 = 106,115						
X	Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Public Water Public Sewer									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well			1 1000 Gal Septic									
Chimney: Metal				2000 Gal Septic			Lump Sum Items:									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY MAX & TERESA L &	FENBY MAX & TERESA L	0	10/15/2000	QC	FAMILY SALE	2010-170QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
3636 S MOREY RD A/K/A/ M 66	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/01/2010					
FENBY MAX & TERESA L 3580 S MOREY RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 12,500					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 125/FF	100.001322.00	1.0000	1.0000	125	100	12,500
			100 Actual Front Feet, 3.04 Total Acres Total Est. Land Value =						12,500

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

- 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

Split/Comb. on 10/03/2010 completed
 10/02/2010 Dolly TO PROJECT :



- 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
2017	6,300	0	6,300			3,541C
2016	6,300	0	6,300			3,510C
2015	3,500	0	3,500			3,500S
2014	8,000	0	8,000			3,610C

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Who When What
 TPC 09/28/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	06/01/2000	WD	Download			0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD	School: LAKE CITY - 57020		Commercial	04/02/2013	2013-0069	100%
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:					
	2017 Est TCY 0 TCY/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. 7.3175A.			* Factors * M 66						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP I 100/FF	300.00	0.00	1.0000	1.0000	100 100	30,000
			Residentia 3 - 7 @\$3000		7.32 Acres		3000	100	21,951
			300 Actual Front Feet, 7.32 Total Acres Total Est. Land Value =						51,951

Comments/Influences	Land Improvement Cost Estimates										
FRIENDS Ministry Office hours: Mon.-Fri. 10:00-5:00 Office Phone: 231-839-8816 3728 S. Morey Rd. (M-66)	Description						Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: Asphalt Paving						1.51	1.00	23500	50	17,743
	Total Estimated Land Improvements True Cash Value =						17,743				

Fax: 231-839-4511
Lake City, MI 49651

Email: friendsministry@yahoo.com

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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	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	2015	0	0	0			0
	2014	0	0	0			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	Eavestrough	Insulation	Gas	Oil	Elec.	Appliance Allow.	Cook Top	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:																																	
	Mobile Home	0 Front Overhang	0 Other Overhang	X	Forced Warm Air	Wall Furnace										Warm & Cool Air	Heat Pump	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Brick Ven.:	Stone Ven.:	Common Wall:																								
	Town Home	(4) Interior		Central Air			Wood Furnace			Class: Low		Effec. Age: 40		Floor Area:		Total Base Cost: 20,506		CntryMult X 1.380		Bsmnt Garage:																												
	Duplex	Drywall	Plaster	(12) Electric			Sauna			Total Base New : 28,299		Total Depr Cost: 9,904		Estimated T.C.V: 6,438		E.C.F. X 0.650		Carport Area:		Roof:																												
	A-Frame	Paneled	Wood T&G	0 Amps Service			Security System																																									
	Wood Frame	Trim & Decoration		No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1			Mobile Home		Class: Low Quality		>																																		
	Building Style: MANU-NATIONAL	Ex	Ord	Min	Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few																									
	Yr Built 0	Remodeled 0	Size of Closets		(13) Plumbing			Foundation			Rate		Heat/Roof		Ext.(%)		Size		Cost																													
	Condition for Age: Average	Lg	Ord	Small	Basement: 0 S.F.			Foundation Wall: Concrete			7.13		0		0		0		0		0		0																									
	Room List	Doors	Solid	H.C.	Crawl: 0 S.F.			ECF (201A GENERAL COMMERCIAL)			0.650 =>		TCV of Bldg: 1		=		6,438																															
	Basement	(5) Floors		Kitchen:			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor																				
	1st Floor	Kitchen:		Other:			Other:			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:														
	2nd Floor	Other:		Other:			Other:			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											
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			Foundation			Rate		Heat/Roof		Ext.(%)		Size		Cost						
(1) Exterior	Wood/Shingle	(7) Excavation		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF		
	Aluminum/Vinyl	Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF					
	Brick	Crawl: 0 S.F.		Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF								
	Insulation	Slab: 0 S.F.		Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF											
(2) Windows	Many Avg. Few	Large Avg. Small	(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																
	Wood Sash	(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																	
	Metal Sash	Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																				
	Vinyl Sash	Poured Conc.		Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																							
	Double Hung	Stone		Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																										
	Horiz. Slide	Treated Wood		Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																													
	Casement	Concrete Floor		(9) Basement Finish			Recreation SF			Living SF			Walkout Doors			No Floor SF																																
	Double Glass	(9) Basement Finish		Recreation SF			Living SF			Walkout Doors			No Floor SF																																			
	Patio Doors	Recreation SF		Living SF			Walkout Doors			No Floor SF																																						
	Storms & Screens	Living SF		Walkout Doors			No Floor SF																																									
(3) Roof	Gable	Gambrel	(10) Floor Support		Joists:			Unsupported Len:			Cntr.Sup:																																					
	Hip	Mansard	Joists:		Unsupported Len:			Cntr.Sup:																																								
	Flat	Shed	Unsupported Len:		Cntr.Sup:																																											
	Asphalt Shingle	Cntr.Sup:																																														
Chimney:	Lump Sum Items:																																															

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Desc. of Bldg/Section: TWICE AS NICE Calculator Occupancy: Store, Warehouse Discount		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 8,740 Gross Bldg Area: 13,098 Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Class: D Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 26.80	
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 26.80	
Year Built Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 0 Height per Story Multiplier: 0.890 Ave. Floor Area: 8,740 Perimeter: 472 Perim. Multiplier: 0.976 Refined Square Foot Cost for Upper Floors: 23.28	
Overall Bldg Height		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 32.126	
Comments:		Total Floor Area: 8,740 Base Cost New of Upper Floors = 280,779 Reproduction/Replacement Cost = 280,779 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 137,582	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 147,213 Replacement Cost/Floor Area= 32.13 Est. TCV/Floor Area= 16.84	
*** Basement Info ***		* Mezzanine Info *	
Area: Perimeter: Type:		* Sprinkler Info *	

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

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

Desc. of Bldg/Section: FRIENDS MINISTRY Calculator Occupancy: Store, Warehouse Discount		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0		
Class: D,Pole Floor Area: 2,640 Gross Bldg Area: 13,098 Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght	Construction Cost			Base Rate for Upper Floors = 25.25 Adjusted Square Foot Cost for Upper Floors = 25.25 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 0 Height per Story Multiplier: 0.890 Ave. Floor Area: 2,640 Perimeter: 212 Perim. Multiplier: 1.087 Refined Square Foot Cost for Upper Floors: 24.43 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 33.710 Total Floor Area: 2,640 Base Cost New of Upper Floors = 88,995 Reproduction/Replacement Cost = 88,995 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 43,607 ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 46,660 Replacement Cost/Floor Area= 33.71 Est. TCV/Floor Area= 17.67
	** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2640 Ave. Perimeter: 212 Has Elevators:	High Above Ave. Ave. X Low	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100	Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	* Sprinkler Info * Area: Type: Low	
Overall Bldg Height	Comments:			

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

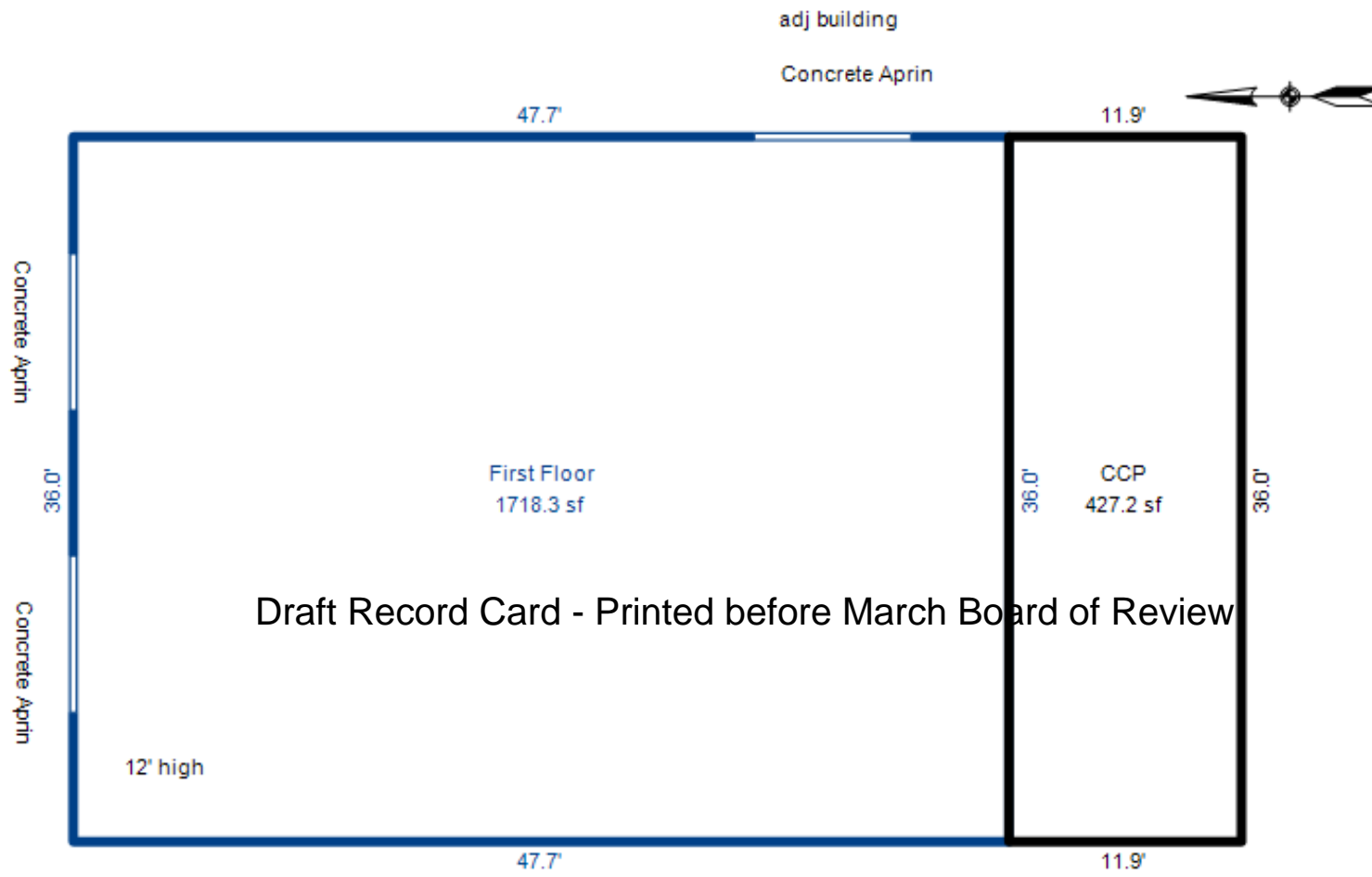
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: BUILDING @ REAR/WEST Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Average Percent Adj: +0	
Floor Area: 1,718		Base Rate for Upper Floors = 14.75	
Gross Bldg Area: 13,098		Adjusted Square Foot Cost for Upper Floors = 14.75	
Stories Above Grd: 1		1 Stories	
Average Sty Hght : 12		Average Height per Story: 12	
Bsmnt Wall Hght		Number of Stories Multiplier: 1.000	
Depr. Table : 4%		Ave. Floor Area: 1,718 Perimeter: 95	
Effective Age : 2		Height per Story Multiplier: 1.040	
Physical %Good: 92		Perim. Multiplier: 0.923	
Func. %Good : 100		Refined Square Foot Cost for Upper Floors: 14.16	
Economic %Good: 100		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.539	
Year Built		Total Floor Area: 1,718	
Remodeled		Base Cost New of Upper Floors = 33,568	
Overall Bldg Height		Reproduction/Replacement Cost = 33,568	
Comments:		Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Depreciated Cost = 30,883	
*** Basement Info ***		Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost	
Area #1: Type #1: Area #2: Type #2:		/CI4/ROOC/ALUSCCOTPBL 3.30 427 1.38 1.00 100 1,945	
* Mezzanine Info *		ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 3 = 35,125	
* Sprinkler Info *		Replacement Cost/Floor Area= 20.67 Est. TCV/Floor Area= 20.45	
Area: Type: Average			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
Footings		Total Fixtures		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
X Poured Conc		3-Piece Baths		Armored Cable		Mercury	
Brick/Stone		2-Piece Baths		Non-Metalic		Sodium Vapor	
Block		Shower Stalls		Bus Duct		Transformer	
		Toilets		Water Heaters		Slope=0	
(3) Frame:		Urinals		Water Softeners		(40) Exterior Wall:	
		Wash Bowls				Thickness	
		Wash Fountains				Bsmnt Insul.	
(4) Floor Structure:		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					

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3580 S MOREY RD	School: LAKE CITY - 57020					
	P.R.E. 100% 12/05/2016					
Owner's Name/Address	MAP #:					
HILL JOHN & MICHELLE 3580 S MOREY RD LAKE CITY MI 49651	2017 Est TCV 166,135 TCV/TFA: 139.96					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.	X	Dirt Road		GROUP I 100/FF	500.00	1319.87	1.0000	0.0000	100	100*	0
Comments/Influences	X	Gravel Road		Residentia 8 - 17 @\$1900	15.15	Acres	1900	100			28,785
	X	Paved Road		* denotes lines that do not contribute to the total acreage calculation.							
	X	Storm Sewer		500 Actual Front Feet, 15.15 Total Acres Total Est. Land Value = 28,785							
	X	Sidewalk		Land Improvement Cost Estimates							
	X	Water		Description	Rate	County	Mult.	Size	%Good	Cash Value	
	X	Sewer		D/W/P: 4in Ren. Conc.	4.21	1.00		480	0	0	
	X	Electric		D/W/P: Asphalt Paving	1.61	1.00		2000	0	0	
	X	Gas		Fencing: Wire Mesh, #9	1.90	1.00		240	0	0	
	X	Curb		Fencing: Wd, Split, 2 Rail	8.01	1.00		50	0	0	
	X	Street Lights		Shed: Wood Frame	8.50	1.00		218	50	1,040	
	X	Standard Utilities		Shed: Wood Frame	9.49	1.00		224	50	1,063	
	X	Underground Utils.		Residential Local Cost Land Improvements							
	X			Description	Rate	County	Mult.	Size	%Good	Cash Value	
	X			LAND IMPROVE 2500	2500.00	1.00		1.0	95	2,375	
	X			Total Estimated Land Improvements True Cash Value = 4,478							

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	14,400	68,700	83,100			83,100S
Rolling	2016	15,900	54,800	70,700			56,168C
Low	2015	5,000	51,000	56,000			56,000S
High	2014	17,500	45,600	63,100			62,890C
Landscaped	Who When What						
Swamp	TPC 08/15/2016 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

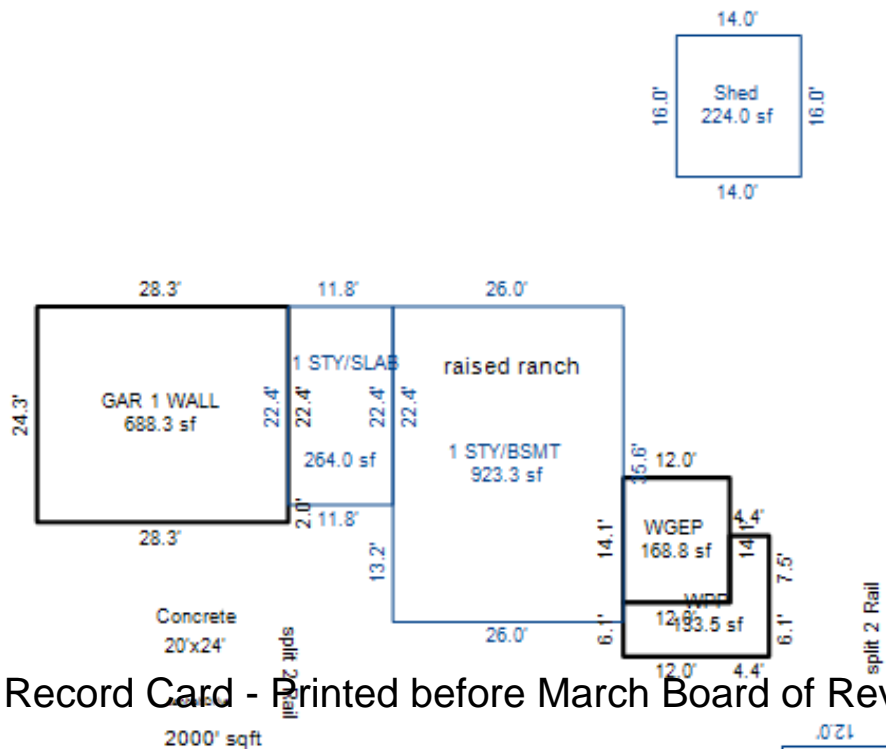
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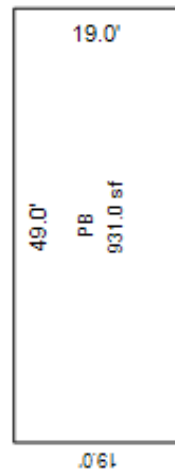
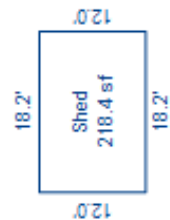
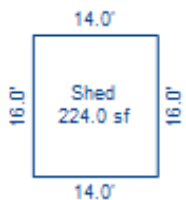
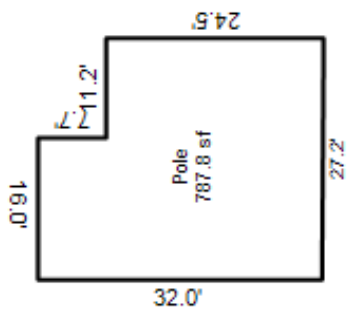
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 168 133 240	Type WGEP (1 Story) WPP Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost						
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			65.15	0.00	1.11	923	61,158					
Condition for Age: Average		Lg	X	Ord		Small	1 Story Siding			65.15	-11.37	1.11	264	14,491					
Room List		Size of Closets		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			(1) Exterior			Brick Veneer			8.25		396 3,267				
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Stone Insulation		No. of Elec. Outlets			Brick Veneer			8.25			396		3,267				
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			760.00			1		760				
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			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			2400.00			1		2,400				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(9) Basement Finish			Well, 50 Feet 1000 Gal Septic			1575.00 3085.00			1 1		1,575 3,085				
X	Double Glass Patio Doors Storms & Screens	1000		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Appliance Allowance Fireplace: Exterior 2 Story Fireplace: Wood Stove			1915.00 4650.00 1350.00			1 1 1		1,915 4,650 1,350	
(3) Roof		(10) Floor Support		(14) Water/Sewer			WGEP (1 Story), Shallow WPP, Standard			30.17 12.61			168 133		5,069 1,677				
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Treated Wood,Standard			6.85			240		1,644				
X	Asphalt Shingle	1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors			22.65 375.00			576 2		13,046 750	
Chimney:		Lump Sum Items:		1 1000 Gal Septic 1 2000 Gal Septic			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors			11.46 350.00			787 1		9,019 350				
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																			

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KOBISKA BASIL & ETHEL TRUST 6474 BROADWAY LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 38,720					

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

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

Comments/Influences

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

Topography of Site

- 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
2017	19,400	0	19,400			8,735C
2016	19,400	0	19,400			8,658C
2015	19,400	0	19,400			8,633C
2014	19,400	0	19,400			8,498C



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

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
3922 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HOLTON'S L P GAS CO LAKE CITY AMERIGAS P B OBX 965 VALLEY FORGE PA 19482	MAP #:					
	2017 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.	Public Improvements			* Factors *							
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Gravel Road			GRAGE C 40/FF	75.00	656.00	1.0000	1.0000	40	100	3,000
	Paved Road	X		75 Actual Front Feet, 1.13 Total Acres Total Est. Land Value =							3,000
	Storm Sewer										
	Sidewalk										
	Water										
	Sewer	X									
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	1,500	0	1,500			1,500S
2016	1,500	0	1,500			1,500S
2015	1,500	0	1,500			1,500S
2014	1,500	0	1,500			1,500S

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD A/K/A M 66	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DRYER SHAWN & JUANITA 4899 MALIBU DR LAKE WALES FL 33859	MAP #:					
	2017 Est TCV 40,850 TCV/TFA: 0.00					

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

Public Improvements

X Dirt Road

X Gravel Road

X Paved Road

X Storm Sewer

X Sidewalk

X Water Sewer

X Electric

X Gas

X Curb

X Street Lights

X Standard Utilities

X Underground Utils.

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	7,200	13,200	20,400			19,123C
	Rolling		2016	7,200	12,400	19,600			18,953C
	Low		2015	8,300	10,800	19,100			18,897C
	High		2014	8,300	10,300	18,600			18,600S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

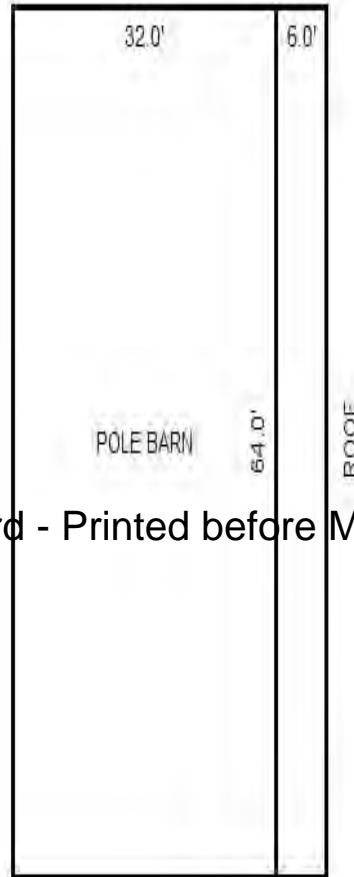
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 5 Floor Area: 0 Total Base Cost: 21,221 Total Base New : 29,485 Total Depr Cost: 27,800 Estimated T.C.V: 26,410					CntyMult X 1.380 E.C.F. X 0.950	Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate			Rate		Size Cost Size Cost				
Yr Built 1987	Remodeled 0	Ex	Ord	Min	(12) Electric 0 Amps Service			(17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30 Mechanical Doors 325.00								
Condition for Age: Average		Lg	Ord	Small	No./Qual. of Fixtures Ex. Ord. Min			Lump Sum Item(s): 48 SQ FT FV SHED								
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few			Notes: POLE BARN Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 26,012 Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97 384 1,524 County Multiplier = 1.38 => Cost New = 2,104 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 1,788 Total Depreciated Cost = 27,800 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 26,410						
(1) Exterior		(6) Ceilings		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Insulation		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					Lump Sum Items: 200, 48 SQ FT FV SHED									
(2) Windows		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
Many Avg. Few	X Large Avg. Small															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																
Gable Hip Flat	Gambrel Mansard Shed															
Asphalt Shingle																
Chimney:																

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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: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
3960 S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
HOLTON'S LP GAS CO LAKE CITY AMERIGAS	2017 Est TCV 279,136 TC/TFA: 70.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.	X			GRAGE C 40/FF	656.00	330.00	1.0000	1.0000	40 100		26,240
Comments/Influences				656 Actual Front Feet, 4.97 Total Acres Total Est. Land Value = 26,240							
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				D/W/P: Asphalt Paving	1.51	1.42	8505	50	9,118		
				D/W/P: 5in Ren. Conc.	4.07	1.42	2000	50	5,779		
	X			Fencing: Wire Mesh, #9	1.87	1.42	1280	50	1,699		
				Total Estimated Land Improvements True Cash Value = 16,597							

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	13,100	126,500	139,600			132,239C
2016	13,100	124,800	137,900			131,060C
2015	13,100	77,500	90,600			81,117C
2014	13,100	69,700	82,800			79,840C

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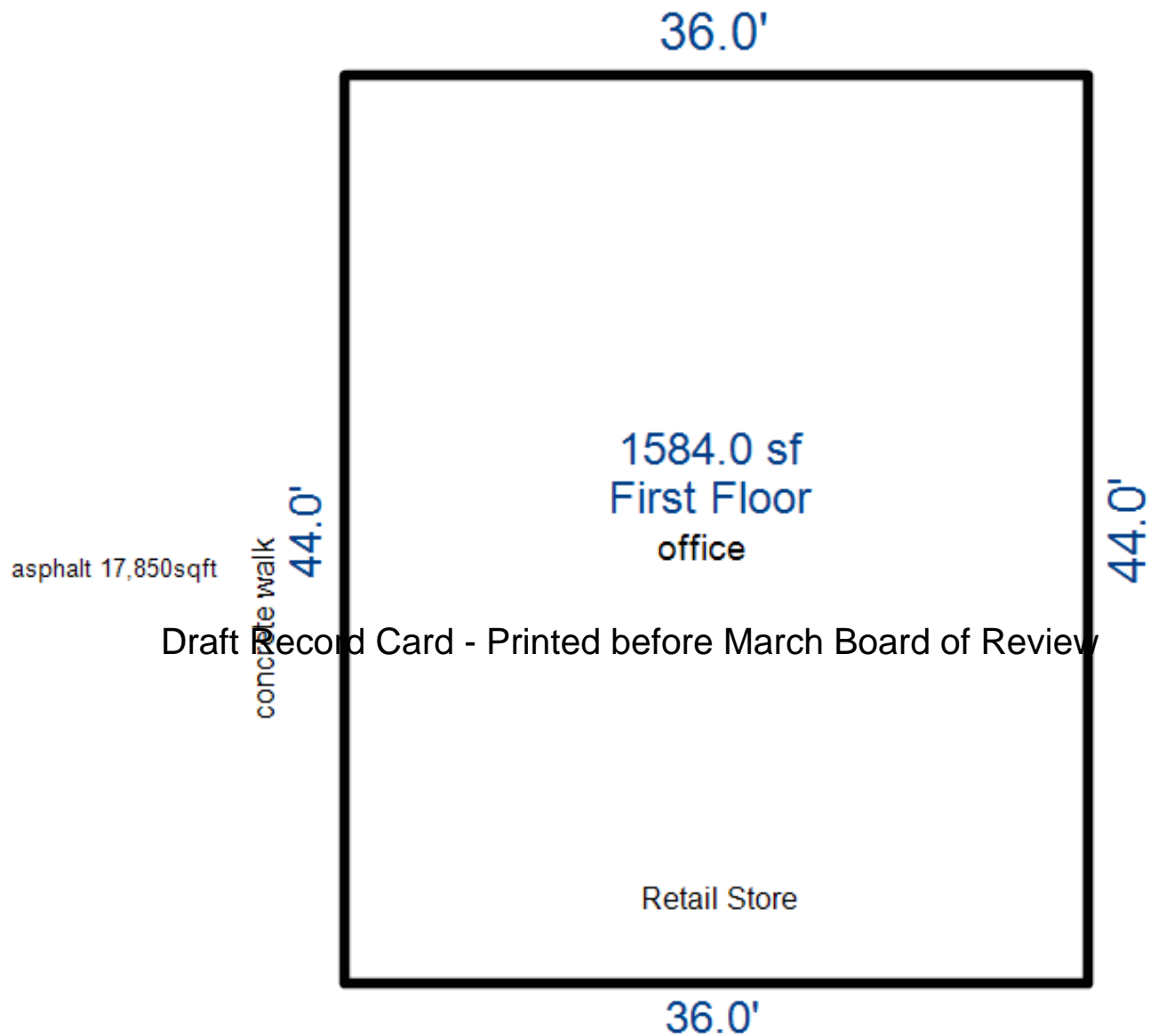
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 196 Calculator Occupancy: Store, Retail		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 1,584 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: C Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 40.20	
Depr. Table : 1.5% Effective Age : 20 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	
1987 Year Built Remodeled		** ** Calculator Cost Data ** **				(10) Heating system: Package Heating & Cooling Cost/SqFt: 3.05 100% Adjusted Square Foot Cost for Upper Floors = 43.25	
Overall Bldg Height		Quality: Low Cost Adj: %0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 1584 Ave. Perimeter: 160 Has Elevators:				1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.920 Ave. Floor Area: 1,584 Perimeter: 160 Perim. Multiplier: 1.164 Refined Square Foot Cost for Upper Floors: 46.32	
Comments: BLOCK CONSTRUCTION WITH REATIL DISPLAY WINDOW		*** Basement Info ***				County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 65.768 Total Floor Area: 1,584 Base Cost New of Upper Floors = 104,177 Reproduction/Replacement Cost = 104,177 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 77,091	
Area #1: Type #1: Area #2: Type #2:		* Mezzanine Info *				<<<<< Segregated Cost Computations >>>>>	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Sprinkler Info *				Costs taken from Segregated Cost Section 3: Stores & Commercial Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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

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

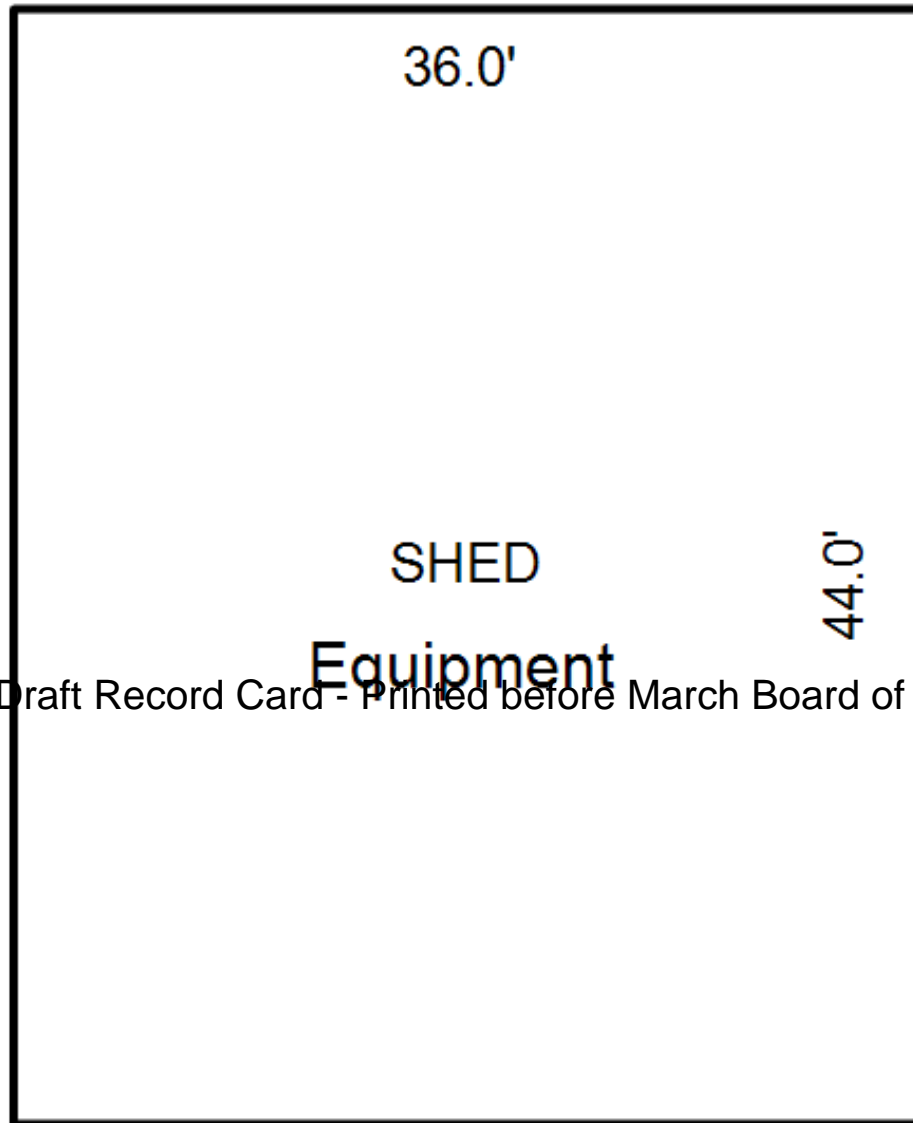


Desc. of Bldg/Section: CAL 168 - REPAIR GARAGE Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0							
Class: D,Pole Floor Area: 1,584 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 14.75
High	Above Ave.	Ave.	X	Low					
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 1584 Ave. Perimeter: 160 Has Elevators:			(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 14.75					
1987 Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.040 Ave. Floor Area: 1,584 Perimeter: 160 Perim. Multiplier: 1.043 Refined Square Foot Cost for Upper Floors: 16.00					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.079 Total Floor Area: 1,584 Base Cost New of Upper Floors = 34,974 Reproduction/Replacement Cost = 34,974 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 18,886					
Comments:	* Sprinkler Info * Area: Type:			ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 2 = 20,208 Replacement Cost/Floor Area= 22.08 Est. TCV/Floor Area= 12.76					

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(1) Excavation/Site Prep:	(8) Plumbing:	(11) Electrical and Lighting:	(12) Miscellaneous:																					
(2) Foundation:	(9) Sprinklers:	Outlets:	(40) Exterior Wall:																					
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input checked="" type="checkbox"/> Poured Conc</td> <td style="width:10%;"><input type="checkbox"/> Brick/Stone</td> <td style="width:10%;"><input type="checkbox"/> Block</td> </tr> </table>	<input checked="" type="checkbox"/> Poured Conc	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/> Many Above Ave.</td> <td style="width:10%;"><input type="checkbox"/> Average Typical</td> <td style="width:10%;"><input type="checkbox"/> Few None</td> </tr> </table>	<input type="checkbox"/> Many Above Ave.	<input type="checkbox"/> Average Typical	<input type="checkbox"/> Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/> Few</td> <td style="width:10%;"><input type="checkbox"/> Average</td> <td style="width:10%;"><input type="checkbox"/> Many</td> <td style="width:10%;"><input type="checkbox"/> Unfinished</td> <td style="width:10%;"><input type="checkbox"/> Typical</td> </tr> </table>	<input type="checkbox"/> Few	<input type="checkbox"/> Average	<input type="checkbox"/> Many	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Typical	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>		Thickness		Bsmnt Insul.						
<input checked="" type="checkbox"/> Poured Conc	<input type="checkbox"/> Brick/Stone	<input type="checkbox"/> Block																						
<input type="checkbox"/> Many Above Ave.	<input type="checkbox"/> Average Typical	<input type="checkbox"/> Few None																						
<input type="checkbox"/> Few	<input type="checkbox"/> Average	<input type="checkbox"/> Many	<input type="checkbox"/> Unfinished	<input type="checkbox"/> Typical																				
	Thickness		Bsmnt Insul.																					
(3) Frame:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Total Fixtures</td> <td style="width:10%;">Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>	Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Flex Conduit</td> <td style="width:10%;">Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>	Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	(13) Roof Structure: Slope=0	
Total Fixtures	Urinals																							
3-Piece Baths	Wash Bowls																							
2-Piece Baths	Water Heaters																							
Shower Stalls	Wash Fountains																							
Toilets	Water Softeners																							
Flex Conduit	Incandescent																							
Rigid Conduit	Fluorescent																							
Armored Cable	Mercury																							
Non-Metalic	Sodium Vapor																							
Bus Duct	Transformer																							
(4) Floor Structure:	(10) Heating and Cooling:	(14) Roof Cover:																						
(5) Floor Cover:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"><input type="checkbox"/> Gas</td> <td style="width:10%;"><input type="checkbox"/> Coal</td> <td style="width:10%;"><input type="checkbox"/> Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>	<input type="checkbox"/> Gas	<input type="checkbox"/> Coal	<input type="checkbox"/> Hand Fired	Oil	Stoker	Boiler																	
<input type="checkbox"/> Gas	<input type="checkbox"/> Coal	<input type="checkbox"/> Hand Fired																						
Oil	Stoker	Boiler																						
(6) Ceiling:																								

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

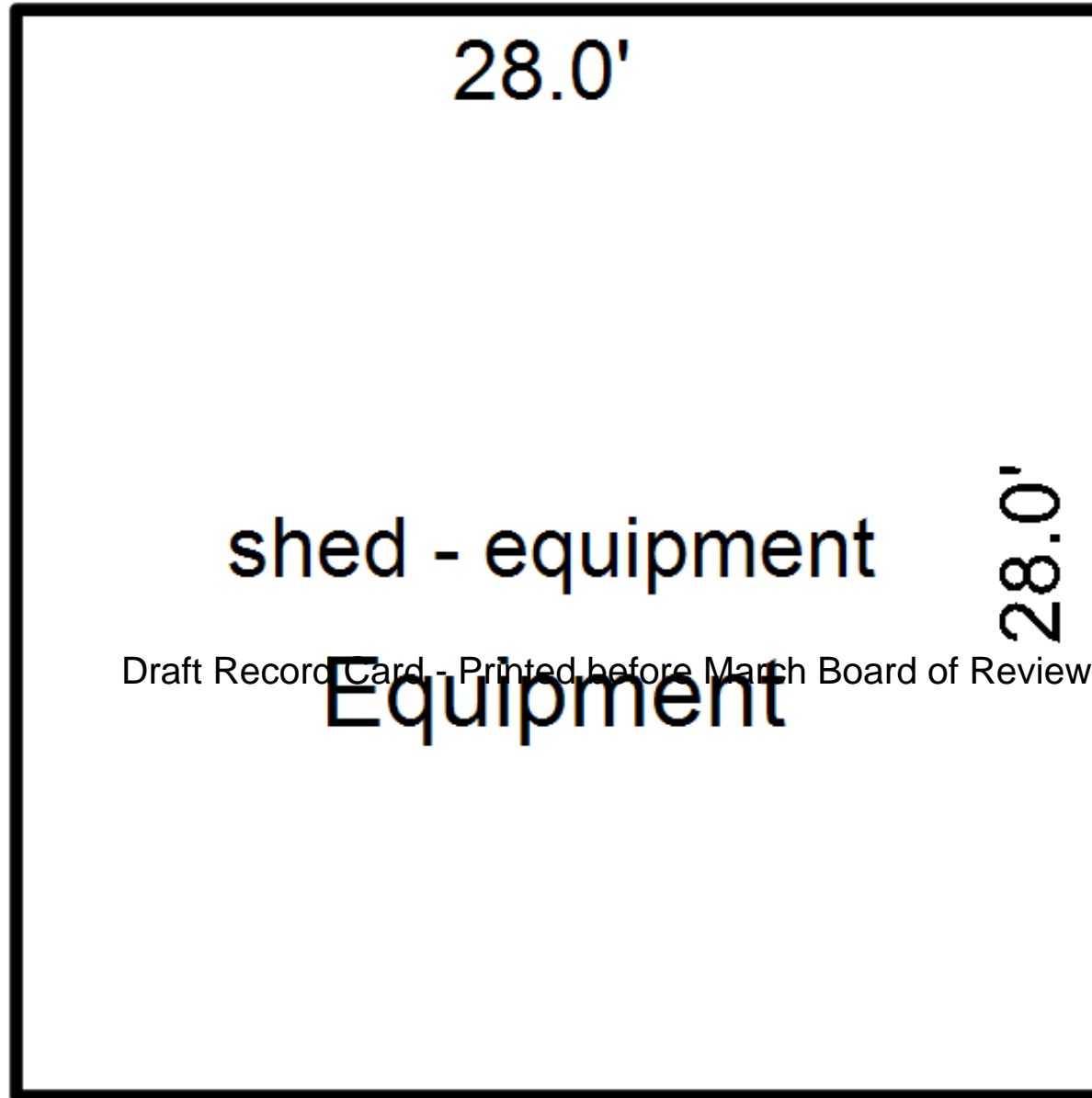


Desc. of Bldg/Section: CAL 168 FILING STATION Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 784 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: C Quality: Average Percent Adj: +0 Base Rate for Upper Floors = 21.70	
Depr. Table : 1.5% Effective Age : 20 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		High Above Ave. X Ave. Low		** ** Calculator Cost Data ** **		Adjusted Square Foot Cost for Upper Floors = 21.70	
1987 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 784 Ave. Perimeter: 112 Has Elevators:		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.960 Ave. Floor Area: 784 Perimeter: 112 Perim. Multiplier: 1.153 Refined Square Foot Cost for Upper Floors: 24.02	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		*** Basement Info ***		County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 34.107	
Comments: PERSONAL PROPEY: FILLING STATION WITH 2 STEEL PRESSURE TANKS ESTIMATED AT 20 PSIG & 11' X 63' @ \$109,250 STANDARD HORIZONTAL INSTALLATION ON SADDLE		Area #1: Type #1: Area #2: Type #2:		* Mezzanine Info *		Total Floor Area: 784 Base Cost New of Upper Floors = 26,740 Reproduction/Replacement Cost = 26,740 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 19,788	
Area: Type:		* Sprinkler Info *		ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 3 = 21,173 Replacement Cost/Floor Area= 34.11 Est. TCV/Floor Area= 27.01			

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

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



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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KOOPMAN RANDY W & MARCIA S 1714 CEDAR DR Mc Bain MI 49657	MAP #:					
	2017 Est TCV 23,850					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT THOF. 7.9545A.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
X	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	2017	11,900	0	11,900			11,900S
TPC 04/20/2015 INSPECTED			2016	11,900	0	11,900			11,900S
			2015	11,900	0	11,900			11,900S
			2014	11,900	0	11,900			11,900S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6240 W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KOOPMAN RANDY W & MARCIA S 1714 CEDAR DR Mc Bain MI 49657	MAP #:					
	2017 Est TCV 61,058 TCV/TFA: 57.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		40/FF	300.00	297.00	1.0000	1.0000	40 100	12,000
			300 Actual Front Feet, 2.04 Total Acres Total Est. Land Value = 12,000						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	6,000	24,500	30,500			25,802C
X Rolling	2016	6,000	23,100	29,100			25,572C
Low	2015	6,000	21,500	27,500			25,496C
High	2014	6,000	19,200	25,200			25,095C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1979		Remodeled 0		Ex X Ord Min			Size of Closets		Lg X Ord Small		Doors Solid X H.C.			
Condition for Age: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric 100 Amps Service		Central Air Wood Furnace					
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
(1) Exterior		X Drywall					No. of Elec. Outlets Many X Ave. Few		1 Story Siding Crawl Space 47.93 -8.30 0.66		1056 42,546			
X	Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			(13) Plumbing		Other Additions/Adjustments (13) Plumbing		Rate		Size Cost	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer		Average Fixture(s) 525.00		1 525			
(2) Windows		Many Avg. X Large Avg. X Small					1 3 Fixture Bath 1 2 Fixture Bath		2 Fixture Bath 1100.00		1 1,100			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			1 3 Fixture Bath 1 2 Fixture Bath		1000 Gal Septic 2720.00		1 2,720			
							Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces Appliance Allowance 1235.00		1 1,235			
							Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(17) Garages Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 22.80 336 7,661 Common Wall: 1 Wall -1175.00 1 -1,175 Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/ 90/66.6, Depr.Cost = 51,640 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 49,058					
(3) Roof				(9) Basement Finish			(14) Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer							
X	Asphalt Shingle			(10) Floor Support			1 Water Well							
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic							
							Lump Sum Items:							

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
3880 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/18/2009					
FAGERMAN SCOTT M P O BOX 96 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 91,406 TCV/TFA: 56.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.	X		40/FF	295.00	330.00	1.0000	1.0000	40	100		11,800
Comments/Influences			295 Actual Front Feet, 2.23 Total Acres Total Est. Land Value = 11,800								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Metal Prefab	8.76	1.00	64	50	280			
			Total Estimated Land Improvements True Cash Value = 280								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,900	39,800	45,700			37,866C
2016	5,900	37,400	43,300			37,529C
2015	8,300	34,800	43,100			37,417C
2014	8,300	31,100	39,400			36,828C

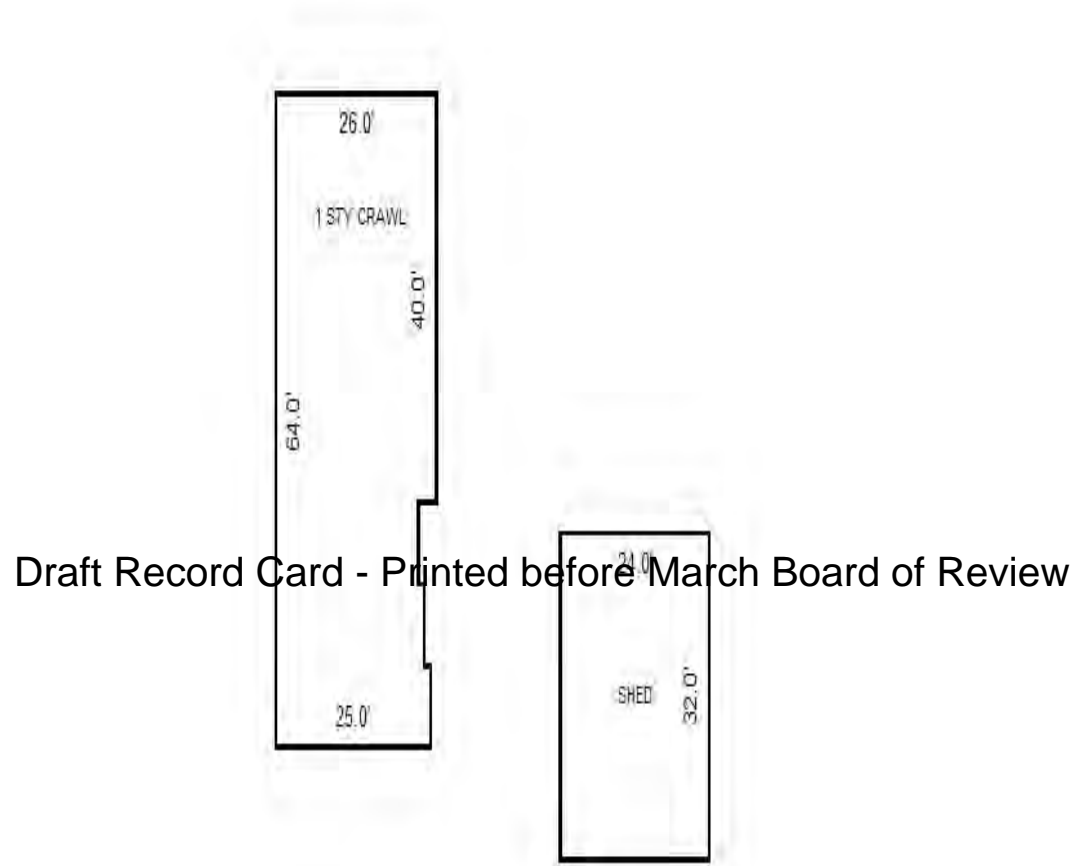
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: 2 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1976		Remodeled 2007		Ex			Ord			X Min						
Condition for Age: Average		Lg		Ord			X Small			Doors		Solid			X H.C.	
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric			100		Amps Service							
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex.		X Ord.			Min				
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many		X Ave.			Few				
Insulation		(7) Excavation		(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X Many Avg. Few		X Large Avg. Small		(8) Basement												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1		Public Water Public Sewer Water Well							
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1		1000 Gal Septic 2000 Gal Septic							
Chimney:									Lump Sum Items:							
									Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 54.56 -7.72 0.00 1616 75,693 Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 630.00 1 630 3 Fixture Bath 1975.00 1 1,975 (14) Water/Sewer 1000 Gal Septic 2895.00 1 2,895 (15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415 (17) Garages Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 11.14 768 8,556 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 83,501 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 79,326							

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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.
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0
HARRINGTON LILLIAN & EDGA	HARRINGTON LILLIAN & EDGA	0	02/22/2006	WD	Not Qualified	2006-00536		0.0
HARRINGTON LILLIAN K & ED	HARRINGTON LILLIAN & EDGA	0	06/18/2003	QC	Not Qualified	2003-03061		0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
6490 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 03/02/2015					
Owner's Name/Address	MAP #:					
CHRISTIE JOSEPH E 6490 W LOTAN RD LAKE CITY MI 49651	2017 Est TCV 143,694 TCV/TFA: 116.63					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
. SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S 208 FT 8 IN OF E 1043 FT 4 IN THEREOF. 35.0021 A.	X			* Factors *						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
		Dirt Road			AG SW 2014 18 - 29 Acres	12.00 Acres	3600	100		43,200
		Gravel Road			AG SW 2014 SURPLUS 1700/	23.00 Acres	1700	100		39,100
		Paved Road			35.00 Total Acres		Total Est. Land Value =			82,300
		Storm Sewer			Land Improvement Cost Estimates					
		Sidewalk			Description	Rate	CountyMult.	Size	%Good	Cash Value
		Water			Residential Local Cost Land Improvements					
		Sewer			Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	Electric			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
		Gas			Total Estimated Land Improvements True Cash Value = 950					
		Curb								
		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			2017	41,200	30,600	71,800			46,158C
X	Rolling			2016	42,900	30,500	73,400			45,747C
	Low			2015	37,600	22,600	60,200			45,611C
X	Landscaped			2014	31,800	24,100	55,900			44,893C
X	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
X	Wetland									
	Flood Plain									
Who	When	What								

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

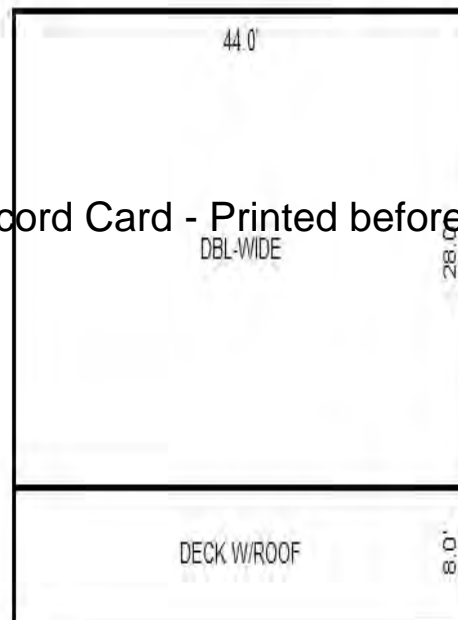
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 352	Type Pine	Year Built: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior										
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex X Ord		Min	Size of Closets		Lg X Ord	Small	Doors Solid X H.C.					
Yr Built 1977	Remodeled 0															
Condition for Age: Average																
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		Central Air Wood Furnace								
	Basement 1st Floor 2nd Floor 3 Bedrooms					200 Amps Service										
(1) Exterior		X Drywall		No./Qual. of Fixtures		Ex X Ord	Min	Stories Exterior 1 Story Siding		Foundation Crawl Space	Rate 57.07	Bsmnt-Adj -8.29	Heat-Adj 0.00	Size 1232	Cost 60,097	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets		Many X Ave.	Few	Other Additions/Adjustments (13) Plumbing		Rate				Size 1	Cost 630	
(2) Windows				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		(14) Water/Sewer						1	1,325	
X	Many Avg. Small X Large Avg. Small			(8) Basement		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower		1000 Gal Septic						1	2,895	
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		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1	1,415	
(3) Roof				(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(16) Deck/Balcony		Pine w/Roof, Standard		14.00		352	4,928	
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support		(14) Water/Sewer		(17) Garages		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
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		Base Cost Mechanical Doors		15.30 350.00		720 1		11,016 350		
Chimney: Metal						Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (101 AGRICULTURE)		Depr.Cost = 0.800 => TCV of Bldg: 1 =		75,555 60,444				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERMEULEN SURVIVOR OF	CHRISTIE JOSEPH H	1	01/28/2015	QC	QUIT CLAIM	2015-00403	PTA	0.0
HARRINGTON LILLIAN LE	VANDERMEULEN JUDITH A	0	11/28/2014	DC	CERTIFICATE OF DEATH	2015-0115		0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	Not Qualified	2009/3346		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LOTAN RD	School: LAKE CITY - 57020		RELOCATE HOME	10/11/2013	2013-0519	100%
Owner's Name/Address	P.R.E. 100% 03/02/2015					
CHRISTIE JOSEPH H 6490 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 63,872 TCV/TFA: 34.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Residentia 3 - 7 @\$3000	4.99 Acres	4.99	3000	100		14,970
			Total Est. Land Value = 14,970						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		Shed: Wood Frame	7.18	1.00	280	50	1,005	
			Total Estimated Land Improvements True Cash Value = 1,005						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	7,500	24,400	31,900			28,352C
Rolling	2016	7,500	20,600	28,100			28,100S
Low	2015	7,500	22,100	29,600			29,600S
High	2014	7,500	18,600	26,100			26,100S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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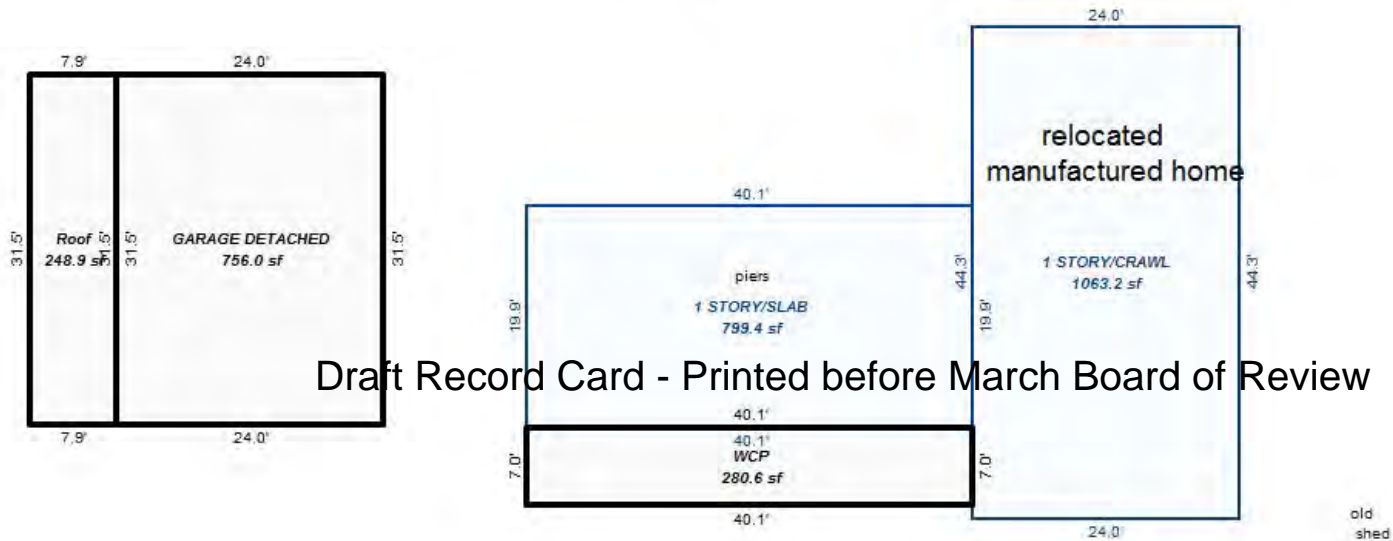
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 248	Type WCP (1 Story) Roof Cover Onl	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 756 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	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: MANU-BOCA/STATE		Trim & Decoration																					
Yr Built Remodeled 1945 USE 2013		Ex X Ord Min		Size of Closets																			
Condition for Age: Fair		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			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Ex.	Ord.	Min	1	Story Siding	Crawl Space	43.25	-7.12	0.66	1063	39,108								
(2) Windows		(7) Excavation		No. of Elec. Outlets			1			Story Siding		Piers		43.25		-10.32		0.66		799		26,838	
				Many X Ave. Few			(13) Plumbing			Average Fixture(s)		525.00		1		525							
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			Water/Sewer		2720.00		1		2,425							
X	Many Avg. X Large Avg. Small	(8) Basement		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1		1,235				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			WCP (1 Story), Standard		17.83		280		4,992				
(3) Roof		(10) Floor Support		1			Water Well			(16) Deck/Balcony			Roof Cover Only, Standard		9.35		248		2,319				
X	Gable Hip Flat	Gambrel Mansard Shed		1			1000 Gal Septic			(17) Garages			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		11.22		756		8,482		
X	Asphalt Shingle			1			2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 73,688			Mechanical Doors		350.00		1		350				
Chimney: Metal				(14) Water/Sewer			Lump Sum Items:			ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 47,897													

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lotan rd



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.
DUTCHMAN PROPERTIES LLC	ARLENE PROPERTIES LLC	0	12/31/2015	LC	RELATED PARTY	2016-00396		0.0
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	Not Qualified	04-0/1128		0.0
		20,000	04/01/1997	WD	Download			0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
ARLENE PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	MAP #:					
	2017 Est TCV 315,350					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AG SW 2014 UNTILLED	2200	143.34 Acres	2200	100		315,350
			143.34 Total Acres Total Est. Land Value = 315,350						

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

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

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	157,700	0	157,700			62,200C
	Rolling		2016	129,000	0	129,000			61,646C
	Low		2015	121,800	0	121,800			61,462C
	High		2014	121,800	0	121,800			60,495C
	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.

Property Address	Class: 203 TOWER COMMERC	Zoning:	Building Permit(s)	Date	Number	Status
6489 W LOTAN RD	School: LAKE CITY - 57020		Commercial	11/05/2015	2015-0581	100%
Owner's Name/Address	P.R.E. 0%					
UNISITE INC C/O AMERICAN TOWER CORP P O BOX 723597 ATLANTA GA 31139	MAP #:					
	2017 Est TCV 130,081 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
SEC 25 T22N R8W (0*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A. SITE NAME: VANDERWIEDE SITE NUMBER: 91800			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AG SW 2014 3	-7 Acres	3.23 Acres	3600	100		11,628
			3.23 Total Acres Total Est. Land Value =						11,628

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

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	5,800	59,200	65,000			27,770C
Rolling	2016	6,000	9,900	15,900			13,148C
Low	2015	4,800	9,500	14,300			13,109C
High	2014	5,100	9,100	14,200			12,903C
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
			2017	5,800	59,200	65,000			27,770C
		TPC 10/24/2016 INSPECTED	2016	6,000	9,900	15,900			13,148C
			2015	4,800	9,500	14,300			13,109C
			2014	5,100	9,100	14,200			12,903C

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

Desc. of Bldg/Section: AT BASE OF STEEL TOWER Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area Gross Bldg Area Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:						
2000 Year Built Remodeled		Area: Perimeter: Type: Heat: No Heating or Cooling						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments: 2/11/16 STATEMENT TOWER #9180-TWR IS IDLE OR NOT IN USE REQUESTING 5% OF COST. SENT EMAIL REQUESTING INFORMATION ABOUT 2015 PERMIT TO ADD ANTENNA. -TIM		*** Basement Info *** Area: Perimeter: Type: Heat: No Heating or Cooling * Sprinkler Info * Area: Type: Average						
		Base Rate for Upper Floors = 14.75 Adjusted Square Foot Cost for Upper Floors = 14.75 0 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 0 Height per Story Multiplier: 0.960 Ave. Floor Area: 0 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 14.16 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.541 Total Floor Area: 0 Base Cost New of Upper Floors = 0 Reproduction/Replacement Cost = 0 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 0						
		Unit in Place Items Rate Quantity Cnty Arch %Good Depr.Cost COM TOWER STEEL 181FT COST 1.00 80220 1.38 1.00 100 110,704 ECF (201A GENERAL COMMERCIAL) 1.070 => TCV of Bldg: 1 = 118,453						

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(1) Excavation/Site Prep:		(2) Foundation:		(8) Plumbing:		(11) Electrical and Lighting:		(19) Miscellaneous:	
X	Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Outlets:	Fixtures:
				(3) Frame:		Total Fixtures		Few	Few
				3-Piece Baths		Urinals		Average	Average
				2-Piece Baths		Wash Bowls		Many	Many
				Shower Stalls		Water Heaters		Unfinished	Unfinished
				Toilets		Wash Fountains		Typical	Typical
				(4) Floor Structure:		Water Softeners		Flex Conduit	Incandescent
								Rigid Conduit	Fluorescent
				(9) Sprinklers:				Armored Cable	Mercury
								Non-Metalic	Sodium Vapor
								Bus Duct	Transformer
				(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
				Gas				Thickness	Bsmnt Insul.
				Oil		Coal Stoker			
				Hand Fired Boiler		(14) Roof Cover:			
(6) Ceiling:									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSADY MARSHALL EUGENE T	ANDERSON SCOTT & THERESE	35,000	07/11/2016	WD	Arms Length	2016-02331	PTA	100.0
ALDERDEN WILLIAM & SUSAN	CASSADY MARSHALL EUGENE T	45,000	10/01/2010	WD	Split Improved	2010-4542WD	PTA	100.0
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	0	01/03/2006	LC	Multiple Reference	06-0/0047		100.0

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

Owner's Name/Address	MAP #:
ANDERSON SCOTT & THERESE 9831 OAKRIDGE DR PERRINTON MI 48871	2017 Est TCV 37,752 TCV/TFA: 20.97

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

			50/FF	330.00	1470.00	1.0000	0.0000	50	100*		0
			Residentia LTDACCESS@	11.14	Acres			1200	100		13,363
			* denotes lines that do not contribute to the total acreage calculation.								
			330 Actual Front Feet,	11.14 Total Acres						Total Est. Land Value =	13,363

Land Improvement Cost Estimates											
	Description	Rate	County	Mult.	Size	%Good	Cash	Value			
X	Sewer										
X	Electric	D/W/P: 4in Ren. Conc.	3.78	1.38	3000	50		7,825			
X	Gas								Total Estimated Land Improvements True Cash Value = 7,825		

Comments/Influences	Standard Utilities	Underground Utilities

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,700	12,200	18,900			18,900S
2016	10,000	14,900	24,900			19,463C
2015	8,300	14,300	22,600			19,405C
2014	8,300	11,100	19,400			19,100C

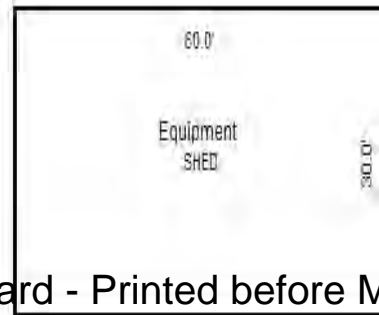
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 1,800 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1800 Ave. Perimeter: 180 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 11.65 Adjusted Square Foot Cost for Upper Floors = 11.65 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.040 Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040 Refined Square Foot Cost for Upper Floors: 12.60 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 17.389 Total Floor Area: 1,800 Base Cost New of Upper Floors = 31,300 Reproduction/Replacement Cost = 31,300 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 16,902						
1998 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Average						
Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 16,564 Replacement Cost/Floor Area= 17.39 Est. TCV/Floor Area= 9.20						
Comments:								

(1) Excavation/Site Prep:		Draft Record Card - Printed before March Board of Review				(19) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				Outlets: Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:				(40) Exterior Wall:	
						Thickness Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:				(13) Roof Structure: Slope=0	
		Gas Oil		Coal Stoker		Hand Fired Boiler	
(6) Ceiling:						(14) Roof Cover:	

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



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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.
FLAGSTAR BANK FSB	ROOT DEAN (MM)	14,500	10/09/2009	WD	Not Qualified	2009/3624		100.0
MORTGAGE ELECTRONIC REGIS	FLAGSTAR BANK FSB	0	10/08/2009	QC	Not Qualified	2009/3623		0.0
MAY CHRISTINA J & ROBERTS	MORTGAGE ELECTRONIC REGIS	75,832	07/30/2009	SD	Not Qualified	2009/437		0.0
DURGA KENNETH L & LEA ANN	MAY CHRISTINA J & ROBERTS	70,900	05/19/2006	WD	Arms Length	06-0/1866		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4030 S MOREY RD		School: LAKE CITY - 57020	Garage	06/03/2010	20100255	100%
		P.R.E. 0%	Remodel	10/23/2009	20090583	100%
Owner's Name/Address	MAP #:					
ROOT DEAN 2750 N HILDEBRAND RD Manton MI 49663	2017 Est TCV 94,048 TCV/TFA: 50.56					

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

Comments/Influences	Land Improvement Cost Estimates											
	Description							Rate	CountyMult.	Size	%Good	Cash Value
	X	Electric	D/W/P: 4in Ren. Conc.		3.78	1.00	285	94			1,013	
	X	Gas	Shed: Wood Frame		10.75	1.00	80	0			0	
			Total Estimated Land Improvements							True Cash Value =	1,013	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	3,000	44,000	47,000			36,144C
Rolling	2016	3,000	43,700	46,700			35,822C
Low	2015	3,000	38,300	41,300			35,715C
High	2014	3,000	32,500	35,500			35,153C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

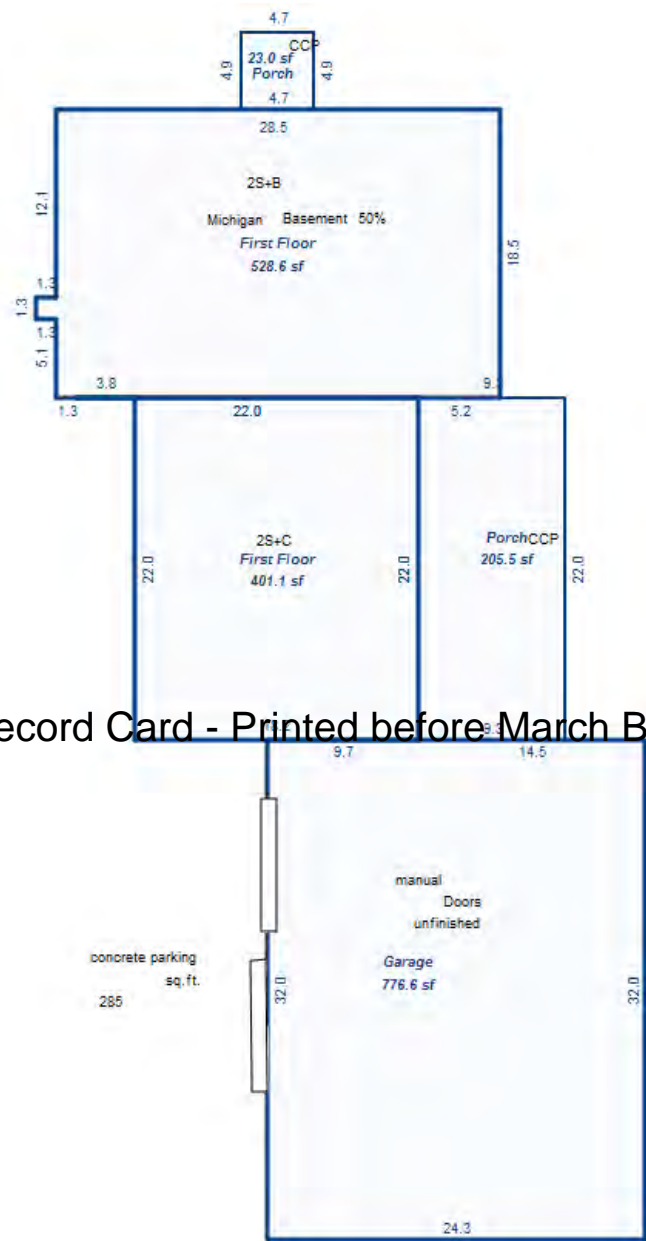
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 776 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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							205 23	CCP (1 Story) CCP (1 Story)	
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1860 Total Base Cost: 107,850 Total Base New : 148,833 Total Depr Cost: 96,742 Estimated T.C.V: 87,067			CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1928 198	Remodeled 2009	Ex X Ord Min		(12) Electric 100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 2 Story Siding Mich Bsmnt. 94.47 -4.47 0.00 528 47,520 2 Story Siding Crawl Space 94.47 -8.93 0.00 402 34,387 Other Additions/Adjustments Rate Size Cost									
Condition for Age: Average		Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			(13) Plumbing Average Fixture(s) 630.00 1 630 3 Fixture Bath 1975.00 1 1,975 Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2895.00 1 2,895									
Room List		(5) Floors		No. of Elec. Outlets Many X Ave. Few			(14) Crawl Space Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2895.00 1 2,895									
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(13) Plumbing 3 Fixture Bath 1975.00 1 1,975 Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2895.00 1 2,895			(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415									
(1) Exterior		(6) Ceilings		(14) Crawl Space Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2895.00 1 2,895			(16) Porches CCP (1 Story), Standard 21.31 205 4,369 CCP (1 Story), Standard 54.25 23 1,248									
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 1 1,415			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.93 776 12,362 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067									
X	Many Avg. X Few	Large Avg. X Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches CCP (1 Story), Standard 21.31 205 4,369 CCP (1 Story), Standard 54.25 23 1,248									
X	Wood Sash Metal Sash Vinyl Sash	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.93 776 12,362 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067									
(2) Windows		(7) Excavation		(14) Crawl Space Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2895.00 1 2,895			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.93 776 12,362 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067									
X	Many Avg. X Few	Large Avg. X Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.93 776 12,362 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067									
X	Wood Sash Metal Sash Vinyl Sash	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.93 776 12,362 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067									
(3) Roof		(7) Excavation		(14) Crawl Space Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2895.00 1 2,895			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.93 776 12,362 Common Wall: 1 Wall -1225.00 1 -1,225 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,742 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 87,067									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
X	Asphalt Shingle	Chimney: Block		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									

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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.
CASSADY MARSHALL E	CASSADY MARSHALL E TRUST	0	04/04/2015	DC	CERTIFICATE OF DEATH	2015-01646		0.0

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

Owner's Name/Address	MAP #:	2017 Est TCV 63,932 TCV/TFA: 40.36
CASSADY MARSHALL E TRUST 2032 ARROWHEAD DR TRAVERSE CITY MI 49686		

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

Comments/Influences	X Electric	X Gas	Standard Utilities	Underground Utils.
SPLIT BARN FROM HOUSE FOR 94				



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	06/14/2015	INSPECTED	2017	2,500	29,500	32,000			26,950C
			2016	2,500	34,000	36,500			26,710C
			2015	4,100	30,100	34,200			26,631C
			2014	4,100	22,300	26,400			26,212C

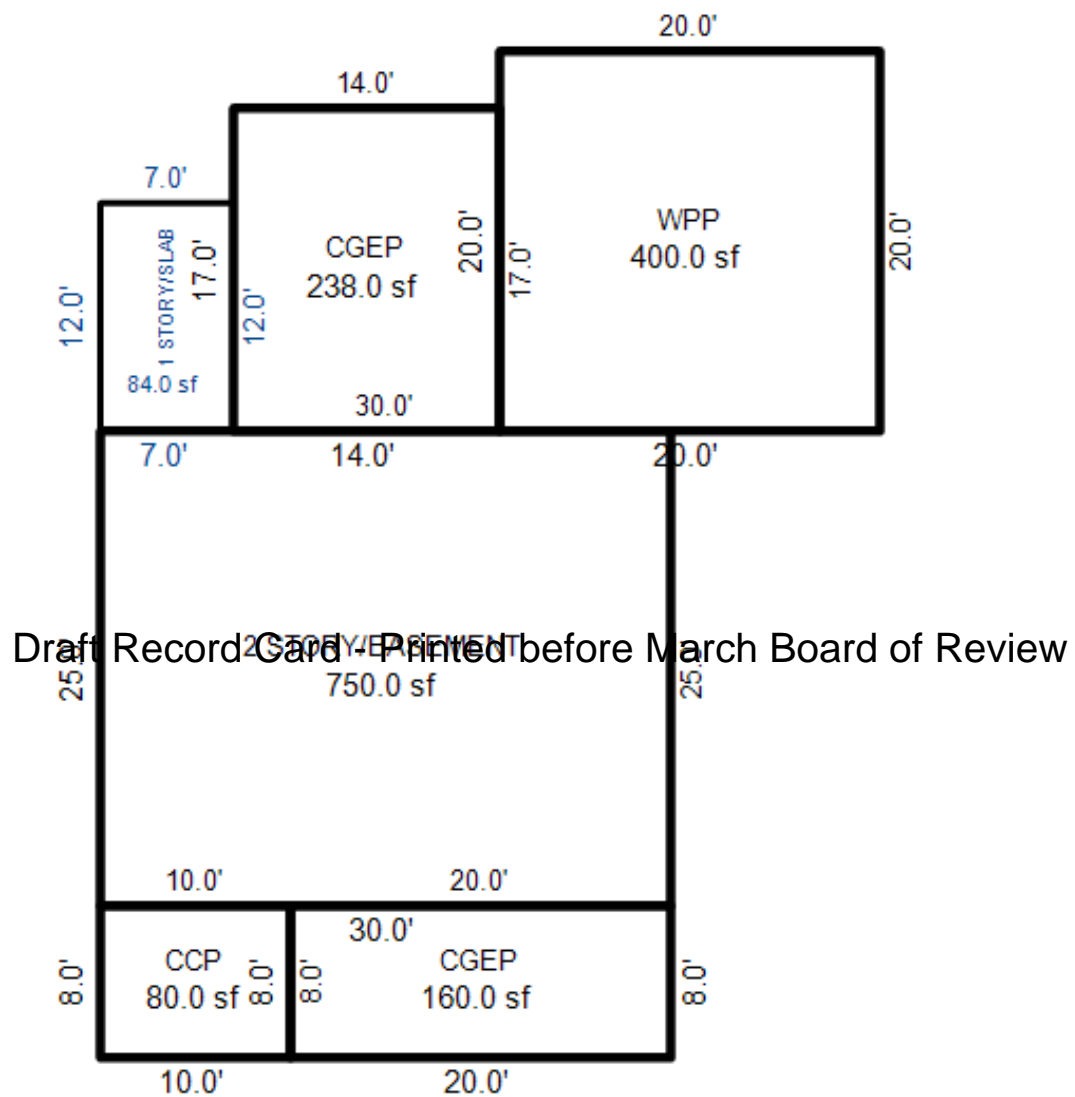
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							238 80 160 400	CGEP (1 Story) CCP (1 Story) CGEP (1 Story) Treated Wood					
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace														
Yr Built 1938	Remodeled 1983	Ex	X	Ord		Min												
Condition for Age: Average		Lg	X	Ord		Small												
Room List		(5) Floors		(12) Electric														
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		200 Amps Service														
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.		Min	2	1		Basement	80.36	0.00	1.31	750	61,253	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size Cost			
				Many	X	Ave.		Few	1			Slab	50.55	-9.89	0.66	84	3,471	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(13) Plumbing			Average Fixture(s)			525.00		1		525	
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1000 Gal Septic			2720.00		1		2,720	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(16) Porches			CGEP (1 Story), Standard CCP (1 Story), Standard CGEP (1 Story), Standard			28.25 29.27 33.14		238 80 160		6,724 2,342 5,302	
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood, Standard			5.90		400		2,360	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =				65,480 58,932	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
Chimney: Brick																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSADY MARSHALL E	CASSADY MARSHALL E TRUST	0	04/04/2015	DC	CERTIFICATE OF DEATH	2015-01646		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CASSADY MARSHALL TRUST 2032 ARROWHEAD DR TRAVERSE CITY MI 49686-2005	MAP #:					
	2017 Est TCV 29,224 TCV/TFA: 12.21					

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

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
SPLIT BARN & MAJORITY OF PROPERTY FOR 94	X	D/W/P: 4in Ren. Conc.	3.78	1.38	580	50	1,513	
		Total Estimated Land Improvements True Cash Value =						1,513

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,900	9,700	14,600			5,638C
2016	7,300	10,500	17,800			5,588C
2015	7,300	5,300	12,600			5,572C
2014	7,300	4,700	12,000			5,485C

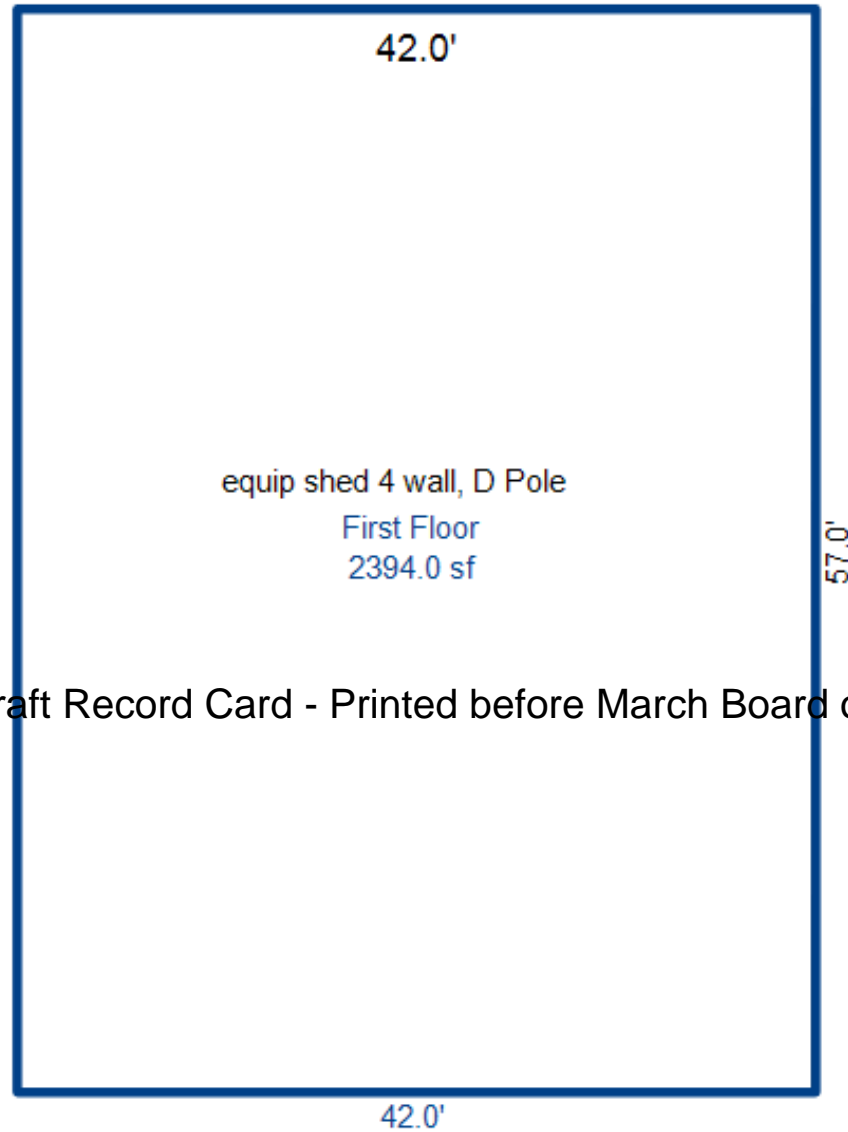
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Desc. of Bldg/Section: GENE'S FULL SERVICE Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0								
Class: D,Pole Floor Area: 2,394 Gross Bldg Area: 2,394 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 14.75	(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 50% Adjusted Square Foot Cost for Upper Floors = 14.75
High	Above Ave.	Ave.	X	Low						
Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 50% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2394 Ave. Perimeter: 198 Has Elevators:			1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.080 Ave. Floor Area: 2,394 Perimeter: 198 Perim. Multiplier: 0.995 Refined Square Foot Cost for Upper Floors: 15.85	County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 21.873					
Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Total Floor Area: 2,394 Base Cost New of Upper Floors = 52,365	Reproduction/Replacement Cost = 52,365 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 18,328					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 17,961 Replacement Cost/Floor Area= 21.87 Est. TCV/Floor Area= 7.50	Total Depreciated Cost = 18,328					
Comments:		* Sprinkler Info * Area: Type: Average								

(1) Excavation/Site Prep:		Draft Record Card - Printed before March Board of Review				(19) Miscellaneous:											
(2) Foundation:		(8) Plumbing:				Outlets: Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">Few</td> <td style="width:50%;">Few</td> </tr> <tr> <td>Average</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> </tr> </table>		Few	Few	Average	Average	Many	Many	Unfinished	Unfinished	Typical	Typical
Few	Few																
Average	Average																
Many	Many																
Unfinished	Unfinished																
Typical	Typical																
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None											
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit	Incandescent										
(4) Floor Structure:		(9) Sprinklers:				Rigid Conduit	Fluorescent										
(5) Floor Cover:		(10) Heating and Cooling:				Armored Cable	Mercury										
(6) Ceiling:		Gas	Coal	Hand Fired	(13) Roof Structure: Slope=0 (14) Roof Cover:												
		Oil	Stoker	Boiler													
						Bus Duct	Sodium Vapor Transformer										
						(40) Exterior Wall:											
						Thickness	Bsmnt Insul.										

