

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
FOUR D'S OF MISSAUKEE LLC 300 MEYERING RD MARION MI 49665	MAP #:					
	2017 Est TCV 134,821					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 66 - 120	\$2200	61.10	Acres	2200	100	134,420
			61.10 Total Acres Total Est. Land Value = 134,420						

Tax Description	X	Land Improvement Cost Estimates					
(5*2006) 2013-02263 LTC SPLIT 20.88 ACRES FROM 81.98		Description					
PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 31		Shed: Wood Frame					
THENCE S89°46'55W 2636.58 FEET ALONG THE EAST AND WEST 1/4 LINE TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 31, THENCEN00°40'00"W 956.53 FEET ALONG SAID NORTH AND SOUTH 1/4LINE, THENCE N89°43'45"E 950.44 FEET TO A POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT		Total Estimated Land Improvements True Cash Value = 401					

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	67,200	200	67,400			43,056C
2016	55,000	200	55,200			42,672C
2015	45,800	200	46,000			42,545C
2014	45,800	200	46,000			41,875C

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FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	LC	LAND CONTRACT	2013-022	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SEIDEL CHRIS 6725 WATERFORD HILL TER CLARKSTON MI 48346	MAP #:					
	2017 Est TCV 41,760					

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

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

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- Public Improvements
  - X Dirt Road
  - Gravel Road
  - Paved Road
  - Storm Sewer
  - Sidewalk
  - Water
  - Sewer
  - Electric
  - Gas
  - Curb
  - Street Lights
  - Standard Utilities
  - Underground Utils.
- Topography of Site
  - X Level
  - 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	20,900	0	20,900			20,900S
2016	21,900	0	21,900			21,900S
2015	21,900	0	21,900			21,900S
2014	21,900	0	21,900			21,900S

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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
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
FOUR D'S OF MISSAUKEE LLC 300 MEYERING RD MARION MI 49665	MAP #:					
	2017 Est TCV 23,184					

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			11.040 Acres	2,100	100	23,184
						11.04 Total Acres	Total Est. Land Value =		23,184

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

- X Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Cuts
- 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	11,600	0	11,600			9,533C
2016	11,600	0	11,600			9,448C
2015	11,600	0	11,600			9,420C
2014	11,600	0	11,600			9,272C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
BROWN CHAD & GRETCHEN 10255 PAGE AVE JACKSON MI 49201	MAP #:					
	2017 Est TCV 13,608					

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			5.040 Acres	2,700	100	13,608
			5.04 Total Acres Total Est. Land Value =						13,608

**Tax Description**  
 SPLIT ON 08/28/2012 FROM 009-031-001-00; PARCEL I  
 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST COMER OF SAID SECTION 31, THENCE S00°30'13"E 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, THENCE S89°40'36"W 835.29 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S00°30'13"E 468.76 FEET TO A POINT ON A 66 FOOT EASEMENT. THENCE ALONG THE

- X Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Cuts
- 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
2017	6,800	0	6,800			6,579C
2016	6,800	0	6,800			6,521C
2015	6,800	0	6,800			6,502C
2014	6,800	0	6,800			6,400C



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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
TIDWELL CHARLES 16070 EUCLID ALLEN PARK MI 48101	MAP #:					
	2017 Est TCV 19,190					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road		Residentia 8 - 17	@\$1900	10.10	Acres	1900	100	19,190
	Gravel Road				10.10	Total Acres	Total Est. Land Value =	19,190	

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

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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
2017	9,600	0	9,600			9,600S
2016	10,600	0	10,600			10,600S
2015	10,600	0	10,600			10,600S
2014	10,600	0	10,600			10,600S

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

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

Owner's Name/Address	MAP #:
VANDERHEIDE KEVIN D & VANDERHEIDE JEREMY P 5350 SE BROWN RD CADILLAC MI 49601-9401	2017 Est TCV 96,156 TCV/TFA: 121.87

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			40/FF	172.45	252.60	1.0000	1.0000	40	100	6,898
			172 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =							6,898

Tax Description	X	Land Improvement Cost Estimates								
DESCRIPTION FOR PARCEL "F" PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00'30'13"W595.70 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S89'29'47"W 210.00 FEET. THENCE N00'30'13"W 235.00 FEET, THENCE N69'29'47'E 119,23 FEET TO POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT THENCE S55'56'12"R 110.24 FEET		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water	D/W/P: 4in Ren. Conc.	3.78	1.00	460	0	0	0	
		Sewer	D/W/P: 4in Concrete	3.35	1.00	15	0	0	0	
		Electric	Residential Local Cost Land Improvements							
		Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Curb	LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425		
		Street Lights	Total Estimated Land Improvements True Cash Value =							1,425
		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	3,400	44,700	48,100			43,111C
	Rolling	2016	3,400	42,100	45,500			42,727C
	Low	2015	3,400	39,200	42,600	42,600D		42,600S
	High	2014	3,400	0	3,400			3,400S
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
X	Flood Plain							
	SEASONAL RD							

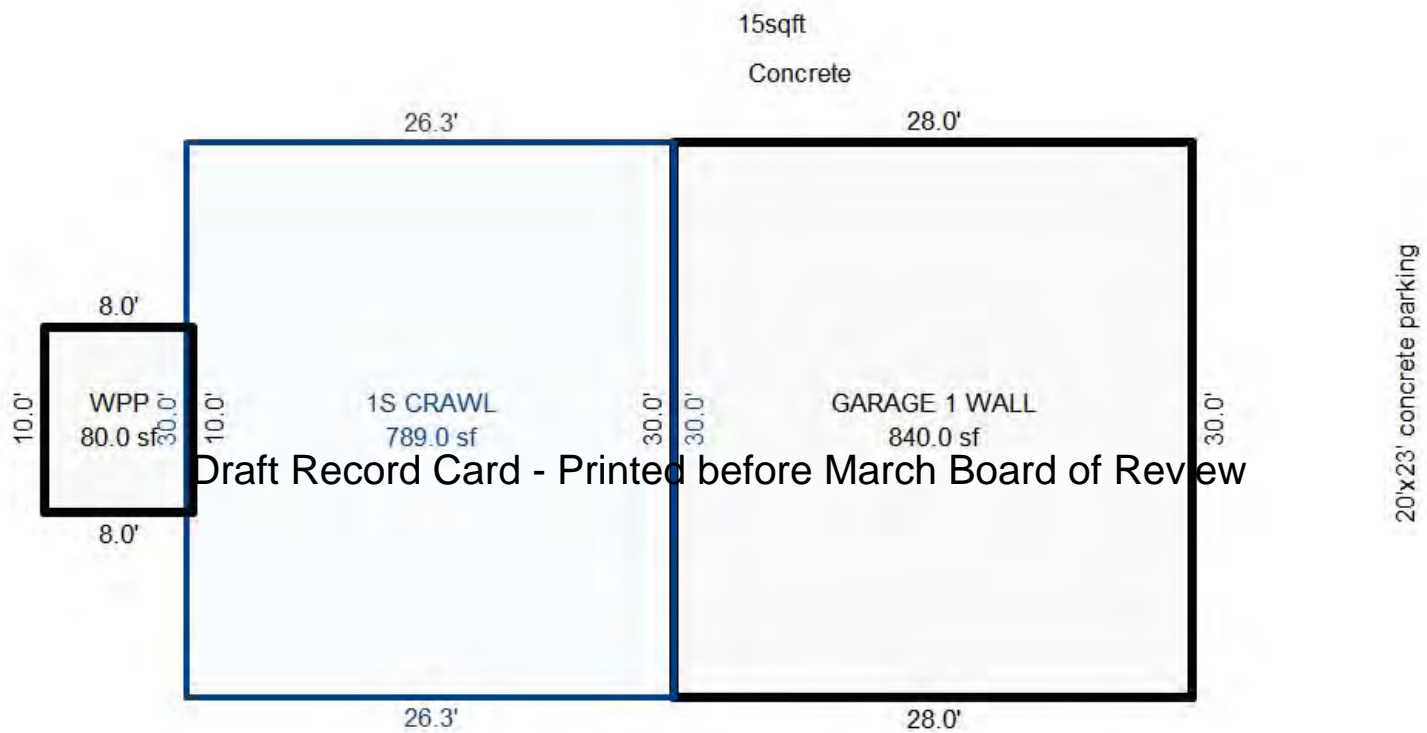
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas	Oil	Elec.	X	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2014	Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Mobile Home						0							Front Overhang	Wood	Coal
	Town Home	0	Other Overhang	(4) Interior			Dishwasher		2nd/Same Stack					Class: CD		
	Duplex			Forced Air w/o Ducts	Drywall		Plaster		Garbage Disposal	Two Sided						Exterior: Siding
	A-Frame			Forced Air w/ Ducts	Paneled		Wood T&G		Bath Heater	Exterior 1 Story						Brick Ven.: 0
	Wood Frame			Forced Hot Water	Trim & Decoration		Vent Fan		Exterior 2 Story					Stone Ven.: 0		
	Building Style:			Electric Baseboard	Ex		Ord		Hot Tub	Prefab 1 Story						Common Wall: 1 Wall
	1S			Elec. Ceil. Radiant	Size of Closets		Unvented Hood		Prefab 2 Story					Foundation: 42 Inch		
	Yr Built	Remodeled			Radiant (in-floor)		Lg		Ord	Heat Circulator						Finished ?:
	2014	0			Electric Wall Heat		Doors		Raised Hearth					Auto. Doors: 1		
Condition for Age:				Space Heater	Ex	Ord	Wood Stove			Mech. Doors: 0						
Average				Wall/Floor Furnace	H.C.		Direct-Vented Ga			Area: 789						
Room List				Forced Heat & Cool			Oven			% Good: 0						
Basement		(5) Floors		Heat Pump			Microwave			Storage Area: 0						
1st Floor		Kitchen:		No Heating/Cooling			Standard Range			No Conc. Floor: 0						
2nd Floor		Other:		Central Air			Self Clean Range			Bsmnt Garage:						
Bedrooms		Other:		Wood Furnace			Sauna			Carport Area:						
(1) Exterior		(6) Ceilings		(12) Electric			Trash Compactor			Roof:						
Wood/Shingle				0 Amps Service			Central Vacuum									
Aluminum/Vinyl				No./Qual. of Fixtures			Security System									
Brick				Ex.	Ord.	Min	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Insulation		Basement: 0 S.F.		No. of Elec. Outlets			1	Story Siding	Basement	62.51	0.00	0.00	789	49,320		
(2) Windows		Crawl: 0 S.F.		Many	Ave.	Few	Other Additions/Adjustments		Rate				Size	Cost		
Many		Slab: 0 S.F.		(7) Excavation		(13) Plumbing		(13) Plumbing								
Avg.		Height to Joists: 0.0				1		Average Fixture(s)		630.00		1		630		
Few				(8) Basement		1		(14) Water/Sewer		2550.00		1		2,550		
Large				Conc. Block		3		Well 100 Feet		2550.00		1		2,895		
Avg.				Poured Conc.		2		(16) Deck/Balcony		8.47		80		678		
Small				Stone		Softener, Auto		Treated Wood, Standard								
Wood Sash				Treated Wood		Softener, Manual		(17) Garages								
Metal Sash				Concrete Floor		Solar Water Heat		Class:CD		Exterior: Siding		Foundation: 42 Inch		(Unfinished)		
Vinyl Sash						No Plumbing		Base Cost		15.78		789		12,450		
Double Hung						Extra Toilet		Common Wall: 1 Wall		-1225.00		1		-1,225		
Horiz. Slide						Separate Shower		Automatic Doors		375.00		1		375		
Casement						Ceramic Tile Floor		Phy/Ab.Phy/Func/Econ/Comb.%Good=		99/100/100/100/99.0,		Depr.Cost =		92,455		
Double Glass						Ceramic Tile Wains		ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =				87,833		
Patio Doors						Ceramic Tub Alcove										
Storms & Screens						Vent Fan										
(3) Roof						(14) Water/Sewer										
Gable						Public Water										
Hip						Public Sewer										
Flat						1 Water Well										
Asphalt Shingle						1 1000 Gal Septic										
Chimney:						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.
FOUR D'S OF MISSAUKEE LLC	PETERS JOHN SCOTT (M/M)	15,700	04/06/2009	WD	Split Vacant	2009/1231		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
PETERS JOHN SCOTT 4702 HENRY RD Jackson MI 49201	MAP #:					
	2017 Est TCV 15,660					

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
			2013 EQ APPRAISAL			5.800 Acres	2,700	100	15,660
			5.80 Total Acres Total Est. Land Value =						15,660

**Tax Description**  
 SEC 31 T22N R8W (0\*2009) BEG N 0 DEG 30'13"W 768.15 FT FROM E 1/4 COR, TH , N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'13"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, S 0 DEG 30'13"E 673.73 FT TO POB. 5.8A. 2009  
 Split on 6-24-09 from 031-001-00

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**Comments/Influences**  
 Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-70;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,800	0	7,800			7,624C
2016	7,800	0	7,800			7,556C
2015	7,800	0	7,800			7,534C
2014	7,800	0	7,800			7,416C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	MAP #:					
	2017 Est TCV 15,060					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 3 - 7 @\$3000	5.02 Acres	3000	100	15,060
			5.02 Total Acres Total Est. Land Value =				15,060

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

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

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

**Topography of Site**

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,500	0	7,500			6,579C
2016	7,500	0	7,500			6,521C
2015	7,500	0	7,500			6,502C
2014	6,800	0	6,800			6,400C

Who When What



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5200 S BROWN RD	School: MCBAIN - 57030		New House	10/25/2007	20070817	100%
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	MAP #:					
	2017 Est TCV 102,231 TCV/TFA: 138.15					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 31 T22N R8W BEG S 0 DEG 30'13"E 1192 FT FROM NE COR OF NE/4, TH S89DEG 40'36"W 630.25 FT, N 66DEG 13'21"W 73.35 FT, N76DEG 47'19"W 142.24 FT, N ODEG 30'13" W 206.76 FT, N89DEG 40'36"E 835.29 FT SODEG 30'13"E 270 FT TO POB. 5 Ac. M/L Split on 06/04/2007 from 009-031-001-00;	X	Dirt Road		SALES & 2013 EQ RATE			5.000 Acres	2,700	100	13,500	
		Gravel Road					5.00 Total Acres	Total Est. Land Value =		13,500	
	X	Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		D/W/P: Patio Blocks			9.80	1.00	120	97	1,141
		Water		Total Estimated Land Improvements True Cash Value = 1,141							
	X	Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

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



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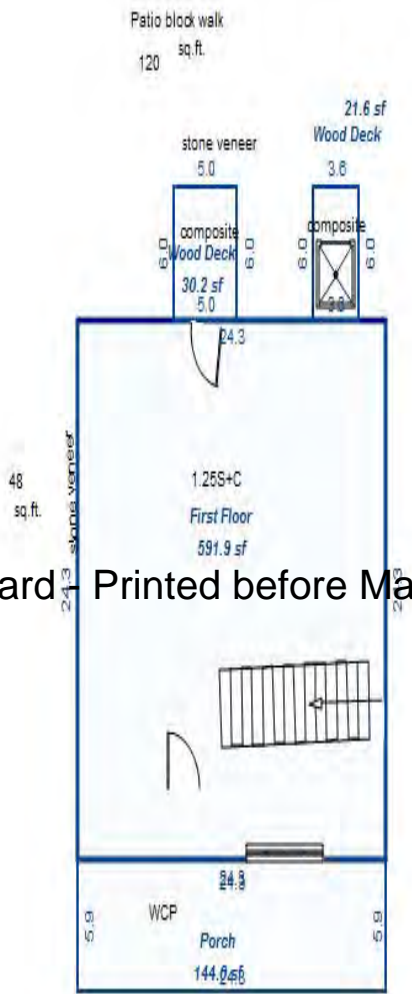
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2017	6,800	44,300	51,100			40,740C
X Rolling	2016	6,800	41,700	48,500			40,377C
Low	2015	6,800	38,900	45,700			40,257C
High	2014	6,800	33,600	40,400			39,624C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD							
Who When What							
TPC 11/01/2010 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 30 21	Type WCP (1 Story) Composite Composite	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Class: BC Effec. Age: 7 Floor Area: 740			Total Base Cost: 71,840 Total Base New : 99,140 Total Depr Cost: 92,200 Estimated T.C.V: 87,590			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2008	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1.25 Story Siding Crawl Space 106.67 -14.24 0.00			Rate 11.20			Size Cost 592 54,719			
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments (1) Exterior Stone Veneer			Average Fixture(s) 1120.00			Size Cost 48 538			
Room List		(5) Floors Kitchen: Other: Other:		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Well, 100 Feet 1000 Gal Septic (15) Built-Ins & Fireplaces Appliance Allowance			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =			Depr.Cost = 92,200 = 87,590			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(16) Porches WCP (1 Story), Standard			Composite,Standard Composite,Standard			144 4,005			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(14) Water/Sewer Public Water Public Sewer			(16) Deck/Balcony Composite,Standard Composite,Standard			15.42 18.90			30 463 21 397			
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony Composite,Standard Composite,Standard			27.81			144 4,005			
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
X	Many Avg. X Large Avg. X Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney:																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5050 S BROWN RD	School: MCBAIN - 57030		New House	04/10/2007	20070137	Complete
	P.R.E. 100% 06/28/2007					

Owner's Name/Address	MAP #:	2017 Est TCV 257,074 TCV/TFA: 120.98
QUIST JEREMY D & LAURA 5050 S BROWN RD Cadillac MI 49601		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L Split on 05/16/2007 from 009-031-001-00; Comments/Influences			Public Improvements								
	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			SALES & 2013 EQ RATE		20.00	Acres	2,100	100		42,000	
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Wood Frame	9.17	1.00	96	94	827			
			Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			LAND IMPROVE 1000	1000.00	1.00	1.0	94	940			
			Total Estimated Land Improvements True Cash Value =							1,767	

-----  
 Split/Comb. on 05/16/2007 completed  
 05/16/2007 RAY ;  
 Parent Parcel(s): 009-031-001-00;  
 Child Parcel(s): 009-031-001-85;  
 -----  
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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							
X SEASONAL RD							

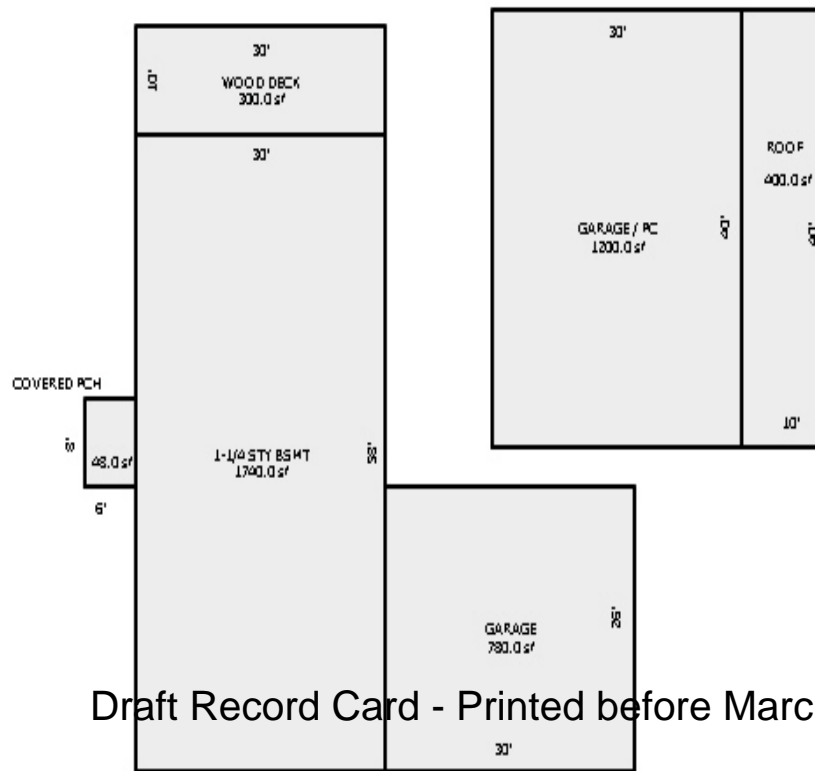
Who	When	What	2017	2016	2015	2014
			21,000	21,000	21,000	21,000
			107,500	101,200	94,200	84,000
			128,500	122,200	115,200	105,000
			104,256C	103,327C	103,018C	101,396C
		TPC 11/01/2010 INSPECTED				
		TIM 07/26/2010 INSPECTED				

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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 48 300	Type WCP (1 Story) WPP	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +10 Effec. Age: 8 Floor Area: 2125 Total Base Cost: 177,182 Total Base New : 244,511 Total Depr Cost: 224,534 Estimated T.C.V: 213,307		CntryMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2007	Remodeled 0	Ex X Ord Min		(12) Electric			1.25 Story Siding Basement 77.99 0.00 0.00 1700 132,583			Rate		Size Cost				
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			(1) Exterior			Rate		Size Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(1) Exterior			Rate		Size Cost				
(1) Exterior		X Drywall		No. of Elec. Outlets			Stone Veneer			10.25		200		2,050		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Walk out Basement Door(s)			775.00		1		775		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(13) Plumbing			2400.00		1		2,400		
(2) Windows	Many Avg. X Large Avg. X 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			(14) Water/Sewer			2700.00 3085.00		1 1		2,700 3,085		
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			(15) Built-Ins & Fireplaces			1915.00		1		1,915		
(3) Roof		(9) Basement Finish		1 Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			38.16 9.25		48 300		1,832 2,775		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 16.58 Common Wall: 1 Wall -1300.00 Automatic Doors 375.00		780 1 2		12,932 -1,300 750		
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			Appliance Allowance 1915.00 WCP (1 Story), Standard 38.16 WPP, Standard 9.25			Class:D Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 10.01 Mechanical Doors 325.00		1200 1		12,012 325		
Chimney:		Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 222,934			Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97			County Multiplier = 1.38 => Cost New = 2,191		400 1,588				
<p style="text-align: center;">*** Information herein deemed reliable but not guaranteed***</p> <p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	29,000	11/05/2012	LC	LAND CONTRACT	2012-03565 LCT	PTA	100.0
QUIST JERRY & DONNA & JAY	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	Not Qualified	2007/1005		0.0
FOUR D'S OF MISSAUKEE LLC	MARICLE ROBERT & SUE (H/W	45,000	12/11/2006	LC	Split Vacant	2006/4440-2010		100.0
DUDITCH GEORGE & IDA ETAL	GRUBER STEVE M & CRACCHIO	0	04/23/2005	PLC	Not Qualified	05-0/1471		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SEIDEL CHRIS 6725 WATERFORD HILL TERRACE CLARKSTON MI 48346	MAP #:					
	2017 Est TCV 28,538					

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			Residentia 8 - 17	@\$1900	15.02 Acres	1900	100	28,538	
			15.02 Total Acres					Total Est. Land Value =	28,538

**Tax Description**  
 . SEC 31 T22N R8W BEG S0DEG 40'00"E  
 758.42 FT FROM N/4 COR; TH N 89DEG  
 43'45"E 484.94 FT; S26DEG 17'35"E 321.45  
 FT; S49DEG 59'05"E 93.62 FT; S33 DEG  
 09'11"E 115.82 FT; S16 DEG 19' 17"E  
 300.54 FT; S32 DEG 40'52"E 211.55 FT; S89  
 DEG 43'45" W 950.44 FT; N0 DEG 40' 00" W  
 914.12 FT TO POB. 15.02 Ac. M/L  
 Split on 12/05/2006 from 009-031-001-00;  
**Comments/Influences**  
 Split/Comb. on 12/05/2006 completed  
 12/05/2006 RAY

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

**Topography of Site**

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	14,300	0	14,300			14,300S
2016	15,800	0	15,800			15,800S
2015	15,800	0	15,800			15,800S
2014	15,800	0	15,800			15,800S

Lake Township Missaukee Parcel Map

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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 X	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 *						
Taxpayer's Name/Address	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
STATE	Dirt Road			Residentia 30 - 65	\$2000	40.00	Acres	2000	100	80,000
	Gravel Road			40.00 Total Acres		Total Est. Land Value =				80,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.	Level	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Comments/Influences	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							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		174,000	10/01/2001	WD	Download	01-0:4371		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5041 S SEELEY RD	School: MCBAIN - 57030		Pole Barn	04/08/2004	20040051	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
ADAMS BOBBY J & SHARRON K 5041 S SEELEY ROAD CADILLAC MI 49601	MAP #: 2017 Est TCV 167,870 TCV/TFA: 124.90					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 31 T22N R8W N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC W33 FT FOR RDWY. 10.36 A.	X			GROUP I 100/FF	327.90	1376.28	1.0000	1.0000	100	100	32,790
Comments/Influences				328 Actual Front Feet, 10.36 Total Acres Total Est. Land Value = 32,790							
				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		
				Total Estimated Land Improvements True Cash Value = 950							

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	16,400	67,500	83,900			70,617C
Who When What	2016	16,400	63,100	79,500			69,988C
TPC 04/05/2016 INSPECTED	2015	16,400	58,800	75,200			69,779C
TPC 03/13/2012 INSPECTED	2014	16,400	52,600	69,000			68,681C

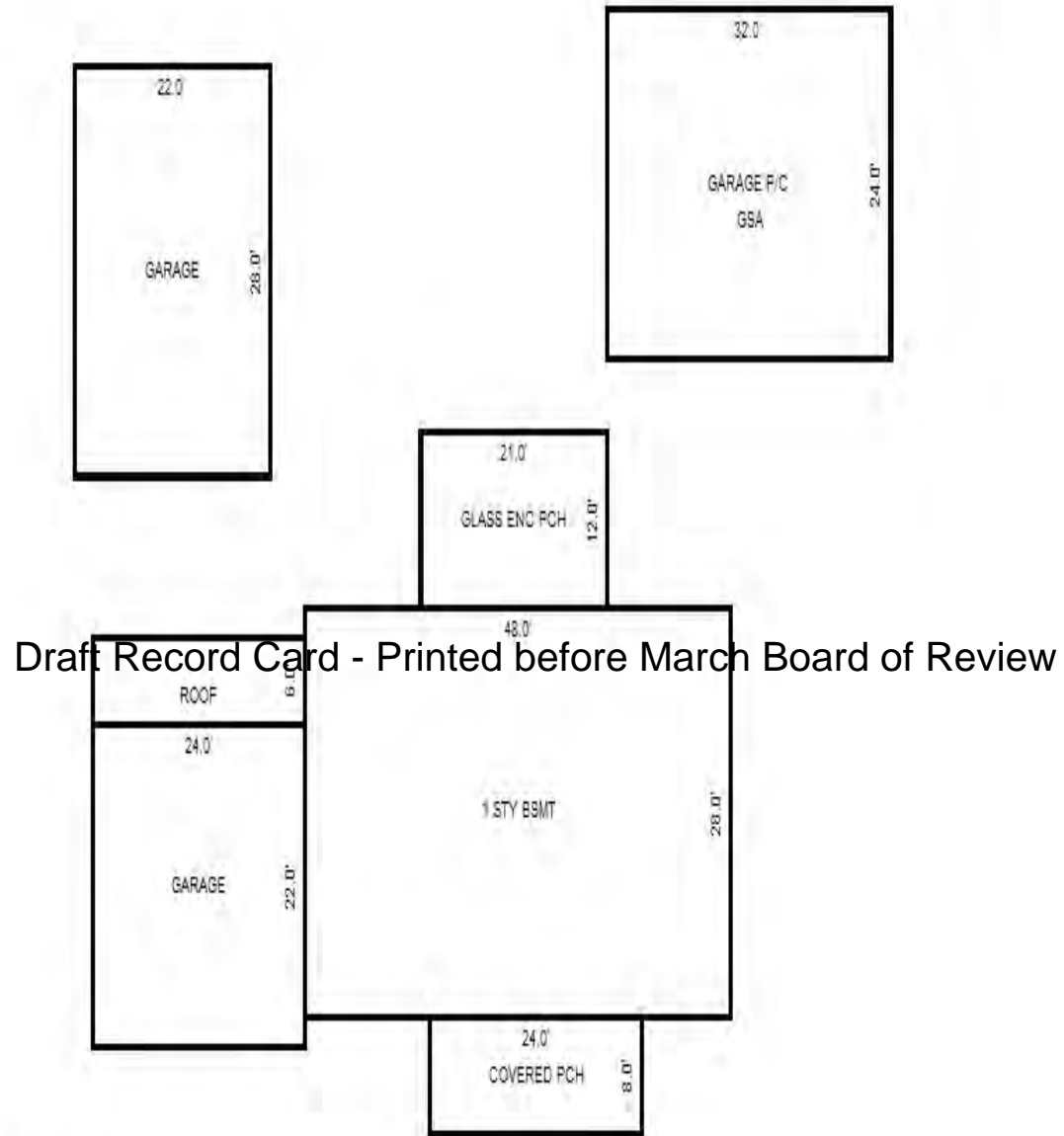
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 192 252 144	Type CCP (1 Story) CGEP (1 Story) Roof Cover Onl	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			67.06	0.00	0.00	1344	90,129		
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)			760.00		1 760	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer			Well 50 Feet			1575.00		1 1,575	
				100 Amps Service			Well 50 Feet			1575.00			1 1,575		1 3,085	
		(6) Ceilings		No./Qual. of Fixtures			Well 50 Feet			1575.00			1 1,575		1 3,085	
(1) Exterior	X	Drywall					Ex. X Ord. Min			Rate			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets			Rate			Size Cost			
	Insulation	(7) Excavation		(13) Plumbing			Many X Ave. Few			Rate			Size Cost			
(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			Well 50 Feet			1575.00			1 1,575		1 3,085	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Well 50 Feet			1575.00			1 1,575		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	(9) Basement Finish			Well 50 Feet			1575.00			1 1,575		1 3,085	
X	Asphalt Shingle	1344 Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Well 50 Feet			1575.00			1 1,575		1 3,085	
(3) Roof		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Well 50 Feet			1575.00			1 1,575		1 3,085	
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:	Lump Sum Items:			Well 50 Feet			1575.00			1 1,575		1 3,085	
X	Chimney: Brick															
<p>Class: C +5 Effec. Age: 35 Floor Area: 1344 Total Base Cost: 158,733 Total Base New : 219,052 Total Depr Cost: 141,189 Estimated T.C.V: 134,130</p> <p>Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 20.00 Common Wall: 1 Wall -1300.00 Mechanical Doors 350.00</p> <p>Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.02 Mechanical Doors 350.00</p> <p>Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.64 Mechanical Doors 325.00</p> <p>Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 121,769</p> <p>Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 1344 15,389</p> <p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HUNT MARK K & DOREEN C FAMILY TRUST 2132 ST JOSEPH WEST BLOOMFIELD MI 48324	MAP #:					
	2017 Est TCV 32,790					

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

Tax Description  
. SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 A.  
Comments/Influences

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

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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	16,400	0	16,400			6,143C
2016	16,400	0	16,400			6,089C
2015	16,400	0	16,400			6,071C
2014	16,400	0	16,400			5,976C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5167 S SEELEY RD	School: MCBAIN - 57030		Pole Barn	09/17/2013	2013-0447	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BEATTY DEAN E	MAP #:					
5167 S SEELEY RD	2017 Est TCV 189,990 TCV/TFA: 77.80					
CADILLAC MI 49601						

Tax Description	Class	Value	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 31 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.	X Improved		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 18	-29	@\$2000	20.65	Acres	2000	100		41,290
			20.65 Total Acres Total Est. Land Value = 41,290								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash	Value		
			D/W/P: 4in Ren. Conc.	3.78	1.00	640	0	0			
			D/W/P: 3.5 Concrete	3.20	1.00	900	0	0			
			D/W/P: Asphalt Paving	1.51	1.00	1650	0	0			
			Fencing: Wire Mesh, #9	1.87	1.00	500	0	0			
			Residential Local Cost Land Improvements								
			D/W/P: 4in Ren. Conc.	3.78	1.00	640	0	0			
			D/W/P: 3.5 Concrete	3.20	1.00	900	0	0			
			D/W/P: Asphalt Paving	1.51	1.00	1650	0	0			
			Fencing: Wire Mesh, #9	1.87	1.00	500	0	0			
			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
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	20,600	74,400	95,000			77,835C
TPC	04/05/2016	INSPECTED	2016	20,600	73,900	94,500			77,141C
TPC	10/29/2013	INSPECTED	2015	20,600	64,500	85,100			76,911C
TPC	03/13/2012	INSPECTED	2014	20,600	55,100	75,700			75,700S

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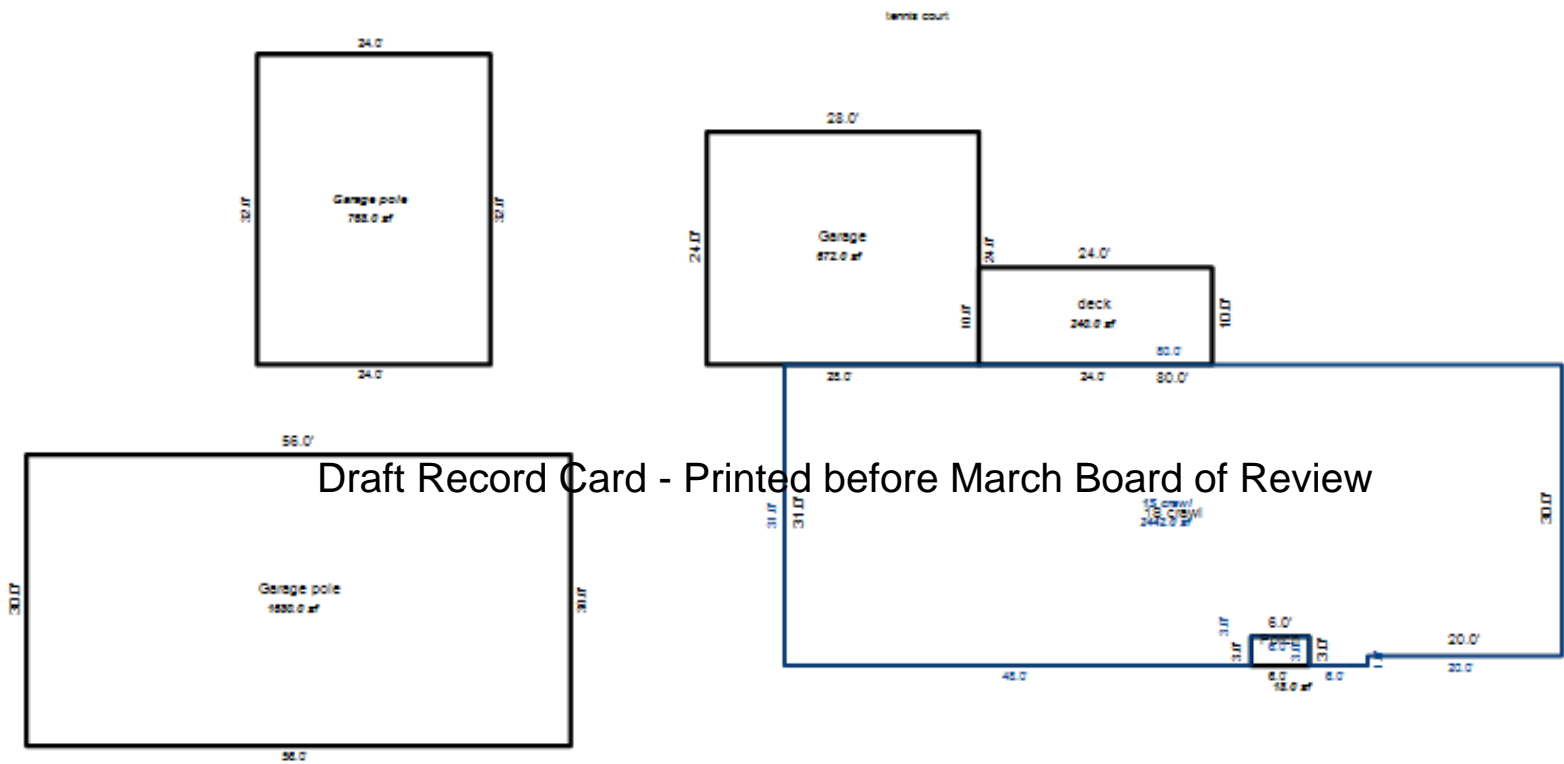
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 40 Floor Area: 2442 Total Base Cost: 160,453 Total Base New : 221,425 Total Depr Cost: 132,855 Estimated T.C.V: 119,570		CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S		Trim & Decoration		X Ex			Ord	Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost										
Yr Built 1969	Remodeled 0	Size of Closets		X Lg			Ord	Small	Other Additions/Adjustments		Rate		Size Cost								
Condition for Age: Average		Doors		X Solid			X	H.C.	(13) Plumbing		Average Fixture(s)		630.00		1		630				
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200		Amps Service									
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric			200			Amps Service											
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex.			X Ord.			Min								
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		No. of Elec. Outlets			Many			X Ave.			Few								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			3 Fixture Bath			1			2 Fixture Bath					
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			2 Fixture Bath			Softener, Auto			Softener, Manual					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X	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 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic			2000 Gal Septic		
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost = 132,855			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 = 119,570					

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: MCBAIN - 57030					
	P.R.E. 100% 06/01/1995					
Owner's Name/Address	MAP #:					
BEATTY DEAN E & MARGARET M & BEATTY CHARLES & DEBRA & BSJ & BDJ 5167 S SEELEY RD CADILLAC MI 49601	2017 Est TCV 182,336					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4. 82.88A.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				Residentia 66 - 120	\$2200	82.88 Acres	2200	100			182,336
				82.88 Total Acres Total Est. Land Value = 182,336							

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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	91,200	0	91,200			26,068C
2016	74,600	0	74,600			25,836C
2015	62,200	0	62,200			25,759C
2014	62,200	0	62,200			25,354C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HART EVAN ALAN DANIELLE AIDA 3716 PEBBLE CREEK CADILLAC MI 49601	MAP #:					
	2017 Est TCV 39,720					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 18	-29	@\$2000	19.86 Acres	2000	100	39,720
			19.86 Total Acres Total Est. Land Value =						39,720

**Tax Description**  
 A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SEC31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, CONTAINING 19.86 AN EASEMENT FOR DED IN A SURVEY 4617 DATED AND SUBJECT TO ' WIDE EASEMENT TED IN THE 31, T22NR08W, N ON FILE\*\*\*



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

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

- Topography of Site**
- Level
  - 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	19,900	0	19,900			19,900S
2016	36,000	0	36,000		18,000A	11,647C
2015	32,000	0	32,000			23,225C
2014	32,000	0	32,000			22,860C

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Who When What  
 TPC 05/09/2016 INSPECTED

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
MOOMEY RICHARD PO BOX 825 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 39,760					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 18	-29	@\$2000	19.88 Acres	2000	100	39,760
			19.88 Total Acres Total Est. Land Value =						39,760

**Tax Description**  
 A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	19,900	0	19,900			11,751C
2016	0	0	0		18,000A	11,647C
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 Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type CSEP (1 Story)	Year Built: 1965 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	Drywall Paneled	Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Yr Built 1952	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Floor Area: 990		CntyMult X 1.420		Bsmnt Garage:			
Condition for Age: Average		Lg	X	Ord		Small	100 Amps Service			Total Base Cost: 59,817		E.C.F. X 0.900		Carport Area: Roof:			
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Total Base New : 84,940		Total Depr Cost: 46,717		Estimated T.C.V: 42,045			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(13) Plumbing			Well 50 Feet 1575.00		Rate		Size		Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Average Fixture(s) 525.00		1		525			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(15) Built-Ins & Fireplaces			Appliance Allowance 1235.00		1		1,235			
	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			(16) Porches			CSEP (1 Story), Standard 22.75		240		5,460			
(2) Windows		(8) Basement		Public Water Public Sewer			(17) Garages			Class:D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 14.45		768		11,098			
X	Many Avg. X Few X Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 =			Depr.Cost = 46,717		=		42,045			
X	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															
X	Gable Hip Flat	(10) Floor Support															
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
	Chimney: Block																

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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
11540 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:	2017 Est TC	2017 Est TC	2017 Est TC	2017 Est TC	2017 Est TC	2017 Est TC	2017 Est TC		
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		189,890	TCV/TFA: 45.21							
	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			GRAGE C 40/FF	413.60	527.65	1.0000	1.0000	40 100	16,544	
			414 Actual Front Feet, 5.01 Total Acres						Total Est. Land Value =	16,544
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	4.21	1.00	800	50	1,684		
			D/W/P: Asphalt Paving	1.61	1.00	16500	50	13,283		
			Total Estimated Land Improvements True Cash Value =						14,967	

Tax Description  
 . SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT S OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT THE CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	8,300	86,600	94,900			74,379C
X Rolling	2016	8,300	82,700	91,000			73,716C
Low	2015	8,300	76,300	84,600			73,496C
High	2014	8,300	68,900	77,200			72,339C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	08/25/2011	INSPECTED					

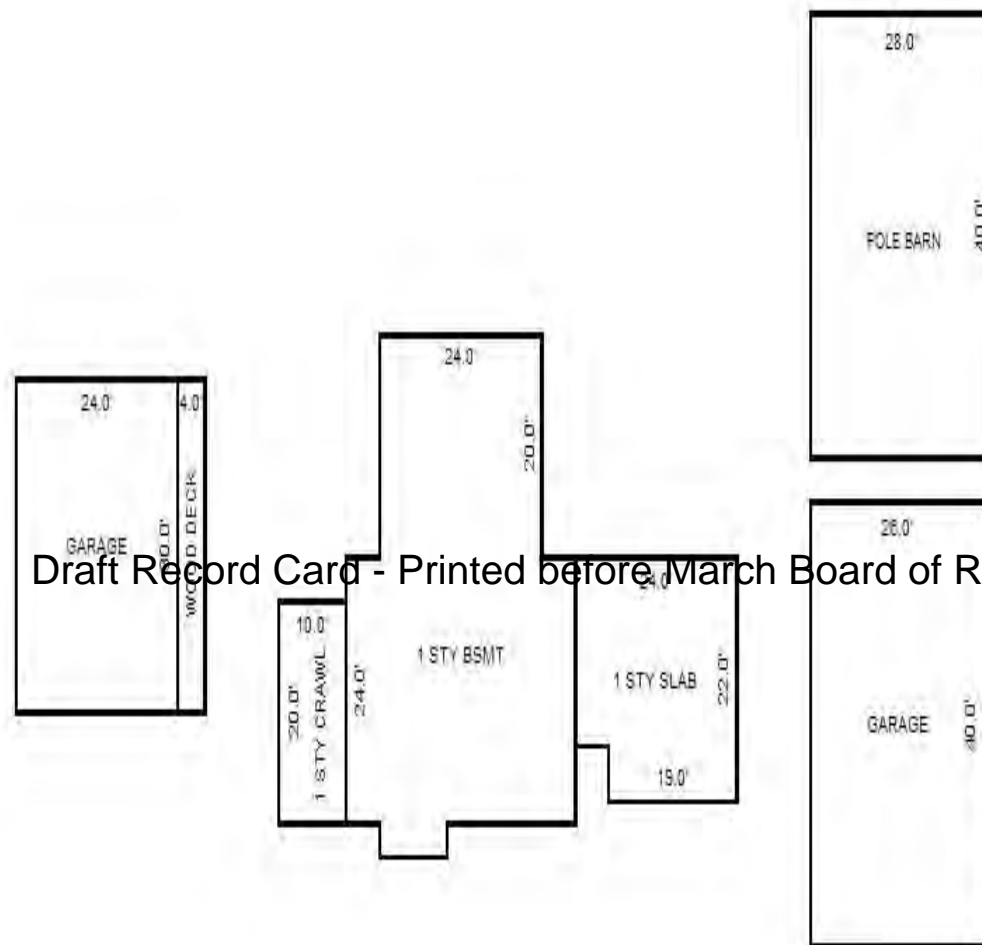
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 120 120	Type WPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost						
Yr Built 1949	Remodeled 2012	Ex	X	Ord		Min	1 Story Siding			66.17	0.00	0.00	1332	88,138					
Condition for Age: Average		Lg	X	Ord		Small	1 Story Siding			66.17	-8.90	0.00	200	11,454					
Room List		Size of Closets		No./Qual. of Fixtures			1 Story Siding			66.17	-11.12	0.00	508	27,965					
Basement 1st Floor 2nd Floor 4 Bedrooms		Doors		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost						
		Solid		X	H.C.		(1) Exterior			Rate			Size Cost						
		Lump Sum Items:		(13) Plumbing			(1) Exterior			Rate			Size Cost						
				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Stone Veneer Average Fixture(s)			10.25 760.00			48 760						
				(8) Basement			(14) Water/Sewer			Well, 50 Feet 1000 Gal Septic			1575.00 3085.00		1 1		1,575 3,085		
				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1		1,915		
				(9) Basement Finish			(16) Porches			WPP, Standard			24.75		32		792		
				Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard			7.90 7.90		120 120		948 948		
				(10) Floor Support			(17) Garages			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			15.95		720		11,484		
				Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Base Cost Automatic Doors			375.00			1		375	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 134,489 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 127,764												
Chimney: Brick																			

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\*\*\* 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\*\*\*

Desc. of Bldg/Section: NEAR RD/ W/LIFT Calculator Occupancy: Garage, Service/Repair Shed		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 1,040 Gross Bldg Area: 2,160 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>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Adj: +%0 \$/SqFt:0.00 Heat#1: Wall or Floor Furnace 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1040 Ave. Perimeter: 132 Has Elevators:						
1994 Year Built Remodeled		*** Basement Info *** 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						
Base Rate for Upper Floors = 13.80  (10) Heating system: Wall or Floor Furnace Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 13.80  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 1,040 Perimeter: 132 Perim. Multiplier: 1.338 Refined Square Foot Cost for Upper Floors: 18.46  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 25.481  Total Floor Area: 1,040 Base Cost New of Upper Floors = 26,500  Reproduction/Replacement Cost = 26,500 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 17,490  ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 19,239 Replacement Cost/Floor Area= 25.48 Est. TCV/Floor Area= 18.50								

<b>Draft Record Card - Printed before March Board of Review</b>																									
(1) Excavation/Site Prep:	(8) Plumbing:	(11) Electrical and Lighting:	(19) Miscellaneous:																						
(2) Foundation:	Footings	Outlets:	Fixtures:																						
<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>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>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>	Few	Few	Average	Average	Many	Many	Unfinished	Unfinished	Typical	Typical	(40) Exterior Wall:					
X	Poured Conc	Brick/Stone	Block																						
Many Above Ave.	Average Typical	Few None																							
Few	Few																								
Average	Average																								
Many	Many																								
Unfinished	Unfinished																								
Typical	Typical																								
(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	<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	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>	Thickness	Bsmnt Insul.
Total Fixtures	Urinals																								
3-Piece Baths	Wash Bowls																								
2-Piece Baths	Water Heaters																								
Shower Stalls	Wash Fountains																								
Toilets	Water Softeners																								
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Armored Cable	Mercury																								
Non-Metalic	Sodium Vapor																								
Bus Duct	Transformer																								
Thickness	Bsmnt Insul.																								
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0																							
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:																							
(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\*\*\*

Desc. of Bldg/Section: NORTH MOST PART  
 Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole  
 Floor Area: 1,120  
 Gross Bldg Area: 2,160  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 15  
 Physical %Good: 74  
 Func. %Good : 100  
 Economic %Good: 100

1995	Year Built Remodeled
	Overall Bldg Height

Comments:

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 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story: 1120  
 Ave. Perimeter: 136  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 10 Height per Story Multiplier: 1.000  
 Ave. Floor Area: 1,120 Perimeter: 136 Perim. Multiplier: 1.096  
 Refined Square Foot Cost for Upper Floors: 9.04

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.478

Total Floor Area: 1,120 Base Cost New of Upper Floors = 13,975  
 Reproduction/Replacement Cost = 13,975  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0  
 Total Depreciated Cost = 10,342

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 11,376  
 Replacement Cost/Floor Area= 12.48 Est. TCV/Floor Area= 10.16

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

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11450 W WATERGATE RD	School: MCBAIN - 57030					
	P.R.E. 84% 09/29/1997					
Owner's Name/Address	MAP #:					
HOUGHTON CONNIE L 11450 WATERGATE ROAD CADILLAC MI 49601	2017 Est TCV 116,741 TCV/TFA: 63.45					

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 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT N OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43' 28" E 200 FT TO END. 3.7933 A.	X	Dirt Road		2013 EQ RATES&SALES			3.790 Acres	4,222	100		16,000	
		Gravel Road					3.79 Total Acres			Total Est. Land Value =	16,000	
97 HS REDUCED TO 84% (HOUSE & 2 MH). DEATH CERT OF CHESTER HOUGHTON REC 04-0, 3558. DATE OF DEATH 6-22-97.	X	Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description				Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		Residential Local Cost Land Improvements				Rate	CountyMult.	Size	%Good	Cash Value
		Water		LAND IMPROVE 1000				1000.00	1.00	1.0	94	940
		Sewer		Total Estimated Land Improvements True Cash Value = 940								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2017	8,000	50,400	58,400			49,354C
		TPC 12/03/2013 INSPECTED	2016	8,000	47,900	55,900			48,914C
			2015	8,000	44,200	52,200			48,768C
			2014	8,000	40,000	48,000			48,000S

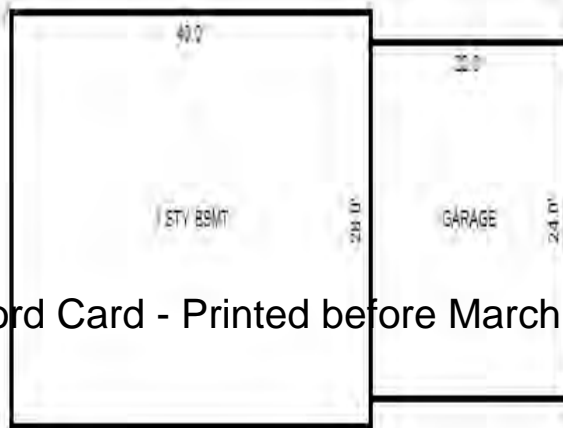
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior X Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Low Effec. Age: 35 Floor Area: Total Base Cost: 29,321 Total Base New : 40,463 Total Depr Cost: 14,162 Estimated T.C.V: 7,081			CntyMult X 1.380 E.C.F. X 0.500		Bsmnt Garage: Carport Area: Roof:			
Building Style: MANU-NATIONAL		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			No. /Qual. of Fixtures Ex. X Ord. Min			Class: Low Quality					
Yr Built 1973	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Unit Exterior Roof BaseUnit Ribbed Metal Other Additions/Adjustments			Rate	Heat/Roof	Ext.(%)	Size	Cost	
Condition for Age: Average		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			Rate			31.07	-0.80	0	720	21,794	
Room List		(5) Floors		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Rate								
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		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								
(1) Exterior		(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(15) Built-ins Metal Enamel Foundation Wall: Concrete			Rate								
X	Many Avg. Few X Large Avg. Small	(8) Basement		(16) Fireplaces Average Fixture(s) 2 Fixture Bath Well, 50 Feet 1000 Gal Septic Appliance Allowance			Rate			405.00	810.00	1	405	810	
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) Garage Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			1575.00	2720.00	1	1,575	2,720	
(3) Roof		(10) Floor Support		Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			1235.00		1	1,235		
X	Gable Hip Flat Asphalt Shingle Metal Chimney: Metal	(11) Heating/Cooling		Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			0.500 =>	TCV of Bldg: 1 =			7,081	

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Sketch by Apex IVT

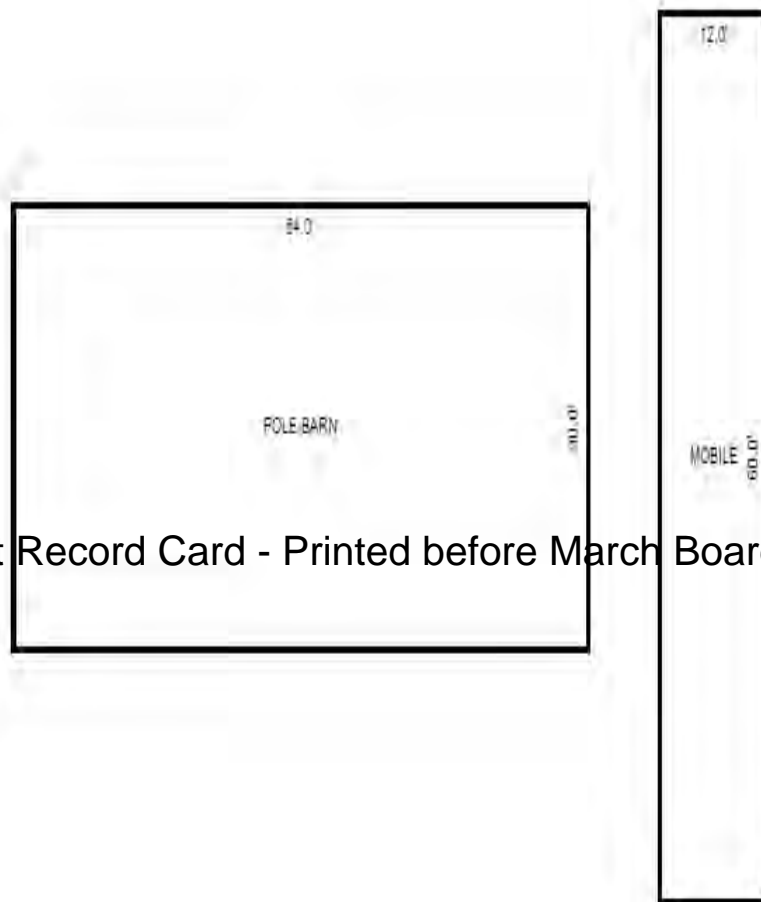
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration															
Yr Built 1982		Remodeled 0		Ex X Ord Min			Size of Closets			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			1 Story Siding Basement			58.08 0.00 0.00			1120 65,050				
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost				
(2) Windows				Many X Ave. Few			(13) Plumbing			Average Fixture(s)			630.00		1 630		
Many Avg. X Large Avg. X Small				(13) Plumbing			(14) Water/Sewer			Well 50 Feet			1575.00		1 1,575		
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		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		
(3) Roof		X Concrete Floor		(8) Basement			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 19.20		528 10,138		
X	Gable Hip Flat	Gambrel Mansard Shed		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost 9.71			1920 18,643				
Chimney:				(9) Basement Finish			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Depr.Cost =			350.00		1 350		
				Recreation SF Living SF Walkout Doors No Floor SF			Separately Depreciated Items: Unit-in-Place Cost Items: MOBILE HOME			1.00			1000 1,000				
X	Asphalt Shingle			(10) Floor Support			(14) Water/Sewer			County Multiplier = 1.38 =>			Cost New =		1,380		
				Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =			1,173	
				Lump Sum Items:			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 2 =			97,600		92,720		

Draft Record Card Printed before March Board of Review

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Draft Record Card - Printed before March Board of Review

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
11510 W WATERGATE RD	School: MCBAIN - 57030					
	P.R.E. 100% 04/30/1999					
Owner's Name/Address	MAP #:					
MILLER RONALD G 11510 W WATERGATE RD CADILLAC MI 49601	2017 Est TCV 71,260 TCV/TFA: 74.23					

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
MILLER RONALD G 11510 W WATERGATE RD CADILLAC MI 49601	X		Public Improvements						
			GROUP H \$75/FF	111.00	468.17	1.0000	1.0000	75 100	8,325
			Land Improvement Cost Estimates						
			Description Rate CountyMult. Size %Good Cash Value						
			Shed: Wood Frame	10.75	1.00	80	94	808	
			Total Estimated Land Improvements True Cash Value = 808						

Tax Description
SEC 31 T22N R8W THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF HWY M55 EXC E 217.7 FT THOF. 1.9257A.

Comments/Influences  
98 COMBO W/009-00 FOR 99 +1.16 AC.  
CHG FROM GRAVEL RD DEDUCTION TO PAVED FOR



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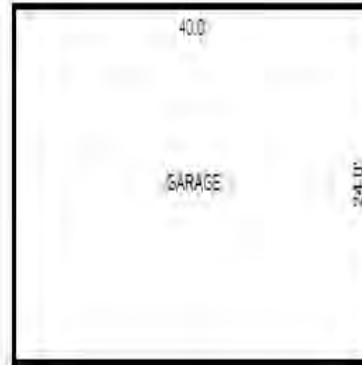
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,200	31,400	35,600			29,458C
2016	4,200	29,600	33,800			29,196C
2015	4,200	27,600	31,800			29,109C
2014	4,200	24,700	28,900			28,651C

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

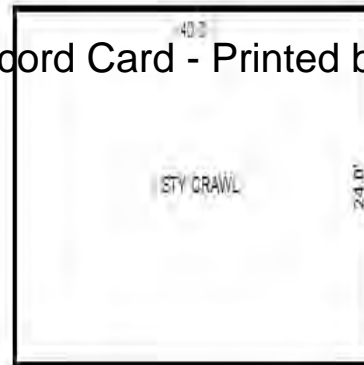
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace														
Yr Built 1978		Remodeled 0		No Heating/Cooling														
Condition for Age: Average		Ex X Ord		Min														
Room List		Size of Closets		Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump														
Basement 1st Floor 2nd Floor 3 Bedrooms		Lg X Ord		Small														
(1) Exterior		Doors		H.C.														
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		Kitchen: Other: Other:			(12) Electric											
Insulation		Kitchens		Other:			100 Amps Service											
(2) Windows		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj Heat-Adj		Size Cost	
Many Avg. X Large Avg. X Small		X Drywall		Ex. X Ord. Min			1 Story Siding			Crawl Space			59.86 -8.86		0.00		960 48,960	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments						Rate		Size Cost			
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			(13) Plumbing											
X		(8) Basement		(14) Water/Sewer			(14) Water/Sewer											
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces											
X		(9) Basement Finish		(14) Water/Sewer			(17) Garages											
X		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer			Appliance Allowance											
X		(10) Floor Support		1 Water Well			(15) Built-Ins & Fireplaces											
X		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)											
X		Asphalt Shingle		Lump Sum Items:			Base Cost											
Chimney: Metal							Mechanical Doors											
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 69/100/100/100/69.0,											
							ECF (RESIDENTIAL RURAL/ NON SUB)											
							0.950 => TCV of Bldg: 1 =											

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11560 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HOIT 5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 50,931 TCV/TFA: 46.81					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L SPLIT ON 12/05/2006 INTO 009-031-013-20;	X		Public Improvements							
			* Factors * 101.93 X 380.343							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP H 75/FF	101.93	380.34	1.0000	1.0000	75	100	7,645
			102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value =							7,645

Comments/Influences

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,800	21,700	25,500			22,198C
2016	3,800	18,200	22,000			22,000S
2015	3,800	19,600	23,400			22,047C
2014	3,800	17,900	21,700			21,700S

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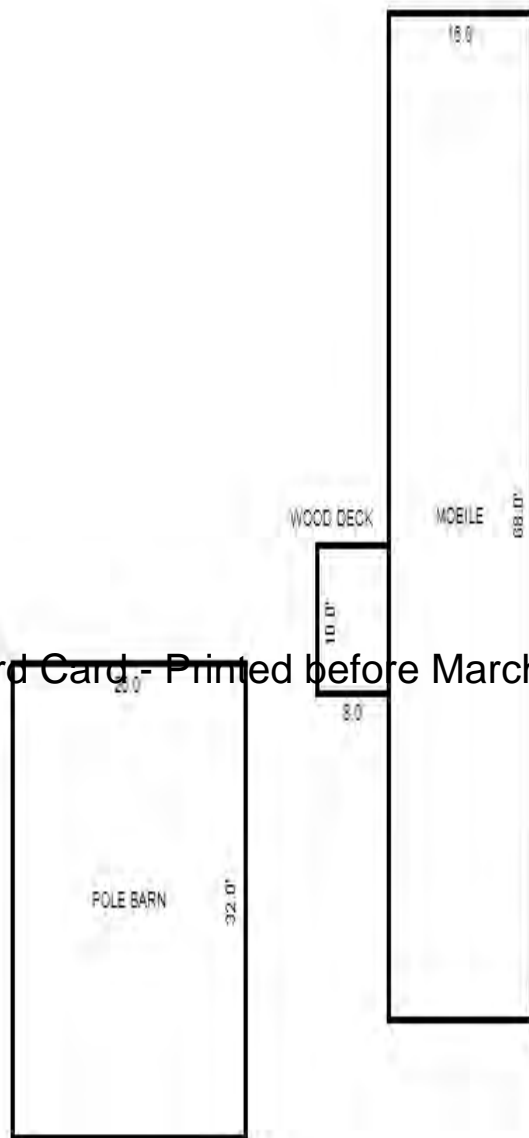
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 1979 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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 1997 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 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 47.64 -11.94 0.66			Size Cost 1088 39,560			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			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	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing No. of Elec. Outlets(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate 2720.00 2720.00			Size Cost 1 1,575 1 2,720			
X	Many Avg. X Large Avg. X Small	(8) Basement					(15) Built-Ins & Fireplaces Appliance Allowance (16) Deck/Balcony Treated Wood,Standard			Rate 1235.00 8.08			Size Cost 1 1,235 80 646			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(17) Garages Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Notes: 1997 REDMAN MH Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 66,594 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 43,286			Rate 10.26 325.00			Size Cost 832 8,536 1 325			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(3) Roof		(10) Floor Support		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: 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: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11540 W WATERGATE RD	School: MCBAIN - 57030		Commercial	08/11/2016	2016-0360	100%
Owner's Name/Address	P.R.E. 0%		Commercial	04/12/2016	2016-0096	100%
MOOMEY RICHARD WILLIAM P O BOX 825 CADILLAC MI 49601	MAP #:		Commercial	04/05/2016	2016-0087	100%
	2017 Est TCV 853,494 TCV/TFA: 28.24		Commercial	09/29/2015	2015-0476	100%

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 599.89 FT FROM S/4 COR; TH S 72D36M09S W 238.39 FT; N 0D42M26S W 370.89 FT; S 89D50M04S W 100 FT; N 0D42M26S W 454.16 FT; N 89D50M04S E 329.10 FT; S 0D41M18S E 754.37 FT TO POB. 5.20 Ac. M/L Split on 12/05/2006 from 009-031-013-00; Comments/Influences			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			COMMERCIAL 4-6A	5700	5.20 Acres	5700	100	29,640
			Total Est. Land Value =					29,640
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Crushed Rock	1.20	1.38	1000	94	1,557
			D/W/P: 4in Ren. Conc.	3.39	1.38	1000	94	4,398
			Total Estimated Land Improvements True Cash Value =					5,954

OFFICE BLDG 45% FOR 2010 BEING USED AS TEMP STORAGE  
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ;



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	14,800	411,900	426,700			324,973C
2016	7,800	203,700	211,500			158,348C
2015	9,900	181,800	191,700	185,000M		144,515C
2014	9,900	149,400	159,300			142,240C

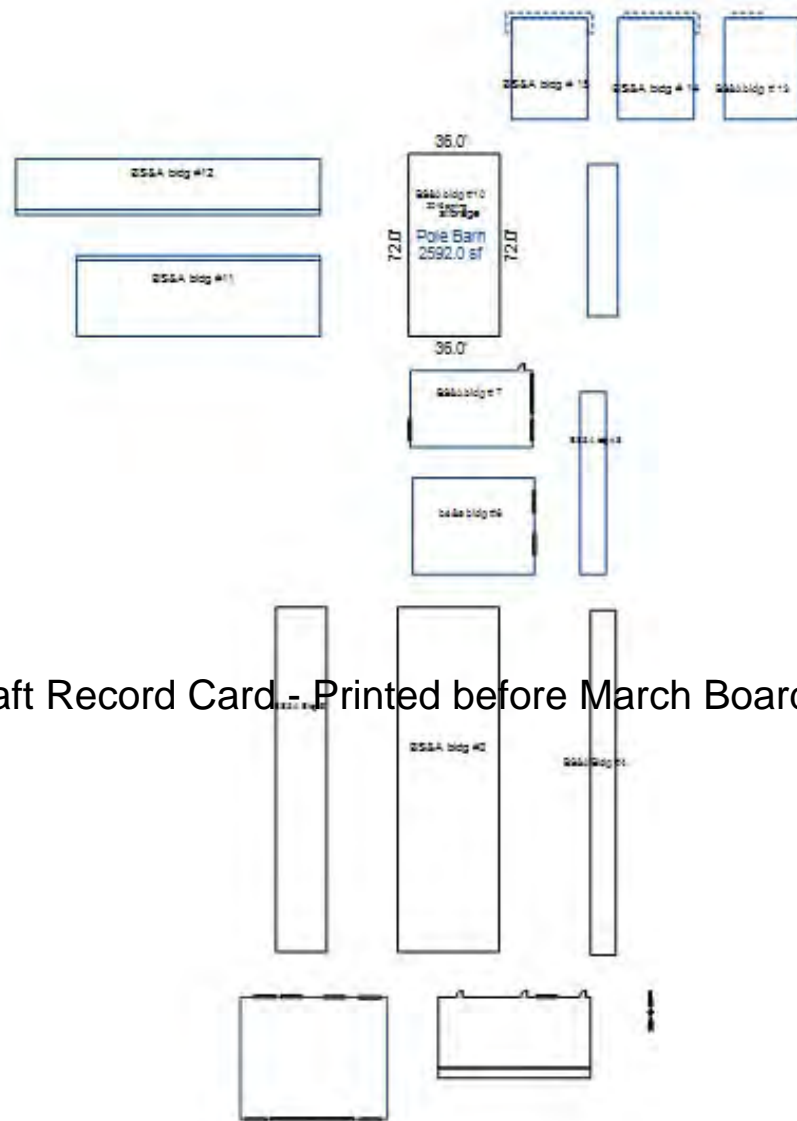
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Desc. of Bldg/Section: SEMI-FINISHED INTERIOR 2014 Calculator Occupancy: Warehouse, Mini		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0						
Class: D Floor Area: 1,680 Gross Bldg Area: 30,218 Stories Above Grd: 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: Average Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 176 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 21.15  Adjusted Square Foot Cost for Upper Floors = 21.15  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.040 Ave. Floor Area: 1,680 Perimeter: 176 Perim. Multiplier: 1.270 Refined Square Foot Cost for Upper Floors: 27.93  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 38.550  Total Floor Area: 1,680 Base Cost New of Upper Floors = 64,764  Reproduction/Replacement Cost = 64,764 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 50,516						
2007 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
10 Overall Bldg Height		* Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:						
Comments: COST TO OWNER WITH ALL 4 ORIGNAL BUILDINGS \$150,000		* 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						

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



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Desc. of Bldg/Section: 12 UNITS 20 X 136: UNITS1-12 Calculator Occupancy: Warehouse, Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 2,720 Gross Bldg Area: 30,218 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: Average Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2720 Ave. Perimeter: 312 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 7 Physical %Good: 84 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 18.85  Adjusted Square Foot Cost for Upper Floors = 18.85  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.040 Ave. Floor Area: 2,720 Perimeter: 312 Perim. Multiplier: 1.311 Refined Square Foot Cost for Upper Floors: 25.70  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 35.467  Total Floor Area: 2,720 Base Cost New of Upper Floors = 96,471  Reproduction/Replacement Cost = 96,471 Eff.Age:7 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 84 /100/100/100/84.0 Total Depreciated Cost = 81,035						
2010 Year Built Remodeled	Overall Bldg Height	*** 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						
Comments: 2010.7.27 CHANGE FROM 45% TO 100% COMPLETE		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 79,415 Replacement Cost/Floor Area= 35.47 Est. TCV/Floor Area= 29.20						

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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	Footings	Many Above Ave.	Average Typical	Few None	Outlets:	Fixtures:
	Brick/Stone	Block	Total Fixtures	Urinals		Few	Few
(3) Frame:			3-Piece Baths	Wash Bowls		Average	Average
(4) Floor Structure:			2-Piece Baths	Water Heaters		Many	Many
(5) Floor Cover:			Shower Stalls	Wash Fountains		Unfinished	Unfinished
(6) Ceiling:			Toilets	Water Softeners		Typical	Typical
						Flex Conduit	Incandescent
						Rigid Conduit	Fluorescent
						Armored Cable	Mercury
						Non-Metalic	Sodium Vapor
						Bus Duct	Transformer
							Thickness
							Bsmnt Insul.

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

Desc. of Bldg/Section: 24 UNITS 40 X 136: UNITS 13-36 Calculator Occupancy: Warehouse, Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 5,440 Gross Bldg Area: 30,218 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Percent Adj: +0 Base Rate for Upper Floors = 14.05 Adjusted Square Foot Cost for Upper Floors = 14.05 1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.040 Ave. Floor Area: 5,440 Perimeter: 352 Perim. Multiplier: 1.104 Refined Square Foot Cost for Upper Floors: 16.13 County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.262 Total Floor Area: 5,440 Base Cost New of Upper Floors = 121,104 Reproduction/Replacement Cost = 121,104 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 94,461 ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 92,572 Replacement Cost/Floor Area= 22.26 Est. TCV/Floor Area= 17.02	
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
2007	Year Built Remodeled		
	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	Footings	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished	Few Average	Many Unfinished	(40) Exterior Wall:		
	Brick/Stone	Block	Total Fixtures	Urinals		Flex Conduit	Incandescent	Rigid Conduit	Fluorescent			
(3) Frame:			3-Piece Baths			Water Heaters						
(4) Floor Structure:			2-Piece Baths			Wash Bowls						
(5) Floor Cover:			Shower Stalls			Water Heaters						
(6) Ceiling:			Toilets			Wash Fountains						
			(9) Sprinklers:			Bus Duct						
			(10) Heating and Cooling:			(13) Roof Structure: Slope=0						
			Gas	Coal	Hand Fired							
			Oil	Stoker	Boiler	(14) Roof Cover:						

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

Desc. of Bldg/Section: 12 UNITS 10 X 136, #37 TO #48		Calculator Occupancy: Warehouse, Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Construction Cost		Class: D,Pole Quality: Low Cost Percent Adj: +0	
Floor Area: 1,360		High		Above Ave.	
Gross Bldg Area: 30,218		Ave.		X Low	
Stories Above Grd: 1		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 14.05	
Average Sty Hght : 12		Quality: Low Cost Adj: +%0 \$/SqFt:0.00		Adjusted Square Foot Cost for Upper Floors = 14.05	
Bsmnt Wall Hght		Heat#1: No Heating or Cooling 0%		1 Stories Number of Stories Multiplier: 1.000	
Depr. Table : 2.5%		Heat#2: No Heating or Cooling 0%		Average Height per Story: 12 Height per Story Multiplier: 1.080	
Effective Age : 10		Ave. SqFt/Story: 1360		Ave. Floor Area: 1,360 Perimeter: 292 Perim. Multiplier: 1.723	
Physical %Good: 78		Ave. Perimeter: 292		Refined Square Foot Cost for Upper Floors: 26.14	
Func. %Good : 100		Has Elevators:		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 36.080	
Economic %Good: 100		*** Basement Info ***		Total Floor Area: 1,360 Base Cost New of Upper Floors = 49,069	
2007 Year Built		Area:		Reproduction/Replacement Cost = 49,069	
Remodeled		Perimeter:		Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0	
12 Overall Bldg Height		Type:		Total Depreciated Cost = 38,273	
Comments:		Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 4 = 37,508	
		* Mezzanine Info *		Replacement Cost/Floor Area= 36.08 Est. TCV/Floor Area= 27.58	
		Area #1:			
		Type #1:			
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type: Low			

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

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Desc. of Bldg/Section: AT ROAD 48'X58' UNITS 49-56		Calculator Cost Computations		<<<<<		>>>>>						
Calculator Occupancy: Warehouse, Mini		Class: D,Pole		Quality: Low Cost		Percent Adj: +0						
Class: D,Pole Floor Area: 2,799 Gross Bldg Area: 30,218 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		<b>Construction Cost</b> <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	Base Rate for Upper Floors = 14.05  Adjusted Square Foot Cost for Upper Floors = 14.05		1 Stories Average Height per Story: 10 Ave. Floor Area: 2,799 Refined Square Foot Cost for Upper Floors: 16.80	
High	Above Ave.	Ave.	X	Low								
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		<b>** ** Calculator Cost Data ** **</b> 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: 2799 Ave. Perimeter: 212 Has Elevators:		Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.040 Perimeter: 212 Perim. Multiplier: 1.150  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 23.189		Total Floor Area: 2,799 Base Cost New of Upper Floors = 64,907  Reproduction/Replacement Cost = 64,907 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 55,820						
2011 Year Built Remodeled  10 Overall Bldg Height		<b>*** Basement Info ***</b> Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 5 = 54,703 Replacement Cost/Floor Area= 23.19 Est. TCV/Floor Area= 19.54								
Comments: ACTUAL CONSTRUCITON COST \$36,000		<b>* Mezzanine Info *</b> Area #1: Type #1: Area #2: Type #2:										
		<b>* Sprinkler Info *</b> Area: Type: Low										

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			(12) Mechanical:			(40) Exterior Wall:		
X	Poured Conc	Footings	Many	Average	Few	Few	Average	Few	Thickness	Bsmnt Insul.	
	Brick/Stone	Block	Above Ave.	Typical	None	Average	Typical	Typical			
(3) Frame:			Total Fixtures	Urinals		Flex Conduit	Incandescent	(13) Roof Structure: Slope=0			
			3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent	(14) Roof Cover:			
			2-Piece Baths	Water Heaters		Armored Cable	Mercury				
			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor				
(4) Floor Structure:			Toilets	Water Softeners		Bus Duct	Transformer				
			(9) Sprinklers:								
(5) Floor Cover:			(10) Heating and Cooling:								
			Gas	Coal	Hand Fired						
			Oil	Stoker	Boiler						
(6) Ceiling:											

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Desc. of Bldg/Section: 2012 UNITS 68-77, 38X48		Calculator Cost Computations		<<<<<	>>>>>
Calculator Occupancy: Warehouse, Mini		Class: D,Pole Quality: Average Percent Adj: +0			
Class: D,Pole		Construction Cost			
Floor Area: 1,836		High	Above Ave.	Ave.	X Low
Gross Bldg Area: 30,218		** ** Calculator Cost Data ** **			
Stories Above Grd: 1		Quality: Average Adj: %+0 \$/SqFt:0.00			
Average Sty Hght : 12		Heat#1: No Heating or Cooling 0%			
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%			
Depr. Table : 2.5%		Ave. SqFt/Story: 1836			
Effective Age : 4		Ave. Perimeter: 172			
Physical %Good: 90		Has Elevators:			
Func. %Good : 100		*** Basement Info ***			
Economic %Good: 100		Area:			
2012	Year Built	Perimeter:			
	Remodeled	Type:			
12	Overall Bldg	Heat: Hot Water, Radiant Floor			
	Height	* Mezzanine Info *			
Comments:		Area #1:			
		Type #1:			
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type: Average			

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 12 Height per Story Multiplier: 1.080

Ave. Floor Area: 1,836 Perimeter: 172 Perim. Multiplier: 1.224

Refined Square Foot Cost for Upper Floors: 24.92

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.387

Total Floor Area: 1,836 Base Cost New of Upper Floors = 63,135

Reproduction/Replacement Cost = 63,135

Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0

Total Depreciated Cost = 56,821

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 6 = 55,685

Replacement Cost/Floor Area= 34.39 Est. TCV/Floor Area= 30.33

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

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Desc. of Bldg/Section: 2012 30X48 BEHIND#6		Calculator Cost Computations		<<<<<	>>>>>
Calculator Occupancy: Warehouse, Mini		Class: D,Pole		Quality: Low Cost    Percent Adj: +0	
Class: D,Pole		Construction Cost		Base Rate for Upper Floors = 14.05	
Floor Area: 1,459		High		Above Ave.	
Gross Bldg Area: 30,218		Ave.		X	
Stories Above Grd: 1		Ave.		Low	
Average Sty Hght : 13		** ** Calculator Cost Data ** **		Adjusted Square Foot Cost for Upper Floors = 14.05	
Bsmnt Wall Hght		Quality: Low Cost    Adj: %+0    \$/SqFt:0.00		1 Stories	
Depr. Table : 2.5%		Heat#1: No Heating or Cooling    0%		Number of Stories Multiplier: 1.000	
Effective Age : 4		Heat#2: No Heating or Cooling    0%		Average Height per Story: 13	
Physical %Good: 90		Ave. SqFt/Story: 1459		Height per Story Multiplier: 1.105	
Func. %Good : 100		Ave. Perimeter: 159		Ave. Floor Area: 1,459    Perimeter: 159    Perim. Multiplier: 1.287	
Economic %Good: 100		Has Elevators:		Refined Square Foot Cost for Upper Floors: 19.98	
2012		*** Basement Info ***		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 27.574	
Year Built		Area:		Total Floor Area: 1,459	
Remodeled		Perimeter:		Base Cost New of Upper Floors = 40,230	
13		Type:		Reproduction/Replacement Cost = 40,230	
Overall Bldg		Heat: Hot Water, Radiant Floor		Eff.Age:4    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0	
Height		* Mezzanine Info *		Total Depreciated Cost = 36,207	
Comments:		Area #1:		ECF (201B COMMERCIAL GROUP B)    0.980 => TCV of Bldg: 7 = 35,483	
		Type #1:		Replacement Cost/Floor Area= 27.57    Est. TCV/Floor Area= 24.32	
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type: Low			

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

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Desc. of Bldg/Section: 2012 UNTIS 57-67 72X10		Calculator Cost Computations		<<<<<		>>>>>	
Calculator Occupancy: Warehouse, Mini		Class: D,Pole		Quality: Low Cost		Percent Adj: +0	
Class: D,Pole		Construction Cost					
Floor Area: 732		High		Above Ave.		Ave. X Low	
Gross Bldg Area: 30,218		** ** Calculator Cost Data ** **					
Stories Above Grd: 1		Quality: Low Cost		Adj: %+0		\$/SqFt:0.00	
Average Sty Hght : 9		Heat#1: No Heating or Cooling				0%	
Bsmnt Wall Hght		Heat#2: No Heating or Cooling				0%	
Depr. Table : 2.5%		Ave. SqFt/Story: 732		Ave. Perimeter: 164		Has Elevators:	
Effective Age : 4		*** Basement Info ***					
Physical %Good: 90		Area:		Perimeter:		Type:	
Func. %Good : 100		Heat: Hot Water, Radiant Floor		* Mezzanine Info *			
Economic %Good: 100		Area #1:		Type #1:		Area #2:	
2012 Year Built		Area #2:		Type #2:		* Sprinkler Info *	
Remodeled		Area:		Type:		Type: Low	
9 Overall Bldg Height							
Comments:							

Base Rate for Upper Floors = 14.05		Adjusted Square Foot Cost for Upper Floors = 14.05	
1 Stories		Number of Stories Multiplier: 1.000	
Average Height per Story: 9		Height per Story Multiplier: 1.020	
Ave. Floor Area: 732		Perimeter: 164	
Perim. Multiplier: 1.762		Refined Square Foot Cost for Upper Floors: 25.25	
County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.847			
Total Floor Area: 732		Base Cost New of Upper Floors = 25,508	
Reproduction/Replacement Cost = 25,508		Eff.Age:4	
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0		Total Depreciated Cost = 22,957	
ECF (201B COMMERCIAL GROUP B)		0.980 => TCV of Bldg: 8 = 22,498	
Replacement Cost/Floor Area= 34.85		Est. TCV/Floor Area= 30.73	

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

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Desc. of Bldg/Section: 2015 12'X60' UNITS 83-87		Calculator Cost Computations		<<<<<	>>>>>
Calculator Occupancy: Warehouse, Mini		Class: D,Pole Quality: Average Percent Adj: +0			
Class: D,Pole		Construction Cost			
Floor Area: 720		High	Above Ave.	Ave.	X Low
Gross Bldg Area: 30,218		** ** Calculator Cost Data ** **			
Stories Above Grd: 1		Quality: Average Adj: %+0 \$/SqFt:0.00			
Average Sty Hght : 10		Heat#1: No Heating or Cooling 0%			
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%			
Depr. Table : 3%		Ave. SqFt/Story: 720			
Effective Age : 1		Ave. Perimeter: 144			
Physical %Good: 97		Has Elevators:			
Func. %Good : 100		*** Basement Info ***			
Economic %Good: 100		Area:			
2015	Year Built	Perimeter:			
	Remodeled	Type:			
10	Overall Bldg	Heat: Hot Water, Radiant Floor			
	Height	* Mezzanine Info *			
Comments:		Area #1:			
		Type #1:			
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type: Average			

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.040

Ave. Floor Area: 720 Perimeter: 144 Perim. Multiplier: 1.663

Refined Square Foot Cost for Upper Floors: 32.60

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 44.990

Total Floor Area: 720 Base Cost New of Upper Floors = 32,393

Reproduction/Replacement Cost = 32,393

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

Total Depreciated Cost = 31,421

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 9 = 30,793

Replacement Cost/Floor Area= 44.99 Est. TCV/Floor Area= 42.77

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

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Desc. of Bldg/Section: 2016 REAR 36'X72'		Calculator Cost Computations		<<<<<	>>>>>
Calculator Occupancy: Warehouse, Mini		Class: D,Pole		Quality: Average Percent Adj: +0	
Class: D,Pole		Construction Cost			
Floor Area: 2,592		High	Above Ave.	Ave.	X Low
Gross Bldg Area: 30,218		** ** Calculator Cost Data ** **			
Stories Above Grd: 1		Quality: Average Adj: %+0 \$/SqFt:0.00			
Average Sty Hght : 10		Heat#1: No Heating or Cooling 0%			
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%			
Depr. Table : 3%		Ave. SqFt/Story: 2592			
Effective Age : 1		Ave. Perimeter: 216			
Physical %Good: 97		Has Elevators:			
Func. %Good : 100		*** Basement Info ***			
Economic %Good: 100		Area:			
2016	Year Built	Perimeter:			
	Remodeled	Type:			
10	Overall Bldg	Heat: Hot Water, Radiant Floor			
	Height	* Mezzanine Info *			
Comments:		Area #1:			
		Type #1:			
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type: Average			