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
JOHNSTON TEDDY R & EDNA E & JOHNSTON JOHN M & JEFFREY J	MAP #:					
13188 HWY 59 W	2017 Est TCV 288,000					
Burlison TN 38015						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.	Public Improvements			* Factors *						
Comments/Influences	Dirt Road			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road			AG SW 2014 66 - 120 Acres	80.00	Acres	3600	100		288,000
	Paved Road			80.00 Total Acres Total Est. Land Value = 288,000						
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	X Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	144,000	0	144,000			34,814C
2016	144,000	0	144,000			34,504C
2015	120,000	0	120,000			34,401C
2014	96,000	0	96,000			33,860C

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW BRIAN P & DALE M 7079 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 288,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 66 - 120 Acres	80.00	Acres	3600	100				288,000
80.00 Total Acres Total Est. Land Value =								288,000

Tax Description
PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.

Comments/Influences

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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
2017	144,000	0	144,000			72,740C
2016	144,000	0	144,000			72,092C
2015	120,000	0	120,000			71,877C
2014	96,000	0	96,000			70,746C

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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
JOHNSTON VICTOR R & DEBORAH K & ROBERT W, TIMOTHY R, JEREMY & JODY 2895 INDIAN LAKES RD Cedar Springs MI 49319	MAP #:					
	2017 Est TCV 287,236					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 25 T22N R8W E 1/2 OF SW 1/4 EXC THAT PART S OF A LINE 75 FT N OF BEG S 52' 56" W 2.55 FT FROM SW COR BEING ON THE ARC OF A 17188.734 FT RADIUS CURVE SE'LY & TO THE RIGHT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH ALONG SAID CURVE 225.19 FT TH S 89 DEG 7' 4" E 2500 FT TO POE & EXC S 416 FT OF E 208 FT THOF. 76.4573A.			* Factors *					
			AG SW 2014 66 - 120 Acres	76.46 Acres	3600	100		275,256
			76.46 Total Acres Total Est. Land Value = 275,256					

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

Standard Utilities

Underground Utils.

Comments/Influences

SPLIT 1.27 AC TO 007-95 FOR 96



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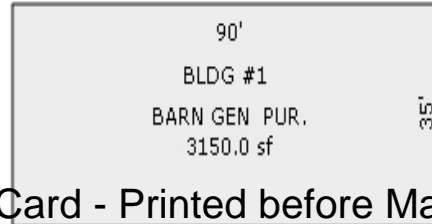
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	137,600	6,000	143,600			54,106C
2016	137,600	4,900	142,500			53,624C
2015	114,700	4,100	118,800			53,464C
2014	91,800	4,000	95,800			52,623C

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

Building Type	Barn, General Purpose				
Year Built	1926				
Class/Construction	D,Frame				
Quality/Exterior	Low Cost				
Base Rate/SF	12.20				
# of Walls, Perimeter	4 Wall, 250				
Perimeter Mult.	X 0.986 = 12.03				
Height	30				
Story Height Mult.	X 1.423 = 17.12				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 23.62				
Final Rate/SF	\$23.62				
Length/Width/Area	90 x 35 = 3150				
Cost New	\$ 74,410				
Phy./Func./Econ. %Good	35/40/100 14.0				
Depreciated Cost	\$ 10,417				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.15				
% Good	35				
Est. True Cash Value	\$ 11,980				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 11980 / All Cards: 11980					

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JOHNSTON VICTOR R & DEBORAH K 2895 INDIAN LAKES ROAD CEDAR SPRINGS MI 49319-9426	MAP #:					
	2017 Est TCV 66,958 TCV/TFA: 22.32					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55 R/W. 1.27A.	X		GROUP H 75/FF	208.00	416.00	1.0000	1.0000	75	100		15,600
Comments/Influences			208 Actual Front Feet, 1.99 Total Acres					Total Est. Land Value =			15,600
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
	X		Total Estimated Land Improvements True Cash Value =								950

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,800	25,700	33,500			30,471C
2016	7,800	22,400	30,200			30,200S
2015	13,000	20,600	33,600			33,600S
2014	13,000	23,800	36,800			35,864C

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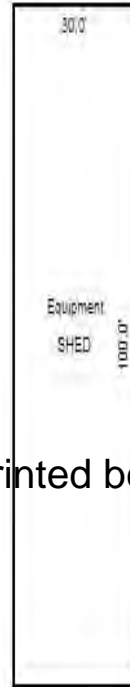
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 208 Calculator Occupancy: Warehouse, Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 3,000 Gross Bldg Area: 3,000 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 3000 Ave. Perimeter: 260 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 15 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 14.05 Adjusted Square Foot Cost for Upper Floors = 14.05 1 Stories Average Height per Story: 8 Ave. Floor Area: 3,000 Perimeter: 260 Refined Square Foot Cost for Upper Floors: 16.79 Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.000 Perim. Multiplier: 1.195 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.170 Total Floor Area: 3,000 Base Cost New of Upper Floors = 69,510 Reproduction/Replacement Cost = 69,510 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 51,437						
1995 Year Built Remodeled	Area: Perimeter: Type: Heat: No Heating or Cooling	*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Average						
Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 50,408 Replacement Cost/Floor Area= 23.17 Est. TCV/Floor Area= 16.80						
Comments:								

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(1) Excavation/Site Prep:		(8) Plumbing:		(13) Roof Structure: Slope=0		(19) Miscellaneous:		
(2) Foundation:		(9) Sprinklers:		(14) Roof Cover:		(40) Exterior Wall:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Thickness	Bsmnt Insul.
(3) Frame:		(10) Heating and Cooling:		Outlets:		Fixtures:		
(4) Floor Structure:		Gas Oil		Coal Stoker		Hand Fired Boiler		
(5) Floor Cover:		Total Fixtures		3-Piece Baths		Wash Bowls		
(6) Ceiling:		2-Piece Baths		Shower Stalls		Water Heaters		
		Toilets		Wash Fountains		Water Softeners		
		Flex Conduit		Rigid Conduit		Incandescent		
		Armored Cable		Non-Metalic		Fluorescent		
		Bus Duct				Mercury		
						Sodium Vapor		
						Transformer		

*** 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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status		
	School: LAKE CITY - 57020							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
MICH STATE HWY COMM		2017 Est TCV 0						
	Improved <input type="checkbox"/> X Vacant <input type="checkbox"/>	Land Value Estimates for Land Table Ind. INDUSTRIAL						
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
		2011 CNTY & 2012 SALES		9.959 Acres	4,000 100	39,836		
			9.96 Total Acres		Total Est. Land Value =	39,836		
Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Topography of Site						
. SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
Comments/Influences		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		2015	0	0	0			0
		2014	0	0	0			0
		Who	When	What				

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 03/01/2013 Qual. Ag.					
BENTHEM PROPERTIES LLC 10380 S DICKERSON RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 266,724					

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

			AG SW 2014 66 - 120 Acres	74.09	Acres	3600	100		266,724
			74.09 Total Acres Total Est. Land Value =						266,724

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

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

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	133,400	0	133,400			47,617C
2016	133,400	0	133,400			47,193C
2015	111,100	0	111,100			47,052C
2014	88,900	0	88,900			46,312C



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/21/2012					
BYARD JAMES B & ANNETTE Y 6900 W BLUE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 142,261 TCV/TFA: 55.92					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			40/FF	356.00	196.00	1.0000 1.0000	40 100		14,240
			356 Actual Front Feet, 1.60 Total Acres Total Est. Land Value =						14,240

Tax Description
 LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE. I 78.44 FEET TO THE

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,100	64,000	71,100			51,500C
2016	7,100	63,500	70,600			51,041C
2015	7,100	55,500	62,600			50,889C
2014	8,900	41,800	50,700			50,088C

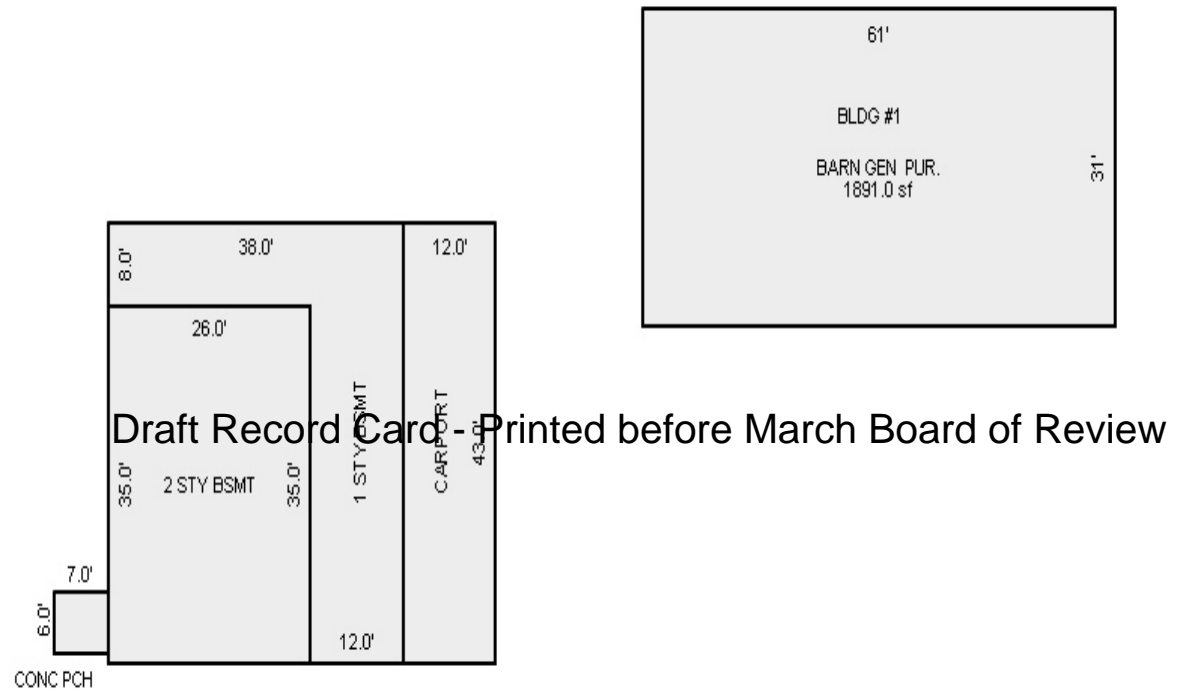
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior X 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: 2S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace		(12) Electric 200 Amps Service		Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Yr Built 1954	Remodeled 1972	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		2	Story Siding	Basement	102.91	0.00	0.00	910	93,648
Condition for Age: Average		Doors Solid X H.C.		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1	Story Siding	Basement	65.08	0.00	0.00	724	47,118
Room List		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Other Additions/Adjustments		Rate		Rate		Size	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings X Drywall		(15) Built-Ins & Fireplaces Appliance Allowance				1915.00		760.00		1600.00		1 760 1 1,600	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(16) Porches CPP, Standard				22.26		1575.00		3085.00		1 1,575 1 3,085	
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(17) Carports Comp.Shingle				7.85		1000 Gal Septic				1 1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF								Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/60.0, ECF (RESIDENTIAL RURAL/ NON SUB)		0.900 => TCV of Bldg: 1 =		516 4,051 128,080 115,272	
(3) Roof	X Gable Hip Flat X Asphalt Shingle Chimney:	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Gambrel Mansard Shed														

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Sketch by Apex Medina™

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

Building Type	Barn, General Purpose				
Year Built	1972				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	10.10				
# of Walls, Perimeter	4 Wall, 184				
Perimeter Mult.	X 1.033 = 10.43				
Height	0				
Story Height Mult.	X 0.946 = 9.87				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 13.62				
Final Rate/SF	\$13.62				
Length/Width/Area	61 x 31 = 1891				
Cost New	\$ 25,756				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	\$ 11,590				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.10				
% Good	45				
Est. True Cash Value	\$ 12,749				
Comments:	DIRT FLOOR				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12749 / All Cards: 12749					

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
RICHARDSON LAWRENCE 6980 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 8,125					

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,100	0	4,100			3,293C
2016	4,100	0	4,100			3,264C
2015	4,100	0	4,100			3,255C
2014	4,100	0	4,100			3,204C

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6770 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RICHARDSON ELAINE L 4270 E 46 RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 252,844 TCV/TFA: 63.34					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.	X		Dirt Road	GRAGE C	40/FF	200.00	200.00	1.0000	1.0000	40	100		8,000
Comments/Influences			Gravel Road	200 Actual Front Feet, 0.92 Total Acres							Total Est. Land Value =	8,000	
	X		Paved Road	Land Improvement Cost Estimates									
			Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value				
			Sidewalk	D/W/P: Asphalt Paving	1.61	1.42	5200	0	0				
			Water	D/W/P: 4in Ren. Conc.	4.21	1.42	800	0	0				
			Sewer	D/W/P: 4in Ren. Conc.	4.21	1.42	600	0	0				
	X		Electric	Residential Local Cost Land Improvements									
	X		Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value				
			Curb	TPR IMPROV 580	5.00	1.00	500	1.0	95	4,750			
			Standard Utilities	Total Estimated Land Improvements True Cash Value =									4,750
			Underground Utils.										

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	4,000	122,400	126,400			75,800C
TPC	05/10/2016	INSPECTED	2016	4,000	85,800	89,800			75,124C
TPC	03/26/2012	INSPECTED	2015	4,000	70,900	74,900			74,900S
			2014	4,000	104,900	108,900			108,900S

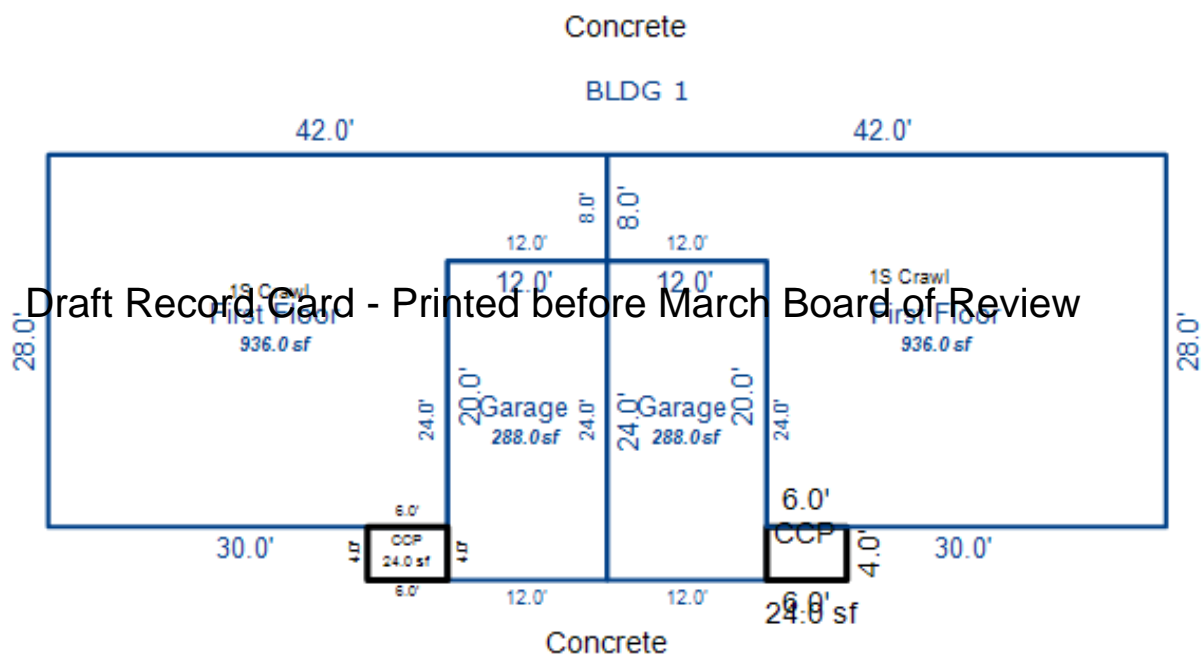
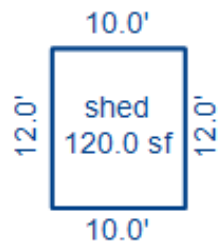
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home	Eavestrough Insulation	X	Gas	Oil	Elec.	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Town Home Duplex A-Frame			0 Front Overhang 0 Other Overhang	Wood	Coal									Steam	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	24 CCP (1 Story) 24 CCP (1 Story)	
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Ex	X	Ord	Min											
Yr Built 1993	Remodeled 0	Size of Closets		Lg	X	Ord	Small											
Condition for Age: Average		Doors	Solid	X	H.C.													
Room List		(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	55.74	-7.30	936	45,340				
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			2 Exterior Units, (@6% more)		Base cost of Exterior units =									
(2) Windows		(7) Excavation		Many	X	Ave.	Few	Other Additions/Adjustments		Rate		Size	Cost					
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Average Fixture(s)		760.00		2		3,040					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Recreation SF Living SF Walkout Doors No Floor SF		(14) Clean Out			3 Fixture Bath		2400.00		1		4,800					
X	Double Glass Patio Doors Storms & Screens	(8) Basement		(15) Built-Ins & Fireplaces			Well, 100 Feet		2700.00		1		2,700					
(3) Roof		(9) Basement Finish		(16) Porches			1000 Gal Septic		3085.00		1		3,085					
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(17) Garages			Appliance Allowance		1915.00		2		7,660				
X	Asphalt Shingle	(10) Floor Support		(18) Water/Sewer			Class:C Exterior: Siding		Foundation: 42 Inch (Finished)		Base Cost		31.25		288		18,000	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding		Foundation: 42 Inch (Finished)		Common Wall: 1.5 Wall		-1925.00		1		-3,850	
		Lump Sum Items:					Automatic Doors		375.00		Automatic Doors		375.00		1		750	
							Notes: ON CRAWL Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,		Depr.Cost =		172,551							
							ECF (201C COMMERCIAL GROUP C)		0.600 => TCV of Bldg: 1 =		103,531							

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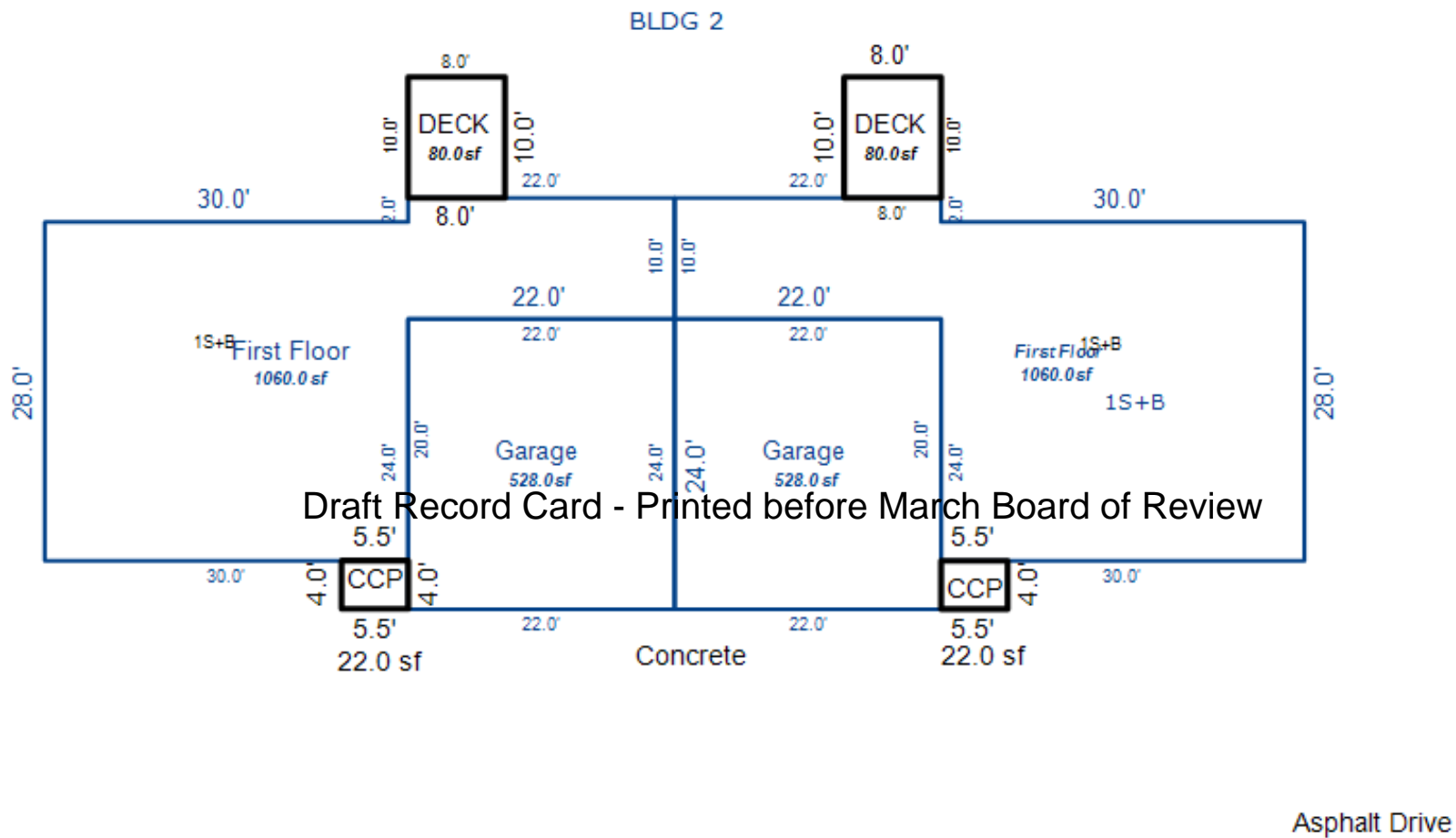
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Asphalt Drive

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home	Eavestrough Insulation	X	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1997	Car Capacity:	Class: C			
	Town Home			0	Front Overhang	Wood		Coal							Steam	Cook Top	Interior 2 Story	22	CCP (1 Story)	Exterior: Siding
X	Duplex A-Frame	0	X	Forced Air w/o Ducts	Forced Air w/ Ducts		Forced Hot Water	Garbage Disposal	Exterior 1 Story	80	Treated Wood	Brick Ven.: 0	Stone Ven.: 0	Common Wall: 1.5 Wall			
	0			Other Overhang	Electric Baseboard	Bath Heater		Exterior 2 Story							80	Treated Wood	Foundation: 42 Inch
X	Wood Frame	(4) Interior	X	Drywall	Plaster	Elec. Ceil. Radiant	Hot Tub	Prefab 1 Story	Raised Hearth	CntryMult		Bsmnt Garage:		Roof:			
Building Style: 1S		Trim & Decoration		Paneled	Wood T&G	Radiant (in-floor)	Unvented Hood	Prefab 2 Story	Heat Circulator	X 1.380		E.C.F.		Carport Area:			
Yr Built	Remodeled	Ex	X	Ord	Min	Space Heater	Vented Hood	Wood Stove	Direct-Vented Ga	X 0.600		Mech. Doors: 0		Area: 528			
1997	0	Size of Closets			Lg	X	Ord	Small	Class: C		Effec. Age: 15		Floor Area: 1060		Total Base Cost: 194,037		
Condition for Age: Average		Doors	Solid	X	H.C.	Wall/Floor Furnace	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Total Base New : 267,770		Total Depr Cost: 227,605		Estimated T.C.V: 136,563			
Room List		(5) Floors	Central Air			Wood Furnace	Microwave	Standard Range	Self Clean Range	Sauna	Total Depr Cost: 227,605		Estimated T.C.V: 136,563		No Conc. Floor: 0		
	Basement	Kitchen:	(12) Electric			200	Amps Service	Security System	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	1st Floor	Other:	Ex.			X	Ord.	Min	1	Story	Siding	Basement	53.97	0.00	0.00	1060	57,208
	2nd Floor	Other:	No. of Elec. Outlets			Many	X	Ave.	Few	2 Exterior Units, (@6% more)		Base cost of Exterior units =		121,281			
	Bedrooms	(6) Ceilings	No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		760.00		2		3,040		
(1) Exterior	X	Drywall	Ex.			X	Ord.	Min	3 Fixture Bath		2400.00		1		4,800		
X	Wood/Shingle	(7) Excavation	Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement		
X	Aluminum/Vinyl Brick		Recreation SF			Living SF			Walkout Doors			No Floor SF			(10) Floor Support		
	Insulation	Joists:			Unsupported Len:			Cntr.Sup:			Lump Sum Items:			(14) Water/Sewer			
(2) Windows	X	Many	X	Large	Avg.	X	Avg.	Small	Public Water		Public Sewer		1		Water Well		
X	Wood Sash	Conc. Block			Poured Conc.			Stone			Extra Toilet			Extra Sink			
X	Metal Sash	No Plumbing			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			
X	Vinyl Sash	Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			
X	Double Hung	Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			
X	Horiz. Slide	Casement			Double Glass			Patio Doors			Storms & Screens			(3) Roof			
X	Storms & Screens	Gable			Gambrel			Hip			Flat			Mansard			
X	Chimney: Metal	Asphalt Shingle			Notes: BASEMENT			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =			227,605			
		Chimney: Metal			ECF (201C COMMERCIAL GROUP C)			0.600 => TCV of Bldg: 2 =			136,563						

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6980 W BLUE RD	School: LAKE CITY - 57020		Addition	04/17/2014	2014-0073	100%
	P.R.E. 100% 07/22/1994		Remodel	04/05/2005	20050044	100%
Owner's Name/Address	MAP #:		Pole Barn	05/09/2003	20030095	Complete
RICHARDSON LAWRENCE 6980 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 134,496 TCV/TFA: 84.59					

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

Comments/Influences

- X Electric
- X Gas
- 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		2017	4,100	63,100	67,200			48,852C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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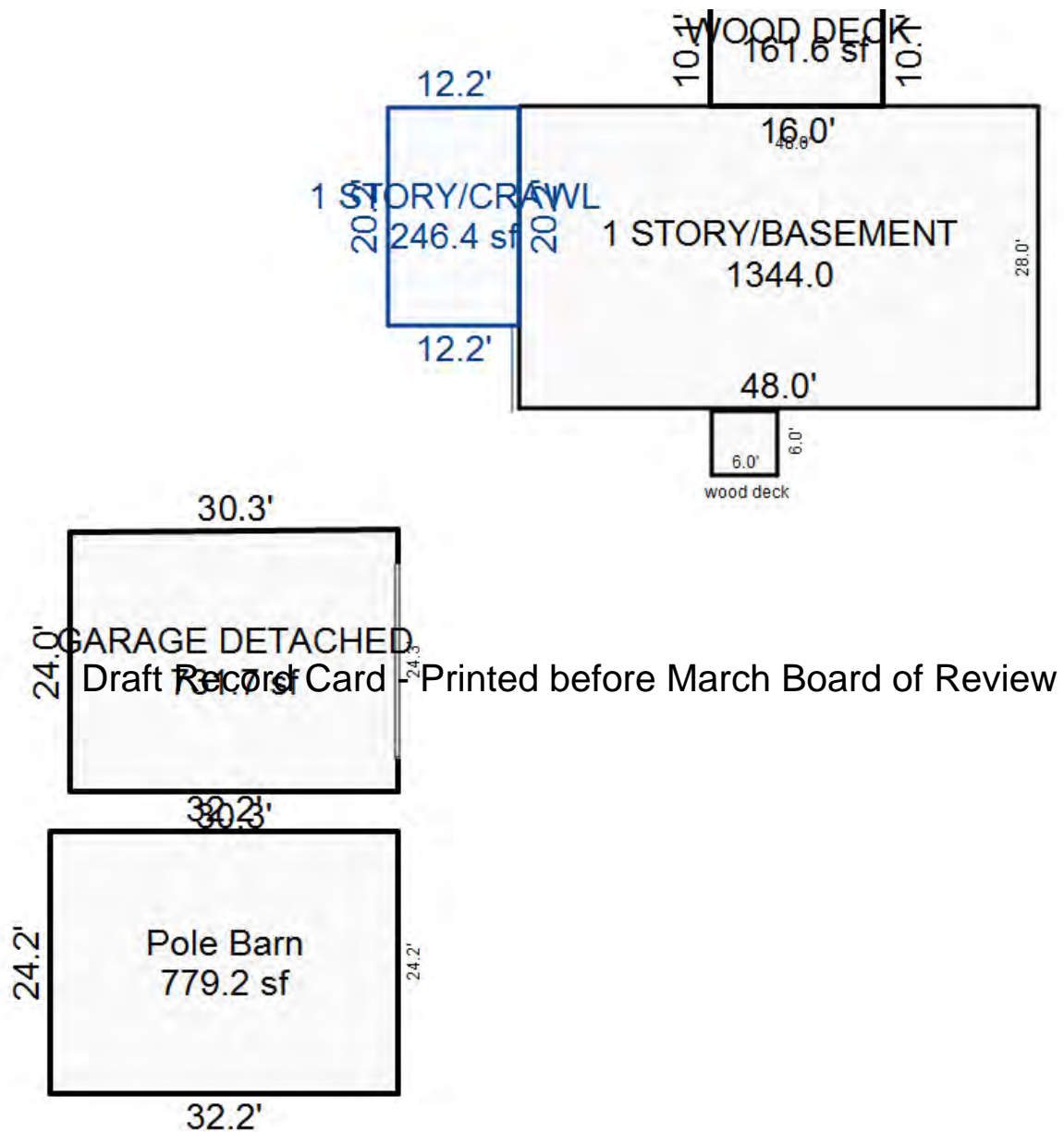
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/05/2014	INSPECTED	2016	4,100	59,400	63,500			48,417C
			2015	4,100	55,300	59,400			48,273C
			2014	4,100	39,500	43,600			43,281C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 161	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 731 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 15 Floor Area: 1590 Total Base Cost: 113,403 Total Base New : 156,496 Total Depr Cost: 133,022 Estimated T.C.V: 126,371		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Ex			X	Ord	Min	Central Air Wood Furnace			(12) Electric		200 Amps Service			
Yr Built 1994	Remodeled 2014	Size of Closets		Lg	X	Ord	Small	No Heating/Cooling			Rate		Bsmnt-Adj		Heat-Adj			
Condition for Age: Average		Doors		Solid	X	H.C.	Central Air Wood Furnace			Rate		Bsmnt-Adj		Heat-Adj		Size		
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Rate		Bsmnt-Adj		Heat-Adj		Size		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex.			X	Ord.	Min	Rate		Bsmnt-Adj		Heat-Adj	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Many			X	Ave.	Few	Rate		Bsmnt-Adj		Heat-Adj	
X	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			Rate		Bsmnt-Adj		Heat-Adj		Size		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 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			Rate		Bsmnt-Adj		Heat-Adj		Size		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			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			Rate		Bsmnt-Adj		Heat-Adj		Size		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Rate		Bsmnt-Adj		Heat-Adj		Size		
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate		Bsmnt-Adj		Heat-Adj		Size		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate		Bsmnt-Adj		Heat-Adj		Size		
	Chimney: Metal	Notes: MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (RESIDENTIAL RURAL/ NON SUB)		Lump Sum Items:			Lump Sum Items:			Rate		Bsmnt-Adj		Heat-Adj		Size		

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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.
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/20/2011	WD	WARRANTY DEED	2011-01990	PTA	100.0
TRIM RALPH A TRUSTEE	ALDERDEN WILLIAM & SUSAN	135,441	06/19/2011	WD	WARRANTY DEED	2011-01989		0.0
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	265,383	01/03/2006	LC	Multiple Improved	06-0/0047		100.0
		56,000	07/01/1995	WD	Download	316:1144		0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
4664 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BAKER COLLEGE OF CADILLAC 9600 E 13TH ST CADILLAC MI 49601	MAP #:					
	2017 Est TCY 0 TCY/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG 54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG 25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL 009-025-011-00 SPLIT ON 01/03/2011 12/2010 SPLIT-PARCEL "A"				M-55/66 \$300	1013.00	847.12	1.0000	1.0000	300	100	303,900
				1013 Actual Front Feet, 19.70 Total Acres Total Est. Land Value = 303,900							
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				D/W/P: Asphalt Paving	1.42	1.00	10000	94	13,348		
				Commercial/Industrial Local Cost Land Improvements							
				Description	Rate	CountyMult.	Size	%Good	%Arch.Mult	Cash Value	
				ITEM 13	0.00	1.00	18.0	0	100	0	
				Street Curb						3000.0	
				Standard Utilities						0	
				Underground Utils.						0	
				Total Estimated Land Improvements True Cash Value = 13,348							

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Low	High	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Landscaped	Swamp	2015	0	0	0			0
	Wooded	Pond	2014	0	0	0			0
	Waterfront	Ravine							
	Wetland	Flood Plain							
Who	When	What	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	12/19/2011	INSPECTED	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC	11/08/2010	INSPECTED	2015	0	0	0			0
TC	01/07/2011	SPLIT/COMB	2014	0	0	0			0

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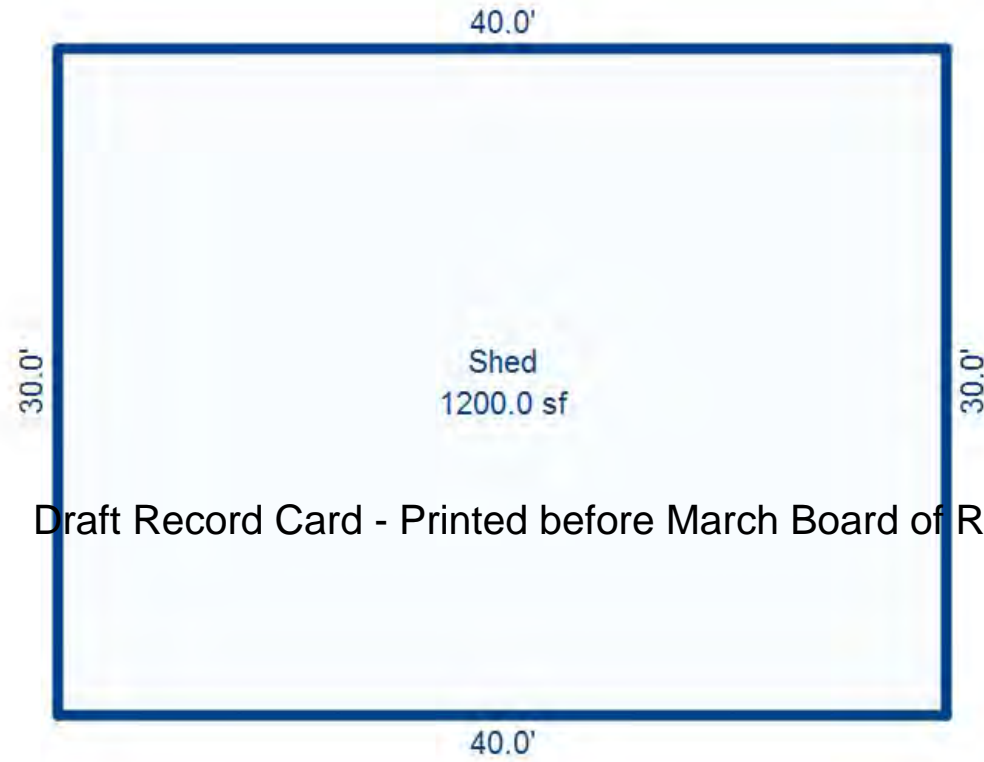
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 30 Calculator Occupancy: Clubhouse		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Low Cost Percent Adj: +0	
Floor Area: 1,200 Gross Bldg Area: 1,200 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Base Rate for Upper Floors = 44.05 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: -1.55 100% Adjusted Square Foot Cost for Upper Floors = 42.50	
Depr. Table : 1.5% Effective Age : 20 Physical %Good: 74 Func. %Good : 60 Economic %Good: 100		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.950 Ave. Floor Area: 1,200 Perimeter: 120 Perim. Multiplier: 1.100 Refined Square Foot Cost for Upper Floors: 44.41	
1995 Year Built Remodeled		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 61.289 Total Floor Area: 1,200 Base Cost New of Upper Floors = 73,547 Reproduction/Replacement Cost = 73,547 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/60 /100/44.4 Total Depreciated Cost = 32,655	
Overall Bldg Height		Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost	
Comments:		(39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor *** Basement Info *** Area #1: Type #1: Area #2: Type #2: * Mezzanine Info * * Sprinkler Info * Area: Type: Low			

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(1) Excavation/Site Prep:		(8) Plumbing:		(39) Miscellaneous:	
(2) Foundation:		(9) Sprinklers:		2830 Wood Frame	
X Poured Conc	Brick/Stone	Block	Footings	Outlets:	Fixtures:
			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:			(10) Heating and Cooling:		
			Gas	Coal	Hand Fired
			Oil	Stoker	Boiler
(5) Floor Cover:			(13) Roof Structure: Slope=0		
(6) Ceiling:			(14) Roof Cover:		
			(40) Exterior Wall:		
			Thickness	Bsmnt Insul.	

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



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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/21/2011	WD	WARRANTY DEED	2011-01990	PTA	100.0
TRIM RALPH A TRUSTEE	ALDERDEN SUSAN J & WILLIA	135,441	06/20/2011	WD	WARRANTY DEED	2011-01989		0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0% Qual. Ag.					
BAKER COLLEGE OF CADILLAC 9600 E 13TH ST CADILLAC MI 49601	MAP #:					
	2017 Est TCV 0					

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
			2013 EQ RATES&SALES			51.510 Acres	1,977	100	101,812
			51.51 Total Acres Total Est. Land Value = 101,812						

Tax Description
 12/2010 SPLIT OFF 009-025-011-00
 Parcel "B" Part 1/2 of the Southeast 1/4, Section 25, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as Commencing at the East 1/4 Corner of said Sec. 25, thence S00o56'30"E 1016.31 feet along the East line of said Sec. 25, thence S89°54'25"W 660.00 feet to the Point of Beginning, thence S00o56'30"E 222.87 feet parallel to said East Section line, thence S89°54'25"W 1969.48 feet parallel to the South 1/8 line to a point on the North & South 1/4

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

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TC	01/07/2011	SPLIT/COMB	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2015	0	0	0			0
			2014	0	0	0			0

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6344 M-55			Commercial	07/01/2011	2011-9997	100%
Owner's Name/Address	MAP #:					
BLUE ROAD, LLC 1965 BARRETT TROY MI 48084	2017 Est TCV 608,880 TCV/TFA: 44.64					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP H 75/FF	329.7013	28.70	1.0000	0.0000	75 100*	0
			COMMERCIAL 10A M/L	5400	10.57	Acres	5400	100	57,078
			* denotes lines that do not contribute to the total acreage calculation.						
			330 Actual Front Feet, 10.57 Total Acres Total Est. Land Value =						57,078

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
13 SINGLE POLE LIGHTS 5 DOUBLES	X	Electric						
	X	Gas						
		Curb	1.00	1.00	40000.0	84	100	33,600
		PAVING						
		Standard Utilities				50	110	5,841
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value =						39,441

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	28,500	275,900	304,400			228,468C
Rolling	2016	15,900	242,900	258,800			226,431C
Low	2015	15,300	225,900	241,200			225,754C
High	2014	12,400	212,400	224,800			222,199C
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	12/19/2012	INSPECTED	2016	15,900	242,900	258,800			226,431C
TPC	07/12/2011	INSPECTED	2015	15,300	225,900	241,200			225,754C
TC	06/01/2010	INSPECTED	2014	12,400	212,400	224,800			222,199C

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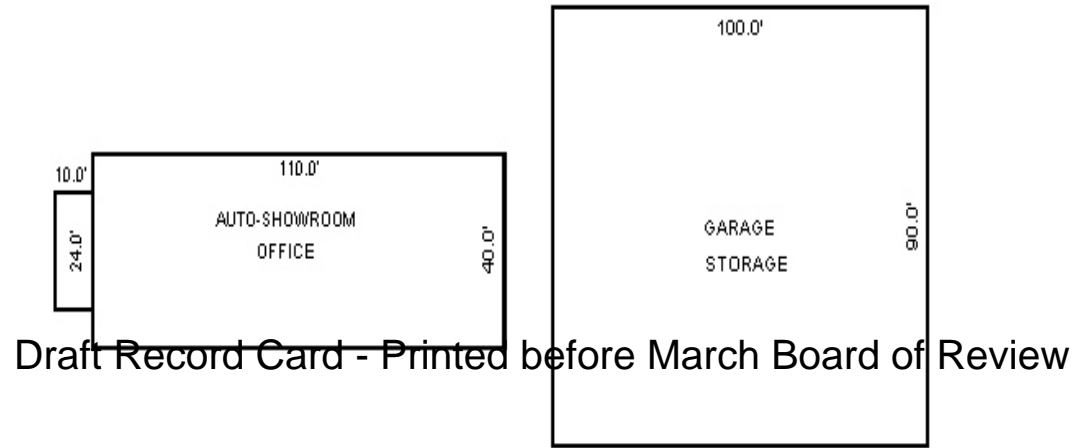
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 4,640 Gross Bldg Area: 13,640 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: C Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 51.60	
Depr. Table : 2% Effective Age : 16 Physical %Good: 72 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 51.60	
1996 Year Built 2011 Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.000 Ave. Floor Area: 4,640 Perimeter: 300 Perim. Multiplier: 1.018 Refined Square Foot Cost for Upper Floors: 52.53	
12 Overall Bldg Height		County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 74.591	
Comments:		Total Floor Area: 4,640 Base Cost New of Upper Floors = 346,102 4,640 Sq.Ft. of Sprinklers @ 2.45, County Mult.:1.42 Cost New = 16,143	
Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 362,244 Eff.Age:16 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0 Total Depreciated Cost = 260,816	
Area: 4640 Type: Low		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 255,600 Replacement Cost/Floor Area= 78.07 Est. TCV/Floor Area= 55.09	

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(1) Excavation/Site Prep:		(8) Plumbing:		(13) Roof Structure: Slope=0		(19) Miscellaneous:		
(2) Foundation:		(9) Sprinklers:		(14) Roof Cover:		(40) Exterior Wall:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Thickness	Bsmnt Insul.
(3) Frame:		Total Fixtures		Outlets:		Fixtures:		
		3-Piece Baths		Few		Few		
		2-Piece Baths		Average		Average		
		Shower Stalls		Many		Many		
		Toilets		Unfinished		Unfinished		
		Urinals		Typical		Typical		
(4) Floor Structure:		Wash Bowls		Flex Conduit		Incandescent		
		Water Heaters		Rigid Conduit		Fluorescent		
		Wash Fountains		Armored Cable		Mercury		
		Water Softeners		Non-Metalic		Sodium Vapor		
				Bus Duct		Transformer		
(5) Floor Cover:								
(6) Ceiling:								

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



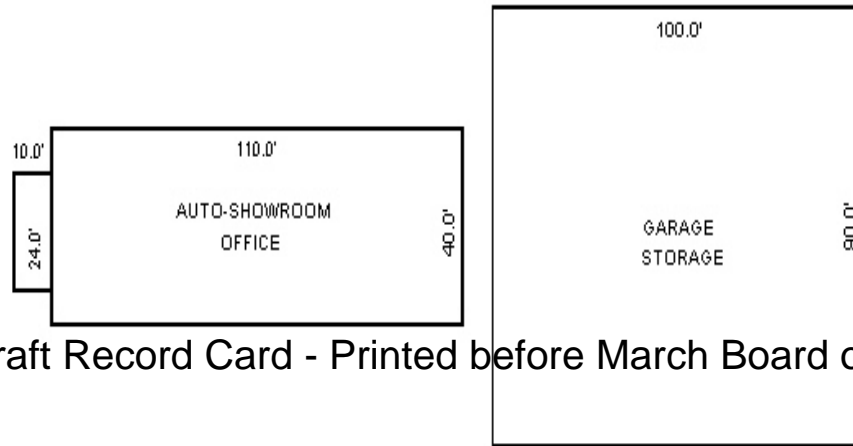
Sketch by Apex IV™

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Average Percent Adj: +0						
Class: S Floor Area: 9,000 Gross Bldg Area: 13,640 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 9000 Ave. Perimeter: 380 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 26.00 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 9,000 Perimeter: 380 Perim. Multiplier: 1.004 Refined Square Foot Cost for Upper Floors: 26.10 County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 35.501 Total Floor Area: 9,000 Base Cost New of Upper Floors = 319,513 Reproduction/Replacement Cost = 319,513 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 262,001						
2004 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Average						
Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 256,761 Replacement Cost/Floor Area= 35.50 Est. TCV/Floor Area= 28.53						
Comments:								

(1) Excavation/Site Prep:		Draft Record Card - Printed before March Board of Review				(19) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				Outlets: Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:				(40) Exterior Wall:	
						Thickness Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:				(13) Roof Structure: Slope=0	
		Gas	Coal	Hand Fired			
		Oil	Stoker	Boiler			
(6) Ceiling:						(14) Roof Cover:	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	PRICE JAY W & KATHIE I TR	1	10/28/2015	QC	RELATED PARTY	2015-03708		0.0
PRICE JAY W & KATHI I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0

Property Address	Class: 301 INDUSTRIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6400 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PRICE JAY W & KATHIE I TRUST 490 S LAKESHORE DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 334,002 TCV/TFA: 18.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	X		GROUP H 75/FF	328.701	325.80	1.0000	0.0000	75	100*	0
			COMMERCIAL 10A M/L	5400	10.04	Acres	5400	100		54,238
			* denotes lines that do not contribute to the total acreage calculation.							
			329 Actual Front Feet, 10.04 Total Acres Total Est. Land Value =							54,238

Comments/Influences	X Sewer	Land Improvement Cost Estimates					
		Description	Rate	CountyMult.	Size	%Good	Cash Value
	X	D/W/P: Asphalt Paving	1.51	1.38	9400	0	0
	X	D/W/P: 4in Ren. Conc.	3.78	1.38	235	0	0
		Curb	4.03	1.00	235.0	80	758
		Standard Utilities			9400.0	80	11,581
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				12,338

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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
			2017	27,100	139,900	167,000			157,303C
TPC	05/07/2013	INSPECTED	2016	15,100	140,800	155,900			155,900S
TC	06/01/2010	INSPECTED	2015	14,600	142,400	157,000			157,000S
			2014	12,300	177,000	189,300			155,034C

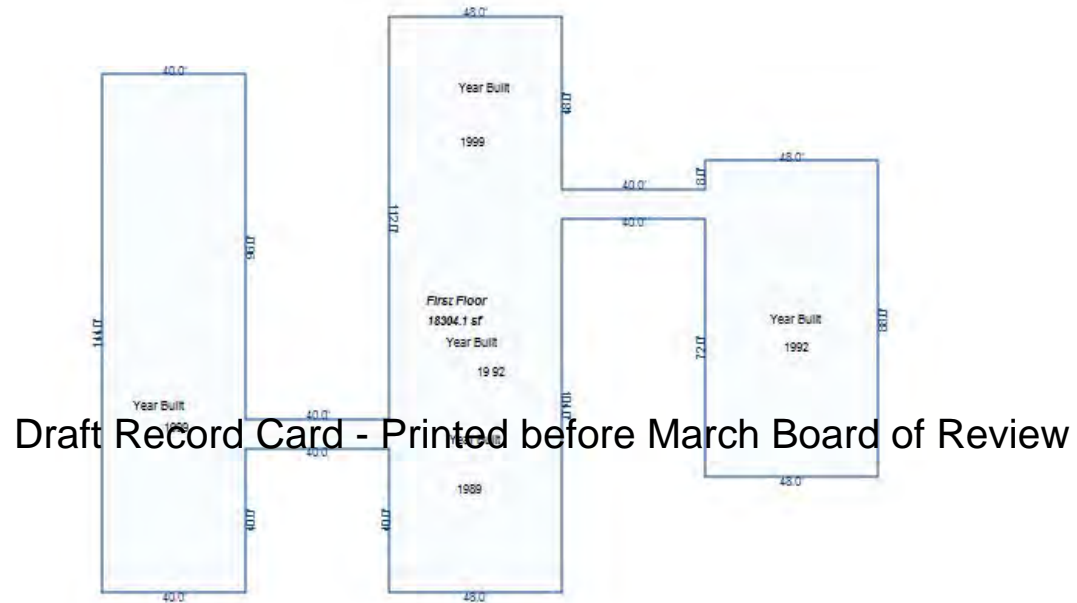
*** Information herein deemed reliable but not guaranteed***

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Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial, Light Manufacturing		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0															
Class: D Floor Area: 18,304 Gross Bldg Area: 18,304 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>X</td> <td>Above Ave.</td> <td></td> <td>Ave.</td> <td></td> <td>Low</td> </tr> </table>		High	X	Above Ave.		Ave.		Low	Base Rate for Upper Floors = 33.00							
High	X	Above Ave.		Ave.		Low											
Depr. Table : 2% Effective Age : 19 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 18304 Ave. Perimeter: 1184 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 33.00														
1989 Year Built 1999 Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 0.960 Ave. Floor Area: 18,304 Perimeter: 1184 Perim. Multiplier: 1.097 Refined Square Foot Cost for Upper Floors: 34.75														
12 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Low Storage Area #2: Type #2: Low Storage		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 47.959 Total Floor Area: 18,304 Base Cost New of Upper Floors = 877,843 Reproduction/Replacement Cost = 877,843 Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0 Total Depreciated Cost = 596,933														
Comments: MEZZANINE IS AREA BETWEEN BLDGS 1 & 2 HISTORICAL SKETCH OF BLDG1 IS 3456 SQFT - 2013 SITE VISIT 6960SQFT		* Sprinkler Info * Area: Type: Average		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost Col.</th> <th>Rate</th> <th># or SqFt</th> <th>Height Adj.</th> <th>Storys Adj.</th> <th>Base Cost</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="text-align: right;">Total Base Cost New = 0</td> </tr> </tbody> </table>	Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost	Total Base Cost New = 0					
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost											
Total Base Cost New = 0																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

(1) Excavation/Site Prep:		Draft Record Card - Printed before March Board of Review				(19) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				X Mezzanines, Open Area	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Outlets:
			Total Fixtures	Urinals			Fixtures:
(3) Frame:			3-Piece Baths	Wash Bowls			Few Average
			2-Piece Baths	Water Heaters			Average Average
			Shower Stalls	Wash Fountains			Many Unfinished
			Toilets	Water Softeners			Unfinished Typical
(4) Floor Structure:							Flex Conduit
							Rigid Conduit
							Armored Cable
							Non-Metalic
							Bus Duct
							Incandescent
							Fluorescent
							Mercury
							Sodium Vapor
							Transformer
(5) Floor Cover:							(40) Exterior Wall:
							Thickness
							Bsmnt Insul.
(6) Ceiling:							(13) Roof Structure: Slope=0
							(14) Roof Cover:

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Sketch by Apex Sketch

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6470 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
DUVALL A SANDRA TRUSTEE 6470 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 248,743 TCV/TFA: 132.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06 A.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
			COMMERCIAL 10A M/L	5400	10.06	Acres		5400	100		54,324
			* denotes lines that do not contribute to the total acreage calculation.								
			328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value = 54,324								

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
28X56 PB FOR 95	X	Electric	1.61	1.00	2570	0	0	
	X	Gas	Residential Local Cost Land Improvements					
		Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Standard Utilities				2.0	95	4,750
		Underground Utils.	Total Estimated Land Improvements True Cash Value =					4,750

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

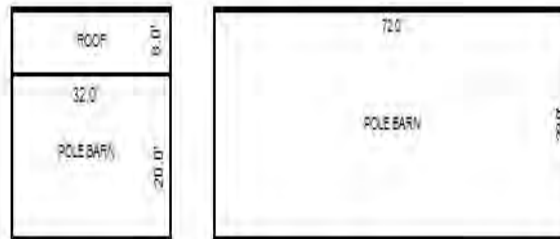
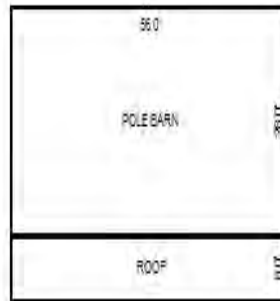
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	27,200	97,200	124,400			86,526C
2016	15,100	91,600	106,700			85,755C
2015	14,600	84,100	98,700			85,499C
2014	12,300	76,600	88,900			84,153C

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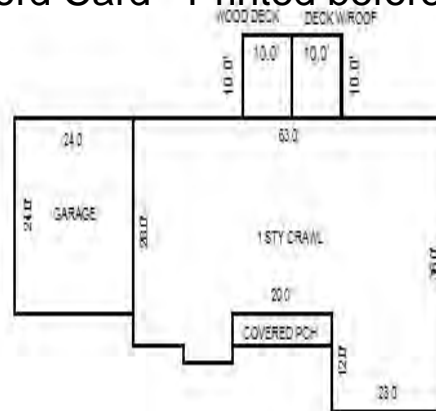
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1981	Remodeled 0	Ex	X	Ord		Min											
Condition for Age: Average		Lg	X	Ord		Small											
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		150 Amps Service													
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1 Story Siding			Crawl Space		60.81 -8.27 0.00		1878 98,670		
(2) Windows		Insulation		No. of Elec. Outlets			Other Additions/Adjustments			Rate				Size Cost			
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few	(1) Exterior Brick Veneer			8.25		224 1,848				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(9) Basement Finish			Basement Living Finish		17.25		584 10,074			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Average Fixture(s)		760.00		1 760			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(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			(15) Built-Ins & Fireplaces			2 1600.00		1 1,600					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	584		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Well, 100 Feet 1000 Gal Septic		2700.00 3085.00		1 2,700 1 3,085			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(10) Floor Support		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			(17) Garages			Appliance Allowance Fireplace: Interior 1 Story		1915.00 3250.00		1 1,915 1 3,250			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story), Standard			31.93		80 2,554					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Recreation SF Living SF Walkout Doors No Floor SF		1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood, Standard			8.30		100 830					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Lump Sum Items:		1 1000 Gal Septic 1 2000 Gal Septic			Pine w/Roof, Standard			20.80		100 2,080					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(14) Water/Sewer		1 1000 Gal Septic 1 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		19.20		576 11,059			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Public Water Public Sewer		1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allowance			-1300.00		1 -1,300					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Water Well		1 1000 Gal Septic 1 2000 Gal Septic			Fireplace: Interior 1 Story			375.00		1 375					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	1000 Gal Septic		1 1000 Gal Septic 1 2000 Gal Septic			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		12.04		640 7,706			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	2000 Gal Septic		1 1000 Gal Septic 1 2000 Gal Septic			Mechanical Doors			350.00		1 350					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Lump Sum Items:		1 1000 Gal Septic 1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost =		144,576					
<p style="text-align: center;">*** Information herein deemed reliable but not guaranteed***</p> <p style="text-align: center;"><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																	

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Sketch by Apex IVTI

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2016 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	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: GRG		Trim & Decoration		Central Air Wood Furnace													
Yr Built 0	Remodeled 0	Ex	Ord	Min	(12) Electric												
Condition for Age: Average		Lg	Ord	Small	0 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex.	Ord.	Min	(17) Garages										
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Class:D Exterior: Pole Foundation: 18 Inch (Finished)										
	Insulation	(7) Excavation		Many	Ave.	Few	Base Cost 11.90										
(2) Windows	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Base Cost 9.71 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 53,743 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 2 = 51,056										
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement		(14) Water/Sewer			ROOF STRUCT. (SQ FT) 3.97									
	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			448 1,779										
	Chimney:	(9) Basement Finish		Lump Sum Items:													
		Recreation SF Living SF Walkout Doors No Floor SF															
		(10) Floor Support															
		Joists: Unsupported Len: Cntr.Sup:															

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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.
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	40,000	05/17/2010	PTA	Arms Length			100.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	Arms Length	2010-1708WD		0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
M 66	School: LAKE CITY - 57020		Commercial	10/20/2011	2011-0593	100%
	P.R.E. 0%		Commercial	04/29/2010	20100169	100%

Owner's Name/Address	MAP #:	2017 Est TCV 0
BAKER COLLEGE OF CADILLAC 9600 E 13TH ST CADILLAC MI 49601		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				M-55/66 \$300	212.88	660.00	1.0000	1.0000	300	100		63,864
				213 Actual Front Feet, 3.23 Total Acres Total Est. Land Value = 63,864								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: Asphalt Paving	1.42	1.00	10000	75	10,650			
				Commercial/Industrial Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	%Arch.	Mult	Cash Value	
				Outdoor Lighting	590.00	1.00	9.0	67	100		3,558	
				Standard Utilities				2.0	85		162	
				Total Estimated Land Improvements True Cash Value = 14,370								

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	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.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	LAND CONTRACT	2013-02968 WD		0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	RELATED PARTY	2010-1706QC	PTA	0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6262 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 357,108 TCV/TFA: 34.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		* Factors *						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Dirt Road			GROUP H 75/FF	329.801328.70	1.0000	0.0000	75 100*		0
Gravel Road			COMMERCIAL 10A M/L	5400	10.06	Acres	5400 100		54,324
Paved Road	X		* denotes lines that do not contribute to the total acreage calculation.						
Storm Sewer			330 Actual Front Feet, 10.06 Total Acres				Total Est. Land Value =		54,324
Sidewalk			Land Improvement Cost Estimates						
Water			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Sewer	X		D/W/P: Asphalt Paving	1.42	1.36	41320	50	39,899	
Electric	X		Total Estimated Land Improvements True Cash Value = 39,899						
Gas	X								
Curb									
Standard Utilities									
Underground Utils.									

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	27,200	151,400	178,600			117,628C
2016	15,100	135,300	150,400			116,579C
2015	14,600	126,300	140,900			116,231C
2014	12,400	102,200	114,600			114,401C

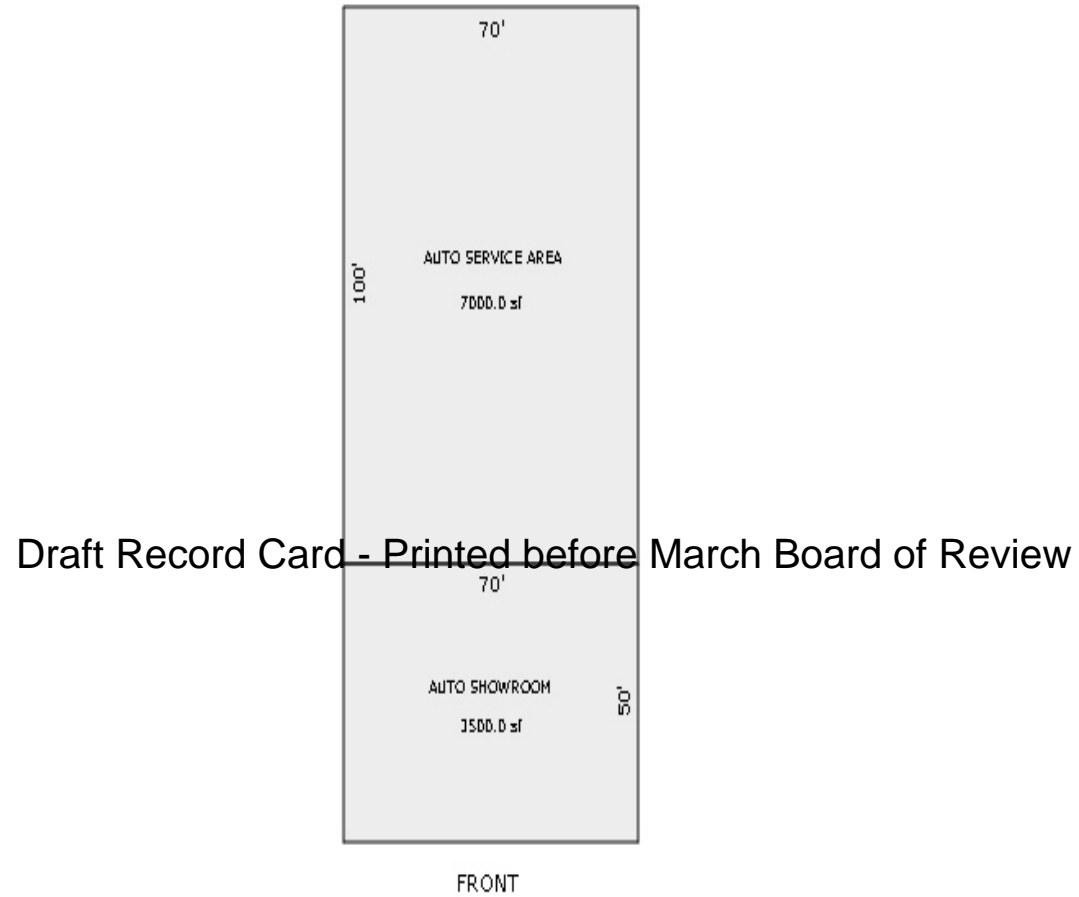
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 8 Calculator Occupancy: Automotive Center		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Average Percent Adj: +0															
Class: S Floor Area: 10,500 Gross Bldg Area: 10,500 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		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 Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 10500 Ave. Perimeter: 440 Has Elevators:		High	Above Ave.	Ave.	X	Low									
High	Above Ave.	Ave.	X	Low													
Depr. Table : 3% Effective Age : 30 Physical %Good: 40 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 45.75 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 10,500 Perimeter: 440 Perim. Multiplier: 1.019 Refined Square Foot Cost for Upper Floors: 46.62 County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 63.402 Total Floor Area: 10,500 Base Cost New of Upper Floors = 665,723 Reproduction/Replacement Cost = 665,723 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0 Total Depreciated Cost = 266,289															
1984 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Average															
14 Overall Bldg Height	<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost Col.</th> <th>Rate</th> <th># or SqFt</th> <th>Height Adj.</th> <th>Storys Adj.</th> <th>Base Cost</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost	(39) Miscellaneous						
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Base Cost											
(39) Miscellaneous																	

(1) Excavation/Site Prep:		Draft Record Card - Printed before March Board of Review				(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				178 Steel Frame	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	Outlets:
			Total Fixtures	Urinals			Fixtures:
(3) Frame:			3-Piece Baths	Wash Bowls			Few Average
			2-Piece Baths	Water Heaters			Many Average
			Shower Stalls	Wash Fountains			Unfinished Typical
			Toilets	Water Softeners			Typical Typical
(4) Floor Structure:							(40) Exterior Wall:
			(9) Sprinklers:				Thickness
							Bsmnt Insul.
(5) Floor Cover:			(10) Heating and Cooling:				(13) Roof Structure: Slope=0
			Gas Oil	Coal Stoker	Hand Fired Boiler		
(6) Ceiling:							(14) Roof Cover:

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	Not Used In Study	2011-5820	OTHER PTA	0.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	Arms Length	2010-1708	WD	0.0

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
4800 S MOREY RD	School: LAKE CITY - 57020		ALTERATION	03/15/2012	2012-0061	100%
Owner's Name/Address	P.R.E. 0%		Commercial	07/02/2010	20100340	100%
BAKER COLLEGE OF CADILLAC 9600 E 13TH ST CADILLAC MI 49601	MAP #:					
	2017 Est TCY 0 TCY/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF E 1/4 POST TH W 660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.	X	Dirt Road		M-55/66	\$300	330.00	660.00	1.0000	1.0000	300	100		99,000
Comments/Influences		Gravel Road		330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 99,000									
		Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description	Rate	County	Mult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: Asphalt Paving	1.61	1.00		12000	45	8,694			
		Water		Commercial/Industrial Local Cost Land Improvements									
		Sewer		Description	Rate	County	Mult.	Size	%Good	%Arch.	Mult	Cash Value	
	X	Electric		Outdoor Lighting	590.00	1.00		4.0	55	66		857	
	X	Gas		Total Estimated Land Improvements True Cash Value = 9,551									
		Curb											
		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		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Rolling		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	Low		2015	0	0	0			0
	High		2014	0	0	0			0
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	06/01/2011	INSPECTED							

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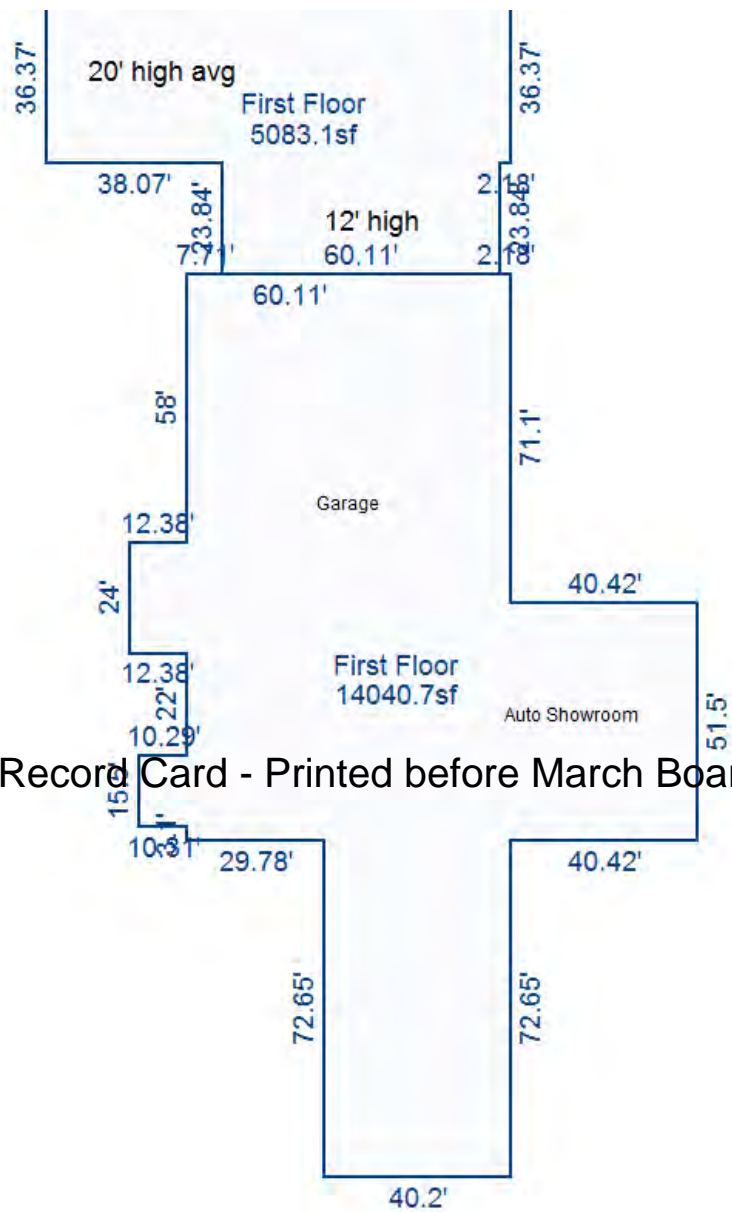
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 58 Calculator Occupancy: Garage, Fleet Service		<<<<< Calculator Cost Computations >>>>>	
Class: S Floor Area: 14,040 Gross Bldg Area: 19,123 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: S Quality: Average Percent Adj: +0 Base Rate for Upper Floors = 49.65	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 49.65	
1974 Year Built 2012 Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 14,040 Perimeter: 656 Perim. Multiplier: 1.017 Refined Square Foot Cost for Upper Floors: 50.49	
14 Overall Bldg Height		County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 68.672	
Comments: Showroom & office space		Total Floor Area: 14,040 Base Cost New of Upper Floors = 964,154 Reproduction/Replacement Cost = 964,154 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 578,492	
Area #1: Type #1: Area #2: Type #2:		Local Cost Items Rate Quantity/Area %Good Depr.Cost WATER WELL 5000.00 1 95 4,750 SEPTIC SYSTEM 2000.00 1 95 1,900	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 573,439 Replacement Cost/Floor Area= 69.15 Est. TCV/Floor Area= 40.84	
*** Basement Info ***		* Mezzanine Info *	
* Sprinkler Info *		* Miscellaneous:	
Area: Type: Average			

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

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



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Sketch by Apex Sketch

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

Desc. of Bldg/Section: CAL 58 Calculator Occupancy: Garage, Fleet Service		<<<<< Calculator Cost Computations >>>>>	
Class: S Floor Area: 5,083 Gross Bldg Area: 19,123 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: S Quality: Good Percent Adj: +0 Base Rate for Upper Floors = 72.45	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Forced Air Furnace Cost/SqFt: -3.40 100% Adjusted Square Foot Cost for Upper Floors = 69.05	
2012 Year Built Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 5,083 Perimeter: 321 Perim. Multiplier: 1.083 Refined Square Foot Cost for Upper Floors: 74.78	
20 Overall Bldg Height		County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 101.702	
Comments: Includes all of garage area, body shop & paint shop		Total Floor Area: 5,083 Base Cost New of Upper Floors = 516,953 Reproduction/Replacement Cost = 516,953 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 310,172	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 303,968 Replacement Cost/Floor Area= 101.70 Est. TCV/Floor Area= 59.80	
*** Basement Info *** Area: Perimeter: Type:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	
* Sprinkler Info * Area: Type: Good			

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(1) Excavation/Site Prep:		(2) Foundation:		(8) Plumbing:		(11) Electrical and Lighting:		(19) Miscellaneous:	
Footings X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Outlets: Fixtures: Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
(3) Frame:		(4) Floor Structure:		(9) Sprinklers:		(12) Roof Structure:		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer		Thickness Bsmnt Insul.	
(6) Ceiling:						(13) Roof Structure: Slope=0			
						(14) Roof Cover:			

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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6100 W BLUE RD	School: LAKE CITY - 57020		Commercial	12/23/2014	2014-0592	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
PEARSON WILLIAM F 3985 S LACHANCE LAKE CITY MI 49651	2017 Est TCV 259,216 TCV/TFA: 33.93

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A			* Factors *						
	Dirt Road	315.00	998.42	1.0000	1.0000	125	100		39,375
			B GRADE 125/FF 315 Actual Front Feet, 7.22 Total Acres Total Est. Land Value = 39,375						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: Asphalt Paving	1.51	1.38	3500	94	6,856	
			D/W/P: 4in Ren. Conc.	3.78	1.38	2400	94	11,768	
			Fencing: Mesh, + Barb Wire	2.00	1.38	1600	94	4,151	
			Total Estimated Land Improvements True Cash Value = 22,775						

Comments/Influences

Standard Utilities
Underground Utility

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	19,700	109,900	129,600			109,146C
2016	19,700	97,400	117,100			108,173C
2015	19,700	90,500	110,200			104,360C
2014	19,700	84,900	104,600			102,717C

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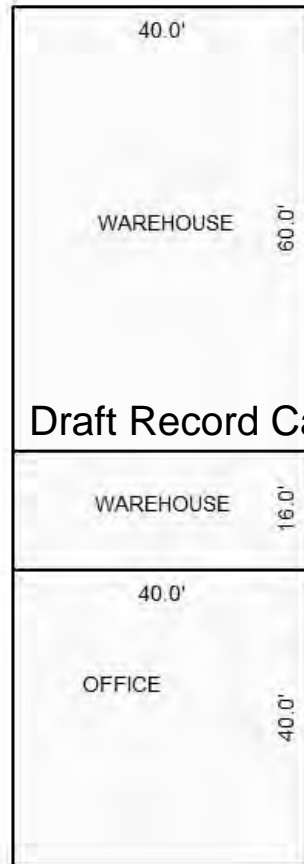
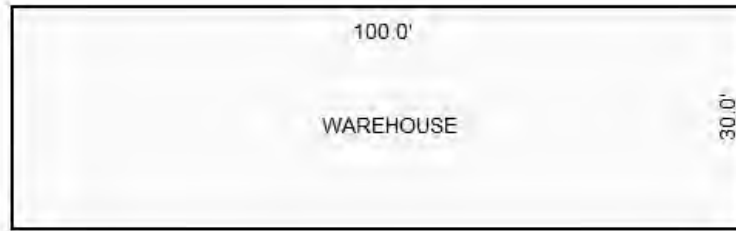
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 210: NORTH BLDG W/3WALL Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Percent Adj: +0						
Class: D Floor Area: 3,000 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 19.45 (10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100% Adjusted Square Foot Cost for Upper Floors = 17.85 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 3,000 Perimeter: 260 Perim. Multiplier: 1.193 Refined Square Foot Cost for Upper Floors: 22.15 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 30.563 Total Floor Area: 3,000 Base Cost New of Upper Floors = 91,688 Reproduction/Replacement Cost = 91,688 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 58,680						
1974 Year Built Remodeled 16 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * * Sprinkler Info * Area: Type: Low						
Comments: WAREHOUSE..NO PBG..NO HTG.		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost (4) Floor Structure: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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(1) Excavation/Site Prep:		(2) Foundation:		(3) Frame:		(4) Floor Structure:		(5) Floor Cover:		(6) Ceiling:		(7) Electrical and Plumbing:		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(11) Miscellaneous:	
X Poured Conc		Brick/Stone		Block		1200 SqFt, Concrete, On Ground								Many Above Ave. Average Typical Few None		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Outlets: Fixtures: Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
																				Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
																				(13) Roof Structure: Slope=0 1200 SqFt, Wood Joists, Add for Sn	
																				(14) Roof Cover: 1200 SqFt, Alum./Steel Corrugated	
																				(40) Exterior Wall: Thickness Bsmnt Insul.	

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



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Sketch by Apex Sketch

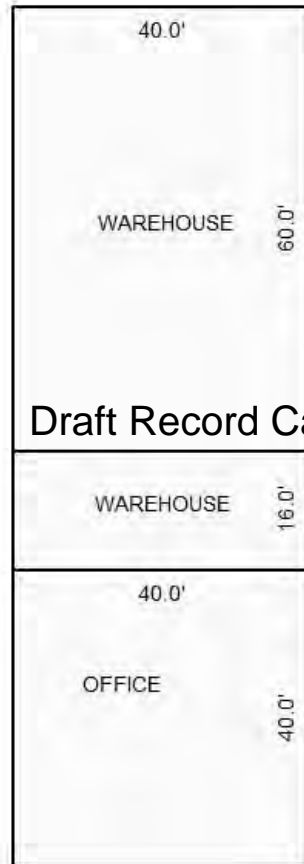
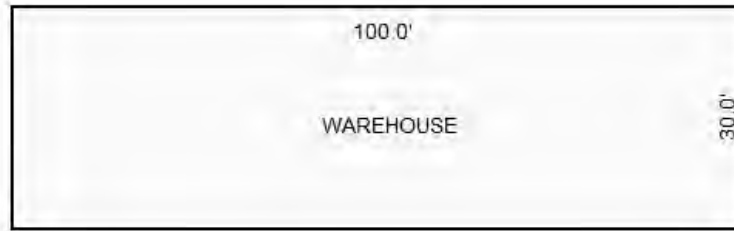
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 210: N PT OF S BLDG Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 2,400 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 19.45	
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100% Adjusted Square Foot Cost for Upper Floors = 17.85	
1976 Year Built Remodeled 16 Overall Bldg Height		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 2,400 Perimeter: 200 Perim. Multiplier: 1.179 Refined Square Foot Cost for Upper Floors: 21.89	
Comments: THIS BLDG 2400SQ + NEWER ADDITION, WITH OFFICE.		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 30.204 Total Floor Area: 2,400 Base Cost New of Upper Floors = 72,490 Reproduction/Replacement Cost = 72,490 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 46,393	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 200 Has Elevators:		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 45,465 Replacement Cost/Floor Area= 30.20 Est. TCV/Floor Area= 18.94	
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info * * Sprinkler Info * Area: Type: Low	

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(1) Excavation/Site Prep:	(8) Plumbing:	(11) Electrical and Lighting:	(19) Miscellaneous:
(2) Foundation:	Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners	Outlets: Fixtures: Few Average Average Many Many Unfinished Typical Unfinished Typical Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer	(40) Exterior Wall:
X Poured Conc Brick/Stone Block	(9) Sprinklers:	(13) Roof Structure: Slope=0	Thickness Bsmnt Insul.
(3) Frame:	(10) Heating and Cooling:	(14) Roof Cover:	
(4) Floor Structure:	Gas Oil Coal Stoker Hand Fired Boiler		
(5) Floor Cover:			
(6) Ceiling:			

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



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Sketch by Apex Sketch

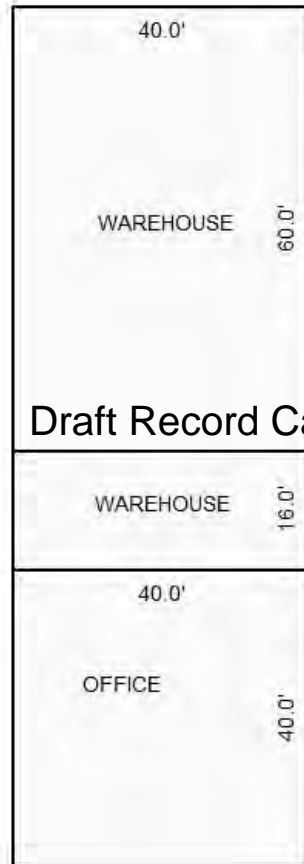
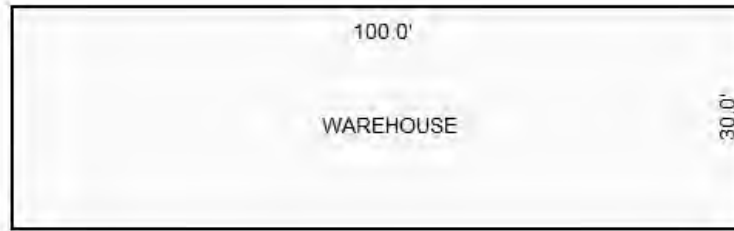
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 210 CENTER OF BLDG Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 640 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 19.45						
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 19.45						
1976 Year Built Remodeled 14 Overall Bldg Height		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 640 Perimeter: 32 Perim. Multiplier: 1.038 Refined Square Foot Cost for Upper Floors: 20.19						
Comments: OLD OFFICE..CONVERTED TO STORAGE		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 27.861 Total Floor Area: 640 Base Cost New of Upper Floors = 17,831 Reproduction/Replacement Cost = 17,831 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 11,412						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 640 Ave. Perimeter: 32 Has Elevators:		High	Above Ave.	Ave.	X	Low	ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 11,184 Replacement Cost/Floor Area= 27.86 Est. TCV/Floor Area= 17.47	
High	Above Ave.	Ave.	X	Low				
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info *						
* Sprinkler Info * Area: Type: Low								

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(1) Excavation/Site Prep:	(2) Foundation:	(8) Plumbing:	(19) Miscellaneous:																																																		
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>	X	Poured Conc	Brick/Stone	Block	Footings	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> <tr> <td colspan="2">Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td colspan="2">3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td colspan="2">2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td colspan="2">Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td colspan="2">Toilets</td> <td>Water Softeners</td> </tr> </table>	Many Above Ave.	Average Typical	Few None	Total Fixtures		Urinals	3-Piece Baths		Wash Bowls	2-Piece Baths		Water Heaters	Shower Stalls		Wash Fountains	Toilets		Water Softeners	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2">Outlets:</td> <td colspan="2">Fixtures:</td> </tr> <tr> <td>Few</td> <td>Average</td> <td>Few</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Unfinished</td> <td>Many</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> <td>Typical</td> <td>Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Incandescent</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Non-Metalic</td> <td>Mercury</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> <td></td> <td></td> </tr> </table>	Outlets:		Fixtures:		Few	Average	Few	Average	Many	Unfinished	Many	Unfinished	Typical	Typical	Typical	Typical	Flex Conduit	Rigid Conduit	Incandescent	Fluorescent	Armored Cable	Non-Metalic	Mercury	Sodium Vapor	Bus Duct	Transformer		
X	Poured Conc	Brick/Stone	Block																																																		
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(3) Frame:	(4) Floor Structure:	(9) Sprinklers:	(40) Exterior Wall:																																																		
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>	Thickness	Bsmnt Insul.																																																
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(6) Ceiling:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>	Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:																																																
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Sketch by Apex Sketch

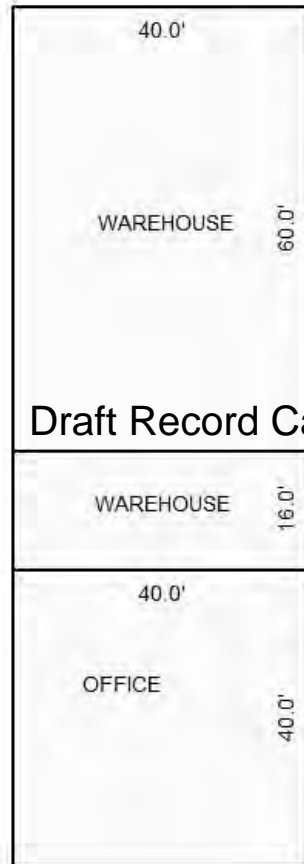
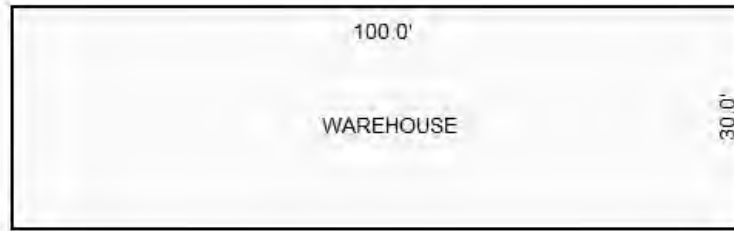
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Desc. of Bldg/Section: CAL 140: FRONT OF BLDG Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>>																																																																																																														
Class: S Floor Area: 1,600 Gross Bldg Area: 7,640 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost				Class: S Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 44.65																																																																																																										
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td colspan="5" style="text-align: center;">** ** Calculator Cost Data ** **</td> </tr> <tr> <td colspan="5">Quality: Low Cost Adj: %+0 \$/SqFt:0.00</td> </tr> <tr> <td colspan="5">Heat#1: Package Heating & Cooling 100</td> </tr> <tr> <td colspan="5">Heat#2: Package Heating & Cooling 0%</td> </tr> <tr> <td colspan="5">Ave. SqFt/Story: 1600</td> </tr> <tr> <td colspan="5">Ave. Perimeter: 160</td> </tr> <tr> <td colspan="5">Has Elevators:</td> </tr> <tr> <td colspan="5" style="text-align: center;">*** Basement Info ***</td> </tr> <tr> <td colspan="5">Area:</td> </tr> <tr> <td colspan="5">Perimeter:</td> </tr> <tr> <td colspan="5">Type:</td> </tr> <tr> <td colspan="5">Heat: Hot Water, Radiant Floor</td> </tr> <tr> <td colspan="5" style="text-align: center;">* Mezzanine Info *</td> </tr> <tr> <td colspan="5">Area #1:</td> </tr> <tr> <td colspan="5">Type #1:</td> </tr> <tr> <td colspan="5">Area #2:</td> </tr> <tr> <td colspan="5">Type #2:</td> </tr> <tr> <td colspan="5" style="text-align: center;">* Sprinkler Info *</td> </tr> <tr> <td colspan="5">Area:</td> </tr> <tr> <td colspan="5">Type: Average</td> </tr> </table>				High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** **					Quality: Low Cost Adj: %+0 \$/SqFt:0.00					Heat#1: Package Heating & Cooling 100					Heat#2: Package Heating & Cooling 0%					Ave. SqFt/Story: 1600					Ave. Perimeter: 160					Has Elevators:					*** Basement Info ***					Area:					Perimeter:					Type:					Heat: Hot Water, Radiant Floor					* Mezzanine Info *					Area #1:					Type #1:					Area #2:					Type #2:					* Sprinkler Info *					Area:					Type: Average					(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.20 100% Adjusted Square Foot Cost for Upper Floors = 50.85 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.000 Ave. Floor Area: 1,600 Perimeter: 160 Perim. Multiplier: 1.120 Refined Square Foot Cost for Upper Floors: 56.95 County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 77.455 Total Floor Area: 1,600 Base Cost New of Upper Floors = 123,928 Reproduction/Replacement Cost = 123,928 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 79,314 ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 4 = 77,727 Replacement Cost/Floor Area= 77.45 Est. TCV/Floor Area= 48.58	
High	Above Ave.	Ave.	X	Low																																																																																																												
** ** Calculator Cost Data ** **																																																																																																																
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2001	Year Built Remodeled	Area: Perimeter: Type:				Total Floor Area: 1,600 Base Cost New of Upper Floors = 123,928																																																																																																										
12	Overall Bldg Height							Heat: Hot Water, Radiant Floor		Reproduction/Replacement Cost = 123,928 Total Depreciated Cost = 79,314																																																																																																						
Comments: NEW OFFICE BLDG FOR 02..OLD OFFICE CONVERTED TO WAREHOUSE.		Area #1: Type #1: Area #2: Type #2:				ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 4 = 77,727 Replacement Cost/Floor Area= 77.45 Est. TCV/Floor Area= 48.58																																																																																																										

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(1) Excavation/Site Prep:		(8) Plumbing:				(11) Electrical and Lighting:		(19) Miscellaneous:	
(2) Foundation:		(9) Sprinklers:				Outlets:		Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.		Average Typical	Few None	Few Average	Few Average
(3) Frame:		Total Fixtures		Urinals		Many Unfinished	Many Unfinished	(40) Exterior Wall:	
(4) Floor Structure:		3-Piece Baths		Wash Bowls		Typical	Typical		
(5) Floor Cover:		2-Piece Baths		Water Heaters		Flex Conduit	Incandescent	Thickness Bsmnt Insul.	
(6) Ceiling:		Shower Stalls		Wash Fountains		Rigid Conduit	Fluorescent		
		Toilets		Water Softeners		Armored Cable	Mercury	(13) Roof Structure: Slope=0	
		(10) Heating and Cooling:		(14) Roof Cover:		Non-Metalic	Sodium Vapor		
		Gas	Coal	Hand Fired Boiler		Bus Duct	Transformer		
		Oil	Stoker	(11) Electrical and Lighting:					

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Sketch by Apex Sketch

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

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

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PEARSON DEBRA L TRUSTEE 3985 S LACHONCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 6,375					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			B GRADE 125/FF	51.00	175.00	1.0000	1.0000	125	100	6,375
			51 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 6,375							

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

Comments/Influences

SMALL STRIP OF LAND BEHIND 013-70

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

Topography of Site

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



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 Missaukee, Michigan

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	3,200	0	3,200			2,525C
2016	3,200	0	3,200			2,503C
2015	2,500	0	2,500			2,496C
2014	2,500	0	2,500			2,457C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	01/01/2002	WD	Download	02-0:0066		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PEARSON DEBRA L TRUSTEE 3985 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 111,170 TCV/TFA: 38.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75.01 FT THOF. .6629A.	X		Dirt Road	175.00	165.00	1.0000	0.0000	200	100*		0
			Gravel Road	COMMERCIAL \$1/SQFT		0.66 Acres		43560	100		28,880
			Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
			Storm Sewer	175 Actual Front Feet, 0.66 Total Acres				Total Est. Land Value =		28,880	
Comments/Influences			Sidewalk	Land Improvement Cost Estimates							
CHURCH..SOLD RETURNED TO ROLL FOR 03	X		Water	Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Sewer	D/W/P: Asphalt Paving	1.42	1.38	12000	50	11,758		
	X		Electric	Total Estimated Land Improvements True Cash Value =					11,758		
			Gas								
			Curb								
			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		2017	14,400	41,200	55,600			46,637C
	Rolling		2016	14,400	36,600	51,000			46,222C
	Low		2015	26,300	25,100	51,400			46,084C
	High		2014	32,800	21,100	53,900			45,359C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	09/25/2015	INSPECTED							

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

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Warehouse, Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average Percent Adj: +0	
Floor Area: 2,910 Gross Bldg Area: 2,910 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Base Rate for Upper Floors = 21.15	
Depr. Table : 2% Effective Age : 30 Physical %Good: 55 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Package Heating & Cooling Cost/SqFt: 6.05 100% Adjusted Square Foot Cost for Upper Floors = 27.20	
1973 Year Built Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 1.000 Ave. Floor Area: 2,910 Perimeter: 254 Perim. Multiplier: 1.198 Refined Square Foot Cost for Upper Floors: 32.59	
8 Overall Bldg Height		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 44.968	
Comments:		Total Floor Area: 2,910 Base Cost New of Upper Floors = 130,857 Reproduction/Replacement Cost = 130,857 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0 Total Depreciated Cost = 71,971	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 70,532 Replacement Cost/Floor Area= 44.97 Est. TCV/Floor Area= 24.24	
Area #1: Type #1: Area #2: Type #2:		*** Basement Info ***	
Area: Type: Average		* Mezzanine Info *	
Area: Type: Average		* Sprinkler Info *	

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(1) Excavation/Site Prep:		(8) Plumbing:		(11) Electrical and Lighting:		(19) Miscellaneous:	
(2) Foundation:		(9) Sprinklers:		Outlets:		Fixtures:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(10) Heating and Cooling:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(5) Floor Cover:		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0		Thickness Bsmnt Insul.	
(6) Ceiling:		(14) Roof Cover:		(14) Roof Cover:		(14) Roof Cover:	

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



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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.
BAKER COLLEGE OF CADILLAC	CONSUMERS ENERGY CO	0	08/09/2010	OTH	EASEMENT	2011-5820	OTHER PTA	0.0
HELSEL EARL JR & SYLVIA D	EARL TRUST 50% & SYLVIA T	0	11/13/2009	WD	Not Qualified	2009/3983		0.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 19,440					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE 1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.		X		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				B GRADE 125/FF	420.80	660.01	1.0000	0.0000	125 100*	0
				2013 EQ RATES&SALES			6.376	Acres	3,049 100	19,440
				* denotes lines that do not contribute to the total acreage calculation.						
				421 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 19,440						

Comments/Influences	Public Improvements	Topography of Site
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	X Level Rolling Low X 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
			2017	9,700	0	9,700			8,248C
			2016	9,700	0	9,700			8,175C
			2015	9,700	0	9,700			8,151C
			2014	9,700	0	9,700			8,023C

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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6170 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KOORN MARTINUS & BARBARA L TRUST 340 WEST CADILLAC RD FALMOUTH MI 49632	MAP #:					
	2017 Est TCV 185,446 TCV/TFA: 21.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
			COMMERCIAL 10A M/L	5400	10.06	Acres	5400	100			54,324
			* denotes lines that do not contribute to the total acreage calculation.								
			328 Actual Front Feet, 10.06 Total Acres		Total Est. Land Value =						54,324

Comments/Influences	X	Electric	Rate	CountyMult.	Size	%Good	Cash Value	
4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.	X	Electric	1.51	1.38	10520	94	20,606	
	X	Gas	3.78	1.38	3044	94	14,926	
			Total Estimated Land Improvements				True Cash Value =	35,532

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	27,200	65,500	92,700			59,753C
Rolling	2016	15,100	59,300	74,400			59,221C
Low	2015	14,600	55,500	70,100			59,044C
High	2014	12,300	51,900	64,200			58,115C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average Percent Adj: +0	
Floor Area: 3,672		Base Rate for Upper Floors = 27.50	
Gross Bldg Area: 8,456		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 40%	
Stories Above Grd: 1		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 60%	
Average Sty Hght : 12		Combined Heating System adjustment: 0.00 100%	
Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 27.50	
Depr. Table : 2.5%		1 Stories	
Effective Age : 35		Number of Stories Multiplier: 1.000	
Physical %Good: 41		Average Height per Story: 12	
Func. %Good : 100		Height per Story Multiplier: 0.960	
Economic %Good: 100		Ave. Floor Area: 3,672	
		Perimeter: 252	
		Perim. Multiplier: 1.117	
		Refined Square Foot Cost for Upper Floors: 29.49	
		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 40.695	
		Total Floor Area: 3,672	
		Base Cost New of Upper Floors = 149,430	
		Reproduction/Replacement Cost = 149,430	
		Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0	
		Total Depreciated Cost = 61,266	
		<<<<< Segregated Cost Computations >>>>>	
		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
		Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost	
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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

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



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Sketch by Apex Sketch

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

Desc. of Bldg/Section: CAL 168 Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 4,784 Gross Bldg Area: 8,456 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 4784 Ave. Perimeter: 288 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 30 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 14.75 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.080 Ave. Floor Area: 4,784 Perimeter: 288 Perim. Multiplier: 0.936 Refined Square Foot Cost for Upper Floors: 14.91 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 20.576 Total Floor Area: 4,784 Base Cost New of Upper Floors = 98,438 Reproduction/Replacement Cost = 98,438 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 34,453						
1981	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
14	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type: Average						
(1) Excavation/Site Prep:		(11) Miscellaneous:						

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(2) Foundation:	Footings	(8) Plumbing:	Outlets:	Fixtures:	(19) Miscellaneous:				
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	
(3) Frame:			Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	Many Unfinished	Many Unfinished	
(4) Floor Structure:			2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Typical	Typical	
(5) Floor Cover:			Toilets	Water Softeners					
(6) Ceiling:			(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:		
							Thickness	Bsmnt Insul.	
			(10) Heating and Cooling:		(14) Roof Cover:				
			Gas	Coal	Hand Fired				
			Oil	Stoker	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.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	LAND CONTRACT	2013-02968 WD		0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	RELATED PARTY	2010-1706QC	PTA	0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
6190 W BLUE RD	School: LAKE CITY - 57020		SIGN	11/08/2013	2013-0566	100%
Owner's Name/Address	P.R.E. 0%		Commercial	08/27/2013	2013-0404	100%
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 664,226 TCV/TFA: 44.28					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	Public Improvements		* Factors *								
	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences	X		GROUP H 75/FF	329.80	1327.80	1.0000	0.0000	75	100*		0
	X		COMMERCIAL 10A M/L 5400	10.05	Acres	5400	100				54,286
			* denotes lines that do not contribute to the total acreage calculation.								
			330 Actual Front Feet, 10.05 Total Acres Total Est. Land Value = 54,286								
			Land Improvement Cost Estimates								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		D/W/P: Asphalt Paving	1.42	1.36	14340	50	13,847			
	X		Fencing: Wd, Basket, 6 ft.	16.69	1.36	288	50	3,269			
			Commercial/Industrial Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	%Arch.	Mult	Cash Value	
			Standard Utilities	590.00	1.00	50	50	50		738	
			Outdoor Lighting								
			Total Estimated Land Improvements True Cash Value = 17,854								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	27,100	305,000	332,100			266,465C
Rolling	2016	15,100	268,700	283,800			264,089C
Low	2015	14,600	248,700	263,300			263,300S
High	2014	12,400	209,400	221,800			221,800S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	27,100	305,000	332,100			266,465C
TPC 05/10/2016 INSPECTED	2016	15,100	268,700	283,800			264,089C
TPC 09/25/2015 INSPECTED	2015	14,600	248,700	263,300			263,300S
TPC 05/19/2014 INSPECTED	2014	12,400	209,400	221,800			221,800S

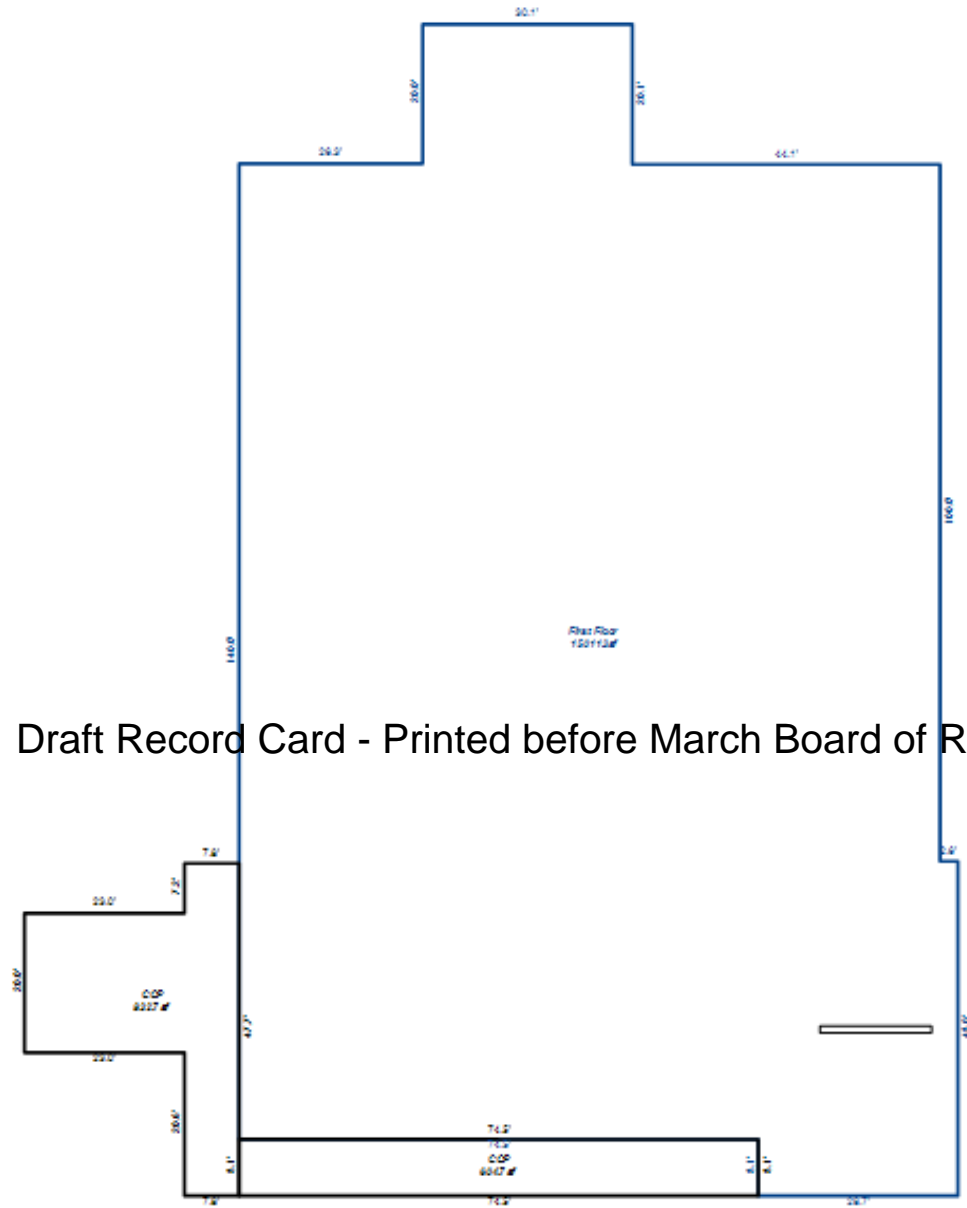
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 8 Calculator Occupancy: Auto Dealership - Complete		<<<<< Calculator Cost Computations >>>>>	
Class: S		Class: S Quality: Average Percent Adj: +0	
Floor Area: 15,000 Gross Bldg Area: 15,000 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Base Rate for Upper Floors = 56.00	
Depr. Table : 2.5% Effective Age : 25 Physical %Good: 53 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 56.00	
1977 Year Built 2014 Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 15,000 Perimeter: 542 Perim. Multiplier: 0.975 Refined Square Foot Cost for Upper Floors: 54.60	
14 Overall Bldg Height		County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 74.256	
Comments: CHEVY SALES & SERVICE BLDG.		Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,113,840 Reproduction/Replacement Cost = 1,113,840 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0 Total Depreciated Cost = 590,335	
Construction Cost High Above Ave. X Ave. Low ** ** Calculator Cost Data ** ** Quality: Average Adj: %0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 15000 Ave. Perimeter: 542 Has Elevators:		Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost	
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		(39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercial Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost	
* Sprinkler Info * Area: Type: Average		(39) Miscellaneous:	

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

*** 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.
DEZEEUW BRIAN P & DALE M	EASEMENT FOR OVERHEAD ELE	0	09/11/2013	OTH	EASEMENT	2013-03545 EAS		0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	06/01/2011	WD	WARRANTY DEED	2011-01842	PTA	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	02/01/2003	LC	LAND CONTRACT	2003-00898		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
7079 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DEZEEUW BRIAN P & DALE M 7079 W LOTAN RD LAKE CITY MI 49651	2017 Est TCV 381,765 TCV/TFA: 197.81					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.	X			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				AG SW 2014 66 - 120 Acres	40.00	Acres	3600	100		144,000
				AG SW 2014 UNTILLABLE	39.00	Acres	1700	100		66,300
				AG SW 2014 ROW	1.00	Acres	0	100		0
					80.00	Total Acres			Total Est. Land Value =	210,300

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
		Dirt Road							
		Gravel Road							
	X	Paved Road	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Storm Sewer	D/W/P: 3.5 Concrete	3.20	1.00	412	0	0	
		Sidewalk	Residential Local Cost Land Improvements						
		Water	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Sewer	Street Curb	1.00	1.00	1.5	95	1,425	
		Electric	Standard Utilities	Total Estimated Land Improvements True Cash Value =					1,425
		Gas	Underground Utils.						

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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2017	105,200	85,700	190,900			122,165C
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What	2016	108,000	72,100	180,100			121,076C
		TPC 05/10/2016 INSPECTED	2015	94,000	66,700	160,700			120,714C
			2014	96,000	62,600	158,600			118,813C

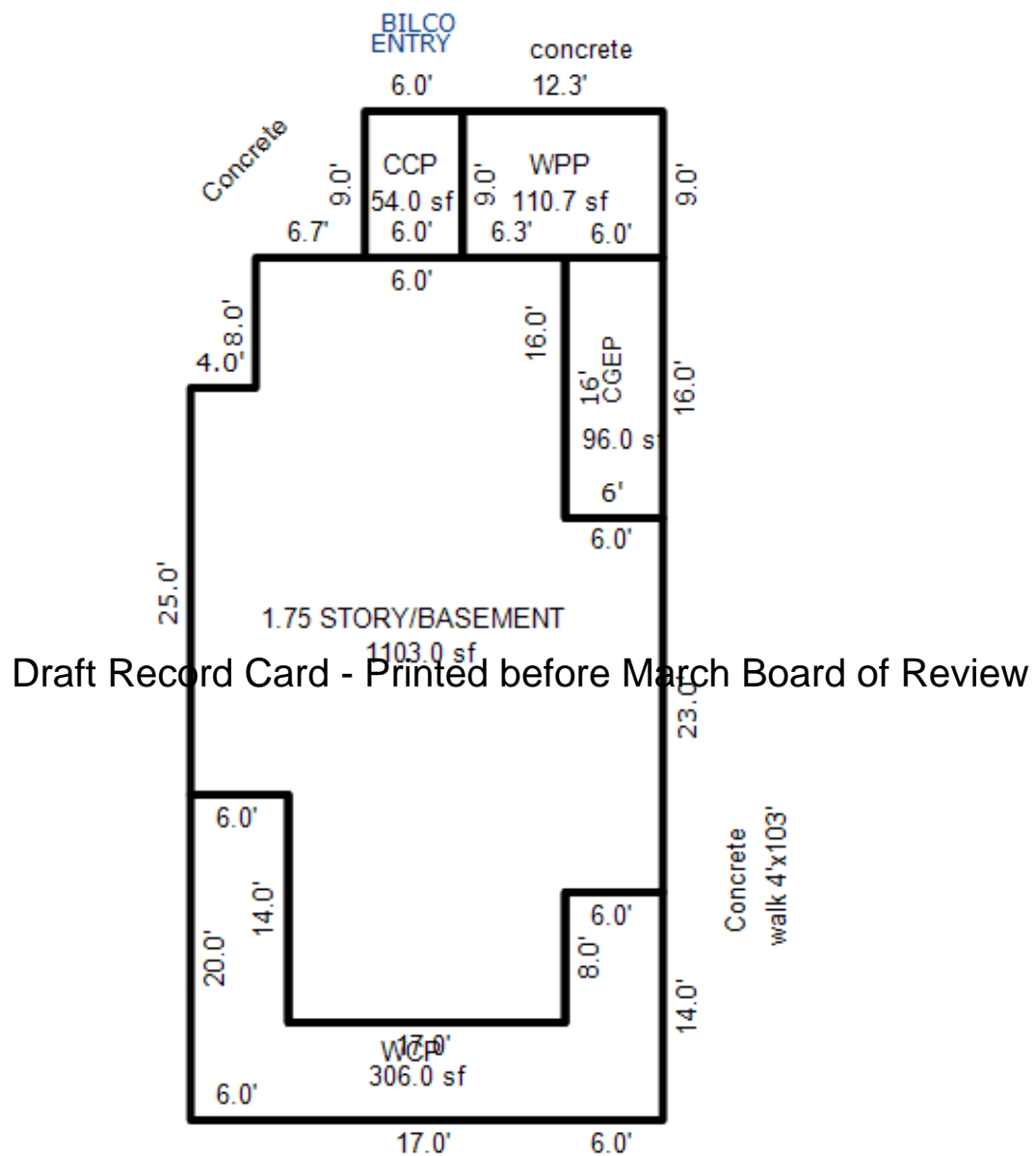
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 306 96 110 54	Type WCP (1 Story) CGEP (1 Story) WPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	Drywall Paneled	X Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace								
Building Style: 2S		Trim & Decoration					(12) Electric								
Yr Built 1914		Remodeled 1968		Ex Ord X Min			100 Amps Service								
Condition for Age: Average		Lg Ord X Small		Doors Solid X H.C.											
Room List		(5) Floors		Kitchen: Other: Other:											
Basement 1st Floor 2nd Floor 6 Bedrooms															
(1) Exterior		X Plaster		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj Heat-Adj		Size Cost		
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1.75 Story Brick		Basement		96.32 0.00 -0.38		1103 105,822		
Insulation				No. of Elec. Outlets			Other Additions/Adjustments				Rate		Size Cost		
(2) Windows				Many X Ave. Few			(13) Plumbing								
Many Avg. X Large Avg. X Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower		(14) Water/Sewer						
X Wood Sash X Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		X Concrete Floor		(8) Basement			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces						
				8 Conc. Block Poured Conc. Stone Treated Wood					Appliance Allowance		1415.00		1 1,415		
				X Concrete Floor					(16) Porches						
				(9) Basement Finish					WCP (1 Story), Standard		18.17		306 5,560		
				Recreation SF Living SF Walkout Doors No Floor SF					CGEP (1 Story), Standard		44.26		96 4,249		
									WPP, Standard		13.47		110 1,482		
									CCP (1 Story), Basement		47.00		54 2,538		
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,				Depr.Cost = 106,369		
									ECF (101 AGRICULTURE)		0.800 => TCV of Bldg: 1 =		85,096		
(3) Roof				(10) Floor Support			(14) Water/Sewer								
X Gable Hip Flat		X Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
X Asphalt Shingle							Lump Sum Items:								
Chimney: Brick															

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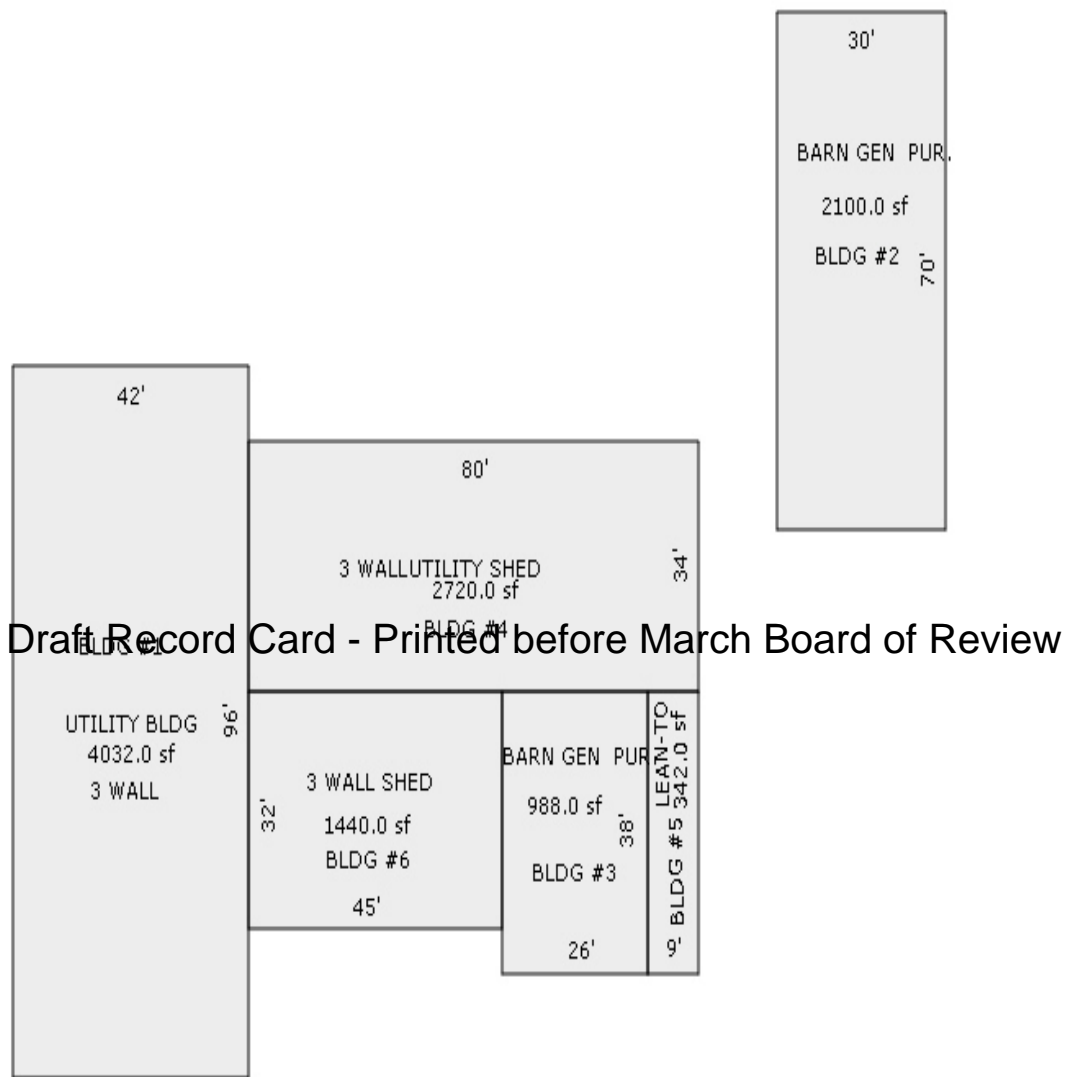
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Building Type	Barn, Free-Stall	Barn, General Purpose	Barn, General Purpose	Utility Shed, 3 Wall	Utility Shed, Lean-To
Year Built	1973	1972	1950	1975	1962
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
Base Rate/SF	7.30	10.10	10.10	3.90	3.15
# of Walls, Perimeter	4 Wall, 276	4 Wall, 200	4 Wall, 154	4 Wall, 228	Lean-To, 92
Perimeter Mult.	X 0.957 = 6.99	X 1.028 = 10.38	X 1.058 = 10.69	X 0.998 = 3.89	X 1.484 = 4.67
Height	10	8	0	10	10
Story Height Mult.	X 1.000 = 6.99	X 0.963 = 10.00	X 0.946 = 10.11	X 1.000 = 3.89	X 1.000 = 4.67
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 9.64	X 1.38 = 13.80	X 1.38 = 13.95	X 1.38 = 5.37	X 1.38 = 6.44
Final Rate/SF	\$9.64	\$13.80	\$13.95	\$5.37	\$6.44
Length/Width/Area	96 x 42 = 4032	70 x 30 = 2100	45 x 32 = 1440	80 x 34 = 2720	38 x 9 = 342
Cost New	\$ 38,872	\$ 28,976	\$ 20,088	\$ 14,610	\$ 2,203
Phy./Func./Econ. %Good	45/100/100 45.0	43/100/100 43.0	35/80/100 28.0	45/100/100 45.0	45/100/100 45.0
Depreciated Cost	\$ 17,492	\$ 12,460	\$ 5,625	\$ 6,574	\$ 991
+ Unit-In-Place Items	\$ 4,366	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost	/A22/UCONYMRT4A, 3,800 X 1.85 X 45 = 4,366				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	X 1.15
% Good	45	43	35	45	45
Est. True Cash Value	\$ 25,137	\$ 14,329	\$ 6,468	\$ 7,561	\$ 1,140
Comments:	3 WALL..CONCRETE FLOOR			3 WALL	

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Total Estimated True Cash Value of Agricultural Improvements / This Card: 54635 / All Cards: 84944

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



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Sketch by Apex Medina™

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

Building Type	Utility Shed, Lean-To	Utility Building		
Year Built	1962			
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Average		
Base Rate/SF	3.15	7.60		
# of Walls, Perimeter	Lean-To, 154	4 Wall, 228		
Perimeter Mult.	X 1.058 = 3.33	X 0.998 = 7.58		
Height	10	0		
Story Height Mult.	X 1.000 = 3.33	X 0.946 = 7.18		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 4.59	X 1.38 = 9.90		
Final Rate/SF	\$4.59	\$9.90		
Length/Width/Area	45 x 32 = 1440	34 x 80 = 2720		
Cost New	\$ 6,612	\$ 26,933		
Phy./Func./Econ. %Good	32/100/100 32.0	90/100/100 90.0		
Depreciated Cost	\$ 2,116	\$ 24,240		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 1.15	X 1.15		
% Good	32	90		
Est. True Cash Value	\$ 2,433	\$ 27,876		
Comments:	2 WALL			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 30309 / All Cards: 84944				

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/01/1994 Qual. Ag.					
VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 212,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			AG SW 2014 66 - 120 Acres	40.00	Acres	3600	100			144,000
			AG SW 2014 SURPLUS 1700/	40.00	Acres	1700	100			68,000
			80.00 Total Acres			Total Est. Land Value =				212,000

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

Comments/Influences
FILED FROM 3676 IN 2001 WILL NOT UNCAP

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	106,000	0	106,000			31,187C
2016	108,000	0	108,000			30,909C
2015	120,000	0	120,000			30,817C
2014	96,000	0	96,000			30,332C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7747 W LOTAN RD	School: LAKE CITY - 57020		Pole Barn	09/13/2005	20050308	Complete
Owner's Name/Address	P.R.E. 100% 11/02/2004		New House	04/26/2004	20040083	Complete
ROZEVELD CARL & DEBRA 7747 W LOTAN RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 212,752 TCV/TFA: 132.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.	X	Dirt Road		SALES & 2013 EQ RATE			41.000 Acres	1,600	100	65,600		
Comments/Influences	X	Gravel Road		Land Improvement Cost Estimates								
	X	Paved Road		Description				Rate	CountyMult.	Size %Good	Cash Value	
		Storm Sewer		D/W/P: 4in Ren. Conc.				3.78	1.00	560	0	0
		Sidewalk		Residential Local Cost Land Improvements								
		Water		Description				Rate	CountyMult.	Size %Good	Cash Value	
		Sewer		LAND IMPROVE 1000				1000.00	1.00	1.0	95	950
	X	Electric		Total Estimated Land Improvements True Cash Value = 950								
		Gas										
		Curb										
		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		2017	32,800	73,600	106,400			88,586C
	Rolling		2016	32,800	69,200	102,000			87,796C
	Low		2015	32,800	64,500	97,300			87,534C
	High		2014	32,800	58,100	90,900			86,156C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

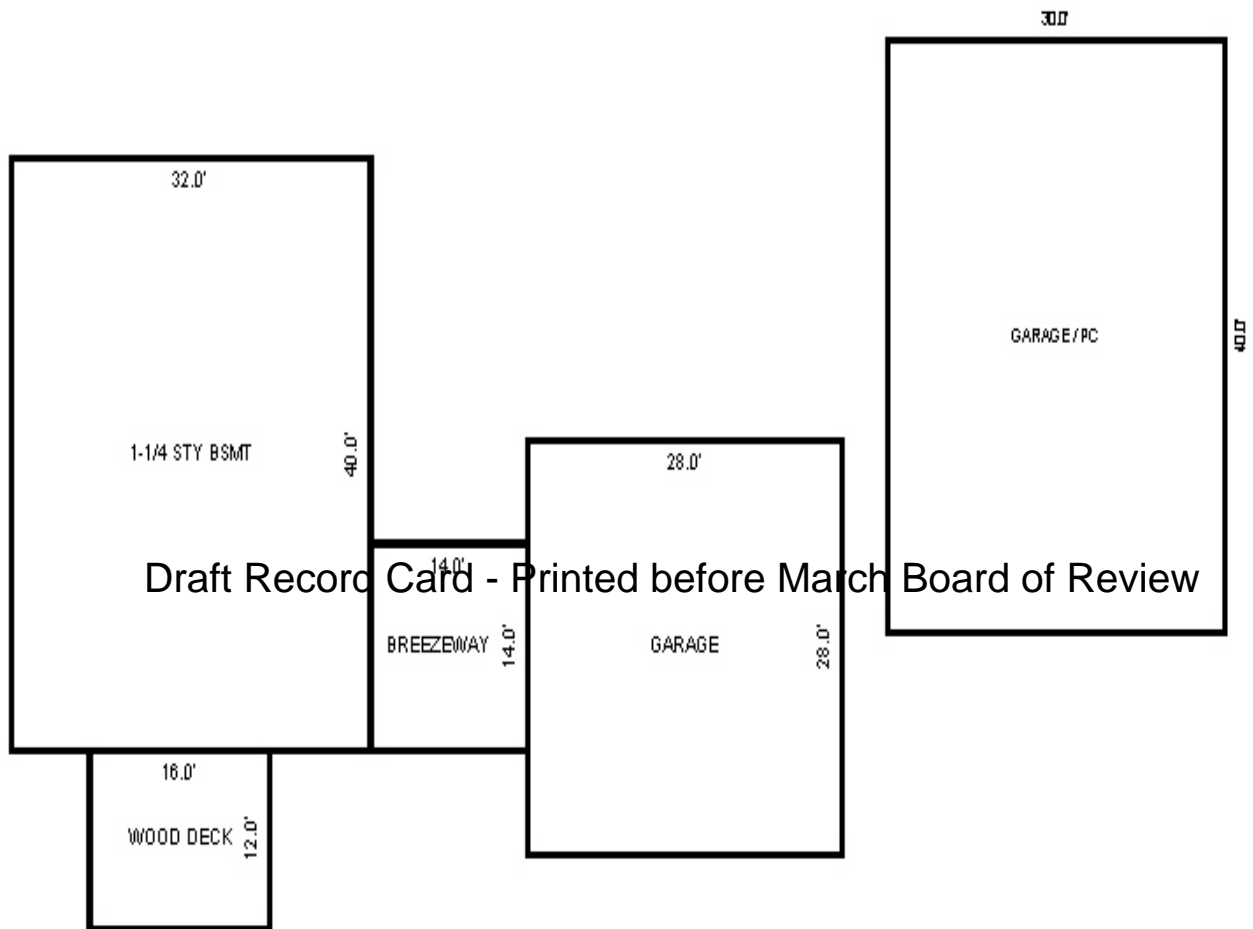
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 192 196	Type Treated Wood Brzwy, FW	Year Built: 2004 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		Trim & Decoration														
Yr Built Remodeled 2004 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1.25 Story Siding Basement 65.75 0.00 0.00			Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate			Size Cost 1280 84,160			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 3 Fixture Bath 1000 Gal Septic			Rate 630.00 1975.00 2895.00			Size Cost 1 630 1 1,975 1 2,550 1 2,895			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces Appliance Allowance (16) Deck/Balcony Treated Wood,Standard (16) Breezeways Frame Wall,Unfinished (17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =			Rate 1415.00 6.81 22.75 16.81 375.00 9.71 350.00 153,897 146,202			Size Cost 1 1,415 192 1,308 196 4,459 700 11,767 2 750 1200 11,652 1 350			
X	Many Avg. Few X Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer Lump Sum Items:												
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETJE CHARLES		0	06/12/2010	QC	LIFE ESTATE	2010-2401QC	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
KOETJE CHARLES LE 8271 W CADILLAC RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 140,400					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	39.00	Acres	3600	100				140,400
			39.00	Total Acres	Total Est. Land Value =			140,400

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

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	70,200	0	70,200			20,002C
2016	72,200	0	72,200			19,824C
2015	58,500	0	58,500			19,765C
2014	46,800	0	46,800			19,454C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7811 W LOTAN RD	School: LAKE CITY - 57020		Pole Barn	09/17/2013	2013-0448	100%
Owner's Name/Address	P.R.E. 100% 06/05/1996					
MILLER RICK E 7811 W LOTAN RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 138,125 TCV/TFA: 125.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 8 - 17	@\$1900	15.00	Acres	1900	100	28,500
			15.00 Total Acres Total Est. Land Value = 28,500						

Public Improvements	Land Improvement Cost Estimates					
Dirt Road	Description					
Gravel Road	Rate CountyMult. Size %Good Cash Value					
Paved Road	D/W/P: 3.5 Concrete 3.20 1.00 480 0 0					
Storm Sewer	Residential Local Cost Land Improvements					
Sidewalk	Description					
Water	Rate CountyMult. Size %Good Cash Value					
Sewer	LAND IMPROVE 1000 1000.00 1.00 1.0 95 950					
Electric	Total Estimated Land Improvements True Cash Value = 950					
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	14,300	54,800	69,100			58,949C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2016	15,800	51,500	67,300			58,424C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	14,300	54,800	69,100			58,949C
			2016	15,800	51,500	67,300			58,424C
			2015	15,800	48,000	63,800			58,250C
			2014	15,800	41,200	57,000			55,463C

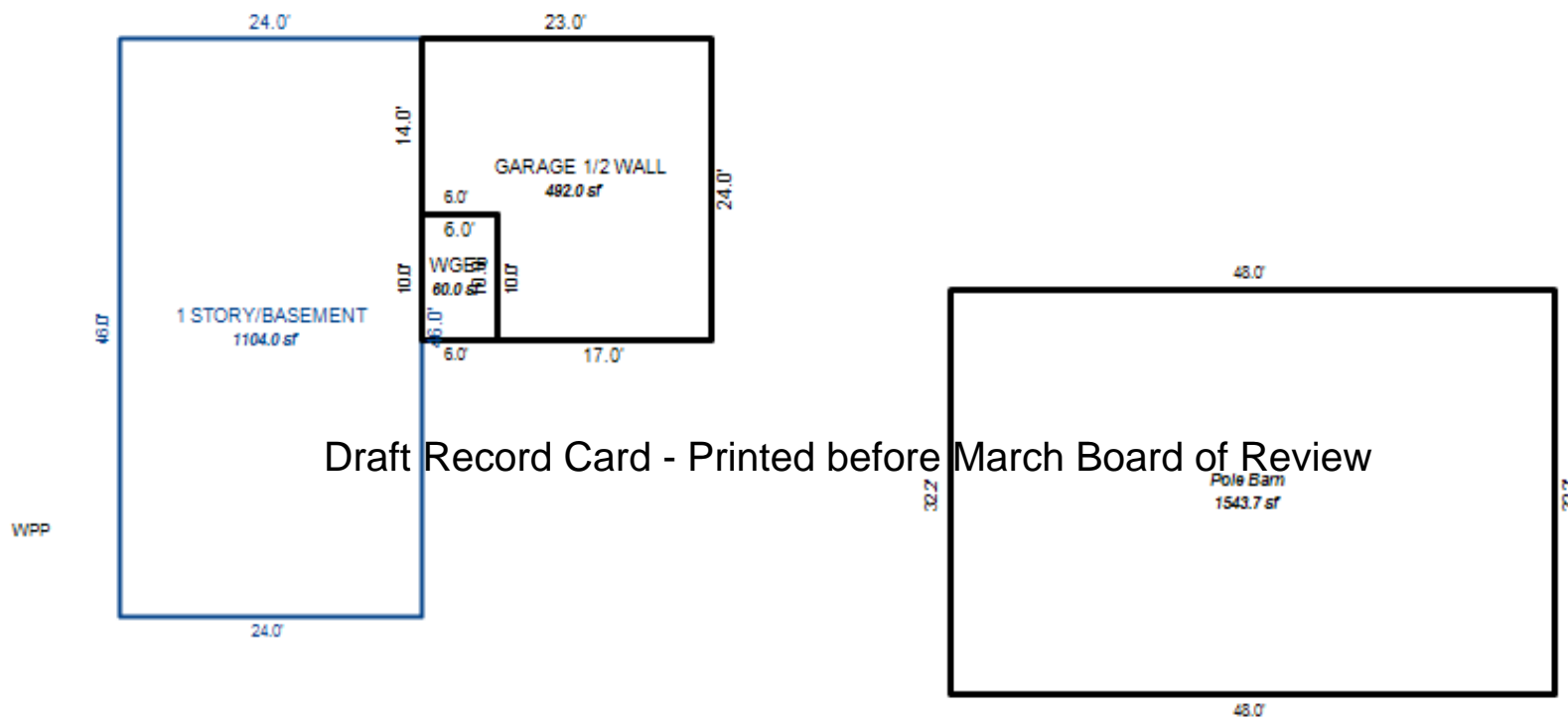
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 192	Type CGEP (1 Story) WPP	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Yr Built 1978	Remodeled 0	Ex X Ord Min		(12) Electric			1 Story Siding Basement 58.24 0.00 0.00 1104 64,297										
Condition for Age: Average		Lg X Ord Small		200 Amps Service			Other Additions/Adjustments Rate										
Room List		(5) Floors		No./Qual. of Fixtures			(9) Basement Finish										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Basement Living Finish 16.50 900 14,850										
(1) Exterior		X Drywall		No. of Elec. Outlets			Walk out Basement Door(s) 700.00 1 700										
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing										
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer										
(2) Windows		(8) Basement		(14) Water/Sewer			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)										
X	Many Avg. X Large Avg. X Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer 1 Water Well			Base Cost 19.84 492 9,761										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall -1225.00 1 -1,225										
(3) Roof		900 Living SF 1 Walkout Doors No Floor SF		Lump Sum Items:			Mechanical Doors 350.00 1 350										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Base Cost 9.71 1543 14,983										
Chimney:							Mechanical Doors 350.00 3 1,050										
Notes: RAISED RANCH Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 114,395 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,675																	

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/1997					
STILES FREDRICK & BEVERLY 4341 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 39,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.		X		Dirt Road	Residentia 18 -29 @\$2000	19.50 Acres	2000	100		39,000
Comments/Influences		X		Gravel Road	Residentia ROAD @ ZERO	0.50 Acres	0	100		0
		X		Paved Road	20.00 Total Acres Total Est. Land Value =					39,000
		X		Storm Sewer						
		X		Sidewalk						
		X		Water						
		X		Sewer						
		X		Electric						
		X		Gas						
		X		Curb						
		X		Street Lights						
		X		Standard Utilities						
		X		Underground Utils.						

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	19,500	0	19,500			7,276C
2016	19,500	0	19,500			7,212C
2015	19,500	0	19,500			7,191C
2014	19,500	0	19,500			7,078C

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4041 S DICKERSON RD	School: LAKE CITY - 57020		Reroof	10/24/2006	20060386	Complete
Owner's Name/Address	P.R.E. 0%					
COX ALLISON A 2851 ENSLEY RD RAVENNA MI 49451	MAP #:					
	2017 Est TCV 63,836 TCV/TFA: 78.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013-02501 TheW 112 of NW 1/4 of NW 114 of NW 1/4 of Section 26, T22N, R8W (5 Acres) . SEC 26 T22N R8W W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.	X		40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
			330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =					13,200
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Metal Prefab	8.19	1.00	168	25	344			
			Total Estimated Land Improvements True Cash Value =							344	

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,600	25,300	31,900			25,910C
2016	6,600	25,100	31,700			25,679C
2015	6,600	22,000	28,600			25,603C
2014	6,600	18,600	25,200			25,200S

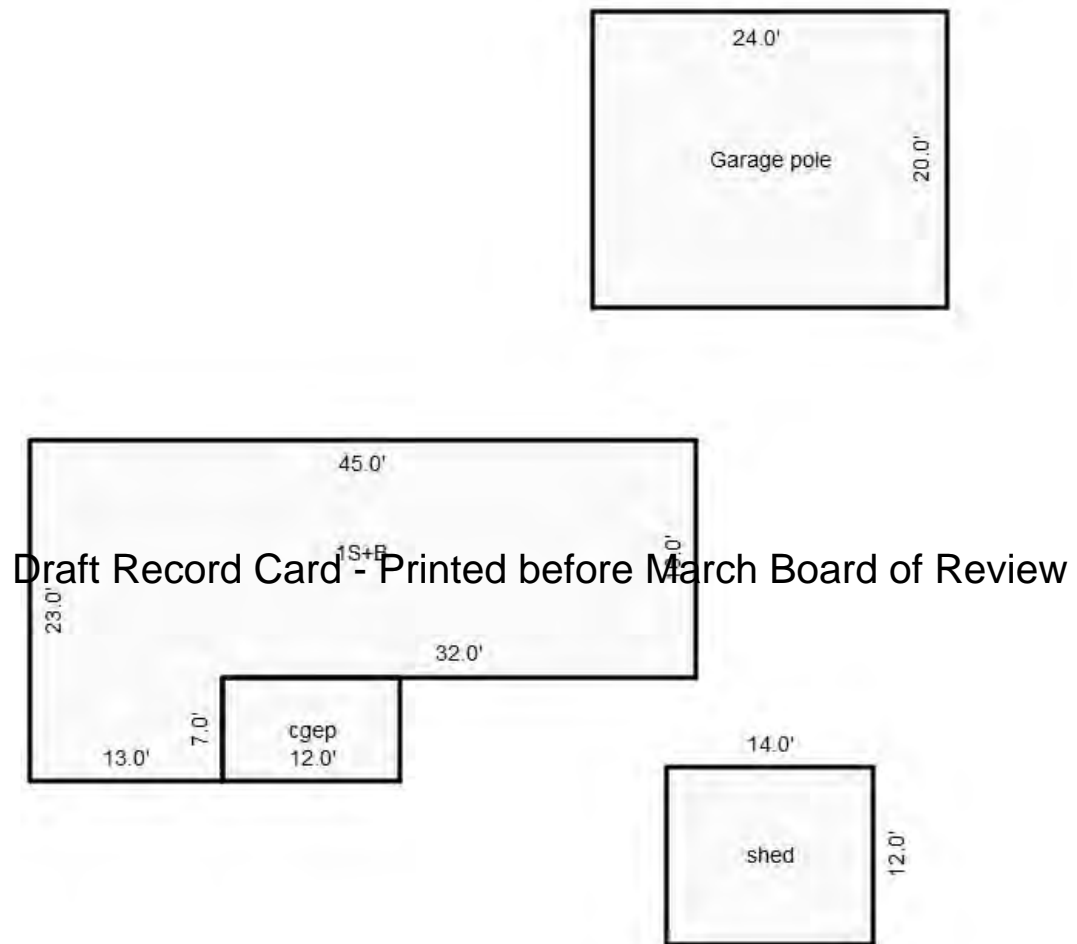
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84	Type CGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost					
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			70.20	0.00	0.00	811	56,932				
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate			Size Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Average Fixture(s)			760.00		1 760			
1	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			(14) Water/Sewer			Well 50 Feet		1575.00			
(1) Exterior	X	Drywall					No./Qual. of Fixtures			Ex. X Ord. Min								
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1 3 Fixture Bath		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			2 Fixture Bath			(15) Built-Ins & Fireplaces			Appliance Allowance		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			3 Fixture Bath			(16) Porches			CGEP (1 Story), Standard			48.18		
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath			(17) Garages			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Softener, Auto			No Floor Deduction			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/55.0,			Depr.Cost =		
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =			55,880		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Water Well			1			2000 Gal Septic			50,292		
Chimney: Metal		Lump Sum Items:																

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Sketch by Apex Sketch

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY WELLS 40315 FIRESTEEL DR STERLING HEIGHTS MI 48313	MAP #:					
	2017 Est TCV 67,600					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$2000	33.80	Acres	2000	100			67,600
33.80 Total Acres Total Est. Land Value =								67,600

Tax Description
. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N
450 FT OF W 600 FT. 33.8017 A.

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	33,800	0	33,800			16,022C
2016	30,400	0	30,400			15,880C
2015	27,000	0	27,000			15,833C
2014	27,000	0	27,000			15,584C

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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
4341 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
STILES FREDRICK G 4341 S DICKERSON LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 26,174 TCV/TFA: 23.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.	X		40/FF	300.00	749.96	1.0000	1.0000	40	100	12,000
Comments/Influences			300 Actual Front Feet, 5.17 Total Acres Total Est. Land Value = 12,000							

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,000	7,100	13,100			12,346C
2016	6,000	7,700	13,700			12,236C
2015	6,000	6,200	12,200			12,200S
2014	6,000	6,400	12,400			12,400S

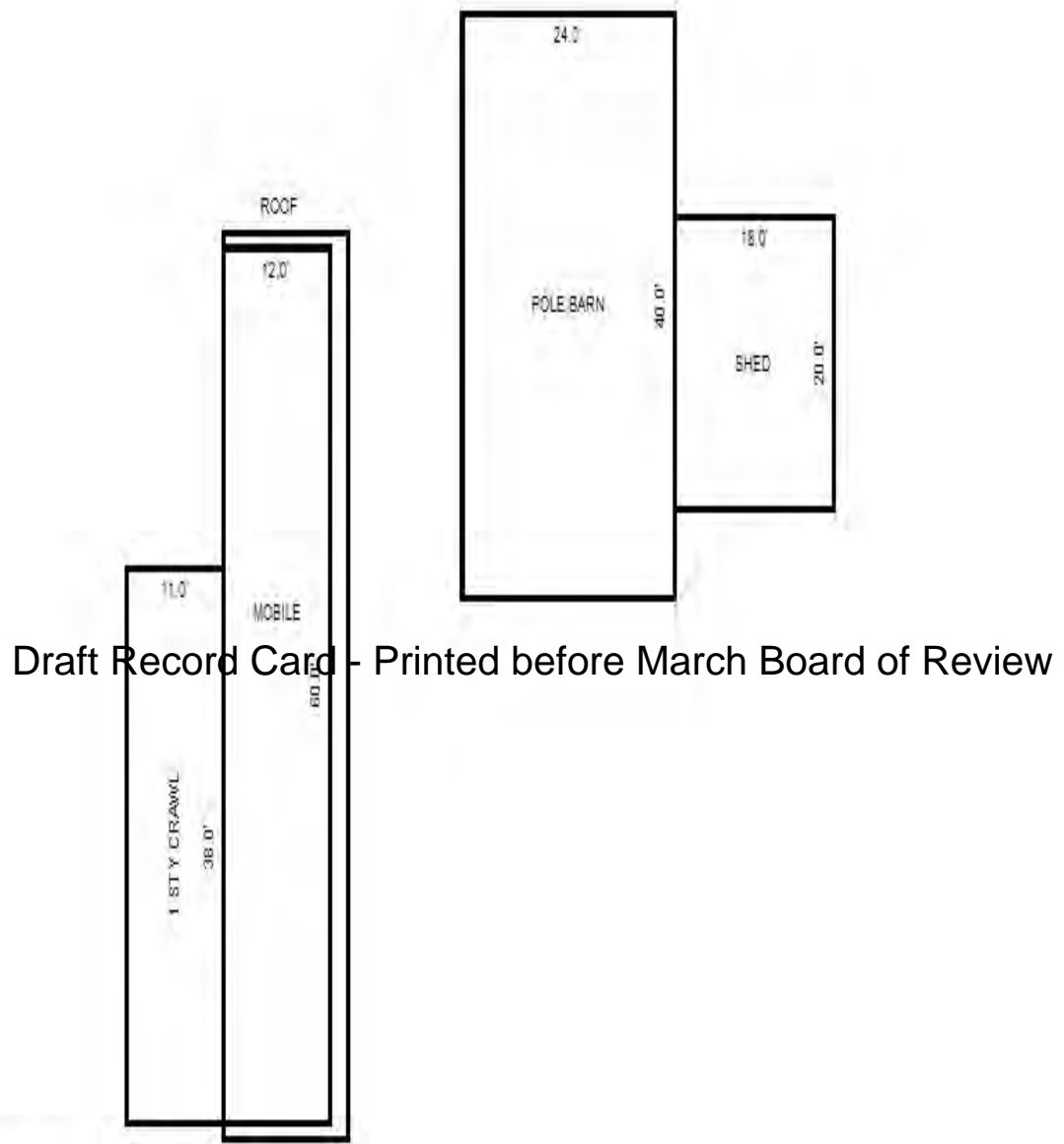
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1964 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MANU-NATIONAL		Trim & Decoration													
Yr Built 1964	Remodeled 0	Ex	X	Ord		Min									
Condition for Age: Average		Size of Closets		Lg	X	Ord		Small							
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
				0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >								
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.	Ord.	Min	(11) Heating System: Wall Furnace Unit Exterior Roof BaseUnit Siding Comp.Shingle Other Additions/Adjustments Addition/Crawl Free Standing Roof Foundation Wall: Concrete (13) Plumbing Average Fixture(s) (14) Water/Sewer Well, 50 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance (17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB)	Rate 31.07	Heat/Roof 0.41	Ext.(%) 0	Size 720	Cost 22,666		
	Insulation	(7) Excavation		Many	X	Ave.	Few	Rate 30.25 4.15 7.13 405.00 1575.00 2720.00 1235.00 9.61 14.86 -731.25 Depr.Cost =				418 868 0 1 1 1 960 360 1 =	12,645 3,602 0 405 1,575 2,720 1,235 9,226 5,350 -731 28,348		
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement		(13) Plumbing			0.500 => TCV of Bldg: 1 =								
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer											
(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
	Chimney: Metal														

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4301 S DICKERSON RD			ALTERATION	12/13/2011	2011-0654	100%
		School: LAKE CITY - 57020				
		P.R.E. 100% 04/30/1999				

Owner's Name/Address	MAP #:
MORRIS ANNETTE M ETAL 4301 S DICKERSON ROAD LAKE CITY MI 49651	2017 Est TCV 21,806 TCV/TFA: 18.17

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			40/FF	150.00	299.98	1.0000	1.0000	40	100		6,000
			150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	6,000

Tax Description	X	Land Improvement Cost Estimates									
. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.		Description									
Comments/Influences		Rate CountyMult. Size %Good Cash Value									
		Residential Local Cost Land Improvements									
		Description									
		Rate CountyMult. Size %Good Cash Value									
	X	LAND IMPROVE 1000 1000.00 1.00 0.3 95 285									
		Total Estimated Land Improvements True Cash Value = 285									

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,000	7,900	10,900			10,120C
2016	3,000	8,600	11,600			10,030C
2015	3,000	7,000	10,000			10,000S
2014	3,000	7,200	10,200			10,200S

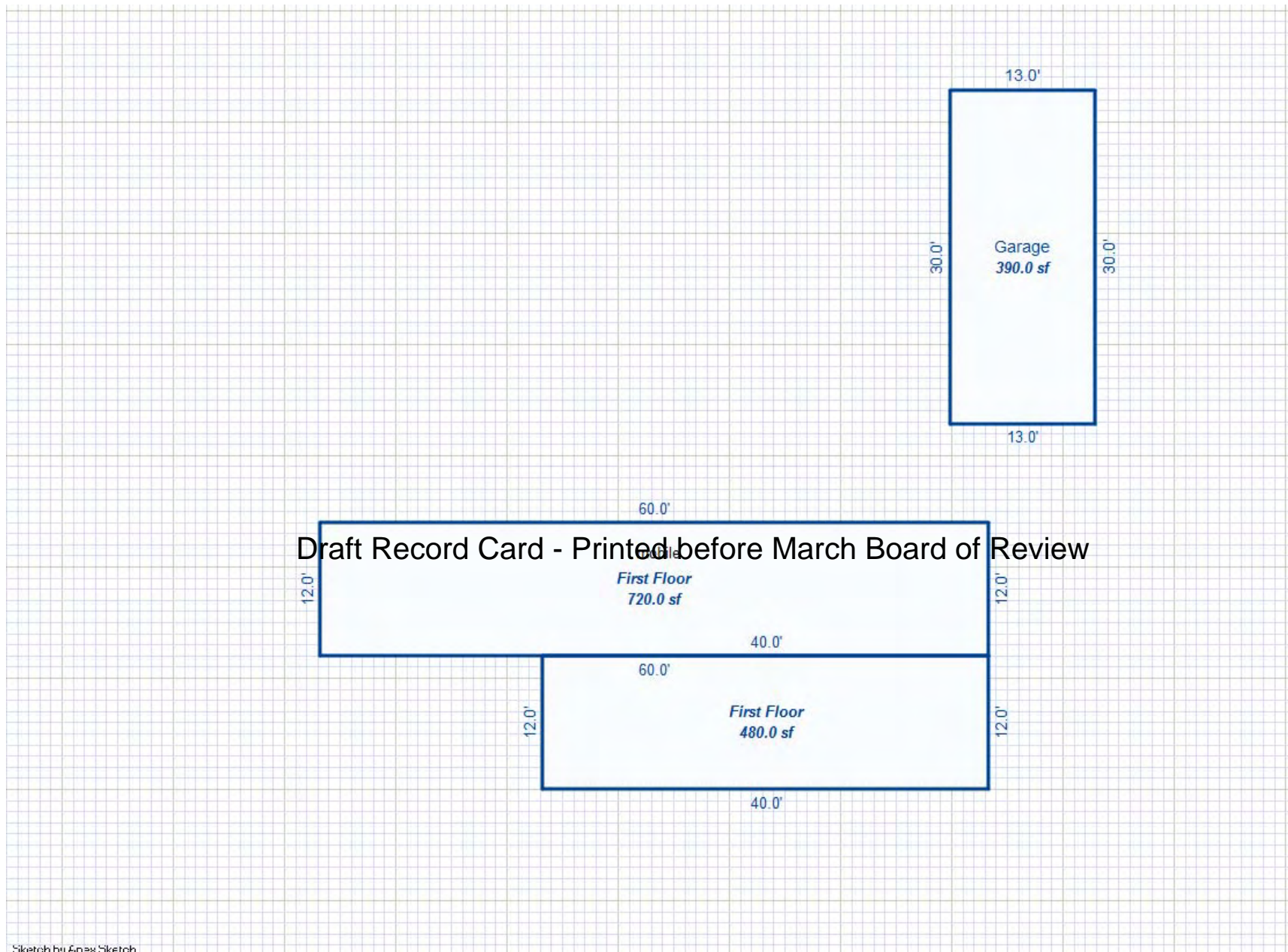
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MANU-NATIONAL		Trim & Decoration Ex X Ord Min													
Yr Built 1967 ADD	Remodeled 2012	Size of Closets Lg X Ord Small													
Condition for Age: Average		Doors Solid X H.C.													
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures X Ex. Ord. Min			< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few			(11) Heating System: Forced Warm Air Unit Exterior Roof BaseUnit Ribbed Comp.Shingle Other Additions/Adjustments Addition/Crawl Free Standing Roof Metal Enamel (9) Foundation Foundation Wall: Concrete (13) Plumbing Average Fixture(s) (14) Water/Sewer Well, 50 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance (17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB)	Rate 38.41	Heat/Roof 1.24	Ext.(%) -6	Size 720	Cost 26,889			
(2) Windows		(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle														
Chimney: Metal															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PROFFER ENTERPRISES LLC 6329 WINDHAM PLACE GRAND BLANC MI 48439	MAP #:					
	2017 Est TCV 208,862 TCV/TFA: 23.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.	X		Dirt Road							
Comments/Influences			Gravel Road							
80X120 STEEL FRAME WAREHOUSE U/C FOR 00 WITH USED MATERIALS USED CAL 128 FOR PRICING.	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Cuts							
			Standard Utilities							
			Underground Utils.							

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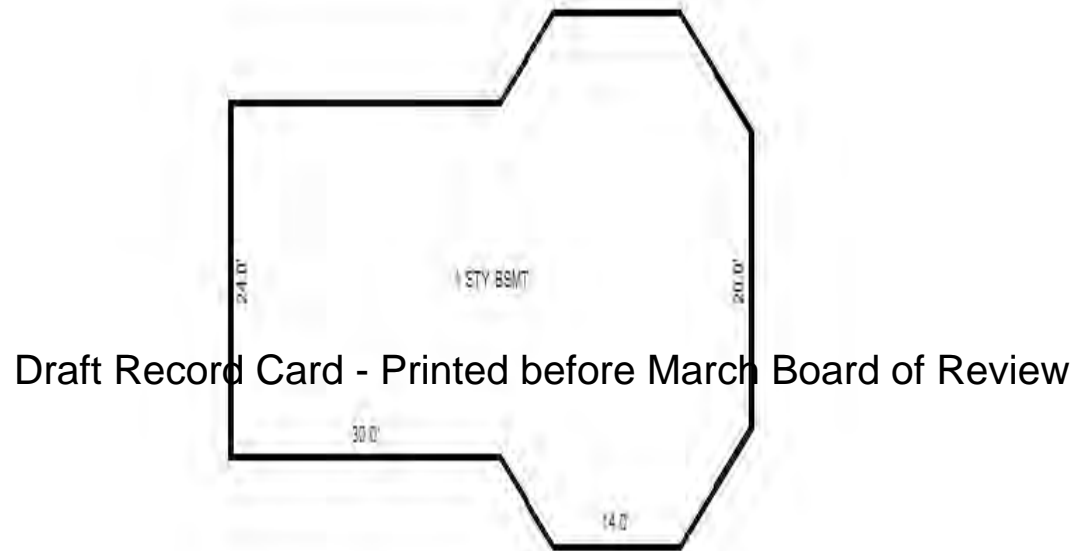
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	32,000	72,400	104,400			83,272C
X	Rolling		2016	32,000	69,200	101,200			82,530C
X	Low		2015	32,000	63,100	95,100			82,284C
X	High		2014	32,000	55,900	87,900			80,989C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			58.91	0.00	0.00	1628	95,905		
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate			Size Cost			
Room List		Doors		Solid	X	H.C.	Walk out Basement Door(s)			775.00			1 775			
(5) Floors		Kitchen:		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			1 760			
Basement 1st Floor 2nd Floor Bedrooms		Other:		Ex. X Ord. Min			3 Fixture Bath			2400.00			1 2,400			
(6) Ceilings		Other:		No. of Elec. Outlets			Well, 50 Feet			1575.00			1 1,575			
Basement		125		Many X Ave. Few			1000 Gal Septic			3085.00			1 3,085			
1st Floor		Amps Service		(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance			1 1,915			
2nd Floor				(14) Electric			(16) Porches			WGEP (1 Story), Standard			100 4,460			
Bedrooms				2			(17) Basement Garages			Basement Garage: 2 Car			1 2,025			
(1) Exterior				(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Depr.Cost =			109,062			
Wood/Shingle				(14) Electric			Separately Depreciated Items:			(9) Basement Finish			Basement Recreation Finish		11.45 800 9,160	
Aluminum/Vinyl				(14) Electric			County Multiplier = 1.38 =>			Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost =		6,320	
Brick				(14) Electric			Total Depreciated Cost =			115,382			ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 = 109,613	
Insulation				(14) Electric			Total Depreciated Cost =			115,382						
(2) Windows				(14) Electric			Total Depreciated Cost =			115,382						
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			2			3 Fixture Bath			1 1,575		1 3,085	
X	Wood Sash			(8) Basement			Softener, Auto			1915.00			1 1,915			
X	Metal Sash			8			Solar Water Heat			44.60			100 4,460			
X	Vinyl Sash			Conc. Block			No Plumbing			2025.00			1 2,025			
X	Double Hung			Poured Conc.			Extra Toilet									
X	Horiz. Slide			Stone			Separate Shower									
X	Caseмент			Treated Wood			Ceramic Tile Floor									
X	Double Glass			X Concrete Floor			Ceramic Tile Wains									
X	Patio Doors			(9) Basement Finish			Ceramic Tub Alcove									
X	Storms & Screens			800			Vent Fan									
X	Storms & Screens			1			(14) Water/Sewer									
(3) Roof				No Floor SF			Public Water									
	Gable	X	Gambrel	(10) Floor Support			Public Sewer									
	Hip		Mansard	Joists:			1 Water Well									
	Flat		Shed	Unsupported Len:			1 1000 Gal Septic									
X	Asphalt Shingle			Cntr.Sup:			2000 Gal Septic									
Chimney:							Lump Sum Items:									

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



Sketch by Apex IVT

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

Desc. of Bldg/Section: Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Percent Adj: +0						
Class: S Floor Area: 7,200 Gross Bldg Area: 7,200 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 7200 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 9.35 Adjusted Square Foot Cost for Upper Floors = 9.35 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.000 Ave. Floor Area: 7,200 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 9.35 County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 12.716 Total Floor Area: 7,200 Base Cost New of Upper Floors = 91,555 Reproduction/Replacement Cost = 91,555 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 32,044						
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type: Low						
(1) Excavation/Site Prep:		(19) Miscellaneous:						

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(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:		(40) Exterior Wall:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	Thickness	Bsmnt Insul.
(3) Frame:		Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:		3-Piece Baths		Wash Bowls		(13) Roof Structure: Slope=0				
(5) Floor Cover:		2-Piece Baths		Water Heaters		(14) Roof Cover:				
(6) Ceiling:		Shower Stalls		Wash Fountains						
		Toilets		Water Softeners						
		(9) Sprinklers:								
		(10) Heating and Cooling:								
		Gas	Coal	Hand Fired						
		Oil	Stoker	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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
7700 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FAITH CHRISTIAN FELLOWSHIP A/K/A COVENANT LIFE CHURCH OF NORTH 7700 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCY 0 TCY/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		* Factors *						
. SEC 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X	Gravel Road		Residentia 18 -29 @\$2000	18.83 Acres	2000	100			37,656
Comments/Influences		Paved Road		18.83 Total Acres			Total Est. Land Value =			37,656
	X	Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		D/W/P: Asphalt Paving	1.42	1.00	32500	50	23,075	
		Sewer		Total Estimated Land Improvements True Cash Value =					23,075	

NEW STEEL; FRAME WAREHOUSE..USED
MATERIALS U/C
80X120 CAL 128

- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utility

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	Topography of Site		
X	Level	Rolling	Low
	High	Landscaped	Swamp
	Wooded	Pond	Waterfront
	Ravine	Wetland	Flood Plain
Who	When	What	
TPC 05/18/2015	INSPECTED		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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

Desc. of Bldg/Section: Calculator Occupancy: Auditorium		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0						
Class: D Floor Area: 21,700 Gross Bldg Area: 21,700 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		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 Adj: %0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 21700 Ave. Perimeter: 657 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Package Heating & Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 99.60 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.695 Ave. Floor Area: 21,700 Perimeter: 657 Perim. Multiplier: 0.987 Refined Square Foot Cost for Upper Floors: 68.32						
Year Built Remodeled		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 94.285 Total Floor Area: 21,700 Base Cost New of Upper Floors = 2,045,974 Reproduction/Replacement Cost = 2,045,974 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 1,227,584						
Overall Bldg Height		* Mezzanine Info * ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 1,203,033 Replacement Cost/Floor Area= 94.28 Est. TCV/Floor Area= 55.44						
Comments: REVIEW FILE FOR HISTORICAL PERMITS -TIM		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Sprinkler Info * Area: Type: Average						

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(1) Excavation/Site Prep:		(2) Foundation:		(8) Plumbing:		(11) Electrical and Lighting:		(19) Miscellaneous:																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>		X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Footings</td> </tr> </table>		Footings	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Outlets:</td> <td>Fixtures:</td> </tr> <tr> <td>Few</td> <td>Few</td> </tr> <tr> <td>Average</td> <td>Average</td> </tr> <tr> <td>Many</td> <td>Many</td> </tr> <tr> <td>Unfinished</td> <td>Unfinished</td> </tr> <tr> <td>Typical</td> <td>Typical</td> </tr> </table>		Outlets:	Fixtures:	Few	Few	Average	Average	Many	Many	Unfinished	Unfinished	Typical	Typical	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>		Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	(40) Exterior Wall: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>		Thickness	Bsmnt Insul.
X	Poured Conc	Brick/Stone	Block																																								
Footings																																											
Many Above Ave.	Average Typical	Few None																																									
Outlets:	Fixtures:																																										
Few	Few																																										
Average	Average																																										
Many	Many																																										
Unfinished	Unfinished																																										
Typical	Typical																																										
Flex Conduit	Incandescent																																										
Rigid Conduit	Fluorescent																																										
Armored Cable	Mercury																																										
Non-Metalic	Sodium Vapor																																										
Bus Duct	Transformer																																										
Thickness	Bsmnt Insul.																																										
(3) Frame:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	(13) Roof Structure: Slope=0																													
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:		(14) Roof Cover:																																							
(5) Floor Cover:		(10) Heating and Cooling:																																									
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Gas</td> <td>Coal</td> <td>Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>		Gas	Coal	Hand Fired	Oil	Stoker	Boiler																																		
Gas	Coal	Hand Fired																																									
Oil	Stoker	Boiler																																									

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7690 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
HARJU ROBERT W & VIRGINIA M 7690 W BLUE ROAD LAKE CITY MI 49651	2017 Est TCV 87,034 TCV/TFA: 64.76					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 26 T22N R8W BEG 690 FT W OF SE COR OF SE 1/4 OF SW 1/4 N 316 FT W 312 FT S 316 FT E 312 FT TO BEG. 2.2634 A.	X	Dirt Road		40/FF	312.00	316.00	1.0000	1.0000	40	100		12,480	
		Gravel Road		312 Actual Front Feet, 2.26 Total Acres				Total Est. Land Value =				12,480	
Comments/Influences	X	Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Sidewalk		Shed: Wood Frame	10.27	1.00	96	45	444				
		Water		Total Estimated Land Improvements True Cash Value =							444		
		Sewer											

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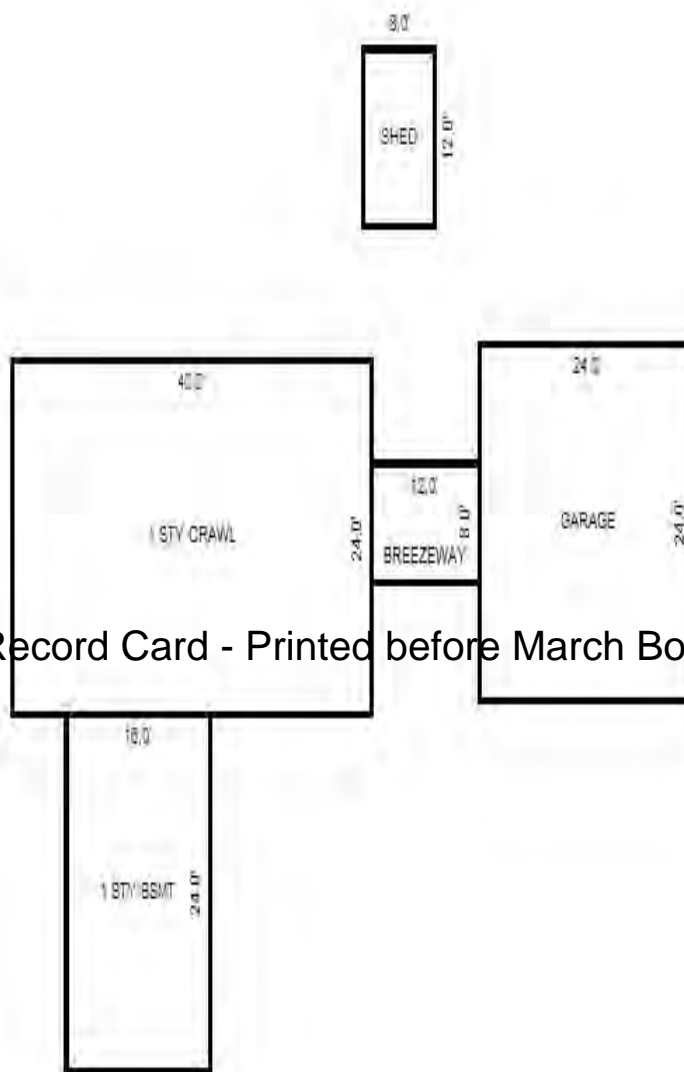
X	Level	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						Rolling				2017	6,200	37,300	43,500			36,144C
	Low				2016	6,200	35,100	41,300			35,822C
	High				2015	6,200	32,700	38,900			35,715C
	Landscaped				2014	6,200	29,300	35,500			35,153C
	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 96	Type Brzwy, FW	Year Built: 1971 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	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 Remodeled 1971 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex. X Ord. Min			1 Story Siding Crawl Space			56.24 -8.10 0.00			960 46,214			
X	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 Story Siding Basement			56.24 0.00 0.00			384 21,596			
X	Many Avg. X Large Avg. X Small	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(13) Plumbing			Average Fixture(s)			1 630			
X	(3) Roof	(8) Basement		(14) Water/Sewer			(14) Water/Sewer			630.00			1 1,575			
X	Gable Hip Flat	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			2895.00			1 2,895			
X	Asphalt Shingle	(9) Basement Finish		(15) Built-Ins & Fireplaces			(15) Built-Ins & Fireplaces			1415.00			1 1,415			
	Chimney: Metal	Recreation SF Living SF Walkout Doors No Floor SF		(16) Breezeways			(16) Breezeways			27.25			96 2,616			
X	Gambrel Mansard Shed	(10) Floor Support		(17) Garages			(17) Garages			16.80 350.00			576 9,677 1 350			
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 78,011 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 74,110									

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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.
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	0	08/28/2008	WD	Not Qualified	2008/3113		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7650 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
HESS PETER K & CAMILLE K (TTEE LE) HESS PETER K & CAMILLE K TRUST 7650 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2017 Est TCV 120,023 TCV/TFA: 85.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT, W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.	X			\$65 /FF	156.00	622.00	1.0000	1.0000	65	100	10,140
Comments/Influences				156 Actual Front Feet, 2.23 Total Acres Total Est. Land Value = 10,140							
99 EXEMP10' SPLIT TO 017-85 FOR 00	X			Land Improvement Cost Estimates							
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X			D/W/P: 3.5 Concrete	3.44	1.00	624	0	0		
	X			Residential Local Cost Land Improvements							
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
				Total Estimated Land Improvements True Cash Value = 950							

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	5,100	54,900	60,000			45,651C
	Rolling		2016	5,100	51,700	56,800			45,244C
	Low		2015	5,100	48,100	53,200			45,109C
	High		2014	5,100	43,100	48,200			44,399C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who When What			2017	5,100	54,900	60,000			45,651C
TIM 07/26/2010 INSPECTED			2016	5,100	51,700	56,800			45,244C
			2015	5,100	48,100	53,200			45,109C
			2014	5,100	43,100	48,200			44,399C