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 10 Height per Story Multiplier: 1.040

Ave. Floor Area: 2,592 Perimeter: 216 Perim. Multiplier: 1.181

Refined Square Foot Cost for Upper Floors: 23.15

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 31.950

Total Floor Area: 2,592 Base Cost New of Upper Floors = 82,815

Reproduction/Replacement Cost = 82,815

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

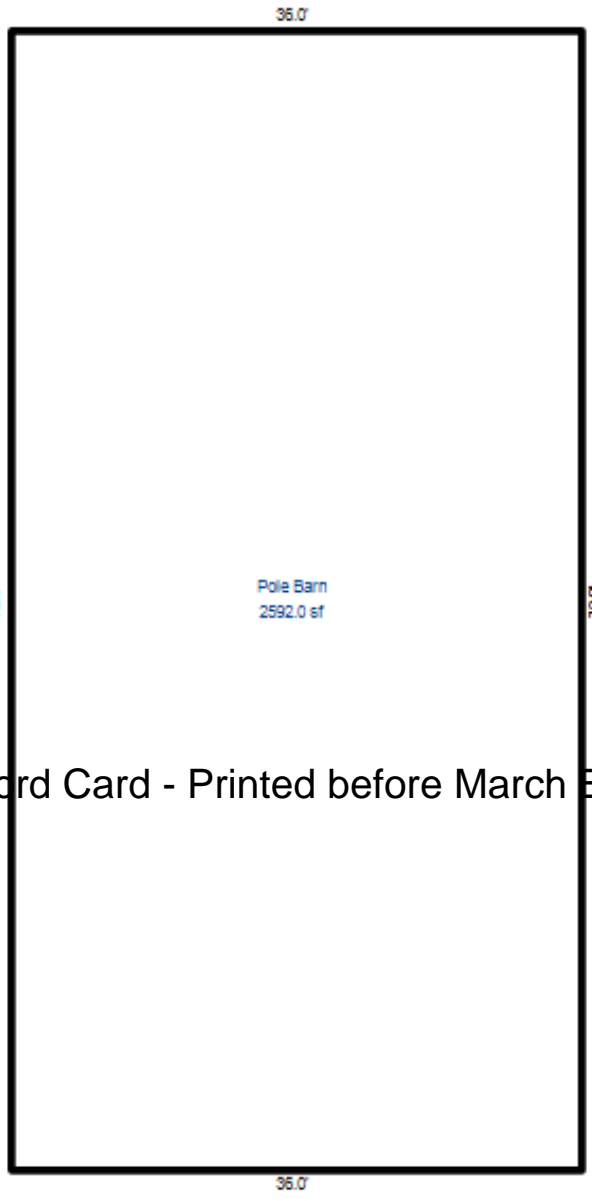
Total Depreciated Cost = 80,330

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 10 = 78,724

Replacement Cost/Floor Area= 31.95 Est. TCV/Floor Area= 30.37

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

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

Desc. of Bldg/Section: 2016 W OF #10 30'X96'						
Calculator Occupancy: Warehouse, Mini						
Class: D,Pole		Construction Cost				
Floor Area: 2,880	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 30,218	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average Adj: %+0 \$/SqFt:0.00					
Average Sty Hght : 8	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 3%	Ave. SqFt/Story: 2880					
Effective Age : 1	Ave. Perimeter: 252					
Physical %Good: 97	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2016	Perimeter:					
Year Built	Type:					
Remodeled	Heat: Hot Water, Radiant Floor					
8	* Mezzanine Info *					
Overall Bldg	Area #1:					
Height	Type #1:					
Comments:	Area #2:					
	Type #2:					
	* Sprinkler Info *					
	Area:					
	Type: Average					

<<<<<			Calculator Cost Computations			>>>>>		
Class: D,Pole			Quality: Average			Percent Adj: +0		
Base Rate for Upper Floors = 18.85								
Adjusted Square Foot Cost for Upper Floors = 18.85								
1 Stories			Number of Stories Multiplier: 1.000					
Average Height per Story: 8			Height per Story Multiplier: 1.000					
Ave. Floor Area: 2,880			Perimeter: 252			Perim. Multiplier: 1.198		
Refined Square Foot Cost for Upper Floors: 22.58								
County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 31.164								
Total Floor Area: 2,880			Base Cost New of Upper Floors =			89,751		
			Reproduction/Replacement Cost =			89,751		
Eff.Age:1			Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0					
			Total Depreciated Cost =			87,059		
ECF (201B COMMERCIAL GROUP B)			0.980 => TCV of Bldg: 11 =			85,317		
Replacement Cost/Floor Area= 31.16			Est. TCV/Floor Area= 29.62					

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

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

Desc. of Bldg/Section: 2016 N OF #11 20'X120'		Calculator Cost Computations		>>>>
Calculator Occupancy: Warehouse, Mini		Class: D,Pole Quality: Average Percent Adj: +0		
Class: D,Pole		Construction Cost		
Floor Area: 2,400		High	Above Ave.	Ave. X Low
Gross Bldg Area: 30,218		** ** Calculator Cost Data ** **		
Stories Above Grd: 1		Quality: Average Adj: %+0 \$/SqFt:0.00		
Average Sty Hght : 8		Heat#1: No Heating or Cooling 0%		
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%		
Depr. Table : 3%		Ave. SqFt/Story: 2400		
Effective Age : 1		Ave. Perimeter: 280		
Physical %Good: 97		Has Elevators:		
Func. %Good : 100		*** Basement Info ***		
Economic %Good: 100		Area:		
2016	Year Built	Perimeter:		
	Remodeled	Type:		
8	Overall Bldg	Heat: Hot Water, Radiant Floor		
	Height	* Mezzanine Info *		
Comments:		Area #1:		
		Type #1:		
		Area #2:		
		Type #2:		
		* Sprinkler Info *		
		Area:		
		Type: Average		
		Base Rate for Upper Floors = 18.85		
		Adjusted Square Foot Cost for Upper Floors = 18.85		
		1 Stories Number of Stories Multiplier: 1.000		
		Average Height per Story: 8 Height per Story Multiplier: 1.000		
		Ave. Floor Area: 2,400 Perimeter: 280 Perim. Multiplier: 1.319		
		Refined Square Foot Cost for Upper Floors: 24.86		
		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311		
		Total Floor Area: 2,400 Base Cost New of Upper Floors = 82,347		
		Reproduction/Replacement Cost = 82,347		
		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0		
		Total Depreciated Cost = 79,876		
		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 12 = 78,279		
		Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62		

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

**Draft Record Card - Printed before March Board of Review**

Desc. of Bldg/Section: 2016 N OF #9 30'X40'		Calculator Cost Computations	
Calculator Occupancy: Warehouse, Mini		Class: D,Pole Quality: Average Percent Adj: +0	
Class: D,Pole		Base Rate for Upper Floors = 18.85	
Floor Area: 1,200		Adjusted Square Foot Cost for Upper Floors = 18.85	
Gross Bldg Area: 30,218		1 Stories	
Stories Above Grd: 1		Average Height per Story: 8	
Average Sty Hght : 8		Ave. Floor Area: 1,200	
Bsmnt Wall Hght		Perimeter: 140	
Depr. Table : 3%		Refined Square Foot Cost for Upper Floors: 24.86	
Effective Age : 1		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311	
Physical %Good: 97		Total Floor Area: 1,200	
Func. %Good : 100		Base Cost New of Upper Floors = 41,173	
Economic %Good: 100		Reproduction/Replacement Cost = 41,173	
2016 Year Built		Eff.Age:1	
Remodeled		Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0	
10 Overall Bldg Height		Total Depreciated Cost = 39,938	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 13 = 39,139	
Area: Type: Average		Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62	

(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	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(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		Thickness	
		Toilets		Water Softeners		Bsmnt Insul.	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		Coal Stoker		Hand Fired Boiler	
(6) Ceiling:							

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Desc. of Bldg/Section: 2016 N OF #9 30'X40'		Calculator Cost Computations	
Calculator Occupancy: Warehouse, Mini		Class: D,Pole Quality: Average Percent Adj: +0	
Class: D,Pole		Base Rate for Upper Floors = 18.85	
Floor Area: 1,200		Adjusted Square Foot Cost for Upper Floors = 18.85	
Gross Bldg Area: 30,218		1 Stories	
Stories Above Grd: 1		Average Height per Story: 8	
Average Sty Hght : 8		Ave. Floor Area: 1,200	
Bsmnt Wall Hght		Perimeter: 140	
Depr. Table : 3%		Refined Square Foot Cost for Upper Floors: 24.86	
Effective Age : 1		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311	
Physical %Good: 97		Total Floor Area: 1,200	
Func. %Good : 100		Base Cost New of Upper Floors = 41,173	
Economic %Good: 100		Reproduction/Replacement Cost = 41,173	
2016 Year Built		Eff.Age:1	
Remodeled		Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0	
10 Overall Bldg Height		Total Depreciated Cost = 39,938	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 14 = 39,139	
Area: Type: Heat: Hot Water, Radiant Floor		Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62	
*** Basement Info ***			
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			
* Mezzanine Info *			
Area #1: Type #1: Area #2: Type #2:			
* Sprinkler Info *			
Area: Type: Average			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(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		Thickness	
		Toilets		Water Softeners		Bsmnt Insul.	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		Coal Stoker		Hand Fired Boiler	
(6) Ceiling:							

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Desc. of Bldg/Section: 2016 N OF #9 30'X40'		Calculator Cost Computations		<<<<<	>>>>>
Calculator Occupancy: Warehouse, Mini		Class: D,Pole		Quality: Average Percent Adj: +0	
Class: D,Pole		Construction Cost			
Floor Area: 1,200		High	Above Ave.	Ave.	X Low
Gross Bldg Area: 30,218		** ** Calculator Cost Data ** **			
Stories Above Grd: 1		Quality: Average Adj: %+0 \$/SqFt:0.00			
Average Sty Hght : 8		Heat#1: No Heating or Cooling 0%			
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%			
Depr. Table : 3%		Ave. SqFt/Story: 1200			
Effective Age : 1		Ave. Perimeter: 140			
Physical %Good: 97		Has Elevators:			
Func. %Good : 100		*** Basement Info ***			
Economic %Good: 100		Area:			
2016	Year Built	Perimeter:			
	Remodeled	Type:			
10	Overall Bldg	Heat: Hot Water, Radiant Floor			
	Height	* Mezzanine Info *			
Comments:		Area #1:			
		Type #1:			
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type: Average			

Base Rate for Upper Floors = 18.85

Adjusted Square Foot Cost for Upper Floors = 18.85

1 Stories Number of Stories Multiplier: 1.000

Average Height per Story: 8 Height per Story Multiplier: 1.000

Ave. Floor Area: 1,200 Perimeter: 140 Perim. Multiplier: 1.319

Refined Square Foot Cost for Upper Floors: 24.86

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 34.311

Total Floor Area: 1,200 Base Cost New of Upper Floors = 41,173

Reproduction/Replacement Cost = 41,173

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 97 /100/100/100/97.0

Total Depreciated Cost = 39,938

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 15 = 39,139

Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 32.62

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

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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.
H5 LLC	HOIT5 LLC	0	09/16/2016	QC	RELATED PARTY	2016-03073		100.0
STORY RICHARD C & MELODIE	H5 LLC	42,000	08/01/2014	WD	WARRANTY DEED	2014-02677	PTA	100.0
SCHUT JAY & MARY LOU	STORY RICHARD C & MELODIE	0	08/31/2004	PLC	Not Qualified	04-0/3688		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
11630 W CADILLAC RD	School: MCBAIN - 57030		Demolition/Removal	02/03/2015	2015-0203	100%
Owner's Name/Address	P.R.E. 0%					
HOIT5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 13,144					
	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.	X	Dirt Road								
	X	Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		* Factors *								
		GRAGE C 40/FF	328.60	430.83	1.0000	1.0000	40	100		13,144
		329 Actual Front Feet, 3.25 Total Acres Total Est. Land Value =								13,144

Comments/Influences

Lake Township



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	08/25/2011	INSPECTED	2017	6,600	0	6,600			6,600S
			2016	6,600	0	6,600			6,600S
			2015	6,600	0	6,600			6,600S
			2014	6,600	13,600	20,200			13,728C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA ALAN R & CARRIE	HOIT5 LLC	0	09/16/2016	QC	RELATED PARTY	2016-03074		0.0
HOITENGA ALAN R & CARRIE	CONSUMERS ENERGY CO	0	02/22/2011	OTH	EASEMENT	2011-00897		0.0
WETZEL JASON & CARRIE L (	HOITENGA ALAN R & CARRIE	73,500	10/01/2009	WD	Not Qualified	2009/3438		100.0
WETZEL EDWARD J & DIANA (	WETZEL JASON & CARRIE L (	70,000	02/26/2009	WD	Not Qualified	2009/1964		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11600 WATERGATE RD	School: MCBAIN - 57030		Commercial	10/08/2010	20100601	100%
Owner's Name/Address	P.R.E. 0%					
HOIT5 LLC 11540 W CADILLAC RD Cadillac MI 49601	MAP #: 2017 Est TCV 412,285 TCV/TFA: 64.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGN'LY OF RELOCATED HWY M-55. 6.1136 A.			* Factors * 329.8 X 806.52					
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
	X		2013 EQ RATES&SALES 6.106 Acres 3,073 100 18,765					
			6.11 Total Acres Total Est. Land Value = 18,765					
			Land Improvement Cost Estimates					
			Description Rate CountyMult. Size %Good Cash Value					
	X		D/W/P: 5in Ren. Conc. 4.07 1.38 400 94 2,112					
	X		D/W/P: Asphalt Paving 1.51 1.38 30000 75 46,886					
			Total Estimated Land Improvements True Cash Value = 48,997					

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,400	196,700	206,100			142,805C
2016	9,400	195,300	204,700			141,532C
2015	9,400	187,700	197,100			141,109C
2014	9,400	135,200	144,600			138,887C

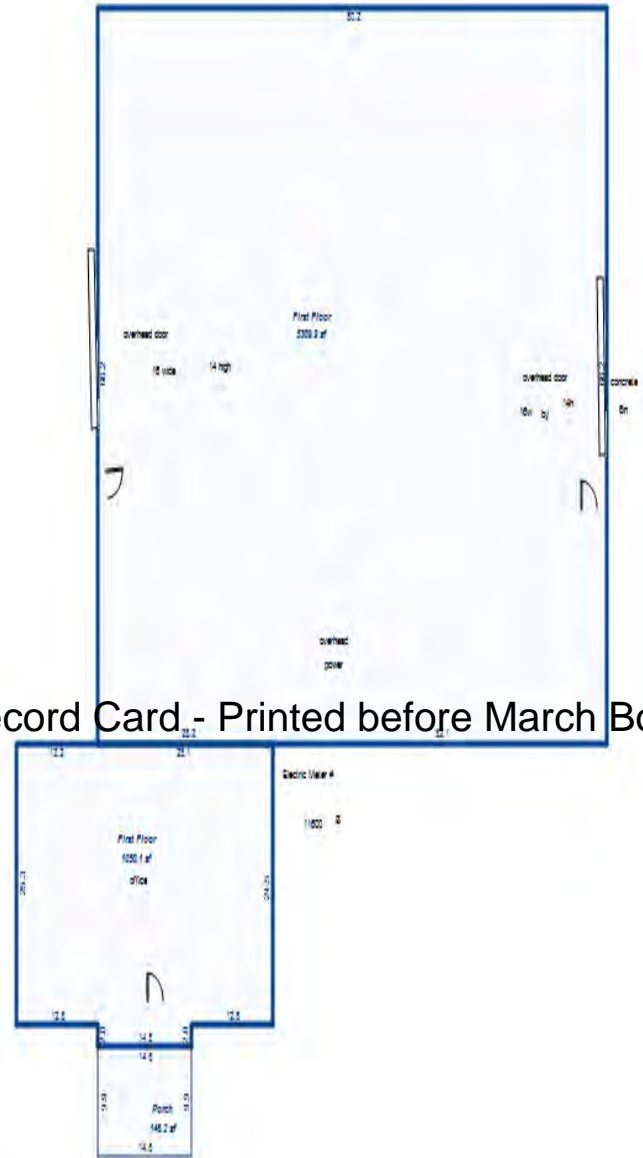
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: 2011 Calculator Occupancy: Garage, Service/Repair		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 5,309 Gross Bldg Area: 6,359 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table> ** ** 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: 5309 Ave. Perimeter: 292 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 4 Physical %Good: 92 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 = 30.45  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 5,309 Perimeter: 292 Perim. Multiplier: 1.050 Refined Square Foot Cost for Upper Floors: 33.25  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 45.887  Total Floor Area: 5,309 Base Cost New of Upper Floors = 243,614  Reproduction/Replacement Cost = 243,614 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 92 /100/100/100/92.0 Total Depreciated Cost = 224,125						
2011 Year Built Remodeled  16 Overall Bldg Height		*** 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						
Comments:		<<<<< 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 (13) Roof Structure: <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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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 style="width:10%; text-align: center;">X</td> <td style="width:15%;">Poured Conc</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> </tr> </table>	X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="4">Footings</td> </tr> </table>	Footings				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Many Above Ave.</td> <td style="width:15%;">Average Typical</td> <td style="width:15%;">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 style="width:15%;">Few</td> <td style="width:15%;">Average</td> <td style="width:15%;">Few</td> <td style="width:15%;">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></td> <td>Transformer</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																																																						
Footings																																																									
Many Above Ave.	Average Typical	Few None																																																							
Total Fixtures		Urinals																																																							
3-Piece Baths		Wash Bowls																																																							
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Toilets		Water Softeners																																																							
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																																																							
(3) Frame:	(4) Floor Structure:	(9) Sprinklers:	(40) Exterior Wall:																																																						
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=6 146 SqFt, Wood Joists, Wood or Com	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table>	Thickness	Bsmnt Insul.																																																				
Thickness	Bsmnt Insul.																																																								
(6) Ceiling:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Gas Oil</td> <td style="width:15%;">Coal Stoker</td> <td style="width:15%;">Hand Fired Boiler</td> </tr> </table>	Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover: 146 SqFt, Alum./Steel Flat or Stan																																																				
Gas Oil	Coal Stoker	Hand Fired Boiler																																																							

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



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Sketch by Apex Medina™

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

Desc. of Bldg/Section: 2011 OFFICE OF WAREHOUSE Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0						
Class: D Floor Area: 1,050 Gross Bldg Area: 6,359 Stories Above Grd: 1 Average Sty Hght : 8 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: Forced Air Furnace 100 Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story: 1050 Ave. Perimeter: 107 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.25% Effective Age : 4 Physical %Good: 91 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 73.65  (10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100% Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50 Adjusted Square Foot Cost for Upper Floors = 72.15  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.900 Ave. Floor Area: 1,050 Perimeter: 107 Perim. Multiplier: 1.125 Refined Square Foot Cost for Upper Floors: 73.05  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 100.812  Total Floor Area: 1,050 Base Cost New of Upper Floors = 105,852  Reproduction/Replacement Cost = 105,852 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0 Total Depreciated Cost = 96,325						
2011 Year Built Remodeled  8 Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info *  * Sprinkler Info *  Area: Type: Average						
Comments: 2011 WAREHOUSE COSTED AS LOW COST TO ACCOMODATE OFFICE SEPARATELY CALCULATED. OFFICE IS 19% OF TOTAL FLOOR SPACE. -TIM		ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 2 = 103,068 Replacement Cost/Floor Area= 100.81 Est. TCV/Floor Area= 98.16						

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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 style="width:10%; text-align: center;">X</td> <td style="width:15%;">Poured Conc</td> <td style="width:15%;">Brick/Stone</td> <td style="width:15%;">Block</td> </tr> </table>	X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="4">Footings</td> </tr> </table>	Footings				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%; text-align: center;">Many Above Ave.</td> <td style="width:10%; text-align: center;">Average Typical</td> <td style="width:10%; text-align: center;">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 style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Few</td> <td style="width:10%;">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																																																						
Footings																																																									
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Many	Unfinished	Many	Unfinished																																																						
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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 style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>	Thickness	Bsmnt Insul.																																																				
Thickness	Bsmnt Insul.																																																								
(6) Ceiling:	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;">Coal</td> <td style="width:10%;">Hand Fired</td> </tr> <tr> <td>Oil</td> <td>Stoker</td> <td>Boiler</td> </tr> </table>	Gas	Coal	Hand Fired	Oil	Stoker	Boiler	(14) Roof Cover:																																																	
Gas	Coal	Hand Fired																																																							
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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
11650 W CADILLAC RD	School: MCBAIN - 57030		Garage	05/02/2005	20050097	Complete
	P.R.E. 100% 04/15/2002					

Owner's Name/Address	MAP #:
HAMEL RONALD D 11650 CADILLAC RD CADILLAC MI 49601	2017 Est TCV 65,389 TCV/TFA: 66.72

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY M-55. 2.75 A.	X	Dirt Road		40/FF	328.60	364.55	1.0000	1.0000	40	100		13,144
		Gravel Road		329 Actual Front Feet, 2.75 Total Acres				Total Est. Land Value =			13,144	
Comments/Influences	X	Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	3.78	1.00	240	94	853			
		Sewer		Shed: Wood Frame	9.85	1.00	120	94	1,111			
		Electric		Total Estimated Land Improvements True Cash Value =								1,964

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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	26,100	32,700			22,459C
	Rolling		2016	6,600	22,100	28,700			22,259C
	Low		2015	6,600	23,700	30,300			22,193C
	High		2014	6,600	21,700	28,300			21,844C
	Landscaped		Who When What						
	Swamp		TPC 08/25/2011 INSPECTED						

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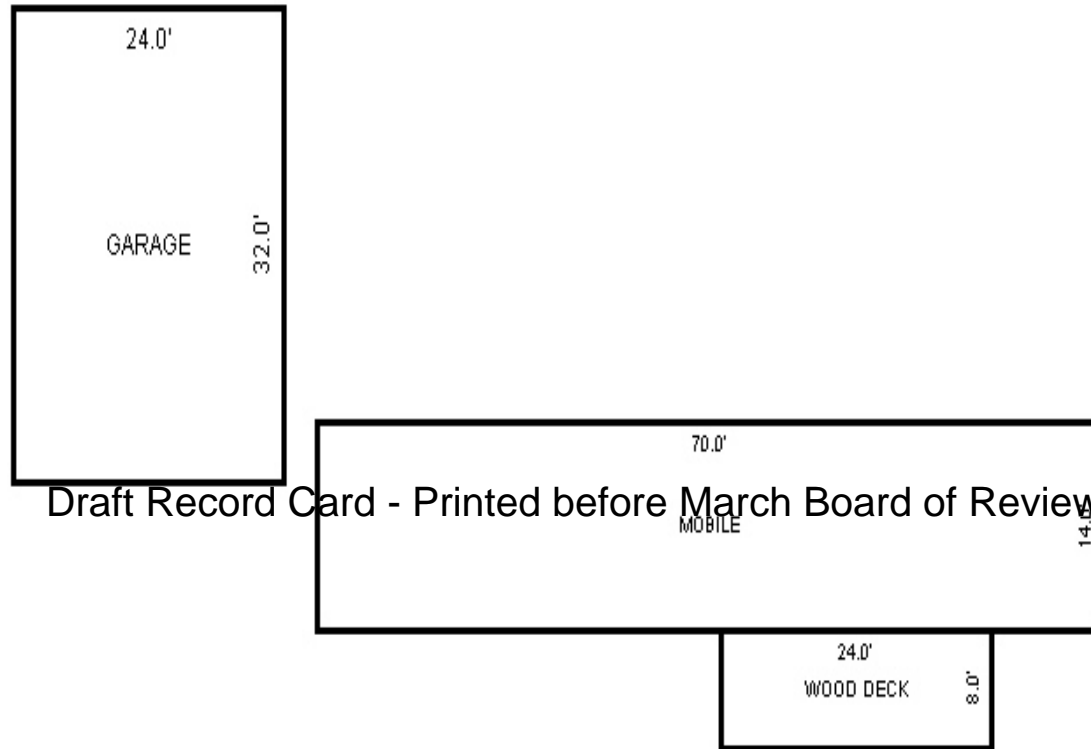
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	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 1996 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 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 Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Piers 59.59 -12.77 0.00 980 45,884									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00 3 Fixture Bath 1975.00			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			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 1,975			
X	Many Avg. X Large Avg. X Small	(8) Basement					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1415.00			1 1,415			
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					Lump Sum Items:			Treated Wood,Standard 6.81			192 1,308			
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF						Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 16.02 768 12,303 Automatic Doors 375.00 1 375 Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0, Depr.Cost = 77,356 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 50,281						
X	Asphalt Shingle	(10) Floor Support														
Chimney: Metal																

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Sketch by Apex IV™

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

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	MAP #:					
	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 8 - 17	@\$1900	13.41	Acres	1900 100	25,477
			13.41 Total Acres Total Est. Land Value =					25,477

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

**Comments/Influences**

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

**Topography of Site**

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11650 W WATERGATE RD	School: MCBAIN - 57030		Garage	05/20/2008	20080167	Complete
Owner's Name/Address	P.R.E. 0%					
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	MAP #:					
	2017 Est TCV 73,003 TCV/TFA: 0.00					

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																				
<table border="1"> <thead> <tr> <th>X</th> <th>Improved</th> <th>Vacant</th> <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></td> <td></td> <td></td> <td>2013 EQ RATES&amp;SALES</td> <td></td> <td></td> <td>2.410</td> <td>Acres</td> <td>5,602</td> <td>100</td> <td></td> <td>13,500</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2.41</td> <td>Total Acres</td> <td></td> <td></td> <td>Total Est. Land Value =</td> <td>13,500</td> </tr> </tbody> </table>	X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				2013 EQ RATES&SALES			2.410	Acres	5,602	100		13,500							2.41	Total Acres			Total Est. Land Value =	13,500
X	Improved	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																									
			2013 EQ RATES&SALES			2.410	Acres	5,602	100		13,500																									
						2.41	Total Acres			Total Est. Land Value =	13,500																									

Taxpayer's Name/Address	Tax Description	Public Improvements
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	X Electric X Gas	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Comments/Influences	Standard Utilities	Underground Utils.
. SEC 31 T22N R8W PCL E OF SURVY RECORDED IN LIBER S-2 PP 325 & 326. 2.41A.	X	X

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																								
<table border="1"> <thead> <tr> <th>X</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>X</td> <td>Rolling</td> </tr> <tr> <td>X</td> <td>Low</td> </tr> <tr> <td></td> <td>High</td> </tr> <tr> <td></td> <td>Landscaped</td> </tr> <tr> <td></td> <td>Swamp</td> </tr> <tr> <td>X</td> <td>Wooded</td> </tr> <tr> <td></td> <td>Pond</td> </tr> <tr> <td></td> <td>Waterfront</td> </tr> <tr> <td></td> <td>Ravine</td> </tr> <tr> <td></td> <td>Wetland</td> </tr> <tr> <td></td> <td>Flood Plain</td> </tr> </tbody> </table>	X	Level	X	Rolling	X	Low		High		Landscaped		Swamp	X	Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	2017	6,800	29,700	36,500			29,144C
X	Level																														
X	Rolling																														
X	Low																														
	High																														
	Landscaped																														
	Swamp																														
X	Wooded																														
	Pond																														
	Waterfront																														
	Ravine																														
	Wetland																														
	Flood Plain																														

Who	When	What	2016	6,800	27,900	34,700		28,885C
			2015	6,800	24,500	31,300		28,799C
			2014	6,800	23,200	30,000		28,346C

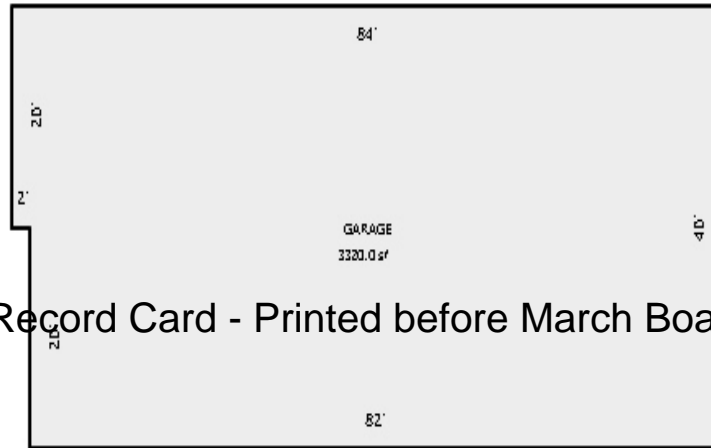
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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: 2008 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 3320 % 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 2008	Remodeled 0		X (12) Electric 0 Amps Service											
	Condition for Age: Average	Lg	Ord	Small											
	Room List	(5) Floors													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other:		(12) Electric											
		Other:		0											
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. Min			Other Additions/Adjustments		Rate				Size	Cost	
	Insulation	(7) Excavation		No. of Elec. Outlets			(17) Garages		Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)				3320	46,314	
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Base Cost		Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0,		Depr.Cost =			62,635	
	Many Avg. Few	(8) Basement		(13) Plumbing			ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =					59,503	
	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support											
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
	Chimney:														

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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.
HOUSE BRENDA K	STAGG PHILLIP & CYNTHIA (	20,000	10/03/2005	WD	Arms Length	05-0/3893		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11680 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
STAGG PHILLIP & CYNTHIA 11765 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 12,000					

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

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

Comments/Influences  
 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			4,502C
2016	6,000	0	6,000			4,462C
2015	6,000	0	6,000			4,449C
2014	7,500	0	7,500			4,379C

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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: MCBAIN - 57030					
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	Rate %Adj. Reason	Value
			Residentia 1 - 2.99	@\$5500	1.14 Acres	5500 100	6,248
			1.14 Total Acres Total Est. Land Value =				6,248

**Tax Description**  
 . SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST. TH N 40'W 2.23 FT, TH S 9 DEG 49"E RADIUS RT HAND ARING 67 DEG 79 DEG 44'57"W

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

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



**Draft Record Card - Printed before March Board of Review**

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.
WHIPPLE MAXINE E TRUST	BROWN SCOTT L & MELISSA (	130,000	01/23/2007	WD	Arms Length	2007/518		100.0
WHIPPLE MAXINE E (SW)	WHIPPLE MAXINE E TRUST	0	06/23/2004	QC	Not Qualified	2007/152		0.0
WHIPPLE LAUREN G	WHIPPLE MAXINE E (WIDOW)	0	10/13/1997	OTH	Not Qualified	2007/151		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11973 W CADILLAC RD	School: MCBAIN - 57030		Deck/Porch	11/15/2007	20070877	EXPIRED
Owner's Name/Address	P.R.E. 0%					
BROWN SCOTT L & MELISSA 10981 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 69,455 TCV/TFA: 66.53					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
BROWN SCOTT L & MELISSA 10981 W CADILLAC RD CADILLAC MI 49601	X		* Factors * 2013 EQ RATES&SALES 4.250 Acres 3,765 100 16,000 4.25 Total Acres Total Est. Land Value = 16,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		Fencing: Wire Mesh, #9	1.87	1.00	840	0	0	
			Residential Local Cost Land Improvements						
	X		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

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Tax Description	X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 R/W. 4.2449A.	X		LAND IMPROVE 1000	1000.00	1.00	1.0	97	970
Comments/Influences			Total Estimated Land Improvements True Cash Value = 970					



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	8,000	26,700	34,700			27,994C
2016	8,000	26,500	34,500			27,745C
2015	8,000	23,300	31,300			27,663C
2014	8,000	19,800	27,800			27,228C

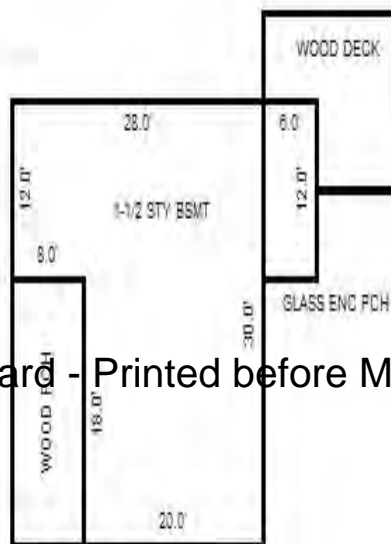
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 144 104	Type WGEF (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 1900	Remodeled 1955	Ex	Ord	X	Min	(12) Electric			Rate		Size Cost					
Condition for Age: Average		Lg	Ord	X	Small	60 Amps Service			Rate		Size Cost					
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Plumbing			Rate		Size Cost				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Plaster		No. of Elec. Outlets			Plumbing			Rate		Size Cost				
X	Insulation	(7) Excavation		Many X Ave. Few			Water/Sewer			Rate		Size Cost				
(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			Well 50 Feet Gas Septic			Rate		Size Cost				
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			(15) Built-Ins & Fireplaces			Rate		Size Cost				
X		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Appliance Allowance			Rate		Size Cost				
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer			(16) Porches			Rate		Size Cost				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic			WGEF (1 Story), Standard WPP, Standard			Rate		Size Cost				
	Chimney: Brick	Lump Sum Items:		(14) Water/Sewer			(16) Deck/Balcony			Rate		Size Cost				
							Treated Wood, Standard			Rate		Size Cost				
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Separately Depreciated Items:			Rate		Size Cost				
							Unit-in-Place Cost Items:			Rate		Size Cost				
							GARAGE			Rate		Size Cost				
							County Multiplier = 1.38 =>			Rate		Size Cost				
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Total Depreciated Cost =			Rate		Size Cost				
							ECF (RESIDENTIAL RURAL/ NON SUB)			Rate		Size Cost				
							0.900 => TCV of Bldg: 1 =			Rate		Size Cost				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		27,132	06/01/2001	WD	Download	01-0:2158		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WHIPPLE TERRANCE & WHIPPLE MAXINE	MAP #:					
11780 W WATERGATE ROAD	2017 Est TCV 39,840					
CADILLAC MI 49601						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5FT THOF LYING W'LY OF BEG N 89 DEG 53' 12"E 361.5 FT TH N 0 DEG 20'05"W 1312.25 FT, N 89 DEG 50'05"E 358.34 FT, N 0 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FT THOF. 19.9219A.				* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				Residentia 18	-29	@\$2000	19.92 Acres	2000	100	39,840
				19.92 Total Acres Total Est. Land Value = 39,840						

SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5FT THOF LYING W'LY OF BEG N 89 DEG 53' 12"E 361.5 FT TH N 0 DEG 20'05"W 1312.25 FT, N 89 DEG 50'05"E 358.34 FT, N 0 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FT THOF. 19.9219A.

- X 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 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	19,900	0	19,900			16,609C
2016	19,900	0	19,900			16,461C
2015	19,900	0	19,900			16,412C
2014	19,900	0	19,900			16,154C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		77,500	07/01/1996	WD	Download	305:426		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11900 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HOITENGA INSULATION 7352 E M-115 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 274,728 TCV/TFA: 59.72					

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

Comments/Influences	X Improved		Vacant	Land Improvement Cost Estimates					
	Standard Utilities			Description	Rate	CountyMult.	Size	%Good	Cash Value
RECALC BUSINESS POLE BARN AS COMM'L FOR 05	X	Electric		D/W/P: Asphalt Paving	1.61	1.38	14000	50	15,553
	X	Gas		Total Estimated Land Improvements True Cash Value = 15,553					

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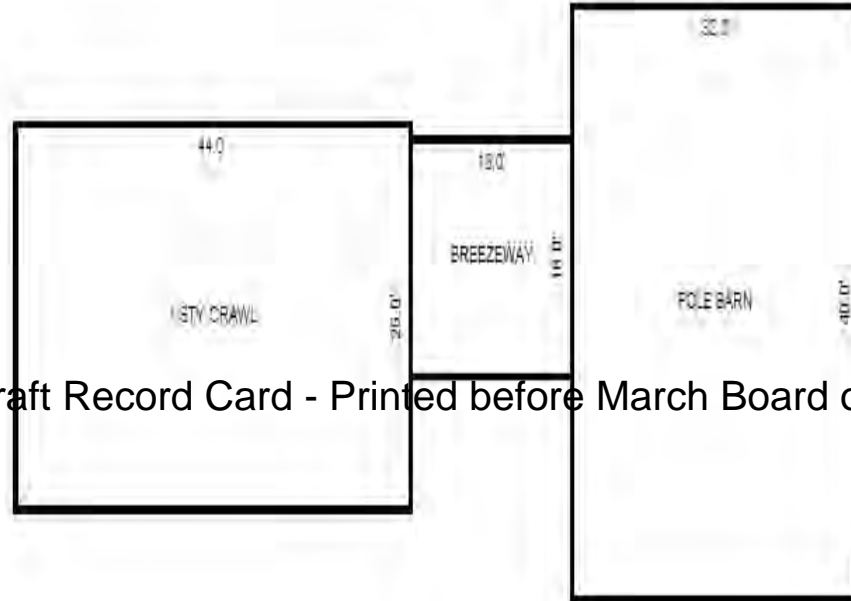
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	13,100	124,300	137,400			82,006C
2016	13,100	89,900	103,000			81,275C
2015	13,100	81,000	94,100			81,032C
2014	13,100	68,200	81,300			79,756C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built Remodeled 1993 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 2 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding Crawl Space 65.59 -9.43 0.00 1144 64,247									
(1) Exterior		X Drywall		No. of Elec. Outlets			Other Additions/Adjustments Rate									
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			(1) Exterior									
Insulation		(7) Excavation		(13) Plumbing			Brick Veneer 8.25 200 1,650									
(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			Average Fixture(s) Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085									
X	Many Avg. X Large Avg. X Small	(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			Appliance Allowance 1915.00 1 1,915									
X	Many Avg. X Large Avg. X Small	(9) Basement Finish		1 1000 Gal Septic 2000 Gal Septic			(16) Breezeways									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Frame Wall,Finished 27.75 288 7,992									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 120,448 ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 = 108,404			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 10.91 1280 13,965 Common Wall: 1/2 Wall -487.50 1 -488 Automatic Doors 375.00 1 375									
Chimney: Metal							Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.13 1350 13,676 Mechanical Doors 350.00 1 350									

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Blairton by Apex 1/17/17

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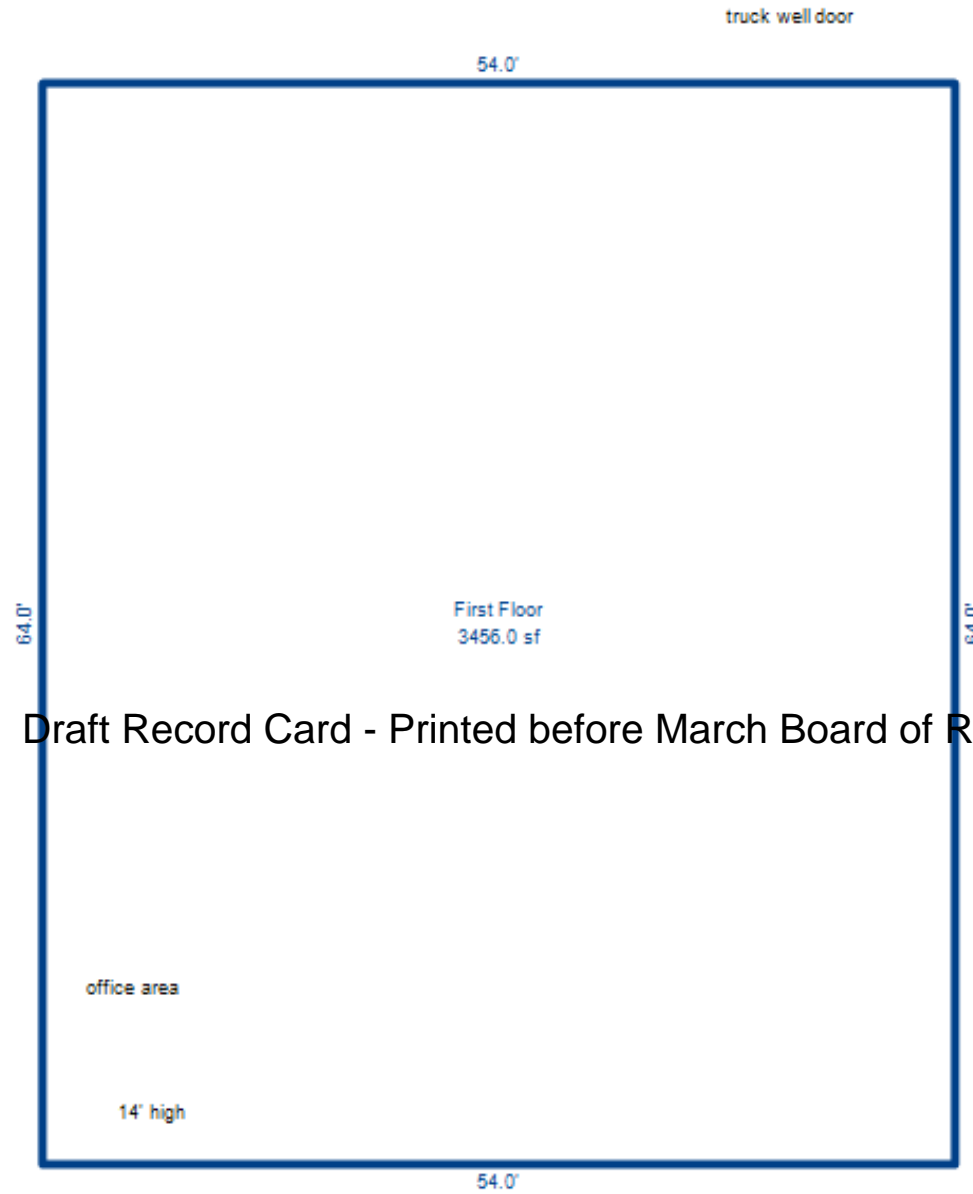
Desc. of Bldg/Section: Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average Percent Adj: +0	
Floor Area: 3,456 Gross Bldg Area: 3,456 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Base Rate for Upper Floors = 27.50	
Depr. 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 90% (10) Heating system: Package Heating & Cooling Cost/SqFt: 5.25 10% Combined Heating System adjustment: 0.53 100% Adjusted Square Foot Cost for Upper Floors = 28.02	
1997 Year Built Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 3,456 Perimeter: 236 Perim. Multiplier: 1.115 Refined Square Foot Cost for Upper Floors: 32.50	
14 Overall Bldg Height		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 44.847	
Comments:		Total Floor Area: 3,456 Base Cost New of Upper Floors = 154,991 Reproduction/Replacement Cost = 154,991 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 127,093	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 124,551 Replacement Cost/Floor Area= 44.85 Est. TCV/Floor Area= 36.04	
Area #1: Type #1: Area #2: Type #2:		*** Basement Info ***	
Area: Type: Average		* Mezzanine Info *	
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-Metallic 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:			

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11832 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SANDELIUS PROPERTIES LLC 7352 E M-115 Cadillac MI 49601	MAP #:					
	2017 Est TCV 20,537 TCV/TFA: 21.57					

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP I 100/FF	100.00	457.38	1.0000	1.0000	100 100	10,000
			100 Actual Front Feet, 1.05 Total Acres		Total Est. Land Value =		10,000		
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	11.06	1.00	120	89	1,181	
			Total Estimated Land Improvements True Cash Value =		1,181				

Tax Description  
. SEC 31 T22N R8W PCL B OF SURVEY  
RECORDED IN LIBER S-3 P 190. 1.05A.  
Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	5,300	10,300			9,816C
2016	5,000	5,700	10,700			9,729C
2015	5,000	4,700	9,700			9,700S
2014	5,000	4,800	9,800			9,800S

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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.
WHIPPLE LAUREN G		0	01/06/2010	QC	QUIT CLAIM		PTA	0.0
WHIPPLE MAXINE E TRUST	WHIPPLE MAXINE E	0	01/06/2010	QC	QUIT CLAIM			0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11776 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
WHIPPLE MAXINE E WHIPPLE TERRANCE 11780 W WATERGATE RD CADILLAC MI 49601	MAP #: 2017 Est TCV 43,758 TCV/TFA: 46.55					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 & S'LY & E'LY OF A PCL DESC AS BEG N 89 DEG 53'12" E 953 FT FROM SW COR SEC 31 TH N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21" W 900.18 FT, N 89 DEG 46' 52" E 712.34 FT, S 0 DEG 44'55" E 900.88FT, S 0 DEG 44'55" E 30 FT S 89 DEG 50' 05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT. S 0 DEG 36'40"E 1097.03 FT TO N'LY	Public Improvements		* Factors *							
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
		2013 EQ APPRAISAL			13.730 Acres		2,100	100		28,833
				13.73 Total Acres		Total Est. Land Value =				28,833

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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	7,500	21,900			21,252C
Rolling	2016	14,400	8,200	22,600			21,063C
Low	2015	14,400	6,600	21,000			21,000S
High	2014	14,400	6,800	21,200			21,200S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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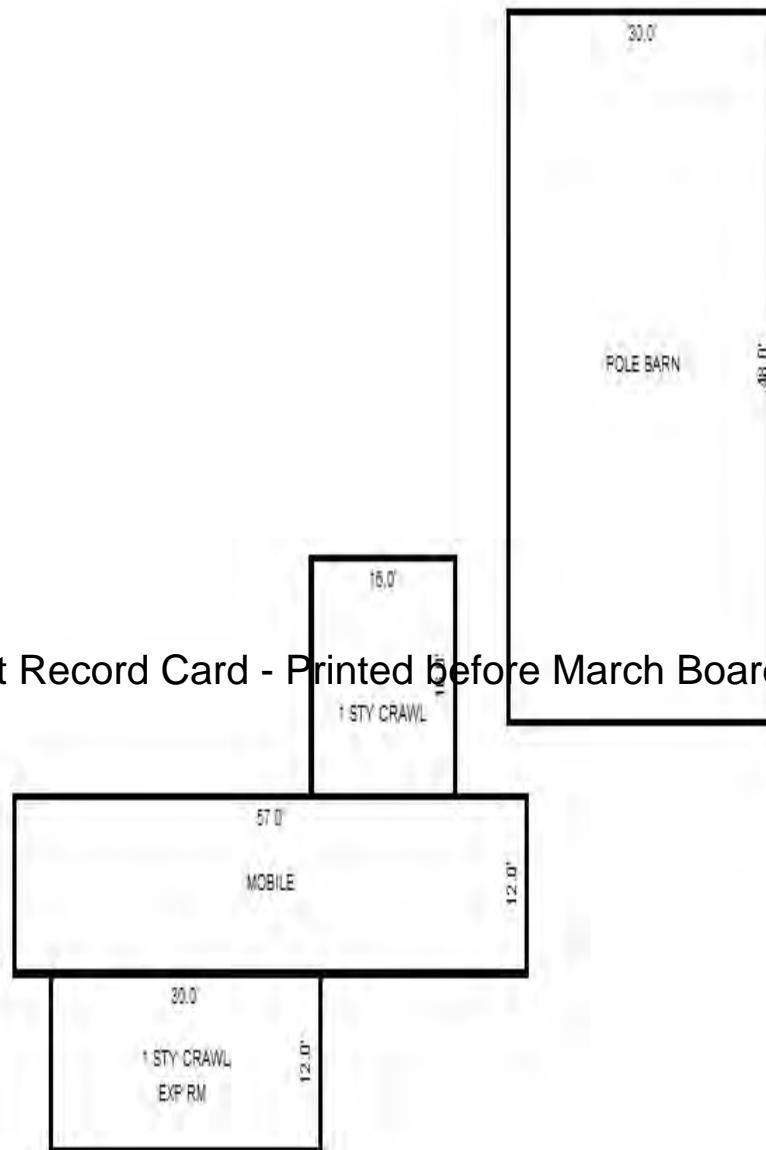
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1440 % 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 1974	Remodeled 0	Size of Closets Lg X Ord Small																																																																																																																																																								
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(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 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																																		
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<p style="text-align: center;"><b>Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">(11) Heating System: Forced Warm Air</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Unit Exterior Roof</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>BaseUnit Ribbed Metal</td> <td></td> <td>38.35</td> <td>0.00</td> <td>0</td> <td>684</td> <td>26,231</td> </tr> <tr> <td colspan="2">Other Additions/Adjustments</td> <td></td> <td>Rate</td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td>21.00</td> <td></td> <td>360</td> <td>7,560</td> </tr> <tr> <td>Addition/Crawl</td> <td></td> <td></td> <td>30.25</td> <td></td> <td>256</td> <td>7,744</td> </tr> <tr> <td>Foundation Wall: Concrete</td> <td></td> <td></td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td>(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td>(14) Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Well, 50 Feet</td> <td></td> <td></td> <td>1575.00</td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td>(15) Built-Ins &amp; Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allowance</td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td>(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>9.71</td> <td></td> <td>1440</td> <td>13,982</td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td>350.00</td> <td></td> <td>1</td> <td>350</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,851</td> </tr> <tr> <td colspan="7">ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 =&gt; TCV of Bldg: 1 = 14,925</td> </tr> </tbody> </table>															(11) Heating System: Forced Warm Air		Rate	Heat/Roof	Ext.(%)	Size	Cost	Unit Exterior Roof							BaseUnit Ribbed Metal		38.35	0.00	0	684	26,231	Other Additions/Adjustments			Rate		Size	Cost	Expando			21.00		360	7,560	Addition/Crawl			30.25		256	7,744	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:CD Exterior: Pole Foundation: 18 Inch (Unfinished)							Base Cost			9.71		1440	13,982	Mechanical Doors			350.00		1	350	Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Depr.Cost = 29,851							ECF (RESIDENTIAL RURAL/ NON SUB) 0.500 => TCV of Bldg: 1 = 14,925						
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN MICHAEL L & CHRISTI	KLEIN MICHAEL L & CHISTIN	0	04/19/2016	QC	FAMILY SALE	2016-01446	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status			
S SEELEY RD	School: MCBAIN - 57030								
Owner's Name/Address	P.R.E. 0%								
KLEIN MICHAEL L & CHISTINE L TRUST 805 MITCHELL ST LAKE CITY MI 49651	MAP #:								
	2017 Est TCV 23,750								
	Improved X Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		Residentia 8 - 17	@\$1900	12.50 Acres	1900 100	23,750			
				12.50 Total Acres	Total Est. Land Value =	23,750			
Tax Description									
. SEC 31 T22N R8W N 412.5 FT OF W FRL 1/2 OF SW FRL 1/4. 12.5A.	X	Dirt Road							
Comments/Influences		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
	X	Rolling							
		Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2017	11,900	0	11,900		6,143C
	TPC	04/05/2016	INSPECTED	2016	13,100	0	13,100		6,089C
				2015	13,100	0	13,100		6,071C
				2014	13,100	0	13,100		5,976C

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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
11770 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
WHIPPLE TERRANCE A & MARSHA 11780 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 171,559 TCV/TFA: 25.85					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 31 T22N R8W BEG N 89 DEG 53'12" E 953 FT FROM SW CORSEC 31 TH N 0 DEG 28'21" W 205.19 FT TO N'LY ROW LINE HWY M55 & POB. TH N 0 DEG 28'21" W 451.26 FT, S 89 DEG 51'40" W 230 FT, N 0 DEG 28'21" W 656.34 FT, N 0 DEG 28'21" W 900.18 FT, N 89 DEG 46'52" E 712.34 FT, S 0 DEG 44'55" E 900.88 FT, S 0 DEG 44'55" E 30 FT S 89 DEG 50'05" W 330 FT, N 0 DEG 44'55" W 30 FT, S 89 DEG 50'05" W 93.31 FT, S 0 DEG 36'40" E 1097.03 FT TO N'LY ROW LINE M55 TH SW'LYALONG ROW LINE 66.84 FT TO POR. ALSO PCT. A OF THE SURVEY RECORDED IN 2012 LakeTownship Missaukee Tax Map	X			SALES & 2013 EQ RATE			21.520 Acres	2,100	100	45,192
	X			LAND IMPROVE 1000			1000.00	1.00	1.5	95
				* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				21.52 Total Acres Total Est. Land Value = 45,192						
				Land Improvement Cost Estimates						
				Description Rate CountyMult. Size %Good Cash Value						
				Residential Local Cost Land Improvements						
				Description Rate CountyMult. Size %Good Cash Value						
				Total Estimated Land Improvements True Cash Value = 1,425						

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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 High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	22,600	63,200	85,800			66,916C
	2016	22,600	59,900	82,500			66,320C
	2015	22,600	55,100	77,700			66,122C
	2014	22,600	49,300	71,900			65,081C



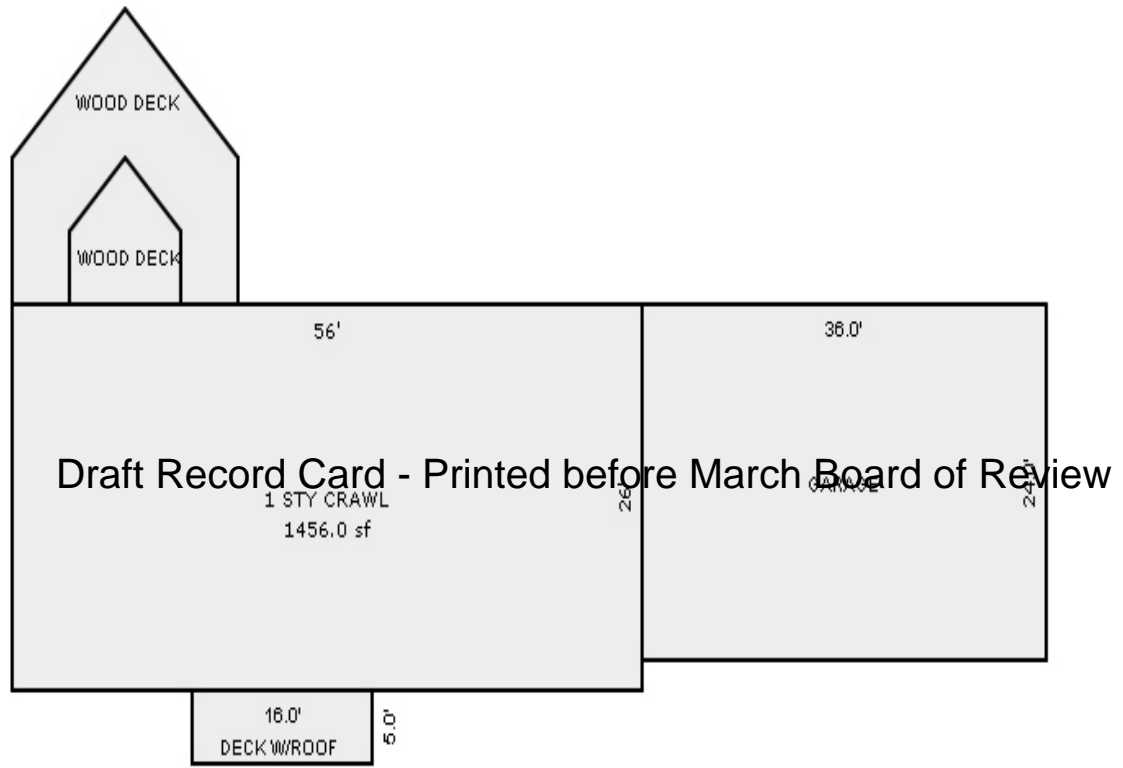
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 80 430	Type Pine Treated Wood	Year Built: 1995 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 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			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost												
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Floor Area: 1536		CntyMult X 1.380		Bsmnt Garage:					
Condition for Age: Average		Lg	X	Ord		Small	200 Amps Service			Total Base Cost: 97,648		E.C.F. X 0.950		Total Base New : 134,754		Total Depr Cost: 114,541		Estimated T.C.V: 108,814	
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(13) Plumbing			Average Fixture(s)		630.00		1		630			
(1) Exterior	X	Drywall					No. of Elec. Outlets			3 Fixture Bath		1975.00		1		1,975			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			1000 Gal Septic		2895.00		1		2,895			
	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			(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1		1,415	
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			8			Pine w/Roof,Standard		21.70		80		1,736		
X	Wood Sash Metal Sash Vinyl Sash	Poured Conc. Stone Treated Wood		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		6.17		430		2,653			
X	Double Hung Horiz. Slide Casement	X Concrete Floor		(9) Basement Finish			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 15.16		864		13,098			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Mechanical Doors			Common Wall: 1 Wall		-1225.00		1		-1,225			
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =		1		114,541				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		108,814							
	Chimney:	1		2000 Gal Septic			Lump Sum Items:												

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Sketch by Apex Medina™

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Desc. of Bldg/Section: NORTH OF HOUSE Calculator Occupancy: Shed, Utility, 3 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 5,100 Stories Above Grd Average Sty Hght Bsmnt Wall Hght	Construction Cost			Base Rate for Upper Floors = 6.20  Adjusted Square Foot Cost for Upper Floors = 6.20				
	<table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>	High	Above Ave.		Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost 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:
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 7,590 Replacement Cost/Floor Area= 8.21 Est. TCV/Floor Area= 3.16					
Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:							
Overall Bldg Height	* Sprinkler Info * Area: Type: Low							
Comments: 12/30/11 ADDED FROM AERIAL - TO SITE VISIT -TIM								

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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:	

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Desc. of Bldg/Section: SOUTH OF HOUSE  
 Calculator Occupancy: Shed, Utility, 3 Wall

Class: D,Pole  
 Floor Area: 2,700  
 Gross Bldg Area: 5,100  
 Stories Above Grd  
 Average Sty Hght  
 Bsmnt Wall Hght

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

Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 12/30/11 ADDED FROM  
 AERIAL - TO SITE VISIT  
 -TIM

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 0%  
 Heat#2: No Heating or Cooling 0%  
 Ave. SqFt/Story  
 Ave. Perimeter  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 6.20

Adjusted Square Foot Cost for Upper Floors = 6.20

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: 5.95

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 8.214

Total Floor Area: 2,700 Base Cost New of Upper Floors = 22,177  
 Reproduction/Replacement Cost = 22,177  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 7,762

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 8,538  
 Replacement Cost/Floor Area= 8.21 Est. TCV/Floor Area= 3.16

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

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

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	MAP #:					
	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 3 - 7 @\$3000	5.07 Acres	3000	100		15,210
			5.07 Total Acres	Total Est. Land Value =			15,210

**Tax Description**  
. SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OF A LINE BEG ON W LINE 225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF 9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E 376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E 120.31 FT TO END. 5.0704 A.

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

Comments/Influences

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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	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.
PELL GLENDA J (FORMER SPO	PELL JOHN M (SM)	0	12/22/2008	QC	Not Qualified	2009/1016		0.0
PELL JOSEPH ESTATE	PELL (MM) & PELL (SW) & P	0	01/01/2007	QC	Not Qualified	2007/197		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11140 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
PELL JOHN ETAL	MAP #:					
PELL JOHN MAURICE & PELL ROBERT	2017 Est TCV 278,346 TCV/TFA: 66.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 31 T22N R8W E 1/2 OF SE 1/4 EXC THAT PART LYING 75 FT EITHER SIDE OF A LINE BEG ON E LINE THEREOF 1653.45 FT N OF SE COR TH S 67 DEG 43' 28" W TO W LINE THEREOF. 75.1136 A.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

			Residentia 66 - 120	\$2200	75.11	Acres	2200	100	M55 DIVIDES PARCEL	165,24
			75.11 Total Acres		Total Est. Land Value =		165,242			
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	3.78	1.00	240	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			

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	82,600	56,600	139,200			87,855C
X Rolling	2016	67,600	53,700	121,300			87,072C
Low	2015	56,300	49,300	105,600			86,812C
High	2014	56,300	44,100	100,400			85,445C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
X 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	82,600	56,600	139,200			87,855C
			2016	67,600	53,700	121,300			87,072C
			2015	56,300	49,300	105,600			86,812C
			2014	56,300	44,100	100,400			85,445C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1950 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall Paneled X Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Basement 58.89 0.00 0.97 1040 62,254			Class: CD Effec. Age: 32 Floor Area: 1040 Total Base Cost: 106,269 Total Base New : 146,651 Total Depr Cost: 99,723 Estimated T.C.V: 94,736		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1950	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00			Rate		Size Cost			
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Well 50 Feet 1575.00		Rate		Size Cost	
Room List		(5) Floors Kitchen: Other: Other:		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:			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.85 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00		Rate		Size Cost	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings X Plaster		(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= 68/100/100/100/68.0, ECF (RESIDENTIAL RURAL/ NON SUB)			2900.00		Rate		Size Cost	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		(14) Water/Sewer			Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 13.87 Mechanical Doors 350.00			2900.00		Rate		Size Cost	
(2) Windows Many Avg. X Large Avg. X Small X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.71 Mechanical Doors 350.00			2900.00		Rate		Size Cost	
(3) Roof X Gable Hip Flat Gambrel Mansard Shed X Asphalt Shingle Chimney: Brick		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, ECF (RESIDENTIAL RURAL/ NON SUB)			2900.00		Rate		Size Cost	

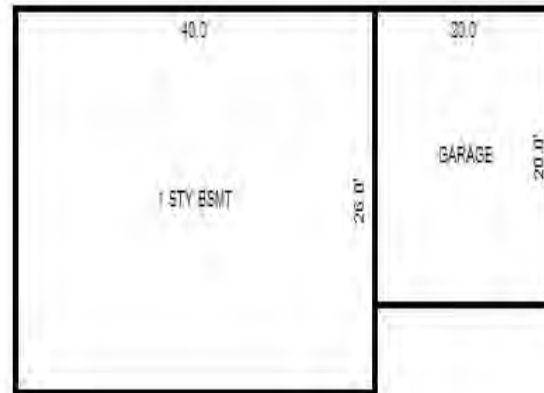
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Sketch by Apex IVT

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

Desc. of Bldg/Section: NW OF HOUSE Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 3,160 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** 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: 1800 Ave. Perimeter: 180 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 = 8.25  Adjusted Square Foot Cost for Upper Floors = 8.25  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.000 Ave. Floor Area: 1,800 Perimeter: 180 Perim. Multiplier: 1.040 Refined Square Foot Cost for Upper Floors: 8.58  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.840  Total Floor Area: 1,800 Base Cost New of Upper Floors = 21,313  Reproduction/Replacement Cost = 21,313 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 7,459						
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: MEASURED FROM 2012 AERIAL IMAGERY 2012-TIM		* 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\*\*\*

Desc. of Bldg/Section: NORTH OF HOUSE IN WOODS  
 Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole  
 Floor Area: 1,360  
 Gross Bldg Area: 3,160  
 Stories Above Grd  
 Average Sty Hght  
 Bsmnt Wall Hght

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

Year Built  
 Remodeled

Overall Bldg Height

Comments:  
 MEASURED FROM 2012  
 AERIAL IMAGERY 34'X40'  
 BLDG IS NOT VISIBLE  
 FROM ROAD-TIM

Construction Cost

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

\*\* \*\* 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: 1360  
 Ave. Perimeter: 188  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 11.65

Adjusted Square Foot Cost for Upper Floors = 11.65

0 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 0 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 1,360 Perimeter: 188 Perim. Multiplier: 1.140  
 Refined Square Foot Cost for Upper Floors: 12.75

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 17.595

Total Floor Area: 1,360 Base Cost New of Upper Floors = 23,929  
 Reproduction/Replacement Cost = 23,929  
 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 8,375

ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 2 = 9,213  
 Replacement Cost/Floor Area= 17.59 Est. TCV/Floor Area= 6.77

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

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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
11424 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 223,056	TCV/TFA: 49.25				

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			Residentia 30 - 65	\$2000	53.00 Acres	2000 100 106,000
			53.00 Total Acres Total Est. Land Value = 106,000			
			Land Improvement Cost Estimates			
			Description	Rate	CountyMult.	Size %Good Cash Value
			D/W/P: 4in Concrete	3.35	1.38	245 50 566
			D/W/P: 4in Concrete	3.35	1.38	98 50 227
			Total Estimated Land Improvements True Cash Value = 793			

Taxpayer's Name/Address	Dirt Road	
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601	Gravel Road	X
	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
	Sewer	
Tax Description	Electric	X
. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	
	Possibility of Site	

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X Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Who	When	What	2017	53,000	58,500	111,500	50,974C
	TPC 05/10/2016	INSPECTED	2016	47,700	35,100	82,800	50,520C
	TPC 10/29/2013	INSPECTED	2015	51,800	32,200	84,000	50,369C
			2014	51,800	30,800	82,600	49,576C

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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: Average Percent Adj: +0	
Floor Area: 3,300		Base Rate for Upper Floors = 62.95	
Gross Bldg Area: 4,529		(10) Heating system: Forced Air Furnace Cost/SqFt: 0.00 100%	
Stories Above Grd: 1		Adjusted Square Foot Cost for Upper Floors = 62.95	
Average Sty Hght : 10		1 Stories Number of Stories Multiplier: 1.000	
Bsmnt Wall Hght		Average Height per Story: 10 Height per Story Multiplier: 1.000	
Depr. Table : 3%		Ave. Floor Area: 3,300 Perimeter: 280 Perim. Multiplier: 1.055	
Effective Age : 35		Refined Square Foot Cost for Upper Floors: 66.41	
Physical %Good: 35		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 91.649	
Func. %Good : 100		Total Floor Area: 3,300 Base Cost New of Upper Floors = 302,441	
Economic %Good: 100		Reproduction/Replacement Cost = 302,441	
1970 Year Built		Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
Remodeled		Total Depreciated Cost = 105,854	
10 Overall Bldg Height		<<<<< Segregated Cost Computations >>>>>	
Comments:		Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels	
9/2016 32' LONG, 6' HIGH ELECTRIC GATE TO GET IN.		Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost	
		(13) Roof Structure:	
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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(1) Excavation/Site Prep:		(8) Plumbing:		(9) Miscellaneous:	
(2) Foundation:		(10) Heating and Cooling:		(13) Roof Structure:	
Footings		Gas Oil Coal Stoker Hand Fired Boiler		Slope=0 245 SqFt, Wood Joists, Wood or Com 98 SqFt, Wood Joists, Wood or Comp	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:	
(3) Frame:		Total Fixtures		Few Average Many Unfinished Typical	
		3-Piece Baths Urinals Wash Bowls Water Heaters Shower Stalls Wash Fountains Toilets		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(14) Roof Cover:	
(5) Floor Cover:		(10) Heating and Cooling:		Thickness Bsmnt Insul.	
(6) Ceiling:					

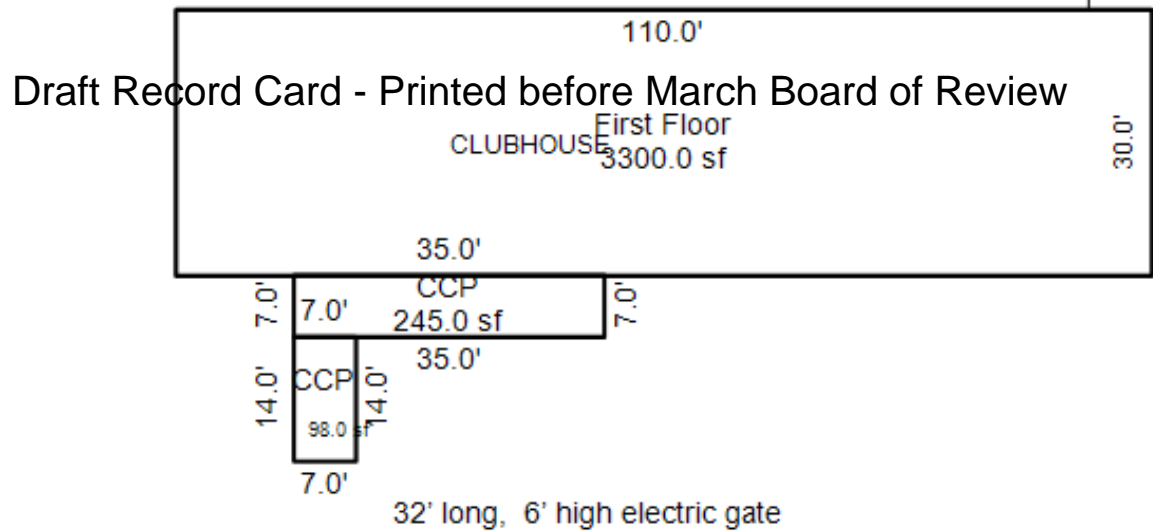
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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

2 story concrete utility bldg  
8.0'  
8.0' Shed 64.0 sf  
8.0'

2 story concrete utility bldg  
8.0'  
8.0' Shed 64.0 sf  
8.0'

21.0' UTILITY SHED	21.0' 441.0 sf
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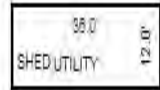
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0							
Class: D,Pole Floor Area: 441 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 10 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 = 8.25
High	Above Ave.	Ave.	X	Low					
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 100 Heat#2: Electric Wall Heaters 0% Ave. SqFt/Story: 441 Ave. Perimeter: 84 Has Elevators:			(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 8.25  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.000 Ave. Floor Area: 441 Perimeter: 84 Perim. Multiplier: 1.278 Refined Square Foot Cost for Upper Floors: 10.54					
1980 Year Built Remodeled	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 14.550  Total Floor Area: 441 Base Cost New of Upper Floors = 6,417  Reproduction/Replacement Cost = 6,417 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 3,144					
10 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 2 = 3,081 Replacement Cost/Floor Area= 14.55 Est. TCV/Floor Area= 6.99					
Comments:		* Sprinkler Info * Area: Type: Low							

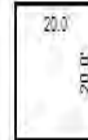
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(1) Excavation/Site Prep:	(2) Foundation: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>	X	Poured Conc	Brick/Stone	Block	(8) Plumbing: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many Above Ave.</td> <td style="width:10%;">Average Typical</td> <td style="width:10%;">Few None</td> </tr> <tr> <td colspan="2">                     Total Fixtures                      3-Piece Baths                      2-Piece Baths                      Shower Stalls                      Toilets                 </td> <td>                     Urinals                      Wash Bowls                      Water Heaters                      Wash Fountains                      Water Softeners                 </td> </tr> </table>	Many Above Ave.	Average Typical	Few None	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	(9) Miscellaneous:
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											
(3) Frame:	(4) Floor Structure:	(9) Sprinklers:	(10) Heating and Cooling: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;">Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>	Gas	Oil	Coal Stoker	Hand Fired Boiler						
Gas	Oil	Coal Stoker	Hand Fired Boiler										
(5) Floor Cover:	(6) Ceiling:	(13) Roof Structure: Slope=0	(14) Roof Cover:										
		(11) Outlets: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> </table>	Few	Average	Many	Unfinished	Typical	(12) Fixtures: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> </table>	Few	Average	Many	Unfinished	Typical
Few	Average	Many	Unfinished	Typical									
Few	Average	Many	Unfinished	Typical									
		(13) Exterior Wall: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>	Thickness	Bsmnt Insul.	(14) Miscellaneous:								
Thickness	Bsmnt Insul.												

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



SHED UTILITY



### Draft Record Card - Printed before March Board of Review



Sketch by Apex IV™

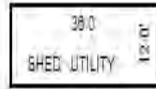
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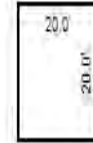
Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Shed, Utility, 3 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0								
Class: D,Pole Floor Area: 660 Gross Bldg Area: 4,529 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost <table border="1" 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: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 660 Ave. Perimeter: 134 Has Elevators:			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 8.95  Adjusted Square Foot Cost for Upper Floors = 8.95  1 Stories Average Height per Story: 8 Ave. Floor Area: 660 Refined Square Foot Cost for Upper Floors: 11.26	Number of Stories Multiplier: 1.000 Height per Story Multiplier: 0.960 Perimeter: 134 Perim. Multiplier: 1.310  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 15.533
High	Above Ave.	Ave.	X	Low						
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Total Floor Area: 660 Base Cost New of Upper Floors = 10,252  Reproduction/Replacement Cost = 10,252 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 5,536						
1997 Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 3 = 5,425 Replacement Cost/Floor Area= 15.53 Est. TCV/Floor Area= 8.22						
8 Overall Bldg Height	* Sprinkler Info * Area: Type: Average									
Comments: ROOF STRUCTURE OVER CONCETE TABLE SHOOTING STATIONS 7'X50' CONCRETE FLOOR.										

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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 Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer										
(4) Floor Structure:		(9) Sprinklers:				(40) Exterior Wall:											
(5) Floor Cover:		(10) Heating and Cooling:				Thickness                      Bsmnt Insul.											
(6) Ceiling:		Gas	Coal	Hand Fired	(13) Roof Structure: Slope=0												
		Oil	Stoker	Boiler	(14) Roof Cover:												

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



SHED UTILITY



### Draft Record Card - Printed before March Board of Review



Sketch by Apex IVTY

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Percent Adj: +0								
Class: C Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 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: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 64 Ave. Perimeter: 32 Has Elevators:			High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 18.15  Adjusted Square Foot Cost for Upper Floors = 18.15  2 Stories Average Height per Story: 8 Ave. Floor Area: 64 Refined Square Foot Cost for Upper Floors: 36.42	Number of Stories Multiplier: 1.000 Height per Story Multiplier: 0.960 Perimeter: 32 Perim. Multiplier: 2.090  County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 51.711
High	Above Ave.	Ave.	X	Low						
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Total Floor Area: 64  Base Cost New of Upper Floors = 3,310  Reproduction/Replacement Cost = 3,310 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 1,158						
Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 4 = 1,135 Replacement Cost/Floor Area= 51.71 Est. TCV/Floor Area= 17.74						
Overall Bldg Height	* Sprinkler Info * Area: Type: Average									
Comments:										

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

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER  
 Calculator Occupancy: Shed, Utility, 4 Wall

Class: C

Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost					
	High	Above Ave.	Ave.	X	Low	

\*\* \*\* 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: 64  
 Ave. Perimeter: 32  
 Has Elevators:

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

Year Built  
 Remodeled

Overall Bldg Height

Comments:

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

\* Mezzanine Info \*

\* Sprinkler Info \*

Area:  
 Type: Average

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

Class: C Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 18.15

Adjusted Square Foot Cost for Upper Floors = 18.15

2 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 64 Perimeter: 32 Perim. Multiplier: 2.090  
 Refined Square Foot Cost for Upper Floors: 36.42

County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 51.711

Total Floor Area: 64 Base Cost New of Upper Floors = 3,310

Reproduction/Replacement Cost = 3,310

Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 1,158

ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 5 = 1,135  
 Replacement Cost/Floor Area= 51.71 Est. TCV/Floor Area= 17.74

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

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11450 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 66% 07/24/2001					
OSTERHOUT DALE W & SHERRI L	MAP #:					
11450 W CADILLAC ROAD	2017 Est TCV 140,727 TCV/TFA: 61.24					
CADILLAC MI 49601	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			

Taxpayer's Name/Address	Public Improvements	* Factors *						Reason	Value
		Description	Frontage	Depth	Front	Depth	Rate %Adj.		
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601	Dirt Road	2013 EQ RATES&SALES	2.870 Acres	5,348	100			15,350	
	Gravel Road	2.87 Total Acres		Total Est. Land Value =				15,350	
Tax Description	X Paved Road	Land Improvement Cost Estimates							
		Description	Rate	CountyMult.	Size	%Good	Cash Value		
. SEC 31 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 2.87 A.	X Water	D/W/P: 4in Ren. Conc.	3.78	1.00	720	0	0		
		Sewer	Residential Local Cost Land Improvements						
Comments/Influences	X Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Gas	1000.00	1.00	1.0	97	970		
2ND HOME ON CHILD PCL		Total Estimated Land Improvements True Cash Value =				970			

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	7,700	62,700	70,400			56,723C
			2016	7,700	60,500	68,200			56,218C
			2015	7,700	54,700	62,400			56,050C
			2014	7,700	47,700	55,400			55,168C

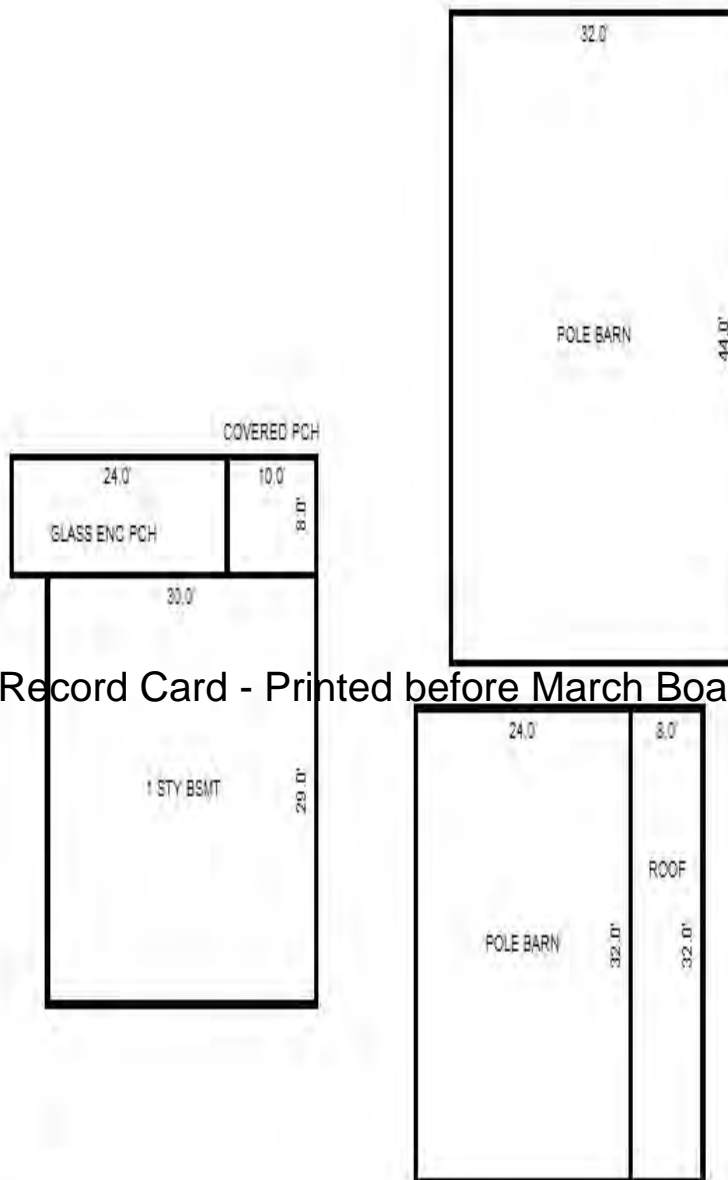
The Equalizer. Copyright (c) 1999 - 2009.  
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 80	Type CGEP (1 Story) CCP (1 Story)	Year Built: 1985 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	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 1945	Remodeled 1980	Ex	X	Ord		Min	1	Story	Siding	Basement	50.03	0.00	0.66	870	44,100	
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)			1 525			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer			Well 100 Feet			1 2,425			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Well 100 Feet			2425.00			1 2,720			
Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	Ex. X Ord. Min			No. of Elec. Outlets			(15) Built-Ins & Fireplaces						
(2) Windows		(7) Excavation		Many X Ave. Few			Appliance Allowance			1235.00			1 1,235			
Many Avg. X Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(16) Porches			CGEP (1 Story), Standard CCP (1 Story), Standard			192 5,883 80 2,342				
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			(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors			768 8,172 2 650			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost No Floor Deduction Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT)			9.30 1408 13,094 -3.00 1408 -4,224 Depr.Cost = 63,691						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Total Depreciated Cost = 64,757 ECF (RESIDENTIAL RURAL/ NON SUB)			3.97 256 1,016 Cost New = 1,403 Depr.Cost = 1,066 Total Depreciated Cost = 64,757 0.900 => TCV of Bldg: 1 = 58,281				
Chimney: Block		(10) Floor Support		Lump Sum Items:												

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Sketch by Apex IV™

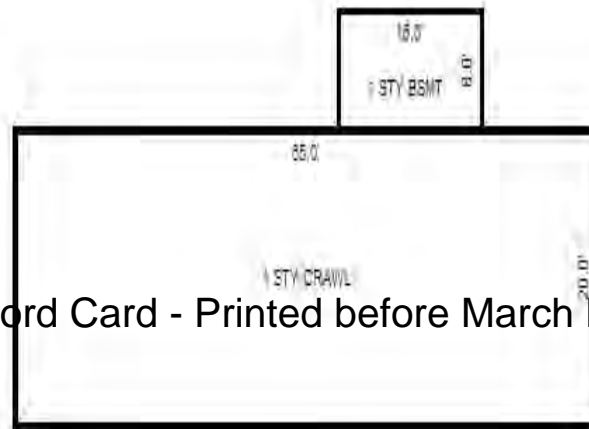
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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 0		Remodeled 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 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			X	Ex.	Ord.	Min	1	Story Siding	Crawl Space	55.66	-7.98	0.00	1300	61,984	
X	Insulation	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	55.66	0.00	0.00	128	7,124
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost			
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		(13) Plumbing			Average Fixture(s)			630.00			1 630			
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) Clean Water			3 Fixture Bath			1975.00			1 1,975			
(3) Roof		(8) Basement		(15) Built-Ins & Fireplaces			Well, 50 Feet			1575.00			1 1,575			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Appliance Allowance			1000 Gal Septic			2895.00			1 2,895			
X	Asphalt Shingle	(9) Basement Finish		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1415.00			1 1,415			
Chimney:		(10) Floor Support		Depr.Cost = 69,606			Public Water Public Sewer			0.950 => TCV of Bldg: 2 =			66,126			
		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			1 Water Well									
		1 1000 Gal Septic 1 2000 Gal Septic					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.
SMOLKA ALBERT P JR & DEBO	SMOLKA ALBERT P JR & DEBO	0	09/25/2013	WD	RELATED PARTY	2013-03522 WD	PTA	0.0
		13,000	12/01/1995	WD	Download	296:351		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11425 WATERGATE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
SMOLKA ALBERT P JR & DEBORAH D 11425 WATERGATE RD CADILLAC MI 49601	2017 Est TCV 61,471 TCV/TFA: 45.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S 256.33 FT THOF. 2.38A.	X		Dirt Road	GROUP H \$75/FF	228.00	454.70	1.0000	1.0000	75	100	17,100
Comments/Influences			Gravel Road	228 Actual Front Feet, 2.38 Total Acres Total Est. Land Value = 17,100							
PARTIAL SPLIT TO 026-50 FOR 97	X		Paved Road								
	X		Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