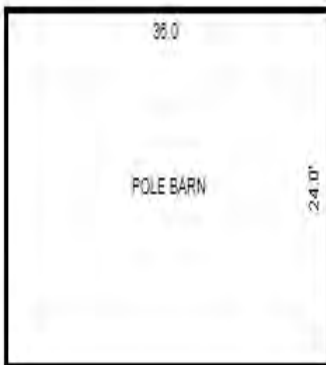
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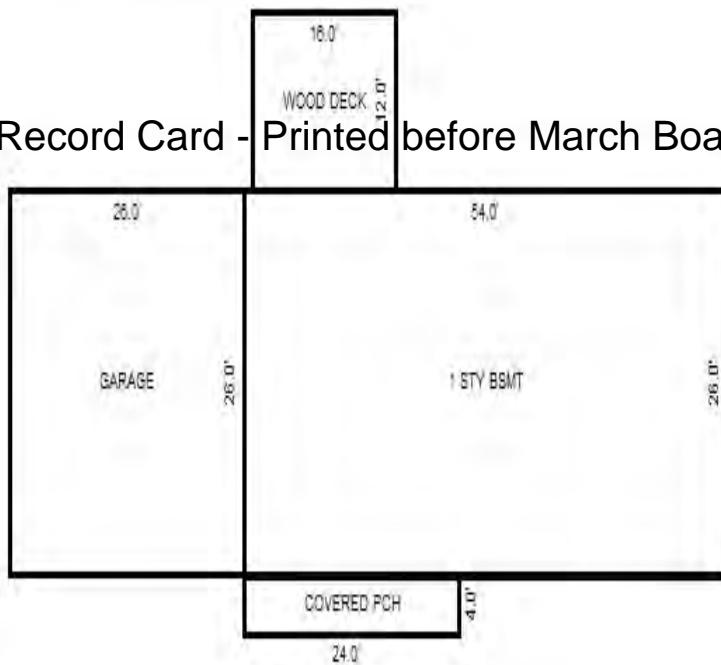
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 192	Type CCP (1 Story) Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	1 Story Siding Basement 63.39 0.00 0.00 1404 89,000										
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments Rate										
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer										
		Doors		Solid	X	H.C.	200 Amps Service										
(1) Exterior		X Drywall		Ex. X Ord. Min			Average Fixture(s) 760.00 1 760										
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			2 Fixture Bath 1600.00 1 1,600										
	Insulation	(7) Excavation		Many X Ave. Few			1000 Gal Septic 3085.00 1 3,085										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 3 Fixture Bath										
X	Many Avg. Few X Large Avg. Small	(8) Basement		1 2 Fixture Bath			Softener, Auto										
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood		1 2 Fixture Bath			Softener, Manual										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	X Concrete Floor		1 2 Fixture Bath			Solar Water Heat										
X	Storms & Screens	(9) Basement Finish		1 2 Fixture Bath			No Plumbing										
(3) Roof		450 Recreation SF Living SF Walkout Doors No Floor SF		1 2 Fixture Bath			Extra Toilet										
X	Gable Hip Flat	X Asphalt Shingle		1 2 Fixture Bath			Extra Sink										
	Chimney:			1 2 Fixture Bath			Separate Shower										
				1 2 Fixture Bath			Ceramic Tile Floor										
				1 2 Fixture Bath			Ceramic Tile Wains										
				1 2 Fixture Bath			Ceramic Tub Alcove										
				1 2 Fixture Bath			Vent Fan										
				1 2 Fixture Bath			(14) Water/Sewer										
				1 2 Fixture Bath			Public Water										
				1 2 Fixture Bath			Public Sewer										
				1 2 Fixture Bath			Water Well										
				1 2 Fixture Bath			1000 Gal Septic										
				1 2 Fixture Bath			2000 Gal Septic										
				1 2 Fixture Bath			Lump Sum Items:										
				1 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =		111,111					
				1 2 Fixture Bath			Separately Depreciated Items:										
				1 2 Fixture Bath			(9) Basement Finish										
				1 2 Fixture Bath			Basement Recreation Finish			11.45		450		5,153			
				1 2 Fixture Bath			County Multiplier = 1.38 =>										
				1 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Depr.Cost =		3,555					
				1 2 Fixture Bath			Total Depreciated Cost =					114,666					
				1 2 Fixture Bath			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		108,933					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	Arms Length	2014-02819	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	RELATED PARTY	2011-332WD	PTA	100.0
VANDERLAAN MATTHEW		0	01/28/2011	CD	BANK SALE	2011-333CD	PTA	100.0
FANNIE MAE	COVENANT CAPITAL	60,000	07/14/2010	CD	COVENANT DEED	2010-2884CD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7600 W BLUE RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 08/19/2014					
Owner's Name/Address	MAP #:					
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 149,916 TCV/TFA: 103.25					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 26 T22N R8W E 312 FT OF SE 1/4 OF SW 1/4. 9.4545 A.				* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				Residentia 8 - 17	@\$1900	9.46 Acres	1900	100		17,965
				9.46 Total Acres		Total Est. Land Value =		17,965		
Comments/Influences	X	Land Improvement Cost Estimates			Description	Rate	CountyMult.	Size	%Good	Cash Value
					D/W/P: Asphalt Paving	1.61	1.00	4000	0	0
					Residential Local Cost Land Improvements					
					Description	Rate	CountyMult.	Size	%Good	Cash Value
					LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425
					Total Estimated Land Improvements True Cash Value = 2,425					

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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
2017	9,000	66,000	75,000			68,615C
2016	9,900	62,200	72,100			68,003C
2015	9,900	57,900	67,800			67,800S
2014	10,300	51,900	62,200		62,200W	61,468C

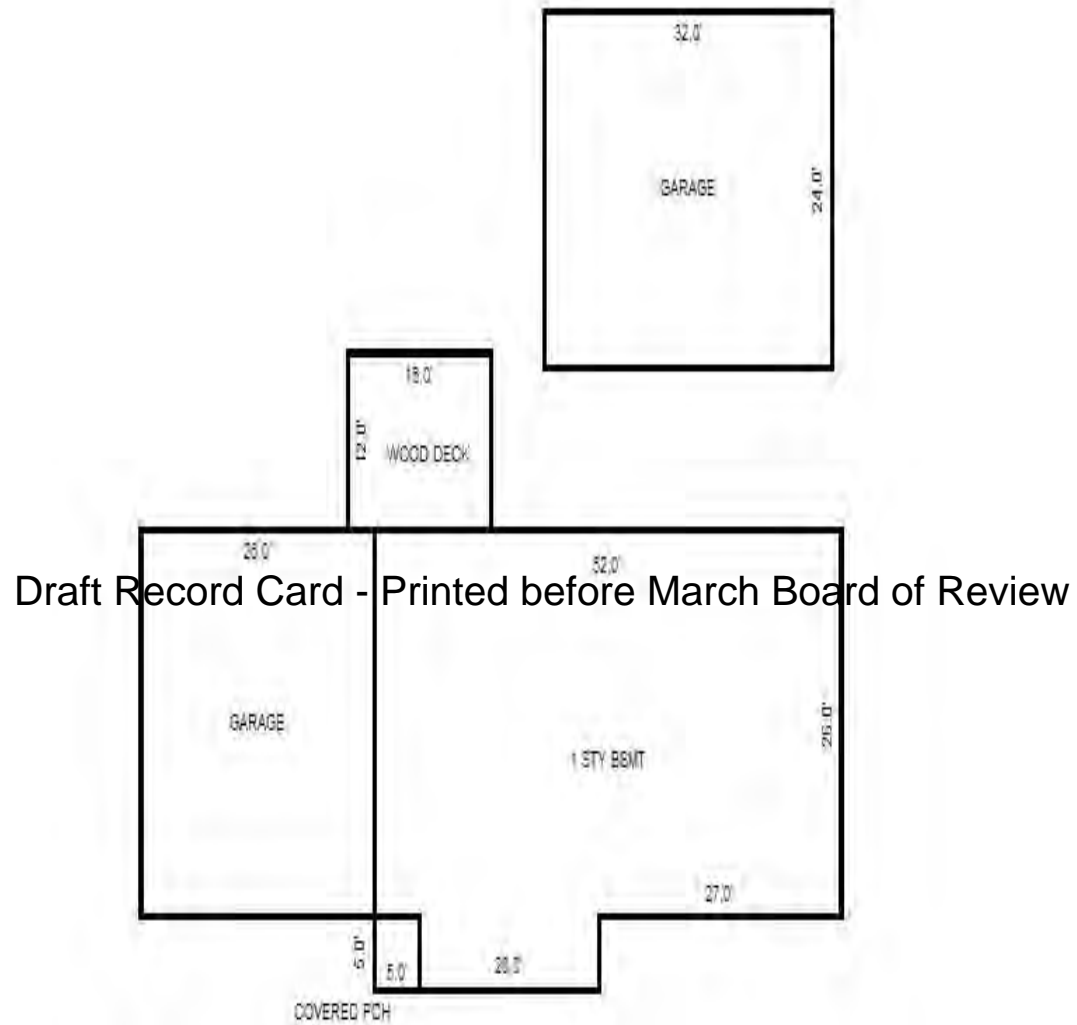
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 25 192	Type CCP (1 Story) Treated Wood	Year Built: 1971 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						
Building Style: 1S		Trim & Decoration													
Yr Built 1971		Remodeled 2012		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Condition for Age: Average															
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		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Basement			63.10 0.00 1.11		1452 93,233			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
(2) Windows				Many X Ave. Few			(13) Plumbing			Average Fixture(s)		1 760			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath 1600.00 14) Water/Sewer 1000 Gal Septic 3085.00		1 1,575 1 3,085			
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Interior 1 Story		1915.00 3250.00		1 1,915 2 6,500	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(16) Porches			CCP (1 Story), Standard		53.45		25 1,336	
X	Storms & Screens			(9) Basement Finish			(16) Deck/Balcony			Treated Wood, Standard		7.13		192 1,369	
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)					
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost Common Wall: 1 Wall Automatic Doors		17.79 -1300.00 375.00		676 12,026 1 -1,300 1 375	
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB)		11.60 350.00 0.950 => TCV of Bldg: 1 =		768 8,909 1 350 136,344 129,526	
Chimney: Brick				Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARKE & COOK & SWARTZ JT	MEYERING EMMA	67,500	08/13/2015	WD	Arms Length	2015-02745	PTA	100.0
GROESSER WANDA S	CLARKE & COOK & SWARTZ JT	0	04/27/2015	CD	CERTIFICATE OF DEATH	2015-02745		100.0
GROESSER WANDA	GROESSER WANDA LE & ET EL	1	04/25/2012	QC	QUIT CLAIM	2012-01573	PTA	0.0
GROESSER LESTER B & WANDA	GROESSER WANDA S	1	02/20/2012	QC	QUIT CLAIM	2012-00515	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7668 W BLUE RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 09/02/2015					
Owner's Name/Address	MAP #:					
MEYERING EMMA 7668 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 79,983 TCV/TFA: 66.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			\$65 /FF	156.00	632.00	1.0000	1.0000	65	100		10,140
			156 Actual Front Feet, 2.26 Total Acres Total Est. Land Value = 10,140								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	3.44	1.00	322	71	786			
			Total Estimated Land Improvements True Cash Value =							786	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	5,100	34,900	40,000			40,000S
Rolling	2016	5,100	34,600	39,700			39,700S
Low	2015	5,100	36,400	41,500			38,303C
High	2014	5,100	32,600	37,700			37,700S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

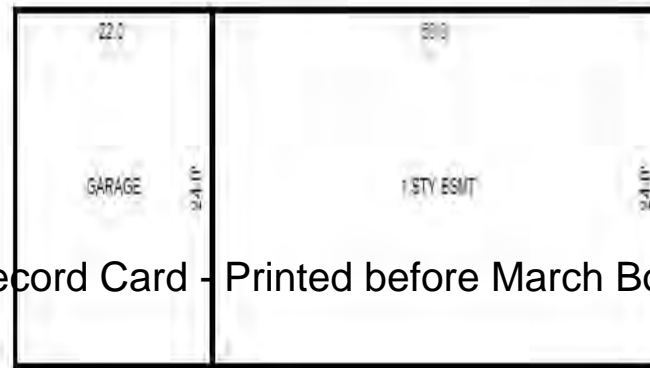
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
Yr Built Remodeled 1975 0		Ex X Ord Min		(12) Electric											
Condition for Age: Average		Lg X Ord Small		200 Amps Service											
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding Basement			61.77 0.00 0.00		1200 74,124			
(1) Exterior		X Drywall		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			(13) Plumbing								
Insulation		(7) Excavation		(13) Plumbing			(14) Water/Sewer								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath			1000 Gal Septic								
X	Many Avg. X Large Avg. X Small	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1 1,915	
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		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)					
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well			Base Cost Common Wall: 1 Wall Mechanical Doors			20.00 -1300.00 350.00		528 10,560 1 -1,300 1 350			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =		76,730 69,057			
Chimney: Metal				Lump Sum Items:											

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W 7670 X 150 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/13/2004					
WALSH TRUDIE J 7670 X 150 W BLUE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 73,120 TCV/TFA: 54.40					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 26 T22N R8W 1.2534 A M/L W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT THEREOF.			* Factors *								
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Chg land rate form 3-7 ac. to 1-2.99 for 08. 04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS	X		40/FF	162.00	312.00	1.0000	1.0000	40	100		6,480
			162 Actual Front Feet, 1.16 Total Acres Total Est. Land Value = 6,480								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	3,200	33,400	36,600			30,920C
X Rolling	2016	3,200	33,200	36,400			30,645C
Low	2015	3,200	30,900	34,100			30,554C
High	2014	3,100	27,600	30,700			30,073C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							
Who When What							
TPC 10/17/2016 INSPECTED							

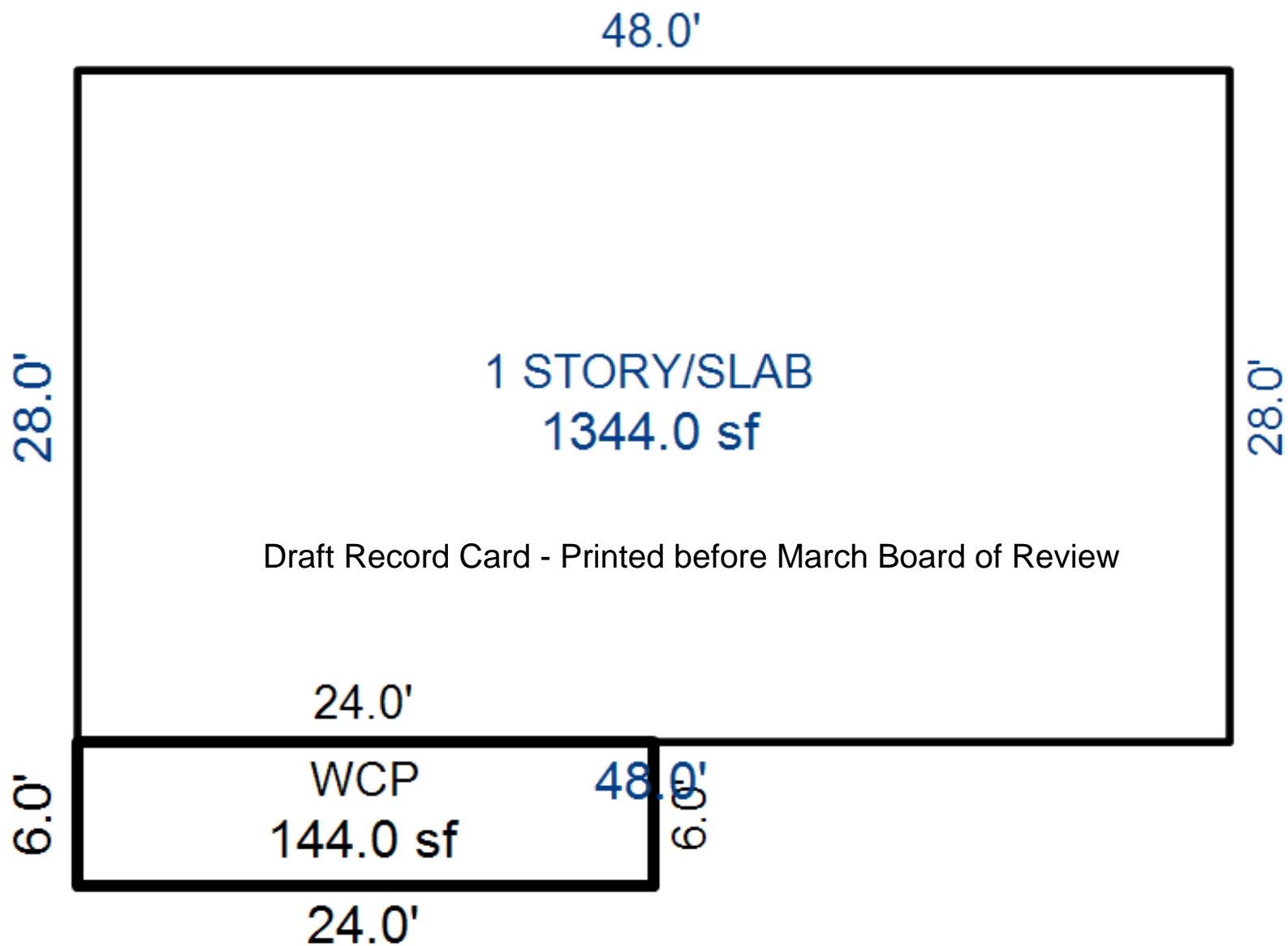
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Other Additions/Adjustments			Rate			Size Cost			
Condition for Age: Average		Lg	X	Ord		Small	(13) Plumbing			Average Fixture(s)			1 525			
Room List		(5) Floors		No./Qual. of Fixtures			(14) Water/Sewer			Well 100 Feet 2425.00			1 2,425			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1 Story Siding Slab			45.71 -8.78 0.66			1344 50,521			
(1) Exterior	X	Drywall					No. of Elec. Outlets			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick						Many	X	Ave.		Few	(15) Built-Ins & Fireplaces			1 1,235	
	Insulation	(7) Excavation		(13) Plumbing			(16) Deck/Balcony			Pine w/Roof, Standard 16.50			144 2,376			
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Allowance 1235.00			1 1,235			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 70,148 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 66,640						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer									
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney:																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK	WALSH PATRICK TRUSTEE	0	04/15/2010	QC	FAMILY SALE	2010_1269QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 01/01/2004					
Owner's Name/Address	MAP #:					
WALSH PATRICK TRUSTEE 7670 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 103,910 TCV/TFA: 61.85					

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

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,200	45,800	52,000			42,308C
2016	6,200	43,000	49,200			41,931C
2015	6,200	40,100	46,300			41,806C
2014	7,300	35,800	43,100			41,148C

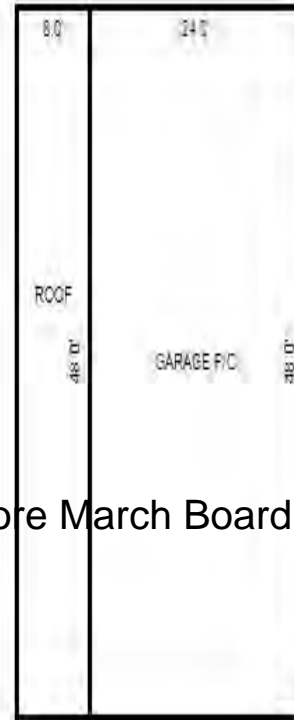
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 384	Type WCP (1 Story) Roof Cover Onl	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1152 % 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: D Effec. Age: 34 Floor Area: 1680 Total Base Cost: 107,422 Total Base New : 148,243 Total Depr Cost: 96,242 Estimated T.C.V: 91,430		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Other Additions/Adjustments		Rate		Size Cost	
Condition for Age: Average		Lg	X	Ord		Small	(13) Plumbing			Rate		Rate		Size Cost	
Room List		(5) Floors		No./Qual. of Fixtures			Average Fixture(s)			Rate		Rate		Size Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			3 Fixture Bath			525.00		525.00		1 525	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			1650.00		1650.00		1 1,650	
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			2 3 Fixture Bath			2720.00		2720.00		1 2,425	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			2 2 Fixture Bath			1235.00		1235.00		1 1,235	
X	Many Avg. Few	X	Large Avg. Small	(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			1235.00		1235.00		1 1,235	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			21.59		21.59		160 3,454	
(3) Roof		600 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic			8.50		8.50		384 3,264	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			9.30		9.30		1152 10,714	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic			325.00		325.00		2 650	
Chimney: Metal		Lump Sum Items:		(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,		Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,		Depr.Cost = 92,567	
										Basement Recreation Finish		9.65		600 5,790	
										County Multiplier = 1.38 =>				Cost New = 7,990	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,		Depr.Cost =		3,675	
										Separately Depreciated Items:				Total Depreciated Cost = 96,242	
										(9) Basement Finish				ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 91,430	
										Basement Recreation Finish		9.65		600 5,790	
										County Multiplier = 1.38 =>				Cost New = 7,990	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 66/100/100/100/66.0,		Depr.Cost =		3,675	
										Separately Depreciated Items:				Total Depreciated Cost = 96,242	
										(9) Basement Finish				ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 91,430	

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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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7674 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
ROSENBERRY DOUGLAS L 7674 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 66,062 TCV/TFA: 57.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 26 T22N R8W (4*1999) BEG 312 FT W & 622 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 110 FT, W 312 FT, S 100 FT, E 156 FT, S 10 FT, E 156 FT TO POB. .7521A.	X		* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
99 SPLIT 10' FROM 014-00 FOR 00	X		<Site Value C>	.50	-1.0 AC M/L		8000 100		8,000
			312 Actual Front Feet, 0.72 Total Acres				Total Est. Land Value =		8,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,000	29,000	33,000			24,922C
2016	3,800	27,300	31,100			24,700C
2015	3,800	24,500	28,300			24,627C
2014	3,800	21,900	25,700			24,240C

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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 360	Type Treated Wood	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 528					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: D Effec. Age: 27 Floor Area: 1140 Total Base Cost: 60,692 Total Base New : 83,755 Total Depr Cost: 61,118 Estimated T.C.V: 58,062			CntryMult X 1.380 E.C.F. X 0.950		Bsmnt-Adj Heat-Adj Size Cost		Bsmnt Garage: Carport Area: Roof:							
Yr Built 1983	Remodeled 0	Ex	Ord	X	Min	(12) Electric 100 Amps Service			Stories 1 Story			Rate 47.18		Bsmnt-Adj -9.15		Heat-Adj 0.66		Size 1140		Cost 44,107	
Condition for Age: Average		Lg	Ord	X	Small	No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments (13) Plumbing Average Fixture(s) Well 50 Feet			Rate 525.00		Size 1		Cost 525					
Room List		(5) Floors		Kitchens: Other: Other:			(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
X	Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
X	(2) Windows	(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575			
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				
Chimney:		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate 1575.00		Size 1		Cost 1,575				

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Sharon 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
4919 S DICKERSON RD	School: LAKE CITY - 57020		MISSING PERMIT	03/31/2015	2015-0331	0%
Owner's Name/Address	P.R.E. 69% 03/13/2015					
PARKER TYRRELL J 4919 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 209,307 TCV/TFA: 33.05					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A. Comments/Influences	X		* Factors *							
1800 SQ FT BARN PRICE FROM PG 204 FV QUANSET IS 1600 SQ FT. HOUSE/GRG MOVED ON FROM CAD. NOT COMPLETE FOR 00 ADD WW SS1 TO CHILD MH FOR 01	X		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			Residentia 30 - 65	\$2000	40.00	Acres	2000	100		80,000
			40.00 Total Acres Total Est. Land Value = 80,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	3.39	1.00	504	0	0		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425		
			Total Estimated Land Improvements True Cash Value =							1,425

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	40,000	64,700	104,700			78,190C
2016	36,000	62,300	98,300			77,493C
2015	32,000	62,200	94,200			77,262C
2014	32,000	53,900	85,900			76,046C

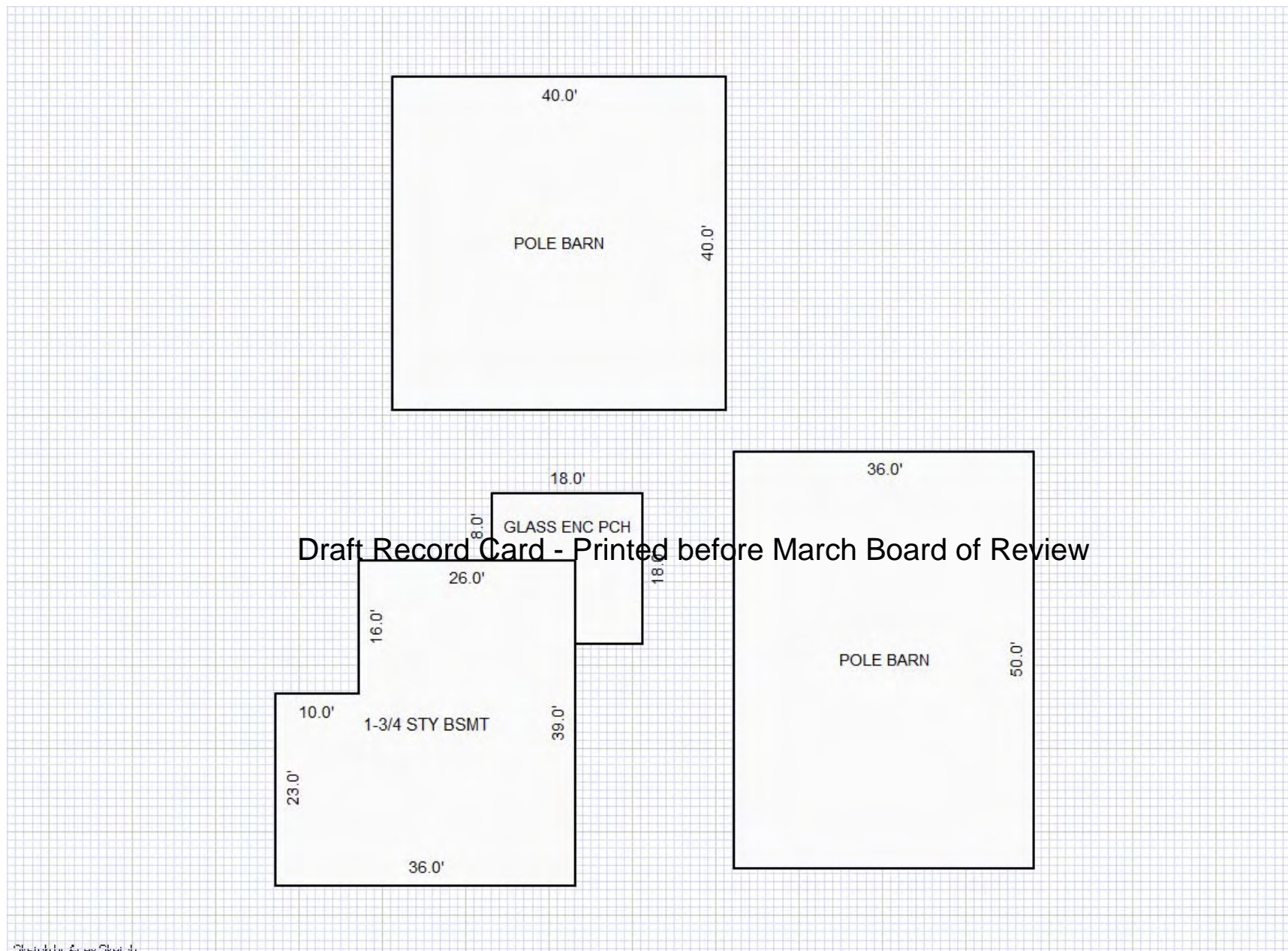
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	X	No Heating/Cooling								
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 45 Floor Area: 2177 Total Base Cost: 78,698 Total Base New : 108,604 Total Depr Cost: 59,732 Estimated T.C.V: 53,759			CntryMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
Condition for Age: Poor		Lg	Ord	X	Small	No./Qual. of Fixtures			1.75	Story Siding	Mich Bsmnt.	66.55	-3.97	-4.39	1244	72,388			
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Many			WGEP (1 Story), Standard			28.17		224		6,310		
(1) Exterior	X Plaster	X		Ex.			Ord.			X			Min						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM 3/10/2015MBOR TYRRELL MET WITH ASSESSOR AT THE TOWNSHIP HALL. WITHOUT PERMITS, TH BY THE CHIEF OF RECORDING & CONTROL ON 01/19/2017 AT 10:00 AM. Depr.Cost = 59,732 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 53,759 40 % Completed => Est. True Cash Value 2017 = 21,504						
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
(3) Roof	X Gable Hip Flat		Gambrel Mansard Shed																
X	Asphalt Shingle	Chimney:																	

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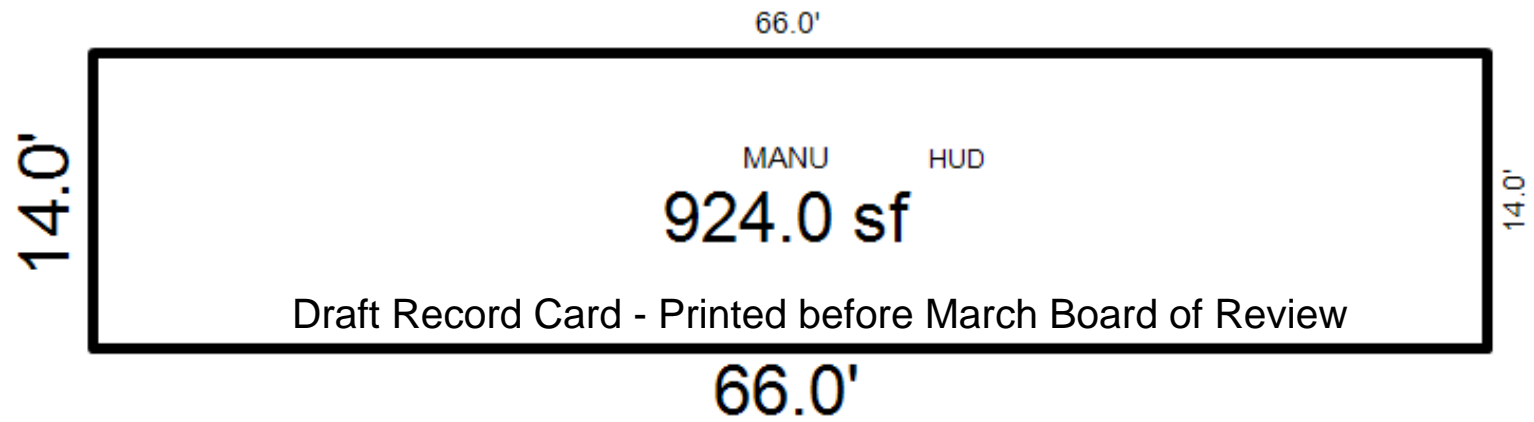
Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior Drywall Paneled	Plaster Wood T&G	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: MANU-BOCA/STATE	Trim & Decoration Ex X Ord Min			Central Air Wood Furnace											
	Yr Built 1994 VAC	Remodeled 0			(12) Electric 100 Amps Service											
	Condition for Age: Poor	Lg X Ord Small Doors Solid X H.C.			No./Qual. of Fixtures Ex. X Ord. Min											
	Room List	(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings			(13) Plumbing 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	(1) Exterior	(7) Excavation			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(16) Deck/Balcony Treated Wood Standard None											
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(17) Deck/Balcony Treated Wood Standard None											
	(2) Windows	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (RESIDENTIAL RURAL/ NON SUB)											
X	Many Avg. X Large Avg. X Small															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
	(3) Roof	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Gable Hip Flat															
X	Asphalt Shingle															
	Chimney: Metal															

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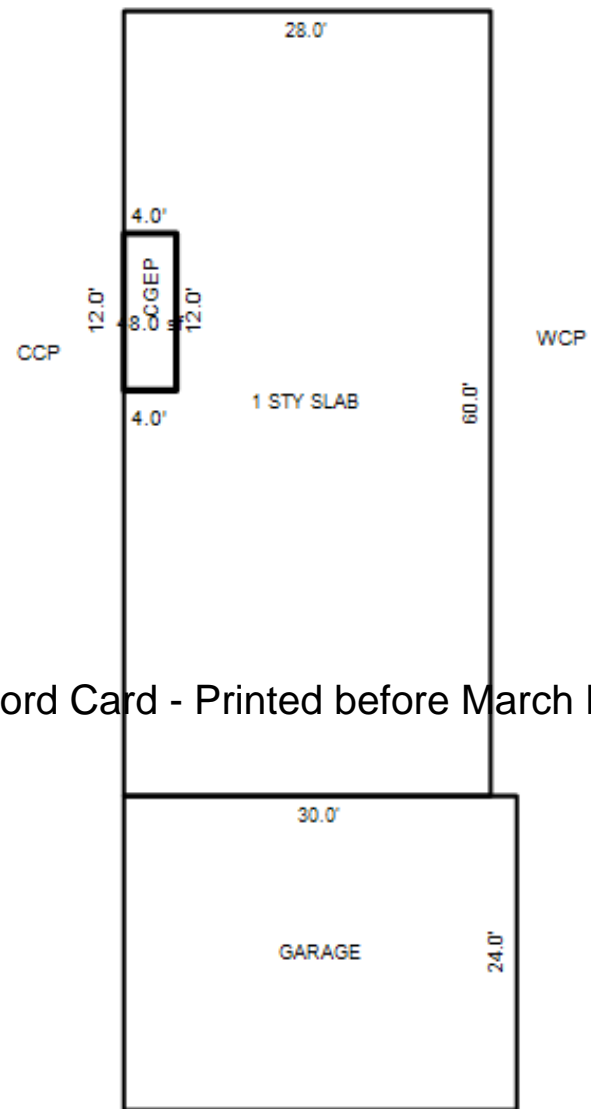
*** Information herein deemed reliable but not guaranteed***



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 240 160 160	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled													
	Building Style: 1S		Trim & Decoration Ex X Ord Min													
	Yr Built 1969	Remodeled 2001	Size of Closets Lg X Ord Small													
	Condition for Age: Fair		Doors Solid X H.C.													
	Room List		(5) Floors Kitchen: Other: Other:													
	Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings No./Qual. of Fixtures Ex. X Ord. Min													
(1)	Exterior		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(2)	Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF													
X	Many Avg. Few	X	Large Avg. Small													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
(3)	Roof		(11) Heating/Cooling Central Air Wood Furnace													
X	Gable Hip Flat		(12) Electric 0 Amps Service													
X	Asphalt Shingle		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
	Chimney:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:													
			(15) Fireplaces Class: CD Effec. Age: 40 Floor Area: 1632 Total Base Cost: 106,197 Total Base New : 146,552 Total Depr Cost: 87,931 Estimated T.C.V: 79,138													
			(16) Porches/Decks Rate Bsmnt-Adj Heat-Adj 54.50 -9.29 0.00 Other Additions/Adjustments Rate 630.00 1575.00 2000.00													
			(17) Garage Size Cost 1632 73,783 Size Cost 1 630 1 1,575 1 2,895 1 1,415 240 7,075 160 3,742 160 3,619 720 11,938 1 -1,225 2 750 Notes: RELOCATED IN 1998 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 87,931 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 3 = 79,138													

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Building Type	Barn, General Purpose				
Year Built	1935				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	10.10				
# of Walls, Perimeter	4 Wall, 170				
Perimeter Mult.	X 1.033 = 10.43				
Height	24				
Story Height Mult.	X 1.269 = 13.24				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 18.27				
Final Rate/SF	\$18.27				
Length/Width/Area	50 x 35 = 1750				
Cost New	\$ 31,974				
Phy./Func./Econ. %Good	35/25/100 8.8				
Depreciated Cost	\$ 2,798				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.10				
% Good	35				
Est. True Cash Value	\$ 3,078				
Comments:	DEFERRED MAINTENANCE				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3078 / All Cards: 3078					

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Desc. of Bldg/Section: UNSOUND Calculator Occupancy: Shed, Arch Rib		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Percent Adj: +0						
Class: S Floor Area: 1,600 Gross Bldg Area: 1,600 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1600 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 10.70 Adjusted Square Foot Cost for Upper Floors = 10.70 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.040 Ave. Floor Area: 1,600 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 11.13 County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 15.134 Total Floor Area: 1,600 Base Cost New of Upper Floors = 24,215 Reproduction/Replacement Cost = 24,215 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /1 /100/100/0.4 Total Depreciated Cost = 85						
1935 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Low						
Overall Bldg Height	Area #1: Type #1: Area #2: Type #2:	ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 93 Replacement Cost/Floor Area= 15.13 Est. TCV/Floor Area= 0.06						
Comments: UNSOUND								

(1) Excavation/Site Prep:		Draft Record Card - Printed before March Board of Review				(19) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				Outlets: Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:				(40) Exterior Wall:	
						Thickness Bsmnt Insul.	
(5) Floor Cover:		(10) Heating and Cooling:				(13) Roof Structure: Slope=0	
		Gas	Coal	Hand Fired			
		Oil	Stoker	Boiler			
(6) Ceiling:						(14) Roof Cover:	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEYER ROBERT & DRENDA (H/	SEYER ROBERT & DRENDA & H	0	12/17/2007	QC	Not Qualified	2007/4373		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
SEYER ROBERT & DRENDA L (L/E)	P.R.E. 0%					
5150 W RHOBY ROAD	MAP #:					
LAKE CITY MI 49651	2017 Est TCV 12,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.		X		40/FF	300.00	600.00	1.0000	1.0000	40	100		12,000
Comments/Influences				300 Actual Front Feet, 4.13 Total Acres Total Est. Land Value = 12,000								

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	6,000	0	6,000			4,395C
2016	6,000	0	6,000			4,356C
2015	6,000	0	6,000			4,343C
2014	6,000	0	6,000			4,275C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PROFFER ENTERPRISES LLC 6329 WINDHAM PLACE GRAND BLANC MI 48439	MAP #:					
	2017 Est TCV 57,960					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE			27.600 Acres	2,100	100	57,960
						27.60 Total Acres		Total Est. Land Value =	57,960

Tax Description
SEC 26 T22N R8W NW 1/4 OF SW 1/4 EXC N
900 FT OF W 600 FT THOF. 27.6033A.

Comments/Influences

MOVED ALL BLDGS TO 011-00 FOR 00

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	29,000	0	29,000			21,623C
2016	29,000	0	29,000			21,431C
2015	29,000	0	29,000			21,367C
2014	29,000	0	29,000			21,031C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIFTH THIRD BANK*	BIRDWELL ANN	89,910	08/12/2009	OTH	Not Qualified	2009/3247		100.0
BOLLES AMY S & MUSSELMAN	MUSSELMAN FRANK	0	06/19/2007	QC	Not Qualified	2007/2331		0.0
		5,500	05/01/1997	WD	Download	311:158		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4661 S DICKERSON RD	School: LAKE CITY - 57020		Addition	09/08/2004	2004-9996	Complete
Owner's Name/Address	P.R.E. 100% 09/09/2009					
BIRDWELL ANN 4661 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 121,999 TCV/TFA: 75.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W 400 FT N 100 FT W 200 FT TO POB. 1.8365 A.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> GROUP A	\$5000				5000 100		5,000
			167 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =							5,000
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	3.78	1.00	288	94	1,023		
			Total Estimated Land Improvements True Cash Value =							1,023

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
NEW HOUSE FOR 99 NEW PC GRG FOR 01	X						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	58,500	61,000			49,874C
2016	2,500	55,000	57,500			49,430C
2015	3,500	51,300	54,800			49,283C
2014	3,300	45,900	49,200			48,507C

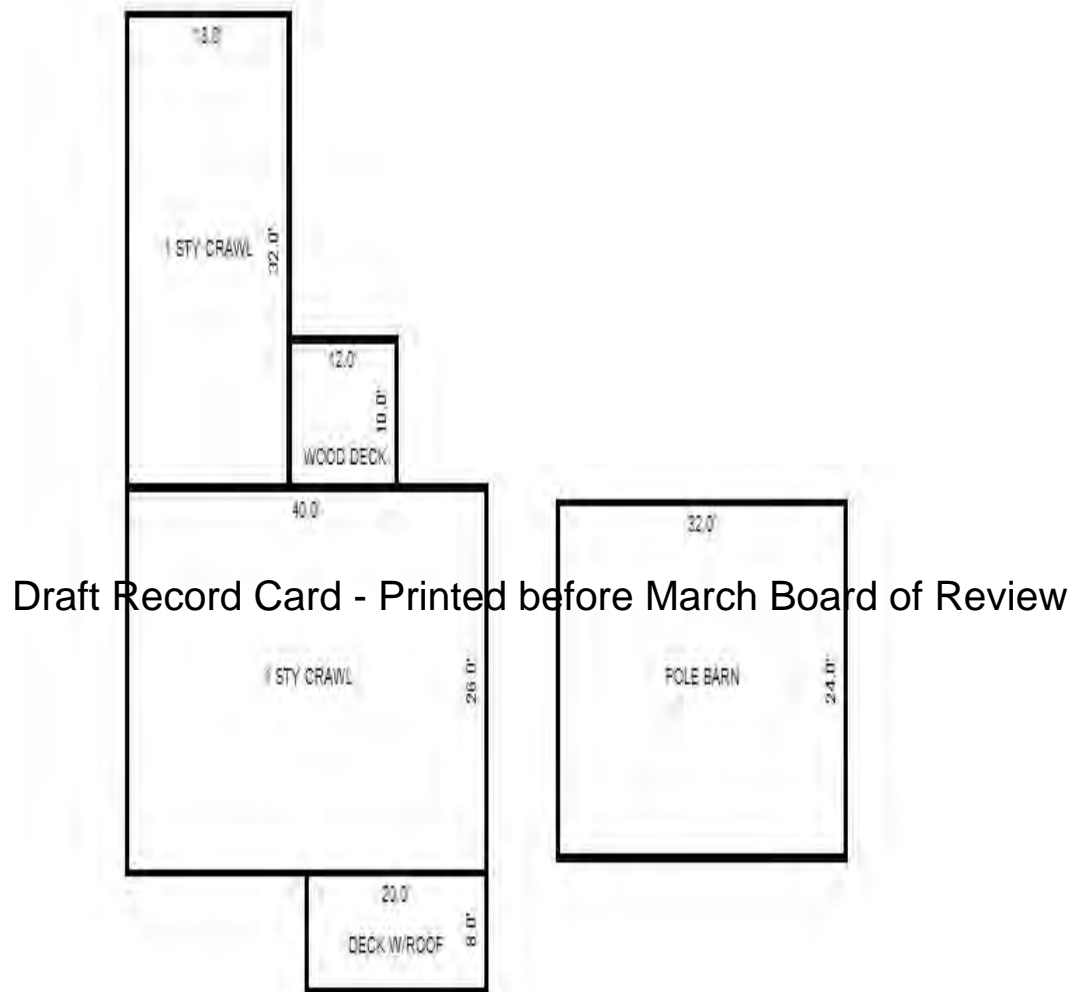
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 120	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 12 Floor Area: 1616 Total Base Cost: 98,994 Total Base New : 136,612 Total Depr Cost: 122,080 Estimated T.C.V: 115,976			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1997	Remodeled 0	Ex X Ord Min		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Bsmnt-Adj Heat-Adj Size Cost		Bsmnt-Adj Heat-Adj Size Cost				
Condition for Age: Average		Lg X Ord Small		150 Amps Service			1 Story Siding Crawl Space 54.56 -7.72 0.00 576 26,980			1 Story Siding Crawl Space 54.56 -7.72 0.00 1040 48,714		1 Story Siding Crawl Space 54.56 -7.72 0.00 1040 48,714				
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Rate		Rate	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s)			630.00			630.00		630.00	
(1) Exterior		X Drywall		No. of Elec. Outlets			3 Fixture Bath 1975.00			2550.00			2895.00		2895.00	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Well, 100 Feet 2550.00			1000 Gal Septic 2895.00			1415.00		1415.00	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Appliance Allowance 1415.00			22.62			7.59		7.59	
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement		(14) Water/Sewer			WCP (1 Story), Standard 22.62			Treated Wood, Standard 7.59			120 911		120 911	
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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 11.14 768 8,556 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 120,218			Separately Depreciated Items: Square footage # 1 is depreciated at 93 %Good... Base Cost Was = 26,980 County Multiplier = 1.38 => Cost New = 37,232 Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 1,862 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 115,976			Lump Sum Items:			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Automatic Doors 375.00 2 750			Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 120,218			Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 1,862		ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 115,976	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 120,218			Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 1,862			ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 115,976			
Chimney: Metal																

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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.
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	Not Qualified	2007/3667		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PROFFER ENTERPRISES LLC 6329 WINDHAM PLACE GRAND BLANC MI 48439	MAP #:					
	2017 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			40/FF	200.00	600.00	1.0000	1.0000	40 100		8,000
			200 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =							8,000

Tax Description
 SEC 26 T22N R8W BEG 700 FT S OF NW COR
 OF SW 1/4 TH S 200 FT E 600 FT N 200 FT W
 600 FT TO POB. 2.7548 A.
 Comments/Influences

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

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	4,000	0	4,000			4,000S
X	Rolling		2016	4,000	0	4,000			4,000S
X	Low		2015	4,000	0	4,000			4,000S
X	High		2014	4,000	0	4,000			4,000S
X	Landscaped								
X	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

Who	When	What	2017	4,000	0	4,000			4,000S
TPC 10/06/2015 INSPECTED			2016	4,000	0	4,000			4,000S
			2015	4,000	0	4,000			4,000S
			2014	4,000	0	4,000			4,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGE DAVID E	LANGE DAVID E	0	11/15/2016	QC	RELATED PARTY	2016-03768	PTA	0.0
WIKOFF MARVIN K	LANGE DAVID E	86,920	10/31/2011	WD	WARRANTY DEED	2011-03360	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4611 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/31/2011					
LANGE DAVID E	MAP #:					
4611 S DICKERSON ROAD	2017 Est TCV 101,078 TCV/TFA: 93.59					
LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A	X			40/FF	200.00	600.00	1.0000	1.0000	40	100		8,000	
& SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT N 100 FT, W 200 FT TO POB. .4591A.	X			40/FF	100.00	400.00	1.0000	1.0000	40	100	SURPLUS	4,000	
2012 COMINATION 009-026-018-68				300 Actual Front Feet, 3.67 Total Acres				Total Est. Land Value =					12,000
Comments/Influences				Land Improvement Cost Estimates									
2012 COMBINED 009-026-018-68 WITH 019-00				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				D/W/P: Asphalt Paving	1.51	1.00	3700	0	0				
				Residential Local Cost Land Improvements									
				Description	Rate	CountyMult.	Size	%Good	Cash Value				
				LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750				
				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		2017	6,000	44,500	50,500			41,264C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2016	6,000	42,000	48,000			40,896C
	Pond								
	Waterfront		2015	6,000	39,300	45,300			40,774C
	Ravine								
	Wetland		2014	5,000	35,400	40,400			40,132C
	Flood Plain								

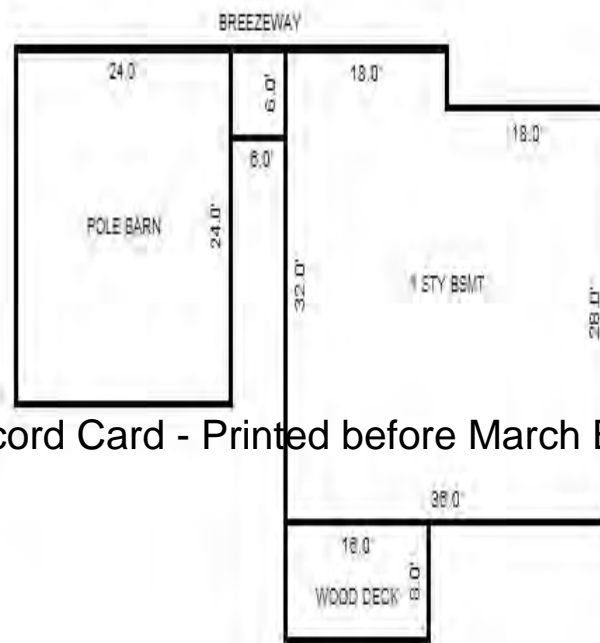
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 128 36	Type Treated Wood Brzwy, FW	Year Built: 1984 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1977		Remodeled 0		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Condition for Age: Average															
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric			0 Amps Service								
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.	Ord.	Min	1	Story Siding	Basement	58.48	0.00	1.87	1080	65,178
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		1 630			
X	Many Avg. Few	X	Large Avg. Small	2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			3 Fixture Bath 1000 Gal Septic		1 1,975			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance		1 1,415			
(3) Roof		(9) Basement Finish		1080 Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood,Standard		7.46 128 955			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		576 7,258			
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 80,382			Base Cost Mechanical Doors		12.60 1 350			
Chimney: Metal				1 1000 Gal Septic 1 2000 Gal Septic			(9) Basement Finish			Basement Recreation Finish		11.25 1080 12,150			
				Lump Sum Items:			County Multiplier = 1.38 => Cost New = 16,767			Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 8,384		Total Depreciated Cost = 88,766			
							ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 = 84,328					

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SALAZAR REY 3420 BERGMAN AVE LANSING MI 48910	MAP #:					
	2017 Est TCV 34,898 TCV/TFA: 26.44					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A.	X		SALES & 2013 EQ RATE	10.050	Acres	2,100	100		21,105
Comments/Influences			Total Est. Land Value = 21,105						
ADD'D FV MH FOR 94 (WINDSOR)									

Comments/Influences

ADD'D FV MH FOR 94 (WINDSOR)

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,600	6,800	17,400			15,078C
2016	10,600	7,500	18,100			14,944C
2015	10,600	4,300	14,900			14,900S
2014	10,600	4,400	15,000			15,000S

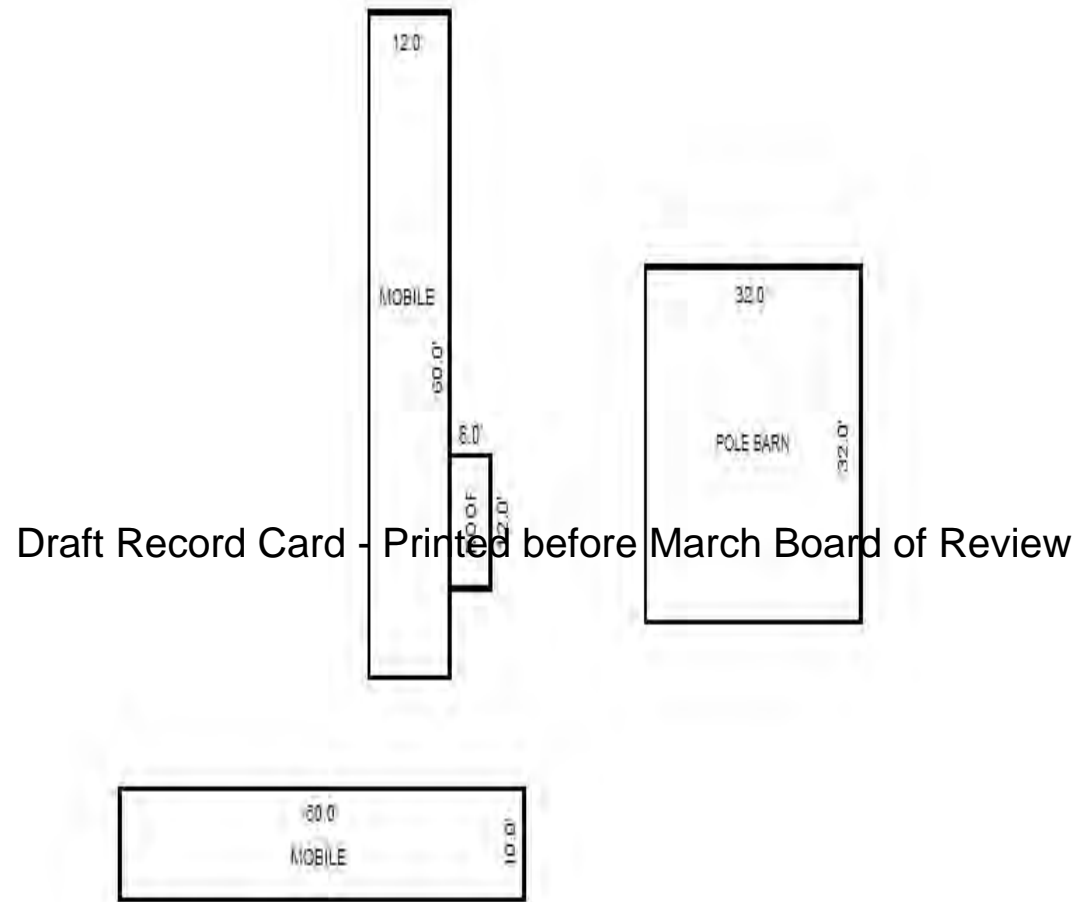
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1986 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: MANU-NATIONAL		Trim & Decoration														
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min										
Condition for Age: Average		Lg	X	Ord		Small										
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Ex.	Ord.	Min	(11) Heating System: Wall Furnace Unit Exterior Roof BaseUnit Siding Comp.Shingle Other Additions/Adjustments Free Standing Roof			Rate	Heat/Roof	Ext.(%)	Size	Cost	
(2) Windows		(7) Excavation		No. of Elec. Outlets						31.07	0.41	0	720	22,666		
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few				Rate	Rate	Size	Cost		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing						4.15	4.15	72	299			
X	(3) Roof	(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						1575.00		1	1,575			
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer						2720.00		1	2,720		
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic						Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB)		9.30 325.00 0.500 => TCV of Bldg: 1 =	1024 1	9,523 325 8,961		
	Chimney: Metal	(10) Floor Support		Lump Sum Items:												

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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.		Interior 1 Story	Area	Type	Year Built:					
	Mobile Home	0 Front Overhang	0 Other Overhang	X Forced Warm Air Wall Furnace			Cook Top		Interior 2 Story			Car Capacity:					
	Town Home	(4) Interior		Warm & Cool Air Heat Pump			Dishwasher		2nd/Same Stack			Class:					
	Duplex	Drywall Paneled	Plaster Wood T&G				Garbage Disposal		Two Sided			Exterior:					
	A-Frame	Trim & Decoration					Bath Heater		Exterior 1 Story			Brick Ven.:					
	Wood Frame	Ex	Ord	Min				Vent Fan		Exterior 2 Story			Stone Ven.:				
Building Style: MANU-NATIONAL		Size of Closets					Hot Tub		Prefab 1 Story			Common Wall:					
Yr Built	Remodeled	Lg		Ord	Small				Unvented Hood		Prefab 2 Story			Foundation:			
1972	0	Doors		Solid	H.C.				Vented Hood		Heat Circulator			Finished ?:			
Condition for Age: Average		(5) Floors		Central Air Wood Furnace						Intercom		Raised Hearth			Auto. Doors:		
Room List		Kitchen:		(12) Electric						Jacuzzi Tub		Wood Stove			Mech. Doors:		
	Basement	Other:		0 Amps Service						Jacuzzi repl.Tub		Direct-Vented Ga			Area:		
	1st Floor	Other:								Oven		Class: Low			% Good:		
	2nd Floor									Microwave		Effec. Age: 40			Storage Area:		
	Bedrooms									Standard Range		Floor Area:	CntyMult	X 1.380	No Conc. Floor:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures						Self Clean Range		Total Base Cost: 20,010			Bsmnt Garage:		
	Wood/Shingle			Ex. Ord. Min						Sauna		Total Base New : 27,614			E.C.F.		
	Aluminum/Vinyl			No. of Elec. Outlets						Trash Compactor		Total Depr Cost: 9,665			X 0.500		
	Brick			Many Ave. Few						Central Vacuum		Estimated T.C.V: 4,832					
	Insulation	(7) Excavation		(13) Plumbing						Security System							
(2) Windows		Basement: 0 S.F.		1 3 Fixture Bath						< Cost Estimates for Res. Building: 2 Mobile Home Class: Low Quality >							
	Many Avg. Few	Crawl: 0 S.F.		2 Fixture Bath						(11) Heating System: Wall Furnace							
	Large Avg. Small	Slab: 0 S.F.		Softener, Auto						Unit Exterior Roof Rate Heat/Roof Ext.(%) Size Cost							
	Wood Sash	Height to Joists: 0.0		Softener, Manual						BaseUnit Ribbed Metal 34.15 -0.80 0 600 20,010							
	Metal Sash			Solar Water Heat						Other Additions/Adjustments Rate Rate Size Cost							
	Vinyl Sash			No Plumbing						(9) Foundation							
	Double Hung			Extra Toilet						Foundation Wall: Concrete 7.13 0 0							
	Horiz. Slide			Separate Shower						Depr.Cost = 9,665							
	Casement			Ceramic Tile Floor						ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 2 = 4,832							
	Double Glass			Ceramic Tile Wains													
	Patio Doors			Ceramic Tub Alcove													
	Storms & Screens			Vent Fan													
(3) Roof		(8) Basement		(14) Water/Sewer													
	Gable	Conc. Block		Public Water													
	Hip	Poured Conc.		Public Sewer													
	Flat	Stone		Water Well													
	Asphalt Shingle	Treated Wood		1000 Gal Septic													
	Chimney:	Concrete Floor		2000 Gal Septic													
		No Floor SF		Lump Sum Items:													
		Recreation SF															
		Living SF															
		Walkout Doors															
		No Floor SF															
		(10) Floor Support															
		Joists:															
		Unsupported Len:															
		Cntr.Sup:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANEKE KEITH G & GLENNA J	NEWELL NATHAN & JAMIE	22,000	10/10/2014	WD	WARRANTY DEED	2014-03461	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/31/2014					
NEWELL NATHAN & JAMIE 7140 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 19,019					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	Public Improvements			* Factors *						
	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences				Residentia 8 - 17	@\$1900	10.01	Acres	1900	100	19,019
				10.01 Total Acres Total Est. Land Value =					19,019	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,500	0	9,500			9,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S
2014	10,500	0	10,500		10,500W	5,501C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		23,500	03/01/2003	WD	Download	03-0:1322		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7140 W BLUE RD	School: LAKE CITY - 57020		New House	08/19/2003	20030296	Complete
Owner's Name/Address	P.R.E. 100% 03/01/2004					
NEWELL NATHAN 7140 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 154,172 TCV/TFA: 128.48					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	X			SALES & 2013 EQ RATE	10.010	Acres	2,100	100		21,021
Comments/Influences				Total Est. Land Value = 21,021						
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X			LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425	
				Total Estimated Land Improvements True Cash Value = 2,425						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who	When	What					
			2017	10,500	66,600	77,100	59,962C
			2016	10,500	62,700	73,200	59,428C
			2015	10,500	58,400	68,900	59,251C
			2014	10,500	52,400	62,900	58,318C

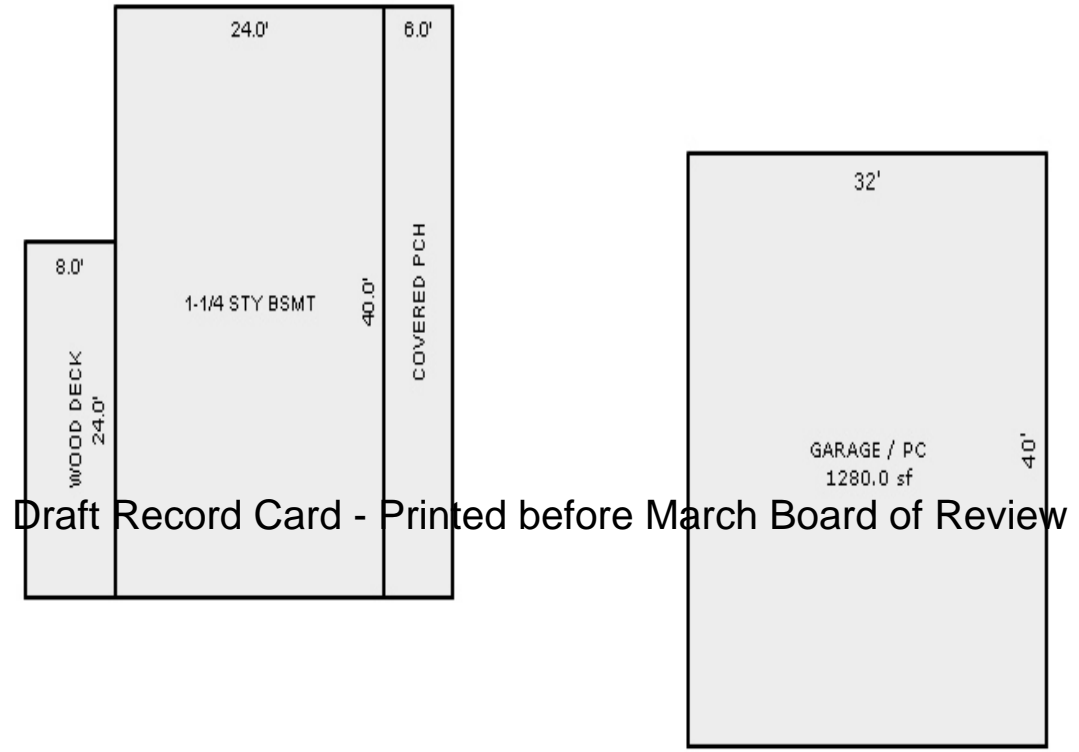
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 240 192	Type WCP (1 Story) Treated Wood	Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	1.25 Story Siding			81.84	0.00	0.00	960	78,566		
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate		Size Cost				
Room List		Size of Closets		No./Qual. of Fixtures			Walk out Basement Door(s)			775.00		1		775		
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric			(13) Plumbing			Average Fixture(s)		760.00		1 760		
(1) Exterior		X Drywall		Ex. X Ord. Min			3 Fixture Bath			2400.00		1		2,400		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Well, 100 Feet			2700.00		1		2,700		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1000 Gal Septic			3085.00		1		3,085		
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1 1,915		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		No Plumbing Extra Toilet Extra Sink Separate Shower			(16) Porches			WCP (1 Story), Standard		20.35		240 4,884		
X	Casement	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony			Treated Wood, Standard		7.13		192 1,369		
X	Double Glass Patio Doors Storms & Screens	1 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)			Base Cost		10.91		1280 13,965		
(3) Roof	X Gable Hip Flat	X Gambrel Mansard Shed		1 Public Water Public Sewer 1 Water Well			Automatic Doors			375.00		1		375		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =		137,606				
Chimney:	Lump Sum Items:		ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =			130,726							

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Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUILLIAM DAVID C & CATHER	NEWELL LYNN & EILEEN	30,000	10/22/2004	WD	Arms Length	04-0/4413		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
NEWELL LYNN & EILEEN 5383 DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 19,019					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
X			Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
X			Electric					
			Gas					
			Curb					
			Street Cuts					
			Standard Utilities					
			Underground Utils.					
			Residentia 8 - 17 @\$1900	10.01 Acres	10.01	1900	100	19,019
			10.01 Total Acres				Total Est. Land Value =	19,019

Tax Description
SEC 26 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.

Comments/Influences

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Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,500	0	9,500			9,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S
2014	10,500	0	10,500			10,464C

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7200 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651	2017 Est TCV 135,521 TCV/TFA: 68.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.	X	Dirt Road		Residentia 8 - 17 @\$1900	10.01	Acres	1900	100	19,019
Comments/Influences		Gravel Road		10.01 Total Acres Total Est. Land Value = 19,019					
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		Residential Local Cost Land Improvements					
		Water		Description	Rate	CountyMult.	Size	%Good	Cash Value
		Sewer		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
	X	Electric		Total Estimated Land Improvements True Cash Value = 475					
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2017	9,500	58,300	67,800			57,456C
	Low	High	2016	10,500	57,800	68,300			56,944C
	Landscaped	Swamp	2015	10,500	50,700	61,200			56,774C
X	Wooded	Pond	2014	10,500	45,600	56,100			55,880C
	Waterfront	Ravine							
	Wetland	Flood Plain							
X	PRIVATE RD								
Who	When	What							

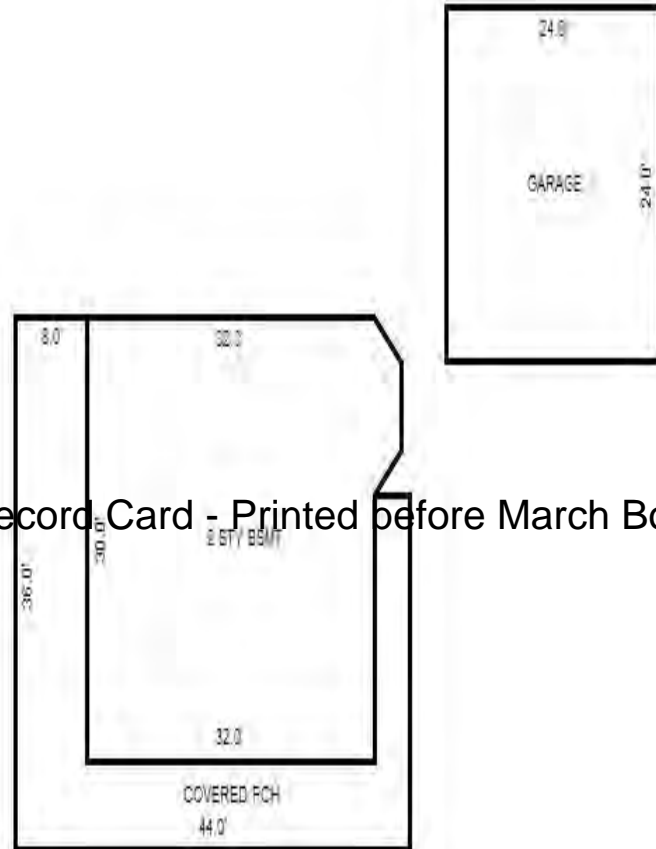
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 572	Type WCP (1 Story)	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 2S		Trim & Decoration														
Yr Built Remodeled 1979 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 200 Amps Service												
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
X Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			2 Story Siding Basement			93.28 0.00 0.00		987 92,067				
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost				
(2) Windows				Many X Ave. Few			(1) Exterior Brick Veneer			8.00		120 960				
X Many Avg. X Large Avg. X Small				(13) Plumbing			(13) Plumbing			Average Fixture(s) 630.00		1 630				
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Well, 50 Feet 1000 Gal Septic			1575.00 1,575 2895.00 2,895		1 1,415 1 4,150	
X Double Glass Patio Doors Storms & Screens		X		(8) Basement			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 2 Story			1415.00 4150.00		1 1,415 1 4,150				
(3) Roof		X Gambrel		(9) Basement Finish			(16) Porches			14.97		572 8,563				
Gable X Hip Flat		Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			16.80		576 9,677				
X Asphalt Shingle				(10) Floor Support			Lump Sum Item(s): 600 SQ FT POLE BARN			900.00		1.0 900				
Chimney:				Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB)		Depr.Cost = 128,919 0.900 => TCV of Bldg: 1 = 116,027				
				Lump Sum Items: 1, 600 SQ FT POLE BARN												

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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 BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651	2017 Est TCV 13,200					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GRAGE C 40/FF	330.00	594.00	1.0000	1.0000	40	100	13,200
			330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =							13,200

Tax Description
. SEC 26 T22N R8W PCL F OF SURVEY
RECORDED IN LIBER S-2 PG65. 4.5A.

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.

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- 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
2017	6,600	0	6,600			3,877C
2016	6,600	0	6,600			3,843C
2015	6,600	0	6,600			3,832C
2014	6,600	0	6,600			3,772C

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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
7110 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 05/06/1997					
Owner's Name/Address	MAP #:					
QUILLIAM DAVID C & CATHERINE G 7110 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 212,896 TCV/TFA: 130.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	X		Dirt Road								
Comments/Influences			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Cuts								
			Standard Utilities								
			Underground Utils.								
			* Factors *								
			Residentia 8 - 17 @\$1900	10.01	Acres	1900	100			19,019	
			10.01 Total Acres			Total Est. Land Value =				19,019	

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level								
X	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What	2017	9,500	96,900	106,400			87,855C
			2016	10,500	91,200	101,700			87,072C
			2015	10,500	84,900	95,400			86,812C
			2014	10,500	75,900	86,400			85,445C

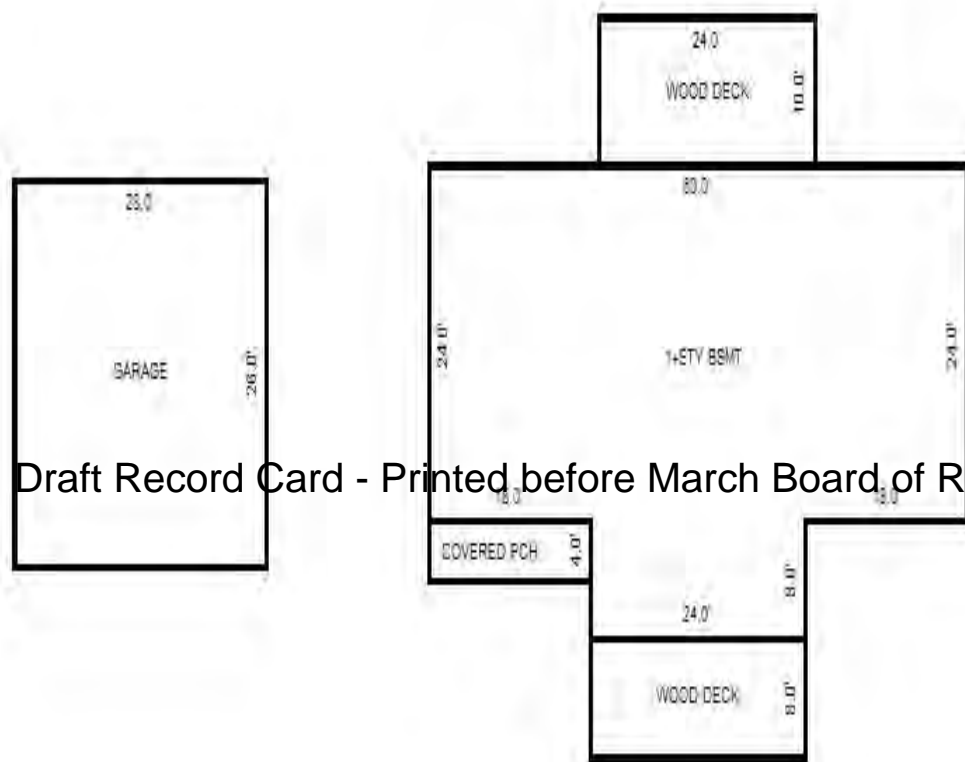
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	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 72 192 240	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: BC Effec. Age: 12 Floor Area: 1632 Total Base Cost: 168,051 Total Base New : 231,910 Total Depr Cost: 204,081 Estimated T.C.V: 193,877		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:														
Building Style: 1+S		Trim & Decoration		X			Central Air Wood Furnace			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost										
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min	(12) Electric 200 Amps Service			77.82		0.00		0.00		1632		127,002									
Condition for Age: Average		X	Lg		Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments		Rate		Size		Cost											
Room List		(5) Floors		Kitchens: Other: Other:			No. of Elec. Outlets			(13) Plumbing		Average Fixture(s)		1120.00		1		1,120										
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		X			Ex.			X			Ord.			Min												
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X		Drywall			No. of Elec. Outlets			Many			X			Ave.			Few									
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			2			3			Fixture Bath			2			Fixture Bath						
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2			1			2			Fixture Bath			1			2			Fixture Bath		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			1			2			Fixture Bath			1			2			Fixture Bath			
X	Caseament	X		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1			1			1000 Gal Septic			1			2000 Gal Septic						
X	Double Glass Patio Doors Storms & Screens	X		8			(14) Water/Sewer			1			1			1000 Gal Septic			1			2000 Gal Septic						
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			1			1			1000 Gal Septic			1			2000 Gal Septic								
X	Asphalt Shingle	X		Lump Sum Items:																								
Chimney: Metal																												

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
DELBELLO FLOYD L & JAN M 7100 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 13,200					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GRAGE C 40/FF	330.00	594.00	1.0000 1.0000	40 100		13,200
			330 Actual Front Feet, 4.50 Total Acres Total Est. Land Value =						13,200

Tax Description
. SEC 26 T22N R8W PCL H OF SURVEY
RECORDED IN LIBER S-2 PG65. 4.5A.

Comments/Influences

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

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- 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
2017	6,600	0	6,600			3,877C
2016	6,600	0	6,600			3,843C
2015	6,600	0	6,600			3,832C
2014	6,600	0	6,600			3,772C

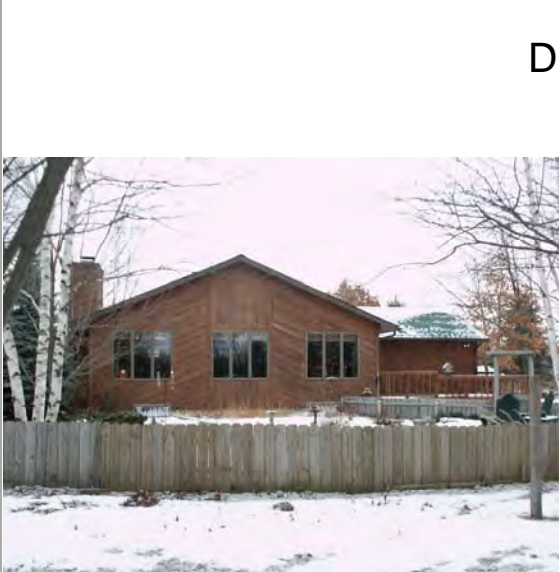
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7100 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
DELBELLO FLOYD L 7100 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 124,089 TCV/TFA: 89.92					

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 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35 A.	X		Public Improvements	GRAGE C 40/FF	330.00	574.20	1.0000	1.0000	40	100		13,200
				330 Actual Front Feet, 4.35 Total Acres					Total Est. Land Value =			13,200
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
			X	Dirt Road								
			X	Gravel Road								
			X	Paved Road								
			X	Storm Sewer								
			X	Sidewalk								
			X	Water	D/W/P: 3.5 Concrete	3.44	1.00	320	50			550
			X	Sewer	Shed: Wood Frame	10.03	1.00	180	50			903
			X	Electric	Total Estimated Land Improvements True Cash Value =						1,453	
			X	Gas								
			X	Curb								
			X	Street Lights								
			X	Standard Utilities								
			X	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		2017	6,600	55,400	62,000			51,512C
X	Rolling		2016	6,600	52,200	58,800			51,053C
X	Low		2015	6,600	48,600	55,200			50,901C
X	High		2014	6,600	43,500	50,100			50,100S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What							

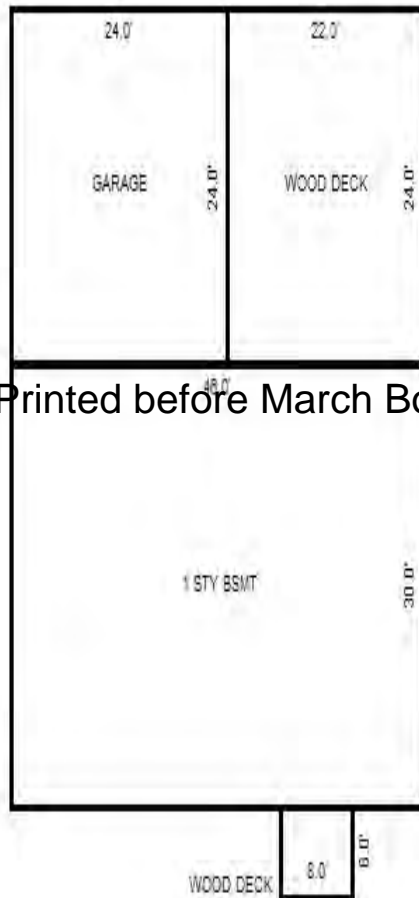
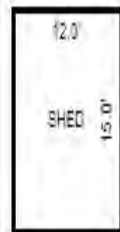
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 528 48	Type Treated Wood Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: C -5 Effec. Age: 27 Floor Area: 1380		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:		
Yr Built 1985	Remodeled 0	Size of Closets		(12) Electric			Stories Exterior Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			60.40	0.00	0.00	1380	83,352		
Room List		(5) Floors		0 Amps Service			Ex. X Ord. Min			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		0			No. of Elec. Outlets			Rate						
(1) Exterior	X	Drywall					Many X Ave. Few			Rate						
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)			Rate						
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath 1000 Gal Septic			Rate						
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Rate						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 1000 Gal Septic 1 2000 Gal Septic			(9) Basement Finish			Rate						
X	Casement Double Glass Patio Doors Storms & Screens	400	Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer			Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0,			Rate						
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Basement Recreation Finish County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Rate						
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			Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			Rate						
	Chimney: Metal	Lump Sum Items:					ECF (RESIDENTIAL RURAL/ NON SUB)			Rate						
										Total Depreciated Cost =		115,195				
										Estimated T.C.V: 109,436		109,436				

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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.
BLAIR RUBY E	TRAVELBEE JOYCE M & BALDW	0	05/15/2013	CD	CERTIFICATE OF DEATH	WWW.TRIBUTES.C		33.0
BLAIR RUBY	BLAIR RUBY E & TRAVELBEE	1	11/18/2006	QC	QUIT CLAIM	2013-01834 QD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7026 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
TRAVELBEE JOYCE M & BALDWIN LOIS E 7026 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 126,202 TCV/TFA: 90.66					

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 26 T22N R8W PCL J OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. MISSAUKEE COUNT RECORD (BEING A PART OF THE EAST 1/2 OF THE SE 1/4 SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD IF ANY 4.35 A.	X		Dirt Road	GRAGE C	40/FF	330.00	574.20	1.0000	1.0000	40	100		13,200
			Gravel Road	330 Actual Front Feet, 4.35 Total Acres							Total Est. Land Value =	13,200	
Comments/Influences	X		Land Improvement Cost Estimates										
			Description		Rate	CountyMult.	Size	%Good	Cash Value				
	X		Residential Local Cost Land Improvements		Rate	CountyMult.	Size	%Good	Cash Value				
			Description		Rate	CountyMult.	Size	%Good	Cash Value				
	X		LAND IMPROVE 1000		1000.00	1.00	1.0	95	950				
	X		Total Estimated Land Improvements True Cash Value = 950										

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,600	56,500	63,100			51,915C
2016	6,600	53,200	59,800			51,452C
2015	6,600	49,500	56,100			51,299C
2014	6,600	44,300	50,900			50,492C

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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 340 240	Type Treated Wood Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built 1978		Remodeled 0		Ex X Ord		Min								
Condition for Age: Average		Lg X Ord		Small		Doors		Solid X H.C.						
Room List		(5) Floors		Central Air Wood Furnace										
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric		100		Amps Service						
(1) Exterior		X Drywall		No./Qual. of Fixtures		Ex. X Ord. Min		Stories Exterior 1 Story Siding		Foundation Basement		Rate Bsmnt-Adj Heat-Adj 63.48 0.00 0.00		
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets		Many X Ave. Few		Other Additions/Adjustments (1) Exterior Brick Veneer		Rate		Size Cost 1392 88,364		
Insulation		(7) Excavation		(13) Plumbing				(13) Plumbing Average Fixture(s) 760.00				1 760		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath		1 2 Fixture Bath		(14) Water/Sewer Well, 50 Feet 1000 Gal Septic		1575.00 3085.00		1 1,575 1 3,085		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		8		(15) Built-Ins & Fireplaces Appliance Allowance		1915.00		1 1,915		
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 Concrete Floor		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(16) Deck/Balcony Treated Wood,Standard Roof Cover Only,Standard		6.53 10.20		340 2,220 240 2,448		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors		21.75 -1300.00 350.00		440 9,570 1 -1,300 1 350		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		1		Public Water Public Sewer Water Well Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (RESIDENTIAL RURAL/ NON SUB)		10.46 350.00		960 10,042 1 350		
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic 2000 Gal Septic		0.950 => TCV of Bldg: 1 =		117,950 112,052		
Chimney: Brick				Lump Sum Items:										

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	MAP #:					
	2017 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 1	2.99	@\$5500	1.76	Acres	5500	100		9,680
			1.76	Total Acres	Total Est. Land Value =			9,680

Tax Description	X	Value
. SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE 75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33"W 75 FT TO POB, TH N 02 DEG 43'33"W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE CHORD BEARING S 87 DEG 11'27"W 50.33 FT, TH S 02 DEG 53'33"E 40 FT, TH ON A CURVE OF RADIUS 17263.734 FT NE'LY & TO THE RIGHT THE CHORD BEARING 87 DEG 11'27"E 50.22 FT TO POB. 1.76A.	X	

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Comments/Influences	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
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/18/2013 Qual. Fr. PA 42					
VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601	MAP #:					
	2017 Est TCY 131,325					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			AG SW 2014 SURPLUS	1700/	77.25 Acres	1700	100	131,325
					77.25 Total Acres		Total Est. Land Value =	131,325

Taxpayer's Name/Address	Tax Description	SE 1/4 EXC S 400 FT OF W 300 FT THOF. 77.2452A.	Comments/Influences
VANDR	X Electric		
	X Gas		
	X Curb		
	X Standard Utilities		
	X Underground Utils.		
			03 SPLIT 2.75 AC TO 022-95 FOR 04

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	65,700	0	65,700			61,187C
Rolling	2016	69,500	0	69,500			60,642C
Low	2015	65,700	0	65,700			60,461C
High	2014	65,700	0	65,700			59,509C
Landscaped							
Swamp							
X 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.
WINKLE TRAVIS G & KRISTA	WINKLE TRAVIS G & KRISTA	0	07/14/2016	WD	RELATED PARTY	2016-02400	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7490 W BLUE RD	School: LAKE CITY - 57020		Pole Barn	07/10/2014	2014-0239	100%
Owner's Name/Address	P.R.E. 100% 09/01/2003					
WINKLE TRAVIS G & KRISTA M TRUST 7490 W BLUE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 355,991 TCV/TFA: 118.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.	X		GROUP H \$75/FF	300.00	400.00	1.0000	1.0000	75	100		22,500
Comments/Influences			300 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 22,500								
UIP = 4X30 ROOF & SLAB ON END OF GRG			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	3.44	1.00	120	0	0			
			D/W/P: 4in Concrete	3.61	1.00	3800	0	0			
	X		D/W/P: 4in Ren. Conc.	4.21	1.00	260	0	0			
	X		Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Curb	5.00	1.00	97	97	4,850			
			Standard Utilities					4,850			
			Underground Utils.					4,850			
			Total Estimated Land Improvements True Cash Value = 4,850								

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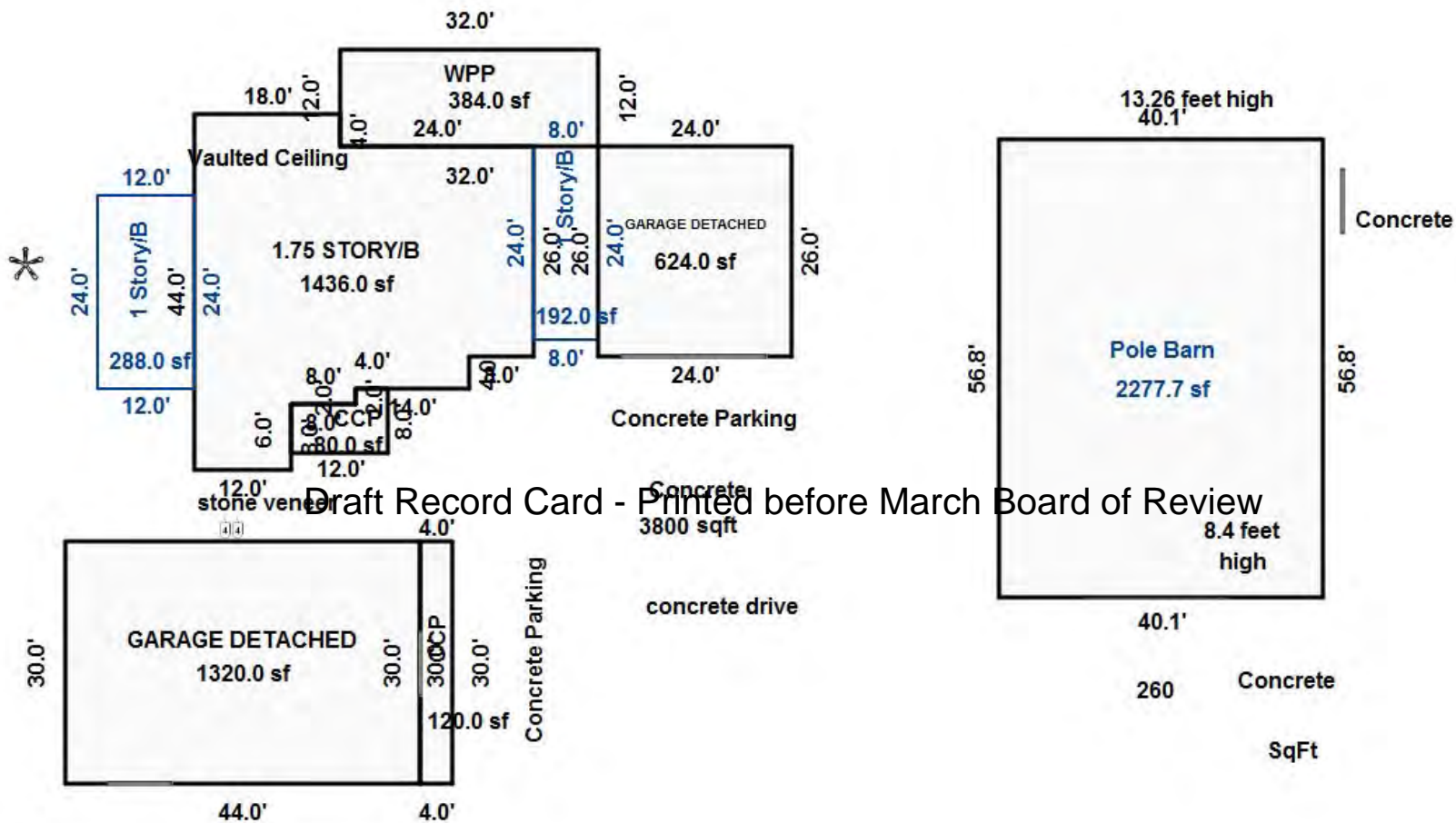
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	11,300	166,700	178,000			149,264C
X Rolling	2016	11,300	156,900	168,200			147,933C
X Low	2015	11,300	146,200	157,500			147,491C
X High	2014	11,300	119,400	130,700			130,700S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 384 120 256 120	Type CCP (1 Story) WPP CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 10 Floor Area: 2993 Total Base Cost: 278,533 Total Base New : 384,375 Total Depr Cost: 345,938 Estimated T.C.V: 328,641		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
Yr Built 2003	Remodeled 0	X	Ex		Ord		Min	1.75	Story Siding	Basement	96.83	0.00	3.70	1436	144,361
Condition for Age: Average		X	Lg		Ord		Small	1	Story Siding	Basement	66.75	0.00	2.11	192	13,221
Room List		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size Cost	
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few			(1) Exterior					
(1) Exterior		(5) Floors		(12) Electric			(13) Plumbing			(1) Exterior					
Wood/Shingle		Drywall		200 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stone Veneer Basement Recreation Finish		10.25 11.45		60 1200 13,740	
Aluminum/Vinyl Brick		Excavation		No. of Elec. Outlets			Average Fixture(s) 3 Fixture Bath			Basement Recreation Finish		760.00 2400.00		1 2 760 4,800	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Plumbing			Well, 100 Feet 1000 Gal Septic			Appliance Allowance		1915.00		1 1,915	
(2) Windows		(8) Basement		Water/Sewer			Ceramic Tub Alcove Vent Fan			(16) Porches		31.93 8.68 27.17		80 384 120 3,260	
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony		6.78 12.85		256 120 1,736 1,542	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8 Poured Conc. Stone Treated Wood X Concrete Floor		(15) Built-Ins & Fireplaces			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood,Standard Roof Cover Only,Standard		760.00 2400.00		1 2 760 4,800	
X	Casement	(9) Basement Finish		(16) Deck/Balcony			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance		1915.00		1 1,915	
X	Double Glass Patio Doors Storms & Screens	1200 Recreation SF Living SF Walkout Doors No Floor SF		(17) Garages			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CCP (1 Story), Standard WPP, Standard CCP (1 Story), Standard		31.93 8.68 27.17		80 384 120 3,260	
(3) Roof		(10) Floor Support		(16) Deck/Balcony			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard Roof Cover Only,Standard		6.78 12.85		256 120 1,736 1,542	
X	Gable Hip Flat	Gambrel Mansard Shed		(17) Garages			Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Automatic Doors		21.70 -1300.00 375.00		624 1 -1,300 1 375	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(17) Garages			Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JACK D & DIANE	MORRIS FLOYD M JR & KACI	0	02/15/2010	WD	Not Used In Study	2010/406		100.0
LEFEVRE MARK J & LAUREEN	HOEKWATER JACK D & DIANE	29,500	05/15/2009	WD	Arms Length	2009/2152		100.0
		18,950	04/01/1999	WD	Download	327:222		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8455 W LOTAN RD	School: LAKE CITY - 57020		New House	10/02/2009	20090528	100%
	P.R.E. 100% 05/01/2010					

Owner's Name/Address	MAP #:
MORRIS FLOYD M JR & KACI L 8455 W LOTAN RD Lake City MI 49651	2017 Est TCV 212,548 TCV/TFA: 92.33

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
40/FF	332.701	1309.00	1.0000	0.0000	40	100*		0
Residentia 8 - 17 @\$1900	10.00	Acres	1900	100				19,000
* denotes lines that do not contribute to the total acreage calculation.								
333 Actual Front Feet, 10.00 Total Acres			Total Est. Land Value =		19,000			

X	Improved	Vacant	Land Improvement Cost Estimates					
Description	Rate	CountyMult.	Size	%Good	Cash Value			
D/W/P: 4in Ren. Conc.	4.21	1.00	1318	0	0			
D/W/P: 3.5 Concrete	3.44	1.00	428	0	0			
Residential Local Cost Land Improvements								
Description	Rate	CountyMult.	Size	%Good	Cash Value			
LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
Total Estimated Land Improvements True					Cash Value = 2,425			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,500	96,800	106,300			86,915C
2016	10,500	91,100	101,600			86,140C
2015	10,500	84,900	95,400			85,883C
2014	10,500	74,900	85,400			84,531C



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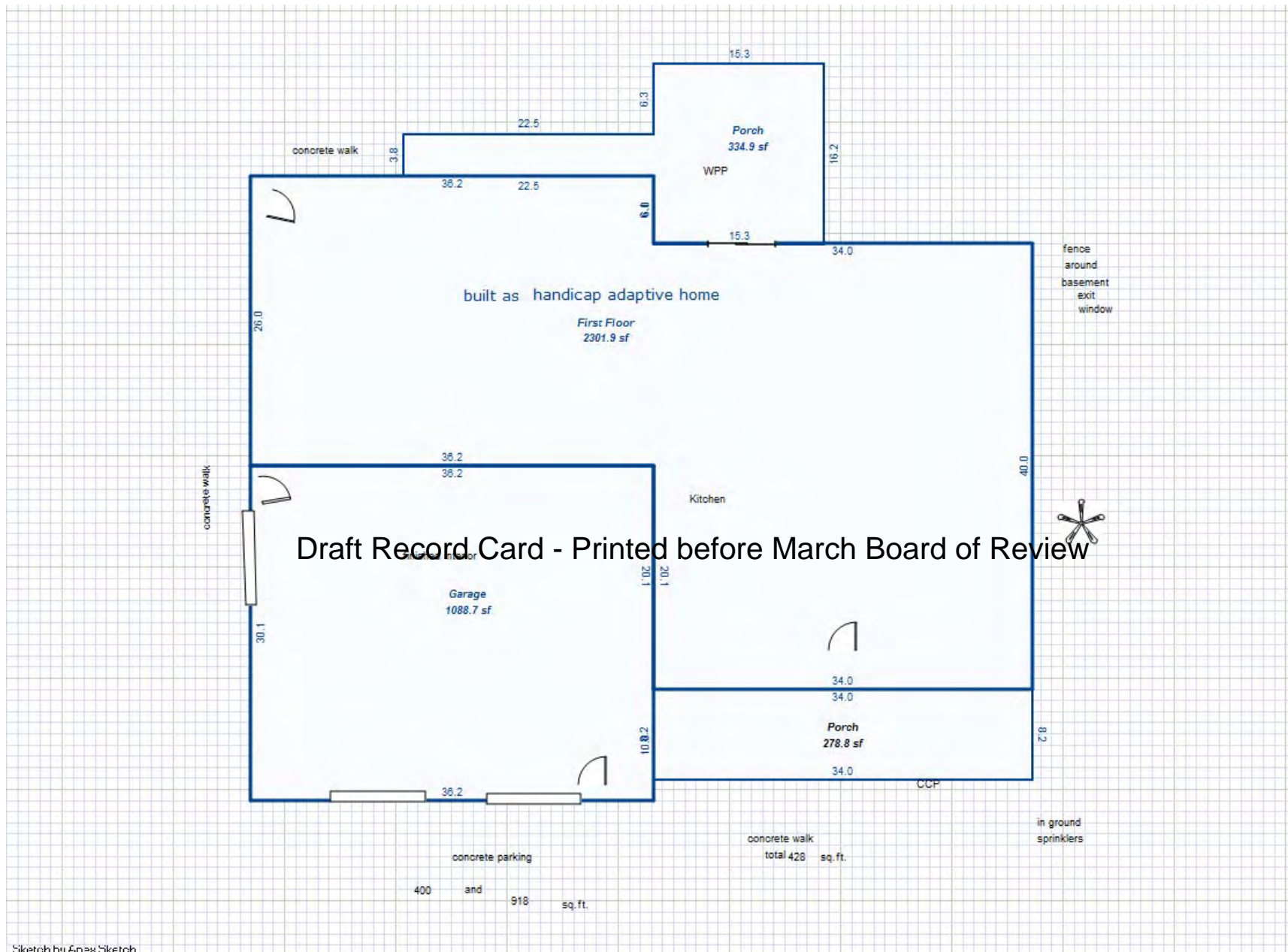
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 278 334	Type CCP (1 Story) WPP	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1088 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																						
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min	Size of Closets		Lg		X	Ord		Small									
Yr Built 2009		Remodeled 0		Doors			Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(12) Electric		200		Amps Service									
Condition for Age: Average		Doors			Solid	X	H.C.	Central Air Wood Furnace		(12) Electric		200		Amps Service	No./Qual. of Fixtures		Ex.		X	Ord.		Min					
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		200		Amps Service	No./Qual. of Fixtures		Ex.		X	Ord.		Min	Stories		Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric		200		Amps Service	No./Qual. of Fixtures		Ex.		X	Ord.		Min	Stories		Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
(1) Exterior		X Drywall		No. of Elec. Outlets		Many		X	Ave.		Few	(13) Plumbing		Average Fixture(s)		760.00		1		760							
Wood/Shingle Aluminum/Vinyl Brick		Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2		3	Fixture Bath	(14) Water/Sewer		Well, 100 Feet		2700.00		1		2,700									
(2) Windows		X Many Avg. Few		X Large Avg. Small		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		1000 Gal Septic		3085.00		1		3,085									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1		1,915									
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(16) Porches		CCP (1 Story), Standard		20.29		278		5,641									
X Asphalt Shingle		Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic		(16) Porches		WPP, Standard		8.98		334		2,999									
				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic		(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		17.35		1088		18,877							
				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic		(17) Garages		Common Wall: 1.5 Wall		-1925.00		1		-1,925									
				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic		(17) Garages		Automatic Doors		375.00		2		750									
				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic		(17) Garages		Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/ 90/100/84.6,		Depr.Cost =		201,182											
				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic		(17) Garages		Functional Depreciation because of: HANDICAP ADAPTED		ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		191,123									

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



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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWDREY PHILLIP & LINDA K	CONSUMERS ENERGY CO	0	08/23/2005	OTH	Not Qualified	05-0/3754		0.0
DEVINNEY ROBERT H & DONNA	COWDREY PHILLIP & LINDA K	31,900	06/13/2005	WD	Arms Length	05-0/2371		100.0
		18,700	04/01/1999	WD	Download	337:100		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8373 W LOTAN RD	School: LAKE CITY - 57020		New House	08/15/2005	20050270	Complete
	P.R.E. 100% 12/01/2005					

Owner's Name/Address	MAP #:
COWDREY PHILLIP & LINDA K 8373 W LOTAN RD Lake City MI 49651	2017 Est TCV 181,451 TCV/TFA: 102.86

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE		10.000 Acres		2,100 100		21,000
					10.00 Total Acres		Total Est. Land Value =		21,000

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W 1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	94	
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						
		Total Estimated Land Improvements True Cash Value = 940						

Comments/Influences	Topography of Site
99 SPLIT FROM 001-00 FOR 00	Level
	X Rolling
	Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain



Draft Record Card - Printed before March Board of Review

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,500	80,200	90,700			74,379C
2016	10,500	75,500	86,000			73,716C
2015	10,500	70,300	80,800			73,496C
2014	10,500	62,600	73,100			72,339C

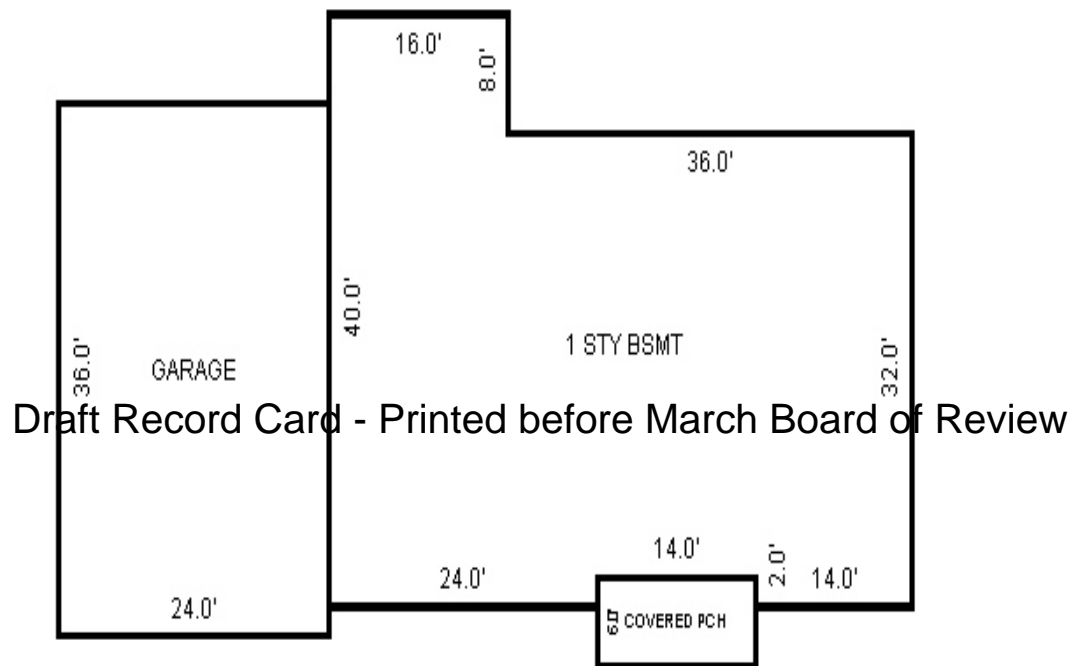
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*** Information herein deemed reliable but not guaranteed***

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 84	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built Remodeled 2005 0		Ex X Ord Min		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 10 Floor Area: 1764			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.			(12) Electric 0 Amps Service			Total Base Cost: 135,043 Total Base New : 186,359 Total Depr Cost: 167,906 Estimated T.C.V: 159,511						
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service			1 Story Siding Basement 58.29 0.00 1.82			Other Additions/Adjustments Walk out Basement Door(s) 775.00			1764 106,034			
(1) Exterior		X Drywall		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 760.00 3 Fixture Bath 2400.00 2 Fixture Bath 1600.00			Rate			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Well, 100 Feet 2700.00 1000 Gal Septic 3085.00			1 775		1 760 1 2,400 1 1,600	
X	(2) Windows	Many Avg. X Large Avg. X Small		(8) Basement			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			Appliance Allowance 1915.00			1 2,700 1 3,085		1 1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 X		(9) Basement Finish			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 15.83 Common Wall: 1 Wall -1300.00 Automatic Doors 375.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Separately Depreciated Items: (16) Porches CCP (1 Story), Standard 31.51			864 13,677 1 -1,300 2 750 Depr.Cost = 164,436		84 2,647	
X	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Total Depreciated Cost = 167,906 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 159,511			Cost New = 3,653 Depr.Cost = 3,470			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
X	Asphalt Shingle															
Chimney:																

Draft Record Card Printed before March Board of Review

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



Draft Record Card - Printed before March Board of Review

Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVELL TERRY J & TINA G (	LOVELL FAMILY HOUSE TRUST	0	04/02/2008	QC	Not Qualified	2008/1078		0.0
		19,450	04/01/1999	WD	Download	327:805		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LOVELL FAMILY HOUSE TRUST 10311 BENNINGTON DURAND MI 48429	MAP #:					
	2017 Est TCV 21,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE			10.000	Acres	2,100	100	21,000
						10.00	Total Acres		Total Est. Land Value =	21,000

Tax Description
 SEC 27 T22N R8W (0*1999) BEG N 89 DEG
 51'08"W 1632.43 FT FROM NE COR OF NE 1/4
 TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG
 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5
 FT, S 89 DEG 51'08"E 333 FT TO POB. 10A.
 Comments/Influences

- 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.

99 SPLIT FROM 001-00 FOR 00

Topography of Site

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

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	10,500	0	10,500			10,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S
2014	10,500	0	10,500			10,464C

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,450	03/01/2001	WD	Download	327:1169		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8277 W LOTAN RD	School: LAKE CITY - 57020		Pole Barn	04/22/2010	20100158	100%
Owner's Name/Address	P.R.E. 100% 09/23/2003					
ATKINS CHIP R 8277 W LOTAN ROAD LAKE CITY MI 49651	MAP #: 2017 Est TCV 81,578 TCV/TFA: 52.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																																							
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W 1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.			<table border="1"> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2"></th> <th colspan="2"></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> </tr> <tr> <td>SALES & 2013 EQ RATE</td> <td></td> <td></td> <td>10.000</td> <td>Acres</td> <td>2,100</td> <td>100</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td>10.00</td> <td>Total Acres</td> <td></td> <td></td> <td>Total Est. Land Value =</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>21,000</td> </tr> </table>						Public Improvements		* Factors *						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	SALES & 2013 EQ RATE			10.000	Acres	2,100	100					10.00	Total Acres			Total Est. Land Value =								21,000										
Public Improvements		* Factors *																																																								
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason																																																			
SALES & 2013 EQ RATE			10.000	Acres	2,100	100																																																				
			10.00	Total Acres			Total Est. Land Value =																																																			
							21,000																																																			
Comments/Influences	X		<table border="1"> <tr> <th colspan="2">Land Improvement Cost Estimates</th> <th colspan="2"></th> <th colspan="2"></th> <th colspan="2"></th> </tr> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th colspan="2">Cash Value</th> </tr> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th colspan="2">Cash Value</th> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>1.0</td> <td>25</td> <td colspan="2">250</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2">Total Estimated Land Improvements True Cash Value =</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2">250</td> </tr> </table>						Land Improvement Cost Estimates								Description	Rate	CountyMult.	Size	%Good	Cash Value		Residential Local Cost Land Improvements							Description	Rate	CountyMult.	Size	%Good	Cash Value		LAND IMPROVE 1000	1000.00	1.00	1.0	25	250							Total Estimated Land Improvements True Cash Value =							250	
Land Improvement Cost Estimates																																																										
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																					
Residential Local Cost Land Improvements																																																										
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																					
LAND IMPROVE 1000	1000.00	1.00	1.0	25	250																																																					
					Total Estimated Land Improvements True Cash Value =																																																					
					250																																																					

99 SPLIT FROM 001-00 FOR 00
99 SKYLINE FOR 01 CORRECT ECF FOR 04

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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2017	10,500	30,300	40,800			36,324C
	Rolling	2016	10,500	25,500	36,000			36,000S
	Low	2015	10,500	27,400	37,900			36,068C
	High	2014	10,500	25,000	35,500			35,500S
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

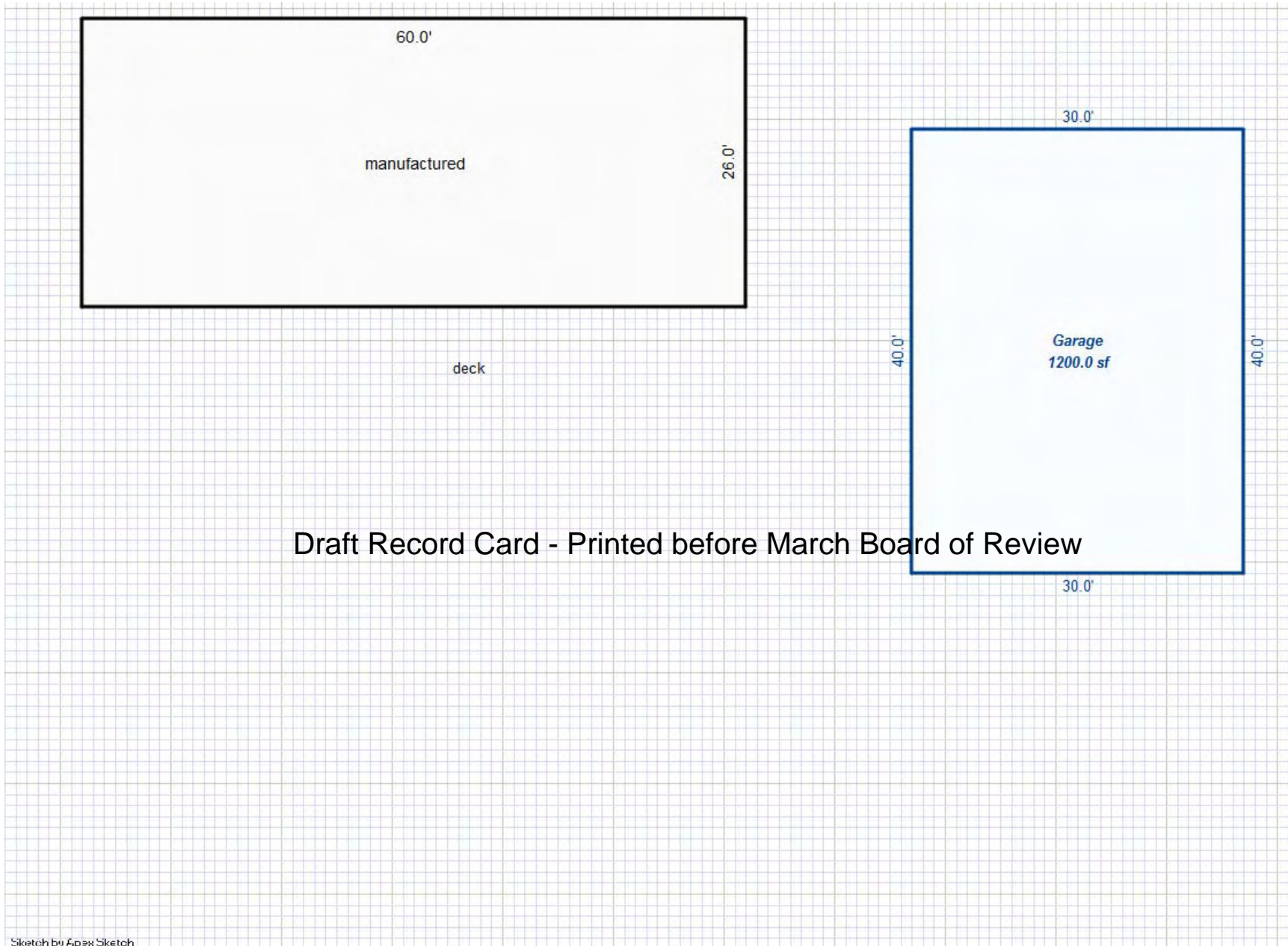
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 72	Type Treated Wood	Year Built: 2010 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 1200		
	Wood Frame	(4) Interior Drywall Paneled	Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: MANU-BOCA/STATE		Trim & Decoration													
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small		
Condition for Age: Average		Doors		Solid	X	H.C.									
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	1	1	Story Siding	44.54	-7.47	0.66	1560	58,859	
	Insulation			No. of Elec. Outlets			Other Additions/Adjustments						Rate	Size	Cost
	(2) Windows	(7) Excavation		Many	X	Ave.	(13) Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces								
	(3) Roof	(9) Basement Finish		(16) Deck/Balcony			(17) Garages								
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			Treated Wood,Standard								
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Appliance Allowance								
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood,Standard								
Notes: 1999 SKYLINE MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 92,812 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 60,328															

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		20,950	04/01/1999	WD	Download	327:443		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WOODWARD WALTER R 208 N CHRISTIE CIRCLE MOUNT CLEMENS MI 48046	MAP #:					
	2017 Est TCV 21,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE		10.00	Total Acres	2,100	100	21,000
					10.00	Total Acres	Total Est. Land Value =		21,000

Tax Description
 SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.

Comments/Influences
 99 SPLIT FROM 001-00 FOR 00

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,500	0	10,500			10,500S
2016	10,500	0	10,500			10,500S
2015	10,500	0	10,500			10,500S
2014	10,500	0	10,500			10,464C

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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.
KAMRATH RODNEY R & BETTY	KAMRATH RODNEY ROSWELL TR	0	08/26/2014	QC	RELATED PARTY	2014-02998	PTA	0.0
BROWN GEORGE CHARLES II &	KAMRATH RODNEY R & BETTY	172,000	09/29/2008	WD	Arms Length	2008/3371		100.0
LERG TRUST & BROWN	BROWN GEO C II & KAREN	0	07/20/2007	QC	Not Qualified	2007/2668		100.0
LERG CARL J & PENNY L	LERG CARL J & PENNY L TRU	0	05/10/2005	QC	Reference	05-0/1902		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8131 W LOTAN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 09/29/2008					
Owner's Name/Address	MAP #:					
KAMRATH RODNEY ROSWELL TRUST 8131 W LOTAN ROAD LAKE CITY MI 49651	2017 Est TCV 123,925 TCV/TFA: 76.50					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE		10.00	Acres	2,100	100	21,000
					10.00	Total Acres	Total Est. Land Value =		21,000

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1305.84FT N 89 DEG 57'59"W 333.5 FT, N 0 DEG 18'30"W 1306.5 FT, S 89 DEG 51'08"E 333.5 FT TO POB. 10A.	X	Dirt Road					
		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Standard Utilities					
		Underground Utils.					

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
99 SPLIT FROM 001-00 FOR 00 44X48 PC FOR 00 COMP FOR 01 MHD ETC FOR 04	X	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
		Total Estimated Land Improvements True Cash Value =					2,375

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,500	51,500	62,000			52,644C
2016	10,500	43,400	53,900			52,175C
2015	10,500	44,500	55,000			52,019C
2014	10,500	40,700	51,200			51,200S

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

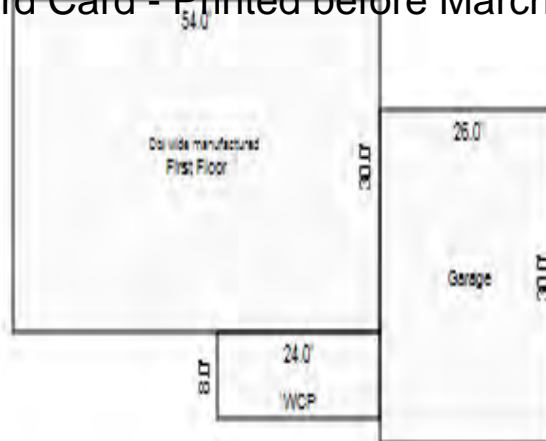
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 420	Type WCP (1 Story) Treated Wood	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: MANU-BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Floor Area: 1620		CntyMult X 1.380		Bsmnt Garage:			
Condition for Age: Average		Lg	X	Ord		Small	150 Amps Service			Total Base Cost: 125,950		E.C.F.		Carport Area:			
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Total Depr Cost: 154,692		X 0.650		Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Rate			Estimated T.C.V: 100,550							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	Average Fixture(s)			630.00		1		630		
X	Insulation	(7) Excavation		(14) Water/Sewer			3 Fixture Bath			1975.00		1		1,975			
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			2895.00		1 2,895		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(15) Built-Ins & Fireplaces			1415.00		1		1,415			
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			21.08		192		4,047			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			(17) Garages			6.18		420		2,596			
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			15.88		780		12,386			
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 154,692			-1225.00		1		-1,225			
							Automatic Doors			375.00		1		375			
							Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			10.46		2112		22,092			
							Mechanical Doors			350.00		1		350			
							ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 100,550										

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Sketch by Apex Medina™

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS VALOYCE ANITA TRUST	HENRY JESSICA L	0	10/31/2016	QC	RELATED PARTY	2016-03647	PTA	0.0
DAVIS VALOYCE ANITA	DAVIS VALOYCE ANITA TRUST	0	07/10/2014	QC	QUIT CLAIM	2014-02463	PTA	0.0
LAFFERTY DANNY J & DONNA	DAVIS VALOYCE	125,000	04/10/2014	WD	WARRANTY DEED	2014-01446	PTA	100.0
		13,500	04/01/1999	WD	Download	326:1421		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4028 S DICKERSON RD		School: LAKE CITY - 57020				
		P.R.E. 50% 01/17/2017				
Owner's Name/Address	MAP #:					
HENRY JESSICA L 4024 S DICKESON RD LAKE CITY MI 49651	2017 Est TCV 140,708 TCV/TFA: 62.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value C>	.50	-1.0	AC	M/L	8000	100	8,000
			250 Actual Front Feet, 1.36 Total Acres Total Est. Land Value =							8,000

Tax Description	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value		
SEC27T22NR8W Beginning at NE CORNER OF NE 1/4 THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 1' 8" West, a distance of 237.43 Feet; THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 1' 8" East, a distance of 237.43 Feet to point of beginning; 1.36 acres OF land, more or less.	X	Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
			Total Estimated Land Improvements True Cash Value =							950

SPLIT ON 06/05/2012 INTO 009-027-001-37, 009-027-001-38;
FORMERLY SEC 27 T22N R8W (0*1999) BEG AT NE COR OF NE 1/4 TH S 0 DEG 18' 30"E 250



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	4,000	66,400	70,400			61,429C
X Rolling	2016	5,000	65,900	70,900			60,882C
Low	2015	5,000	55,700	60,700			60,700S
High	2014	6,300	58,000	64,300			58,573C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

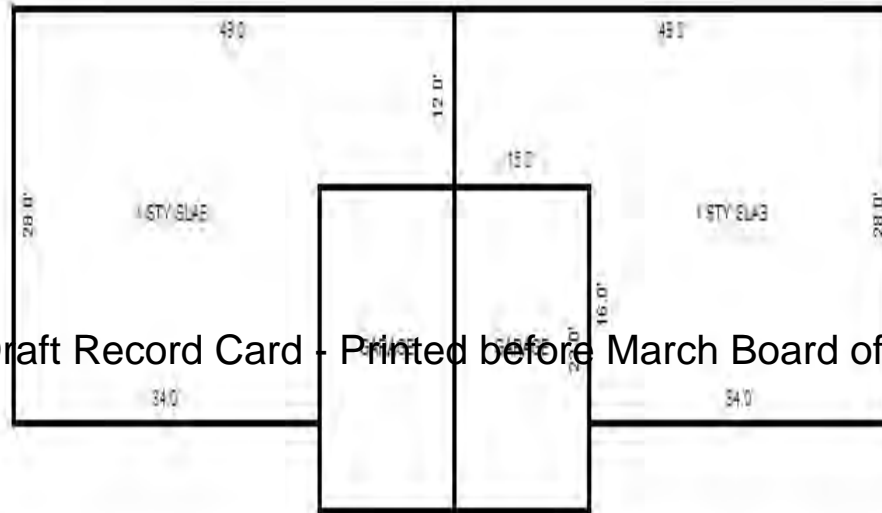
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home	Eavestrough Insulation	X	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1999	Car Capacity:	Class: C						
	Town Home			0	Front Overhang	Wood		Coal							Steam	Cook Top	Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Common Wall: 1.5 Wal	Foundation: 42 Inch	Finished ?:	Auto. Doors: 1	Mech. Doors: 0	Area: 330	% Good: 0	Storage Area: 0	No Conc. Floor: 0
X	Duplex	0	Other Overhang	X			Forced Air w/o Ducts	Bath Heater	Exterior 1 Story	Total Base Cost: 160,465	X 1.380	Bsmnt Garage:								
X	A-Frame	(4) Interior		X			Forced Air w/ Ducts	Vent Fan	Exterior 2 Story				Total Base New : 221,442	E.C.F.	Carport Area:					
X	Wood Frame	X	Drywall	Plaster	X			Forced Hot Water	Hot Tub	Prefab 1 Story	Total Depr Cost: 188,225	X 0.700				Roof:				
Building Style: 1S		Trim & Decoration	Paneled	Wood T&G	X			Electric Baseboard	Unvented Hood	Prefab 2 Story			Estimated T.C.V: 131,758	CntyMult						
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min	X			Intercom	Heat Circulator	Floor Area: 1132	Rate			Bsmnt-Adj	Heat-Adj	Size	Cost		
Condition for Age: Average		Lg	X	Ord	Small	X			Space Heater	Raised Hearth			Base cost of Exterior units =	Rate					Size	Cost
Room List		(5) Floors		X			Wall/Floor Furnace	Jacuzzi Tub	Wood Stove	Class: C	Effec. Age: 15	Bsmnt-Adj			Heat-Adj	Size	Cost			
Basement		Kitchen:		X			Forced Heat & Cool	Jacuzzi repl.Tub	Direct-Vented Ga				Total Base Cost: 160,465	X 1.380				Bsmnt-Adj	Heat-Adj	Size	Cost
1st Floor		Other:		X			Heat Pump	Oven	Class: C	Floor Area: 1132	Rate	Bsmnt-Adj			Heat-Adj	Size	Cost			
2nd Floor		Other:		X			No Heating/Cooling	Microwave	Effec. Age: 15				Total Base Cost: 160,465	X 1.380				Bsmnt-Adj	Heat-Adj	Size	Cost
4 Bedrooms		(6) Ceilings		X			Central Air	Standard Range	Floor Area: 1132	Total Base New : 221,442	E.C.F.	Carport Area:								
(1) Exterior		X Drywall		X			Wood Furnace	Self Clean Range	Total Depr Cost: 188,225				Estimated T.C.V: 131,758	CntyMult	Roof:					
Wood/Shingle		Ex.		X	Ord.	Min	(12) Electric	Sauna	Rate	Bsmnt-Adj	Heat-Adj	Size				Cost				
X Aluminum/Vinyl		No. of Elec. Outlets		X			150 Amps Service	Trash Compactor	2 Exterior Siding				Base cost of Exterior units =	Rate	Size		Cost			
Brick		Many		X	Ave.	Few	Central Vacuum	Central Vacuum	2 Exterior Units, (@6% more)	Estimated T.C.V: 131,758	CntyMult	Roof:								
Insulation		(7) Excavation		X			Security System	Security System	Other Additions/Adjustments				Estimated T.C.V: 131,758	CntyMult	Roof:					
(2) Windows		Basement: 0 S.F.		X			No./Qual. of Fixtures	Stories	Foundation	Rate	Bsmnt-Adj	Heat-Adj				Size	Cost			
X Many		Crawl: 0 S.F.		X			Ex.	1	Slab				53.04	-8.65	0.00			1132	50,249	
X Avg.		Slab: 0 S.F.		X			X	2	Rate	Base cost of Exterior units =	Rate	Size				Cost				
X Large		Height to Joists: 0.0		X			Min	3	Average Fixture(s)				760.00	2	3,040					
X Small		(8) Basement		X			2	4	3 Fixture Bath	2400.00	1	4,800								
Wood Sash		Conc. Block		X			2	3	Well, 100 Feet				2700.00	2	5,400					
Metal Sash		Poured Conc.		X			2	2	1000 Gal Septic	3085.00	2	6,170								
Vinyl Sash		Stone		X			2	2	(15) Built-Ins & Fireplaces				1915.00	2	7,660					
Double Hung		Extra Toilet		X			2	2	Appliance Allowance	760.00	2	3,040								
Horiz. Slide		Solar Water Heat		X			2	2	Automatic Doors				375.00	1	750					
Casement		No Plumbing		X			2	2	Automatic Doors	375.00	1	750								
Double Glass		Extra Sink		X			2	2	Automatic Doors				375.00	1	750					
Patio Doors		Separate Shower		X			2	2	Automatic Doors	375.00	1	750								
Storms & Screens		Ceramic Tile Floor		X			2	2	Automatic Doors				375.00	1	750					
(3) Roof		Ceramic Tile Wains		X			2	2	Automatic Doors	375.00	1	750								
X Gable		Ceramic Tub Alcove		X			2	2	Automatic Doors				375.00	1	750					
X Hip		Vent Fan		X			2	2	Automatic Doors	375.00	1	750								
X Flat		(14) Water/Sewer		X			2	2	Automatic Doors				375.00	1	750					
X Gambrel		Public Water		X			2	2	Automatic Doors	375.00	1	750								
X Mansard		Public Sewer		X			2	2	Automatic Doors				375.00	1	750					
X Shed		Water Well		X			2	2	Automatic Doors	375.00	1	750								
X Asphalt Shingle		1000 Gal Septic		X			2	2	Automatic Doors				375.00	1	750					
Chimney:		2000 Gal Septic		X			2	2	Automatic Doors	375.00	1	750								
		Lump Sum Items:		X			2	2	Automatic Doors				375.00	1	750					

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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
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LAFFERTY DANNY J & DONNA MARIE 3970 N BROWN ROAD MANTON MI 49663	MAP #:					
	2017 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value C>	.50	-1.0 AC M/L		8000 100	8,000
			220 Actual Front Feet, 1.26 Total Acres				Total Est. Land Value =	8,000

Tax Description
 BEG N 89° 51' 08" W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L
 SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36;
 PARENT 009-027-001-36 SEC 27 T22N R8W (0*1999) REG AT NE COR OF NE 1/4 TH S 0
 Lake Township

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- 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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who When What	2017	4,000	0	4,000		2,324C
TPC 05/18/2015 INSPECTED	2016	4,400	0	4,400		2,304C
	2015	4,400	0	4,400		2,298C
	2014	5,500	0	5,500		2,262C

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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
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LAFFERTY DANNY J & DONNA MARIE 150 HAMILTON WAY CONWAY SC 29526	MAP #:					
	2017 Est TCV 7,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			40/FF	175.00	250.00	1.0000	1.0000	40 100	7,000	
			175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							7,000

Tax Description
 SEC 27 T22N R8W BEG AT N89° 51' 8" W
 457.43 THEN FROM NE COR SEC 27
 THENCE SOUTH 0° 18' 30" EAST, A DISTANCE
 OF 250.00 FEET; THENCE NORTH 89° 51' 8"
 WEST, A DISTANCE OF 175.00 FEET; THENCE
 NORTH 0° 18' 30" WEST, A DISTANCE OF
 250.00 FEET; THENCE SOUTH 89° 51' 8" EAST
 A DISTANCE OF 175.00 FEET TO POINT OF
 BEGINNING; SAID TRACT CONTAINING 1.00
 ACRES M/L
 SPLIT/COMBINED ON 06/05/2012 FROM
 009-027-001-36;
 PARENT FORMERLY AS SEC 27 T22N R8W
 Lake Township

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	3,500	0	3,500			1,843C
		TPC 05/18/2015 INSPECTED	2016	3,500	0	3,500			1,827C
			2015	3,500	0	3,500			1,822C
			2014	3,500	0	3,500			1,794C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORE GREG ROY (SM)	DORE DEREK	47,500	11/07/2007	WD	Arms Length	2007/3979		100.0
SCHERR ELI A & GERALD D (	DORE GREG ROY (SM)	36,950	11/05/2007	PLC	Not Qualified	2007/3914		0.0
		36,950	04/01/1999	LC	Download	327:182		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4058 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
DORE DEREK 4058 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 29,187 TCV/TFA: 36.48					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
DORE DEREK 4058 S DICKERSON ROAD LAKE CITY MI 49651	X		40/FF	402.00	633.90	1.0000	1.0000	40	100		16,080
			402 Actual Front Feet, 5.85 Total Acres Total Est. Land Value = 16,080								

Tax Description	X	Public Improvements	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	16,080



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	8,000	6,600	14,600			13,965C
2016	8,000	7,200	15,200			13,841C
2015	8,000	5,800	13,800			13,800S
2014	8,000	6,000	14,000			14,000S

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Who When What 2017 8,000 6,600 14,600 13,965C

TPC 11/02/2010 INSPECTED 2016 8,000 7,200 15,200 13,841C

2015 8,000 5,800 13,800 13,800S

2014 8,000 6,000 14,000 14,000S

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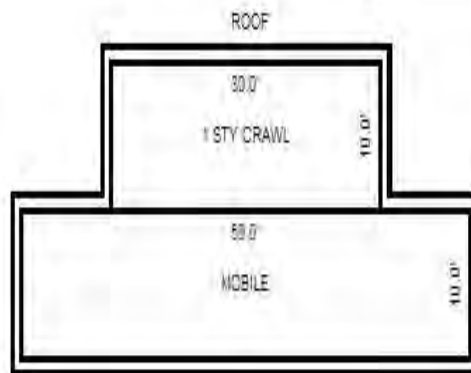
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior Drywall Paneled		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MANU-NATIONAL		Trim & Decoration		Central Air Wood Furnace											
Yr Built	Remodeled	Ex	X	Ord		Min									
0	0	Size of Closets													
Condition for Age: Average		Lg	X	Ord		Small									
Room List		(5) Floors			100 Amps Service										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >							
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Ex.	X	Ord.	Min	(11) Heating System: Forced Warm Air						
	Insulation	(7) Excavation			Many	X	Ave.	Few	Unit Exterior Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	
(2) Windows		(8) Basement			(13) Plumbing			BaseUnit Ribbed Metal 35.26 0.00 0 500 17,630							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Rate	Size	Cost	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1 1000 Gal Septic 2000 Gal Septic			Addition/Crawl 30.25 300 9,075 Free Standing Roof 4.15 944 3,918 Metal Enamel 5.43 120 652 (9) Foundation Foundation Wall: Concrete 7.13 0 0 (13) Plumbing Average Fixture(s) 405.00 1 405 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2720.00 1 2,720 (15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 (17) Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 23.75 240 5,700 Mechanical Doors 325.00 1 325 Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30 1152 10,714 Mechanical Doors 325.00 1 325 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 26,214 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 13,107							
(3) Roof		(10) Floor Support			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle				Lump Sum Items:										
Chimney: Metal															

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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.
DELONG DAROLD G & MARIE J	GALLUP CASSY S	149,900	10/17/2014	WD	WARRANTY DEED	2014-03557	PTA	100.0
		18,500	09/01/2000	WD	Download	341:452		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4144 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/08/2014					
GALLUP CASSY S 4144 DICKERSON RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 137,688 TCV/TFA: 102.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.	X			40/FF	326.00	633.36	1.0000	1.0000	40	100		13,040
				326 Actual Front Feet, 4.74 Total Acres Total Est. Land Value = 13,040								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	1.0	97	970			
				Total Estimated Land Improvements True Cash Value =								970

Comments/Influences
99 SPLIT FROM 001-00 FOR 00
NEW HOUSE & 30X40 PB FOR 02
GRG COMP FOR 03



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	6,500	62,300	68,800			61,834C
	Rolling		2016	6,500	58,700	65,200			61,283C
	Low		2015	6,500	54,600	61,100			61,100S
	High		2014	6,500	48,700	55,200			54,762C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
			2017	6,500	62,300	68,800			61,834C
			2016	6,500	58,700	65,200			61,283C
			2015	6,500	54,600	61,100			61,100S
			2014	6,500	48,700	55,200			54,762C

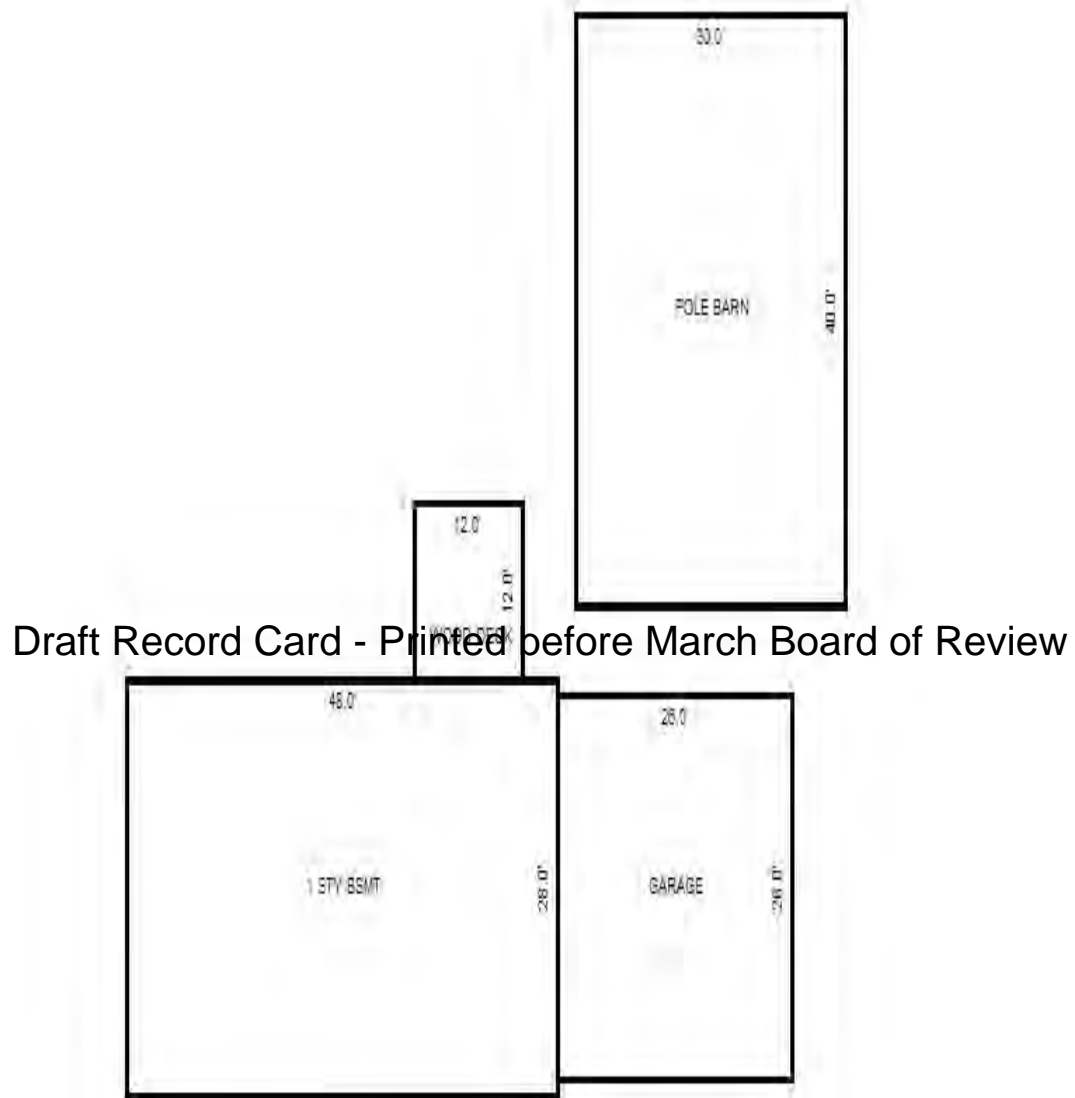
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Treated Wood	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																								
Yr Built 2001		Remodeled 0		No Heating/Cooling																								
Condition for Age: Average		Lg Doors		X Ord			Small H.C.																					
Room List		(5) Floors		(12) Electric																								
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		150 Amps Service																								
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj Heat-Adj													
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1 Story Siding			Basement			56.24 0.00 0.00		1344 75,587													
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate					Size Cost													
(2) Windows				Many X Ave. Few			(13) Plumbing								Size Cost													
Many Avg. X Large Avg. X Small				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer																		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(8) Basement			(14) Water/Sewer																					
(3) Roof				(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																					
Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:																					
Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:																								
Chimney:																												
<table border="0"> <tr> <td>Class:CD</td> <td>Effec. Age: 12</td> <td>Floor Area: 1344</td> <td>Total Base Cost: 107,203</td> <td>Total Base New : 147,941</td> <td>Total Depr Cost: 130,188</td> <td>Estimated T.C.V: 123,678</td> <td>CntyMult X 1.380</td> <td>E.C.F. X 0.950</td> <td>Bsmnt Garage:</td> <td>Carport Area:</td> <td>Roof:</td> </tr> </table>																	Class:CD	Effec. Age: 12	Floor Area: 1344	Total Base Cost: 107,203	Total Base New : 147,941	Total Depr Cost: 130,188	Estimated T.C.V: 123,678	CntyMult X 1.380	E.C.F. X 0.950	Bsmnt Garage:	Carport Area:	Roof:
Class:CD	Effec. Age: 12	Floor Area: 1344	Total Base Cost: 107,203	Total Base New : 147,941	Total Depr Cost: 130,188	Estimated T.C.V: 123,678	CntyMult X 1.380	E.C.F. X 0.950	Bsmnt Garage:	Carport Area:	Roof:																	

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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.
DEUTSCHE BANK NATION TRUS	DAVIDSON MARK E	34,000	09/19/2011	CD	BANK SALE	2011-03130 CD	PTA	100.0
DEUTSCHE BANK NATION TRUS		0	07/20/2011	AM	AFFIXTURE MANUFACTUR			0.0
ATKINS DAVID J	DEUTSCHE BANK NATION TRUS	1	04/16/2011	QC	QUIT CLAIM	2011-1463QC	PTA	0.0
ATKINS DAVID J	SHERIFF	0	01/21/2011	SD	FORECLOSURE	2011-325SD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4218 S DICKERSON RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 10/06/2011					
Owner's Name/Address	MAP #:					
DAVIDSON MARK E 4218 S DICKERSON ROAD LAKE CITY MI 49651	2017 Est TCV 48,298 TCV/TFA: 35.72					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.	X		* Factors *						
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
99 SPLIT FROM 001-00 FOR 00 MHD FOR 00	X		<Site Value A> GROUP A	\$5000			5000 100		5,000
	X		326 Actual Front Feet,	4.74 Total Acres			Total Est. Land Value =		5,000

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	2,500	21,600	24,100			17,970C
TPC 05/18/2015 INSPECTED	2016	2,500	18,200	20,700			17,810C
TPC 03/26/2012 INSPECTED	2015	3,500	19,500	23,000			17,757C
	2014	3,500	17,900	21,400			17,478C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.						
Yr Built 1999	Remodeled 0																		
Condition for Age: Average																			
Room List		(5) Floors		Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service															
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior 1 Story Siding Crawl Space			Foundation Rate Bsmnt-Adj Heat-Adj 41.10 -6.98 0.59			Size Cost 1352 46,928						
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 3 Fixture Bath			Rate 525.00 1650.00			Size Cost 1 525 1 1,650						
X	Insulation	(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance Notes: '99 DUTCH Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, ECF (RESIDENTIAL RURAL/ NON SUB)			2720.00 1235.00 1235.00 1235.00			1 2,425 1 2,720 1 1,235			
X	Many Avg. Few X Large Avg. Small	(8) Basement																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
X	Asphalt Shingle																		
Chimney:																			

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Sketch by Apex 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		24,500	08/01/2002	WD	Download	02-0:3911		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BRYANT DONALD L & WYNN ANN P O BOX 29 HIGGINS LAKE MI 48627	MAP #:					
	2017 Est TCV 21,071					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17	@\$1900	11.09	Acres	1900 100	21,071
			11.09 Total Acres Total Est. Land Value =					21,071

Tax Description
 SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT,N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. 11.09A.

Comments/Influences
 99 SPLIT FROM 001-00 FOR 00 WATER INFLUENCE (POND)

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

Topography of Site

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



Who	When	What
TPC	05/18/2015	INSPECTED
TPC	02/11/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	10,500	0	10,500			10,500S
2016	11,600	0	11,600			11,600S
2015	11,600	0	11,600			11,600S
2014	14,600	0	14,600			14,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		47,900	06/01/2000	WD	Download	338:862		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY COURT HOLLY MI 48442	MAP #:					
	2017 Est TCV 55,820					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 18	-29	@\$2000	27.91 Acres	2000 100	55,820
			27.91 Total Acres Total Est. Land Value =					55,820

Tax Description
 SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1804.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 804.58 FT, S 89 DEG 55'10"W 1300.33 FT, N 0 DEG 21'40"W 1307.18 FT, S 89 DEG 57'59"E 335.62 FT, S 0 DEG 18'30"E 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. 27.91A.

Comments/Influences
 99 SPLIT FROM 001-00 FOR 00 WATER INFLUENCE (POND)

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	27,900	0	27,900			23,294C
2016	27,900	0	27,900			23,087C
2015	27,900	0	27,900			23,018C
2014	27,900	0	27,900			22,656C

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Who When What
 TPC 05/18/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		36,950	04/01/1999	WD	Download	328:303		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8350 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY HOLLY MI 48442	MAP #:					
	2017 Est TCV 192,303 TCV/TFA: 118.71					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W 1308.51 FT, S 89 DEG 57'59"E666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.	X			Residentia 18	-29	@\$2000	20.00	Acres	2000	100		40,000
				20.00 Total Acres					Total Est. Land Value =			40,000
				Land Improvement Cost Estimates								
				Description			Rate	CountyMult.	Size	%Good		Cash Value
				Shed: Wood Frame			9.83	1.00	192	50		943
				Total Estimated Land Improvements True Cash Value =								943

Comments/Influences
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE FOR 04



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	20,000	76,200	96,200			77,304C
	Rolling		2016	20,000	71,600	91,600			76,615C
	Low		2015	20,000	66,700	86,700			76,386C
	High		2014	20,000	59,500	79,500			75,184C
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

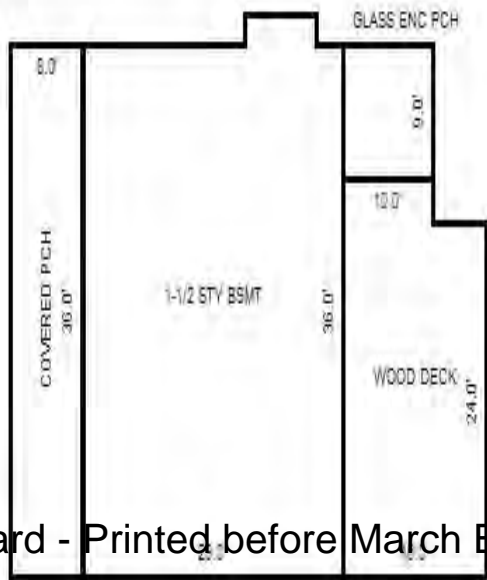
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 90 288 414	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 10 Floor Area: 1620 Total Base Cost: 128,282 Total Base New : 177,030 Total Depr Cost: 159,327 Estimated T.C.V: 151,360			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min										
Condition for Age: Average		Lg	X	Ord		Small										
Room List		(5) Floors		Kitchen: Other: Other:			150 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			No./Qual. of Fixtures			1.5 Story Siding Basement 92.84 0.00 3.16 1080 103,680						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
X	Insulation															
(2) Windows	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			No. of Elec. Outlets			Average Fixture(s) 760.00 1 760						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
X	(3) Roof		(8) Basement	(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 159,327			3 Fixture Bath 2400.00 1 2,400						
X	Gable Hip Flat		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor													
X	Asphalt Shingle		(9) Basement Finish	(15) Built-Ins & Fireplaces			1000 Gal Septic 3085.00 1 3,085			Appliance Allowance 1915.00 1 1,915						
	Chimney:		Recreation SF Living SF Walkout Doors No Floor SF	(16) Porches			1000 Gal Septic 3085.00 1 3,085			Fireplace: Wood Stove 1350.00 1 1,350						
			(10) Floor Support	(16) Deck/Balcony			Treated Wood,Standard 6.44 414 2,666			WGEP (1 Story), Standard 46.34 90 4,171						
			Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 159,327			WCP (1 Story), Standard 19.29 288 5,556						
				(14) Water/Sewer			ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 151,360			Treated Wood,Standard 6.44 414 2,666						
				(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard 6.44 414 2,666						
				(14) Water/Sewer			Lump Sum Items:			Treated Wood,Standard 6.44 414 2,666						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHERR ELI A & GERALD D	CUNNINGHAM ROBERT L & CAR	36,700	06/29/2010	WD	LAND CONTRACT	2010-2513WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8434 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CUNNINGHAM ROBERT L & CAROL E 1146 RISECLIFF DR GRAND BLANC MI 48439	MAP #:					
	2017 Est TCV 70,950 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W 1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.	X		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 18	-29	@\$2000	20.00 Acres	2000	100	40,000
			20.00 Total Acres Total Est. Land Value =						40,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates						
99 SPLIT FROM 001-00 FOR 00 ADD TT,SHD WW, SS1 FOR 02 GRG U/C NV FOR 02 COMP 03	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	11.06	1.00	120	50	663	
			Total Estimated Land Improvements True Cash Value =						663

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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2017	20,000	15,500	35,500			26,950C
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded	2016	20,000	14,600	34,600			26,710C
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What	2015	20,000	11,000	31,000			26,631C
TPC 10/11/2015 INSPECTED			2014	20,000	10,600	30,600			26,212C

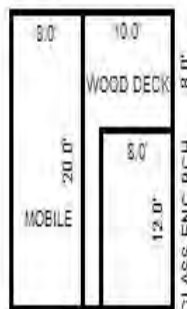
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 104	Type WGEF (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GRG		Trim & Decoration														
Yr Built 2002		Remodeled 0		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Condition for Age: Average																
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 Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate					Size Cost Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Well, 50 Feet 1000 Gal Septic			1575.00 3085.00			1 1		1,575 3,085	
(2) Windows		(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches WGEF (1 Story) Standard Treated Wood, Standard 8.22			45.30 96		4,349	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors Lump Sum Item(s): 160 SQ FT FV TT Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)			17.84 375.00 1.00 0.950 => TCV of Bldg: 1 =			672 1		11,988 375	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Asphalt Shingle						Lump Sum Items: 5,000, 160 SQ FT FV TT									
Chimney: Brick																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAPIER DALE W & CLARA I	HEJNAL STEVEN & TARA	230,000	03/21/2016	WD	Arms Length	2016-00859	PTA	100.0
		17,950	04/01/1999	WD	Download	327:1099		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8655 W LOTAN RD	School: LAKE CITY - 57020					
	P.R.E. 100% 04/13/2016					

Owner's Name/Address	MAP #:	2017 Est TCV 240,025 TCV/TFA: 133.79
HEJNAL STEVEN & TARA 8655 W LOTAN ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT, N 89 DEG 36'23"E 665.05 FT TO POB. 20A.			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			Residentia 18	-29	@\$2000	20.00 Acres	2000	100		40,000
			20.00 Total Acres Total Est. Land Value = 40,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: Crushed Rock	1.24	1.00	1200	0	0		
			D/W/P: 4in Ren. Conc.	4.21	1.00	288	0	0		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
			Total Estimated Land Improvements True Cash Value = 950							

Comments/Influences

99 SPLIT FROM 002-25 , 002-40, 002-50 FOR 00

PC GRG FOR 01

NEW HOUSE ETC FOR 02

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	20,000	100,000	120,000			120,000S
TPC 04/08/2016 INSPECTED	2016	21,000	89,700	110,700			93,284C
TPC 11/05/2013 INSPECTED	2015	21,000	83,500	104,500			93,005C
	2014	21,000	74,700	95,700			91,541C

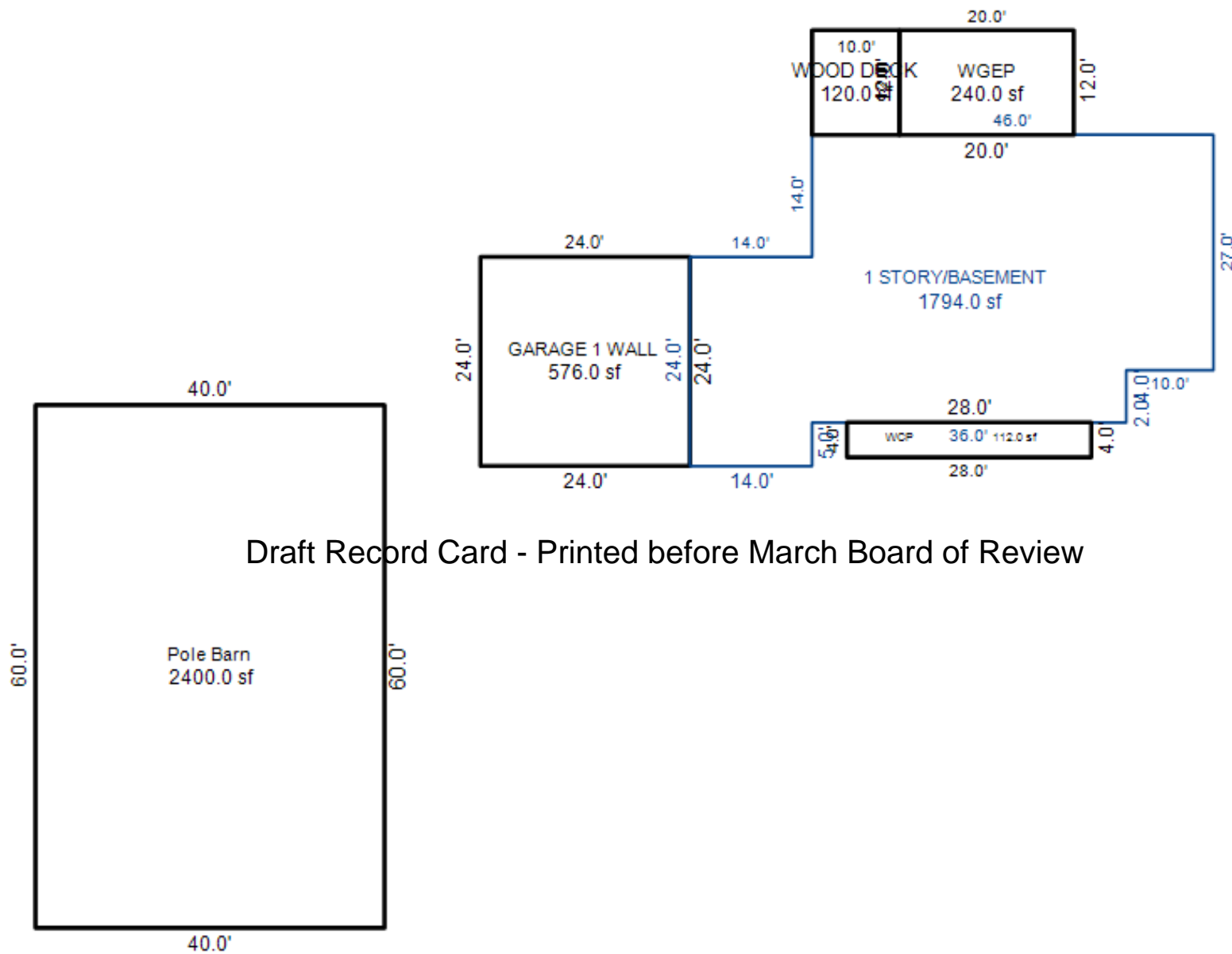
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 240 112 120	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Yr Built 2001	Remodeled 0	Ex X Ord Min		Size of Closets			Central Air Wood Furnace								
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.			X			Class: C -5 Effec. Age: 15 Floor Area: 1794		CntyMult X 1.380 E.C.F. X 0.950			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			Total Base Cost: 178,647 Total Base New : 246,533 Total Depr Cost: 209,553 Estimated T.C.V: 199,075				Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor 4 Bedrooms			(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
(1) Exterior	X	Drywall					Ex. X Ord. Min	1 Story Siding Basement 58.12 0.00 1.82			1794 107,532				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments (9) Basement Finish Basement Recreation Finish		Rate 11.45		Size Cost 897 10,271	
	Insulation			(7) Excavation			(13) Plumbing			Average Fixture(s) 760.00		1 760			
(2) Windows				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 4,800 2 Fixture Bath 1600.00 Well, 100 Feet 2700.00 1000 Gal Septic 3085.00		2 4,800 1 1,600			
X	Many Avg. Few X Large Avg. Small			(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces Appliance Allowance		2700.00 3085.00		1 2,700 1 3,085	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Porches WGEP (1 Story), Standard WCP (1 Story), Standard		1915.00 29.86 27.44		1 1,915 240 7,166 112 3,073	
		897		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			(16) Deck/Balcony Treated Wood,Standard		7.90		120 948	
(3) Roof				(10) Floor Support						(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors		19.20 -1300.00 375.00		576 11,059 1 -1,300 1 375	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = ECF (RESIDENTIAL RURAL/ NON SUB)		10.13 350.00 0.950 => TCV of Bldg: 1 =		2400 24,312 1 350 209,553	
X	Asphalt Shingle			Lump Sum Items:											
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALBRO LLC	BUGARD RYAN W	114,900	11/25/2014	WD	WARRANTY DEED	2014-03930	PTA	100.0
GALVANEK CHARLES	GALBRO LLC	100	03/07/2014	QC	RELATED PARTY	2014-00860		100.0
HSBC BANK USA NATL ASSOC	GALVANEK CHARLES	61,954	02/19/2014	WD	BANK SALE	2014-00730	PTA	100.0
COOK MICHAEL J & GLINDA K	HSBC BANK USA NATL ASSOC	0	01/15/2014	AFF	AFFIDAVITABANDONMENT	2014-00325	AFF PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8595 W LOTAN RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 12/08/2014					
Owner's Name/Address	MAP #:					
BUGARD RYAN W 8595 W LOTAN RD LAKE CITY MI 49651	2017 Est TCV 150,225 TCV/TFA: 103.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 321.76 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.97 FT, S89 DEG 45'48"W 332.9 FT, N 0 DEG 21'40"W 1308.06 FT, N 89 DEG 36'23"E 332.9 FT TOPOB. 10A.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 8 - 17	@\$1900	10.00	Acres	1900	100	19,000
			10.00 Total Acres Total Est. Land Value = 19,000						

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
99 SPLIT FROM 002-00 FOR 00 NEW HOME FOR02	X						

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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	X													2017	9,500	65,600	75,100			68,715C	
Who	When	What																			
TPC	11/05/2013	INSPECTED																			
			2016	10,500	61,700	72,200															68,103C
			2015	10,500	57,400	67,900															67,900S
			2014	10,500	51,900	62,400															62,179C

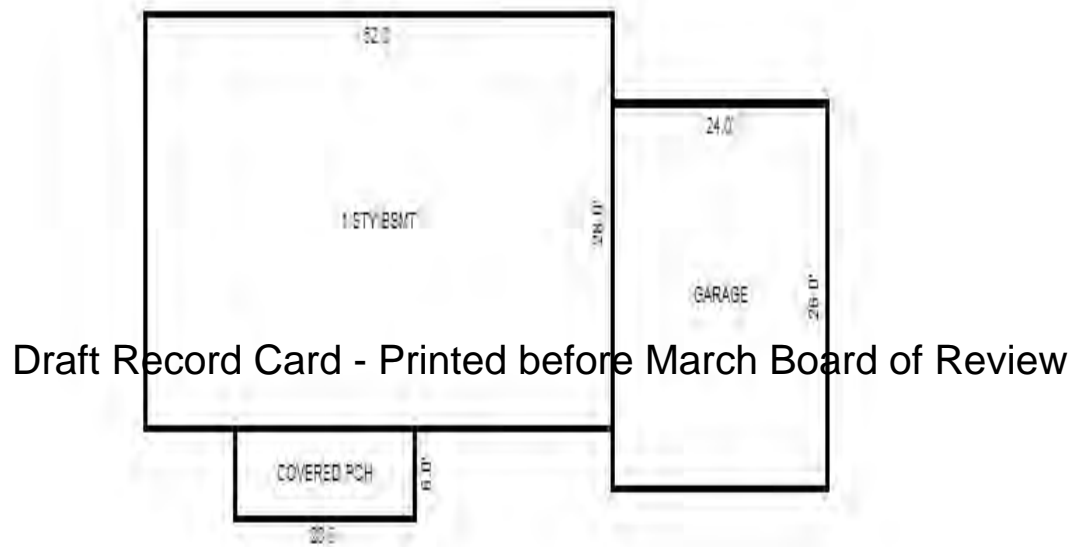
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WCP (1 Story)	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 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		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Other Additions/Adjustments			Rate		Size Cost				
Condition for Age: Average		Lg	X	Ord		Small	(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good=		Depr.Cost =				
Room List		(5) Floors		No./Qual. of Fixtures			Rate			Bsmnt-Adj		Heat-Adj		Size Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1 Story Siding			0.00		0.00		1456 91,830		
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			(14) Water/Sewer			Average Fixture(s)		760.00		1 760		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 2400.00		1 2,400				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1 1,915		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			(16) Porches			WCP (1 Story), Standard		26.40		120 3,168		
(3) Roof		(10) Floor Support		(14) Water/Sewer			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Base Cost Common Wall: 1 Wall Mechanical Doors		18.40 -1300.00 350.00		624 11,482 1 -1,300 1 350		
X	Asphalt Shingle			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good=			86/100/100/100/86.0,		Depr.Cost =		138,131		
Chimney: Metal							ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =				131,225		

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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.
LITALIEN STEVE	LITALIEN STEVE & MARCI N	0	12/08/2014	QC	QUIT CLAIM	2015-00159		0.0
	LITALIEN STEVE	17,527	08/01/1999	WD	Download	331:613		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8533 W LOTAN RD	School: LAKE CITY - 57020		Garage	10/29/2003	20030421	Complete
Owner's Name/Address	P.R.E. 100% 07/24/2001					
LITALIEN STEVE & MARCI N 8533 W LOTAN ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 87,279 TCV/TFA: 50.86					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason	Value
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 2630.92 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1309.82FT, N 89 DEG 57'59"W 10.3 FT, S 89 DEG 45'48"W 321.76 FT, N 0 DEG 21'40"W 1308.97 FT, N 89 DEG 36'23"E 321.76 FT, S 89 DEG 51'08"E 11.5 FT TO POB. 10A.	X			SALES & 2013 EQ RATE	10.00	Acres	2,100	100		21,000
				Total Est. Land Value = 21,000						
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				Residential Local Cost Land Improvements						
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value	
				LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
				Total Estimated Land Improvements True Cash Value = 475						

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			99SPLIT FROM 002-00 FOR 00 12/00 BOR MOVE MHD FROM 001-00 TO THIS PCL.. WRONG NUMBER ON PERMIT		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	10,500	33,100	43,600			38,745C
			2016	10,500	27,900	38,400			38,400S
			2015	10,500	29,900	40,400			38,506C
			2014	10,500	27,400	37,900			37,900S

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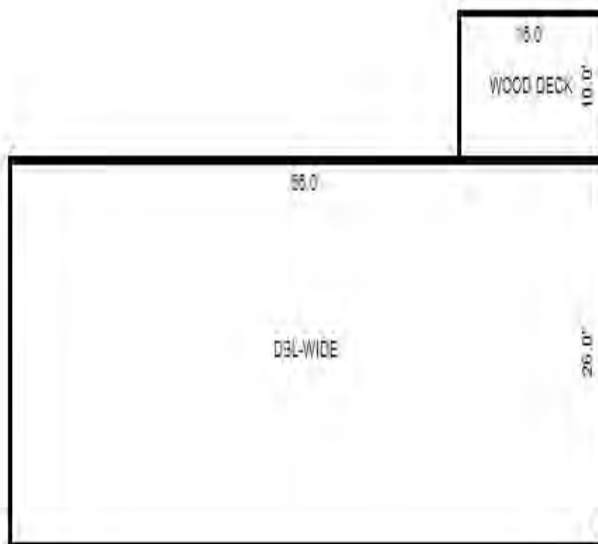
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*** Information herein deemed reliable but not guaranteed***

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 100	Type Treated Wood	Year Built: 2004 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 11 Floor Area: 1716 Total Base Cost: 82,427 Total Base New : 113,750 Total Depr Cost: 101,237 Estimated T.C.V: 65,804			CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:				
Building Style: MANU-BOCA/STATE		Trim & Decoration		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate		Size Cost				
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			1	1	1	43.84	-7.27	0.66	1716	63,887	
Condition for Age: Average		Lg	X Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
Room List		(5) Floors		Many			(13) Plumbing			Average Fixture(s)		Size Cost				
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		X Ave.			3 Fixture Bath 3 Fixture Bath 1000 Gal Septic			525.00 1650.00		1 1		525 1,650		
(1) Exterior		(6) Ceilings		X			(14) Water/Sewer			1235.00		1		1,235		
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			7.60		100		760		
Insulation		(8) Basement		Lump Sum Items:			(15) Built-Ins & Fireplaces			7.60		960		9,226		
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			(16) Deck/Balcony			9.61		960		9,226		
Many Avg. Few		X Large Avg. Small		Lump Sum Items:			(17) Garages			9.61		960		9,226		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393 Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 101,237 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 65,804			1235.00		1		1,235		
X		Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61			1235.00		1		1,235		
(3) Roof		(10) Floor Support		Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61			1235.00		1		1,235		
X		Gable Hip Flat		Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61			1235.00		1		1,235		
Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61			1235.00		1		1,235		
X		Asphalt Shingle		Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61			1235.00		1		1,235		
Chimney:		Lump Sum Items:		Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.61			1235.00		1		1,235		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,400	07/01/1999	WD	Download	329:986		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8528 W WORKMAN RD	School: LAKE CITY - 57020		New House	04/19/2004	20040066	Complete
Owner's Name/Address	P.R.E. 0%					
CHRISTENSON LARRY L, DOUGLAS S & SYLVIA M	MAP #:					
6877 N COCHRAN ROAD CHARLOTTE MI 48813	2017 Est TCV 190,150 TCV/TFA: 138.80					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W 1306.24 FT, N 89 DEG 45'48"E 1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0 DEG 21'40"E 1309.83 FT TO POB. 40A.	X	Dirt Road			SALES & 2013 EQ RATE			40.000 Acres	1,600	100		64,000
		Gravel Road						40.00 Total Acres			Total Est. Land Value =	64,000
		Paved Road			Land Improvement Cost Estimates							
		Storm Sewer			Description			Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk			Shed: Wood Frame			11.06	1.00	120	50	663
		Water			Total Estimated Land Improvements True Cash Value = 663							
		Sewer										

Comments/Influences	Standard Utility	Standard Utilities	Underground Utils.
99 SPLIT FROM 002-00 FOR 00 EXEMPT DIVISION			

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	32,000	63,100	95,100			79,080C
X Rolling	2016	32,000	59,300	91,300			78,375C
Low	2015	32,000	54,600	86,600			78,141C
High	2014	32,000	49,000	81,000			76,911C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

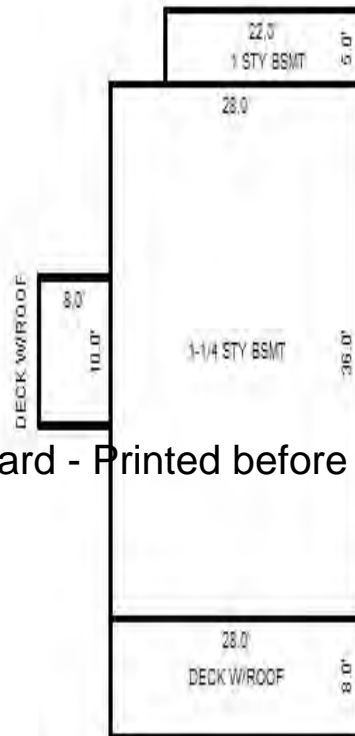
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 224	Type WCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	1.25 Story Pine Logs			82.47	0.00	0.00	1008	83,130		
Condition for Age: Average		Lg	X	Ord		Small	1 Story Siding			69.17	0.00	0.00	110	7,609		
Room List		Doors		Solid	X	H.C.	Other Additions/Adjustments			Rate		Size Cost				
(5) Floors		Kitchens:		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		1		760		
Basement 1st Floor 2nd Floor 2 Bedrooms		Other:		(12) Electric			(14) Water/Sewer			760.00		1		2,700		
(6) Ceilings		Other:		0 Amps Service			1000 Gal Septic			3085.00		1		3,085		
X Drywall				Ex. X Ord. Min			(15) Built-Ins & Fireplaces			1915.00		1		1,915		
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			(16) Porches			31.12		80		2,490		
X Log Insulation				Many X Ave. Few			Appliance Allowance			20.83		224		4,666		
(7) Excavation		Basement: 0 S.F.		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			0.950 =>		TCV of Bldg: 1		= 125,487		
(2) Windows		Crawl: 0 S.F.		1 3 Fixture Bath			ECF (RESIDENTIAL RURAL/ NON SUB)									
X Many Avg. X Few		Large Avg. X Small		2 Fixture Bath												
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Height to Joists: 0.0		Softener, Auto												
(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual												
(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer												
X	Gable Hip Flat		Gambrel Mansard Shed	Public Water Public Sewer												
X	Asphalt Shingle			1 Water Well												
Chimney:				1 1000 Gal Septic												
				2000 Gal Septic												
				Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		102,500	07/01/1999	WD	Download	330:48		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY - 57020		Pole Barn	12/03/2013	2013-0593	100%
Owner's Name/Address	P.R.E. 0%					
EMERY C KIM 1075 NAUTICAL DRIVE OKEMOS MI 48864	MAP #:					
	2017 Est TCV 209,640 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.	X		50/FF	240.00	0.00	1.0000	1.0000	50	100	12,000
Comments/Influences			Residentia 66 - 120	\$2200	79.00	Acres		2200	100	173,800
	X		Residentia ROAD @ ZERO		1.00	Acres		0	100	0
			240 Actual Front Feet, 80.00 Total Acres Total Est. Land Value = 185,800							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	92,900	11,900	104,800			55,403C
2016	77,100	11,200	88,300			54,909C
2015	65,300	9,800	75,100			54,745C
2014	65,300	9,300	74,600			53,883C

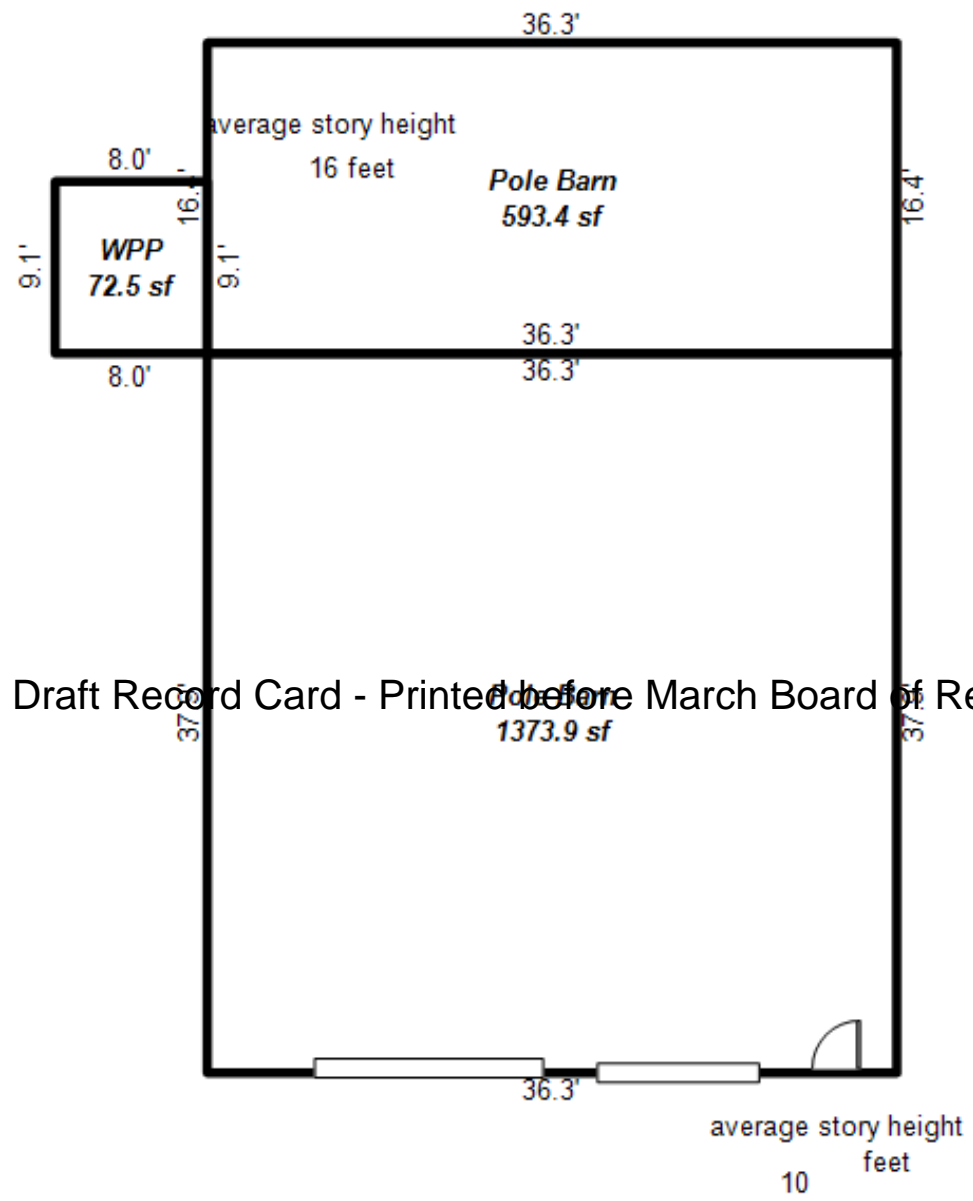
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 72	Type WPP	Year Built: 2013 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1966 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	0 Front Overhang 0 Other Overhang		(4) Interior				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump					Class: D Effec. Age: 1 Floor Area: 0 Total Base Cost: 18,368 Total Base New : 25,348 Total Depr Cost: 25,095 Estimated T.C.V: 23,840		CntyMult X 1.380 E.C.F. X 0.950	Bsmnt Garage:				
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace					Rate			Size Size		Cost Cost		
	Building Style: GRG	Ex	Ord	Min	(12) Electric			Stories Exterior Foundation				Rate			Size Size		Cost Cost		
Yr Built 2013 Remodeled 0	Size of Closets			0 Amps Service			Other Additions/Adjustments			Rate		Size Size			Cost Cost				
Condition for Age: Average	Lg	Ord	Small	X No Heating/Cooling			(16) Porches			Rate		Size Size		Cost Cost					
Room List	(5) Floors			Central Air Wood Furnace			(17) Garages			Rate		Size Size		Cost Cost					
Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric			Plumbing			Rate		Size Size		Cost Cost					
(1) Exterior	(6) Ceilings			No./Qual. of Fixtures			(13) Plumbing			Rate		Size Size		Cost Cost					
Wood/Shingle Aluminum/Vinyl Brick	Ex.			Ord.			Min			Rate		Size Size		Cost Cost					
Insulation	No. of Elec. Outlets			Many			Ave.			Rate			Size Size		Cost Cost				
(2) Windows	(7) Excavation			(13) Plumbing			WPP, Standard			Rate		Size Size		Cost Cost					
Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate		Size Size		Cost Cost					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate		Size Size		Cost Cost					
(3) Roof	(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Size Size		Cost Cost					
Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate		Size Size		Cost Cost					
Asphalt Shingle	(10) Floor Support			Lump Sum Items:						Rate		Size Size		Cost Cost					
Chimney:	Joists: Unsupported Len: Cntr.Sup:									Rate		Size Size		Cost Cost					

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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 WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES L 581 E PACKINGHAM ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 106,360					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Tax Description	Public Improvements			Description	Frontage	Depth	* Factors * Front Depth	Rate %Adj. Reason	Value
. SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER EXC E 100 FT THEREOF. 22.6439 A.	X	Dirt Road		40/FF	2659.00	370.89	1.0000 1.0000	40 100	106,360
Comments/Influences		Gravel Road		2659 Actual Front Feet, 22.64 Total Acres		Total Est. Land Value =			106,360
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

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Topography of Site	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 06/01/2012 INSPECTED			2017	53,200	0	53,200			28,177C
			2016	53,200	0	53,200			27,926C
			2015	53,200	0	53,200			27,843C
			2014	53,200	0	53,200			27,405C

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AMIN KARY & MELISSA 9115 WOODGROVE PLYMOUTH MI 48170	MAP #:					
	2017 Est TCV 35,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
Tax Description	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				<Site Value I> RIVER SITE				35000	100	35,000
				770 Actual Front Feet, 1.50 Total Acres				Total Est. Land Value =		35,000

. SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST CORNER OF PCL RECORDED IN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB. APP 1.5A.