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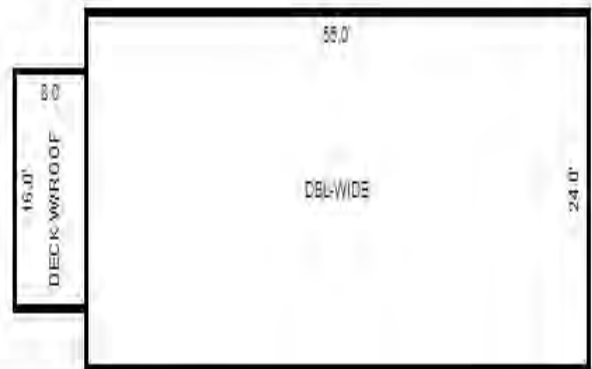
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	8,600	22,100	30,700			27,444C
2016	8,600	18,600	27,200			27,200S
2015	8,600	20,000	28,600			27,330C
2014	8,600	18,300	26,900			26,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type Pine	Year Built: 1993 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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 1988 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 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures X Ex. Ord. Min			Stories Exterior Foundation 1 Story Siding Piers			Rate Bsmnt-Adj Heat-Adj 45.71 -11.27 0.66			Size Cost 1344 47,174			
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 525.00			Size Cost 1 525			
X	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 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Well 50 Feet 1575.00 Base Septic 2000.00			Size Cost 1 1,575 1 2,720			
X	Many Avg. X Large Avg. X Small	(8) Basement					(15) Built-Ins & Fireplaces Appliance Allowance 1235.00			Rate 1235.00			Size Cost 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					(16) Deck/Balcony Pine w/Roof, Standard 17.45			Rate 17.45			Size Cost 128 2,234			
X	(3) Roof	(9) Basement Finish					(17) Garages Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.65 576 10,166 Mechanical Doors 325.00 1 325 Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/75.0, Depr.Cost = 68,263 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 44,371									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF														
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Metal	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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
11400 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 71,820 TCV/TFA: 83.13					

	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
			40/FF	228.00	256.00	1.0000	1.0000	40	100	9,120
			228 Actual Front Feet, 1.34 Total Acres Total Est. Land Value =							9,120

Taxpayer's Name/Address	X	Improvements	Value
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	

Tax Description	X	Improvements	Value
SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160. 1.34A	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	

Comments/Influences  
ADD HOUSE/ATT GRG FOR 05 (MOVED ON)  
ADD WELL & SEPTIC FOR 06



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2017	4,600	31,300	35,900			29,666C
	2016	4,600	29,400	34,000			29,402C
	2015	4,600	27,400	32,000			29,315C
	2014	4,600	24,500	29,100			28,854C

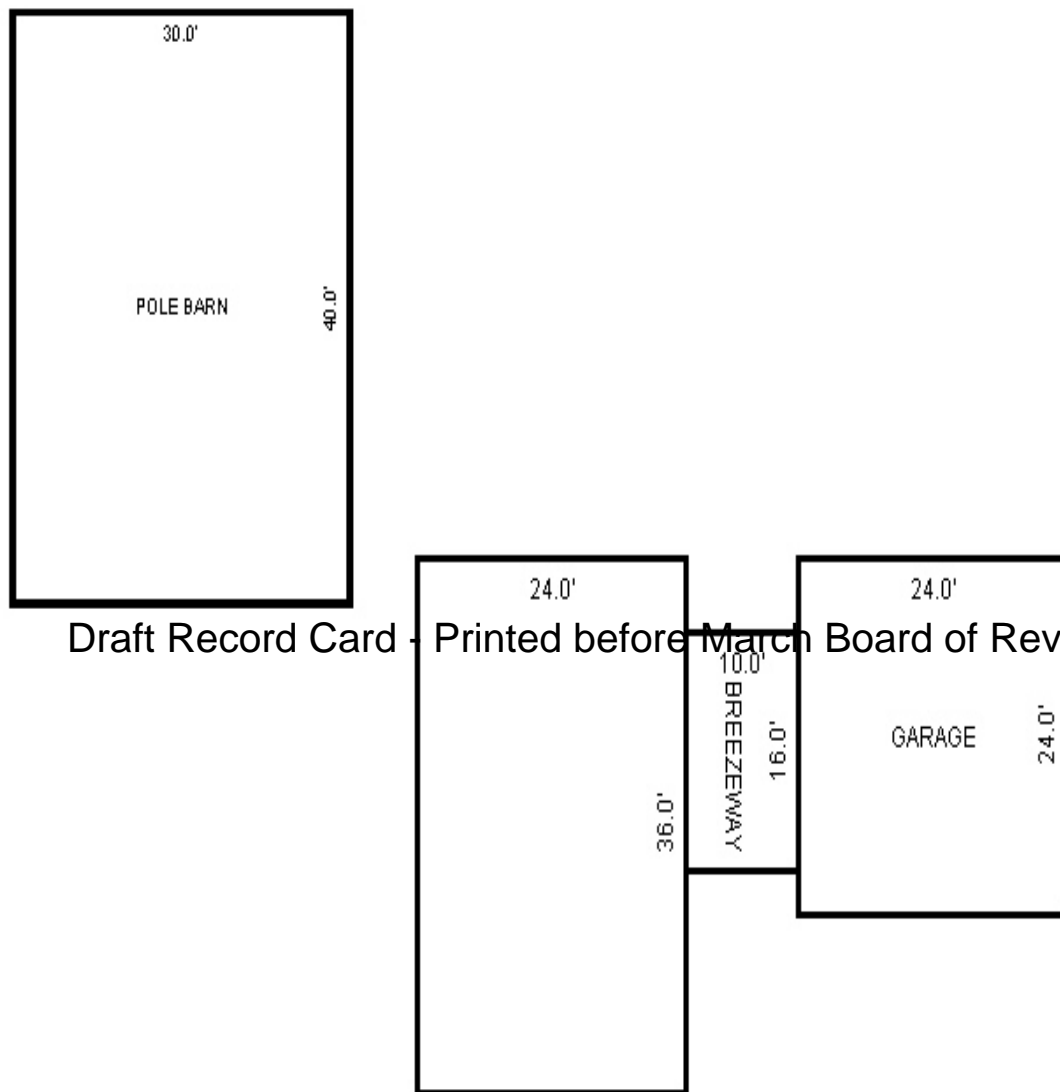
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration													
Yr Built 1970		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 2 Bedrooms		Kitchen: Other: Other:		(12) Electric			0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min		Stories Exterior 1 Story Siding		Foundation Basement		Rate Bsmnt-Adj Heat-Adj 50.11 0.00 -0.78		
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few		Other Additions/Adjustments (13) Plumbing		Rate		Size Cost Size Cost		
Insulation		(7) Excavation		(13) Plumbing					Average Fixture(s) Well 100 Feet		525.00		1 525 1 2,425 1 2,720		
(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					(15) Built-Ins & Fireplaces Appliance Allowance		1235.00		1 1,235		
X	Many Avg. X Few	Large Avg. X Small		(8) Basement					(16) Breezeways Frame Wall, Unfinished		22.25		160 3,560		
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					(17) Garages Class:D Exterior: Pole Foundation: 42 Inch (Unfinished)		Base Cost 10.01		1200 12,012		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF							Mechanical Doors 325.00				1 325		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 Water Well		Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 17.65		576 10,166		
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic		Mechanical Doors 325.00				1 325		
Chimney: Brick							Lump Sum Items:		Phy/Ab.Phy/Func/Econ/Comb.%Good= 63/100/100/100/63.0, ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		66,000 62,700		

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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.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
GOBLE GARRY L 9902 WILLIS RD WILLIS MI 48191	MAP #:					
	2017 Est TCV 16,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
. SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 4.16 A.				
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	8,000	0	8,000			3,552C
2016	8,000	0	8,000			3,521C
2015	8,000	0	8,000			3,511C
2014	8,000	0	8,000			3,456C

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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 WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
GOBLE GARRY L 9902 WILLIS RD WILLIS MI 48191	MAP #:					
	2017 Est TCV 27,216					

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
			2013 EQ RATES&SALES			10.080	Acres	2,700	100	27,216
						10.08	Total Acres		Total Est. Land Value =	27,216

Tax Description  
 . SEC 31 T22N R8W PCL E OF THE SURVEY  
 RECORDED IN LIBER S-1 AT PP 159 & 160.  
 10.08 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	13,600	0	13,600			6,305C
2016	13,600	0	13,600			6,249C
2015	13,600	0	13,600			6,231C
2014	13,600	0	13,600			6,133C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5010 S LA CHANCE RD	School: MCBAIN - 57030		Deck/Porch	05/15/2008	20080158	Complete
	P.R.E. 100% 07/22/1994		Addition	06/05/2007	20070327	Complete
Owner's Name/Address	MAP #:		Pole Barn	10/18/2004	20040418	Complete
SUTTON LOUIS 5010 S LA CHANCE LAKE CITY MI 49651	2017 Est TCV 144,778 TCV/TFA: 84.57					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SUTTON LOUIS 5010 S LA CHANCE LAKE CITY MI 49651			* 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
			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	95	950	
			Total Estimated Land Improvements True Cash Value = 950						

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Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.							
Comments/Influences							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,500	62,900	72,400			60,379C
2016	10,500	59,200	69,700			59,841C
2015	10,500	55,100	65,600			59,663C
2014	10,500	49,300	59,800			58,724C

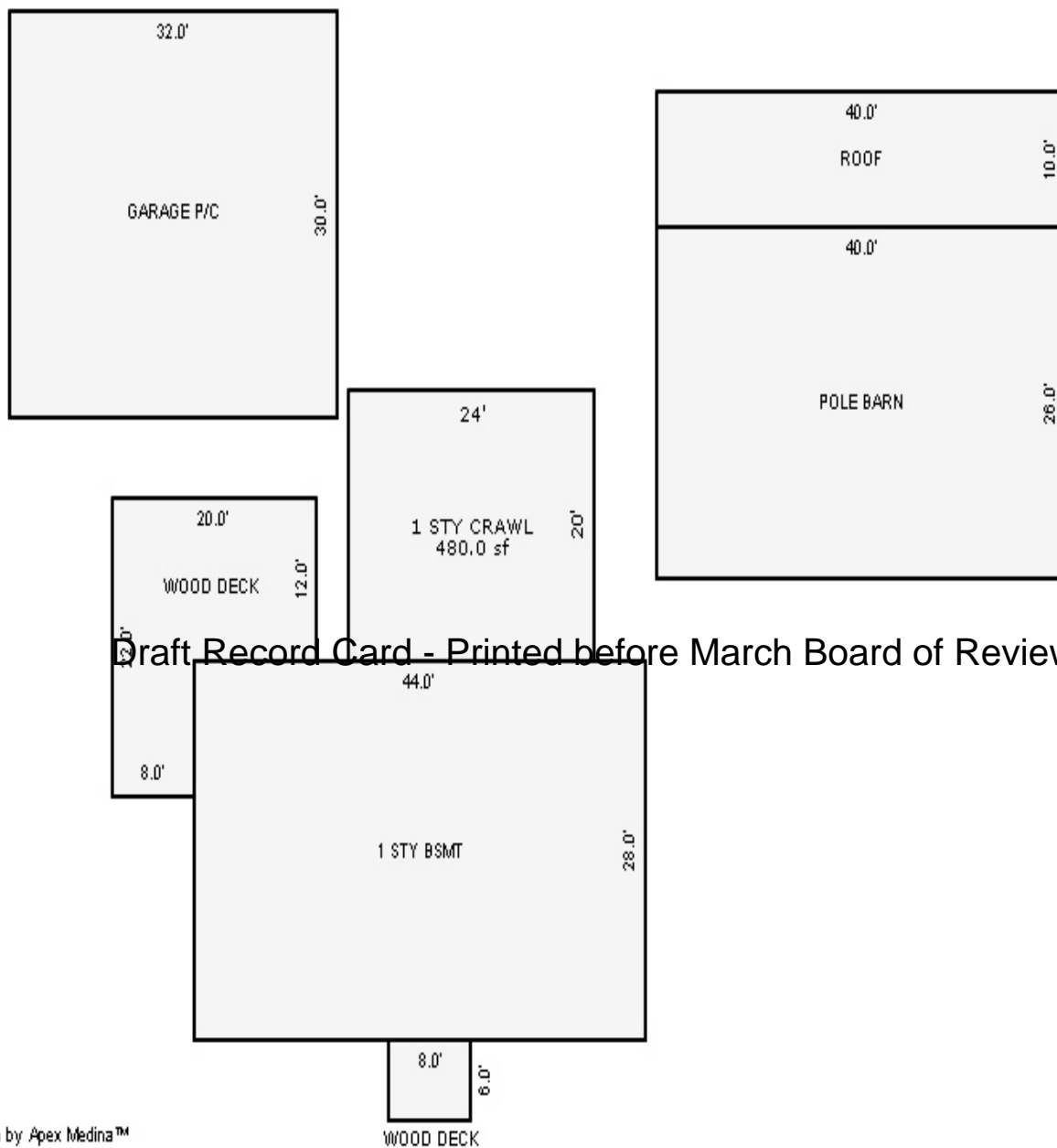
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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	Area 48 320	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1040 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: CD Effec. Age: 29 Floor Area: 1712		Bsmnt-Adj X 1.380 E.C.F. X 0.950		CntyMult Total Base Cost: 122,808 Total Base New : 169,474 Total Depr Cost: 131,398 Estimated T.C.V: 124,828		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1978	Remodeled 0	Ex X Ord Min		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
Condition for Age: Average		Lg X Ord Small		0 Amps Service			1 Story Siding Basement 54.13 0.00 0.00 1232 66,688			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
Room List		(5) Floors		No./Qual. of Fixtures			1 Story Siding Crawl Space 54.13 -7.61 0.00 480 22,330			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		X Ex. Ord. Min			Other Additions/Adjustments Rate			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
(1) Exterior		X Drywall		No. of Elec. Outlets			(13) Plumbing			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Average Fixture(s) 630.00 1 630			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
	Insulation	(7) Excavation		(13) Plumbing			(14) Water/Sewer			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
(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			1000 Gal Septic Appliance Allowance 1415.00 1 1,415 Fireplace: Exterior 1 Story 3450.00 1 3,450			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
X	Many Avg. Few X Large Avg. Small	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
	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			Appliance Allowance 1415.00 1 1,415 Fireplace: Exterior 1 Story 3450.00 1 3,450			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Deck/Balcony			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard 10.15 48 487 Treated Wood,Standard 6.29 320 2,013			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			(17) Garages			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:					Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.04 960 9,638 County Multiplier = 1.38 => Cost New = 13,301			Total Base Cost: 122,808		Total Base New : 169,474		Total Depr Cost: 131,398		Estimated T.C.V: 124,828	

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Sketch by Apex Medina™

WOOD DECK

\*\*\* 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
5220 S LA CHANCE RD	School: MCBAIN - 57030		Reroof	07/28/2006	20060236	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BRIDGES BRUCE D 5220 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 119,391 TCV/TFA: 80.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
. SEC 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E 556 FT TO BEG. 3.9951 A.	X		* Factors *						
			\$65 /FF	313.00	556.00	1.0000	1.0000	65	100
Comments/Influences			313 Actual Front Feet, 4.00 Total Acres Total Est. Land Value = 20,345						
26X32 POLE BARN FOR 99	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	500	50		860
			Shed: Metal Prefab	9.29	1.00	80	50		372
			Total Estimated Land Improvements True Cash Value = 1,232						

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	10,200	49,500	59,700			50,484C
	Rolling		2016	10,200	46,600	56,800			50,034C
	Low		2015	10,200	43,400	53,600			49,885C
	High		2014	10,200	38,900	49,100			49,100S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 12/07/2015	INSPECTED								
TPC 06/17/2013	INSPECTED								

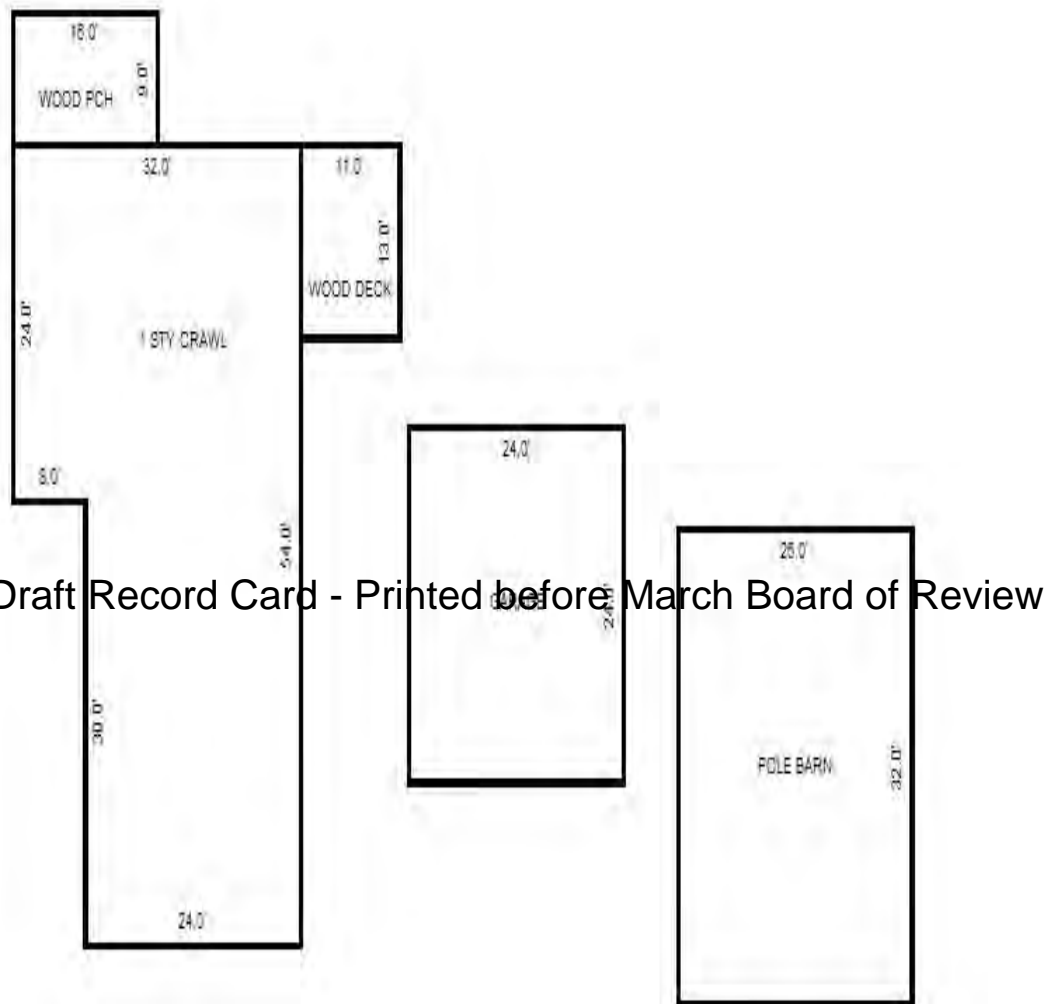
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame			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								144 WPP 143 Treated Wood			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C -5 Effec. Age: 30 Floor Area: 1488 Total Base Cost: 106,586 Total Base New : 147,088 Total Depr Cost: 102,962 Estimated T.C.V: 97,814		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			1 Story Siding Crawl Space 59.72 -8.36 0.00 1488 76,424			Rate		Size Cost				
Condition for Age: Average		Doors		100 Amps Service			Other Additions/Adjustments			760.00		1		760		
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		1		760		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Well 50 Feet 1575.00			1		1,575				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			(14) Water/Sewer			1915.00		1		1,915		
X	Insulation	(7) Excavation		Many X Ave. Few			(15) Built-Ins & Fireplaces			12.22		144		1,760		
(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			(16) Porches			7.55		143		1,080		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 1000 Gal Septic 2000 Gal Septic			(17) Garages			18.25		528		9,636		
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			350.00		2		700		
X		(9) Basement Finish					Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			11.18		832		9,302		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF					Mechanical Doors 350.00			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 102,962		1		350		
X	Gable Hip Flat	Gambrel Mansard Shed					ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 97,814									
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:														

Draft Record Card Printed before March Board of Review

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



Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5100 S LA CHANCE RD	School: MCBAIN - 57030		Garage	08/21/2012	2012-0400	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994					
RODENBAUGH RAYMOND L 5100 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 167,950 TCV/TFA: 115.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. SEC 32 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 15 A.	X		* Factors *					
			Residentia 8 - 17 @\$1900	15.00	Acres	1900	100	
Comments/Influences			15.00 Total Acres Total Est. Land Value = 28,500					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 4in Ren. Conc.	4.21	1.00	336	0	0
			D/W/P: 4in Concrete	3.61	1.00	522	0	0
	X		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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	14,300	69,700	84,000			71,872C
Rolling	2016	15,800	65,600	81,400			71,231C
Low	2015	15,800	61,100	76,900			71,018C
High	2014	15,800	54,700	70,500			69,900C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/05/2016 INSPECTED							
TPC 12/04/2015 INSPECTED							
TPC 06/17/2013 INSPECTED							

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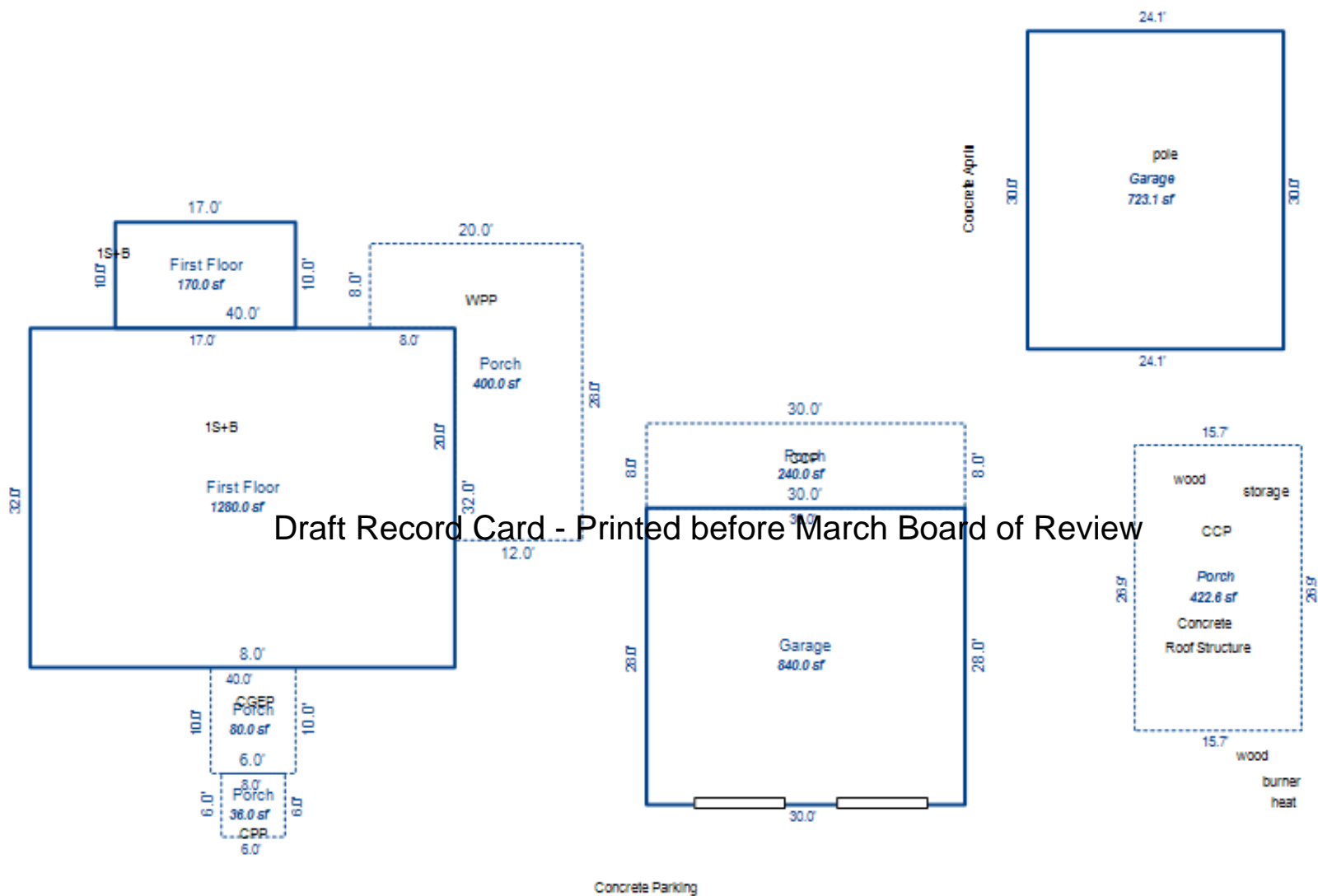
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	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: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																				
Building Style: 1S		Trim & Decoration																																																																							
Yr Built 1971		Remodeled 0		Ex X Ord Min			Size of Closets			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 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 1 Story Siding Basement			66.27 0.00 66.27 0.00		1280 84,826 170 11,266																																																													
(2) Windows		Insulation		(7) Excavation			(9) Basement Finish																																																																		
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			Basement Recreation Finish Walk out Basement Door(s) Average Fixture(s)			11.45 775.00 760.00		1000 11,450 2 1,550 1 760																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		(8) Basement			(14) Water/Sewer																																																																		
X	Double Glass Patio Doors Storms & Screens	1000		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1575.00 3085.00		1 1,575 1 3,085																																																													
(3) Roof				(9) Basement Finish			(17) Garages																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF 2 Walkout Doors No Floor SF			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			1915.00 3875.00		1 1,915 1 3,875																																																													
X	Asphalt Shingle						Lump Sum Items:																																																																		
Chimney: Block																																																																									
<table border="1"> <thead> <tr> <th>Class</th> <th>Exterior</th> <th>Foundation</th> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>Class:C</td> <td>Exterior: Siding</td> <td>Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>14.85</td> <td></td> <td></td> <td>840</td> <td>12,474</td> </tr> <tr> <td></td> <td>Mechanical Doors</td> <td></td> <td>350.00</td> <td></td> <td></td> <td>2</td> <td>700</td> </tr> <tr> <td>Class:C</td> <td>Exterior: Pole</td> <td>Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>12.94</td> <td></td> <td></td> <td>723</td> <td>9,356</td> </tr> <tr> <td></td> <td>Mechanical Doors</td> <td></td> <td>350.00</td> <td></td> <td></td> <td>1</td> <td>350</td> </tr> </tbody> </table>														Class	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	Class:C	Exterior: Siding	Foundation: 18 Inch (Unfinished)							Base Cost		14.85			840	12,474		Mechanical Doors		350.00			2	700	Class:C	Exterior: Pole	Foundation: 42 Inch (Unfinished)							Base Cost		12.94			723	9,356		Mechanical Doors		350.00			1	350	Total Base Cost: 161,972 Total Base New : 223,522 Total Depr Cost: 145,289 Estimated T.C.V: 138,025		CntyMult X 1.380 E.C.F. X 0.950	
Class	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																		
Class:C	Exterior: Siding	Foundation: 18 Inch (Unfinished)																																																																							
	Base Cost		14.85			840	12,474																																																																		
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Class:C	Exterior: Pole	Foundation: 42 Inch (Unfinished)																																																																							
	Base Cost		12.94			723	9,356																																																																		
	Mechanical Doors		350.00			1	350																																																																		
<<<< 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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500		0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	Arms Length	2015-03178	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
5160 S LA CHANCE RD	School: MCBAIN - 57030		New House	10/08/2015	2015-0508	100%
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LA CHANCE RD LAKE CITY MI 49651	2017 Est TCV 165,569 TCV/TFA: 143.23

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 32 T22N R8W S 3/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC S313 FT OF E 556 FT THEREOF. 11.0049 A.			
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	11,000	71,800	82,800			77,847C
X Rolling	2016	9,900	39,800	49,700		49,700W	49,700S
X Low	2015	8,300	4,600	12,900			6,706C
X High	2014	8,300	4,400	12,700			6,601C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What							
TPC 04/05/2016 INSPECTED							
TPC 12/31/2015 INSPECTED							
TPC 12/07/2015 INSPECTED							

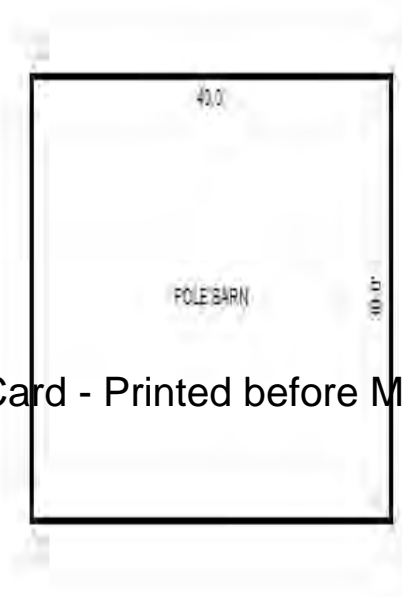
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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: 1983 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump													
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling													
	Yr Built 1983	Remodeled 0		Central Air Wood Furnace													
	Condition for Age: Average	Ex	Ord	Min	(12) Electric												
	Room List	Size of Closets		0 Amps Service													
	Basement 1st Floor 2nd Floor Bedrooms	Lg	Ord	Small	No./Qual. of Fixtures												
	(1) Exterior	Doors	Solid	H.C.	Ex. Ord. Min												
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many Ave. Few													
	Insulation	(7) Excavation		(13) Plumbing													
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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	Large Avg. Small	(8) Basement		(14) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
	(3) Roof	(9) Basement Finish		Lump Sum Items:													
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF														
	Asphalt Shingle	(10) Floor Support															
	Chimney:	Joists: Unsupported Len: Cntr.Sup:															

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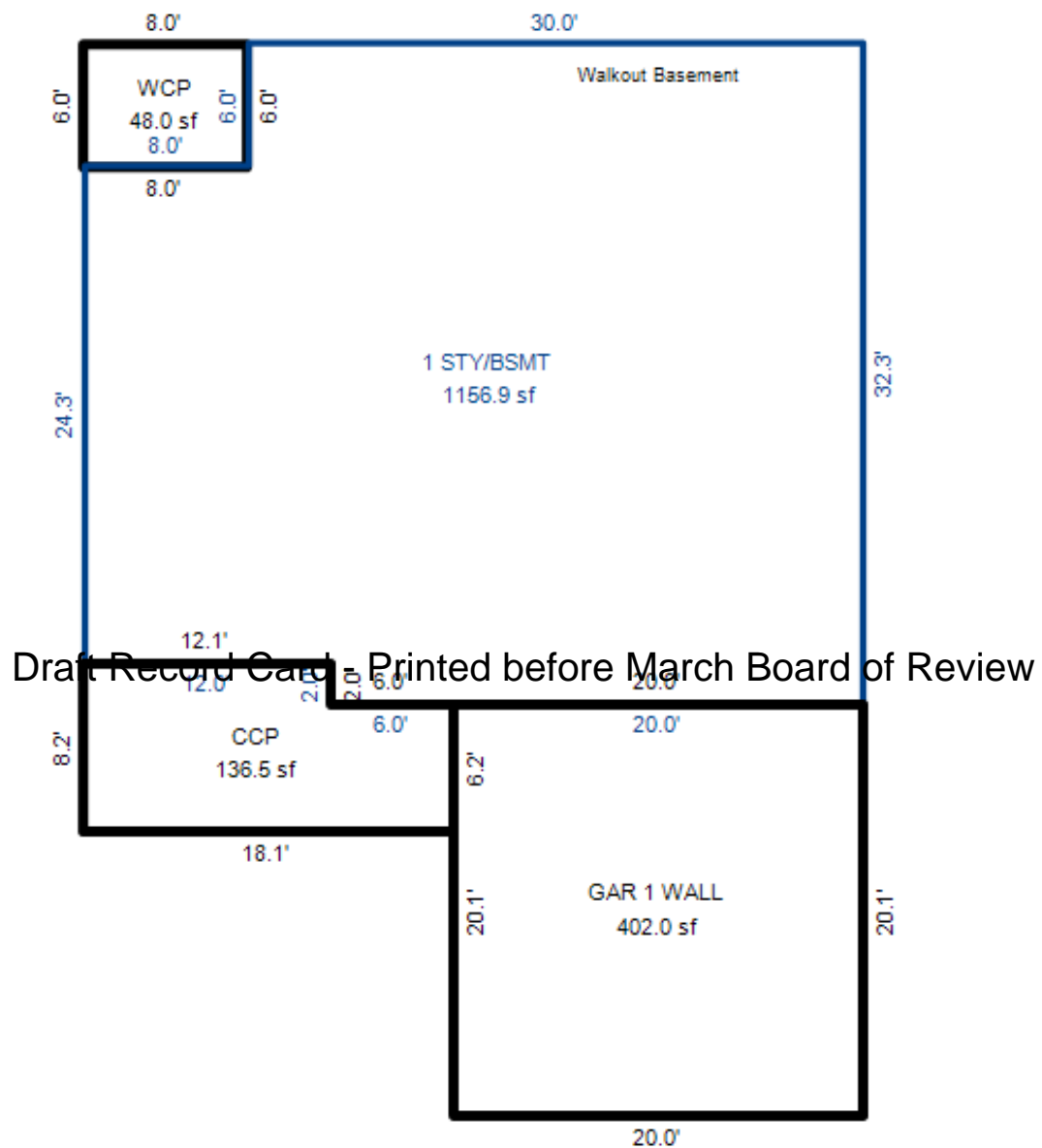


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Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	Arms Length	2015-03178	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/06/2016					
Owner's Name/Address	MAP #:					
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LA CHANCE RD CADILLAC MI 49601	2017 Est TCV 240,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. 120 A.				
Comments/Influences				

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	120,000	0	120,000			108,972C
2016	108,000	0	108,000		108,000W	108,000S
2015	90,000	0	90,000			40,331C
2014	90,000	0	90,000			39,696C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5322 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 09/22/2012					
Owner's Name/Address	MAP #:					
FARR CHAD R 340 W GEERS RD MC BAIN MI 49657	2017 Est TCV 142,341 TCV/TFA: 91.89					

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	241.00	582.01	1.0000	1.0000	50	100		12,050
241 Actual Front Feet, 3.22 Total Acres			Total Est. Land Value =		12,050			

X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
X		Dirt Road						
X		Gravel Road						
X		Paved Road						
X		Storm Sewer						
X		Sidewalk						
X		Water	1.61	1.00	2250	0	0	
X		Sewer	3.61	1.00	660	0	0	
X		Shed: Metal Prefab	6.95	1.00	336	50	1,168	
X		Shed: Metal Prefab	8.69	1.00	120	50	522	
X		Gas						
X		Curb						
X		Street Lights						
X		Standard Utilities						
X		Underground Utils.						
X		LAND IMPROVE 1000	1000.00	1.00	1.5	97	1,455	
X		Total Estimated Land Improvements True Cash Value =						3,145



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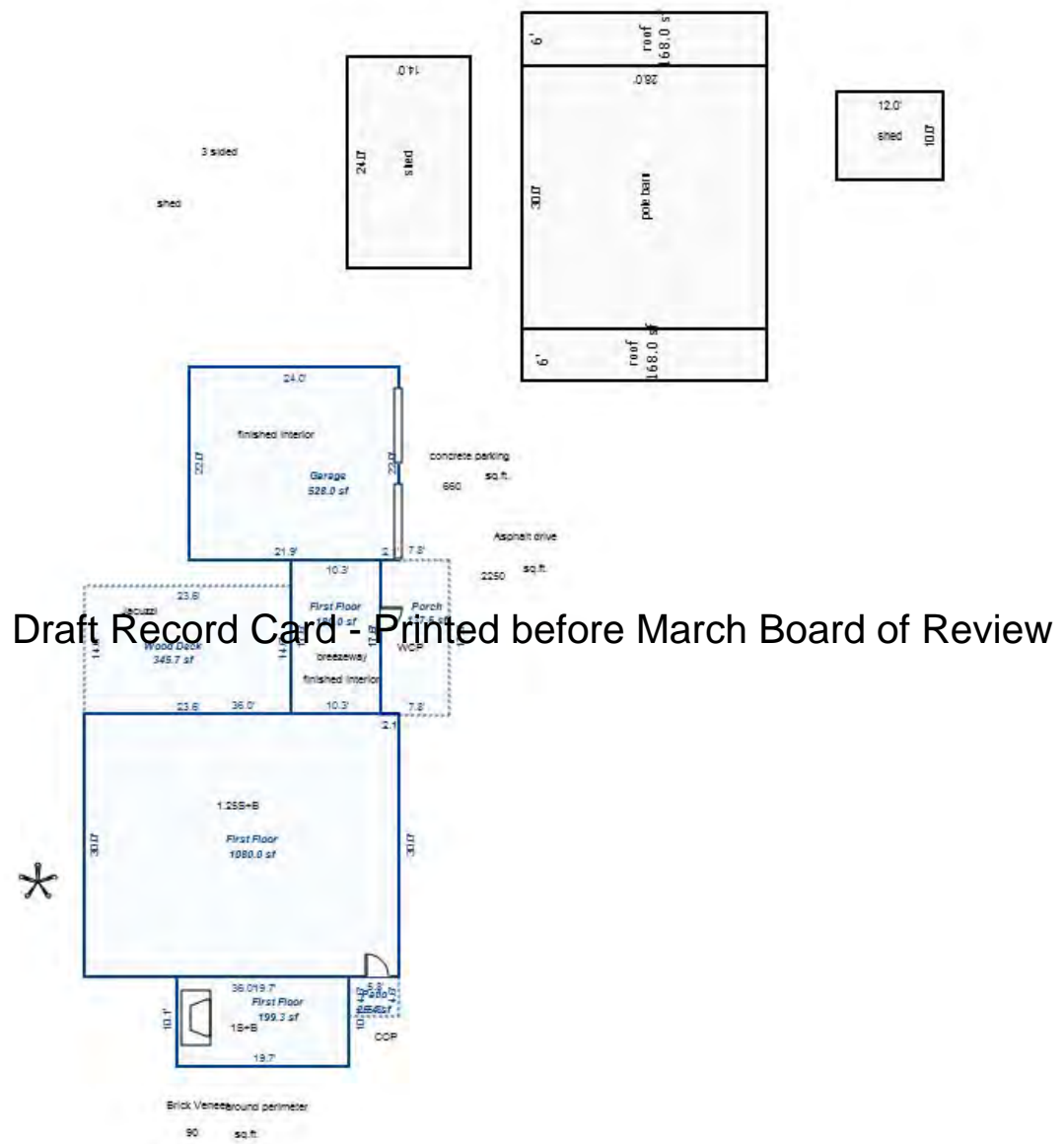
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2017	6,000	65,200	71,200			63,932C
X Rolling			2016	6,000	61,400	67,400			63,362C
X Low			2015	9,000	57,300	66,300			63,173C
X High			2014	9,000	53,600	62,600			62,179C
X Landscaped									
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	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: 1949 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G						26 137 345 180	CCP (1 Story) WCP (1 Story) Treated Wood Brzwy, FW			
Building Style: 1.25S		Trim & Decoration														
Yr Built 1949 Remodeled 1977		Ex X Ord Min		Size of Closets			X									
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			120 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			1.25 Story Siding			Basement 74.02			0.00 2.42		1080 82,555	
X	Insulation			No. of Elec. Outlets			1 Story Siding			Basement 64.36			0.00 1.92		199 13,190	
(2) Windows				Many X Ave. Few			Other Additions/Adjustments			Rate			Rate		Size Cost	
X	Many Avg. X Large Avg. Small			(7) Excavation			(1) Exterior									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide			(13) Plumbing			Brick Veneer			8.25					90 743	
X	Double Glass Patio Doors Storms & Screens			(8) Basement			(14) Water/Sewer			1600.00					1 1,600	
X	Asphalt Shingle			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Well, 50 Feet			1575.00					1 1,575	
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			1000 Gal Septic			3085.00					1 3,085	
X	Chimney: Brick			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1915.00					1 1,915	
X				1080 Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages			3875.00					1 3,875	
X				(10) Floor Support			Class:C Exterior: Siding Foundation: 18 Inch (Finished )			52.82					26 1,373	
X				Joists: Unsupported Len: Cntr.Sup:			Automatic Doors			24.93					137 3,415	
X				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood,Standard			6.52					345 2,249	
X				Lump Sum Items:			Frame Wall,Finished			27.75					180 4,995	
X							Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			10.22					840 8,585	
X							Mechanical Doors			325.00					1 325	
X							Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 127,823			<<<<<					>>>>>	