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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level X Rolling Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X SEASONAL RD	2017	17,500	0	17,500			4,036C
		2016	15,000	0	15,000			4,000C
		2015	15,000	0	15,000			3,989C
		2014	15,000	0	15,000			3,927C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4735 S BLODGET RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 223,445 TCV/TFA: 81.58					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 27 T22N R8W BEG AT INT OF S LINE OF N 1/2 OF SW 1/4 & CLAM RIVER TH W 550 FT N 170 FT E TO CTR OF SD RIVER TH S ALG CTR OF RIVER TO BEG. 1.7172 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		GROUP I 100/FF	170.00	440.73	1.0000	1.0000	100 100	17,000
			170 Actual Front Feet, 1.72 Total Acres Total Est. Land Value = 17,000						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	8,500	103,200	111,700			91,094C
2016	8,500	97,100	105,600			90,282C
2015	8,500	90,300	98,800			90,012C
2014	8,500	80,800	89,300			88,595C

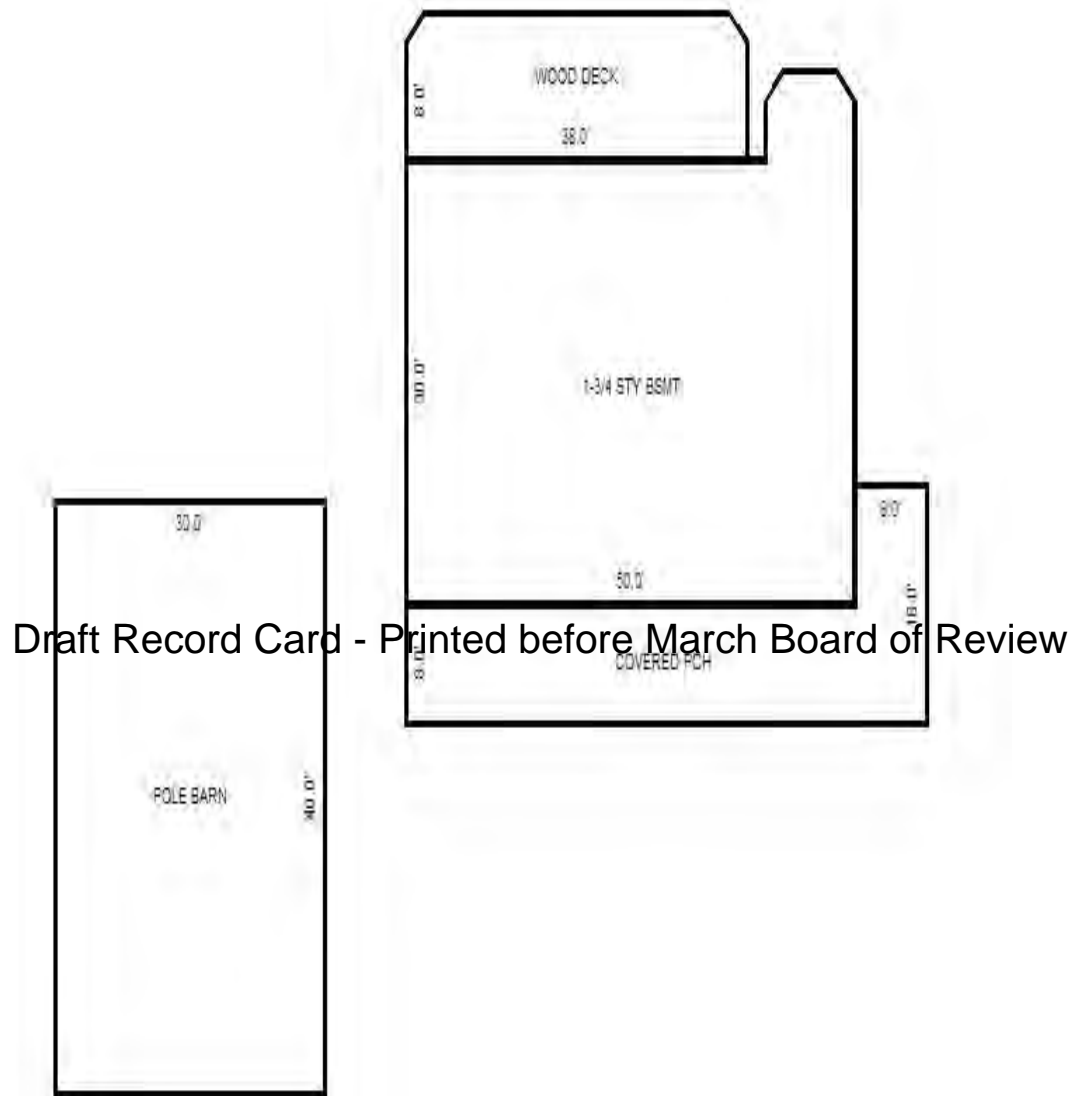
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528 404	Type WCP (1 Story) Treated Wood	Year Built: 1994 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																			
X	Wood Frame		(4) Interior Drywall Paneled 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 Ex X Ord Min		Central Air Wood Furnace																																																																																																																																																																																															
Yr Built 1994	Remodeled 0	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																																																															
Condition for Age: Average		Doors Solid X H.C.		(12) Electric 200 Amps Service																																																																																																																																																																																															
Room List		(5) Floors		Kitchen: Other: Other:																																																																																																																																																																																															
	Basement 1st Floor 2nd Floor 3 Bedrooms			(6) Ceilings																																																																																																																																																																																															
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few																																																																																																																																																																																															
X	(2) Windows			(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																																																																																															
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone X Treated Wood Concrete Floor																																																																																																																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish Recreation SF Living SF 1 Walkout Doors No Floor SF																																																																																																																																																																																															
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																																															
X	Asphalt Shingle			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																																																																																																																															
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES L 581 E PACKINGHAM RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 12,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
Public Improvements				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road				SALES & 2013 EQ RATE			1.061	Acres	11,310	100	12,000
Gravel Road							1.06	Total Acres	Total Est. Land Value =		12,000

Tax Description
. SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW
1/4 LYING N'LY OF CENTERLINE OF CLAM
RIVER. 1.0606 A.
Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,000	0	6,000			3,782C
2016	6,000	0	6,000			3,749C
2015	6,000	0	6,000			3,738C
2014	6,000	0	6,000			3,680C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4607 S BLODGETT RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
ROBBINS ROBERT L 4607 S BLODGETT LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 270,662 TCV/TFA: 249.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value		
. SEC 27 T22N R8W THAT PT OF N 1/2 OF SW 1/4 LYING S'LY & W'LY OF CLAM RIVER EXC BEG AT INT OF S LINE THEREOF & CLAM R TH W 550 FT N 170 FT E TO RIVER S ALONG RIVER TO POB& EXC S 130 FT OF W 130 FT THOF. 52.6628A.	X		Public Improvements	40/FF	2500.00	0.00	1.0000	1.0000	40	100		100,000
			Gravel Road	Residentia 30 - 65	\$2000	52.66	Acres	2000	100			105,320
			Paved Road	2500 Actual Front Feet, 52.66 Total Acres		Total Est. Land Value =						205,320
Comments/Influences	X		Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Water	Shed: Metal Prefab	7.49	1.00	100	25	187			
	X		Sewer	Total Estimated Land Improvements True Cash Value =								187

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	102,700	32,600	135,300			81,160C
2016	97,400	32,400	129,800			80,437C
2015	92,100	28,500	120,600			80,197C
2014	92,100	24,000	116,100			78,935C

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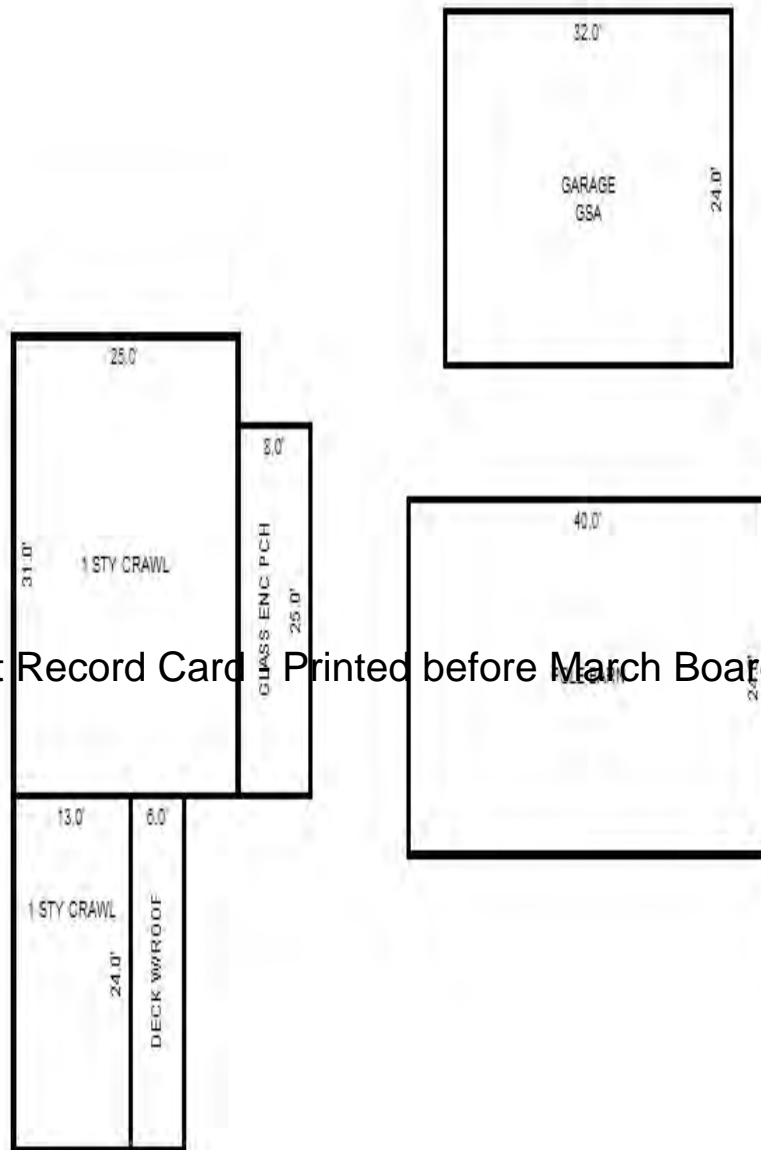
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 144	Type CGEP (1 Story) Pine	Year Built: 1989 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 80 Storage Area: 768 No Conc. Floor: 0			
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 1087 Total Base Cost: 78,211 Total Base New : 107,931 Total Depr Cost: 72,395 Estimated T.C.V: 65,155			CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1947	Remodeled 1984	Size of Closets		Ex X Ord Min			No. Heating/Cooling			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost						
Condition for Age: Average		Doors		Lg Ord X Small			No Heating/Cooling			1 Story Siding Crawl Space 47.65 -8.24 -1.89 775 29,078						
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 150 Amps Service			1 Story Siding Crawl Space 47.65 -8.24 -1.89 312 11,706						
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			Many X Ave. Few			(13) Plumbing						
X	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			525.00			1		525	
(2) Windows	Many Avg. X Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1000 Gal Septic			2720.00		1 2,720	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1 1,235	
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			(16) Porches			CGEP (1 Story), Standard			30.00		200 6,000	
(3) Roof	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony			Pine w/Roof, Standard			16.50		144 2,376	
X	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		14.18 768 10,890	
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Storage area over garage			County Multiplier = 1.38 =>			3.75		768 2,880	
							County Multiplier = 1.38 =>			Phy/Ab.+hy/Func/Econ/Comb.%Good= 30/100/100/100/30.0,			Depr.Cost =		4,846	
							Phy/Ab.Phys/Func/Econ/Comb.%Good= 86/100/100/100/86.0,			Depr.Cost =			2,820			
							Phy/Ab.Phys/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =			15,202			
							Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost			9.61		960 9,226	
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGET RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 5,200					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
WALLINGTON JIMMY D & NANCY L 4735 S BLODGET RD LAKE CITY MI 49651											
	Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				40/FF	130.00	130.00	1.0000	1.0000	40	100	5,200
				130 Actual Front Feet, 0.39 Total Acres Total Est. Land Value =							5,200

Tax Description	X	Value
. SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.		

Comments/Influences	X	Value

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD							
Who When What	2017	2,600	0	2,600			752C
	2016	2,600	0	2,600			746C
	2015	2,600	0	2,600			744C
	2014	2,600	0	2,600			733C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8970 W BLUE RD	School: LAKE CITY - 57020		MH	10/31/2005	20050383	Complete
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
ROBBINS JACK D 8970 W BLUE RD Lake City MI 49651	2017 Est TCV 196,620 TCV/TFA: 73.42					

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Tax Description	Public Improvements		* Factors *						
SEC 27 T22N R8W W 575 FT OF SW 1/4 OF SW 1/4 EXC S 208 FT OF E 190 FT THOF. 16.5169A.	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Comments/Influences	Gravel Road		Residentia 8 - 17	@\$1900	16.52	Acres	1900	100	31,382
	Paved Road		16.52 Total Acres Total Est. Land Value = 31,382						
	Storm Sewer		Land Improvement Cost Estimates						
	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Water		D/W/P: 3.5 Concrete	3.20	1.00	351	50	562	
	Sewer		Total Estimated Land Improvements True Cash Value = 562						

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	15,700	82,600	98,300			90,276C
	Rolling		2016	17,300	81,100	98,400			89,471C
	Low		2015	17,300	78,300	95,600			89,204C
	High		2014	17,300	70,500	87,800			87,800S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

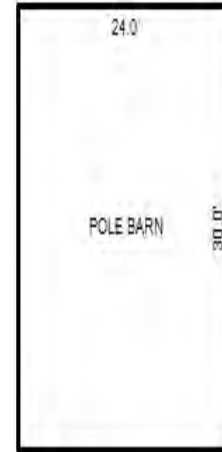
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 351 48 112	Type Treated Wood Treated Wood Pine	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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	Class: C +5 Effec. Age: 35 Floor Area: 1638 Total Base Cost: 142,111 Total Base New : 196,114 Total Depr Cost: 127,474 Estimated T.C.V: 121,100			CntyMult X 1.380 E.C.F. X 0.950	Bsmnt Garage: Carport Area: Roof:								
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost					
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			1.75	Story Siding	Basement	103.87	0.00	0.00	936	97,222					
Condition for Age: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size		Cost					
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			(9) Basement Finish			11.45		840		9,618					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Basement Recreation Finish			760.00		1	760		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing			Average Fixture(s)		1	2,400		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3	Fixture Bath	(14) Water/Sewer			Well, 50 Feet		1575.00		1	1,575		
X	(2) Windows	Many Avg. Few	X	Large Avg. Small	(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			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1		1,915		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone		No Plumbing			Extra Toilet			(16) Deck/Balcony			Treated Wood,Standard		6.50		351		2,282			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Concrete Floor	(9) Basement Finish			840			Recreation SF Living SF Walkout Doors No Floor SF		(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost		10.95		720		7,884	
X	(3) Roof	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic	2000 Gal Septic			Lump Sum Items:			
X	Asphalt Shingle	Public Water Public Sewer		1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			
Chimney:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost = 127,474			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 = 121,100											

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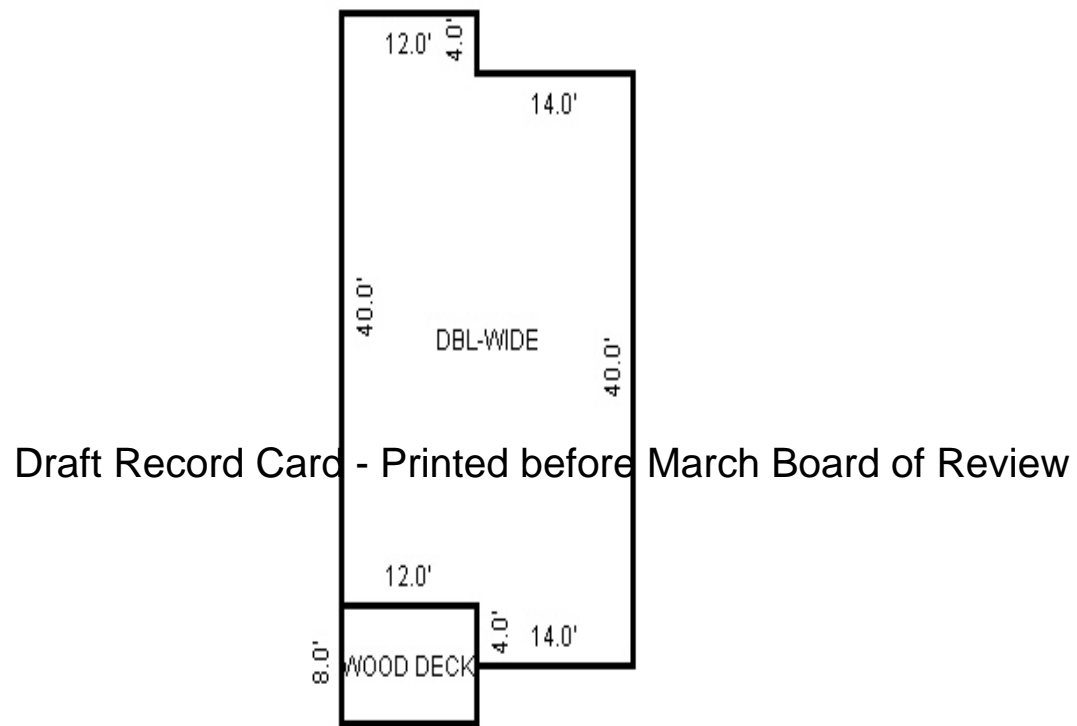
Sketch by Apex IV™

*** 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 Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		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: MANU-BOCA/STATE		Trim & Decoration Ex X Ord Min			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1040 Total Base Cost: 60,725 Total Base New : 83,801 Total Depr Cost: 67,040 Estimated T.C.V: 43,576				CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:	
Yr Built 1996	Remodeled 0	Size of Closets Lg X Ord Small			(12) Electric 0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj					Size Cost	
Condition for Age: Average		Doors Solid X H.C.			No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Piers		58.89	-12.57	0.97	1040	49,182
Room List		(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s)						
Basement	1st Floor	(6) Ceilings X Drywall			(14) Water/Sewer Public Water Public Sewer			(15) Built-Ins & Fireplaces Appliance Allowance		630.00			1	630
2nd Floor	2 Bedrooms	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony Treated Wood w/Roof,Standard		1975.00			1	1,975
(1) Exterior		Insulation			(15) Built-Ins & Fireplaces			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
Wood/Shingle		(2) Windows			(16) Deck/Balcony			Treated Wood w/Roof,Standard						
Aluminum/Vinyl		Height to Joists: 0.0			(14) Water/Sewer			Treated Wood w/Roof,Standard		2895.00			1	2,895
Brick		(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance						
Insulation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Deck/Balcony			Treated Wood w/Roof,Standard		1415.00			1	1,415
(2) Windows		(9) Basement Finish			(17) Garage			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
Many Avg. X Large Avg. X Small		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Treated Wood w/Roof,Standard		21.65			96	2,078
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(10) Floor Support			(14) Water/Sewer			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
X	Double Hung Horiz. Slide	Joists: Unsupported Len: Cntr.Sup:			(15) Built-Ins & Fireplaces			Treated Wood w/Roof,Standard		630.00				
X	Caseement Double Glass Patio Doors Storms & Screens	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			Treated Wood w/Roof,Standard		1975.00				
X	Many Avg. X Large Avg. X Small	Recreation SF Living SF Walkout Doors No Floor SF			(17) Garage			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
X	Gable Hip Flat	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garage			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
X	Gambrel Mansard Shed	Lump Sum Items:			(17) Garage			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
X	Asphalt Shingle	Lump Sum Items:			(17) Garage			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						
Chimney:		Lump Sum Items:			(17) Garage			Notes: 1996 FAIRMONT MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GOODRICH FLOYD L	GOODRICH FLOYD L & JUDITH	0	02/08/2011	QC	FAMILY SALE	2011-433QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8820 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
GOODRICH FLOYD L & JUDITH K TTEES	MAP #:					
8820 W BLUE ROAD	2017 Est TCV 144,330 TCV/TFA: 122.73					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			* Factors *							
SEC 27 T22N R8W SW 1/4 OF SW 1/4 EXC W 575 FT THOF. 22.5758A.	X		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Comments/Influences			Residentia 18 -29 @\$2000	22.58	Acres	2000	100			45,160
			22.58 Total Acres Total Est. Land Value = 45,160							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.20	1.00	400	0	0		
			D/W/P: Asphalt Paving	1.51	1.00	1500	0	0		
	X		Residential Local Cost Land Improvements							
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
			Total Estimated Land Improvements True Cash Value = 2,375							

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	22,600	49,600	72,200			54,743C
X Rolling	2016	22,600	46,700	69,300			54,255C
X Low	2015	22,600	43,500	66,100			54,093C
X High	2014	22,600	39,000	61,600			53,242C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What							
TPC 08/26/2011 INSPECTED							

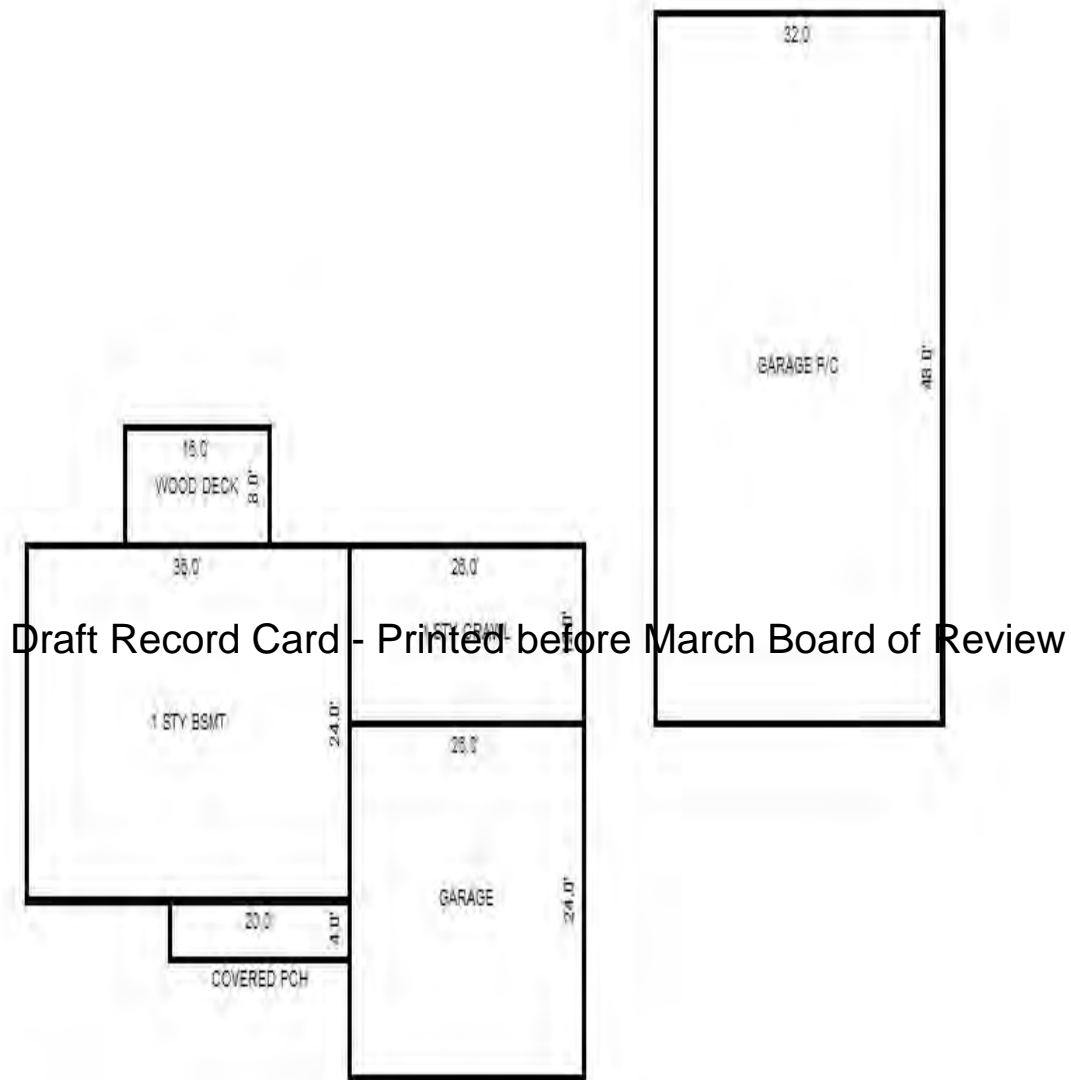
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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 80 128	Type CCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built Remodeled 1979 0		Ex X Ord Min		(12) Electric												
Condition for Age: Average		Lg X Ord Small		200 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding Basement 57.53 0.00 0.00 864 49,706									
(1) Exterior		X Drywall		No. of Elec. Outlets			1 Story Siding Crawl Space 57.53 -8.40 0.00 312 15,329									
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Other Additions/Adjustments Rate									
Insulation		(7) Excavation		(13) Plumbing			(13) Plumbing									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath			Average Fixture(s) 630.00 1 630									
X	Many Avg. X Large Avg. X Small			1 2 Fixture Bath			2 Fixture Bath 1325.00 1 1,325									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto			Well, 50 Feet 1575.00 1 1,575									
X	Patio Doors Storms & Screens	(8) Basement		Softener, Manual			1000 Gal Septic 2895.00 1 2,895									
(3) Roof				Solar Water Heat			(15) Built-Ins & Fireplaces									
X	Gable Hip Flat	Gambrel Mansard Shed		No Plumbing			Appliance Allowance 1415.00 1 1,415									
X	Asphalt Shingle			Extra Toilet			(16) Porches									
Chimney:				Separate Shower			CCP (1 Story), Standard 30.65 80 2,452									
				Ceramic Tile Floor			(16) Deck/Balcony									
				Ceramic Tile Wains			Treated Wood, Standard 7.46 128 955									
				Ceramic Tub Alcove			(17) Garages									
				Vent Fan			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost 17.70 624 11,045									
							Common Wall: 1.5 Wall -1850.00 1 -1,850									
							Automatic Doors 375.00 2 750									
							Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)									
							Base Cost 9.71 1536 14,915									
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, Depr.Cost = 101,889									
							ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 96,795									
							Lump Sum Items:									

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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
8900 W BLUE RD	School: LAKE CITY - 57020		Roof Structure	03/16/2006	20060036	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
MAC ARTHUR DORIS I 8900 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 36,070 TCV/TFA: 36.81					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT W 190 FT, S 208 FT TO POB. .9073A.			40/FF	190.00	208.00	1.0000	1.0000	40	100	7,600
			190 Actual Front Feet, 0.91 Total Acres Total Est. Land Value =						7,600	
Comments/Influences			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Shed: Wood Frame	10.02	1.00	64	45	289		
			Total Estimated Land Improvements True Cash Value =						289	

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	3,800	14,200	18,000			15,942C
	Rolling		2016	3,800	12,000	15,800			15,800S
	Low		2015	3,800	12,900	16,700			15,849C
	High		2014	3,800	11,800	15,600			15,600S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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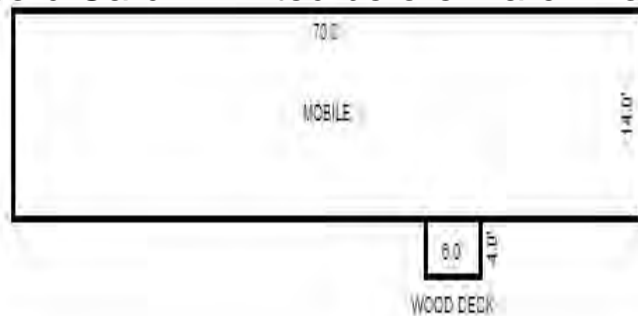
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 24	Type Treated Wood	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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: MANU-BOCA/STATE		Trim & Decoration														
Yr Built Remodeled 0 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 150 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Piers			48.70 -12.28 0.66			980 36,338			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			525.00 1 525			
Many Avg. X Large Avg. X Small Few Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Well 50 Feet 1575.00 Gas Septic 2,720.00			1 1,575 1 2,720			
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			(15) Built-Ins & Fireplaces			Appliance Allowance 1235.00			1 1,235			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood w/Roof,Standard 36.50			24 876			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 13.65 480 6,552 No Floor Deduction -3.10 480 -1,488 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 43,355 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 28,181						
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer									
Chimney: Metal				1 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT CARROLL D & DARLE	PURSLEY MICHAEL S	32,800	12/10/2010	WD	Arms Length	2010-5415WD	PTA	100.0
BILLETT AARON R & CARROLL	BILLETT AARON R & CARROLL	0	04/19/2006	QC	Not Qualified	06-0/1590		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8624 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PURSLEY MICHAEL S 4388 RICHMOND NW GRAND RAPIDS MI 49504	MAP #:					
	2017 Est TCV 52,669 TCV/TFA: 58.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 27 T22N R8W S 300 FT OF E 72.5 FT OF W/2 OF SE/4 OF SW/4 ALSO S 300 FT OF W 72.5 FT OF E/2 OF SE/4 OF SW/4. --.9986 A--	X		Dirt Road										
split on 12/19/2005 into 009-027-010-10, 009-027-010-50, 009-027-010-90;	X		Gravel Road										
Comments/Influences	X		Paved Road										
Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;	X		Storm Sewer										
Parent Parcel(s): 009-027-010-00;	X		Sidewalk										
Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										



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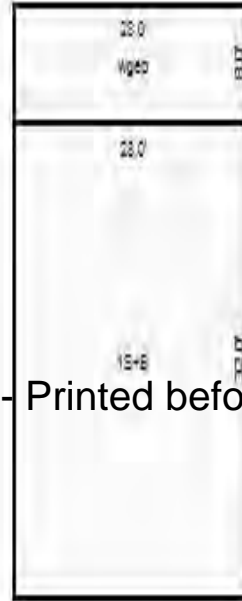
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,000	20,300	26,300			18,124C
2016	6,000	20,200	26,200			17,963C
2015	6,000	17,700	23,700			17,910C
2014	6,000	15,100	21,100			17,628C

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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 224	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 1926	Remodeled 0	Ex	X Ord	Min	(12) Electric			1 Story Siding			49.68 0.00 0.66			896 45,105		
Condition for Age: Average		Lg	X Ord	Small	100 Amps Service			Other Additions/Adjustments			Rate			Size Cost		
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			525.00		1 525	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. Ord. X Min			No. of Elec. Outlets			Well 50 Feet			1575.00		1 1,575	
(1) Exterior		(6) Ceilings		Many Ave. X Few			Average Fixture(s)			Well 50 Feet			1575.00		1 1,575	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Well 50 Feet			1575.00		1 1,575	
X	Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			Well 50 Feet			1575.00		1 1,575	
(2) Windows		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Well 50 Feet			1575.00		1 1,575	
X	Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Porches			Well 50 Feet			1575.00		1 1,575	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer			CGEP (1 Story), Standard			Well 50 Feet			1575.00		1 1,575	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Unit-in-Place Cost Items:			Well 50 Feet			1575.00		1 1,575	
(3) Roof		(10) Floor Support		(14) Water/Sewer			BARN			Well 50 Feet			1575.00		1 1,575	
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Well 50 Feet			1575.00		1 1,575	
X	Asphalt Shingle	1 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer			ECF (RESIDENTIAL RURAL/ NON SUB)			Well 50 Feet			1575.00		1 1,575	
Chimney:		Lump Sum Items:		(14) Water/Sewer			0.900 => TCV of Bldg: 1 =			Well 50 Feet			1575.00		1 1,575	

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Sketch by Apex Medins™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT AARON R & CARROLL	BILLETT CARROLL D & DARLE	0	04/19/2006	QC	Not Qualified	06-0/1588		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/02/2011 Qual. Ag.					
BILLETT CARROLL D & DARLENE J 8510 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 62,880					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC E 72.5 FT OF S 300 FT THEREOF. --19.5007 A-- Split on 12/19/2005 from 009-027-010-00; Comments/Influences	X			Dirt Road	AG SW 2014 18 - 29 Acres	16.05 Acres	3600	100		57,780
				Gravel Road	AG SW 2014 UNTILLABLE	3.00 Acres	1700	100		5,100
				Paved Road	AG SW 2014 ROW	0.45 Acres	0	100		0
				Storm Sewer	19.50 Total Acres Total Est. Land Value =					62,880
				Sidewalk						
				Water						
				Sewer						
	X			Electric						
	X			Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						

Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
Parent Parcel(s): 009-027-010-00;
Child Parcel(s): 009-027-010-10,
009-027-010-50, 009-027-010-90;

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	31,400	0	31,400			8,780C
Rolling	2016	36,100	0	36,100			8,702C
Low	2015	29,300	0	29,300			8,676C
High	2014	23,400	0	23,400			8,540C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
JWV 05/10/2016 INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET AARON R & SHIRLEY	BILLET AARON R & SHIRLEY	0	06/17/2014	QC	QUIT CLAIM	2014-02314		0.0
BILLET AARON R & CARROLL	BILLET AARON R & SHIRLEY	0	04/19/2006	QC	Not Qualified	06-0/1589		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/31/2005					
BILLET AARON & SHIRLEY LIFE ESTATE PURSLEY MICHAEL & TRACY S 8510 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 56,550					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Dirt Road	AG SW 2014 8 - 17 Acres	15.00 Acres	3600	100		54,000
			Gravel Road	AG SW 2014 UNTILLABLE	1.50 Acres	1700	100		2,550
			Paved Road	AG SW 2014 ROW	0.50 Acres	0	100		0
			Storm Sewer	17.00 Total Acres				Total Est. Land Value =	56,550
			Sidewalk						
			Water						
			Sewer						

Tax Description
 SEC 27 T22N R8W E/2 OF SW/4 FO SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E 225 FT OF S 484 FT THEREOF. --17.0007 A--
 Split on 12/19/2005 from 009-027-010-00;
 Comments/Influences
 Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;
 Parent Parcel(s): 009-027-010-00;
 Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;

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

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Topography of Site



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	28,300	0	28,300			7,652C
2016	31,500	0	31,500			7,584C
2015	25,500	0	25,500			7,562C
2014	20,400	0	20,400			7,443C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT AARON	BILLETT AARON R & SHIRLEY	1	09/28/2005	QC	Not Qualified	05-0/4039		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8510 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BILLETT AARON R & SHIRLEY J 8510 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 128,903 TCV/TFA: 43.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L. 2006 Combined from 027-010-90 for 2007. Comments/Influences 2006 027-010-90 Combined with this pcl for 2007	X		Dirt Road	40/FF	225.00	484.00	1.0000	1.0000	40	100		9,000
			Gravel Road	225 Actual Front Feet,	2.50	Total Acres			Total Est. Land Value =			9,000



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	4,500	60,000	64,500			52,231C
Rolling	2016	4,500	56,700	61,200			51,766C
Low	2015	4,500	49,500	54,000			51,612C
High	2014	4,500	46,700	51,200			50,800C
Landscaped	Who When What						
Swamp	TPC 08/26/2011 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

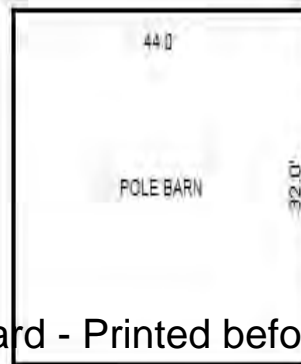
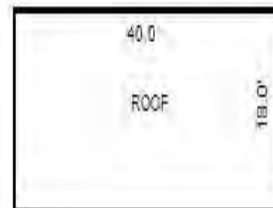
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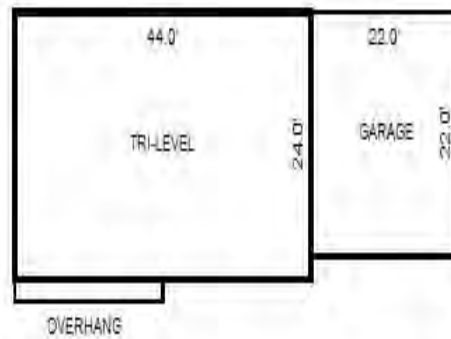
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: TRI		Trim & Decoration															
Yr Built 1973		Remodeled 0		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.				
Condition for Age: Average																	
Room List		(5) Floors		Central Air Wood Furnace													
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 200 Amps Service													
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			Tri-Level Siding Basement			70.29 0.00 0.00			1056 74,226				
Insulation				No. of Elec. Outlets			1 Story Siding Overhang			33.35 0.00 0.00			44 1,467				
(2) Windows				Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost				
X	Many Avg. X Large Avg. X Small			(7) Excavation			(9) Basement Finish			Basement Living Finish			16.50		528 8,712		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			(13) Plumbing			1 630			1 630	
X				1 3 Fixture Bath			2 Fixture Bath			1325.00			1 1,325				
(3) Roof				1 2 Fixture Bath			Softener, Auto			1575.00			1 1,575				
X	Gable Hip Flat	Gambrel Mansard Shed		Softener, Manual			1000 Gal Septic			2895.00			1 2,895				
Chimney: Brick				Solar Water Heat			(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1 1,415		
				No Plumbing			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		19.98 484 9,670		
				Extra Toilet			Separate Shower			Common Wall: 1 Wall			-1225.00		1 -1,225		
				Separate Sink			Ceramic Tile Floor			Automatic Doors			375.00		1 375		
				Ceramic Tile Wains			Ceramic Tub Alcove			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		9.71 1408 13,672		
				Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost =			112,420				
				Lump Sum Items:			Separately Depreciated Items:			ROOF STRUCT. (SQ FT)			3.97		720 2,858		
				1 Water Well			Unit-in-Place Cost Items:			County Multiplier = 1.38 =>			Cost New =		3,945		
				1 1000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost =			2,958				
				2000 Gal Septic			Total Depreciated Cost =			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		109,609		

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Sketch by Apex IVT

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Desc. of Bldg/Section: SOUTH MOST BLDG Calculator Occupancy: Shed, Equipment, 3 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 1,350 Gross Bldg Area: 1,350 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1350 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 13.80 Adjusted Square Foot Cost for Upper Floors = 13.80 1 Stories Average Height per Story: 12 Ave. Floor Area: 1,350 Perimeter: 0 Refined Square Foot Cost for Upper Floors: 14.35 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 19.806 Total Floor Area: 1,350 Base Cost New of Upper Floors = 26,738 Reproduction/Replacement Cost = 26,738 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 9,358						
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type: Average						
(1) Excavation/Site Prep:		(19) Miscellaneous:						

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN SAMIR S ESTATE	AMIN ADAM & AMIN KAREEM &	0	08/17/2015	QC	PROBATE COURT	2015-03338	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8261 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AMIN ADAM & AMIN KAREEM & AMIN KIM 1088 WASHINGTON CIRCLE NORTHVILLE MI 48167	MAP #:					
	2017 Est TCV 157,720 TCV/TFA: 121.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W BEG N 0 DEG 19'00"W 1308.78 FT FROM SE COR OF SE 1/4 TH N 0 DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E 33.76 FT, S 35 DEG 31'29"W 490.72 FT, S 89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E 120.48 FT, S 49 DEG 31'22"E 172.94 FT, N 07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40" E 1418.83 FT TO POB. 16.2A.	X	Dirt Road		<Site Value G> RURAL SITES					15000	100		15,000
	X	Gravel Road		Residentia 8 - 17 @\$1900	16.20	Acres			1900	100		30,780
	X	Paved Road		200 Actual Front Feet, 16.20 Total Acres					Total Est. Land Value =			45,780
	X	Storm Sewer		Land Improvement Cost Estimates								
	X	Sidewalk		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Water		D/W/P: 4in Concrete				3.61	1.00	1000	0	0
	X	Sewer		Fencing: Wd, Split, 2 Rail				8.01	1.00	40	0	0
	X	Electric		Residential Local Cost Land Improvements								
	X	Gas		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Curb		LAND IMPROVE 1000				1000.00	1.00	0.5	95	475
	X	Street Lights		Total Estimated Land Improvements True Cash Value =								475
	X	Standard Utilities										
	X	Underground Utility										

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2017	22,900	56,000	78,900			54,505C
X	Rolling		2016	24,500	52,700	77,200			54,019C
X	Low		2015	22,000	38,200	60,200			53,858C
X	High		2014	22,000	34,100	56,100			53,010C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who When What									
TPC 10/20/2015 INSPECTED									

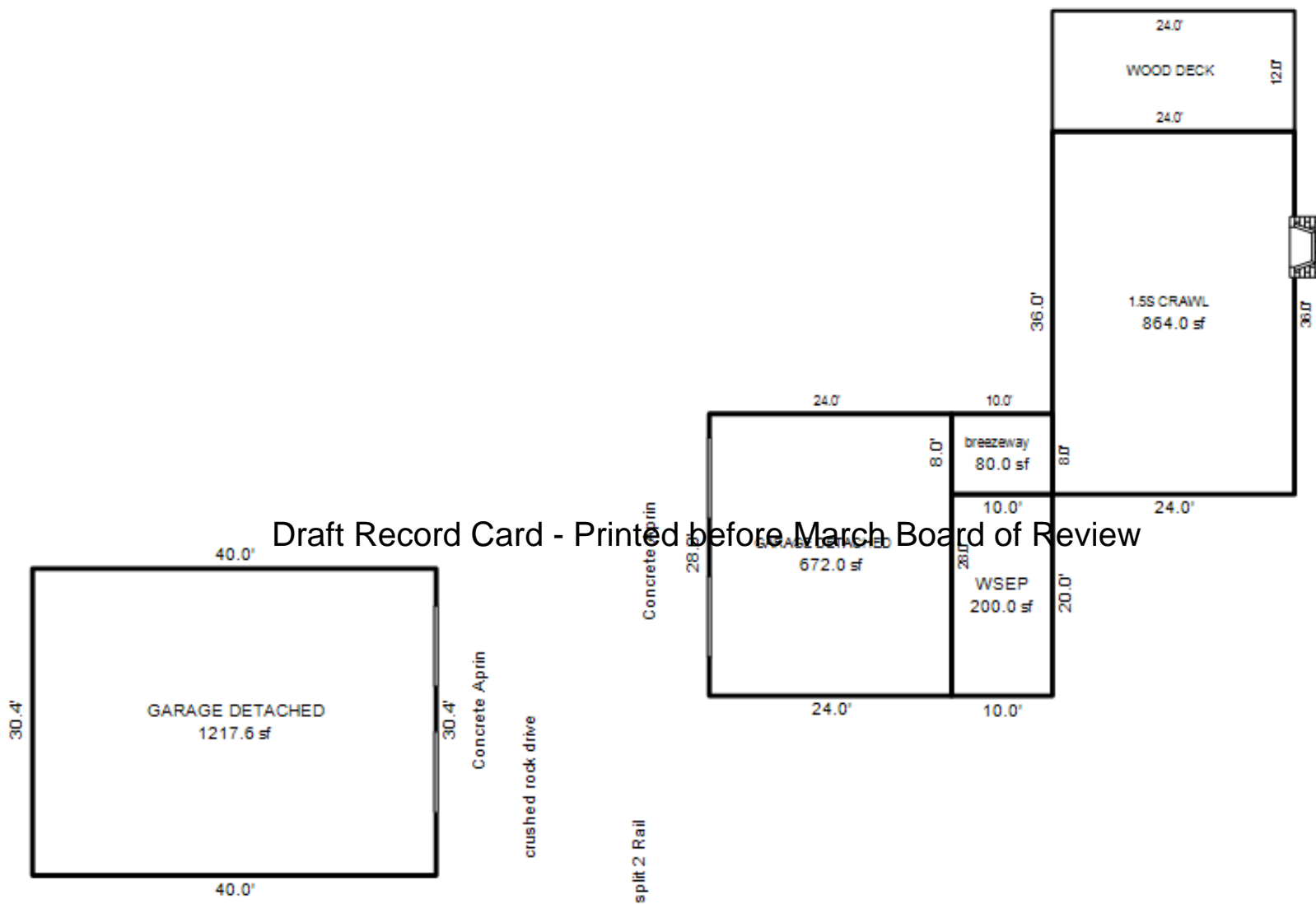
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 288 80	Type WSEP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 250 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: C -5 Effec. Age: 25 Floor Area: 1296 Total Base Cost: 113,364 Total Base New : 156,442 Total Depr Cost: 117,332 Estimated T.C.V: 111,465			CnntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:							
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	(12) Electric 200 Amps Service			Rate		Heat-Adj		Size		Cost			
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Rate		Heat-Adj		Size		Cost			
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Bsmnt-Adj		Heat-Adj		Size		Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			1.5 Story Siding			-9.66		0.00		864		63,953			
(1) Exterior	X	Drywall				Min	Other Additions/Adjustments			Rate		Heat-Adj		Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			(13) Plumbing			Rate		Heat-Adj		Size		Cost			
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.	Few	Average Fixture(s)			Rate		Size		Cost		
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			3 Fixture Bath			760.00		1		760				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			3 Fixture Bath			2400.00		1		2,400					
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2			2 Fixture Bath			3085.00		1		3,085					
X		(9) Basement Finish		(15) Built-Ins & Fireplaces			Softener, Auto 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 Allowance		1915.00		1		1,915			
		Recreation SF Living SF Walkout Doors No Floor SF		(16) Porches			1000 Gal Septic			WSEP (1 Story), Standard		25.50		200		5,100			
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(17) Garages			Treated Wood, Standard			6.69		288		1,927				
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Frame Wall, Finished			27.75		80		2,220					
X	Asphalt Shingle	(10) Floor Support		1			Ceramic Tile Floor			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		672		11,034			
	Chimney:	Public Water Public Sewer Water Well		1			Ceramic Tile Wains			Storage area over garage		3.95		250		988			
		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			Vent Fan			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		14.55		1217		17,707	
										Mechanical Doors		350.00		2		700			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost =						117,332			
										ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =						111,465			

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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 WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHERMAN CHARLES 581 E PACKINGHAM RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 35,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								
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	2017	17,500	0	17,500			7,602C
TPC 07/09/2015 INSPECTED			2016	15,000	0	15,000			7,535C
			2015	14,700	0	14,700			7,513C
			2014	14,700	0	14,700			7,395C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
BOOKER PATRICIA 8435 WORKMAN ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 35,000 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value	
. SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT, TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE IVER TO POB.	X			<Site Value I> RIVER SITE	200		35000	100		35,000
	X			200 Actual Front Feet, 2.89 Total Acres			Total Est. Land Value =			35,000

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Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

X Waterfront

Ravine

Wetland

Flood Plain



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	17,500	0	17,500			5,175C
2016	15,000	0	15,000			5,129C
2015	12,900	200	13,100			5,114C
2014	12,900	200	13,100			5,034C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																		
	Wood Frame	Drywall Paneled	Plaster Wood T&G	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 0	Ex	Ord	Min																																											
	Remodeled 0	Size of Closets																																													
	Condition for Age: Average	Lg	Ord	Small																																											
	Doors	Solid	H.C.																																												
	Room List	(5) Floors																																													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric																																											
				0 Amps Service																																											
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures																																											
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	Ord.	Min	No. of Elec. Outlets																																										
	Insulation	Many	Ave.	Few	(13) Plumbing																																										
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																											
	Many Avg. Few	(8) Basement		(14) Water/Sewer																																											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																											
	(3) Roof	(9) Basement Finish		Lump Sum Items:																																											
	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF																																													
	Gambrel Mansard Shed	(10) Floor Support																																													
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																													
	Chimney:																																														
<table border="0"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Rate</td> <td>Bsmnt-Adj</td> <td>Heat-Adj</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>Other Additions/Adjustments</td> <td colspan="2">Rate</td> <td>Size</td> <td>Cost</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good=</td> <td>95/100/100/95.0,</td> <td>Depr.Cost =</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ECF (RESIDENTIAL RURAL/ NON SUB)</td> <td>0.950 => TCV of Bldg:</td> <td>1 =</td> <td>0</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>																Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	Other Additions/Adjustments	Rate		Size	Cost				Phy/Ab.Phy/Func/Econ/Comb.%Good=	95/100/100/95.0,	Depr.Cost =	0					ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg:	1 =	0				
Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																								
Other Additions/Adjustments	Rate		Size	Cost																																											
Phy/Ab.Phy/Func/Econ/Comb.%Good=	95/100/100/95.0,	Depr.Cost =	0																																												
ECF (RESIDENTIAL RURAL/ NON SUB)	0.950 => TCV of Bldg:	1 =	0																																												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	08/01/1998	WD	Download	321:1058		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY W & BARBARA G 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2017 Est TCV 15,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
			<Site Value G> RURAL SITES			15000 100		15,000	
			153 Actual Front Feet, 1.32 Total Acres					Total Est. Land Value =	15,000

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, & N 21 DEG 20' 20"W 30.02 FT FROM SE COR SEC 27 TH S 66 DEG 47'36"W 165 FT, N 29 DEG 02'21"W 153.17 FT, N 55 DEG 57'02"E 150 FT, N 89DEG 54'01"E 200 FT, S 0 DEG 18'59"E 55.7FT, S 74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W 79.06 FT. S 70 DEG 31'44"E 59.89FT TO

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,500	0	7,500			7,500S
2016	7,500	0	7,500			7,500S
2015	7,500	0	7,500			7,500S
2014	9,100	0	9,100			8,421C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JENSEN DAVID E & LAURIE L 4138 E 46 ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 16,750					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Public Improvements			* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			SALES & 2013 EQ RATE		1.250 Acres	9,600 100 12,000
				1.25 Total Acres		Total Est. Land Value = 12,000

Tax Description	X	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 01'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, N 21 DEG 20'20"W 30.02 FT & S 66 DEG 47'36"W 165 FT FROM SE COR SEC 27, TH S 65 DEG 10'30"W 199.99 FT, S 87 DEG 34'48"W 206 FT, N 0 DEG 18'59"W 11.71 FT, N 55 DEG 57'02"E 379.19 FT, S 29 DEG 02'21"E 153.17 FT, TO POB. ALSO ALL THAT PART OF A PCL DESCIN THE SURVEY RECORDED Lake Township Missaukee Parcel Map					* Factors *			
					Description	Frontage	Depth	Rate %Adj. Reason Value
					SALES & 2013 EQ RATE		1.250 Acres	9,600 100 12,000
						1.25 Total Acres		Total Est. Land Value = 12,000

Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
		Residential Local Cost Land Improvements					
		Description	Rate <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th>	CountyMult.	Size	%Good	Cash Value
		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
		Total Estimated Land Improvements True Cash Value =					4,750

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	RELATED PARTY	2016-01948	PTA	0.0
WHIPPLE DALE & SUSAN R	RAYMOND GREGORY P & RENAUD	0	07/02/2003	WD	Arms Length	2003-03263	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RAYMOND GREGORY P 1420 FIELDCREST DRIVE WATERFORD MI 48327-4802	MAP #:					
	2017 Est TCV 5,920					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X			40/FF	148.00	88.30	1.0000	1.0000	40	100		5,920	
			148 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =		5,920

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN Lake Township Missaukee Parcel Map P. APPROX .3A.

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99
 Level
 X Rolling
 Low
 High
 Landscaped
 Swamp
 X Wooded
 Pond
 X Waterfront
 Ravine
 Wetland
 Flood Plain
 X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S
2014	3,000	0	3,000			3,000S

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
JENSEN DAVID E 4138 E 46 ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 14,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 27 T22N R8W (0*1998) PCL F OF THE SURVEY RECORDED IN LIBER S-2 PG 365. ALSO THE PCL AS SHOWN IN LIBER 250 PG 1146. .655A.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	<Site Value B>	SITE	7000		7000	100		7,000
	Gravel Road	<Site Value B>	SITE	7000		7000	100		7,000
	Paved Road	248 Actual Front Feet, 0.65 Total Acres				Total Est. Land Value =		14,000	
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	7,000	0	7,000			2,192C
			2016	7,000	0	7,000			2,173C
			2015	7,500	0	7,500			2,167C
			2014	7,500	0	7,500			2,133C

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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
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/10/2000					
LANGMESSER JEAN M 8415 WORKMAN ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 7,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			<Site Value B> SITE 7000			7000 100	7,000	
			100 Actual Front Feet, 0.30 Total Acres				Total Est. Land Value =	7,000

Tax Description	X	Value
. SEC 27 T22N R8W COMM N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S89 DEG 57'57"W 253 FT S 74 DEG 28'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT FROM SE COR SEC 27, TH S 33 DEG 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT S 74 DEG 53'35"W 99.92 FT, N 0 DEG 24'42"E 273.33 FT, N 66 DEG 47'36"E 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS TROUT CAMP. .2984A.	X	
	X	

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Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,500	0	3,500			1,249C
2016	3,500	0	3,500			1,238C
2015	5,500	0	5,500			1,235C
2014	5,500	0	5,500			1,216C

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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
8357 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2017 Est TCV 129,893 TCV/TFA: 87.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 27 T22N R8W BEG AT SE COR GRAY'S TROUT CAMP PLAT TH N 312 FT N 77 DEG E 110 FT E 192.82 FT S TO THREAD OF CLAM RIVER TH UPSTREAM TO PT DUE S OF POB TH N TO POB PT SE 1/4. 1.8581 A.	X			<Site Value I> RIVER SITE	192	1.86	35000	100	35,000
Comments/Influences	X			192 Actual Front Feet, 1.86 Total Acres			Total Est. Land Value =		35,000

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	17,500	47,400	64,900			54,006C
TPC 10/11/2015 INSPECTED			2016	15,000	47,100	62,100			53,525C
			2015	9,900	51,600	61,500			53,365C
			2014	9,900	46,100	56,000			52,525C

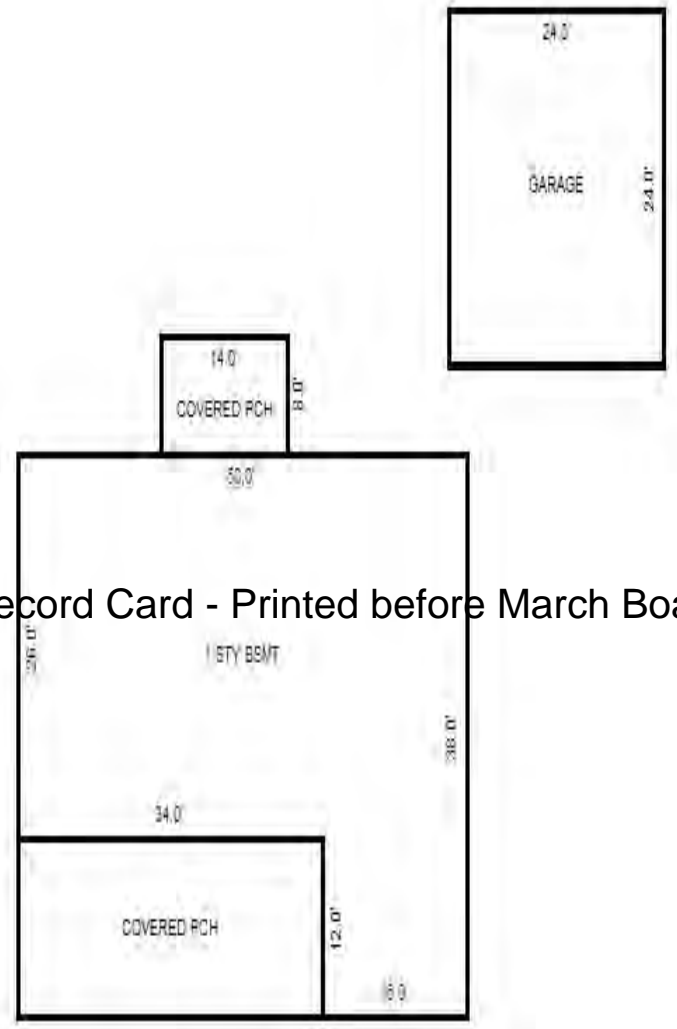
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 408 112	Type WCP (1 Story) CCP (1 Story)	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Class: C Effec. Age: 40 Floor Area: 1492 Total Base Cost: 127,339 Total Base New : 175,727 Total Depr Cost: 105,436 Estimated T.C.V: 94,893		CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1968	Remodeled 0	Size of Closets		200 Amps Service			No./Qual. of Fixtures		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
Condition for Age: Average		Lg X Ord Small		No. of Elec. Outlets			Ex. X Ord. Min		Other Additions/Adjustments		Rate		Size Cost	
Room List		(5) Floors		Many X Ave. Few			(13) Plumbing		(14) Water/Sewer		Rate		Size Cost	
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(13) Plumbing			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		1000 Gal Septic		1915.00 3875.00		1 1,915 1 3,875	
(1) Exterior		X Drywall		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		17.69 28.24		408 7,218 112 3,163	
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(14) Water/Sewer			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		WCP (1 Story), Standard CCP (1 Story), Standard		17.69 28.24		408 7,218 112 3,163	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
Chimney: Brick		(10) Floor Support		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
		Lump Sum Items:		(14) Water/Sewer			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		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	

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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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2017 Est TCV 83,594					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors * CLAM RIVER					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			<Site Value B> SITE 7000			7000 100		7,000
			Residentia 30 - 65	\$2000	38.30 Acres	2000 100		76,594
			20 Actual Front Feet, 38.30 Total Acres Total Est. Land Value =					83,594

Tax Description	X	Value
. SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.	X	
Comments/Influences		

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	41,800	0	41,800			18,619C
2016	38,000	0	38,000			18,453C
2015	34,100	0	34,100			18,398C
2014	34,100	0	34,100			18,109C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLNEY THOMAS & MABEL	OLNEY THOMAS JR & OLNEY R	0	09/24/2010	QC	FAMILY SALE	2010-4445QC	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
OLNEY THOMAS JR & OLNEY ROBERT 9257 WILBUR HIGHWAY EATON RAPIDS MI 48827	MAP #:					
	2017 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			<Site Value C>	.50	-1.0 AC M/L		8000 100	8,000	
			30 Actual Front Feet, 0.60 Total Acres					Total Est. Land Value =	8,000

Tax Description
 . SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.

Comments/Influences

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

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- 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
2017	4,000	0	4,000			3,733C
2016	3,800	0	3,800			3,700C
2015	3,800	0	3,800			3,689C
2014	4,300	0	4,300			3,631C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		77,500	09/01/2001	WD	Download	01-0:3780		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4520 S DICKERSON RD	School: LAKE CITY - 57020		Pole Barn	12/08/2014	2014-0568	100%
Owner's Name/Address	P.R.E. 100% 04/11/2002					
STEVENS KIM 4520 DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 73,649 TCV/TFA: 73.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.	X			40/FF	130.00	300.00	1.0000	1.0000	40	100		5,200
Comments/Influences				130 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 5,200								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Shed: Wood Frame	9.85	1.00	120	50	591			
				Shed: Wood Frame	10.75	1.00	80	50	430			
	X			Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
				Total Estimated Land Improvements True Cash Value = 1,496								

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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
2017	2,600	34,200	36,800			30,905C
2016	2,600	32,200	34,800			30,630C
2015	2,600	23,700	26,300			24,258C
2014	2,600	21,500	24,100			23,876C

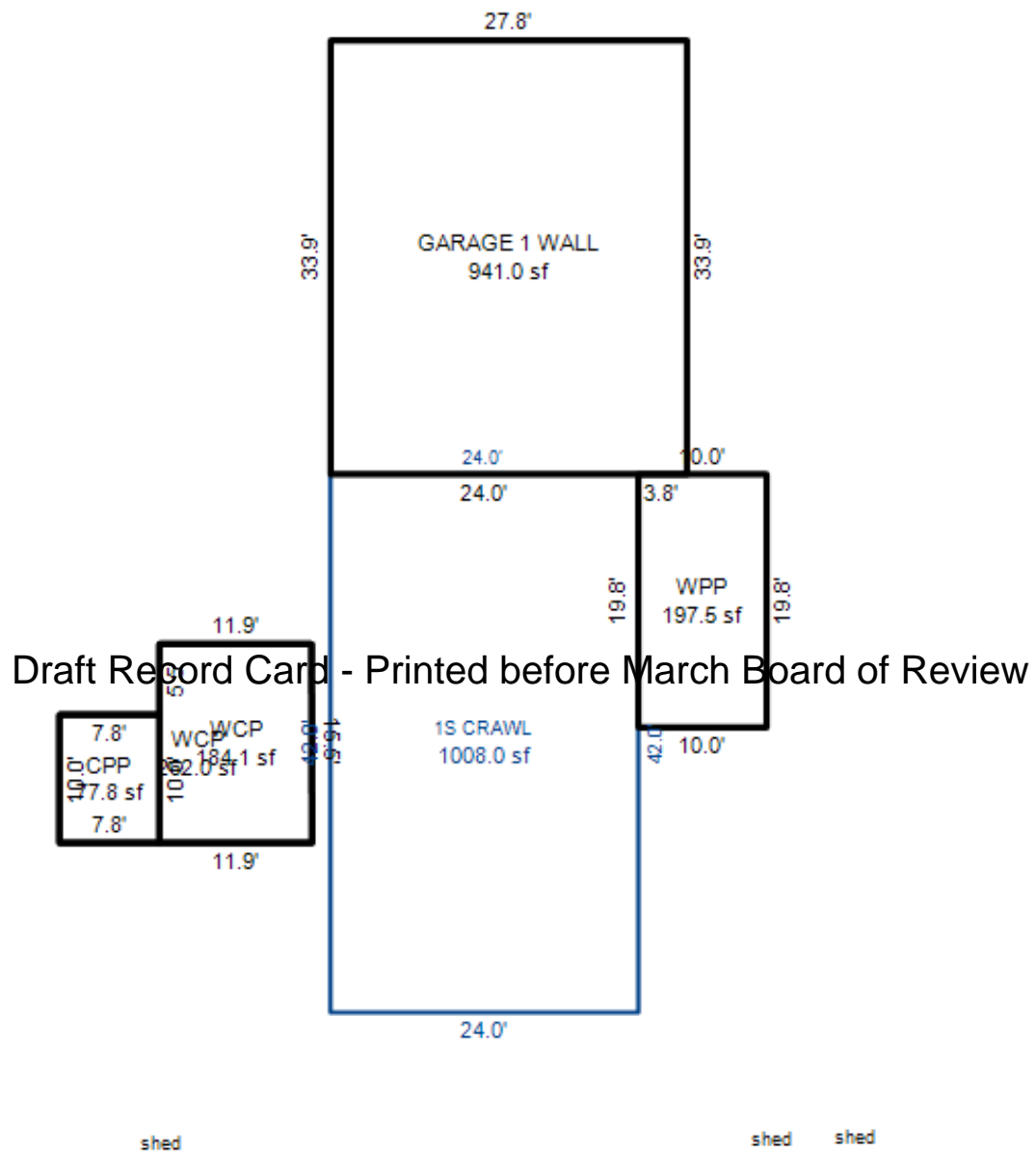
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 197 184 77	Type WPP WCP (1 Story) CCP (1 Story)	Year Built: 2015 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 941 % Good: 0 Storage Area: 0 No Conc. Floor: 941				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost				
Yr Built 1978 201	Remodeled 0	Ex	X	Ord		Min	1 Story Siding Crawl Space			59.23	-8.74	0.00	1008	50,894			
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate			Size Cost				
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			630.00		1 630		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer			Well 50 Feet			1575.00		1 1,575		
				150 Amps Service			No. of Elec. Outlets			Base Cost			10.92		941 10,276		
(1) Exterior	X	Drywall					Many X Ave. Few			Appliance Allowance			1415.00		1 1,415		
Wood/Shingle Aluminum/Vinyl Brick							(7) Excavation			(16) Porches			10.28		197 2,025		
Insulation							(8) Basement			WCP (1 Story), Standard			21.47		184 3,950		
(2) Windows							Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			CCP (1 Story), Standard			30.95		77 2,383		
Many Avg. X Large Avg. X Small							(9) Basement Finish			(17) Garages			Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)				
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			Base Cost			10.92		941 10,276		
(3) Roof							Recreation SF Living SF Walkout Doors No Floor SF			Common Wall: 1 Wall			-918.75		1 -919		
X	Gable Hip Flat						(10) Floor Support			Automatic Doors			375.00		2 750		
	Gambrel Mansard Shed						Joists: Unsupported Len: Cntr.Sup:			No Floor Deduction			-3.10		941 -2,917		
X	Asphalt Shingle						Public Water Public Sewer Water Well			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Depr.Cost =		70,477		
Chimney:							1 1000 Gal Septic 2000 Gal Septic			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		66,953		
Lump Sum Items:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEVANS JOHN W	GABAY ROSTYSLAV	240,000	09/02/2011	WD	WARRANTY DEED	2011-02799	PTA	100.0
BEVANS JANICE K	BEVANS JOHN W	0	04/08/2009	QC	Not Qualified	2009/1248		0.0
		168,000	05/01/1996	WD	Download	303:896		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
8370 W BLUE RD	School: LAKE CITY - 57020									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
GABAY ROSTYSLAV 910 W WINDEMERE ROYAL OAK MI 48073	2017 Est TCV 305,769 TCV/TFA: 162.64									
	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements		* Factors * CLAM RIVER							
Tax Description			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.	X		40/FF	1320.00	136.36	1.0000 1.0000	40 100		52,800	
Comments/Influences			Residentia 30 - 65	\$2000	34.00 Acres		2000 100		68,000	
BEEN LISTED SINCE 2008 20809462 \$309,900 6.2008			1320 Actual Front Feet, 68.44 Total Acres				Total Est. Land Value =		120,800	
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: Asphalt Paving	1.61	1.00	1040	0	0		
	X		D/W/P: 3.5 Concrete	3.44	1.00	770	0	0		
	X		D/W/P: 3.5 Concrete	3.44	1.00	210	0	0		
			Fencing: Wd, Split, 3 Rail	8.85	1.00	230	94	1,913		
			Fencing: Wire Mesh, #9	1.90	1.00	448	0	0		
			Shed: Wood Frame	12.07	1.00	80	94	908		
			Shed: Wood Frame	8.12	1.00	400	20	650		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		LAND IMPROVE 10000	10000.00	1.00	2.0	97	19,400		
			Total Estimated Land Improvements True Cash Value =						23,474	
			Topography of Site							
			Level							
	X		Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
	X		Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2017	60,400	92,500	152,900		121,092C	
	TPC 10/04/2011 INSPECTED			2016	57,000	91,900	148,900		120,012C	
				2015	53,600	82,000	135,600		119,654C	
				2014	53,600	71,000	124,600		117,770C	

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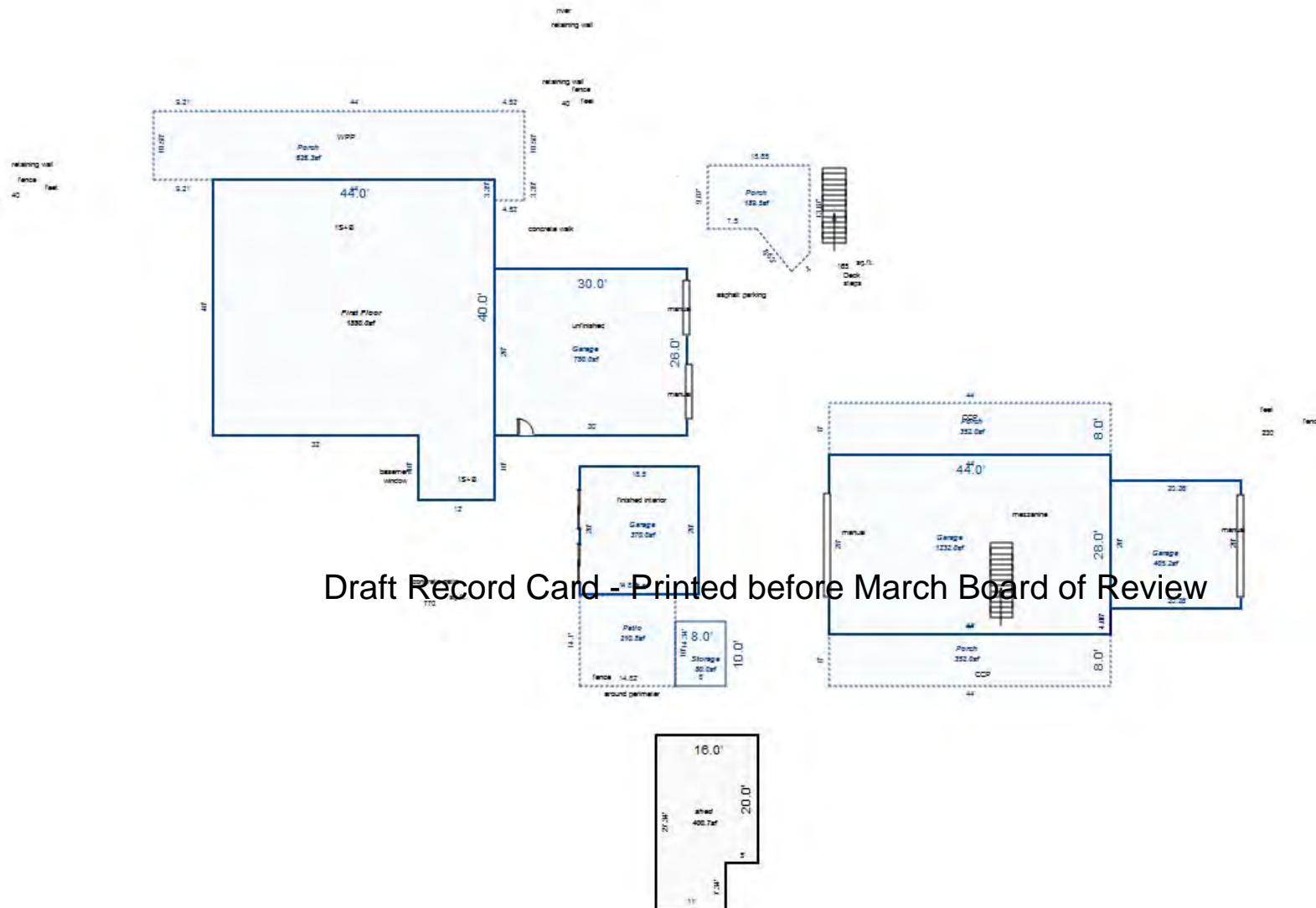
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 626 189	Type WPP WPP	Year Built: 1958 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace												
Yr Built 1958	Remodeled REM 0	Size of Closets Lg Ord X Small		(12) Electric 200 Amps Service												
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min												
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(1) Exterior				3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
(2) Windows				3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish 1880 Recreation SF Living SF Walkout Doors No Floor SF		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 1 Story Fireplace: Exterior 1 Story												
X	Casement Double Glass Patio Doors Storms & Screens			(16) Porches WPP, Standard WPP, Standard												
(3) Roof				(17) Carports Comp.Shingle Comp.Shingle												
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle			(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1 Wall Mechanical Doors												
Chimney: Block				(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost Mechanical Doors												
<p style="text-align: center;">Class:C Exterior: Pole Foundation: 42 Inch (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	GILLOW JAMES L & LESLIE	41,000	03/21/2005	WD	Arms Length	05-0/1053		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8270 W BLUE RD	School: LAKE CITY - 57020		New House	10/12/2005	20050359	Complete
	P.R.E. 100% 03/09/2008					
Owner's Name/Address	MAP #:					
GILLOW JAMES L & LESLIE 8270 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 314,366 TCV/TFA: 142.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES					
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT,N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG52'15"E 5.82 FT TO POB. 1.09A.	X			<Site Value E> CLAM RIVER 30K				30000 100	30,000
				296 Actual Front Feet, 1.09 Total Acres				Total Est. Land Value =	30,000
				Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				Residential Local Cost Land Improvements					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
				Total Estimated Land Improvements True Cash Value =					2,375

Comments/Influences
 SPLIT 13 AC TO RIVER WOODS SUB FOR 98
 SPLIT 16 AC TO SUB FOR 99
 ALSO SPLIT 4 RIVERFRONT PCLS FOR 00

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2017	15,000	142,200	157,200			120,030C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2016	15,000	133,800	148,800			118,960C
	Pond								
X	Waterfront		2015	15,000	124,600	139,600			118,605C
	Ravine								
	Wetland		2014	21,200	105,400	126,600			116,738C
	Flood Plain								
Who	When	What							
TPC 05/20/2013 INSPECTED									