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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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
WATERGATE RD	School: MCBAIN - 57030		Pole Barn	07/15/2008	20080346	Complete
Owner's Name/Address	P.R.E. 0% Qual. Ag.					
HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601	MAP #:					
	2017 Est TCV 54,520 TCV/TFA: 0.00					

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 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR, TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N 89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 Ac. M/L.	X		Dirt Road	AG SW 2014 8 - 17 Acres	7.00 Acres	3600	100		25,200
Split on 01/10/2008 from 009-032-006-00; Split on 07/01/2008 into 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;	X		Gravel Road	AG SW 2014 SURPLUS 1700/	10.55 Acres	1700	100		17,935
			Paved Road	17.55 Total Acres Total Est. Land Value =					43,135
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

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	21,600	5,700	27,300			16,807C
	Rolling		2016	22,400	5,400	27,800			16,658C
	Low		2015	22,200	4,800	27,000			16,609C
	High		2014	22,200	4,600	26,800			16,348C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

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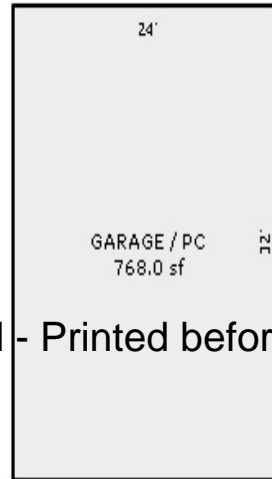
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/07/2015	INSPECTED	2016	22,400	5,400	27,800			16,658C
RJG	01/07/2009	INSPECTED	2015	22,200	4,800	27,000			16,609C
			2014	22,200	4,600	26,800			16,348C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CmtyMult X 1.380 E.C.F. X 0.950	Rate	Bsmnt-Adj	Heat-Adj	Size Size	Cost Cost									
	Mobile Home																		0 Front 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: 5 Floor Area: 0 Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385	
	Town Home	0 Other Overhang	Drywall Paneled	Plaster Wood T&G	Trim & Decoration														Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Bsmnt Garage:			
	Duplex				Ex														Ord	Min	(12) Electric			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Carport Area:	
	A-Frame		Size of Closets																0 Amps Service			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:			
	Wood Frame		Lg	Ord	Small														No Heating/Cooling			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:			
	Building Style: GRG		Doors	Solid	H.C.														Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:			
	Yr Built 2008	Remodeled 0	Doors																Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:			
	Condition for Age: Average		Doors																Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:			
	Room List		Doors																Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:			
Basement		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
1st Floor		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
2nd Floor		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Bedrooms		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
(1) Exterior		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Wood/Shingle		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Aluminum/Vinyl		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Brick		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Insulation		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
(2) Windows		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Many Avg. Few	Large Avg. Small	Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Wood Sash		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Metal Sash		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Vinyl Sash		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Double Hung		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Horiz. Slide		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Casement		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Double Glass		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Patio Doors		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Storms & Screens		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
(3) Roof		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Gable	Gambrel	Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Hip	Mansard	Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Flat	Shed	Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Asphalt Shingle		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	
Chimney:		Doors			Central Air Wood Furnace			Total Base Cost: 9,142 Total Base New : 12,615 Total Depr Cost: 11,985 Estimated T.C.V: 11,385		Roof:																	

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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.
LAKE CITY MASONIC BUILDIN	WOLVERINE POWER SUPPLY CO	55,000	11/11/2015	WD	Arms Length	2015-03795	PTA	100.0
HOEKWATER JOHN & BARBARA	LC MASONIC BUILDING ASSOC	22,800	08/01/2008	PLC	Not Qualified	2008/2642		0.0
HOEKWATER JOHN A & BARBAR	LAKE CITY MASONIC BUILDIN	22,800	05/01/2008	LC	Split Vacant	2008/1607		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATVIE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 27,360					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 125/FF	740.13	447.29	1.0000	0.0000	125	100*		0
AG SW 2014 18 - 29 Acres		7.60 Acres			3600	100		27,360
* denotes lines that do not contribute to the total acreage calculation.								
			740 Actual Front Feet,	7.60 Total Acres	Total Est. Land Value =			27,360

Tax Description  
 SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR; TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W 741.98 FT TO POB. 7.6 Ac. M/L  
 Split on 07/01/2008 from 009-032-006-10;  
 Comments/Influences

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
 Parent Parcel(s): 009-032-006-10;  
 Child Parcel(s): 009-032-006-55,  
 009-032-006-10, 009-032-006-55



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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 High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	13,700	0	13,700			13,700S
Who When What	2016	14,100	0	14,100			14,100S
TPC 12/07/2015 INSPECTED	2015	11,100	0	11,100			11,100S
TPC 08/23/2011 INSPECTED	2014	11,100	0	11,100			11,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTIE DEBRA	WOLVERINE POWER SUPPLY CO	37,890	06/26/2013	WD	WARRANTY DEED	2013-02215 WD	PTA	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA (SW)	18,000	04/29/2008	WD	Split Vacant	2008/1624		100.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 29,625					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Public Improvements			* Factors * CORNER M55 & LA CHANCE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP C 75/FF	395.00	523.82	1.0000	1.0000	75	100		29,625
			395 Actual Front Feet, 4.75 Total Acres Total Est. Land Value =								29,625

**Tax Description**  
 SEC 32 T22N R8W; BEG N0°23'44"W 460FT FROM E/4 COR, TH S52°35'45"W 233.22 FT, S84°48'07"W 33.48 FT, S84°12'05"W 362.01 FT, N0°23'44"W 404.92 FT, N 89°44'53"E 580 FT, S0°23'44"E 226.2 FT TO POB.4.75 Ac. M/L.  
 Split on 07/01/2008 from 009-032-006-10;  
 Comments/Influences

Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;  
 Parent Parcel(s): 009-032-006-10;  
 Child Parcel(s): 009-032-006-55(Exempt  
 009-032-006-40,  
 006-75;



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	14,800	0	14,800			14,800S
2016	14,800	0	14,800			14,800S
2015	14,800	0	14,800			14,800S
2014	14,800	0	14,800			14,800S

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

Property Address	Class: 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%							
HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601	MAP #:							
	2017 Est TCV 10,576							
	Improved X Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements	* Factors *						
Taxpayer's Name/Address	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601	X Gravel Road	2013 EQ APPRAISAL			3.920 Acres	2,698 100	10,576	
	Storm Sewer				3.92 Total Acres	Total Est. Land Value =	10,576	
	Sidewalk							
	Water							
	Sewer							
Tax Description	X Electric							
SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT & S 89°44'53"W 580 FT FROM E/4 COR, TH S89°44'53"W 736.4 FT, N0°25'57"W 231.58 FT, N89°44'53"E 736.4 FT, S0°23'44"E 231.57 FT TO POB. 3.92Ac. M/L	Gas							
Split on 07/01/2008 from 009-032-006-10;	Curb							
Comments/Influences	Street Cuts							
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;	Standard Utilities							
Parent Parcel(s): 009-032-006-10;	Underground Utils.							
Child Parcel(s): 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;	Topography of Site							
-----	Level							
	X Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Low	2017	5,300	0	5,300			2,379C
	High	2016	5,300	0	5,300			2,358C
	Landscaped	2015	5,300	0	5,300			2,351C
	Swamp	2014	5,300	0	5,300			2,314C
	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: 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%					
HOEKWATER JOHN 260 GREENVIEW CIRCLE Cadillac MI 49601	MAP #:					
	2017 Est TCV 17,610					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 3 - 7	@\$3000	5.87 Acres	3000	100	17,610
			5.87 Total Acres Total Est. Land Value =					17,610

Tax Description	X	Value
SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44'E 188.58 FT TO POB. 5.87 Ac. M/L		
Split on 07/01/2008 from 009-032-006-10;	X	
Comments/Influences		
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;		
Parent Parcel(s): 009-032-006-10;		
Child Parcel(s): 009-032-006-55, 009-032-006-10, 009-032-006-70,		

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Standard Utilities	Topography of Site
<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Lights <input type="checkbox"/> Standard Utilities <input type="checkbox"/> Underground Utils.	Level <input checked="" type="checkbox"/> 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	8,800	0	8,800			3,743C
2016	8,800	0	8,800			3,710C
2015	8,800	0	8,800			3,699C
2014	8,800	0	8,800			3,641C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHALAK REVOCABLE TRUST	BIGGER DAVID & CARMEN	229,000	10/21/2016	WD	Arms Length	2016-03545	PTA	100.0
MICHALAK THOMAS	MICHALAK REVOCABLE TRUST	1	05/23/2012	WD	WARRANTY DEED	2012-02723 WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status					
5270 S LA CHANCE RD	School: MCBAIN - 57030										
Owner's Name/Address	P.R.E. 0%										
BIGGER DAVID & CARMEN 1971 S LAKE MITCHELL DR CADILLAC MI 49601	MAP #:										
	2017 Est TCV 219,670 TCV/TFA: 93.04										
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.	Public Improvements		* Factors *								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
<p>1815182 \$234,900 2016 HERE IS THE PERFECT HOBBY FARM! FOLLOW THE DRIVE THROUGH THE APPLE ORCHARD TO FIND THIS LOVELY ESTATE. THE CLASSIC CAPE COD HOME WAS CUSTOM BUILT FOR THE CURRENT OWNER. THE HOME AND GROUNDS HAVE BEEN METICULOUSLY MAINTAINED AND BRINGS EVERYTHING YOU NEED IN A HOME. THERE ARE 4 BEDROOMS 2.5 BATHS, FORMAL DINING, BREAKFAST NOOK, LOVELY MASTER SUITE, MAIN FLOOR LAUNDRY, BONUS ROOM (4TH BEDROOM) OVER THE GARAGE AND A FULL</p> 	X	Gravel Road	GROUP I 100/FF	198.00	1320.00	1.0000	1.0000	100	100	19,800	
	X	Paved Road	198 Actual Front Feet, 6.00 Total Acres Total Est. Land Value = 19,800								
	X	Storm Sewer	Land Improvement Cost Estimates								
	X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Water	D/W/P: 4in Ren. Conc.	4.21	1.00	400	0	0			
	X	Sewer	Residential Local Cost Land Improvements								
	X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
	X	Curb	Total Estimated Land Improvements True Cash Value = 950								
	X	Street Lights									
X	Standard Utilities										
X	Underground Utils.										
	Topography of Site										
	X	Level									
	X	Rolling									
	X	Low									
	X	High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
	Who	When	What	2017	9,900	99,900	109,800			109,800S	
	TPC	08/15/2016	INSPECTED	2016	9,900	88,200	98,100			86,243C	
	TPC	12/07/2015	INSPECTED	2015	9,900	81,400	91,300			85,986C	
	TPC	10/04/2011	INSPECTED	2014	9,900	75,400	85,300			84,632C	

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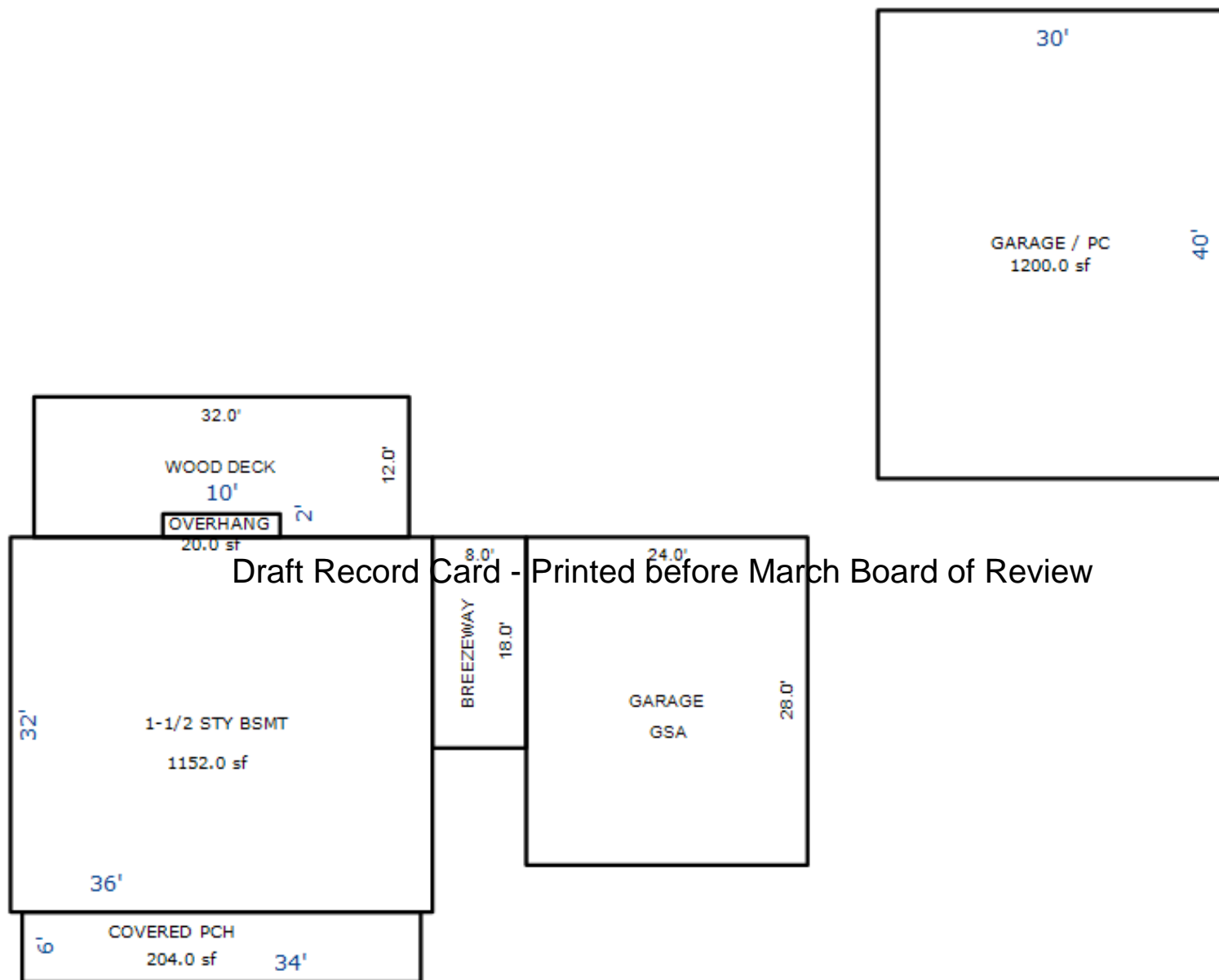
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							204 384 144	WCP (1 Story) Treated Wood Brzwy, FW					
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +5 Effec. Age: 15 Floor Area: 2361		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:				
Yr Built 1994	Remodeled 2013	X	Ex	Ord	Min	(12) Electric			1.75	Story Siding	Basement	99.56	0.00	0.00	1152	114,693		
Condition for Age: Average		X	Lg	Ord	Small	200 Amps Service			1	Story Siding	Overhang	37.93	0.00	0.00	20	759		
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			1	Story Siding	Overhang	37.93	0.00	0.00	325	12,327	
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Rate			Other Additions/Adjustments		Rate		Size		Cost		
(1) Exterior		X Drywall		No. of Elec. Outlets			Average Fixture(s)			760.00		1		760				
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			1600.00		1		1,600				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Basement Finish			2700.00		1		2,700				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			3085.00		1		3,085				
X	Double Glass Patio Doors Storms & Screens	X Concrete Floor		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1915.00		1		1,915				
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer			1500 Gal Septic			27.75		144		3,996		
X	Asphalt Shingle	Chimney:		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Finished )			21.14		672		14,206	
				1 Water Well			Public Water Public Sewer			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			375.00		1		375	
				1 1000 Gal Septic			Public Water Public Sewer			Base Cost			9.30		1200		11,160	
				2000 Gal Septic			Public Water Public Sewer			Automatic Doors			325.00		1		325	
				Lump Sum Items:			Public Water Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost =			0.950 => TCV of Bldg: 1 =		209,389		198,920	

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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
10125 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 14,000					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			2013 EQ RATES&SALES		1.85 Acres		7,297	100	13,500	
			1.85 Total Acres		Total Est. Land Value =		13,500			
Tax Description			Land Improvement Cost Estimates							
. SEC 32 T22N R8W E 578 FT OF S 1/2 OF NE 1/4 LYING S OF HWY M55. 1.85A.			Description	Rate	CountyMult.	Size	%Good	Cash Value		
Comments/Influences			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
X			Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
X			Electric	1.00	1.00	940.0	0	0		
			Gas	1.00	1.00	1000.0	50	500		
			Total Estimated Land Improvements True Cash Value =						500	

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,800	200	7,000			3,386C
2016	6,800	200	7,000			3,356C
2015	6,800	200	7,000			3,346C
2014	6,800	200	7,000			3,294C

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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 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HOEKWATER JOHN A ETAL 260 GREENVIEW CIRCLE Cadillac MI 49601	MAP #:					
	2017 Est TCV 40,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.				* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER	X			Residentia 18	-29	@\$2000	20.00 Acres	2000	100	40,000
				20.00 Total Acres		Total Est. Land Value =				40,000

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	20,000	0	20,000			8,735C
2016	20,000	0	20,000			8,658C
2015	20,000	0	20,000			8,633C
2014	20,000	0	20,000			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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
STATE OF MICHIGAN	MAP #:					
	2017 Est TCV 0					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			* 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	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
STATE		Dirt Road	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Gravel Road	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		Paved Road	2015	0	0	0			0
		Storm Sewer	2014	0	0	0			0
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Standard Utilities							
		Underground Utils.							

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Lake Township Parcel Map

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
X Rolling	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2015	0	0	0			0
High	2014	0	0	0			0
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/08/2016 INSPECTED	2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT

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



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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/06/2016					
Owner's Name/Address	MAP #:					
LAGALO JENNIE	2017 Est TCV 39,820					

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

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

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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2017	19,900	0	19,900			19,900S
X Low		2016	19,900	0	19,900		19,900W	6,335C
X High		2015	20,000	0	20,000			6,317C
Landscaped		2014	32,000	0	32,000			12,436C
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.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
BONO PATRICE	HOLDSHIP MARK R	24,000	01/21/2016	WD	Arms Length	2016-00258	PTA	100.0

Property Address	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% 07/06/2016					
LAGALO JENNIE	MAP #:					
HOLDSHIP MARK R & ANGIE E	2017 Est TCV 39,820					
5160 S LA CHANCE RD						
CADILLAC MI 49601						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A. FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				40/FF	660.00	1320.00	1.0000	0.0000	40	100*	0
				Residentia PARTOF>80@\$2000	19.91	Acres	2000	100			39,820
				* denotes lines that do not contribute to the total acreage calculation.							
				660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value = 39,820							

Comments/Influences	Public Improvements	* Factors *
9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	

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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2017	19,900	0	19,900			19,900S
	Low							
	High							
	Landscaped							
	Swamp							
	X Wooded	2016	19,900	0	19,900		19,900W	6,335C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2015	20,000	0	20,000			6,317C
			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.
HOFFMAN KAROLYN KAY		0	01/24/2011	TR	Not Used In Study	2011-0295CTST	PTA	0.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	Not Qualified	2009/3932		0.0
		75,000	01/01/1996	WD	Download	303:806		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10641 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
HOFFMAN KAROLYN KAY SALLY RANDALL TRUSTEE 4864 FOREST RIDGE CADILLAC MI 49601	MAP #:					
	2017 Est TCV 2,297,737 TCV/TFA: 124.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 916.46 FT & N0°29'10"W 459.05 FT FROM S/4 COR, TH N0°29'10"W 397.74 FT, N74°04'38"E 399.99 T S0°29'10"E 505.42 FT, S89°41'42"W 385.56 FT TO POB 4.0 AC. M/L SPLIT ON 07/02/2008 INTO 009-032-010-20, 009-032-010-40;			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			2013 EQ RATES&SALES			4.000	Acres	4,000	100	16,000	
			4.00 Total Acres			Total Est. Land Value =		16,000			
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: Asphalt Paving	1.61	1.42	25000	50	28,578			
			Commercial/Industrial Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	%Arch.	Mult	Cash Value	
			Outdoor Lighting	590.00	1.00	6.0	50	100		1,770	
			Total Estimated Land Improvements							True Cash Value = 30,348	

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Comments/Influences  
 Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;  
 Parent Parcel(s): 009-032-010-00;



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2017	8,000	1,140,900	1,148,900			797,202C
X Rolling	2016	8,000	988,900	996,900			790,092C
Low	2015	8,000	914,400	922,400			787,729C
High	2014	8,000	811,800	819,800			775,324C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/19/2014 INSPECTED							

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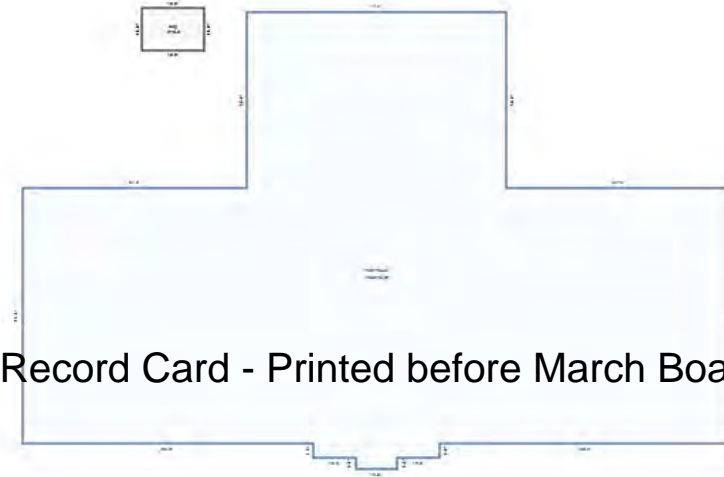
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Percent Adj: +0						
Class: C Floor Area: 18,490 Gross Bldg Area: 18,490 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10		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: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 18490 Ave. Perimeter: 658 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 = 76.50 Basement Units Basement, Base Rate for Basement = 54.45 (10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100% Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: -4.05 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50 Adjusted Square Foot Cost for Upper Floors = 77.30 Adjusted Square Foot Cost for Basement = 50.40						
1996 Year Built Remodeled		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.950 Ave. Floor Area: 18,490 Perimeter: 658 Perim. Multiplier: 0.935 Basement Area: 18,490 Perimeter: 658 Basement Perim. Multiplier: 0.935 Basement Height: 10 Basement Height Multiplier: 0.950 Refined Square Foot Cost for Upper Floors: 68.66 Refined Square Foot Cost for Basement: 44.77						
Overall Bldg Height		*** Basement Info *** Area: 18490 Perimeter: 658 Type: Basement Units Heat: Space Heaters, Gas with Fan						
Comments: SOCIAL SERVICES OFFICES		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: 38000 Type: Average						
		County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 97.500 for Basement = 63.570 Total Floor Area: 18,490 Base Cost New of Upper Floors = 1,802,769 Basement Area: 18,490 Base Cost New of Basement = 1,175,414 38,000 Sq.Ft. of Sprinklers @ 2.32, County Mult.:1.42 Cost New = 125,187 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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(1) Excavation/Site Prep:		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(11) Electrical and Lighting:		(12) Miscellaneous:																																				
(2) Foundation:		<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>		Many Above Ave.	Average Typical	Few None	<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>		Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1"> <tr> <td>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"> <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:	
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(6) Ceiling:																																														

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

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SCHAUB KEITH & DARBY 7340 W PHELPS ROAD MANTON MI 49663	MAP #:					
	2017 Est TCV 21,640					

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
			2013 EQ RATES&SALES		7.320 Acres		2,956	100	21,640
			7.32 Total Acres Total Est. Land Value = 21,640						

**Tax Description**  
 SEC 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L Split on 07/02/2008 from 009-032-010-00;  
**Comments/Influences**  
 Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ;  
 Parent Parcel(s): 009-032-010-00;  
 Child Parcel(s): 009-032-010-20, 009-032-010-40;

- 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	10,800	0	10,800			10,800S
2016	10,800	0	10,800			10,800S
2015	10,800	0	10,800			10,800S
2014	10,800	0	10,800			10,800S

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601	2017 Est TCV 8,360					

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 1 - 2.99	@\$5500	1.52 Acres	5500	100		8,360
			1.52 Total Acres Total Est. Land Value =						8,360

Tax Description	X	Comments/Influences
. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A.	X	
LONG NARROW STRIP..BUT ALSO OWN ADJ TO THE EAST (032-021-00)	X	

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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	4,200	0	4,200			2,577C
2016	4,200	0	4,200			2,555C
2015	4,200	0	4,200			2,548C
2014	4,200	0	4,200			2,508C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01581	PTA	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	RELATED PARTY	2016-01673	PTA	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	RELATED PARTY	2016-00500	PTA	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	Arms Length	2015-03178	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/06/2016					
LAGALO JENNIE	MAP #:					
HOLDSHIP MARK R & ANGIE E	2017 Est TCV 13,984					
5160 S LA CHANCE RD						
CADILLAC MI 49601						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
. SEC 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.		X		* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				Residentia 8 - 17	@\$1900	7.36 Acres	1900	100		13,984
				7.36 Total Acres Total Est. Land Value = 13,984						

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,000	0	7,000			7,000S
2016	7,700	0	7,700		7,700W	7,700S
2015	10,700	0	10,700			4,469C
2014	10,700	0	10,700			4,399C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
FOUR D'S OF MISSAUKEE LLC 300 E MEYERING RD MARION MI 49665	MAP #:					
	2017 Est TCV 104,610					

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 66 - 120	\$2200	47.55	Acres	2200	100	104,610
X	Gravel Road		47.55 Total Acres		Total Est. Land Value =			104,610	

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

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2017	52,300	0	52,300			36,964C
X	Rolling	2016	42,800	0	42,800			36,635C
	Low	2015	50,100	0	50,100			50,100S
	High	2014	50,100	0	50,100			50,100S
	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.
FOUR D'S OF MISSAUKEE LLC	CALLAHAN SUPPLY LLC	65,000	12/15/2015	WD	Split Vacant	2016-00119		100.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030		Commercial	05/10/2016	2016-0152	100%
Owner's Name/Address	P.R.E. 0%		Commercial	01/26/2016	2016-0028	100%
CALLAHAN SUPPLY LLC 10190 68TH AVE ALLENDALE MI 49401	MAP #:					
	2017 Est TCV 992,999 TCV/TFA: 99.30					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; THENCE N00°30'13"W 190.00 FEET TO THE NORTH LINE OF SAID SECTION; THENCE N89°43'28"E, ALONG SAID LINE, 561.92 FEET TO THE WEST 1/16TH LINE OF SAID SECTION;	X	Dirt Road		Residentia 8 - 17 @\$1900	16.31	Acres	1900	100		30,983
	X	Gravel Road		Residentia ROW @ ZERO	1.36	Acres	0	100		0
		Paved Road		17.67 Total Acres			Total Est. Land Value =			30,983
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		Shed: Metal Prefab/Conc.	11.03	1.36	60	95	855	
		Sewer		Total Estimated Land Improvements True Cash Value =					855	

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	15,500	481,000	496,500			492,953C
2016	17,100	0	17,100			17,100S
2015	0	0	0			0
2014	0	0	0			0

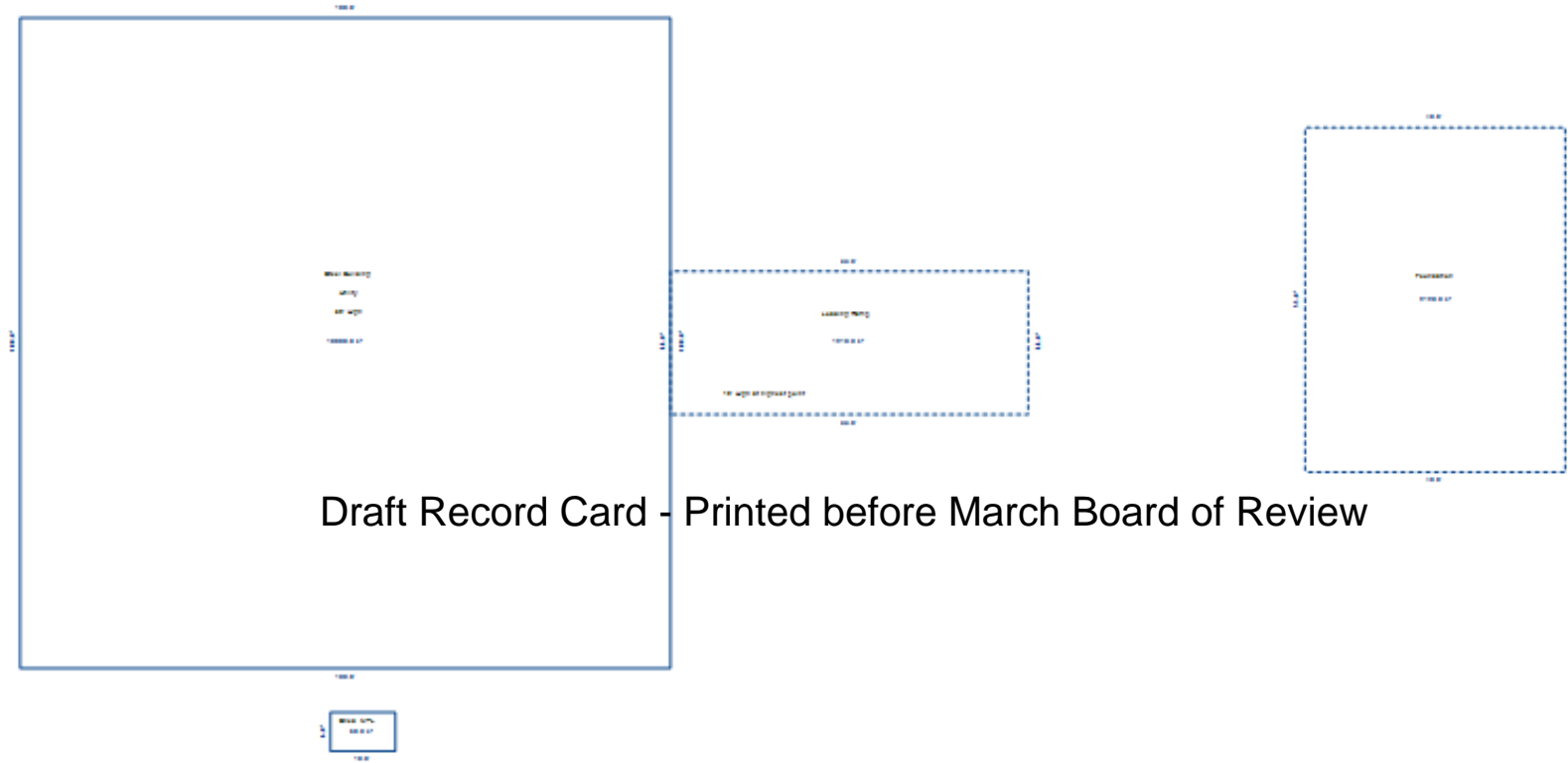
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Desc. of Bldg/Section: Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Average Percent Adj: +0													
Class: S Floor Area: 10,000 Gross Bldg Area: 10,000 Stories Above Grd: 1 Average Sty Hght : 32 Bsmnt Wall Hght		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>High</td> <td>Above Ave.</td> <td>X Ave.</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Steam w/ Boil 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 10000 Ave. Perimeter: 400 Has Elevators:		High	Above Ave.	X Ave.	Low								
High	Above Ave.	X Ave.	Low												
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Steam w/ Boiler Cost/SqFt: 1.60 100% Adjusted Square Foot Cost for Upper Floors = 14.55  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 32 Height per Story Multiplier: 1.190 Ave. Floor Area: 10,000 Perimeter: 400 Perim. Multiplier: 0.883 Refined Square Foot Cost for Upper Floors: 15.29  County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 20.793  Total Floor Area: 10,000 Base Cost New of Upper Floors = 207,926  Reproduction/Replacement Cost = 207,926 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 203,768													
2016 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info * Area: Type: Average													
Overall Bldg Height		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</th> <th># or Height</th> <th>Base</th> </tr> <tr> <th></th> <th>Col.</th> <th>SqFt</th> <th>Adj. Adj. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: right;">Total Base Cost New = 0</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Item Description	Cost	# or Height	Base		Col.	SqFt	Adj. Adj. Cost	Total Base Cost New = 0			
Item Description	Cost	# or Height	Base												
	Col.	SqFt	Adj. Adj. Cost												
Total Base Cost New = 0															
Comments:		<<<<< 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 Total Base Cost New = 0 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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<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		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(11) Roof Structure: Slope=0		(12) Roof Cover:																														
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CLUM JERED	SCHEPERS MANAGEMENT LLC	25,000	04/14/2016	WD	Arms Length	2016-01428	PTA	100.0
FOUR DS OF MISSAUKEE LLC	CLUM JERED	35,700	04/14/2016	WD	LAND CONTRACT	2016-01426		0.0
FOUR D'S OF MISSAUKEE LLC	CLUM JERED (SM)	35,700	01/23/2008	LC	LAND CONTRACT	2008/257		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
BROWN RD	School: MCBAIN - 57030		Pole Barn	12/13/2007	20070930	100%
Owner's Name/Address	P.R.E. 0%					
SCHEPERS MANAGEMENT LLC 10190 68TH AVE ALLENDALE MI 49401	MAP #:					
	2017 Est TCV 21,977 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																
.SEC 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 2.04 Ac. M/L Split on 12/05/2007 from 009-032-011-00; Comments/Influences	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>Residentia 1 - 2.99</td> <td>@\$5500</td> <td>2.04</td> <td>Acres</td> <td>5500</td> <td>100</td> <td></td> <td></td> <td>11,220</td> </tr> <tr> <td colspan="8">2.04 Total Acres</td> <td>Total Est. Land Value = 11,220</td> </tr> </tbody> </table>						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 1 - 2.99	@\$5500	2.04	Acres	5500	100			11,220	2.04 Total Acres								Total Est. Land Value = 11,220
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																											
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2.04 Total Acres								Total Est. Land Value = 11,220																											

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



**Draft Record Card - Printed before March Board of Review**

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value															
<table border="1"> <tr> <td>X</td> <td>Rolling</td> <td>Low</td> <td>High</td> <td>Landscaped</td> <td>Swamp</td> <td>X</td> <td>Wooded</td> <td>Pond</td> <td>Waterfront</td> <td>Ravine</td> <td>Wetland</td> <td>Flood Plain</td> <td>X</td> <td>SEASONAL RD</td> </tr> </table>	X	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X	SEASONAL RD	2017	5,600	5,400	11,000			11,000S
X	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X	SEASONAL RD								
TPC 04/05/2016 INSPECTED	2016	5,600	4,900	10,500			9,731C															
TPC 07/26/2010 INSPECTED	2015	5,600	4,300	9,900			9,702C															
	2014	5,600	4,100	9,700			9,550C															

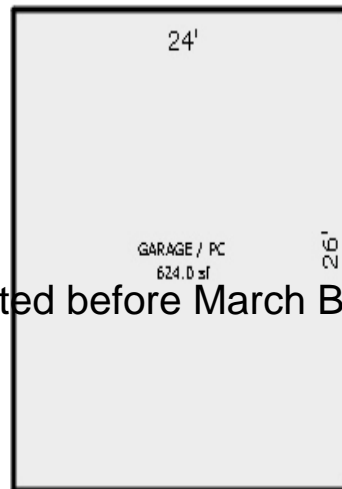
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2007			
	Mobile Home	0 Front Overhang		Forced Air w/o Ducts			Cook Top	Interior 2 Story				Car Capacity:			
	Town Home	0 Other Overhang		Forced Air w/ Ducts			Dishwasher	2nd/Same Stack		Class: CD		Exterior: Pole			
	Duplex			Forced Hot Water			Garbage Disposal	Two Sided		Exterior 1 Story		Brick Ven.: 0			
	A-Frame			Electric Baseboard			Bath Heater	Exterior 2 Story		Exterior 2 Story		Stone Ven.: 0			
	Wood Frame	Drywall	Plaster	Elec. Ceil. Radiant			Vent Fan	Prefab 1 Story		Prefab 2 Story		Common Wall: Detache			
		Paneled	Wood T&G	Radiant (in-floor)			Hot Tub	Heat Circulator		Heat Circulator		Foundation: 42 Inch			
	Building Style: GRG	Trim & Decoration		Electric Wall Heat			Unvented Hood	Raised Hearth		Wood Stove		Finished ?:			
		Ex	Ord	Space Heater			Vented Hood	Wood Stove		Direct-Vented Ga		Auto. Doors: 0			
	Yr Built Remodeled	Size of Closets		Wall/Floor Furnace			Jacuzzi Tub	Wood Stove		Estimated T.C.V:		Mech. Doors: 1			
	2007 GAR 0	Lg	Ord	Forced Heat & Cool			Jacuzzi repl.Tub	Class: CD		Floor Area: 0		Area: 624			
			Small	Heat Pump			Oven	Effec. Age: 5		Total Base Cost: 8,637		% Good: 0			
	Condition for Age: Average	Doors	Solid	X No Heating/Cooling			Microwave	Floor Area: 0		Total Base New : 11,919		Storage Area: 0			
			H.C.	Central Air			Standard Range	Total Depr Cost: 11,323		X 1.380		No Conc. Floor: 0			
	Room List	(5) Floors		Wood Furnace			Self Clean Range	Estimated T.C.V: 10,757		X 0.950		Bsmnt Garage:			
	Basement	Kitchen:		(12) Electric			Sauna	Rate		Bsmnt-Adj		Heat-Adj			
	1st Floor	Other:		0 Amps Service			Trash Compactor	Rate		Rate		Size			
	2nd Floor	Other:		No./Qual. of Fixtures			Central Vacuum	Rate		Rate		Cost			
	Bedrooms			Ex. Ord. Min			Security System	Rate		Rate		Cost			
		(6) Ceilings		No. of Elec. Outlets			Stories Exterior Foundation		Rate		Bsmnt-Adj		Heat-Adj		
	(1) Exterior			Many Ave. Few			Other Additions/Adjustments		Rate		Rate		Size		
	Wood/Shingle			(13) Plumbing			(17) Garages		Rate		Rate		Cost		
	Aluminum/Vinyl			Basement: 0 S.F.			Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)		Rate		Rate		Cost		
	Brick			Crawl: 0 S.F.			Base Cost		Rate		Rate		Cost		
	Insulation			Slab: 0 S.F.			Mechanical Doors		Rate		Rate		Cost		
				Height to Joists: 0.0			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	(2) Windows			(8) Basement			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Many Avg. Few			Conc. Block			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Large Avg. Small			Poured Conc.			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Wood Sash			Stone			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Metal Sash			Treated Wood			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Vinyl Sash			Concrete Floor			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Double Hung			(9) Basement Finish			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Horiz. Slide			Recreation SF			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Casement			Living SF			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Double Glass			Walkout Doors			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Patio Doors			No Floor SF			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Storms & Screens			(14) Water/Sewer			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	(3) Roof			Public Water			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Gable			Public Sewer			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Hip			Water Well			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Flat			1000 Gal Septic			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Asphalt Shingle			2000 Gal Septic			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		
	Chimney:			Lump Sum Items:			Phy/Ab. Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Rate		Rate		Cost		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	Not Qualified	05-0/4496		0.0
FOUR D'S OF MISSAUKEE LLC	ANDERSON DAN & MAE (H/W)	70,000	11/10/2005	WD	Split Vacant	05-0/4498		100.0
WILSON JOHN & JAMES ETAL	QUIST JERRY & LAY LYNN PR	255,000	06/30/2005	WD	Not Qualified	05-0/2663		100.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
ANDERSON DAN & MAE 7091 N 7 MILE ROAD Lake City MI 49651	MAP #:					
	2017 Est TCV 32,000					

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	800.00	388.77	1.0000	1.0000	40 100	32,000	
			800 Actual Front Feet, 7.14 Total Acres						Total Est. Land Value =	32,000

**Tax Description**  
 SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.14 A--  
 Split on 12/10/2005 from 009-032-011-00;

**Comments/Influences**  
 Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ;  
 Parent Parcel(s): 009-032-011-00;  
 Child Parcel(s): 009-032-011-95;