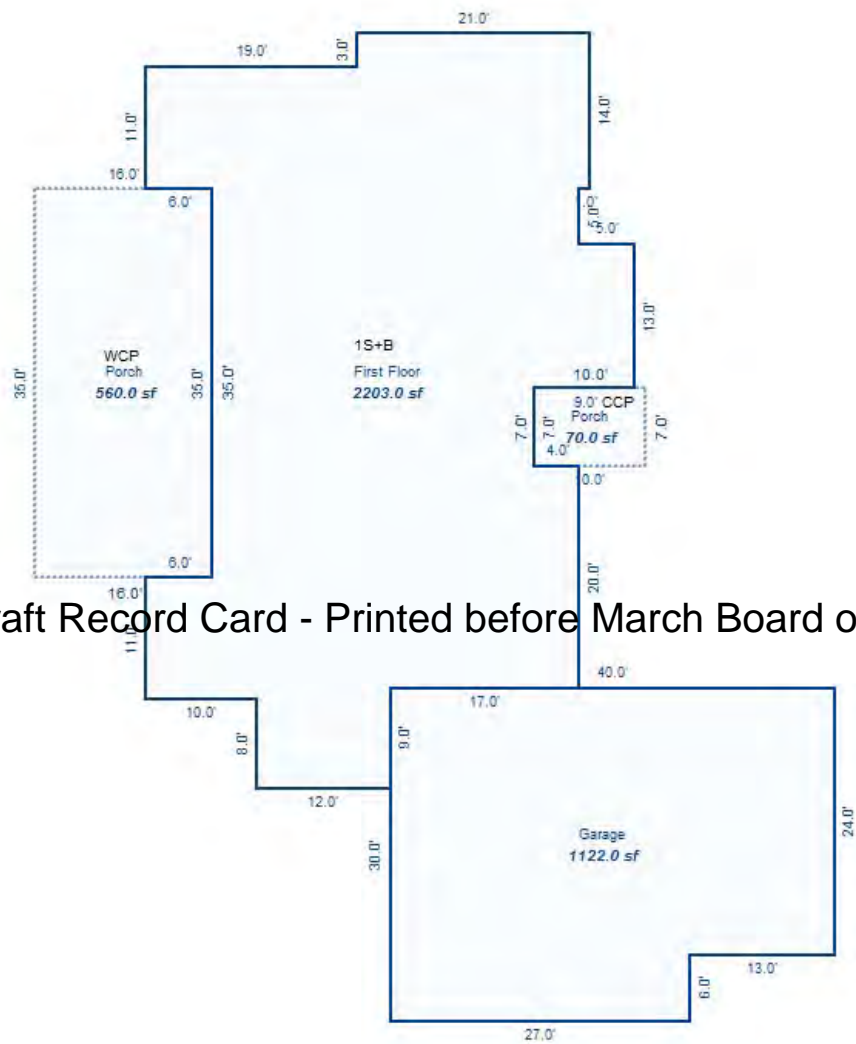
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 560 70	Type WPP CCP (1 Story)	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1122 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 7 Floor Area: 2203 Total Base Cost: 231,286 Total Base New : 319,175 Total Depr Cost: 296,832 Estimated T.C.V: 281,991		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate		Size Cost			
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	1+ Story Siding Basement 74.65 0.00 1.85 2203 168,530			Other Additions/Adjustments Rate		Size Cost			
Condition for Age: Average		Lg	X	Ord		Small	(1) Exterior Stone Veneer 11.20 40 448								
Room List		(5) Floors		No./Qual. of Fixtures			(9) Basement Finish								
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			Basement Recreation Finish 13.50								
				200 Amps Service			Plumbing								
(1) Exterior	X	Drywall					No. of Elec. Outlets								
Wood/Shingle							Ex.	X	Ord.						
X	Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.		Few	(13) Plumbing				
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			Average Fixture(s) 1120.00 1 1,120					
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 3525.00 2 7,050				
Wood Sash					Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Well, 100 Feet 3050.00 1 3,050			1000 Gal Septic 3550.00 1 3,550				
X	Vinyl Sash				(9) Basement Finish			Well, 100 Feet 3050.00 1 3,050			1000 Gal Septic 3550.00 1 3,550				
X	Double Hung				Recreation SF Living SF 1 Walkout Doors No Floor SF			1000			Appliance Allowance 2610.00 1 2,610				
X	Horiz. Slide				(14) Water/Sewer			WPP, Standard 8.77 560 4,911			CCP (1 Story), Standard 36.59 70 2,561				
X	Casement				Public Water Public Sewer			WPP, Standard 8.77 560 4,911			CCP (1 Story), Standard 36.59 70 2,561				
X	Double Glass				1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 296,832			ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 281,991				
X	Patio Doors				1			Common Wall: 1 Wall -1425.00 1 -1,425			Automatic Doors 425.00 2 850				
X	Storms & Screens				Lump Sum Items:										
(3) Roof	X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 296,832			ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 281,991				
Asphalt Shingle					Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic				
Chimney:															

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Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		37,000	05/01/2002	WD	Download	02-0:2546		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4777 RIVERWOODS RD	School: LAKE CITY - 57020		Other	06/19/2007	20070341	Complete
	P.R.E. 100% 02/03/2004		New House	05/21/2003	20030106	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 338,616 TCV/TFA: 129.74
MOORE JOHN G & MARCIA E 4777 RIVERWOODS RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES																																																			
SEC 27 T22N R8W (0*1998) BEG N 78 DEG 33'41"W 1250.51 FT & N 20 DEG 17'02"W 115.42 FT FROM SE COR SEC 27TH S 78 DEG 16'59"W 155.75 FT, N 78 DEG 28'13"W 140.48 FT, N 02 DEG 49'08"E 165.44 FT, S 78 DEG 05'12"E 309.32 FT, S 11 DEG 54'48"W 100 FT TO POB. 1A.			<p>Public Improvements</p> <p>* Factors *</p> <table border="1"> <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> <tr> <td><Site Value E> CLAM RIVER 30K</td> <td></td> <td></td> <td></td> <td></td> <td>30000</td> <td>100</td> <td></td> <td>30,000</td> </tr> <tr> <td colspan="8">165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =</td> <td>30,000</td> </tr> </table> <p>Land Improvement Cost Estimates</p> <table border="1"> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>5.31</td> <td>1.00</td> <td>3400</td> <td>0</td> <td>0</td> </tr> </table> <p>Residential Local Cost Land Improvements</p> <table border="1"> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 5000</td> <td>5000.00</td> <td>1.00</td> <td>1.5</td> <td>95</td> <td>7,125</td> </tr> </table> <p>Total Estimated Land Improvements True Cash Value = 7,125</p>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value E> CLAM RIVER 30K					30000	100		30,000	165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =								30,000	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 4in Ren. Conc.	5.31	1.00	3400	0	0	Description	Rate	CountyMult.	Size	%Good	Cash Value	LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																														
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D/W/P: 4in Ren. Conc.	5.31	1.00	3400	0	0																																																	
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																	
LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125																																																	

Comments/Influences

CHG FROM 1S TO 1+ FOR 2010.
98 SPLIT FROM 021-40 FOR 99

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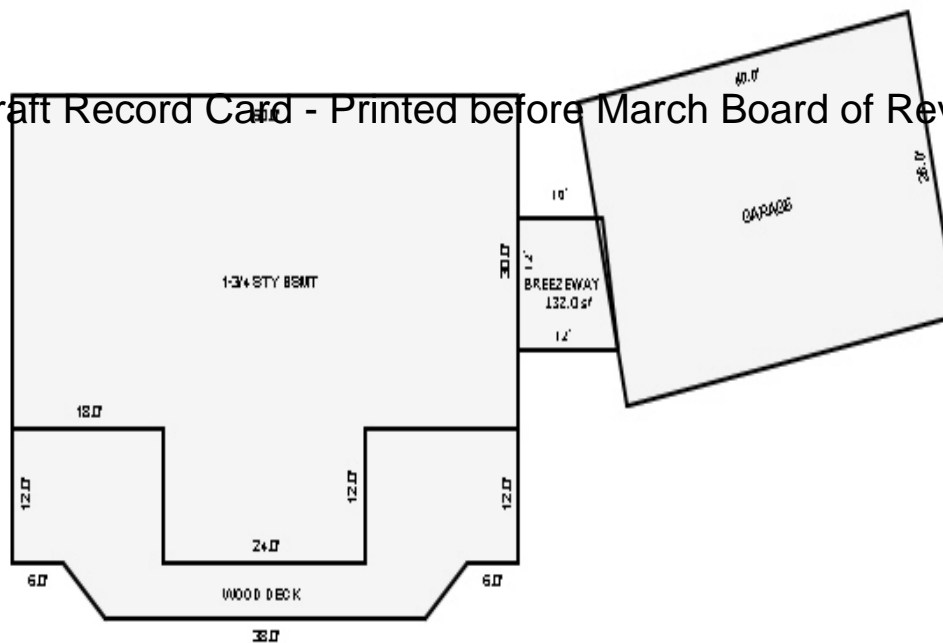
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value												
<table border="1"> <tr> <th>Level</th> </tr> <tr> <td>X Rolling</td> </tr> <tr> <td>Low</td> </tr> <tr> <td>High</td> </tr> <tr> <td>Landscaped</td> </tr> <tr> <td>Swamp</td> </tr> <tr> <td>X Wooded</td> </tr> <tr> <td>Pond</td> </tr> <tr> <td>X Waterfront</td> </tr> <tr> <td>Ravine</td> </tr> <tr> <td>Wetland</td> </tr> <tr> <td>Flood Plain</td> </tr> </table>	Level	X Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	2017	15,000	154,300	169,300			139,149C
Level																			
X Rolling																			
Low																			
High																			
Landscaped																			
Swamp																			
X Wooded																			
Pond																			
X Waterfront																			
Ravine																			
Wetland																			
Flood Plain																			
Who When What	2016	15,000	145,300	160,300			137,908C												
TPC 08/26/2011 INSPECTED	2015	15,000	127,700	142,700			137,496C												
	2014	16,500	121,500	138,000			135,331C												

*** 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 918 132	Type WPP Brzwy, FW	Year Built: 2003 Car Capacity: 3 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall Paneled		Plaster Wood T&G														
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost							
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	1.25 Story Pine Logs Basement			92.94	0.00	2.34	2088	198,945					
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate		Size Cost							
Room List		Doors		Solid	X	H.C.	Walk out Basement Door(s)			1025.00		1		1,025					
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			Average Fixture(s)		1120.00		1	1,120				
(1) Exterior		Kitchens		Other:			200 Amps Service			3 Fixture Bath		3525.00		1	3,525				
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Plumbing			Well, 100 Feet		3050.00		1	3,050				
Insulation		Ex.		X	Ord.	Min	No. of Elec. Outlets			1000 Gal Septic		3550.00		1	3,550				
(2) Windows		Many		X	Ave.	Few	Many			(15) Built-Ins & Fireplaces		Appliance Allowance		2610.00		1	2,610		
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation		(13) Plumbing			(16) Porches		WPP, Standard		8.50		918	7,803			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Breezeways		Frame Wall, Finished		33.25		132	4,389		
X	Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			(17) Garages		Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		17.55		1120	19,656
X	Asphalt Shingle	(9) Basement Finish		1200			Recreation SF Living SF 1 Walkout Doors No Floor SF			Automatic Doors		425.00		2		850			
X	Gable Hip Flat	(10) Floor Support		1			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =		306,181					
X	Chimney:	(14) Water/Sewer		Lump Sum Items:			(9) Basement Finish			Basement Recreation Finish		13.50		1200		16,200			
*** Information herein deemed reliable but not guaranteed***										County Multiplier = 1.38 =>		Cost New =		22,356					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,		Depr.Cost =		11,178					
										Total Depreciated Cost =		317,359							
										ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		301,491					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	06/01/2001	WD	Download	01-0:2961		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S RIVERWOODS DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WEISS LINDA K TRUST 4803 S RIVEWOODS DRIVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 30,000					

Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value E> CLAM RIVER 30K					30000 100		30,000
			173 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =						30,000	

Tax Description
 SEC 27 T22N R8W (0*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

Comments/Influences
 98 SPLIT FROM 021-40 FOR 99

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	15,000	0	15,000			10,822C
			2016	15,000	0	15,000			10,726C
			2015	15,000	0	15,000			10,694C
			2014	17,300	0	17,300			10,526C

*** 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
4803 S RIVERWOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WEISS LINDA K TRUST 4803 S RIVERWOODS RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 285,841 TCV/TFA: 121.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES					
SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB. .879A.			* Factors *					
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
98 SPLIT FROM 021-40 FOR 99 NEW HOUSE ETC FOR 02			<Site Value E> CLAM RIVER 30K 30000 100 30,000 169 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 30,000					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	15,000	127,900	142,900			120,301C
2016	15,000	120,300	135,300			119,228C
2015	15,000	112,000	127,000			118,872C
2014	16,900	100,100	117,000			117,000S

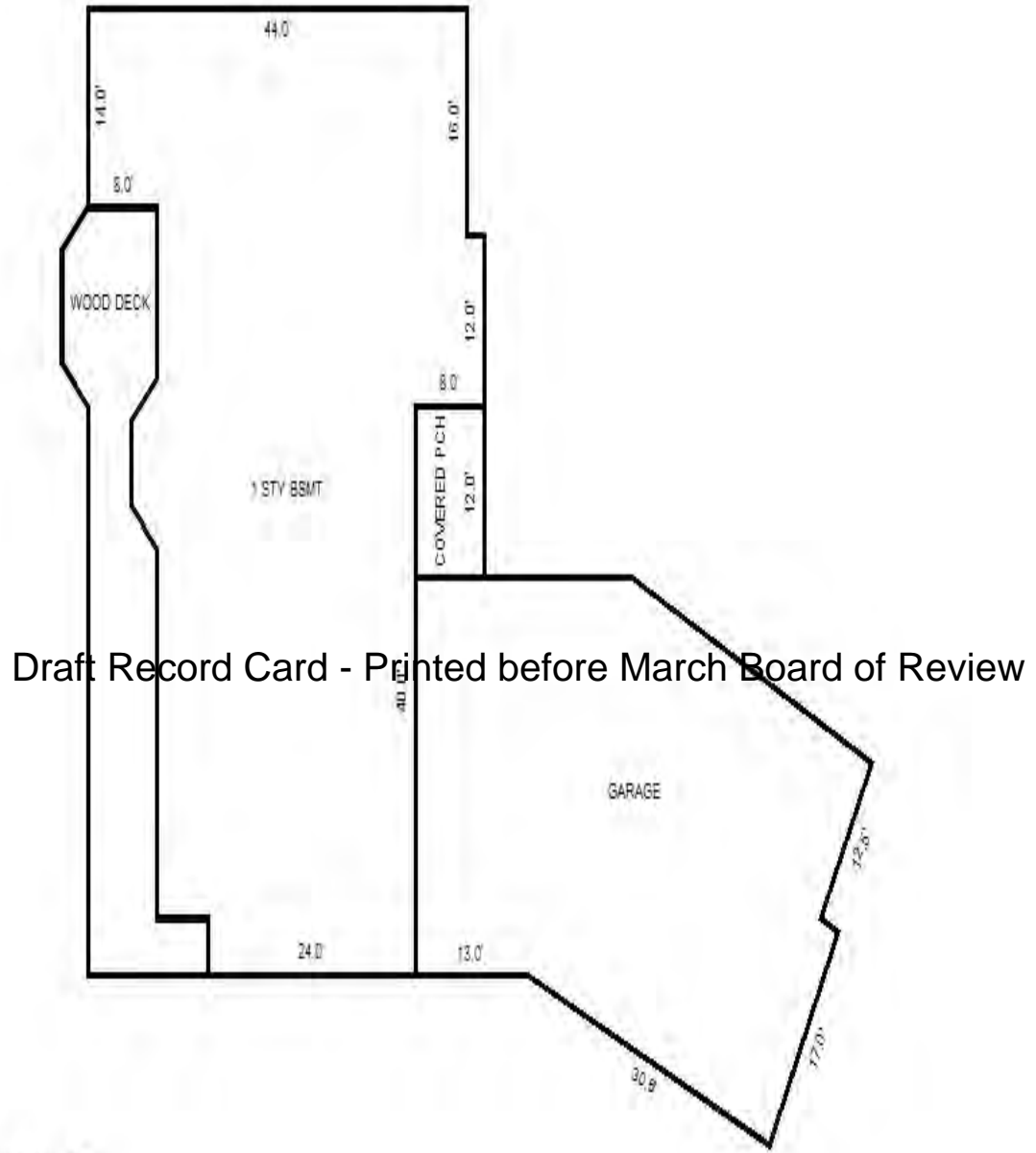
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 500	Type CCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1453 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 12 Floor Area: 2354 Total Base Cost: 221,761 Total Base New : 306,030 Total Depr Cost: 269,306 Estimated T.C.V: 255,841		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost					
Yr Built 2001	Remodeled 0	X	Ex		Ord		Min	1 Story Siding Basement 71.29 0.00 1.85		Rate		Size Cost				
Condition for Age: Average		X	Lg		Ord		Small	Other Additions/Adjustments		Rate		Size Cost				
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing		(14) Water/Sewer		Rate		Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			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 Fixture Bath 1000 Gal Septic		1120.00 3525.00		1 1,120 1 3,525			
(1) Exterior		X Drywall		No. of Elec. Outlets			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces		2610.00		1 2,610			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(16) Porches		33.01		96 3,169			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(16) Deck/Balcony		7.10		500 3,550			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(17) Garages		20.95		1453 30,440			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class:BC Exterior: Siding Foundation: 42 Inch (Finished)		-1425.00		1 -1,425			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 269,306 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 255,841							
(3) Roof		(10) Floor Support		(14) Water/Sewer			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									
	Gable X Gambrel Hip Mansard Flat Shed	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Lump Sum Items:														
Chimney:																

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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 RIVERWOOD RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WEISS LINDA K TRUST 4803 S RIVER WOODS ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 38,861					

Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			RVR WDS EST 2	388.61	188.31	1.0000	1.0000	100	100	38,861
			389 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =							38,861

Tax Description
 SEC 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 236.41 FT FROM NE COR LOT 15RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N 05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT, S 23 DEG 17'01"W 71.02 FT,S 10 DEG 55'54"W 156 FT TO POB. 1.68A

Comments/Influences
 98 SPLIT FROM 021-40 FOR 99

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	19,400	0	19,400			14,518C
2016	19,400	0	19,400			14,389C
2015	21,400	0	21,400			14,346C
2014	20,300	0	20,300			14,121C

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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.
MITCHELL JAMES E & LINDA	MITCHELL LINDA A	0	06/30/2015	WD	RELATED PARTY	2015-02283	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8441 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MITCHELL LINDA A 52 TOUCAN DR LAKE SAINT LOUIS MO 63367	MAP #:					
	2017 Est TCV 76,703 TCV/TFA: 84.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 27 T22N R8W COMM 640 FT E OF NW COR OF SE 1/4 OF SEC 27; TH S 383 FT; TO BEG TH S 100 FT; TH W TO CENTER OF CLAM RIVER N ALONG CENTER OF RIVER, TO A PT 383 FT; S OF N LINE OF TH SE 1/4 TH E & PAR TO 2ND COURSE TO BEG. .8333 A.			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	X		<Site Value G> RURAL SITES				15000	100		15,000
			100 Actual Front Feet, 0.83 Total Acres Total Est. Land Value = 15,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.44	1.00	33	0	0		
			Shed: Metal Prefab	7.59	1.00	240	50	911		
			Total Estimated Land Improvements True Cash Value =							911

Comments/Influences

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	7,500	30,900	38,400			22,877C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2016	7,500	30,600	38,100			22,673C
			2015	6,300	25,400	31,700			22,606C
			2014	6,300	21,500	27,800			22,250C

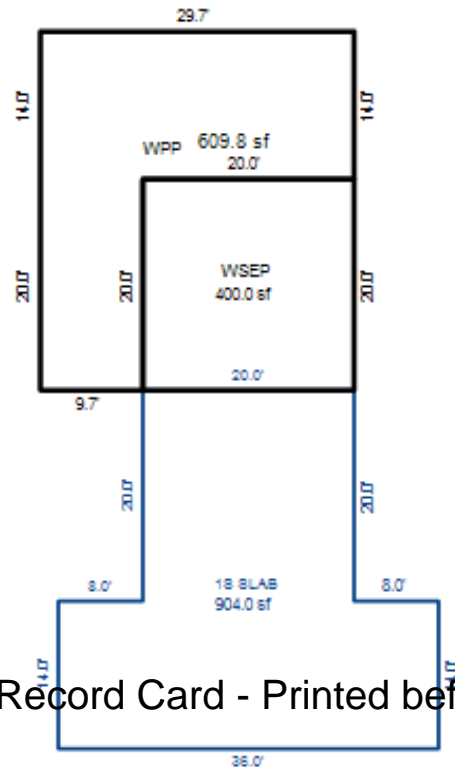
TPC 07/09/2015 INSPECTED
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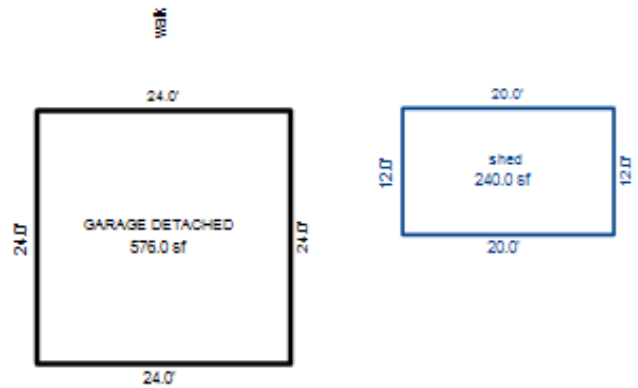
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 609	Type WSEP (1 Story) WPP	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost												
Yr Built 1962	Remodeled 1972	Ex	Ord	X	Min	(12) Electric			1	Story	Siding	Slab	68.57	-12.06	0.00	904	51,085		
Condition for Age: Average		Lg	X	Ord		100	Amps Service	Other Additions/Adjustments			Rate		Size		Cost				
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		760.00		1		760			
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Well 50 Feet		1575.00		1		1,575			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Appliance Allowance		1915.00		1		1,915			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1		1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches			WSEP (1 Story), Standard		20.80		400		8,320			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(17) Garages			WPP, Standard		7.19		609		4,379			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		17.55		576		10,109	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well			Mechanical Doors		350.00		1		350			
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (RESIDENTIAL RURAL/ NON SUB)		Depr.Cost = 0.900 => TCV of Bldg:		1		67,546		60,792	
Lump Sum Items:																			

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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.
		30,000	07/01/1999	WD	Download	02-0:3788		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8435 W WORKMAN RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
BOOKER PATRICIA 8435 W WORKMAN RD Lake City MI 49651	MAP #:					
	2017 Est TCV 47,491 TCV/TFA: 61.20					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
		Public Improvements	* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER, TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG. .9773 A.	X	<Site Value G> RURAL SITES	15000	100						15,000
	X	100 Actual Front Feet, 0.98 Total Acres	Total Est. Land Value =							15,000

Comments/Influences

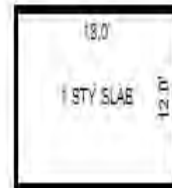
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,500	16,200	23,700			19,429C
2016	7,500	15,300	22,800			19,256C
2015	6,300	14,200	20,500			19,199C
2014	6,300	12,700	19,000			18,897C

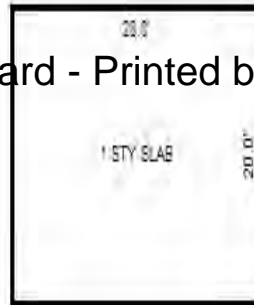
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																						
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min																	
Yr Built 1965	Remodeled 0	Size of Closets		Lg	X	Ord			Small																		
Condition for Age: 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			100 Amps Service																				
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex			X	Ord		Min														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets			Many			X	Ave.		Few														
(2) Windows		(7) Excavation		(13) Plumbing																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3	Fixture Bath																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																							
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Gable Hip Flat		Gambrel Mansard Shed	(9) Basement Finish																							
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors No Floor SF																							
Chimney: Metal				(10) Floor Support																							
				Joists: Unsupported Len: Cntr.Sup:			1			Water Well																	
							1			1000 Gal Septic 2000 Gal Septic																	
										Lump Sum Items:																	
										Public Water Public Sewer																	
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Sketch by Apex IVTI

*** 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

Owner's Name/Address	P.R.E. 0%	MAP #:	2017 Est TCV 15,000
O'HARA VERA ETAL 1169 S LA CHONCE ROAD LAKE CITY MI 49651			

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LYOF CLAM RIVER. APP 1.7A.				

Comments/Influences
NO ROAD..LANDLOCKED?
ACREAGE NOT ON ROLL..ADD FOR 95

Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Dirt Road	<Site Value G> RURAL SITES				15000	100		15,000
Gravel Road	470 Actual Front Feet, 1.70 Total Acres				Total Est. Land Value =			15,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,500	0	7,500			141C
2016	7,500	0	7,500			140C
2015	7,500	0	7,500			140C
2014	10,100	0	10,100			138C

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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				
	School: LAKE CITY - 57020									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
KING BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2017 Est TCV 15,330								
	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
	X	Dirt Road	50/FF	66.00	0.00	1.0000 1.0000	50 100	3,300		
	X	Gravel Road	Residentia 3 - 7 @\$3000		4.01	Acres	3000 100	12,030		
	X	Paved Road	66 Actual Front Feet, 4.01 Total Acres				Total Est. Land Value =	15,330		
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								
		Topography of Site								
	X	Level								
	X	Rolling								
	X	Low								
	X	High								
	X	Landscaped								
	X	Swamp								
	X	Wooded								
	X	Pond								
	X	Waterfront								
	X	Ravine								
	X	Wetland								
	X	Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2017	7,700	0	7,700		475C
					2016	7,700	0	7,700		471C
					2015	7,700	0	7,700		470C
					2014	7,700	0	7,700		463C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ILER ALAN 5990 S VANDERMEULEN ROAD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 21,000					

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

40/FF	525.00	109.52	1.0000	1.0000	40	100		21,000	
525 Actual Front Feet, 1.32 Total Acres								Total Est. Land Value =	21,000
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.								

Tax Description
 . SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG 59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOTHTREAD OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.
Comments/Influences
 ADD RIVER FRONTAGE FOR 05

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	10,500	0	10,500			2,507C
X Rolling	2016	10,500	0	10,500			2,485C
Low	2015	10,500	0	10,500			2,478C
High	2014	10,500	0	10,500			2,439C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
RAU JOHN H & MELBA G TRUSTEES 17074 MARTINGALE LANE Clinton Township MI 48038	MAP #:					
	2017 Est TCV 195,630					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4. 85.4545A.		X		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				50/FF	1320.00	0.00	1.0000	1.0000	50 100	CLAM RIVER	66,000
				SALES & 2013 EQ RATE			85.450 Acres		1,517 100		129,630
				1320 Actual Front Feet, 85.45 Total Acres Total Est. Land Value =							195,630

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	97,800	0	97,800			63,655C
2016	97,800	0	97,800			63,088C
2015	97,800	0	97,800			62,900C
2014	97,800	0	97,800			61,910C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PECKHAM LOLA MAE ESTATE	PECKHAM COTTAGE HOLDINGS	330,000	06/17/2016	WD	Arms Length	2016-02155	PTA	100.0
PECKHAM LOLA MAE	PECKHAM LOLA MAE ESTATE	0	04/23/2015	WD	PROBATE COURT	2016-02153		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status		
S BLOGETT RD	School: MCBAIN - 57030							
Owner's Name/Address	P.R.E. 0%							
PECKHAM COTTAGE HOLDINGS LLC 5565 LELAND WOODS RD LELAND MI 49654	MAP #:							
	2017 Est TCV 327,998							
	Improved X Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements	* Factors *						
	X Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
	Gravel Road	50/FF	1320.00	0.00	1.0000 1.0000	50 100 66,000		
	Paved Road	Residentia 66 - 120	\$2200	119.09 Acres	2200 100	261,998		
	Storm Sewer	1320 Actual Front Feet, 119.09 Total Acres				Total Est. Land Value =	327,998	
	Sidewalk							
	Water							
	Sewer							
	X Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	X Level							
	X Rolling							
	X Low							
	X High							
	Landscaped							
	X Swamp							
	X Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who When What	2017	164,000	0	164,000			164,000S
	TPC 05/25/2015 INSPECTED	2016	141,000	0	141,000			61,802C
		2015	123,000	0	123,000			61,618C
		2014	123,000	0	123,000			60,648C

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Lake Township Parcel Map



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUMBROCK JOSEPH J	ZUMBROCK JOSEPH TRUST &	0	10/05/2004	QC	Not Qualified	04-0/4569		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9587 W CLAM RIVER DR	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					
Owner's Name/Address	MAP #:					
ZUMBROCK JOSEPH TRUST & ZUMBROCK SANDRA TRUST 9587 W CLAM RIVER DRIVE LAKE CITY MI 49651	2017 Est TCV 151,709 TCV/TFA: 138.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 28 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.			* Factors *						
	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 8 - 17	@\$1900	16.80	Acres	1900	100	31,920
			16.80 Total Acres Total Est. Land Value =						31,920

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	16,000	59,900	75,900			65,850C
2016	17,600	56,400	74,000			65,263C
2015	17,600	52,500	70,100			65,068C
2014	17,600	46,900	64,500			64,044C

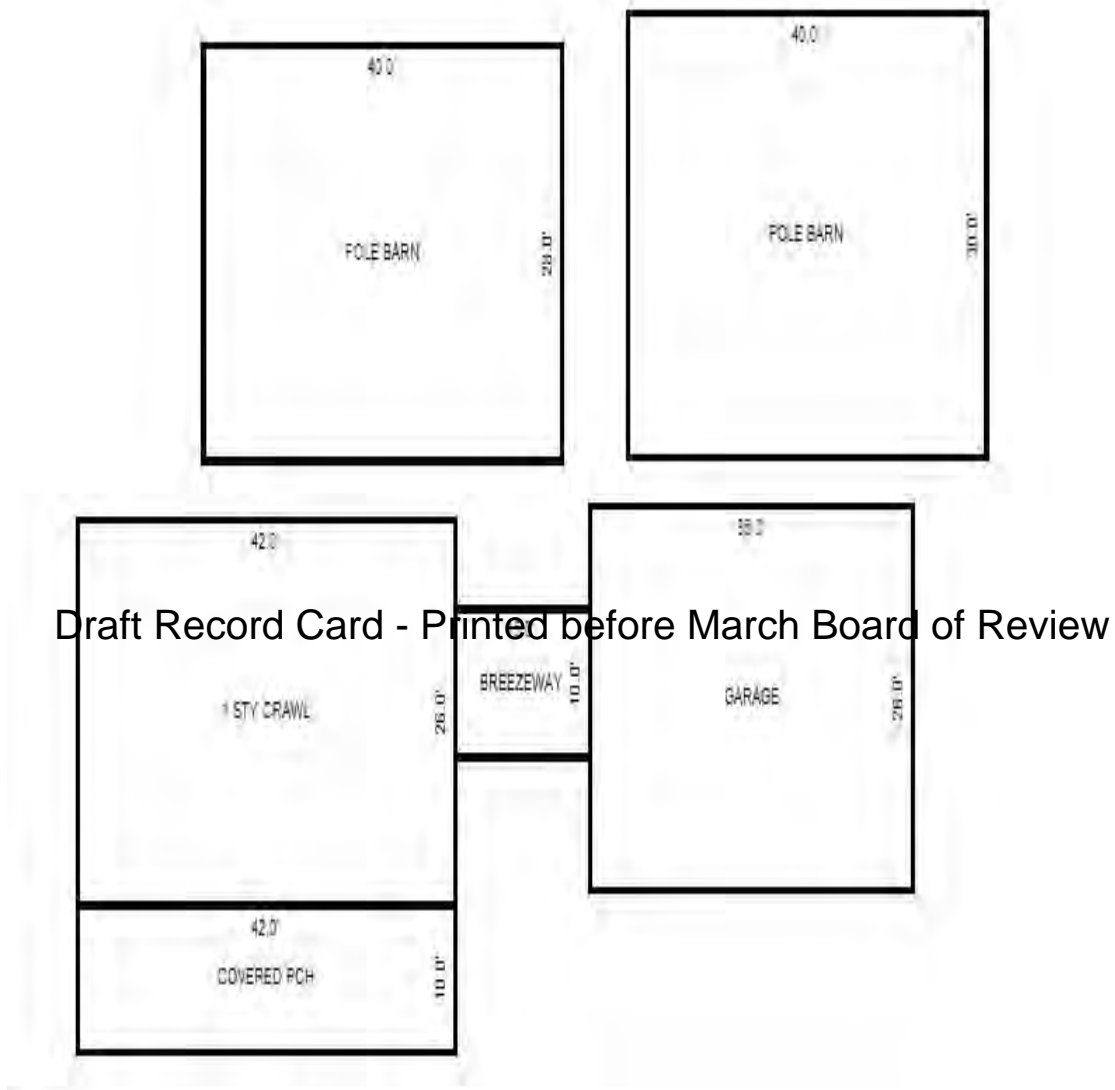
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 420 150	Type WCP (1 Story) Brzwy, FW	Year Built: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 1200	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace										
Yr Built 1997		Remodeled 0		No Heating/Cooling										
Condition for Age: Average		Lg		Ord			X Small							
Room List		Doors		Solid			X H.C.							
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service							
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min		Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few		1 Story Siding		Crawl Space 58.36		-8.57 0.00 1092 54,371	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Well 100 Feet 2550.00 Gas 100 Feet 2550.00		Average Fixture(s) 630.00 1 630	
(2) Windows		Many Avg. X Large Avg. X Small		(8) Basement			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces		Appliance Allowance 1415.00 1 1,415		(16) Porches	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Breezeways		WCP (1 Story), Standard 16.82 420 7,064		(17) Garages	
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish					Frame Wall, Finished 27.25 150 4,088				Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 13.56 936 12,692 No Floor Deduction -3.10 1200 -3,720 Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 99,562	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer					Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.71 1200 11,652				County Multiplier = 1.38 => Cost New = 16,080 Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 13,025	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.71 1120 10,875				County Multiplier = 1.38 => Cost New = 15,008 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 13,507	
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Total Depreciated Cost = 126,094				ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 119,789	
Chimney: Metal														

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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.
MILLER RONALD G	MILLER RONALD G & CHERYL	0	05/28/2015	QC	QUIT CLAIM	2015-01871		0.0
MILLER LAWRENCE & LOIS M	MILLER RONALD G	0	02/27/2015	QC	QUIT CLAIM	2015-00772	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9695 W CLAM RIVER RD	School: MCBAIN - 57030		Addition	04/01/2016	2016-0086	100%
	P.R.E. 0%		Addition	10/15/2015	2015-0520	100%

Owner's Name/Address	MAP #:	2017 Est TCV 139,928 TCV/TFA: 121.89
MILLER RONALD G & CHERYL E 11510 WEST WATERGATE RD CADILLAC MI 49601		

Tax Description	Class	Value
. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.	X Improved	31,920
Comments/Influences		



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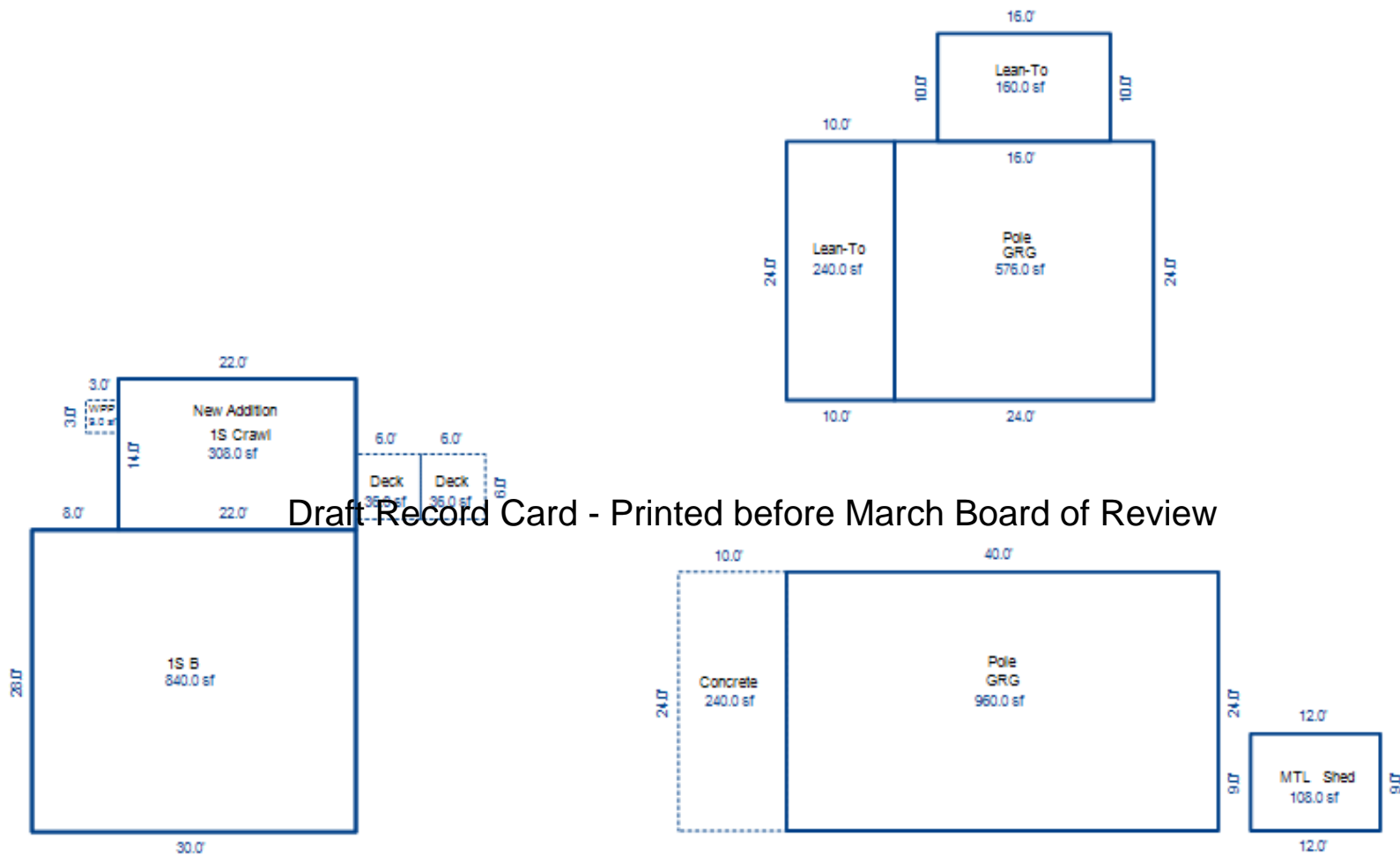
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	16,000	54,000	70,000			59,120C
2016	17,600	30,400	48,000			37,186C
2015	17,600	32,900	50,500			40,820C
2014	17,600	29,400	47,000			40,178C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1998 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C -5 Effec. Age: 22 Floor Area: 1148		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:			
Yr Built 1988	Remodeled 2016	Ex	X	Ord		Min	No./Qual. of Fixtures			62.27	0.00	0.00	840	52,307			
Condition for Age: Average		Lg	X	Ord		Small	No. of Elec. Outlets			62.27	-8.95	0.00	308	16,423			
Room List		Doors		Solid		H.C.	Many	X	Ave.		Few	Average Fixture(s)					
(1) Exterior		(5) Floors		(12) Electric			(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		200 Amps Service			(14) Water/Sewer			Mechanical Doors			350.00		1 350		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Public Water Public Sewer			Base Cost			15.04		960 14,438		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Depr.Cost =		112,735		
X	(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		15.04	
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone		Softener, Manual 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:			Mechanical Doors			350.00		2 700		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Concrete Floor	(9) Basement Finish						Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost		13.16		
(3) Roof			Recreation SF Living SF Walkout Doors No Floor SF							Mechanical Doors			350.00		1 350		
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support						Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		15.04		
	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:								Mechanical Doors			350.00		2 700		
	Chimney:									Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Depr.Cost =		112,735		
*** 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
4231 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SLUITER WAYNE A 3575 CECIL RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 37,439 TCV/TFA: 41.14					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	X		Residentia 8 - 17	@\$1900	10.05 Acres	1900	100		19,095	
			10.05 Total Acres Total Est. Land Value = 19,095							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Shed: Wood Frame	11.53	1.00	96	50	554		
			Shed: Wood Frame	12.07	1.00	80	50	483		
			Total Estimated Land Improvements True Cash Value =						1,037	

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	9,500	9,200	18,700			18,700S
			2016	10,600	9,900	20,500		20,500R	20,060C
			2015	10,600	9,400	20,000			20,000S
			2014	10,600	9,700	20,300			20,300S

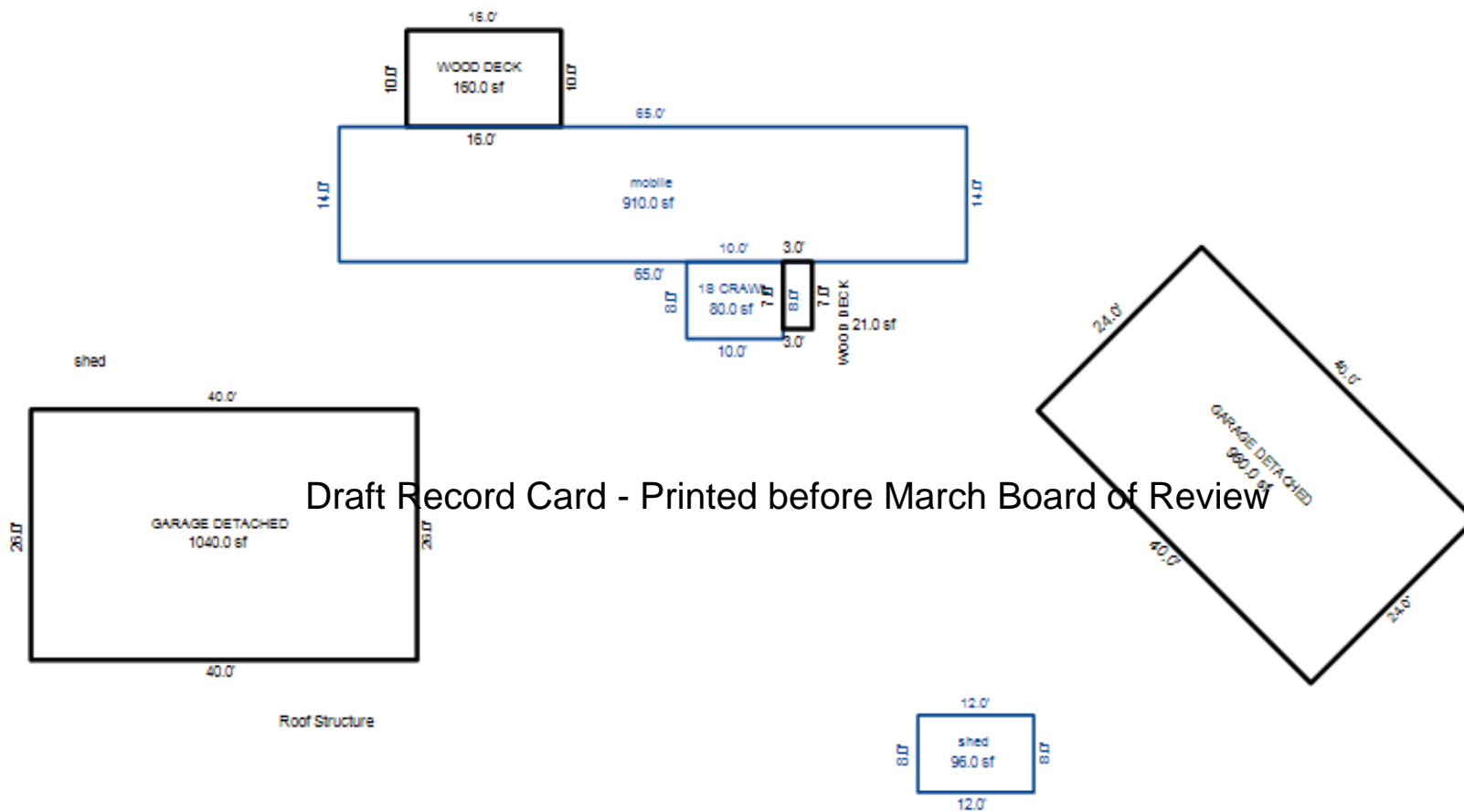
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 1988	
	Mobile Home			Wood	Coal	Steam		Cook Top	Interior 2 Story	21			Treated Wood	Car Capacity:
	Town Home	0 Front Overhang						Dishwasher	2nd/Same Stack	160	Treated Wood	Class: C		
	Duplex	0 Other Overhang						Garbage Disposal	Two Sided	240	Roof Cover Onl	Exterior: Siding		
	A-Frame							Bath Heater	Exterior 1 Story			Brick Ven.: 0		
	Wood Frame	(4) Interior						Vent Fan	Exterior 2 Story			Stone Ven.: 0		
		Drywall						Hot Tub	Prefab 1 Story			Common Wall: Detache		
		Paneled						Unvented Hood	Prefab 2 Story			Foundation: 18 Inch		
		Plaster						Vented Hood	Heat Circulator			Finished ?:		
		Wood T&G						Intercom	Raised Hearth			Auto. Doors: 0		
	Building Style:	Trim & Decoration						Jacuzzi Tub	Wood Stove			Mech. Doors: 3		
	MANU-NATIONAL	Ex	X	Ord		Min		Jacuzzi repl.Tub	Direct-Vented Ga			Area: 960		
	Yr Built	Size of Closets						Oven				% Good: 0		
	Remodeled	Lg	X	Ord		Small		Microwave	Class: Average			Storage Area: 0		
	1975	Doors		Solid	X	H.C.		Standard Range	Effec. Age: 35			No Conc. Floor: 0		
	0							Self Clean Range	Floor Area:			Bsmnt Garage:		
	Condition for Age:	(5) Floors						Sauna	Total Base Cost: 71,663			X 1.380		
	Average	Kitchen:						Trash Compactor	Total Base New : 98,895			E.C.F.		
		Other:						Central Vacuum	Total Depr Cost: 34,613			X 0.500		
		Other:						Security System	Estimated T.C.V: 17,307			Carport Area:		
	Room List	(6) Ceilings										Roof:		
	Basement	No./Qual. of Fixtures							< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >					
	1st Floor	X Ex.		Ord.		Min			(11) Heating System: Wall Furnace					
	2nd Floor	No. of Elec. Outlets							Unit Exterior Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
	Bedrooms	Many	X	Ave.		Few			BaseUnit Ribbed	34.99	0.49	-6	910	30,376
		(7) Excavation							Other Additions/Adjustments		Rate		Size	Cost
		Basement: 0 S.F.							Expando		23.10		80	1,848
		Crawl: 0 S.F.							(2) Skirting				158	901
		Slab: 0 S.F.							(9) Foundation					
		Height to Joists: 0.0							Foundation Wall: Concrete		6.92		0	0
	(2) Windows	(8) Basement							(13) Plumbing				1	530
	Many	Conc. Block							Average Fixture(s)		530.00			
	Avg.	Poured Conc.							(14) Water/Sewer					
	Few	Stone							Well, 50 Feet		1575.00		1	1,575
	Large	Treated Wood							1000 Gal Septic		2720.00		1	2,720
	X Avg.	Concrete Floor							(15) Built-Ins & Fireplaces					
	X Small	(9) Basement Finish							Appliance Allowance		1235.00		1	1,235
		Recreation SF							(16) Deck/Balcony					
		Living SF							Treated Wood,Standard		15.04		21	316
		Walkout Doors							Treated Wood,Standard		6.79		160	1,086
		No Floor SF							Roof Cover Only,Standard		9.35		240	2,244
	(3) Roof	(14) Water/Sewer							(17) Garages					
	X	Public Water							Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Gable	Public Sewer							Base Cost		13.95		960	13,392
	Hip	1 Water Well							Mechanical Doors		350.00		3	1,050
	Flat	1 1000 Gal Septic							Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)					
	Gambrel	2000 Gal Septic							Base Cost		13.50		1040	14,040
	Mansard	Lump Sum Items:							Mechanical Doors		350.00		1	350
	Shed								Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,					
	Asphalt Shingle								Depr.Cost =					34,613
	Chimney: Metal								ECF (RESIDENTIAL RURAL/ NON SUB)		0.500 => TCV of Bldg: 1 =			17,307

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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 LA CHANCE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/11/2011					
PEARSON WM F	MAP #:					
3985 S LA CHANCE	2017 Est TCV 40,040					
LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A.	X			Residentia 18	-29	@\$2000	20.02 Acres	2000	100		40,040
Comments/Influences				20.02 Total Acres Total Est. Land Value = 40,040							

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	20,000	0	20,000			9,706C
2016	20,000	0	20,000			9,620C
2015	21,000	0	21,000			9,592C
2014	21,000	0	21,000			9,441C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBS FRANCES A & HAGSTROM	PAIGE SANDRA J	123,000	09/22/2016	WD	Arms Length	2016-03187	PTA	100.0
KOBS FRANCES A (WIDOW OF	SELF & HAGSTROM SHARON D	0	05/08/2006	QC	Not Qualified	06-0/1639		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
4155 S LA CHANCE RD	School: LAKE CITY - 57020								
	P.R.E. 100% 09/28/2016								
Owner's Name/Address	MAP #:								
PAIGE SANDRA J 4155 LA CHANCE ROAD LAKE CITY MI 49651	2017 Est TCV 128,744 TCV/TFA: 104.50								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.	Public Improvements		* Factors *						
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X	Gravel Road	Residentia 8 - 17	@\$1900	10.01	Acres	1900	100	19,019
		Paved Road	10.01 Total Acres		Total Est. Land Value =		19,019		
		Storm Sewer	Land Improvement Cost Estimates						
		Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water	D/W/P: 4in Ren. Conc.	4.21	1.00	215	0	0	
		Sewer	Residential Local Cost Land Improvements						
	X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Gas	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
		Curb	Total Estimated Land Improvements True Cash Value =						475
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2017	9,500	54,900	64,400		64,400S
	TPC	09/28/2016	INSPECTED	2016	10,500	57,600	68,100		58,910C
	TPC	05/25/2015	INSPECTED	2015	10,500	53,300	63,800		58,734C
				2014	10,500	47,600	58,100		57,810C

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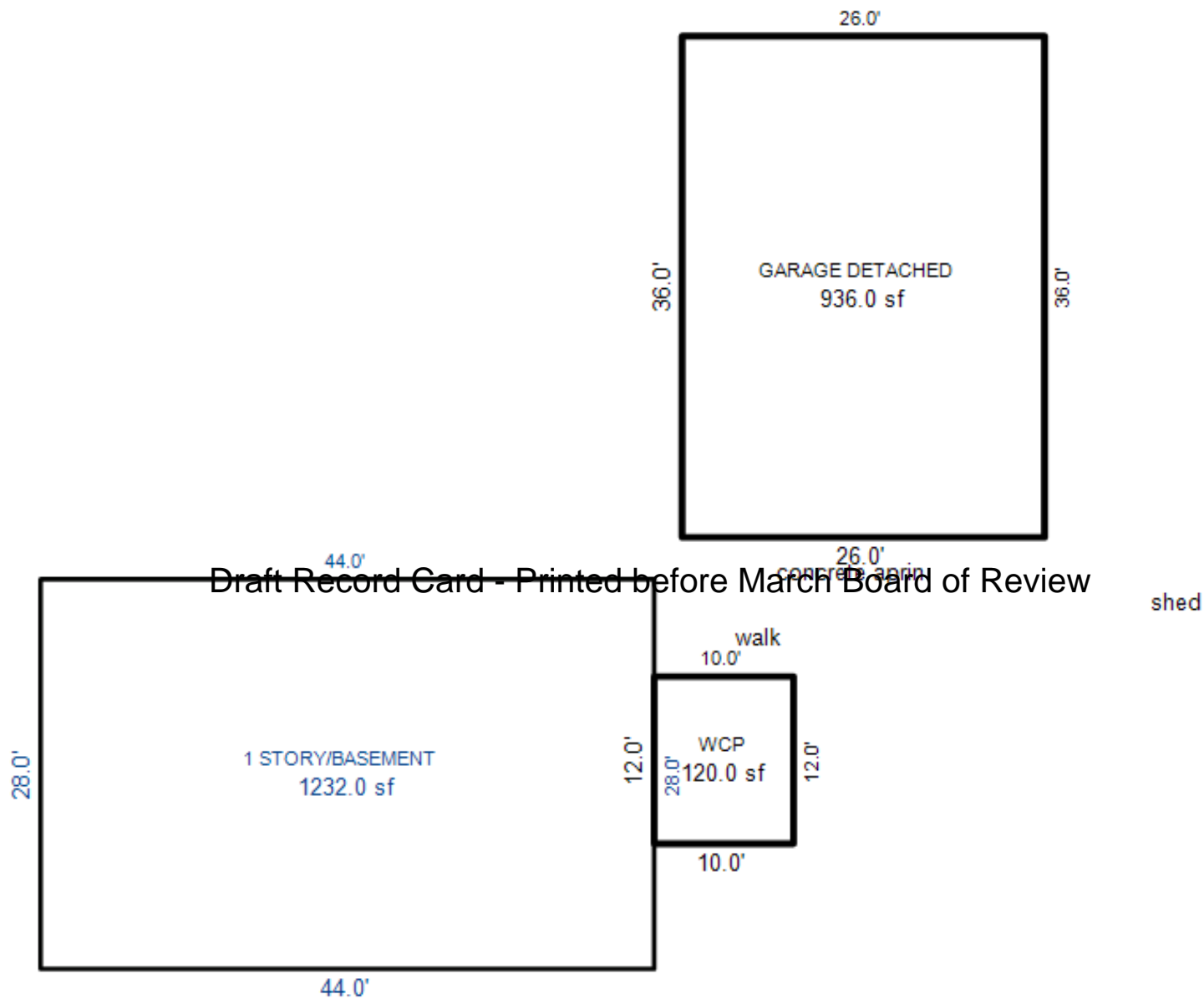
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WCP (1 Story)	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % 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												
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min										
Condition for Age: Average		Lg	X	Ord		Small										
Room List		(5) Floors		(12) Electric												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service												
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1	Story Siding	Basement	64.76	0.00	0.00	1232	79,784	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
				Many	X	Ave.	Few	(13) Plumbing								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath			(14) Water/Sewer									
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 1 2 Fixture Bath			1000 Gal Septic									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Softener, Auto 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 Allowance Fireplace: Wood Stove									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 3 Fixture Bath 1 2 Fixture Bath			(16) Porches									
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 3 Fixture Bath 1 2 Fixture Bath			WCP (1 Story), Standard									
X	Asphalt Shingle	(10) Floor Support		1 3 Fixture Bath 1 2 Fixture Bath			(17) Garages									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath 1 2 Fixture Bath			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)									
		Lump Sum Items:		1 3 Fixture Bath 1 2 Fixture Bath			Base Cost Automatic Doors									
				1 3 Fixture Bath 1 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost = 115,000 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 109,250									

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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
4451 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 04/30/1999					
SCHLIEP VAN L & LESLIE A 4451 S LACHONCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 337,223 TCV/TFA: 226.32					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF & EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 Ac. M/L.	X		Dirt Road								
Split on 06/04/2007 into 009-028-004-89, 009-028-004-90, 009-028-004-94;	X		Gravel Road								
Comments/Influences			Paved Road								
SPLIT 2 AC TO 004-95 FOR 97			Storm Sewer								
Split/Comb. on 06/04/2007 completed 06/04/2007 RAY			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Standard Utilities								
			Underground Utils.								

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Comments/Influences

SPLIT 2 AC TO 004-95 FOR 97

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



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	80,000	88,600	168,600			120,867C
X	Rolling		2016	65,500	83,300	148,800			119,789C
X	Low		2015	55,900	77,600	133,500			119,431C
X	High		2014	55,900	69,400	125,300			117,551C
X	Landscaped								
X	Swamp								
X	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	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 184	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
Yr Built 1996		Remodeled 0		X	Ex	Ord	Min								
Condition for Age: Average		X	Lg	Ord	Small										
Room List		(5) Floors		(12) Electric											
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate		
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Ex.	X	Ord.	Min	1	Story	Siding	Basement	69.14	0.00	2.11	
Insulation		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments		(9) Basement Finish		Rate		Size		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few	Basement Recreation Finish		11.45		1490		17,061	
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(14) Water/Sewer		(15) Built-Ins & Fireplaces						
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 3 1/2			2 Fixture Bath 2 Fixture Bath		Well, 50 Feet 1000 Gal Septic		1575.00 3085.00		1 1		1,575 3,085
X	Casement	(8) Basement		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		Appliance Allowance		1915.00		1		1,915
X	Double Glass	X Concrete Floor		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		(16) Deck/Balcony		7.21		184		1,327
X	Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				
(3) Roof		1490 Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:					Treated Wood,Standard						
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic					Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost 20.41		506		10,327
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:							Mechanical Doors 350.00		Common Wall: 1.5 Wall -1925.00		1		-1,925
Chimney: Metal									Mechanical Doors 350.00		Depr.Cost = 186,497		1		177,173
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =				

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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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					
Owner's Name/Address	MAP #:					
SCHLIEP VAN L & LESLIE A 4451 S LACHONCE ROAD LAKE CITY MI 49651	2017 Est TCV 7,400					

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
			Creek Frontage	185.00	405.20	1.0000	1.0000	40	100	7,400
			185 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =							7,400

Tax Description
 SEC 28 T22MN R8W N 500 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 315 FT THEREOF . 1.7209 Ac. M/L.
 Split on 06/04/2007 from 009-028-004-00;
Comments/Influences
 Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;
 Parent Parcel(s): 009-028-004-00;
 Child Parcel(s): 009-028-004-89, 009-028-004-90, 009-028-004-94;

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

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- 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
2017	3,700	0	3,700			1,363C
2016	6,000	0	6,000			1,351C
2015	8,400	0	8,400			1,347C
2014	8,400	0	8,400			1,326C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLIEP VAN L & LESLIE A	HATT KENNETH L & JANE M (	7,500	08/03/2007	WD	Split Vacant	2007/2840		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 08/03/2007					
HATT KENNETH L & JANE 4269 S LACHONCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			<Site Value A> GROUP A	\$5000				5000 100	5,000
			100 Actual Front Feet, 0.93 Total Acres Total Est. Land Value =						5,000

Tax Description

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302 AC 2010 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC

SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT THEREOF. .9302 AC. M/L.

SPLIT ON 06/04/2007 FROM 009-028-004-00; HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT SPLIT

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			2,500S
2016	2,500	0	2,500			2,500S
2015	2,600	0	2,600			2,600S
2014	2,600	0	2,600			2,600S



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Who When What

TPC 05/25/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		45,000	12/01/1997	WD	Split Vacant	315:1000		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4269 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 01/19/1998					
HATT KENNETH L & JANE 4269 S LA CHANCE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 40,175 TCV/TFA: 35.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 28 T22N R8W N 215 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.0A. SPLIT PARCEL 009-028-004-95 10-04-2010 2011 SPLIT FROM 028-004-95 INTO 028-004-94 - RETIRED - REACTIVATED .9302 AC SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L			* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		40/FF	215.00	405.20	1.0000	1.0000	40	100		8,600
			215 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 8,600								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Shed: Wood Frame	9.59	1.00	80	50	384			
	X		Shed: Wood Frame	9.59	1.00	80	50	384			
			Total Estimated Land Improvements True Cash Value = 767								

Comments/Influences
SPLIT FROM 004-00 FOR 97 08-27-2008 009-028-004-94 Combined with



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	4,300	15,800	20,100			15,786C
TPC 05/25/2015 INSPECTED	2016	4,300	12,900	17,200			15,646C
	2015	5,500	10,100	15,600			15,600S
	2014	5,500	10,400	15,900			15,900S

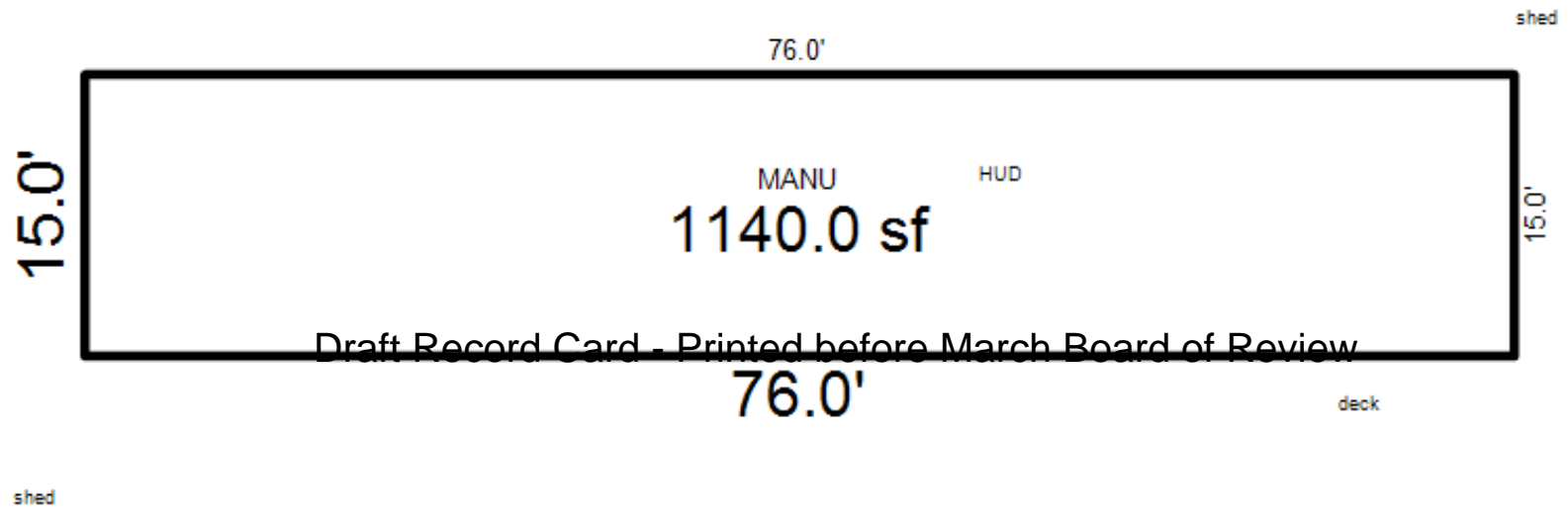
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: MANU-NATIONAL		Trim & Decoration Ex X Ord Min														
Yr Built 1996	Remodeled 0	Size of Closets Lg X Ord Small														
Condition for Age: 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 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Piers			Rate Bsmnt-Adj Heat-Adj 47.18 -11.79 0.66			Size Cost 1140 41,097			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 3 Fixture Bath			Rate 525.00 1650.00			Size Cost 1 525 1 1,650			
	Insulation	(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Many Avg. X Large Avg. Small	(8) Basement					(15) Built-Ins & Fireplaces Appliance Allowance (16) Deck/Balcony Treated Wood,Standard			1235.00 6.79			1 1,235 160 1,086			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement						Notes: Dutch #6746D Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Depr.Cost = 0.550 => TCV of Bldg: 1 =			56,015 30,808			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(10) Floor Support					Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															
Chimney: Metal																

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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
4535 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 05/06/1997					
GEERS J DEAN & JANET L 4535 S LA CHANCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 447,110 TCV/TFA: 136.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 82.6515 Ac. M/L			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			Residentia 66 - 120	\$2200	82.65 Acres	2200	100			181,830
			82.65 Total Acres Total Est. Land Value = 181,830							

Comments/Influences	X Electric	Gas	Curb	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
LOWER SWAMP ADJ TO -5 FOR 05 TO BETTER REFLECT MARKET VALUE OF 80 ACRES. SOME SWAMP NOT A NEGATIVE FACTOR!! 08-27-2008 009-028-004-89 Combined with this parcel for 2009.						Description	Rate	CountyMult.	Size	%Good	Cash Value
						D/W/P: Asphalt Paving	1.61	1.00	6000	0	0
						D/W/P: 4in Ren. Conc.	4.21	1.00	1300	0	0
						D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0
						Residential Local Cost Land Improvements					
						Description	Rate	CountyMult.	Size	%Good	Cash Value
						Asphalt Imp	1.61	1.00	6000	95	14,250
						Total Estimated Land Improvements True Cash Value = 14,250					

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Topography of Site

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

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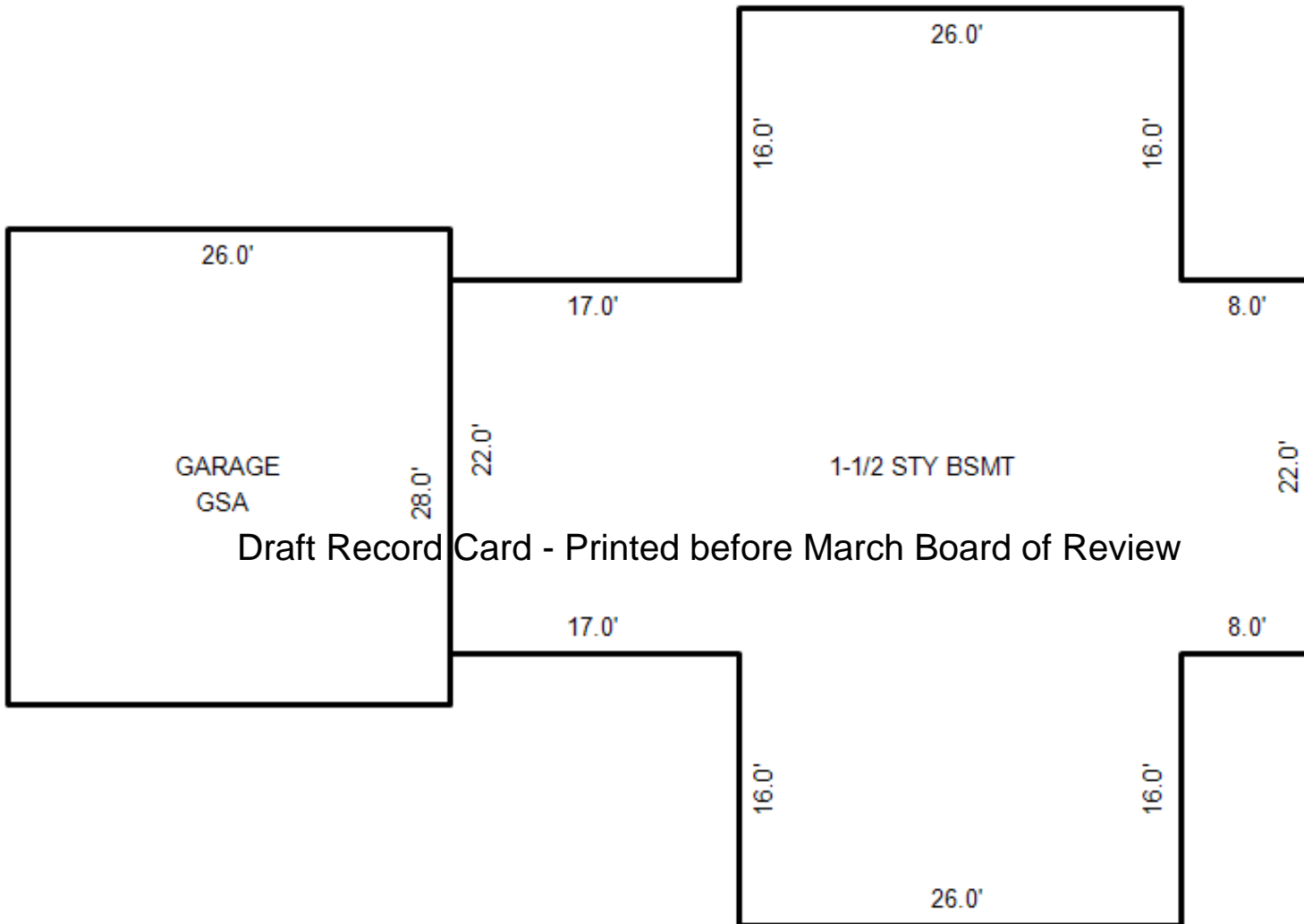
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	90,900	132,700	223,600			148,424C
2016	74,400	125,200	199,600			147,101C
2015	62,000	110,500	172,500			146,662C
2014	62,000	105,300	167,300			144,353C

*** 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 300 288	Type WPP Roof Cover Onl	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: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 3281			Bsmnt-Adj X 1.380		Heat-Adj 0.00		Size 1954		Cost 168,630	
Yr Built 1996	Remodeled 0	Ex X Ord Min		(12) Electric			Stories Exterior Foundation Rate			Bsmnt-Adj		Heat-Adj		Size		Cost	
Condition for Age: Average		Lg X Ord Small		200 Amps Service			1.5 Story Pine Logs			0.00		0.00		350		12,327	
Room List		(5) Floors		No./Qual. of Fixtures			1 Story Siding			0.00		0.00		350		12,327	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Other Additions/Adjustments			Rate		Rate		Size		Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			760.00		2400.00		1		760	
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Average Fixture(s)			2700.00		3085.00		1		2,700	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			3 Fixture Bath			2700.00		3085.00		1		2,700	
X	Many Avg. Few	X	Large Avg. Small	1 2 Fixture Bath			(14) Water/Sewer			2700.00		3085.00		1		2,700	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			1915.00		3875.00		1		1,915	
(3) Roof		(9) Basement Finish		2 3 Fixture Bath			(16) Porches			9.25		9.80		300		2,775	
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 2 Fixture Bath			(16) Deck/Balcony			9.25		9.80		300		2,775	
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF		1 2 Fixture Bath			(17) Garages			9.25		9.80		300		2,775	
		No Floor SF		1 2 Fixture Bath			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			17.19		-1300.00		1		-1,300	
				1 2 Fixture Bath			Automatic Doors			375.00		375.00		2		750	
				1 2 Fixture Bath			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			10.46		375.00		960		10,042	
				1 2 Fixture Bath			Base Cost			10.46		375.00		1		375	
				1 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			85/100/100/100/85.0,		Depr.Cost =		264,242			
				1 2 Fixture Bath			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		251,030		251,030			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON STEVEN	BAKER RICKY CHARLES ET EL	1	06/06/2012	QC	QUIT CLAIM	2012-02143		100.0
GUNNERSON STEVEN R	GUNNERSON JOANN	1	06/05/2012	QC	EASEMENT	2012-02082 EAS	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4789 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 05/01/2015					
BAKER RICKY CHARLES ET EL 4789 S LA CHANCE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 71,009 TCV/TFA: 31.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.			* Factors *						
Comments/Influences	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 8 - 17	@\$1900	10.00	Acres	1900	100	19,000
			10.00 Total Acres Total Est. Land Value = 19,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 4in Ren. Conc.	3.39	1.00	240	0	0	
			Shed: Wood Frame	6.45	1.00	560	50	1,806	
			Total Estimated Land Improvements True Cash Value = 1,806						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
High							
Landscaped							
X Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2017	9,500	26,000	35,500			26,615C
Who When What	2016	10,500	21,300	31,800			26,378C
TPC 05/25/2015 INSPECTED	2015	10,500	15,800	26,300			26,300S
	2014	10,500	15,500	26,000			25,985C

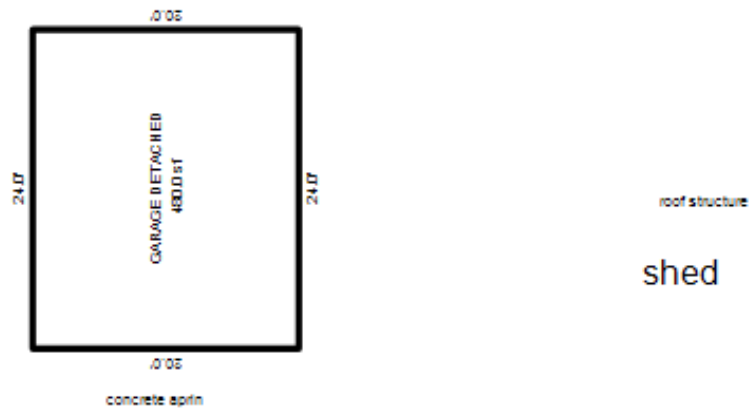
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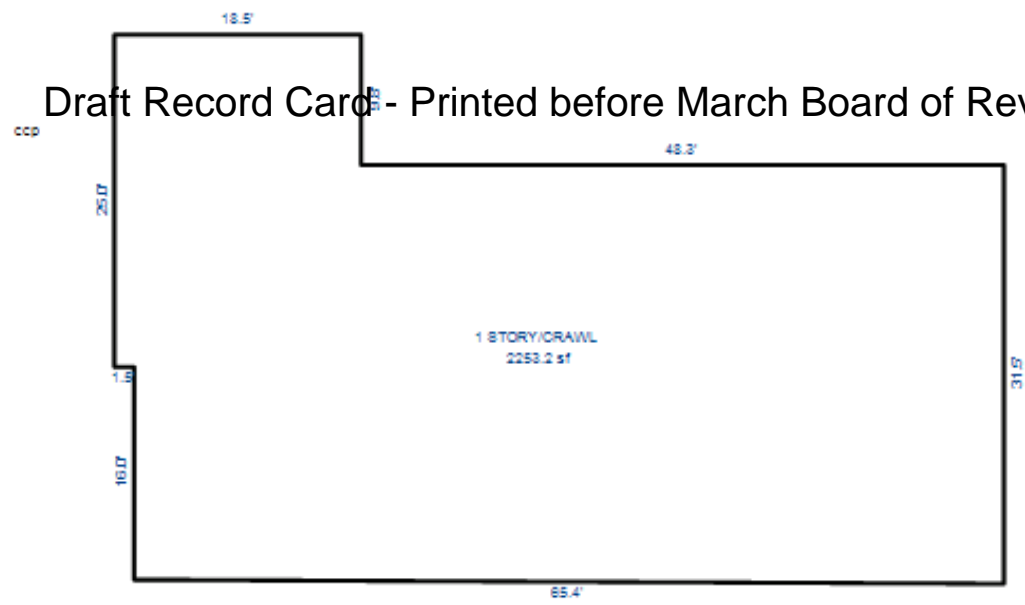
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																										
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CCP (1 Story)	Year Built: ? Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																													
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 30 Floor Area: 2253 Total Base Cost: 94,490 Total Base New : 130,397 Total Depr Cost: 91,278 Estimated T.C.V: 50,203			CntyMult X 1.380 E.C.F. X 0.550		Bsmnt Garage: Carport Area: Roof:																													
Building Style: MANU-NATIONAL		Trim & Decoration		X Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost																							
Yr Built 1975 EST	Remodeled 2005	Ex	Ord	Min	No./Qual. of Fixtures			Ex.	Ord.	Min	1	1	1	42.07	-6.76	-0.78	2253	77,796																							
Condition for Age: Average		Lg	Ord	Small	X No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost																										
Room List		(5) Floors		X Many			Ave.			Few			(13) Plumbing		(14) Water/Sewer		(15) Built-Ins & Fireplaces		(16) Porches		(17) Garages																				
Basement	1st Floor	2nd Floor	Bedrooms	(6) Ceilings			(13) Plumbing			Well 50 Feet 1575.00		1		1,575		1		2,720		Appliance Allowance 1235.00		1		1,235																	
(1) Exterior		Kitchen: Other: Other:		(7) Excavation			(13) Plumbing			Average Fixture(s) 525.00		1		525		1		1,575		1		2,720																			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			(13) Plumbing			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	Insulation	(2) Windows		(8) Basement			(13) Plumbing			1		3		Fixture Bath		2		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Many Avg. Few	X Large Avg. Small	(2) Windows		(8) Basement			(13) Plumbing			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	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water Public Sewer Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								
(3) Roof	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water Public Sewer Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								
Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								
Asphalt Shingle X Metal	Chimney:		(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN LUCILLE	STAATS DONALD J	13,147	05/22/2010	WD	Arms Length	2010-3813WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4887 S LA CHANCE RD	School: MCBAIN - 57030		MISSING PERMIT	12/31/2009	2009-99999	100%
Owner's Name/Address	P.R.E. 100% 09/23/2003					
STAATS DONALD J 4887 S LA CHANCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 109,205 TCV/TFA: 81.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.	X		40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
Comments/Influences			330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 13,200								
Some new construction SI for 09. 1S/CR @45% FOR 10 RECHECK 11 (NO PERMIT)			Land Improvement Cost Estimates			Description	Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Wood Frame	8.79	1.00	120	0	0			
			Shed: Wood Frame	6.45	1.00	625	0	0			
	X		Residential Local Cost Land Improvements			Description	Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
			Total Estimated Land Improvements True Cash Value = 2,375								

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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2017	6,600	48,000	54,600			19,743C
X	Rolling	2016	6,600	45,200	51,800			19,567C
	Low	2015	6,600	35,500	42,100			19,509C
	High	2014	6,600	30,600	37,200			19,202C
	Landscaped							
X	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
X	Wetland							
	Flood Plain							
X	PRIVATE RD							
Who	When	What						
TPC	05/25/2015	INSPECTED						

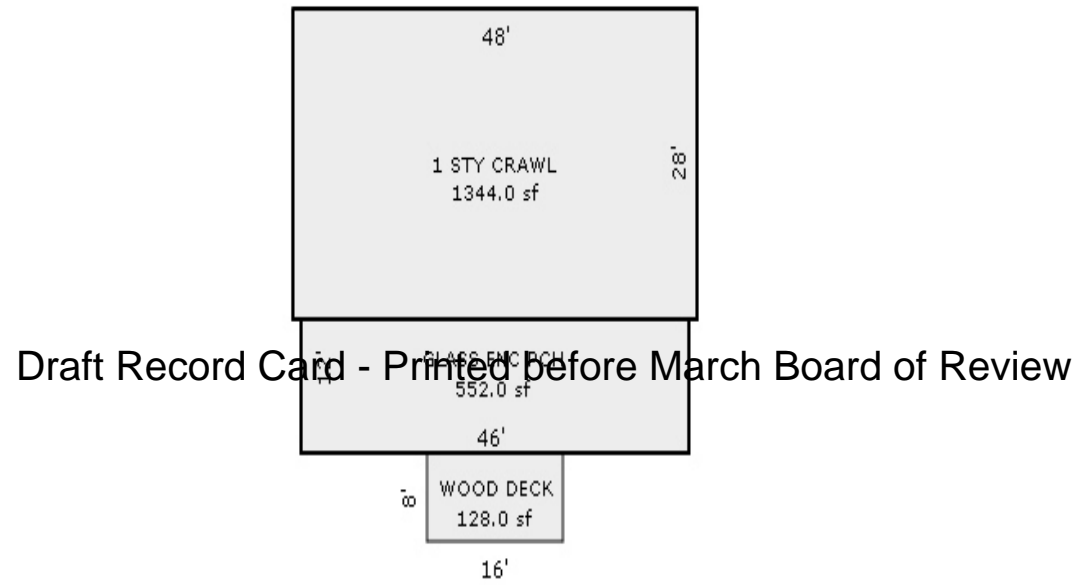
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 324 288 128	Type WGEP (1 Story) WGEP (2 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 2009		Remodeled 0		No Heating/Cooling												
Condition for Age: Fair		Lg		X			Ord									
Room List		(5) Floors		(12) Electric												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		0			Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex.		X		Ord.		Min			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X		Ave.		Few			
X	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 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement 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				(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle			Lump Sum Items:												
Chimney:																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4849 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
MERCER STANLEY M & HALE LUCY T 4849 S LACHONCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 19,582 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.			* Factors *								
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD WELL & SEPTIC FOR 06			40/FF	330.00	660.00	1.0000	1.0000	40	100		13,200
			330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 13,200								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Wood Frame	8.79	1.00	120	50	527			
			Total Estimated Land Improvements True Cash Value = 527								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	6,600	3,200	9,800			9,800S
Rolling	2016	6,600	3,500	10,100			10,100S
Low	2015	6,600	4,100	10,700			10,700S
High	2014	6,600	4,200	10,800			10,800S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 05/25/2015 INSPECTED							

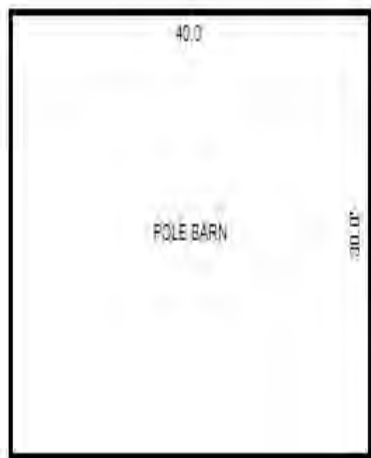
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	Drywall Paneled		X (4) Interior Plaster Wood T&G												
Building Style: MANU-NATIONAL		Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord		Min										
0	0	Size of Closets														
Condition for Age: Average		Lg	X	Ord		Small										
Room List		(5) Floors			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >								
Wood/Shingle Aluminum/Vinyl Brick X Rib Siding Insulation					Ex. X Ord. Min			(11) Heating System: Wall Furnace Unit Exterior Roof Rate Heat/Roof Ext.(%) Size Cost Other Additions/Adjustments Rate Rate Size Cost Free Standing Roof 4.15 1440 5,976								
(2) Windows		(7) Excavation			(13) Plumbing			(9) Foundation								
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Foundation Wall: Concrete 7.13 Average Fixture(s) 405.00 (14) Water/Sewer Well, 100 Feet 2425.00 1000 Gal Septic 2720.00								
(3) Roof		(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces								
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 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Appliance Allowance 1235.00 (17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30 1200 11,160 Mechanical Doors 325.00 1 325 Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 11,711 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 5,855								
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														

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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
9660 W BUCK AVE	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
FINNERTY LARRY J	MAP #:					
9660 W BUCK AVE	2017 Est TCV 75,752 TCV/TFA: 87.68					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
12X60 FV MH	X		Residentia 18	-29	@\$2000	20.00 Acres	2000	100	40,000
			20.00 Total Acres Total Est. Land Value = 40,000						

Public Improvements

X Dirt Road

Gravel Road

Paved Road

Storm Sewer

Sidewalk

Water

Sewer

X Electric

Gas

Curb

Street Cuts

Standard Utilities

Underground Utils.