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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
2017	16,000	0	16,000			16,000S
2016	16,000	0	16,000			15,896C
2015	16,000	0	16,000			15,849C
2014	15,600	0	15,600			15,600S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10766 W CADILLAC RD	School: MCBAIN - 57030		RELOCATE HOME	11/22/2013	2013-0585	100%
Owner's Name/Address	P.R.E. 100% 12/03/2011					
STILLWELL BOBBIE J & WONSEY STEFAN 10766 W CADILLAC ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 62,132 TCV/TFA: 50.35					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.	X			Residentia 8 - 17 @\$1900	10.00	Acres	1900	100		19,000
Comments/Influences				10.00 Total Acres Total Est. Land Value = 19,000						
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				Shed: Wood Frame	6.99	1.00	310	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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	9,500	21,600	31,100			19,489C
2016	10,500	18,200	28,700			19,316C
2015	10,500	19,500	30,000			19,259C
2014	10,500	17,900	28,400			18,956C

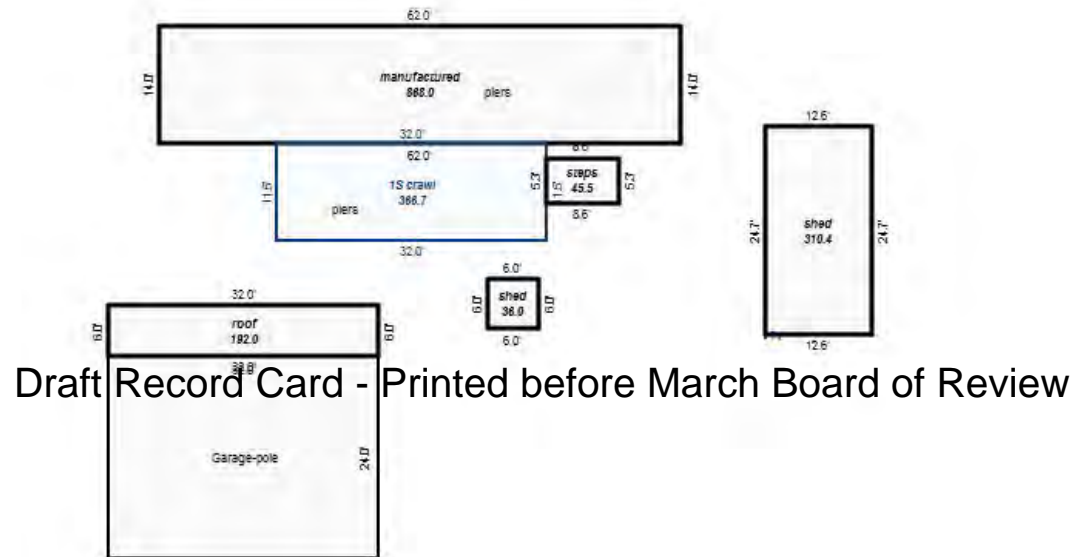
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	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 45	Type Roof Cover Onl Treated Wood	Year Built: 1987 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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: D Effec. Age: 25 Floor Area: 1234 Total Base Cost: 63,408 Total Base New : 87,502 Total Depr Cost: 65,627 Estimated T.C.V: 42,657			CntyMult X 1.380 E.C.F. X 0.650	Bsmnt Garage: Carport Area: Roof:					
Building Style: MANU-BOCA/STATE		Trim & Decoration																	
Yr Built Remodeled 1987 2013		Ex X Ord Min		Size of Closets															
Condition for Age: Poor		Lg X Ord Small		Doors Solid X H.C.															
Room List		(5) Floors		Central Air Wood Furnace															
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Ex.	Ord.	Min	1	1	1	46.44	-11.54	0.66	868	30,866				
(2) Windows				No. of Elec. Outlets			1			Other Additions/Adjustments		Rate		Size Cost					
				Many X Ave. Few			(13) Plumbing												
				(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			3 Fixture Bath			1650.00		1		1,650					
X	Many Avg. X Large Avg. X Small			(8) Basement			2			Well, 50 Feet		1		1,575					
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					2			1000 Gal Septic		1		2,720					
							(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00		1		1,235			
										Fireplace: Wood Stove		950.00		1		950			
				(9) Basement Finish						(16) Deck/Balcony		Roof Cover Only,Standard		10.00		192		1,920	
				Recreation SF Living SF Walkout Doors No Floor SF						(17) Garages		Treated Wood,Standard		10.11		45		455	
(3) Roof										Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support						Base Cost		10.64		768		8,172			
				Joists: Unsupported Len: Cntr.Sup:			1			Mechanical Doors		325.00		1		325			
X	Asphalt Shingle						1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,						65,627			
Chimney: Metal							1			ECF (RESIDENTIAL RURAL/ NON SUB)		0.650 => TCV of Bldg:		1		42,657			
							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	FEISTER MATTHEW J	94,000	09/10/2013	WD	BANK SALE	2013-03142 WD	PTA	100.0
TRIPP ANITA J & JOHN A	FEDERAL HOME LOAN MORTGAG	133,212	01/06/2012	SD	SHERIFF'S DEED	2012-0084	PTA	100.0
EICHHORN ANITA J	TRIPP ANITA J & JOHN A	0	02/28/2005	QC	Not Qualified	05-0/858		0.0
		15,500	11/01/1995	WD	Download	299:854		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10656 W CADILLAC RD	School: MCBAIN - 57030		Addition	/ /	2004-9999	Complete
Owner's Name/Address	P.R.E. 100% 09/24/2013					
FEISTER MATTHEW J 901 LINCOLN CADILLAC MI 49601	MAP #:					
	2017 Est TCV 134,379 TCV/TFA: 80.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
LOC ALLOWANCE DUE TO PROXIMITY TO STANHOPE COMM'L			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	
			Shed: Wood Frame	9.48	1.00	144	50	683	
			Total Estimated Land Improvements True Cash Value = 683						

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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	9,500	57,700	67,200			57,270C
TPC 10/29/2013 INSPECTED	2016	10,500	54,300	64,800			56,760C
	2015	10,500	50,500	61,000			56,591C
	2014	10,500	45,200	55,700			55,700S

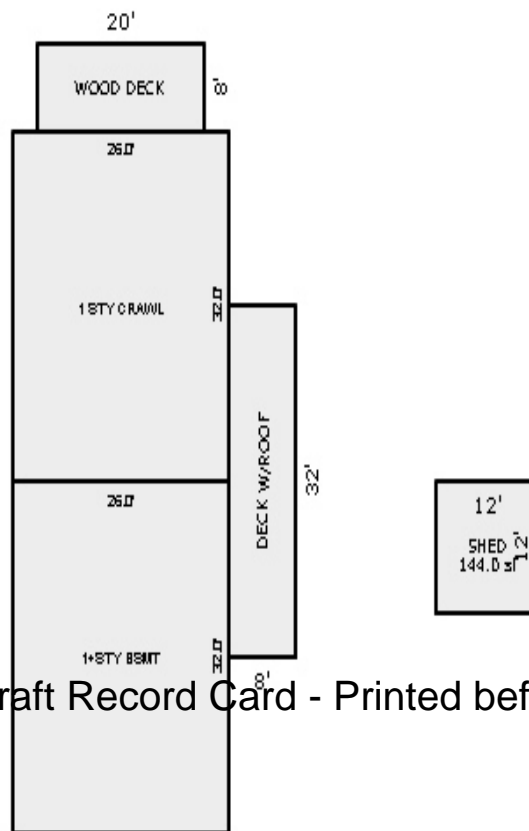
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256 160	Type WCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1996		Remodeled 0		Ex X Ord Min			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 4 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	
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1+ Story Siding			Basement			56.33 0.00		832 46,867	
Insulation				No. of Elec. Outlets			1 Story Siding			Crawl Space			54.35 -7.66		832 38,846	
(2) Windows				Many X Ave. Few			Other Additions/Adjustments			Rate					Size Cost	
Many Avg. X Large Avg. X Small							Walk out Basement Door(s)			700.00					1 700	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		8 Poured Conc. Stone Treated Wood X Concrete Floor		(13) Plumbing			(14) Plumbing			Average Fixture(s)					1 630	
X Double Glass Patio Doors Storms & Screens		Recreation SF Living SF 1 Walkout Doors No Floor SF		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 1 2 Fixture Bath			2 Fixture Bath			1325.00		1 1,325	
(3) Roof				(8) Basement			(14) Water/Sewer			Well, 50 Feet			1575.00		1 1,575	
X Gable Hip Flat		Gambrel Mansard Shed		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			Appliance Allowance			1415.00		1 1,415	
Chimney: Metal							(16) Porches			WCP (1 Story), Standard WPP, Standard			19.13 11.26		256 4,897 160 1,802	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		120,733 114,696	

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

Property Address	Class: 301 INDUSTRIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10640 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
STANHOPE ROBERT G & KRISTYL 271 NORA DRIVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 202,179 TCV/TFA: 12.84					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.			* Factors * 330X1316				
Comments/Influences			Description	Frontage	Depth	Rate %Adj.	Reason Value
			COMMERCIAL 10A M/L	5400	9.97 Acres	5400 100	53,838
			9.97 Total Acres Total Est. Land Value = 53,838				
			Land Improvement Cost Estimates				
			Description	Rate	CountyMult.	Size %Good	Cash Value
			D/W/P: 4in Ren. Conc.	5.31	1.36	490 50	1,769
			D/W/P: Asphalt Paving	1.86	1.36	7700 50	9,739
			Total Estimated Land Improvements True Cash Value = 11,508				

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	26,900	74,200	101,100			75,109C
		TPC 05/07/2013 INSPECTED	2016	15,000	74,100	89,100			74,440C
		TPC 07/07/2011 INSPECTED	2015	14,500	75,400	89,900			74,218C
			2014	14,500	104,900	119,400			73,050C

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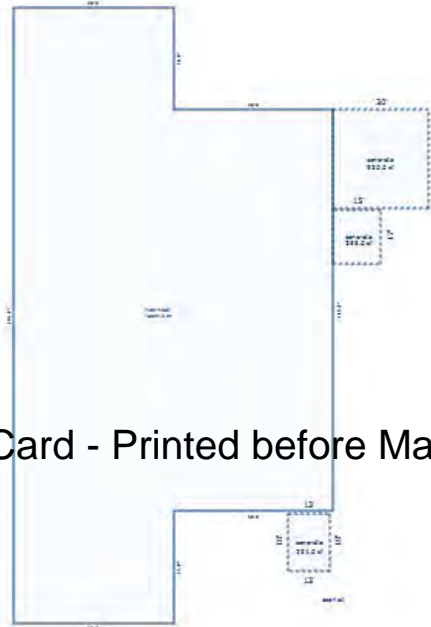
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial, Light Manufacturing		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Average Percent Adj: +0						
Class: S Floor Area: 15,750 Gross Bldg Area: 15,750 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: Space Heaters, Gas with Fan 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 15750 Ave. Perimeter: 597 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 30.90  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 30.90  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 0.960 Ave. Floor Area: 15,750 Perimeter: 597 Perim. Multiplier: 0.981 Refined Square Foot Cost for Upper Floors: 29.10  County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 39.577  Total Floor Area: 15,750 Base Cost New of Upper Floors = 623,330  Reproduction/Replacement Cost = 623,330 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 305,432						
1965 Year Built 1994 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
Overall Bldg Height		* Mezzanine Info *						
Comments: 20% FUNCTIONAL..SEVERAL ADD'NS		Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Average						
ECF (301 - INDUSTRIAL) Replacement Cost/Floor Area= 39.58		0.448 => TCV of Bldg: 1 = 136,833 Est. TCV/Floor Area= 8.69						

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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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Sketch by Apex Sketch

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

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN - 57030		Commercial	03/31/2015	2015-0062	100%
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 9,121,463 TCV/TFA: 238.43					

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 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.	X		Dirt Road								
			Gravel Road								
	X		Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	CountyMult.	Size	%Good	Cash Value
	D/W/P: Asphalt Paving	1.42	1.42	112000	95	214,545
	Total Estimated Land Improvements True Cash Value =					214,545

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	55,800	4,504,900	4,560,700			4,554,587C
Rolling							
Low							
High							
Landscaped							
Swamp							
X Wooded	2016	55,800	703,800	759,600			746,767C
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/01/2016	INSPECTED	2016	55,800	703,800	759,600			746,767C
TPC	09/26/2015	INSPECTED	2015	55,800	0	55,800			55,800S
			2014	55,800	0	55,800			55,800S

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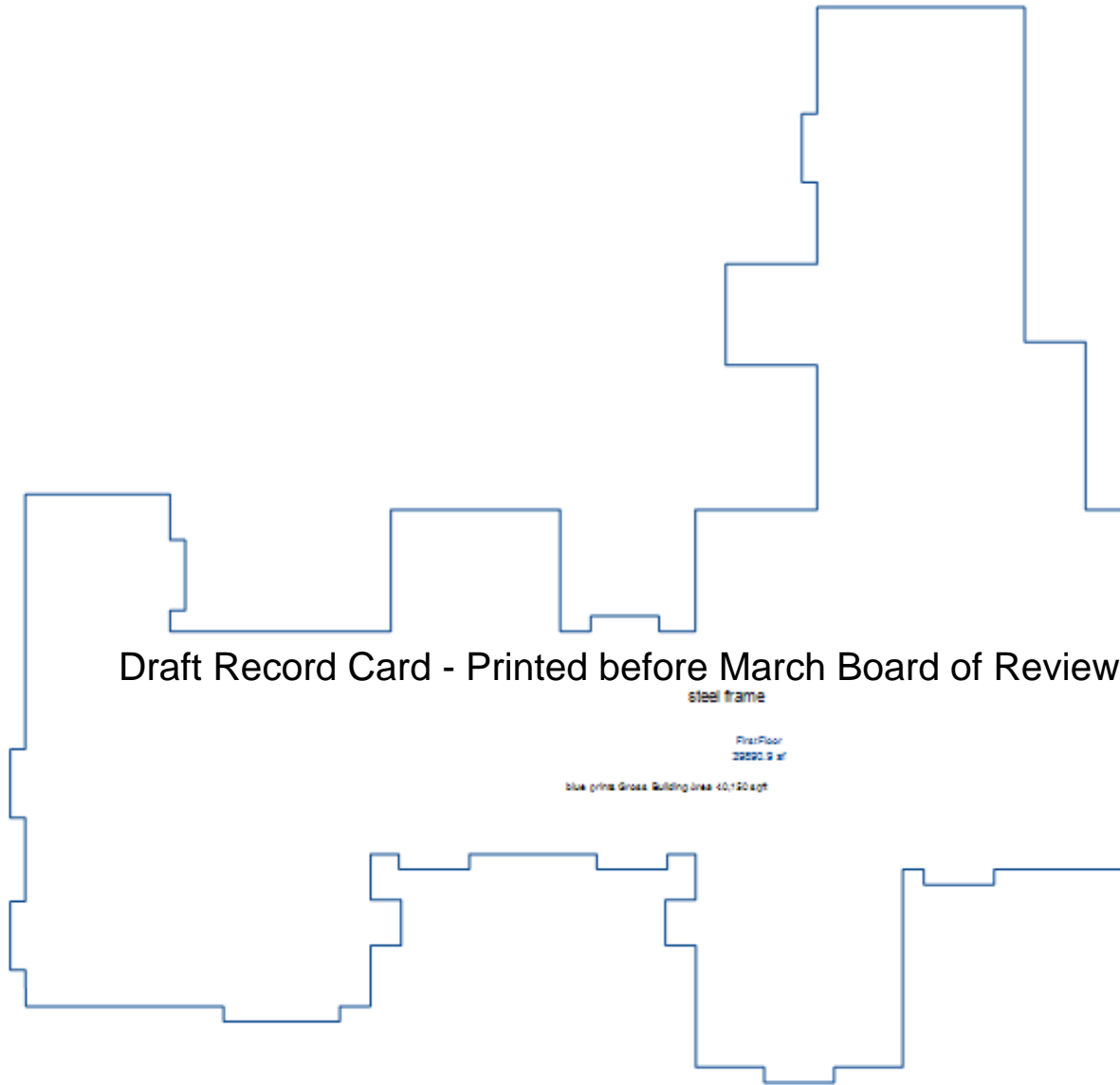
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Desc. of Bldg/Section: Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>>					
Class: C		Construction Cost				Class: C    Quality: Excellent    Percent Adj: +0	
Floor Area: 38,257 Gross Bldg Area: 38,257 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	
Depr. Table : 1.75% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Excellent Adj: %+0 \$/SqFt:28.5 Heat#1: Forced Air Furnace 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 40150 Ave. Perimeter: 1514 Has Elevators:				Base Rate for Upper Floors = 151.95  (10) Heating system: Forced Air Furnace    Cost/SqFt: -7.90    100% Elevator Adjustment (Applied to upper floors rate)    Cost/Sq.Ft.: -4.10 Misc. Rate Adj.(for upper flrs): COST BASIS ADJUSTMENT    Cost/Sq.Ft.: 28.59 Adjusted Square Foot Cost for Upper Floors = 168.54	
2015 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: 10    Height per Story Multiplier: 0.950 Ave. Floor Area: 40,150    Perimeter: 1514    Perim. Multiplier: 0.941 Refined Square Foot Cost for Upper Floors: 150.67	
32 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 213.946  Total Floor Area: 38,257    Base Cost New of Upper Floors = 8,184,940  40,150 Sq.Ft. of Sprinklers @ 3.25, County Mult.:1.42 Cost New = 185,292	
Comments: BLDG, HEAT, PARKING LOT TOTAL \$9,121,617 WOLVERINE POWER COOPERATIVE - NEW HEADQUARTERS BUILDING VALUES AS OF 11-30-16		* Sprinkler Info * Area: 40150 Type: Excellent				Eff.Age:1    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 8,202,827  Unit in Place Items    Rate    Quantity    Cnty Arch    %Good    Depr.Cost /CI16/SUBDC/LIGAP/PUBU/STRLUWA 3025.00    4    1.42    1.00    100    17,182 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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(1) Excavation/Site Prep:		(8) Plumbing:		(13) Roof Structure:    Slope=0		(14) Roof Cover:		(19) Miscellaneous:	
(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:	
(3) Frame:		Total Fixtures		Urinals		Few		Average	
		3-Piece Baths		Wash Bowls		Average		Average	
		2-Piece Baths		Water Heaters		Many		Many	
		Shower Stalls		Wash Fountains		Unfinished		Unfinished	
		Toilets		Water Softeners		Typical		Typical	
(4) Floor Structure:						Flex Conduit		Incandescent	
						Rigid Conduit		Fluorescent	
						Armored Cable		Mercury	
						Non-Metalic		Sodium Vapor	
						Bus Duct		Transformer	
(5) Floor Cover:								Thickness	
								Bsmnt Insul.	
(6) Ceiling:		Gas		Coal		Hand Fired			
		Oil		Stoker		Boiler			

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**Draft Record Card - Printed before March Board of Review**

steel frame

First Floor  
22850 sq ft

blue print Gross Building Area 40,150 sq ft

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

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

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN - 57030		Demolition/Removal	07/14/2016	2016-0299	100%
Owner's Name/Address	P.R.E. 0%		Commercial	11/17/2006	20060457	Complete
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 48,816					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
Public Improvements			Description	Frontage	Depth	* Factors *	Value
			COMMERCIAL 10A M/L 5400	9.04 Acres	5400	100	48,816
			9.04 Total Acres Total Est. Land Value =				48,816

**Tax Description**  
 . SEC 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OF SE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF. 9.04A.

**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
- 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	24,400	0	24,400			13,722C
2016	12,500	998,500	1,011,000			1,011,000S
2015	12,500	1,083,100	1,095,600			1,081,390C
2014	12,500	1,069,600	1,082,100			1,064,361C

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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
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 16,000					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			2013 EQ RATES&SALES			4.383 Acres	3,650	100	16,000
			4.38 Total Acres Total Est. Land Value = 16,000						

Tax Description  
. SEC 32 T22N R8W THE E 578.61 FT OF N 1/4 OF N 1/2 OF SE 1/4. 4.3834A.

Comments/Influences

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- X Rolling
- X Low
- X High
- 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	8,000	0	8,000			7,937C
2016	8,000	0	8,000			7,867C
2015	8,000	0	8,000			7,844C
2014	8,000	0	8,000			7,721C

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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
10435 W WATERGATE	School: MCBAIN - 57030					
	P.R.E. 100% 05/03/1999					
Owner's Name/Address	MAP #:					
VOORHEES JAMES F 10435 WATERGATE CADILLAC MI 49601	2017 Est TCV 157,900 TCV/TFA: 114.92					

Tax Description	Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
. SEC 32 T22N R8W N 1/4 OF N 1/2 OF SE 1/4 EXC E'LY 1572.53 FT THOF & EXC HWY M-55. 5.5366A.	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 2013 EQ RATES&SALES 5.537 Acres 3,132 100 17,343 5.54 Total Acres Total Est. Land Value = 17,343
Comments/Influences	<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.	Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: 3.5 Concrete 3.44 1.00 480 0 0 D/W/P: Asphalt Paving 1.61 1.00 2000 0 0 Residential Local Cost Land Improvements Description Rate CountyMult. Size %Good Cash Value LAND IMPROVE 5000 5000.00 1.00 1.0 97 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
<input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Low <input checked="" type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input 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	8,700	70,300	79,000			65,186C
	2016	8,700	66,200	74,900			64,605C
	2015	8,700	61,800	70,500			64,412C
	2014	8,700	55,500	64,200			63,398C

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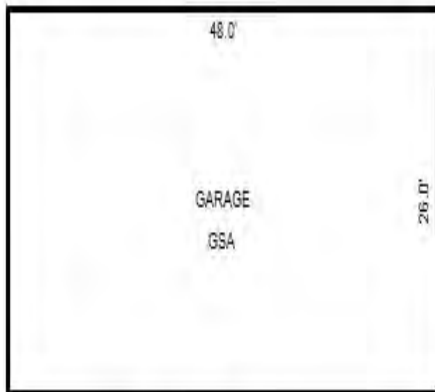
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	108 CCP (1 Story) 120 WGEP (1 Story) 240 Treated Wood 60 Brzwy, FW	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 400 % 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 1986	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			63.63	0.00	0.00	1374	87,428		
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)			1 760			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer			3 Fixture Bath			1 2,400			
		Doors		200 Amps Service			2 3 Fixture Bath			1000 Gal Septic			1 1,575			
		Size of Closets		No. of Elec. Outlets			2 2 Fixture Bath			Appliance Allowance			1 3,085			
		Lg		X			Softener, Auto			(16) Porches			1 1,915			
		Solid		X			Softener, Manual			CCP (1 Story), Standard			108 3,108			
		H.C.					Solar Water Heat			(16) Deck/Balcony			240 1,644			
							No Plumbing			Treated Wood, Standard			6.85			
							Extra Toilet			(16) Breezeways			60 1,665			
							Separate Shower			Frame Wall, Finished			27.75			
							Ceramic Tile Floor			(17) Garages						
							Ceramic Tile Wains			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)						
							Ceramic Tub Alcove			Base Cost			400 8,240			
							Vent Fan			Automatic Doors			1 375			
										Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)						
										Base Cost			1248 16,848			
										Mechanical Doors			2 700			
										Storage area over garage			600 2,370			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost =			136,737			
										Separately Depreciated Items:						
										(16) Porches						
										WGEP (1 Story), Standard			120 4,814			
										County Multiplier = 1.38 =>			Cost New = 6,644			
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

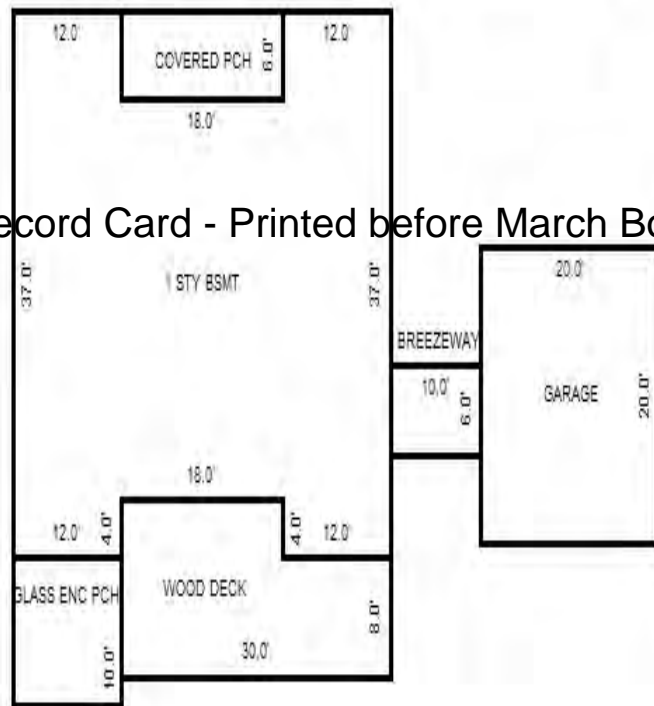
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Sketch by Apex IV™

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: MCBAIN - 57030							
Owner's Name/Address	P.R.E. 0%							
MICH STATE HWY COMM	MAP #:							
	2017 Est TCV 0							
	<input type="checkbox"/> Improved <input checked="" type="checkbox"/> X <input type="checkbox"/> Vacant	Land Value Estimates for Land Table Ind. INDUSTRIAL						
Taxpayer's Name/Address	Public Improvements	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 2011 CNTY & 2012 SALES 19.44 Acres 2,991 100 58,152 19.44 Total Acres Total Est. Land Value = 58,152						
MICH STATE HWY COMM	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
Tax Description	Topography of Site	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Comments/Influences	Who	When	What	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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10432 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/24/2001					
MOOMEY JOSEPH A 10432 W CADILLAC ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 68,607 TCV/TFA: 38.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.	X		* Factors *					
			Residentia 18 -29 @\$2000	25.99	Acres	2000	100	
			25.99 Total Acres Total Est. Land Value = 51,980					
Comments/Influences	X		Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 4in Ren. Conc.	3.39	1.00	900	0	0
			Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 1000	1000.00	1.00	1.0	94	940
			Total Estimated Land Improvements True Cash Value = 940					

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	26,000	8,300	34,300			25,256C
2016	26,000	8,800	34,800			25,031C
2015	26,000	7,300	33,300			24,957C
2014	26,000	7,200	33,200			24,564C

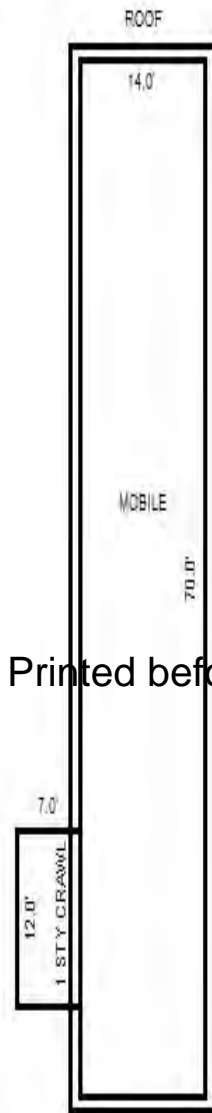
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																																																																																																																				
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																																																																																																																																												
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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																																																																																																																																																																																																																																																								
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<p>&lt; Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality &gt;</p> <p>(11) Heating System: Wall Furnace</p> <table border="1"> <thead> <tr> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>BaseUnit</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>27.78</td> <td>0.41</td> <td>0</td> <td>980</td> <td>27,626</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td></td> </tr> <tr> <td colspan="4">Addition/Crawl</td> <td>30.25</td> <td></td> <td>84</td> <td>2,541</td> </tr> <tr> <td colspan="4">Free Standing Roof</td> <td>4.15</td> <td></td> <td>1152</td> <td>4,781</td> </tr> <tr> <td colspan="4">Metal Enamel</td> <td>5.43</td> <td></td> <td>168</td> <td>912</td> </tr> <tr> <td colspan="7">(9) Foundation</td> <td></td> </tr> <tr> <td colspan="4">Foundation Wall: Concrete</td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="7">(13) Plumbing</td> <td></td> </tr> <tr> <td colspan="4">Average Fixture(s)</td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> </tr> <tr> <td colspan="4">Well, 50 Feet</td> <td>1575.00</td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td colspan="4">1000 Gal Septic</td> <td>2720.00</td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td colspan="7">(15) Built-Ins &amp; Fireplaces</td> <td></td> </tr> <tr> <td colspan="4">Appliance Allowance</td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td colspan="15">Notes: 1973 RICHARDSON MH</td> </tr> <tr> <td colspan="12">Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,</td> <td colspan="2">Depr.Cost =</td> <td>20,187</td> </tr> <tr> <td colspan="15">Separately Depreciated Items:</td> </tr> <tr> <td colspan="12">Unit-in-Place Cost Items:</td> <td colspan="2">OUT BLDG</td> <td>1.00</td> <td>1000</td> <td>1,000</td> </tr> <tr> <td colspan="15">County Multiplier = 1.38 =&gt; Cost New = 1,380</td> </tr> <tr> <td colspan="12">Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,</td> <td colspan="2">Depr.Cost =</td> <td>994</td> </tr> <tr> <td colspan="12">Total Depreciated Cost =</td> <td colspan="2"></td> <td>21,181</td> </tr> <tr> <td colspan="12">ECF (RESIDENTIAL RURAL/ NON SUB)</td> <td colspan="2">0.500 =&gt; TCV of Bldg: 1 =</td> <td>10,590</td> </tr> </tbody> </table>															Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	BaseUnit	Ribbed	Comp.Shingle	27.78	0.41	0	980	27,626	Other Additions/Adjustments								Addition/Crawl				30.25		84	2,541	Free Standing Roof				4.15		1152	4,781	Metal Enamel				5.43		168	912	(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	Notes: 1973 RICHARDSON MH															Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,												Depr.Cost =		20,187	Separately Depreciated Items:															Unit-in-Place Cost Items:												OUT BLDG		1.00	1000	1,000	County Multiplier = 1.38 => Cost New = 1,380															Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0,												Depr.Cost =		994	Total Depreciated Cost =														21,181	ECF (RESIDENTIAL RURAL/ NON SUB)												0.500 => TCV of Bldg: 1 =		10,590
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Sketch by Apex IV™

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Desc. of Bldg/Section: Calculator Occupancy: Garage, Service/Repair Shed		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Percent Adj: +0										
Class: C Floor Area: 720 Gross Bldg Area: 720 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost			Base Rate for Upper Floors = 12.95  Adjusted Square Foot Cost for Upper Floors = 12.95  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 14 Height per Story Multiplier: 1.000 Ave. Floor Area: 720 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 12.95  County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 18.389  Total Floor Area: 720 Base Cost New of Upper Floors = 13,240  Reproduction/Replacement Cost = 13,240 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 4,634								
	<table border="1"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	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	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor											
Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:											
Overall Bldg Height	* Sprinkler Info * Area: Type: Low											
Comments:		ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 5,097 Replacement Cost/Floor Area= 18.39 Est. TCV/Floor Area= 7.08										

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	HITE JACK T & MARIE E H&W	80,000	11/05/2012	WD	BANK SALE	2012-03947	PTA	100.0
BLANCO VICTOR	CHEMICAL BANK	133,164	12/03/2010	SD	SHERIFF'S DEED	2010-05360SD	PTA	100.0
BLANCO THELMA (DECEASED)	BLANCO VICTOR & GREGORY (	0	10/26/2009	OTH	Not Qualified	2009/3715		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10360 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 20% 07/07/2016					
Owner's Name/Address	MAP #:					
HITE JACK T & MARIE E PEAK RUSSEL J 10380 W CADILLAC RD APT C CADILLAC MI 49601	2017 Est TCV 220,935 TCV/TFA: 69.19					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
A PARCEL BEGINNING 459.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209,00 FEET; THENCE NORTH 418,00 FEET, THENCE EAST 209.00 FEET; THENCE SOUTH 418,00 FEET TO THE POINT OF BEGINNING CONTAINING 2.01f ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT- OF-WAY ALONG THE SOUTH 33 FEET THEREOF				40/FF	209.00	418.00	1.0000	1.0000	40	100		8,360
				209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value = 8,360								
		X			Land Improvement Cost Estimates							
					Description			Rate	CountyMult.	Size	%Good	Cash Value
					D/W/P: Asphalt Paving			1.51	1.00	690	0	0
					D/W/P: Crushed Rock			1.22	1.00	690	0	0
		X			Fencing: Wd, Split, 6 ft.			15.06	1.00	90	0	0
					Residential Local Cost Land Improvements							
					Description			Rate	CountyMult.	Size	%Good	Cash Value
					LAND IMPROVE 2500			2500.00	1.00	1.0	94	2,350
				Total Estimated Land Improvements True Cash Value = 2,350								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2017	4,200	106,300	110,500			75,157C
	Rolling		2016	4,200	97,100	101,300		101,300W	56,251C
	Low		2015	4,200	90,500	94,700	94,700J		56,083C
	High		2014	4,200	51,000	55,200	55,200J		55,200S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
		Who	When	What					
		TPC 06/02/2016	INSPECTED						
		TPC 08/26/2011	INSPECTED						

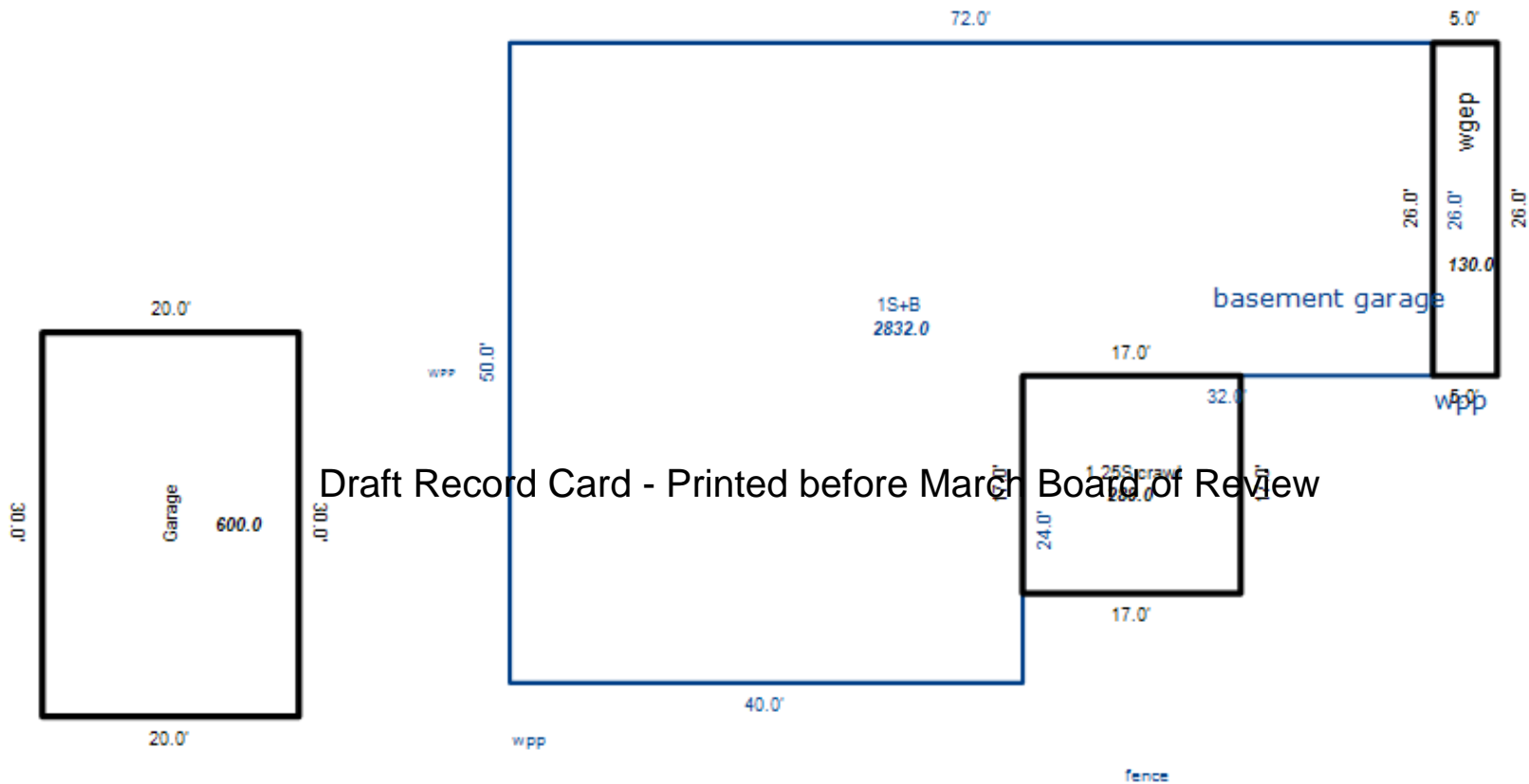
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							130 60 200 48	WGEP (1 Story) WPP WPP WPP	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 3193			Total Base Cost: 213,806 Total Base New : 295,052 Total Depr Cost: 221,289 Estimated T.C.V: 210,225		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: 1 Car Carport Area: Roof:		
Yr Built 1991	Remodeled 2016	Ex X Ord Min		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			2832 142,421		289 14,962				
Condition for Age: Average		Lg X Ord Small		200 Amps Service			1.25 Story Siding Other Additions/Adjustments			58.32 -6.55 0.00		2 1,260		4 7,900		
Room List		(5) Floors		No./Qual. of Fixtures			(9) Basement Finish			11.25		960 10,800				
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Basement Recreation Finish Walk out Basement Door(s) Average Fixture(s)			700.00		2 1,400				
(1) Exterior	X	Drywall		No. of Elec. Outlets			Basement Recreation Finish			630.00		2 1,260				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Basement Recreation Finish			1975.00		4 7,900				
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		5 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			2550.00		1 2,550				
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			2895.00		1 2,895			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	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) Porches			1415.00		5 7,075				
X	Casement Double Glass Patio Doors Storms & Screens	960 Recreation SF Living SF 2 Walkout Doors No Floor SF		(9) Basement Finish			(17) Garages			36.90		130 4,797				
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			17.04		60 1,022			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(17) Basement Garages			10.20		200 2,040				
	Chimney: Block	Lump Sum Items:					Notes: MULTI FAMILY DWELLING - 5 APARTMENTS Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 221,289 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 210,225			18.72		48 899				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	KIRT JOSEPH R	0	09/04/2013	CD	LAND CONTRACT	2013-03124 WD	PTA	0.0
CHEMICAL BANK	KIRT JOSEPH R	12,000	12/09/2011	LC	LAND CONTRACT	2011-0384	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10360 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/09/2011					
KIRT JOSEPH R 10360 W CADILLAC RD MIDLAND MI 49601	MAP #: 2017 Est TCV 17,624 TCV/TFA: 12.66					

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			
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;			* Factors *										
	X		Dirt Road	<Site Value A> GROUP A	\$5000				5000	100			5,000
			Gravel Road	209 Actual Front Feet, 2.01 Total Acres					Total Est. Land Value =				5,000
	X		Paved Road	D/W/P: Asphalt Paving		1.42	1.00	690	0				0
	X		Storm Sewer	D/W/P: Crushed Rock		1.20	1.00	690	0				0
		Sidewalk	Fencing: Wd, Split, 6 ft.		13.91	1.00	90	0				0	
		Water											
		Sewer											
		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	2,500	6,300	8,800			6,523C
2016	2,500	6,900	9,400			6,465C
2015	3,500	5,600	9,100			6,446C
2014	3,500	5,700	9,200			6,345C

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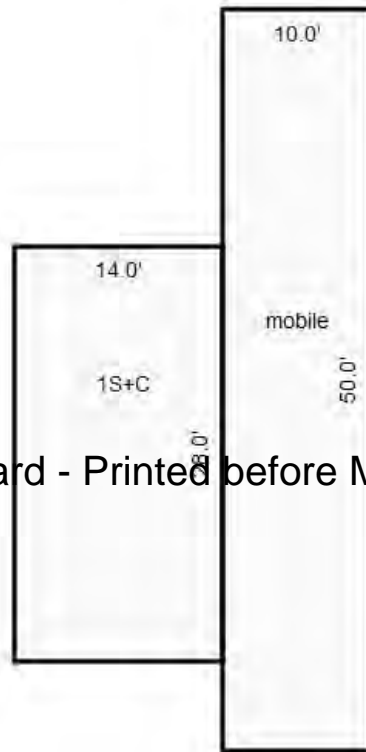
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior Drywall Paneled		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump											
Building Style: MANU-NATIONAL		Plaster Wood T&G		Trim & Decoration Ex X Ord Min											
Yr Built 1976	Remodeled 1991	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 60 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. 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											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF													
(3) Roof		(10) Floor Support													
X	Gable Hip Flat	X	Gambrel Mansard Shed												
X	Asphalt Shingle Metal														
Chimney: Metal															