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Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	20,000	17,900	37,900			24,086C
2016	20,000	16,800	36,800			23,872C
2015	20,000	15,100	35,100			23,801C
2014	20,000	13,600	33,600			23,427C

Who When What

TPC 05/25/2015 INSPECTED

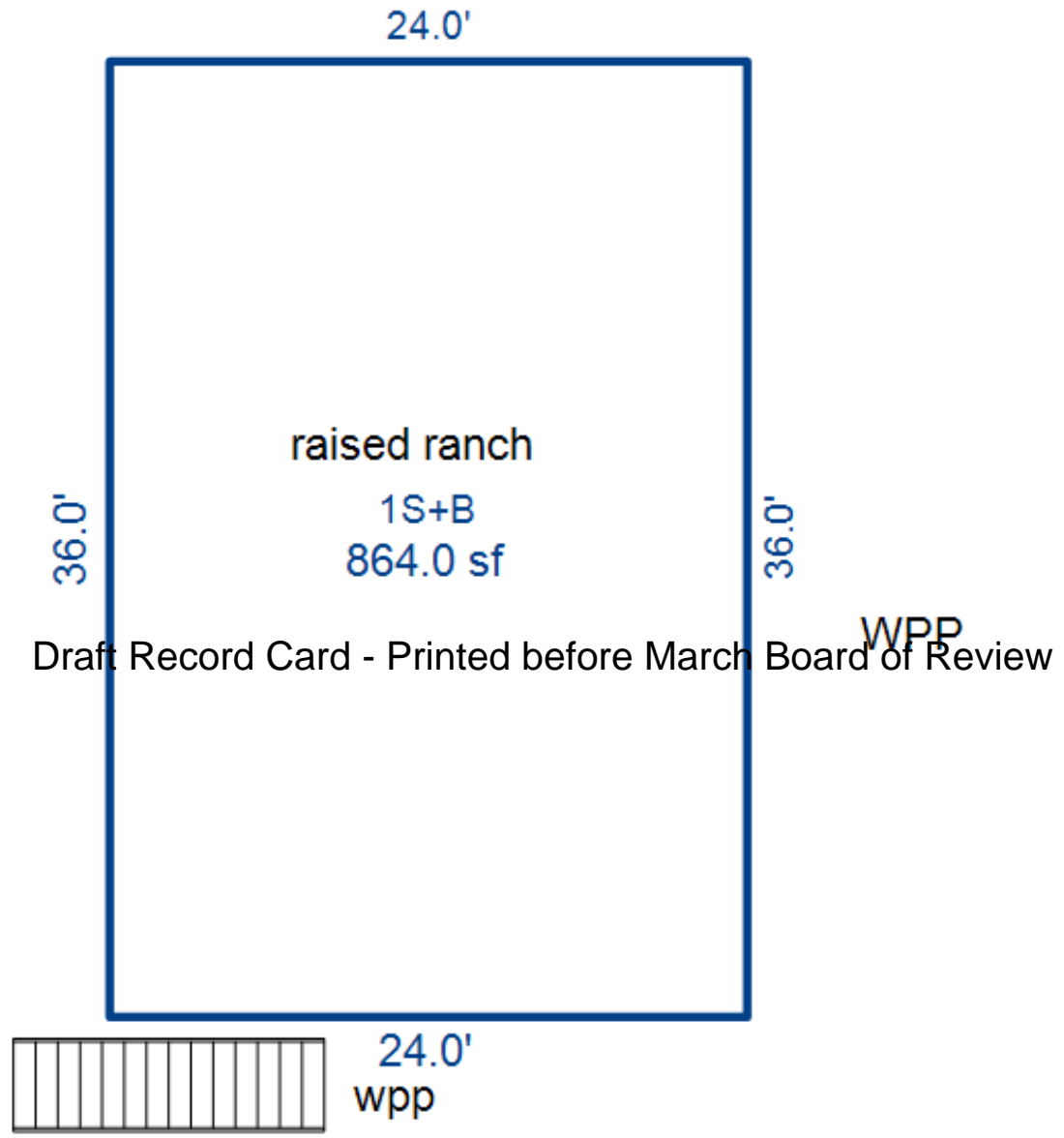
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 WPP 150 WPP	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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost												
Yr Built 1991	Remodeled 0	Ex	X Ord	Min	(12) Electric			1	Story Siding	Basement	50.11	0.00	0.66	864	43,865				
Condition for Age: Average		Lg	X Ord	Small	0 Amps Service			Other Additions/Adjustments			Rate		Size Cost						
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		525.00		1		525			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Well 50 Feet		1575.00		1		1,575			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(14) Water/Sewer				1		2,720			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance		1235.00		1		1,235	
X	Insulation	(7) Excavation		(13) Plumbing			Well 50 Feet			1575.00		1		1,575					
(2) Windows		(8) Basement		1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches		WPP, Standard		14.51		80		1,161	
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WPP, Standard		11.00		150		1,650			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		Depr.Cost =		58,215					
(3) Roof		(10) Floor Support		Lump Sum Items:			Square footage # 1 is depreciated at 46 %Good... Base Cost Was = 43,865 County Multiplier = 1.38 => Cost New = 60,534 Phy/Ab.Phy/Func/Econ/Comb.%Good=-34/100/100/100/-34.0, Depr.Cost = -20,582 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 35,752												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
X	Asphalt Shingle																		
Chimney:																			

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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.
GALLOP MICHAEL G & JOANNE	RUELL DANIEL & GLORIA (H/	52,500	06/16/2008	WD	Arms Length	2008/2159		100.0
		45,000	09/01/1998	WD	Download	322:629		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
4895 S LA CHANCE RD	School: MCBAIN - 57030								
Owner's Name/Address	P.R.E. 0%								
RUELL DANIEL & GLORIA 4895 S LA CHANCE RD LAKE CITY MI 49651	MAP #:								
	2017 Est TCV 69,207 TCV/TFA: 56.91								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.	Public Improvements		* Factors *						
Comments/Influences	Dirt Road		Description	Frontage	Depth	Rate %Adj. Reason Value			
	Gravel Road		2013 EQ APPRAISAL	10.000 Acres	10.00	2,100 100 21,000			
	X	Paved Road	Land Improvement Cost Estimates						
		Storm Sewer	Description	Rate	CountyMult.	Size %Good Cash Value			
		Sidewalk	D/W/P: 4in Ren. Conc.	3.39	1.00	900 0 0			
		Water	D/W/P: 3.5 Concrete	2.98	1.00	33 0 0			
	X	Electric	Residential Local Cost Land Improvements						
		Gas	Description	Rate	CountyMult.	Size %Good Cash Value			
		Curb	LAND IMPROVE 1000	1000.00	1.00	1.0 95 950			
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 950						
		Underground Utils.							
	Topography of Site								
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2017	10,500	24,100	34,600			30,639C
		Low	2016	10,500	20,300	30,800			30,366C
		High	2015	10,500	21,000	31,500			30,276C
		Landscaped	2014	10,500	19,300	29,800			29,800S
	X	Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	Who	When	What						
	TPC	05/25/2015	INSPECTED						

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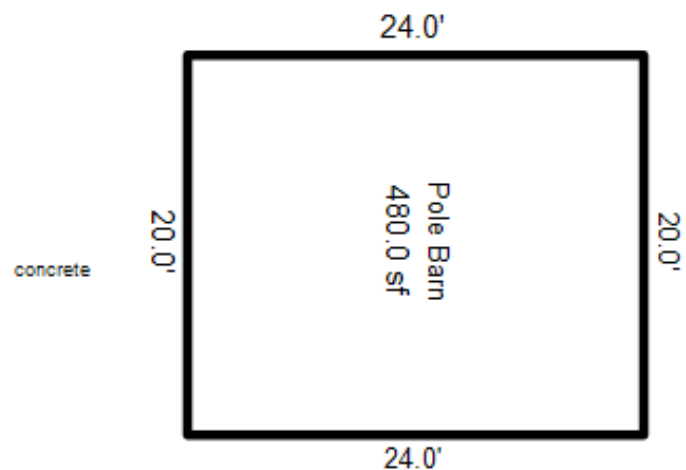
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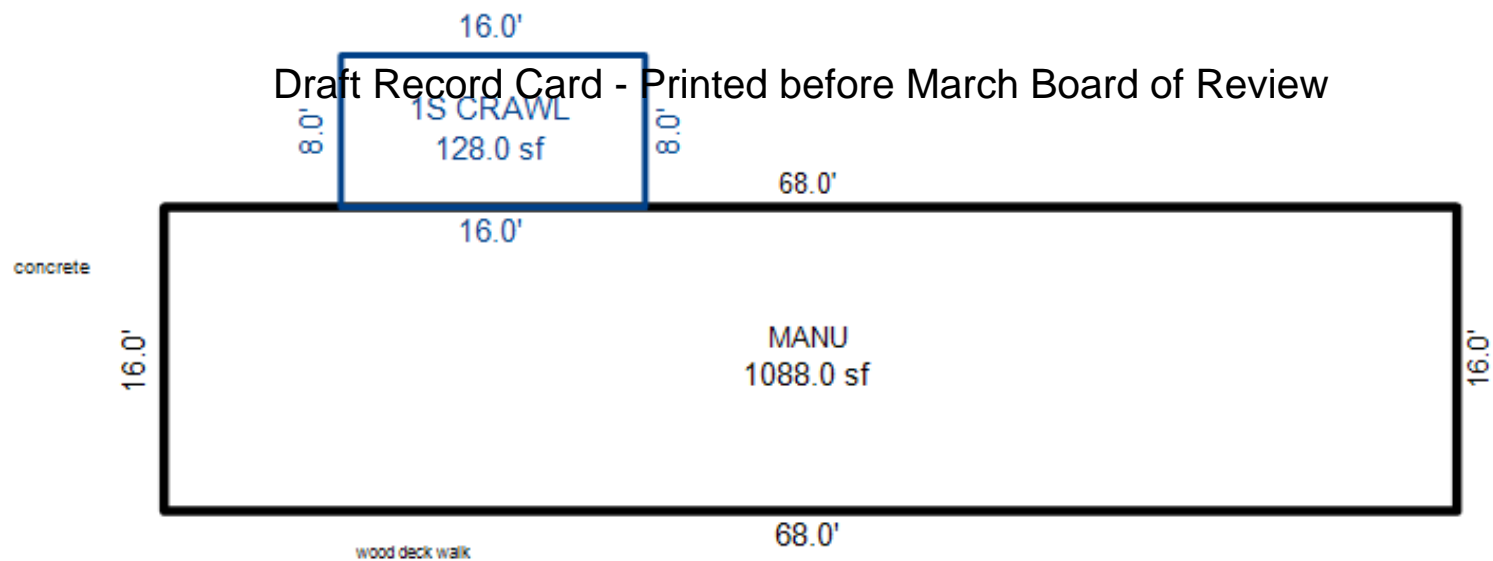
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: MANU-BOCA/STATE	Trim & Decoration Ex X Ord Min			Central Air Wood Furnace										
	Yr Built 1997	Remodeled 0	Size of Closets Lg X Ord Small			(12) Electric 150 Amps Service									
	Condition for Age: Average	Doors	Solid X	H.C.		No./Qual. of Fixtures Ex. X Ord. Min									
	Room List	(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings			(13) Plumbing Average Fixture(s) 3 Fixture Bath 14. Clean Water										
	(1) Exterior				(14) Clean Water Well, 50 Feet 1000 Gal Septic										
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 1 Story										
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(16) Deck/Balcony Treated Wood, Standard										
X	(2) Windows	Many Avg. X Few	Large Avg. X Small		(17) Garages Class:D Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(18) Notes Notes: HUD - DUTCH HOUSING SER # 10082D Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (RESIDENTIAL RURAL/ NON SUB)										
	(3) Roof	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(19) Lump Sum Items										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle														
	Chimney: Metal														

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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
4855 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
WIGGINS ARLENE 4855 S LACHANCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 132,951 TCV/TFA: 91.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17	@\$1900	10.00	Acres	1900 100	19,000
			10.00 Total Acres Total Est. Land Value =					19,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
		Dirt Road	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Gravel Road	D/W/P: 4in Ren. Conc.	4.21	1.00	200	0	0
	X	Paved Road	Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
		Storm Sewer	Residential Local Cost Land Improvements					
		Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value
		Water	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
	X	Sewer	Total Estimated Land Improvements True Cash Value =					950
		Electric						
		Gas						
		Curb						
		Standard Utilities						
		Underground Utils.						

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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2017	9,500	57,000	66,500			55,366C
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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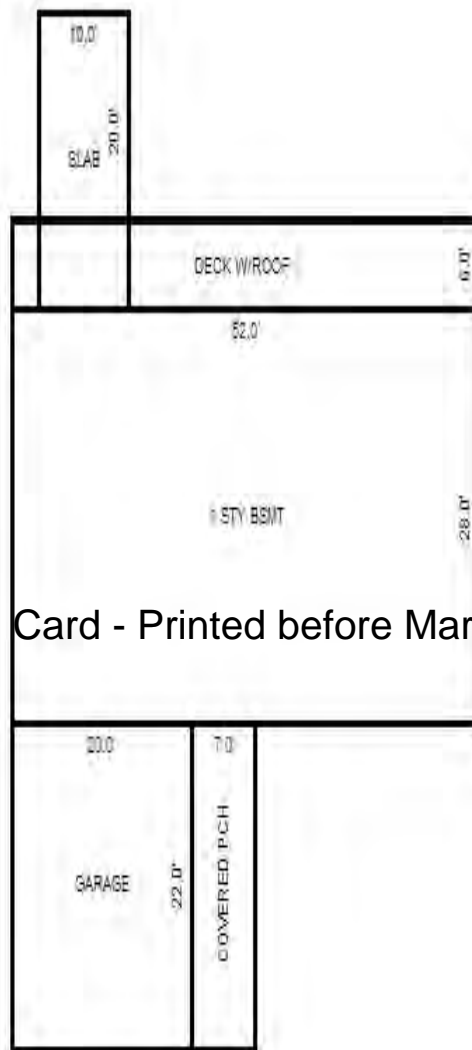
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	9,500	57,000	66,500			55,366C
			2016	10,500	53,600	64,100			54,873C
			2015	10,500	48,800	59,300			54,709C
			2014	10,500	43,600	54,100			53,848C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 154 312	Type CCP (1 Story) WCP (1 Story)	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	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: 35 Floor Area: 1456 Total Base Cost: 132,607 Total Base New : 182,998 Total Depr Cost: 118,949 Estimated T.C.V: 113,001		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Size of Closets		Lg X Ord Small		Doors Solid X H.C.			
Yr Built 1974	Remodeled 0													
Condition for Age: Average														
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service							
	Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost					
(1) Exterior	X Drywall						No. of Elec. Outlets Many X Ave. Few		1 Story Siding Basement 63.07 0.00 -0.27		Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			(13) Plumbing		(1) Exterior Brick Veneer 8.25				96 792	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(9) Basement Finish Basement Recreation Finish 11.45 WCP (1 Story), Standard 24.65 WCP (1 Story), Standard 18.87				724 8,290 1 775	
(2) Windows	Many Avg. X Large Avg. X Small			(8) Basement			(14) Water/Sewer		(13) Plumbing Average Fixture(s) 760.00 3 Fixture Bath 2400.00				1 760 1 2,400	
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 Well, 50 Feet 1575.00 1000 Gal Septic 3085.00				1 1,575 1 3,085	
X	Asphalt Shingle			(9) Basement Finish					(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00				1 1,915 1 3,250	
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed							(16) Porches CCP (1 Story), Standard 24.65 WCP (1 Story), Standard 18.87				154 3,796 312 5,887	
X	Chimney: Brick			(10) Floor Support					(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.75 Common Wall: 1 Wall -1300.00 Automatic Doors 375.00				440 9,570 1 -1,300 1 375	
				Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 118,949 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 113,001					
				Lump Sum Items:										

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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		28,000	04/01/2003	WD	Download	03-0:2008		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
LONSWAY JOHN & JUDITH C/O LONSWAY PROPERTIES 1012 PROFESSIONAL DRIVE FLINT MI 48532	MAP #:					
	2017 Est TCV 66,997 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
. SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.			* Factors *					
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	X		Residentia 8 - 17	@\$1900	10.00 Acres	1900	100	19,000
			10.00 Total Acres Total Est. Land Value =					19,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,500	24,000	33,500			29,040C
2016	10,500	22,600	33,100			28,781C
2015	10,500	19,800	30,300			28,695C
2014	10,500	18,800	29,300			28,244C

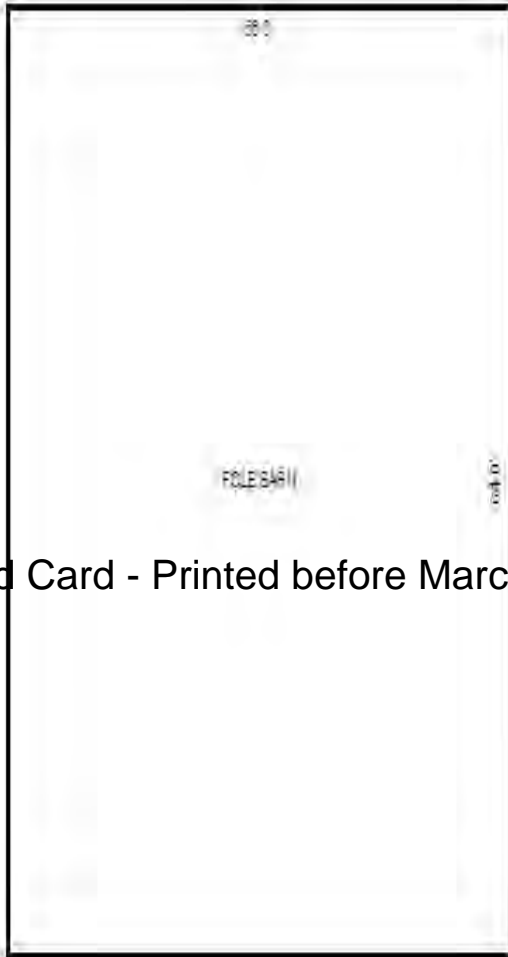
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 3584 % Good: 93 Storage Area: 0 No Conc. Floor: 0				
	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: GRG	Trim & Decoration																
	Yr Built 2003	Remodeled 0	Ex		Ord	Min												
	Condition for Age: Average	Lg	Ord	Small														
	Room List	(5) Floors		Central Air Wood Furnace														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other:		(12) Electric														
		Other:		0 Amps Service														
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
	Insulation			Ex.	Ord.	Min	Other Additions/Adjustments		Rate		Rate		Size	Cost				
(2) Windows	Many Avg. Few	Large Avg. Small			No. of Elec. Outlets			(14) Water/Sewer		Well, 50 Feet		1575.00		1		1,575		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		5,860							
	Asphalt Shingle	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Separately Depreciated Items:		Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		9.71		3584		34,801	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(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			County Multiplier = 1.38 =>		Cost New =		48,025						
	Chimney:	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0,		Depr.Cost =		50,523		Total Depreciated Cost =		50,523			
		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		47,997							
		(10) Floor Support		Public Water Public Sewer Water Well														
		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic														
				Lump Sum Items:														

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



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Electron by April 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,000	08/01/1995	WD	Download	297:321		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4785 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
PATTERSON JAMES D 4785 S LaCHANCE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 125,219 TCV/TFA: 82.82					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
PATTERSON JAMES D 4785 S LaCHANCE RD LAKE CITY MI 49651	X		Dirt Road						
			Gravel Road						
			Residentia 8 - 17 @\$1900	10.00	Acres	1900	100		19,000
				10.00	Total Acres		Total Est. Land Value =		19,000

Tax Description	X	Electric
. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X	

Comments/Influences	Standard Utilities	Underground Utils.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	9,500	53,100	62,600			53,277C
			2016	10,500	50,000	60,500			52,802C
			2015	10,500	46,500	57,000			52,645C
			2014	10,500	41,600	52,100			51,816C

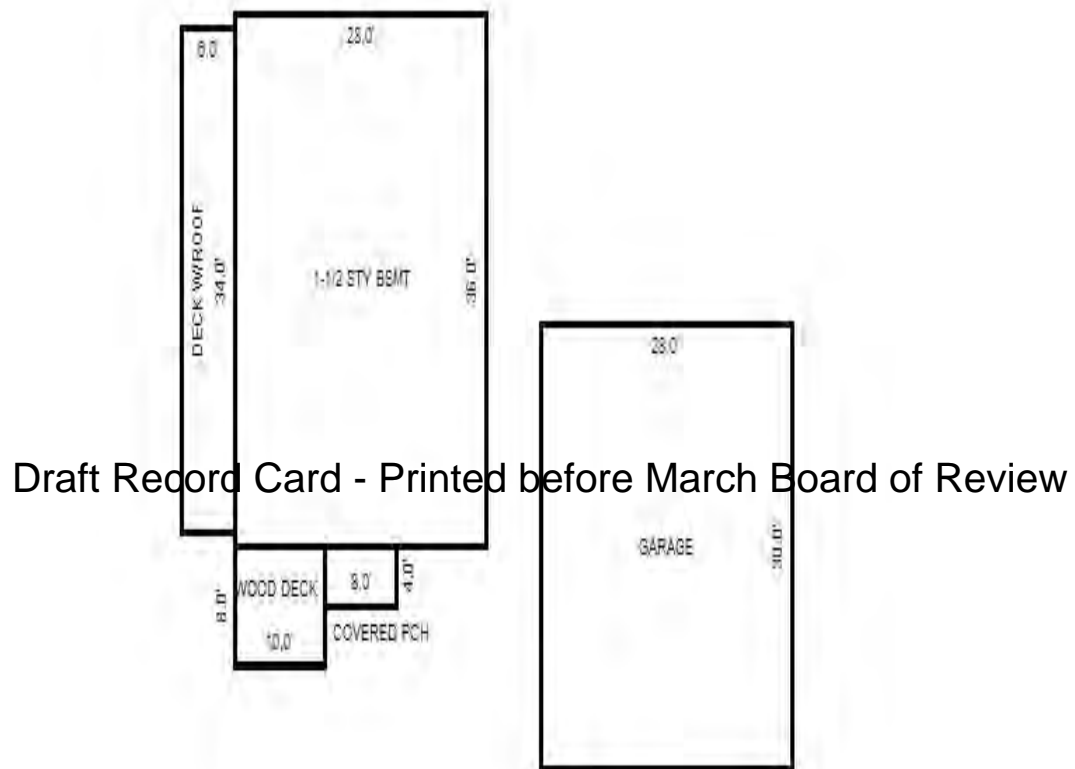
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace												
Yr Built Remodeled 1978 0		Ex X Ord Min		(12) Electric												
Condition for Age: Average		Lg X Ord Small		200 Amps Service												
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1.5 Story Siding Basement			75.48 0.00 0.00			1008 76,084			
(1) Exterior		X Drywall		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			(13) Plumbing			Average Fixture(s)			1 630			
Insulation				(13) Plumbing			3 Fixture Bath			1975.00			1 1,975			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1000 Gal Septic			1 2,895			
X Many Avg. X Large Avg. X Small		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance			1 1,415			
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(16) Porches			WCP (1 Story), Standard			46.31			32 1,482			
X Casement Double Glass Patio Doors		(9) Basement Finish		(16) Deck/Balcony			Treated Wood, Standard			8.47			80 678			
X Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			840 11,978			
(3) Roof				(16) Deck/Balcony			Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 107,616			Separately Depreciated Items:						
X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer			Pine w/Roof, Standard			15.85			204 3,233			
X Asphalt Shingle		(10) Floor Support		Public Water Public Sewer			County Multiplier = 1.38 => Cost New = 4,462			Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 4,194			Total Depreciated Cost = 111,810			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic			ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 106,219									
		Lump Sum Items:														

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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
S BLOGETT RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
REINSTEIN RICHARD D 181 BURKE ST RIVER ROUGE MI 48218	MAP #:					
	2017 Est TCV 80,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
X	Level								
X	Rolling								
X	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	SEASONAL RD								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	40,000	0	40,000			12,785C
			2016	36,000	0	36,000			12,671C
			2015	32,000	0	32,000			12,634C
			2014	32,000	0	32,000			12,436C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN	GUNNERSON JOANN ETAL AS J	0	01/26/2013	QC	QUIT CLAIM	2013-00434	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BUCK AVE	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON JOANN ETAL AS J/T 9513 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 80,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Residentia 30 - 65	\$2000	40.00	Acres	2000	100	80,000
			40.00 Total Acres Total Est. Land Value =						80,000

Tax Description
. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.

Comments/Influences
HAS ACCESS THRU 006

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	40,000	0	40,000			12,785C
2016	36,000	0	36,000			12,671C
2015	32,000	0	32,000			12,634C
2014	32,000	0	32,000			12,436C

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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 BLODGET RD	School: MCBAIN - 57030					
	P.R.E. 100% 05/01/1997					
Owner's Name/Address	MAP #:					
ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 80,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 30 - 65	\$2000	40.00	Acres	2000 100	80,000
					40.00	Total Acres	Total Est. Land Value =	80,000

Taxpayer's Name/Address	X	Electric	Gas	Curb	Street Cuts	Standard Utilities	Underground Utils.
ROBBINS JACK D 8970 W BLUE RD LAKE CITY MI 49651							

Tax Description	X	Topography of Site
. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.		
Comments/Influences		

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	40,000	0	40,000			12,785C
2016	36,000	0	36,000			12,671C
2015	32,000	0	32,000			12,634C
2014	32,000	0	32,000			12,436C

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

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
SCHUT JAY 4242 S LA CHANCE ROAD LAKE CITY MI 49651	2017 Est TCV 145,666					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF. 38.1019A.	X		AG SW 2014 66 - 120 Acres	38.10	Acres	3600	100		137,160
Comments/Influences			38.10 Total Acres Total Est. Land Value = 137,160						
99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116	X								

Comments/Influences

99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	68,600	4,200	72,800			10,150C
2016	68,600	3,400	72,000			10,060C
2015	57,200	2,800	60,000			10,030C
2014	45,700	2,900	48,600			9,873C

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Building Type	Barn, General Purpose				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	10.10				
# of Walls, Perimeter	4 Wall, 184				
Perimeter Mult.	X 1.113 = 11.24				
Height	0				
Story Height Mult.	X 0.946 = 10.63				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 14.68				
Final Rate/SF	\$14.68				
Length/Width/Area	72 x 20 = 1440				
Cost New	\$ 21,132				
Phy./Func./Econ. %Good	35/100/100 35.0				
Depreciated Cost	\$ 7,396				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.15				
% Good	35				
Est. True Cash Value	\$ 8,506				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8506 / All Cards: 8506					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU	BEEERNS SHELDA A	0	12/05/2011	QC	QUIT CLAIM	2011-03641	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4040 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 01/05/2012					
Owner's Name/Address	MAP #:					
BEEERNS SHELDA A 4040 S LA CHANCE RD LAKE CITY MI 49651	2017 Est TCV 72,371 TCV/TFA: 86.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/41.8981A.	X		Residentia 1 - 2.99 @ \$5500	1.90 Acres	1.90	5500	100	10,450
				1.90 Total Acres			Total Est. Land Value =	10,450

Comments/Influences

99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS

04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,200	31,000	36,200			26,099C
2016	5,200	29,100	34,300			25,867C
2015	5,200	27,100	32,300			25,790C
2014	5,200	24,300	29,500			25,384C

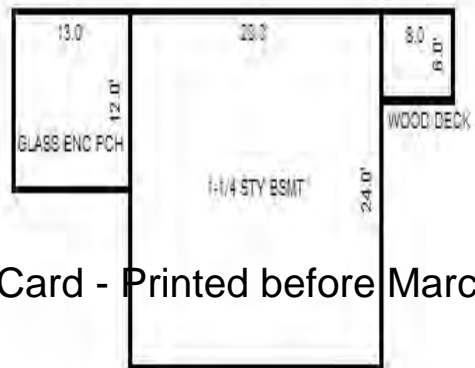
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas 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 156 48	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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		Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 840			Total Base Cost: 62,976 Total Base New : 86,906 Total Depr Cost: 65,180 Estimated T.C.V: 61,921			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1984	Remodeled 0	Size of Closets		(12) Electric 200 Amps Service			Stories Exterior 1.25 Story Siding			Foundation Basement			Rate 75.35		Bsmnt-Adj 0.00		Heat-Adj 0.00		Size 672		Cost 50,635			
Condition for Age: Average		Lg X Ord		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Rate		Rate		Rate		Rate		Rate			
Room List		(5) Floors		No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			(15) Built-Ins & Fireplaces		(16) Porches		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony			
(1) Exterior		Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few			Well 50 Feet 1575.00			Appliance Allowance 1415.00		WGEP (1 Story), Standard 34.22		Treated Wood, Standard 10.15		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		Depr.Cost = 65,180		61,921	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony			
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well 50 Feet 1575.00			Appliance Allowance 1415.00		WGEP (1 Story), Standard 34.22		Treated Wood, Standard 10.15		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		Depr.Cost = 65,180		61,921	
(2) Windows		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches			(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony			
Many Avg.	X Large Avg.	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well 50 Feet 1575.00			Appliance Allowance 1415.00		WGEP (1 Story), Standard 34.22		Treated Wood, Standard 10.15		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		Depr.Cost = 65,180		61,921	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches			(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well 50 Feet 1575.00			Appliance Allowance 1415.00		WGEP (1 Story), Standard 34.22		Treated Wood, Standard 10.15		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		Depr.Cost = 65,180		61,921				
X	Gable Hip Flat	(10) Floor Support		(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches			(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Well 50 Feet 1575.00			Appliance Allowance 1415.00		WGEP (1 Story), Standard 34.22		Treated Wood, Standard 10.15		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		Depr.Cost = 65,180		61,921				
Chimney: Metal		Lump Sum Items:		(14) Water/Sewer			(15) Built-Ins & Fireplaces			(16) Porches			(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony		(16) Deck/Balcony			

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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: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
SCHUT JAY 4242 S LA CHANCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 144,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AG SW 2014 30 - 65 ACRES	40.00	Acres	3600	100		144,000
			40.00 Total Acres Total Est. Land Value =						144,000

Tax Description
PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.

Comments/Influences
99 SPLIT 40 AC TO 002-50 FPR 00 (FROM PA116Z) EXEMPT SPLIT

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	72,000	0	72,000			10,783C
2016	74,000	0	74,000			10,687C
2015	60,000	0	60,000			10,656C
2014	48,000	0	48,000			10,489C

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

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/02/1999					
SCHUT JAY 4242 S LACHONCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 144,000					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AG SW 2014 30 - 65 ACRES	40.00	Acres	3600	100				144,000
	40.00	Total Acres	Total Est. Land Value =					144,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
SCHUT JAY 4242 S LACHONCE ROAD LAKE CITY MI 49651	X							

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.	X						
Comments/Influences							
99 SPLIT FOR 002-00 FOR 00 (PA116) EXEMPT SPLIT							

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	72,000	0	72,000			10,785C
	Rolling		2016	74,000	0	74,000			10,689C
	Low		2015	60,000	0	60,000			10,658C
	High		2014	48,000	0	48,000			10,491C
	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.

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
4242 S LA CHANCE RD	School: MCBAIN - 57030		Pole Barn	12/27/2006	20060559	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
SCHUT JAY 4242 S LA CHANCE LAKE CITY MI 49651	MAP #: 2017 Est TCV 189,128 TCV/TFA: 113.86					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SCHUT JAY 4242 S LA CHANCE LAKE CITY MI 49651	X		Dirt Road						
			Gravel Road						
Tax Description	X		Paved Road						
			Storm Sewer						
Comments/Influences	X		Sidewalk						
			Water						
. PA 116 1989 SEC 29 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416 FT OF E 418 FT THOF. 16.0081A.	X		Sewer						
			Electric						
Standard Utilities	X		Gas						
			Curb						
Underground Utils.	X		Street Cuts						
			Standard Utilities						
Topography of Site	X		Underground Utils.						
			Level						
Year	X		Rolling						
			Low						
Land Value	X		High						
			Landscaped						
Building Value	X		Swamp						
			Wooded						
Assessed Value	X		Pond						
			Waterfront						
Board of Review	X		Ravine						
			Wetland						
Tribunal/Other	X		Flood Plain						

Comments/Influences

TPC 07/07/2011 INSPECTED



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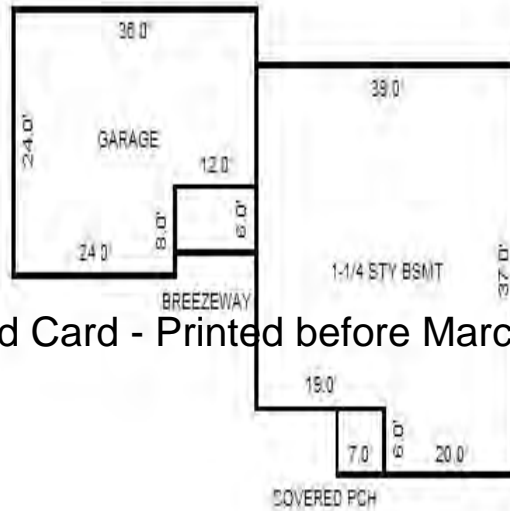
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	28,800	65,800	94,600			63,828C
			2016	29,600	56,800	86,400			63,259C
			2015	24,000	48,500	72,500			63,070C
			2014	19,200	45,100	64,300			62,077C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			42	CCP (1 Story)	Bsmnt Garage:			
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Yr Built 1962	Remodeled 0	Ex	X	Ord	Min	(12) Electric			1.25	0.00	0.00	1329	97,775			
Condition for Age: Average		Lg	X	Ord	Small	150 Amps Service			Other Additions/Adjustments			Rate	Size	Cost		
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			760.00	1	760	
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			(14) Water/Sewer			2 Fixture Bath			1600.00	1	1,600	
(1) Exterior		X Drywall		No. of Elec. Outlets			1000 Gal Septic			(15) Built-Ins & Fireplaces			1915.00	1	1,915	
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			1 3 Fixture Bath			Appliance Allowance			3875.00	1	3,875	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2 Fixture Bath			Softener, Auto			(16) Porches			42.74	42	1,795	
X	Many Avg. X Large Avg. Small	(8) Basement		1 2 Fixture Bath			Softener, Manual			(16) Breezeways			27.75	72	1,998	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 2 Fixture Bath			Solar Water Heat			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 16.58 780 12,932 Common Wall: 1/2 Wall -650.00 1 -650 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 104,874 ECF (101 AGRICULTURE) 0.900 => TCV of Bldg: 1 = 94,387			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 3 Fixture Bath			No Plumbing			Fireplace: Exterior 1 Story			Frame Wall,Finished			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		1 2 Fixture Bath			Extra Toilet			Fireplace: Exterior 1 Story			Frame Wall,Finished			
X	Gable Hip Flat	X Concrete Floor		1 2 Fixture Bath			Separate Shower			Fireplace: Exterior 1 Story			Frame Wall,Finished			
X	Asphalt Shingle	(10) Floor Support		1 2 Fixture Bath			Ceramic Tile Floor			Fireplace: Exterior 1 Story			Frame Wall,Finished			
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1 2 Fixture Bath			Ceramic Tile Wains			Fireplace: Exterior 1 Story			Frame Wall,Finished			
		No Floor SF		1 2 Fixture Bath			Ceramic Tub Alcove			Fireplace: Exterior 1 Story			Frame Wall,Finished			
		Lump Sum Items:		1 2 Fixture Bath			Vent Fan			Fireplace: Exterior 1 Story			Frame Wall,Finished			

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Building Type	Barn, General Purpose	Utility Shed, Lean-To	Barn, General Purpose	Barn, General Purpose	
Year Built		1975	1976	2007	
Class/Construction	D,Frame	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
Base Rate/SF	12.20	3.15	10.10	10.10	
# of Walls, Perimeter	4 Wall, 228	Lean-To, 196	4 Wall, 136	4 Wall, 144	
Perimeter Mult.	X 0.998 = 12.18	X 1.135 = 3.57	X 1.130 = 11.41	X 1.762 = 17.80	
Height	14	12	8	12	
Story Height Mult.	X 1.077 = 13.11	X 1.038 = 3.71	X 0.963 = 10.99	X 1.038 = 18.47	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 18.10	X 1.38 = 5.11	X 1.38 = 15.17	X 1.38 = 25.49	
Final Rate/SF	\$18.10	\$5.11	\$15.17	\$25.49	
Length/Width/Area	80 x 34 = 2720	80 x 18 = 1440	46 x 22 = 1012	24 x 16 = 384	
Cost New	\$ 49,221	\$ 7,363	\$ 15,349	\$ 9,789	
Phy./Func./Econ. %Good	35/100/100 35.0	56/100/100 56.0	56/100/100 56.0	48/100/100 24.0	
Depreciated Cost	\$ 17,227	\$ 4,123	\$ 8,596	\$ 2,349	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 1.15	X 1.15	X 1.15	X 1.15	
% Good	35	56	56	48	
Est. True Cash Value	\$ 19,812	\$ 4,742	\$ 9,885	\$ 2,702	
Comments:				DRT FLR NO DOORS	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 37141 / All Cards: 37141					

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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.
SCHUT MARY L	SCHUT DUANE JAY	0	12/05/2011	QC	QUIT CLAIM	2011-03640	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4346 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 01/07/2012					
SCHUT DUANE JAY 4346 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 28,464 TCV/TFA: 39.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.	X			<Site Value G> RURAL SITES				15000	100		15,000
Comments/Influences				416 Actual Front Feet, 3.99 Total Acres				Total Est. Land Value =		15,000	
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				D/W/P: 4in Ren. Conc.	3.39	1.00	280	0	0		
				Residential Local Cost Land Improvements							
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value		
				LAND IMPROVE 1000	1000.00	1.00	0.5	95	475		
				Total Estimated Land Improvements True Cash Value =						475	

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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	Low	2017	7,500	6,700	14,200			14,200S
	High	Landscaped	Swamp	2016	8,300	7,400	15,700			14,342C
	Wooded	Pond	Waterfront	2015	8,300	6,000	14,300			14,300S
	Ravine	Wetland	Flood Plain	2014	8,300	6,200	14,500			14,500S

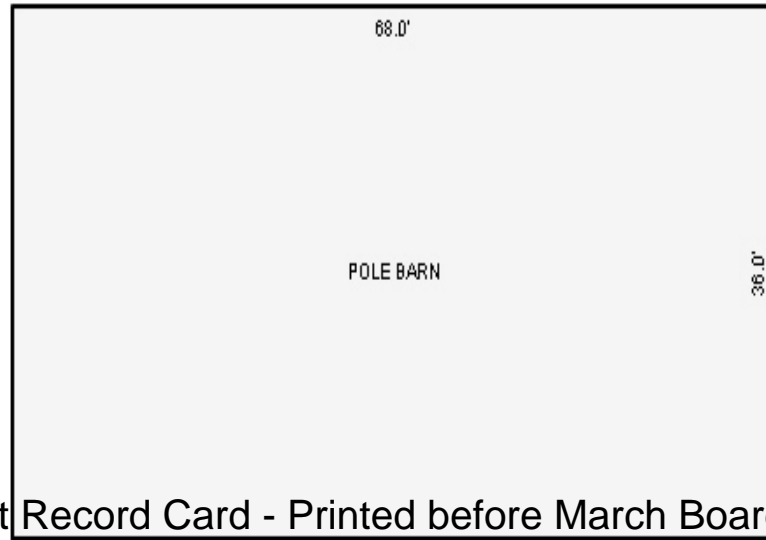
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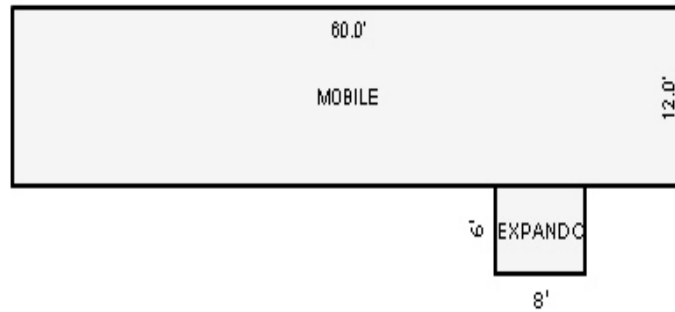
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1988 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2448 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MANU-NATIONAL		Trim & Decoration													
Yr Built 1972	Remodeled 0	Ex	X	Ord		Min									
Condition for Age: Average		Size of Closets		Lg	X	Ord		Small							
Room List		(5) Floors		Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric											
				0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Ex.	Ord.	Min	(11) Heating System: Wall Furnace							
				No. of Elec. Outlets					Unit Exterior Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	
				Many	X	Ave.	Few	BaseUnit Ribbed Metal	31.07	-0.80	0	720	21,794		
(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Expando		21.00		48	1,008	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(9) Foundation						
		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF					Foundation Wall: Concrete		7.13		0	0	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1	1000 Gal Septic 2000 Gal Septic	(13) Plumbing		405.00		1	405	
X	Gable Hip Flat	X	Gambrel Mansard Shed						Average Fixture(s)						
	Asphalt Shingle Metal								(14) Water/Sewer						
	Chimney: Metal								Well, 100 Feet		2425.00		1	2,425	
									1000 Gal Septic		2720.00		1	2,720	
									(15) Built-Ins & Fireplaces		1235.00		1	1,235	
									Appliance Allowance						
									(17) Garages						
									Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)						
									Base Cost		9.30		2448	22,766	
									Mechanical Doors		325.00		2	650	
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,					25,979	
									ECF (RESIDENTIAL RURAL/ NON SUB)		0.500 => TCV of Bldg: 1 =			12,989	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	FAMILY SALE	2016-01444	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
DEVRIES RICHARD R & SHARON 4530 S LA CHANCE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 94,493 TCV/TFA: 102.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 29 T22N R8W E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF. 3.6863A.	X			<Site Value G> RURAL SITES				15000	100		15,000
Comments/Influences				382 Actual Front Feet, 3.64 Total Acres				Total Est. Land Value =		15,000	
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				D/W/P: 3.5 Concrete	3.44	1.00	700	0	0		
				Residential Local Cost Land Improvements							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475		
				Total Estimated Land Improvements True Cash Value =					475		

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Standard Utilities									
Underground Utils.									
Topography of Site									
X Level									
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	7,500	39,700	47,200			38,146C
TPC 05/02/2016 INSPECTED			2016	7,500	37,800	45,300			37,806C
TPC 06/21/2011 INSPECTED			2015	5,500	35,200	40,700			37,693C
			2014	5,500	31,600	37,100			37,100S

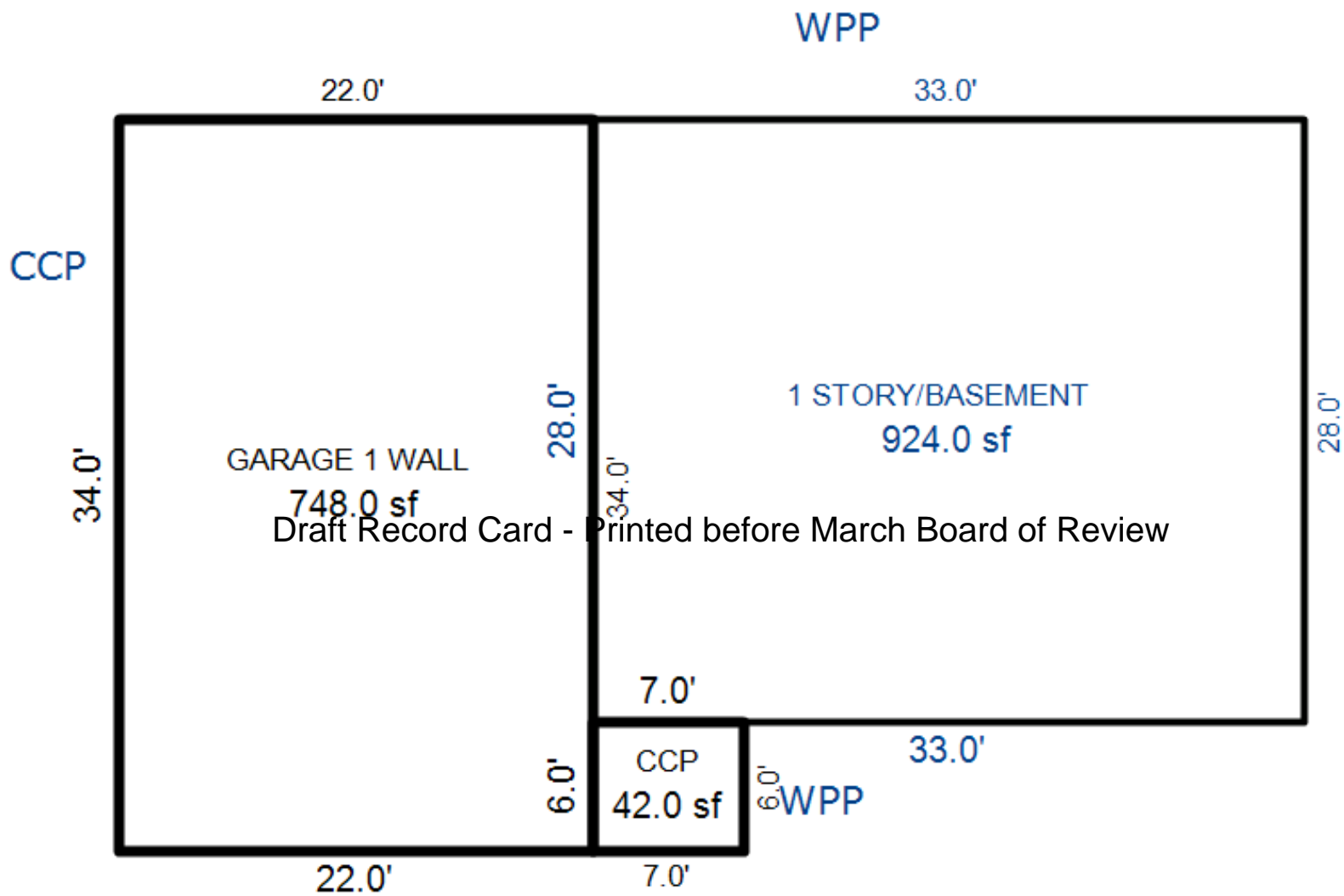
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 140 60 100	Type CCP (1 Story) CCP (1 Story) WPP WPP	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 748 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 924 Total Base Cost: 92,728 Total Base New : 127,965 Total Depr Cost: 83,177 Estimated T.C.V: 79,018			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1973	Remodeled 0	Size of Closets		(12) Electric 200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Basement 68.29 0.00 1.11 924 64,126			Rate		Size Cost				
Condition for Age: Average		Lg X Ord Small		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost				
Room List		(5) Floors		Ex. X Ord. Min			(13) Plumbing			Average Fixture(s)		1 760				
1	Basement	Kitchen:		Many X Ave. Few			(14) Water/Sewer			2 Fixture Bath		1 1,600				
	1st Floor	Other:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			1000 Gal Septic		1 3,085				
	2nd Floor	Other:		(8) Basement			1 2 Fixture Bath			Appliance Allowance		1 1,915				
2	Bedrooms			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			(16) Porches		42 1,795 140 3,571 60 1,065 100 1,475				
(1) Exterior		X Plaster		(9) Basement Finish			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			CCP (1 Story), Standard CCP (1 Story), Standard WPP, Standard WPP, Standard						
Wood/Shingle				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors		748 12,686 1 -1,300 1 375				
Aluminum/Vinyl Brick							Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (RESIDENTIAL RURAL/ NON SUB)		83,177 79,018				
Insulation							Lump Sum Items:									
(2) Windows																
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors															
X	Storms & Screens															
(3) Roof																
X	Gable Hip Flat		Gambrel Mansard Shed													
X	Asphalt Shingle															
Chimney:																

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SCHUT DUANE 4346 S LACHONCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 31,139					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE			13.697 Acres	2,100 100		28,764
						13.70 Total Acres	Total Est. Land Value =		28,764
Tax Description			Land Improvement Cost Estimates						
. SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Comments/Influences			Residential Local Cost Land Improvements						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
			Total Estimated Land Improvements True Cash Value = 2,375						

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	14,400	1,200	15,600			5,336C
			2016	14,400	1,200	15,600			5,289C
			2015	14,400	1,200	15,600			5,274C
			2014	14,400	1,200	15,600			5,191C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS SCHOENMAKER JANET	CURTIS ERVIN L JR	24,000	11/02/2011	WD	LAND CONTRACT	2011-03381	PTA	0.0
CURTIS ERVIN L JR & KAREN	PHELPS ROGER L & JEANETTE	23,305	07/01/2011	LC	LAND CONTRACT	2011-03299 LC	PTA	100.0
SCHOENMAKER JANET R (CURT	CURTIS ERVIN L JR	24,000	05/15/2006	LC	RELATED PARTY	06-0/2961		100.0
CURTIS THELMA E LE	SCHOENMAKER JANET R (CURT	0	02/09/2004	QC	Not Qualified	04-0/0606		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4448 S LA CHANCE RD	School: MCBAIN - 57030		Addition	05/08/1984	1984-3221	100%
Owner's Name/Address	P.R.E. 100% 11/01/2011					
PHELPS ROGER L & JEANETTE D 4448 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 54,674 TCV/TFA: 35.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		40/FF	208.00	416.00	1.0000	1.0000	40	100		8,320
			208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 8,320								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Shed: Wood Frame	6.93	1.00	320	50	1,109			
			Total Estimated Land Improvements True Cash Value = 1,109								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2017	4,200	23,100	27,300			21,310C
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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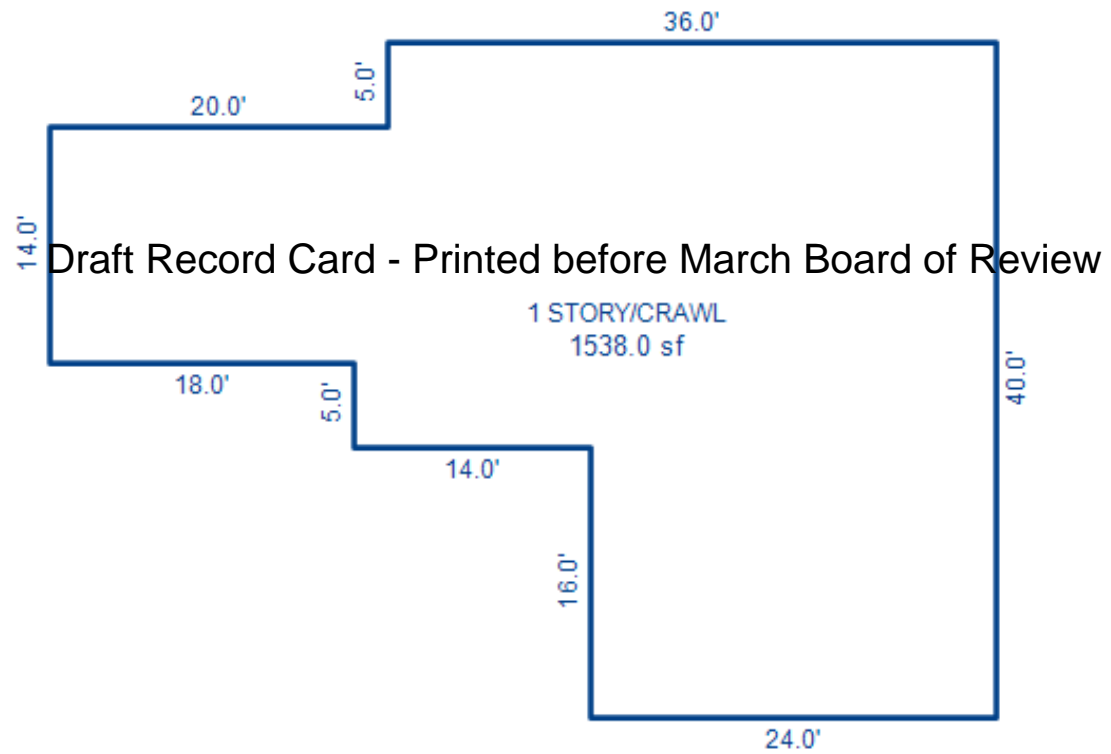
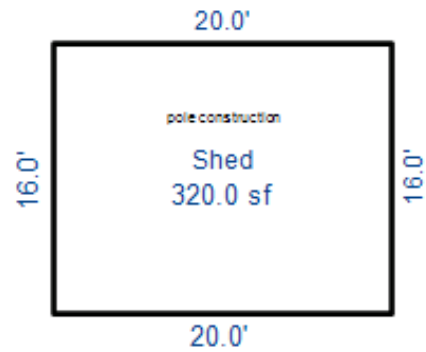
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	4,200	23,100	27,300			21,310C
			2016	5,200	22,600	27,800			21,120C
			2015	4,200	19,700	23,900			21,057C
			2014	4,200	16,700	20,900			20,726C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall	X	Plaster		Wood T&G										
Building Style: 1S		Trim & Decoration			Ex		Ord	X	Min								
Yr Built 1952	Remodeled 0	Size of Closets			Lg		Ord	X	Small								
Condition for Age: Average			Doors		Solid	X	H.C.										
Room List		(5) Floors			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric													
		(6) Ceilings			No./Qual. of Fixtures												
(1) Exterior					Ex.		Ord.	X	Min								
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.		Few								
	Insulation	(7) Excavation			(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
		(9) Basement Finish			Lump Sum Items:												
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support													
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle																
	Chimney: Metal																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	FAMILY SALE	2016-01444	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LA CHANCE RD	School: MCBAIN - 57030		Pole Barn	01/04/2011	2011-0002	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994					
DEVRIES RICHARD R & SHARON 4530 S LA CHANCE LAKE CITY MI 49651	MAP #: 2017 Est TCV 33,778 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
DE VRIES RICHARD R 4530 S LA CHANCE LAKE CITY MI 49651	X		Dirt Road	<Site Value B> SITE 7000				7000	100		7,000
			Gravel Road	106 Actual Front Feet, 0.81 Total Acres Total Est. Land Value =							7,000

Tax Description	X	Public Improvements	* Factors *
. SEC 29 T22N R8W S 66 FT OF E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.	X	Electric	

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	3,500	13,400	16,900			12,155C
TPC 05/02/2016 INSPECTED			2016	3,800	12,500	16,300			12,047C
TPC 06/21/2011 INSPECTED			2015	3,800	11,000	14,800			12,011C
			2014	4,100	10,500	14,600			11,822C

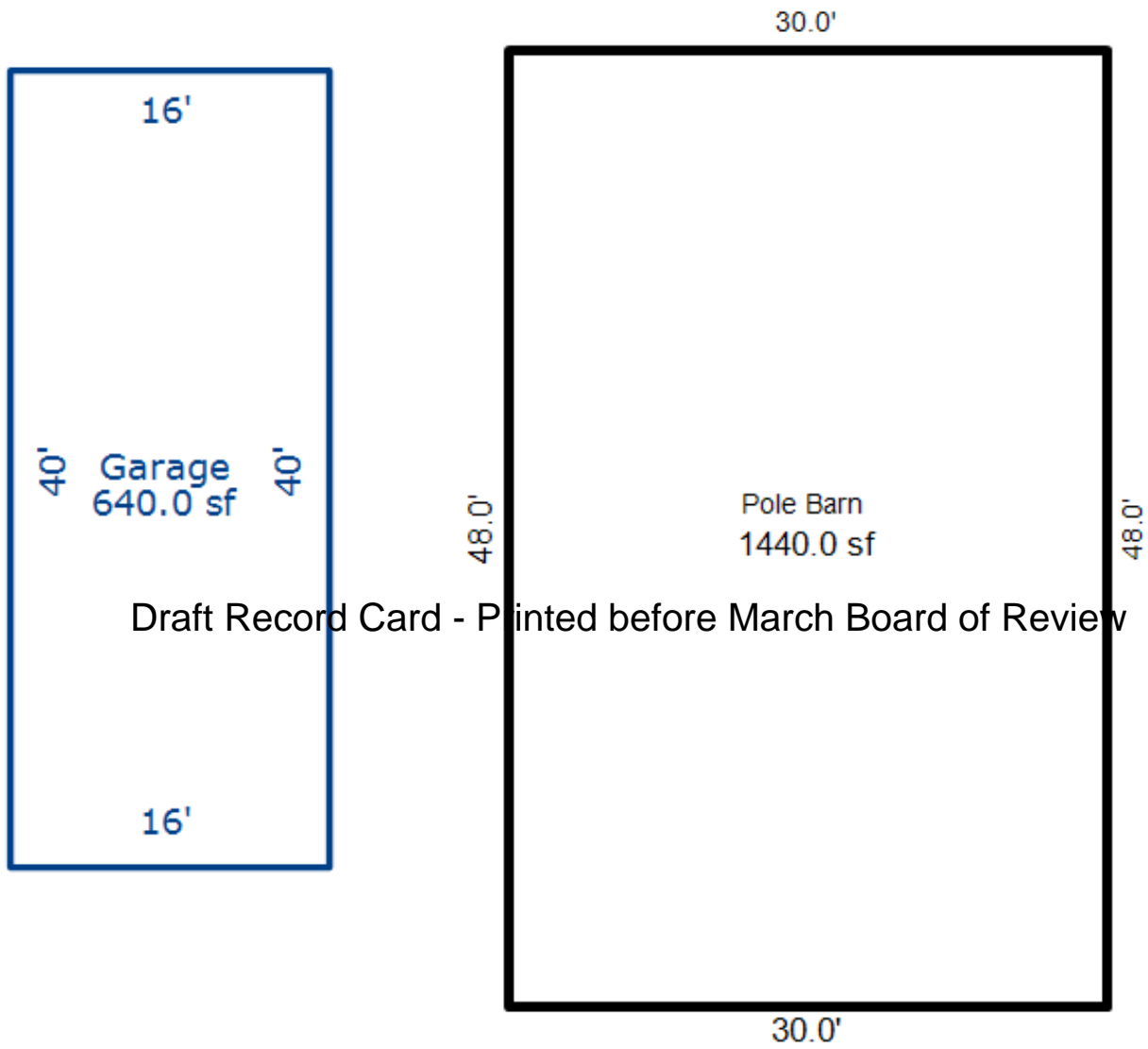
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace											
	Yr Built 1993 201		Ex	X	Ord										
	Remodeled 0	Size of Closets		(12) Electric											
	Condition for Age: Average		Lg	X	Ord										
	Room List	(5) Floors		0 Amps Service											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:													
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.								
	Insulation	(7) Excavation		No. of Elec. Outlets											
	(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish											
	(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support											
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:	(11) Heating/Cooling											
X	Asphalt Shingle			(12) Water/Sewer											
	Chimney: Brick			(13) Plumbing											
				(14) Water/Sewer											
				(15) Fireplaces											
				(16) Porches/Decks											
				(17) Garage											
				Lump Sum Items:											

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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
X SEELEY RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
CADILLAC REAL ESTATE & DEVELOPMENT LLC P O BOX 430 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 210,717 TCV/TFA: 292.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 29 T22N R8W N 1/2 OF NW 1/4. 80 A.			* Factors *						
Comments/Influences	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 66 - 120	\$2200	80.00	Acres	2200 100		176,000
					80.00	Total Acres	Total Est. Land Value =		176,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	88,000	17,400	105,400			60,777C
2016	72,000	14,600	86,600			60,235C
2015	60,000	15,700	75,700			60,055C
2014	60,000	14,400	74,400			59,110C

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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	X Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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:						
	Town Home															0	Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	90	Treated Wood	160	Treated Wood
Duplex	0	Other Overhang	(4) Interior			Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Ex	Ord	Min	Bsmnt Garage:						
A-Frame	Wood Frame	Size of Closets			Lg			Ord	Small	Doors						Solid	H.C.	CntryMult X 1.380 E.C.F. X 0.650		Carport Area: Roof:
Building Style: MANU-BOCA/STATE		Condition for Age: Average				(5) Floors					(12) Electric			Class: CD Effec. Age: 10 Floor Area: 720 Total Base Cost: 43,004 Total Base New : 59,345 Total Depr Cost: 53,411 Estimated T.C.V: 34,717						
Yr Built	Remodeled	Kitchen:			Central Air			Stories			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
0 ?	0	Other:			Wood Furnace			1		Exterior		-13.86		0.00		720		36,029		
Condition for Age: Average		Other:			(13) Plumbing			Other Additions/Adjustments		Foundation		Rate		Rate		Size		Cost		
Room List		Basement			No./Qual. of Fixtures			(14) Water/Sewer		Piers		63.90		630.00		1		630		
(1) Exterior		1st Floor			Ex.			(16) Deck/Balcony		Rate		1575.00				1		1,575		
Wood/Shingle		2nd Floor			Ord.			Treated Wood,Standard		Rate						160		1,136		
Aluminum/Vinyl		Bedrooms			Min			Treated Wood,Standard		Rate						90		739		
Brick					No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/90.0,		Rate						160		53,411		
Insulation					Many			ECF (RESIDENTIAL RURAL/ NON SUB)		Rate						1		34,717		
(2) Windows		Basement: 0 S.F.			Ave.			Well 50 Feet		Rate						1		2,895		
Many		Crawl: 0 S.F.			Few			(17) Deck/Balcony		Rate						1		2,895		
Avg.		Slab: 0 S.F.						Treated Wood,Standard		Rate						90		739		
Large		Height to Joists: 0.0						Treated Wood,Standard		Rate						160		1,136		
Avg.		(8) Basement						Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/90.0,		Rate						90		739		
Small		Conc. Block						ECF (RESIDENTIAL RURAL/ NON SUB)		Rate						1		34,717		
(3) Roof		Poured Conc.						No Plumbing		Rate										
Gable		Stone						Extra Toilet		Rate										
Hip		Treated Wood						Extra Sink		Rate										
Flat		Concrete Floor						Separate Shower		Rate										
Asphalt Shingle		(9) Basement Finish						Ceramic Tile Floor		Rate										
Chimney:		Recreation SF						Ceramic Tile Wains		Rate										
		Living SF						Ceramic Tub Alcove		Rate										
		Walkout Doors						Vent Fan		Rate										
		No Floor SF						(14) Water/Sewer		Rate										
		(10) Floor Support						Public Water		Rate										
		Joists:						Public Sewer		Rate										
		Unsupported Len:						Water Well		Rate										
		Cntr.Sup:						1000 Gal Septic		Rate										
								2000 Gal Septic		Rate										
								Lump Sum Items:		Rate										

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X SEELEY RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
CADILLAC REAL ESTATE & DEVELOPMENT LLC P O BOX 430 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 80,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X			Dirt Road	30	65	\$2000	40.00 Acres	2000 100	80,000
			Gravel Road				40.00 Total Acres	Total Est. Land Value =	80,000

Tax Description
. SEC 29 T22N R8W SW 1/4 OF NW 1/4. 40 A.

Comments/Influences

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Topography of Site		
Level		
X Rolling		
Low		
High		
Landscaped		
X 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	2017	40,000	0	40,000			32,384C
			2016	36,000	0	36,000			32,096C
			2015	32,000	0	32,000			32,000S
			2014	32,000	0	32,000			32,000S

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
X SEELEY RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
STATE OF MICHIGAN	MAP #:					
	2017 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X Dirt Road			Residentia 121 - 300	\$2200	200.00	Acres	2200 100	440,000
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			200.00	Total Acres		Total Est. Land Value =	440,000	

Taxpayer's Name/Address	Topography of Site
STATE	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
Tax Description	
. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.	
Comments/Influences	

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2015	0	0	0			0
2014	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OVERSTREET JOE E	OVERSTREET JOE E & STEVEN	0	10/19/2010	QC	FAMILY SALE	2010-4749QC	PTA	0.0
OVERSTREET JOE E	OVERSTREET JOE E & STEVEN	0	03/04/2010	QC	Not Used In Study	2010/645		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
OVERSTREET JOE E & STEVEN D 4012 ANN ST Saginaw MI 48603	MAP #:					
	2017 Est TCV 300,555 TCV/TFA: 375.69					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public	Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 29 T22N R8W N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 EXC N40 FT OF E 200 FT OF N 1/2 OF SE 1/4. 119.8163 A.	X				Residentia 66 - 120	\$2200	118.82	Acres	2200	100		261,395
	X				Residentia ROAD @ ZERO		1.00	Acres	0	100		0
					119.82 Total Acres			Total Est. Land Value =				261,395

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Draft Record Card - Printed before March Board of Review Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X		2017	130,700	19,600	150,300			55,333C
			2016	106,900	18,400	125,300			54,840C
			2015	89,100	17,200	106,300			54,676C
			2014	89,100	15,300	104,400			53,815C

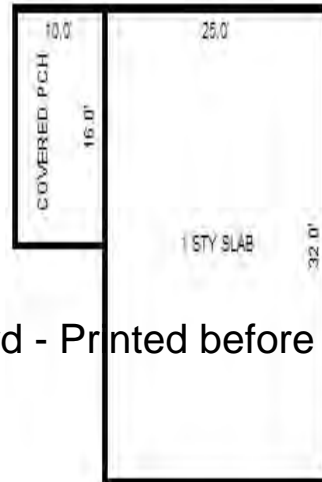
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	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		(12) Electric 200 Amps Service		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Slab 51.10 -9.99 0.48		Size Cost 800 33,272	
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Other Additions/Adjustments		Rate		Bsmnt-Adj		Heat-Adj	
Yr Built 1971	Remodeled 0	Ex	Ord	X	Min	Ex.	Ord.	X	Min	Rate		Size Cost		
Condition for Age: Average		Lg	Ord	X	Small	No. of Elec. Outlets		(13) Plumbing		Rate		Size Cost		
Room List		Doors		Solid	X	H.C.	Many	Ave.	X	Few	Average Fixture(s)		525.00 1 525	
(1) Exterior		(5) Floors		(13) Plumbing			(14) Water/Sewer		Well 50 Feet 1575.00		1 1,575		1 2,720	
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance 1235.00		1 1,235		1 3,050	
(2) Windows		(6) Ceilings		(14) Water/Sewer			(16) Porches		CCP (1 Story), Standard 22.36		160 3,578		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,221	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		(15) Built-Ins & Fireplaces			Fireplace: Exterior 1 Story		3050.00		1 3,050		ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 39,160	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(16) Porches			CCP (1 Story), Standard		22.36		160 3,578		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,221	
(3) Roof		(8) Basement		(16) Porches			CCP (1 Story), Standard		22.36		160 3,578		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 41,221	
Many Avg. Few		X Large Avg. Small		(9) Basement Finish			(16) Porches		CCP (1 Story), Standard		22.36		160 3,578	
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		(10) Floor Support			(16) Porches		CCP (1 Story), Standard		22.36		160 3,578	
X		Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:			(16) Porches		CCP (1 Story), Standard		22.36		160 3,578	
X		Gambrel Mansard Shed		1 1000 Gal Septic 2000 Gal Septic			(16) Porches		CCP (1 Story), Standard		22.36		160 3,578	
X		Asphalt Shingle		Lump Sum Items:			(16) Porches		CCP (1 Story), Standard		22.36		160 3,578	
Chimney: Metal														

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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 LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 04/21/2003					
SUTTON LOUIS 5010 S LA CHONCE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 14,850					

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
			GROUP H \$75/FF	198.00	1320.00	1.0000	1.0000	75	100	14,850
			198 Actual Front Feet, 6.00 Total Acres					Total Est. Land Value =		14,850

Tax Description
. SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.

Comments/Influences

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,400	0	7,400			5,175C
2016	7,400	0	7,400			5,129C
2015	7,400	0	7,400			5,114C
2014	9,900	0	9,900			5,034C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAINERD RICKY R	BRAINERD RICKY R & DELLA	0	10/21/2004	QC	Not Qualified	04-0/4385		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4900 S LA CHANCE RD	School: MCBAIN - 57030		Garage	09/28/2006	20060325	Complete
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
BRAINERD RICKY R & DELLA L 4900 S LACHONCE RD LAKE CITY MI 49651	2017 Est TCV 129,971 TCV/TFA: 103.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
Comments/Influences	X		Electric								
14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

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Topography of Site	X Level	X Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
												Who	When	What				
												2017	29,800	35,200	65,000			42,957C
												2016	29,800	34,900	64,700			42,574C
												2015	29,800	30,600	60,400			42,447C
												2014	29,800	25,900	55,700			41,779C

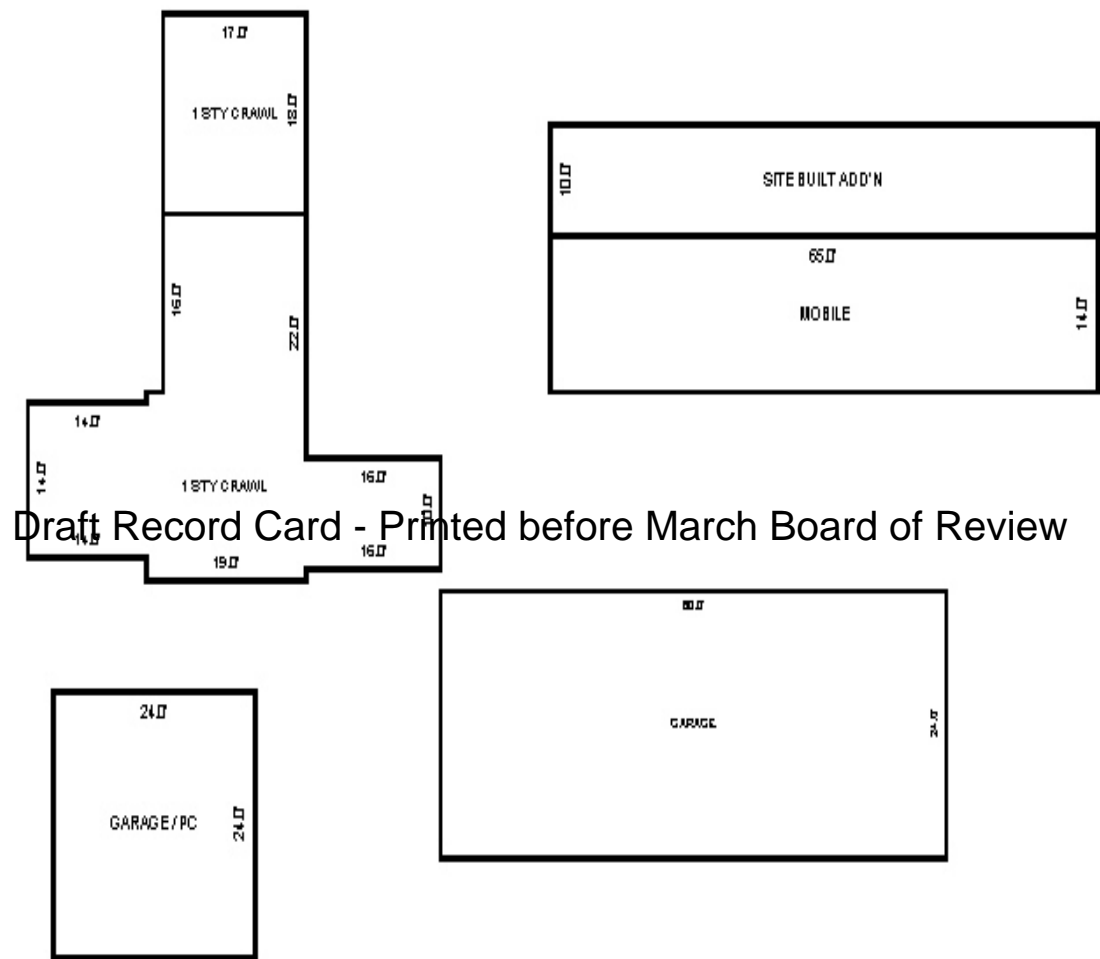
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Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1440 % Good: 96 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration			Ex	Ord	X Min									
Yr Built 1972	Remodeled 0	Size of Closets			Lg	Ord	X Small									
Condition for Age: Average			Doors		Solid	X	H.C.									
Room List		(5) Floors			Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
					100	Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
					Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	46.30	-7.92	-1.89	950	34,666
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			1	Story Siding	Crawl Space	46.30	-7.92	-1.89	306	11,166		
	Insulation	(7) Excavation			Many	X	Ave.	Few	Other Additions/Adjustments			Rate	Size	Cost		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)				525.00		1	525		
	Many Avg. X Few		X Large Avg. Small	(14) Water/Sewer			910 SQ FT FV MH				2720.00		1	1,575		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			(15) Built-Ins & Fireplaces				1235.00	1	1,235
							1000 Gal Septic			Appliance Allowance						
X							Lump Sum Item(s): 910 SQ FT FV MH				1.00		1500.0	1,500		
							812 SQ FT PB				1.00		1200.0	1,200		
(3) Roof		(9) Basement Finish					Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,					Depr.Cost =		40,867		
							Separately Depreciated Items: Square footage # 2 is depreciated at 91 %Good...					Base Cost Was =		11,166		
X	Gable Hip Flat		X Gambrel Mansard Shed				County Multiplier = 1.38 =>					Cost New =		15,409		
							Phy/Ab.+hy/Func/Econ/Comb.%Good= 36/100/100/100/36.0,					Depr.Cost =		5,547		
X	Asphalt Shingle			(14) Water/Sewer			(17) Garages									
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost		13.95	1440	20,088
	Chimney: Metal						County Multiplier = 1.38 =>					Cost New =		27,721		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0,					Depr.Cost =		26,613		
							Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)					Base Cost		12.04	576	6,935
							No Floor Deduction					-3.00		576	-1,728	
							County Multiplier = 1.38 =>					Cost New =		7,186		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 45/100/100/100/45.0,					Depr.Cost =		3,234		
							Unit-in-Place Cost Items:									
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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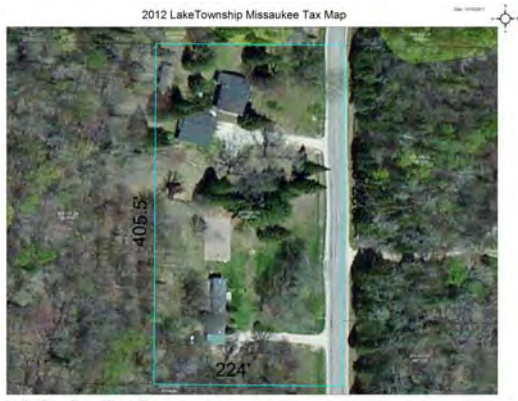
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4774 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 57% 09/29/1997					
BINGHAM ARTHUR D & CHERYL J 4774 S LACHANCE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 75,980 TCV/TFA: 36.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 29 T22N R8W E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 2.0852 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		40/FF	405.00	224.00	1.0000	1.0000	40 100	16,200
			405 Actual Front Feet, 2.08 Total Acres Total Est. Land Value = 16,200						

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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
2017	8,100	29,900	38,000			34,238C
2016	8,100	26,600	34,700			33,933C
2015	8,100	26,900	35,000			33,832C
2014	8,100	25,200	33,300			33,300S

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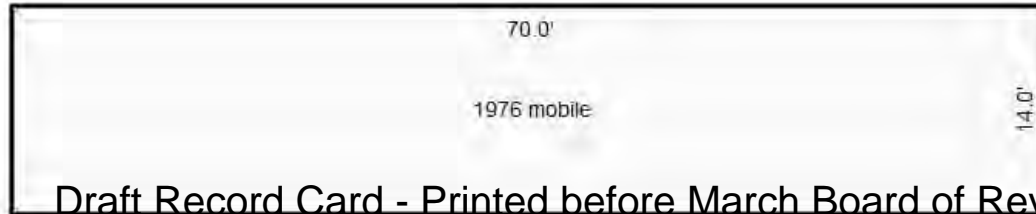
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 279 24	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump										
Building Style: MANU-NATIONAL		Trim & Decoration Ex X Ord Min												
Yr Built 1972	Remodeled 0	Size of Closets Lg X Ord Small												
Condition for Age: Average		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few										
(2) Windows		(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
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 Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF										
(3) Roof		(10) Floor Support		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed												
X	Asphalt Shingle													
Chimney: Metal														

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< Cost Estimates for Res. Building: 1 Mobile Home Class: Average Quality >

(11) Heating System:	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost
Wall Furnace								
BaseUnit Siding	Comp.Shingle			34.46	0.49	0	980	34,251
Other Additions/Adjustments								
Expando					23.10		99	2,287
(9) Foundation								
Foundation							198	1,302
(13) Plumbing								
Average Fixture(s)					530.00		1	530
(14) Water/Sewer								
Well, 50 Feet					1575.00		1	1,575
1000 Gal Septic					2720.00		1	2,720
(15) Built-Ins & Fireplaces								
Appliance Allowance					1235.00		1	1,235
(16) Porches								
CCP (1 Story), Standard					18.61		279	5,192
CCP (1 Story), Standard					50.46		24	1,211
Notes: 1972 STAR MHD Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 24,296 ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 12,148								

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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 279	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: MANU-BOCA/STATE		Trim & Decoration														
Yr Built Remodeled 1995 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets Many X Ave. Few			1 Story Siding Piers 52.22 -13.07 0.72 1008 40,189 1 Story Siding Slab 52.22 -10.14 0.72 99 4,237 Other Additions/Adjustments Rate Size Cost									
X	(2) Windows	(7) Excavation		(13) Plumbing			Average Fixture(s) 525.00 1 525									
X	Many Avg. X Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic 2720.00 1 2,720									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer									
X	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:												
X	Asphalt Shingle															
Chimney: Metal																

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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
4854 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
SCHAAF KEVIN L 4854 LA CHONCE ROAD LAKE CITY MI 49651	2017 Est TCV 44,996 TCV/TFA: 43.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 FT E 309 FT TO POB. 2.082 A.	X	Dirt Road		Residentia 1 - 2.99 @\$5500	2.08	Acres	5500	100		11,440
Comments/Influences		Gravel Road		2.08 Total Acres Total Est. Land Value = 11,440						
	X	Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Sidewalk		Shed: Metal Prefab	6.34	1.00	270	50	855	
		Water		Total Estimated Land Improvements True Cash Value = 855						
	X	Sewer								

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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
										Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
Standard Utilities			2017	5,700	16,800	22,500			18,593C	
Underground Utils.			2016	5,700	16,700	22,400			18,428C	
			2015	5,700	14,700	20,400			18,373C	
			2014	5,700	12,500	18,200			18,084C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1024 Total Base Cost: 43,882 Total Base New : 60,557 Total Depr Cost: 36,334 Estimated T.C.V: 32,701			CntryMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1968	Remodeled 0	Ex X Ord		Min		Size of Closets			Lg X Ord			Small		Doors		Solid X H.C.	
Condition for Age: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			100 Amps Service							
Room List		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		X Drywall			No. of Elec. Outlets			1 Story Siding Slab 48.23 -9.40 -1.89 1024 37,827							
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Stone Insulation		(7) Excavation			Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments Rate Size Cost				
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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			(14) Water/Sewer			Average Fixture(s) 525.00 1 525				
X Many Avg. X Large Avg. X Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Well 50 Feet 1575.00 1 1,575			Rate				
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Public Water Public Sewer Water Well			(15) Built-Ins & Fireplaces			Appliance Allowance 1235.00 1 1,235			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 36,334				
X Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 32,701							
X Asphalt Shingle				Lump Sum Items:													
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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
STATE OF MICHIGAN	MAP #:					
	2017 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 121 - 300	\$2200	647.07 Acres	2200 100	1,423,554
				647.07 Total Acres		Total Est. Land Value =	1,423,554

Taxpayer's Name/Address	STATE	<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.
Tax Description	SEC 30 T22N R8W ENTIRE FRL SECTION. 647.07 A.	
Comments/Influences		

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Who When What	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/05/2016 INSPECTED	2015	0	0	0			0
	2014	0	0	0			0

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