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< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >									
(11) Heating System: Wall Furnace									
Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost		
Base	Unit Ribbed	Comp.Shingle	35.26	0.41	0	500	17,835		
Other Additions/Adjustments									
Addition/Crawl				Rate		Size	Cost		
(2) Skirting				30.25		392	11,858		
(9) Foundation									
Foundation Wall: Concrete				7.13		0	0		
(14) Water/Sewer									
Well, 50 Feet				1575.00		1	1,575		
1000 Gal Septic				2720.00		1	2,720		
Phy/Ab.Phy/Func/Econ/Comb.%Good=				35/100/100/100/35.0,	Depr.Cost =		16,731		
ECF (RESIDENTIAL RURAL/ NON SUB)				0.500 => TCV of Bldg:	1 =		8,365		

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



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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	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	Wood	Coal	Steam										Garbage Disposal	Interior 2 Story	35	Treated Wood	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:																	
	Town Home	(4) Interior		X Forced Warm Air			Bath Heater	Two Sided	Exterior 1 Story			Exterior 2 Story																																					
	Duplex	Drywall	Plaster	Wall Furnace			Vent Fan	2nd/Same Stack	Prefab 1 Story			Prefab 2 Story																																					
	A-Frame	Paneled	Wood T&G	Warm & Cool Air			Hot Tub	Heat Circulator	Raised Hearth			Heat Circulator																																					
	Wood Frame	Trim & Decoration		Heat Pump			Unvented Hood	Wood Stove	Direct-Vented Ga																																								
	Building Style:	Ex		Ord		Min		Intercom	Jacuzzi Tub																																								
	MANU-NATIONAL	Size of Closets		Central Air			Standard Range	Jacuzzi repl.Tub	Class: Low																																								
	Yr Built	Remodeled	Lg		Ord		Small		Effec. Age: 55																																								
	1976	0	Doors		Solid		H.C.		Floor Area:																																								
	Condition for Age:	Average		(5) Floors			Wood Furnace			Total Base Cost: 17,634																																							
	Room List	Basement		Kitchen:			(12) Electric			Total Base New : 24,334																																							
	1st Floor	Other:		Other:			0 Amps Service			Total Depr Cost: 8,517																																							
	2nd Floor	Other:		(6) Ceilings			No./Qual. of Fixtures			Estimated T.C.V: 4,259																																							
	Bedrooms	(7) Excavation		Basement: 0 S.F.			Ex.			No. of Elec. Outlets			Rate			Heat/Roof			Ext.(%)			Size			Cost																								
	(1) Exterior	Wood/Shingle		Crawl: 0 S.F.			Ord.			Many			Ave.			Few			(9) Foundation			Foundation Wall: Concrete			7.13			0			0																		
	Wood/Aluminum/Vinyl	Aluminum/Vinyl		Slab: 0 S.F.			Min			No. of Elec. Outlets			BaseUnit			Ribbed			Metal			35.26			-0.80			0			500			17,230															
	Brick	Insulation		Height to Joists: 0.0			(13) Plumbing			Other Additions/Adjustments			Rate			Rate			Size			Cost			Other Additions/Adjustments			Rate			Size			Cost															
	(2) Windows	Many		Large		Avg.		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		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:	
	Many	Avg.		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		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:			
	Avg.	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		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:					
	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		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:					
	Wood Sash	Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:															
	Wood Sash	Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:															
	Metal Sash	Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																	
	Vinyl Sash	Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																			
	Double Hung	Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																					
	Horiz. Slide	Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																							
	Casement	Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																									
	Double Glass	Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																											
	Patio Doors	Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																													
	Storms & Screens	(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																															
	(3) Roof	Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																																	
	Gable	Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:																																			
	Hip	Mansard		Flat		Shed		Asphalt Shingle		Chimney:																																							
	Flat	Shed		Asphalt Shingle		Chimney:																																											
	Asphalt Shingle	Chimney:																																															
	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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10500 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601	2017 Est TCV 91,430 TCV/TFA: 84.66					

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 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
NEW BEAUTY SHOP FOR 94 (1S SL)	X		Water									
			Sewer									
	X		Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

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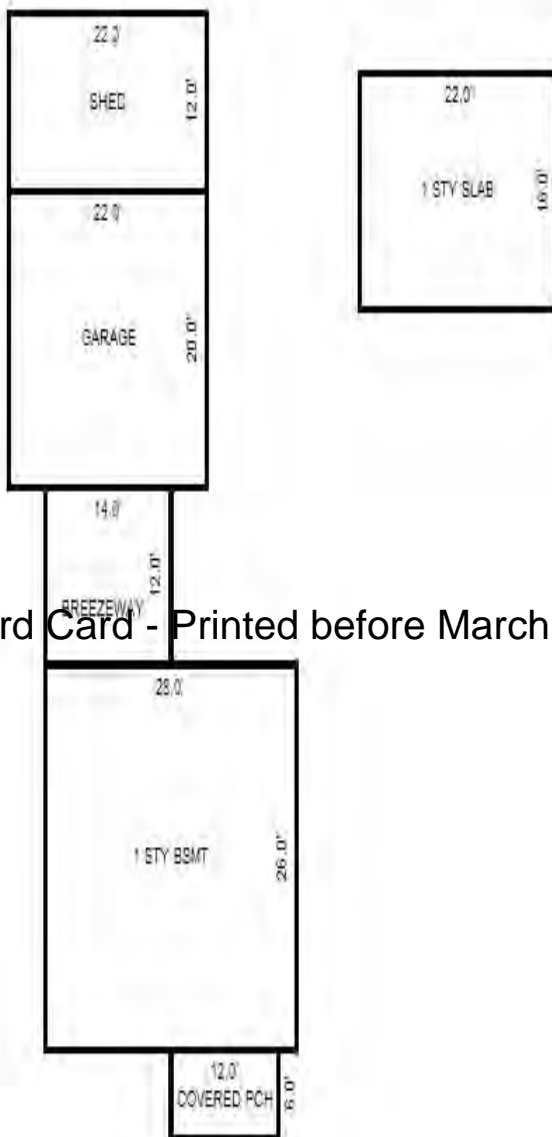
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,500	35,200	45,700			37,188C
2016	10,500	35,000	45,500			36,857C
2015	10,500	30,700	41,200			36,747C
2014	10,500	26,100	36,600			36,169C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 72 168	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 728 Total Base Cost: 71,890 Total Base New : 99,209 Total Depr Cost: 59,525 Estimated T.C.V: 53,573		CntryMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:														
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost										
Yr Built 1955	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story	63.73	0.00	0.00	728	46,395												
Condition for Age: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost											
Room List		(5) Floors		Kitchen: Other: Other:			60 Amps Service			(13) Plumbing			Average Fixture(s)		1		630											
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			(14) Water/Sewer			Well 50 Feet		1575.00		1		1,575									
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many			X	Ave.	Few			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415				
X	Insulation	(7) Excavation		Basement			(8) Basement			8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches			CCP (1 Story), Standard		31.75		72		2,286			
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1			Public Water Public Sewer			1			Water Well			1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Breezeways			Frame Wall, Finished			27.25		168		4,578								
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1			Public Water Public Sewer			1			Water Well			1000 Gal Septic 2000 Gal Septic		Lump Sum Items:				
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:											
	X	Asphalt Shingle	Chimney: Brick																									

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Sketch by Apex IVT

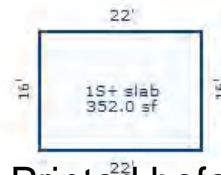
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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 60	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
	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: 40 Floor Area: 352 Total Base Cost: 20,625 Total Base New : 28,463 Total Depr Cost: 17,078 Estimated T.C.V: 15,370			CntyMult X 1.380 E.C.F. X 0.900	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 Remodeled 1955 0	Ex	Ord	Min	No./Qual. of Fixtures			1	Story Siding Slab	63.46	-11.86	-0.78	352	17,889		
	Condition for Age: Average	Lg	Ord	Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
	Room List	Doors	Solid	H.C.	Many	Ave.	Few	(13) Plumbing			Average Fixture(s)		525.00		1 525	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance		1235.00	
	(1) Exterior	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			WPP, Standard			16.28		60 977	
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto 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: 10470 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 2 =		17,078 15,370	
	Insulation	(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						
	(2) Windows	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:									
	Many Avg. Few Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
	(3) Roof															
	Gable Hip Flat															
	Asphalt Shingle															
	Chimney:															

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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: 302 INDUSTRIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
DTE GAS COMPANY PROPERTY TAX DEPT P O BOX 33017 Detroit MI 48232	MAP #:					
	2017 Est TCV 18,525					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
. SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.				
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	9,300	0	9,300			6,606C
2016	10,200	0	10,200			6,548C
2015	10,200	0	10,200			6,529C
2014	10,200	0	10,200			6,427C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	Split Vacant	2013-03848 WD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
5960 S LA CHANCE RD	School: MCBAIN - 57030									
	P.R.E. 100% 07/22/1994									
Owner's Name/Address	MAP #:									
CARLSON CHARLES E REVOCABLE LIVING TRUST	2017 Est TCV 93,731 TCV/TFA: 78.11									
5960 S LACHONCE ROAD CADILLAC MI 49601	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			40/FF	407.00	498.65	1.0000 1.0000	40 100		16,280	
			407 Actual Front Feet, 4.66 Total Acres				Total Est. Land Value =		16,280	
Tax Description			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.44	1.00	32	71	78		
			Total Estimated Land Improvements True Cash Value =						78	
SEC 32 T22N R8W (0*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L	X		Dirt Road							
			Gravel Road							
	X		Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
Comments/Influences			Topography of Site							
			Level							
	X		Rolling							
			Low							
			High							
	X		Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2017	8,100	38,800	46,900		37,631C	
				2016	8,100	38,500	46,600		37,296C	
				2015	8,100	33,700	41,800		37,185C	
				2014	8,100	28,500	36,600		36,600S	

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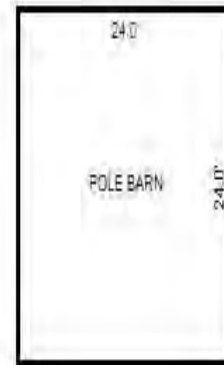
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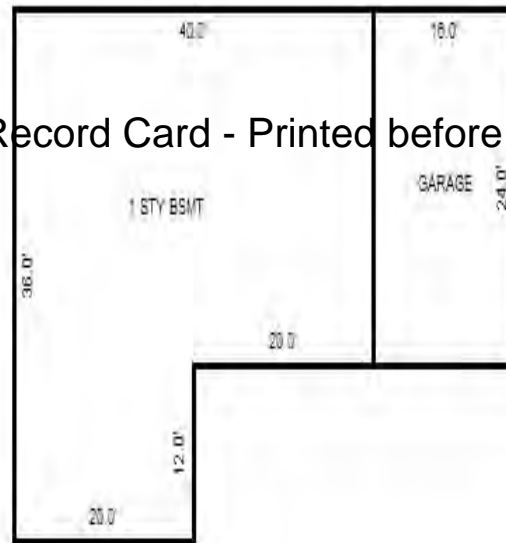
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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	Type	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration												
Yr Built Remodeled 1962 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 2 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		Foundation Basement		Rate Bsmnt-Adj Heat-Adj 65.02 0.00 0.00		Size Cost 1200 78,024	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 760.00		Rate 760.00				Size Cost 1 760	
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						1 1,575 1 3,085	
X	(2) Windows	Many Avg. X Large Avg. X Small		(8) Basement			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00						1 1,915 1 3,250	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 23.28 Common Wall: 1 Wall -1300.00 Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 13.16 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 85,970 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 77,373						384 8,940 1 -1,300 576 7,580	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer										
X	(3) Roof	X Gable X Gambrel Hip Mansard Flat 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: Brick														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN HOUTEN DOLORES MARIE		0	04/28/2005	DC	DEATH CERTIFICATE	2011-0367DC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5800 S LA CHANCE RD	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
VAN HOUTEN JAMES A 5800 S LA CHONCE RD CADILLAC MI 49601	2017 Est TCV 143,461 TCV/TFA: 96.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT THOF. 13.9899A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
	X		Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			* Factors *						
			Residentia 8 - 17 @\$1900	13.99	Acres	1900	100		26,581
			13.99 Total Acres Total Est. Land Value =						26,581

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Topography of Site	X Level	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				Rolling	2017	13,300	58,400	71,700		
Low				2016	14,700	55,000	69,700			61,292C
High				2015	14,700	51,100	65,800			61,109C
Landscaped				2014	14,700	45,700	60,400			60,147C
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										

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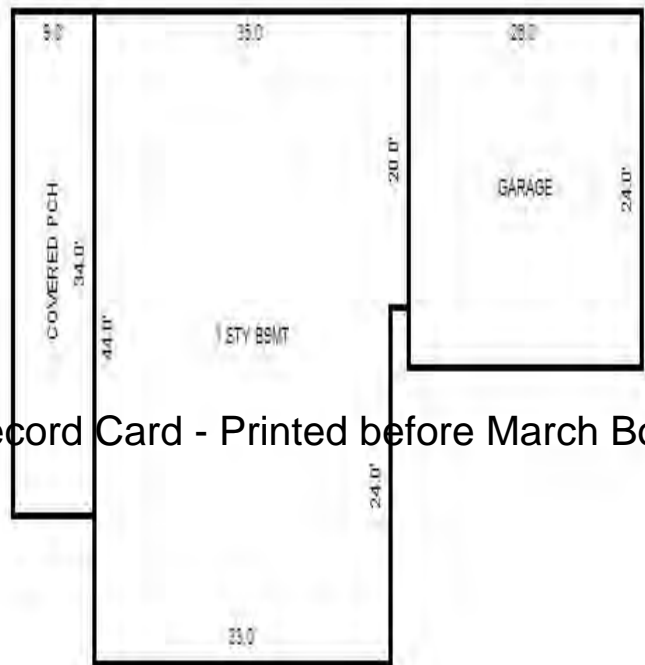
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 306	Type CCP (1 Story)	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost					
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story Siding	Basement	62.83	0.00	0.00	1492	93,742	
Condition for Age: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
Room List		Doors		Solid	X	H.C.	Many	X	Ave.	Few	(13) Plumbing			Walk out Basement Door(s)				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Average Fixture(s)			775.00			1 775		
(1) Exterior		X	Drywall				Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 41.0000			760.00			1 760		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			2			Well, 50 Feet			1575.00			1 1,575		
Insulation		(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			1000 Gal Septic			3085.00			1 3,085					
(2) Windows		8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00			1 1,915		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			(16) Porches			CCP (1 Story), Standard			19.75		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		Recreation SF Living SF		1			Walkout Doors No Floor SF			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 18.40		
X	Casement Double Glass Patio Doors Storms & Screens	1		Walkout Doors No Floor SF			1			Common Wall: 1 Wall			-1300.00			624 11,482		
(3) Roof		10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0,			Depr.Cost =			123,032		
X	Gable Hip Flat		Gambrel Mansard Shed	1			1000 Gal Septic 2000 Gal Septic			ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =			116,880		
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer 1 Water Well			Lump Sum Items:											
Chimney: Block																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	Split Vacant	2013-03848 WD		0.0
VERMILYEA WILLIAM V & BEV		0	11/08/2010	OTH	AFFIXTURE MANUFACTUR	2010-5170 AFF	PTA	0.0
		5,000	08/01/1998	WD	Download	321:1152		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5900 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/13/1999					
VERMILYEA WILLIAM V & BEVERLY 5900 S LA CHANCE RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 76,126 TCV/TFA: 56.31					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 32 T22N R8W (0*1998) N 200 FT OF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 2.2727A. & 2013-03848 WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L	X	Dirt Road		40/FF	250.00	495.00	1.0000	1.0000	40	100		10,000
		Gravel Road		250 Actual Front Feet, 2.84 Total Acres		Total Est. Land Value =						10,000
Comments/Influences	X	Standard Utilities		Land Improvement Cost Estimates								
		Underground Utils.		Description	Rate	CountyMult.	Size	%Good	Cash Value			
PUCHASE 50' FROM ADJACENT PIN	X	Level		D/W/P: 3.5 Concrete	3.20	1.00	80	0				0
		Rolling		Residential Local Cost Land Improvements		Description	Rate	CountyMult.	Size	%Good	Cash Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X	High		LAND IMPROVE 1000	1000.00	1.00	0.5	95				475
		Landscaped		Total Estimated Land Improvements True Cash Value =								475

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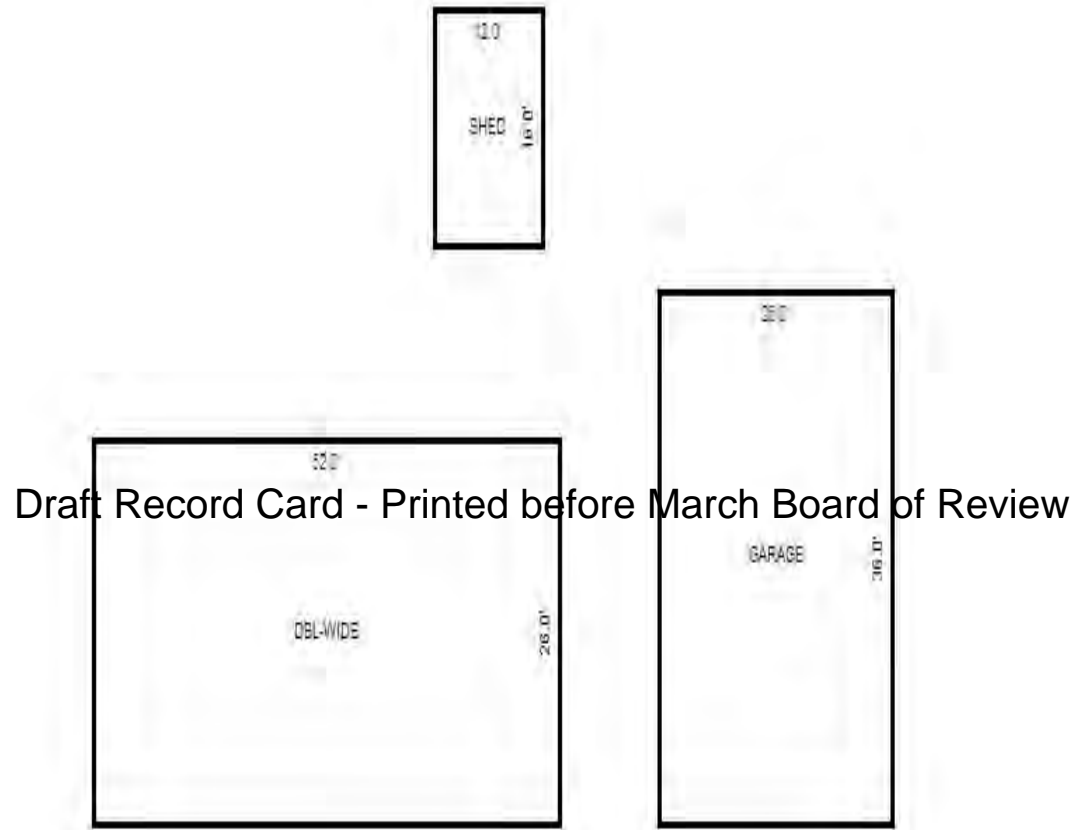
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	33,100	38,100			33,095C
2016	5,000	27,800	32,800			32,800S
2015	5,000	29,900	34,900			32,912C
2014	5,000	27,400	32,400			32,394C

\*\*\* 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 20 240	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1998 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G		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 1998 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 Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Piers 56.18 -11.73 -0.71 1352 59,136									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00 3 Fixture Bath 1975.00			Rate Bsmnt-Adj Heat-Adj Rate			Size Cost 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			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 (15) Built-Ins & Fireplaces Appliance Allowance 1415.00			1 630 1 1,975			
X	Many Avg. X Large Avg. X Small	(8) Basement					1000 Gal Septic (14) Water/Sewer 1000 Gal Septic			1415.00			1 630 1 1,975			
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					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			1415.00			1 630 1 1,975			
(2) Windows		(9) Basement Finish					1000 Gal Septic (14) Water/Sewer 1000 Gal Septic			1415.00			1 630 1 1,975			
X	Many Avg. X Large Avg. X Small	Recreation SF Living SF Walkout Doors No Floor SF					1000 Gal Septic (14) Water/Sewer 1000 Gal Septic			1415.00			1 630 1 1,975			
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			1415.00			1 630 1 1,975			
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.
OEVERMAN CALVIN & BONNIE	CROSS BECKA	106,200	12/11/2013	WD	WARRANTY DEED	2013-04143 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5726 S LA CHANCE RD	School: MCBAIN - 57030		Garage	04/25/2005	20050078	Complete
Owner's Name/Address	P.R.E. 100% 12/31/2013					
CROSS BECKA 10061 W CADILLAC CADILLAC MI 49601	MAP #:					
	2017 Est TCV 103,362 TCV/TFA: 82.29					

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 32 T22N R8W N 220 FT OF E 200 FT OF N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 1.0101A.	X	Public Improvements		40/FF	220.00	200.00	1.0000	1.0000	40	100		8,800	
		Dirt Road		220 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value =		8,800	
Comments/Influences	X	Land Improvement Cost Estimates		Description			Rate	CountyMult.	Size	%Good	Cash Value		
		Paved Road		Shed: Wood Frame			12.07	1.00	80	94	908		
	X	Storm Sewer		Residential Local Cost Land Improvements			Description		Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		LAND IMPROVE 2500			2500.00	1.00	1.0	95	2,375		
		Water		Total Estimated Land Improvements True Cash Value = 3,283									
		Sewer											
		Electric											
		Gas											
		Curb											
		Standard Utilities											
		Underground Utils.											

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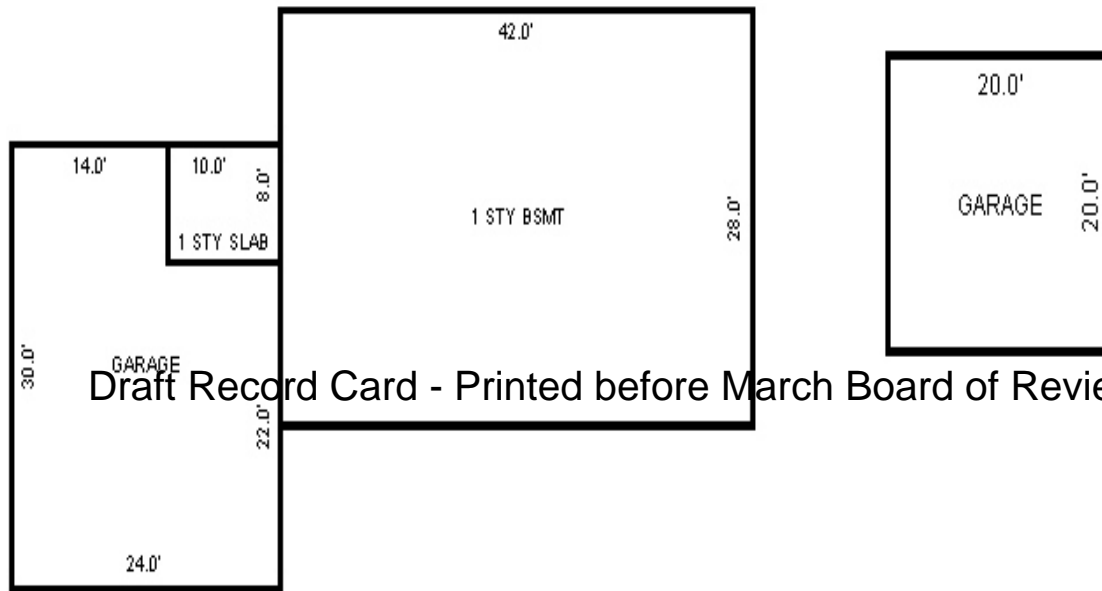
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	4,400	47,300	51,700			44,799C
X	Rolling		2016	4,400	40,000	44,400			44,400S
X	Low		2015	4,400	42,900	47,300			44,399C
X	High		2014	4,400	39,300	43,700			43,700S
X	Landscaped		TPC 07/26/2010 INSPECTED						
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		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1256 Total Base Cost: 127,201 Total Base New : 175,537 Total Depr Cost: 140,429 Estimated T.C.V: 91,279		CntyMult X 1.380 E.C.F. X 0.650		Bsmnt Garage: Carport Area: Roof:						
Building Style: MANU-BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built	Remodeled	Ex	X	Ord		Min	200 Amps Service			1	Story Siding	Basement	64.56	0.00	0.00	1176	75,923		
1993	0	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			1	Story Siding	Slab	64.56	-11.23	0.00	80	4,266		
Condition for Age: Average		Lg	X	Ord		Small	Many	X	Ave.	Few	Other Additions/Adjustments			Rate		Size		Cost	
Room List		(5) Floors		Kitchen: Other: Other:			(13) Plumbing			(9) Basement Finish			11.45		1200		13,740		
	Basement	Kitchen:		Basement: 0 S.F.			2			Basement Recreation Finish			775.00		1		775		
	1st Floor	Other:		Crawl: 0 S.F.			3			Walk out Basement Door(s)			760.00		1		760		
	2nd Floor	Other:		Slab: 0 S.F.			2			Average Fixture(s)			2400.00		1		2,400		
	3 Bedrooms			Height to Joists: 0.0			(8) Basement			(14) Water/Sewer			2700.00		1		2,700		
(1) Exterior	Wood/Shingle	X Drywall		Basement			Softener, Auto			Well, 100 Feet			3085.00		1		3,085		
X	Aluminum/Vinyl Brick			Conc. Block			Solar Water Heat			(15) Built-Ins & Fireplaces			1915.00		1		1,915		
	Insulation			8 Poured Conc.			No Plumbing			Appliance Allowance									
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Extra Toilet			(17) Garages			17.28		720		12,442		
X	Wood Sash			Recreation SF			Extra Sink			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			-650.00		1		-650		
X	Metal Sash			Living SF			Separate Shower			Automatic Doors			375.00		1		375		
X	Vinyl Sash			Walkout Doors			Ceramic Tile Floor			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			22.80		400		9,120		
X	Double Hung			No Floor SF			Ceramic Tile Wains			Mechanical Doors			350.00		1		350		
X	Horiz. Slide			(10) Floor Support			Ceramic Tub Alcove			Notes: MODULAR (MRBC)									
X	Casement			Joists:			Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =		140,429				
X	Double Glass			Unsupported Len:			1			ECF (RESIDENTIAL RURAL/ NON SUB)			0.650 => TCV of Bldg: 1 =		91,279				
X	Patio Doors			Cntr.Sup:			1												
X	Storms & Screens						Lump Sum Items:												
(3) Roof	X Gable		Gambrel	(14) Water/Sewer			Public Water												
X	Hip		Mansard	1			Public Sewer												
X	Flat		Shed	1			Water Well												
X	Asphalt Shingle			1			1000 Gal Septic												
	Chimney: Metal						2000 Gal Septic												

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\*\*\* 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.

Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
10170 W CADILLAC RD		School: MCBAIN - 57030								
		P.R.E. 100% 04/11/2000								
Owner's Name/Address		MAP #:								
PATTI JOHN P & PATRICIA A 10170 W CADILLAC RD CADILLAC MI 49601		2017 Est TCV 179,477 TCV/TFA: 113.31								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 32 T22N R8W (2*1999) W 253.25 FT OF S 396 FT OF W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4. 2.3023A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
99 SPLIT 5.14 AC TO 023-85 FOR 00		Gravel Road		50/FF	253.25	396.00	1.0000 1.0000	50 100		12,663
		Paved Road		253 Actual Front Feet, 2.30 Total Acres				Total Est. Land Value =	12,663	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		D/W/P: Asphalt Paving	1.61	1.00	3500	71	4,001	
		Sewer		Total Estimated Land Improvements True Cash Value =				4,001		
		Electric		<p style="text-align: center; font-size: 24px; font-weight: bold;">Draft Record Card - Printed before March Board of Review</p>						
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2017	6,300	83,400	89,700		72,888C		
			2016	6,300	78,600	84,900	0M	0		
			2015	6,300	73,300	79,600	0M	0		
			2014	6,300	65,700	72,000	72,000M	0		



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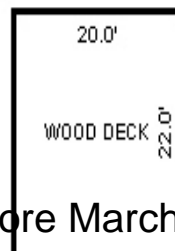
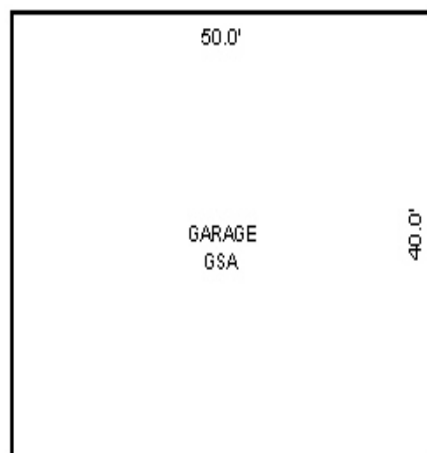
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



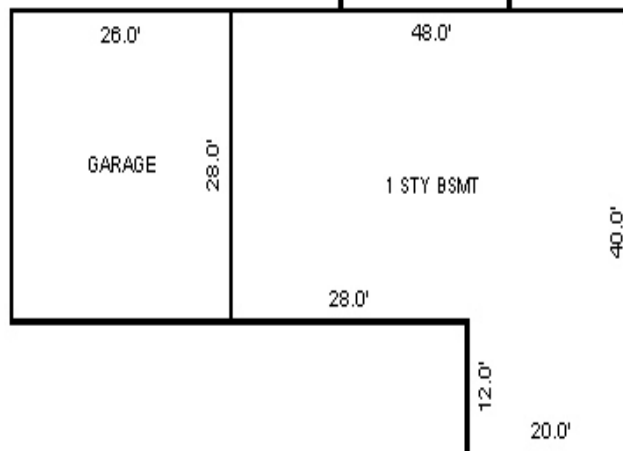
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 440	Type Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 29 Floor Area: 1584 Total Base Cost: 174,915 Total Base New : 241,383 Total Depr Cost: 171,382 Estimated T.C.V: 162,813		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			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story	68.49	0.00	0.00	1584	108,488					
Condition for Age: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost				
Room List		(5) Floors		200			Amps Service			Walk out Basement Door(s)			775.00		1		775				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Average Fixture(s)			(13) Plumbing			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		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath			(14) Water/Sewer			2700.00		1		2,700				
	Insulation	Basement		8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 2 Fixture Bath			3085.00		1		3,085				
(2) Windows	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			(15) Built-Ins & Fireplaces			1915.00		1		1,915			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish		1			Recreation SF Living SF Walkout Doors No Floor SF			Well, 100 Feet 1000 Gal Septic			3250.00		1		3,250				
X	Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer 1 Water Well			(16) Deck/Balcony			6.41		440		2,820				
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			1 1000 Gal Septic 2000 Gal Septic			(17) Garages			20.14		728		14,662			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Finished )			-1300.00		1		-1,300				
	Chimney: Brick	Lump Sum Items:		1			2000 Gal Septic			Automatic Doors			375.00		2		750				
										Storage area over garage			3.95		800		3,160				
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/71.0, Depr.Cost =			171,382								
										ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =		162,813						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & PATTI K	HOLDSHIP MARK R LIVING TR	0	06/22/2010	QC	FAMILY SALE	2010-2311qc	PTA	0.0
DYKGRAAF RONALD J & CAROL	HOLDSHIP MARK R & PATTI K	350,000	06/27/2007	WD	Arms Length	2007/2350		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
10122 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 06/27/2007					
HOLDSHIP MARK R & PATTI K HOLDSHIP MARK R LIVING TRUST 620 N MITCHELL ST CADILLAC MI 49601	MAP #: 2017 Est TCV 321,721 TCV/TFA: 128.07					

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 32 T22N R8W (0*1999) W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC W 253.25 FT OF S 396 FT THOF. 5.1448A.	X			Dirt Road							
Comments/Influences				Gravel Road							
ADD 40X80 PB FOR 07.. ON 032-023-75 IN ERROR..	X			Paved Road							
99 SPLIT FROM 023-75 FOR 00	X			Storm Sewer							
				Sidewalk							
				Water							
				Sewer							
				Electric							
				Gas							
				Curb							
				Street Lights							
				Standard Utilities							
				Underground Utils.							

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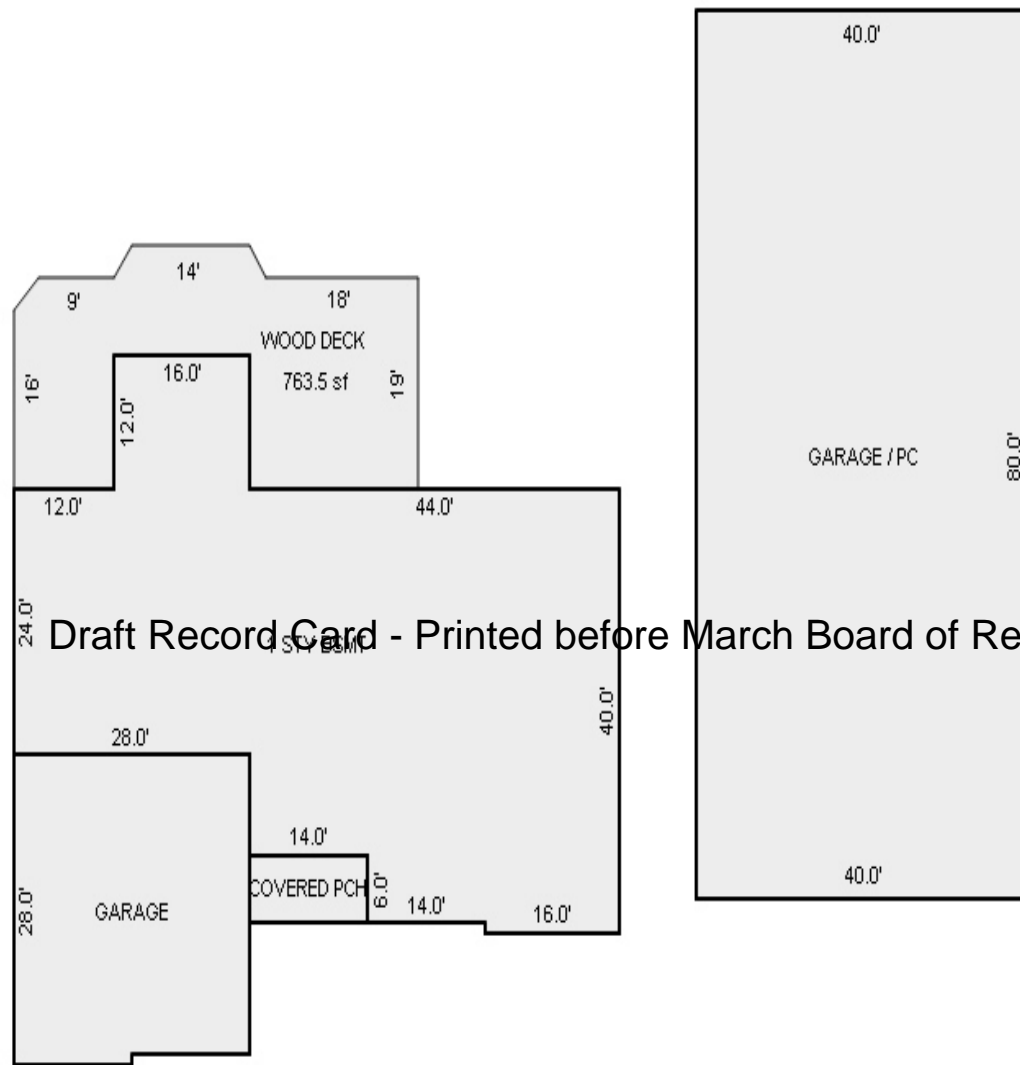
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	6,900	154,000	160,900			131,303C
X	Rolling			2016	6,900	144,900	151,800			130,132C
X	Low			2015	6,900	134,900	141,800			129,743C
X	High			2014	6,900	120,800	127,700			127,700S
X	Landscaped									
X	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	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 763	Type CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 770 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
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: 15 Floor Area: 2512 Total Base Cost: 291,987 Total Base New : 402,943 Total Depr Cost: 321,572 Estimated T.C.V: 305,493		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			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost						
Yr Built 1999	Remodeled 0	X	Ex		Ord		Min	No./Qual. of Fixtures			Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Condition for Age: Average		X	Lg		Ord		Small	No. of Elec. Outlets			Other Additions/Adjustments		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
Room List		(5) Floors		Kitchen: Other: Other:			200 Amps Service			Walk out Basement Door(s)		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Average Fixture(s)		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets			Many X Ave. Few			3 Fixture Bath		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Insulation	(7) Excavation		(13) Plumbing			3 Fixture Bath			2000.00		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
(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		3 3 Fixture Bath			1 2 Fixture Bath			2700.00		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
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			(14) Water/Sewer			3085.00		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Asphalt Shingle	(9) Basement Finish		2512 Recreation SF 1 Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well			2700.00		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed		1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			3085.00		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
X	Chimney: Vinyl	(10) Floor Support		1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			3085.00		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost				
<p style="text-align: center;">Draft Record Card - Printed before March Board of Review</p>																								
<p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																								

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DAVID R & DONNA M	LUCAS DAVID R & DONNA M T	0	04/14/2011	QC	RELATED PARTY	2011-1371	PTA	0.0
GREGG LINDA J	LUCAS DAVID R & DONNA M	0	05/06/2004	WD	Not Qualified	04-0/2099		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 05/06/2004					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 89,769 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 33 T22N R8W 40 A M/L NW/4 OF NE/4.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
access thru 033-002-00..same owner 04 split 16.5 Ac. to 001-50 04 split 23.5 Ac. to 001-70	X		Residentia 30 - 65	\$2000	40.00	Acres	2000	100	80,000
			40.00 Total Acres Total Est. Land Value = 80,000						

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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	40,000	4,900	44,900			36,432C
	2016	36,000	4,600	40,600			36,108C
	2015	32,000	4,000	36,000			36,000S
	2014	32,000	3,800	35,800			35,800S

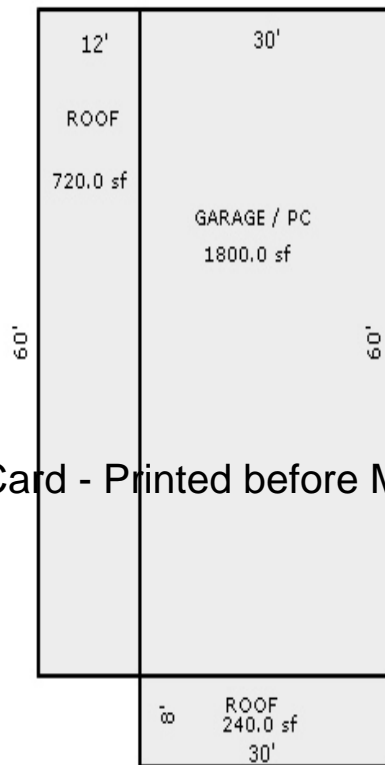
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1800 % Good: 35 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior	Drywall Paneled		Plaster Wood T&G											
	Building Style: GRG	Trim & Decoration	Ex		Ord		Min									
	Yr Built 0	Remodeled 0	Size of Closets			Lg		Ord		Small						
	Condition for Age: Average	Doors		Solid			H.C.		X	No Heating/Cooling						
	Room List	(5) Floors	Kitchen:			(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	Other:	Other:			0 Amps Service										
	(1) Exterior	(6) Ceilings	No./Qual. of Fixtures			Ex.		Ord.		Min						
	Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets			Many		Ave.		Few						
	Insulation	(7) Excavation	(13) Plumbing			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)										
	(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			.Base Cost = 9,711 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0, ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =										
	Many Avg. Few Large Avg. Small	(8) Basement	(9) Basement Finish			(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	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	(3) Roof	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle			Chimney:										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OuwINGA ROGER & KAY	OuwINGA ROGER & KAY, TRUS	0	11/04/2005	QC	Not Qualified	05-0/4409		0.0
GREGG LINDA J	OuwINGA ROGER & KAY	50,000	05/06/2004	WD	Not Qualified	04-0/2100		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
OuwINGA ROGER & KAY TRUSTEES 9150 W WATERGATE RD Mc Bain MI 49657	MAP #:					
	2017 Est TCV 34,291 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 33 T22N R8W N/2 OF NE/4 OF NE/4 EXC E 250 FT LYING S OF A LINE 50 FT S OF THE N SEC LINE OF SEC 33. 16.5 A M/L Comments/Influences			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Residentia 8 - 17	@\$1900	16.50 Acres	1900	100		31,350
			16.50 Total Acres Total Est. Land Value = 31,350						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		Shed: Wood Frame	6.45	1.00	480	95	2,941	
			Total Estimated Land Improvements True Cash Value = 2,941						

ZERO SPLIT RIGHTS RECEIVED FROM PARENT TRAC. NO SPLITS UNTIL 2014. -PER DALES RESEARCH AT THE COUNTY EQ. -TIM

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

X Wetland

Flood Plain

**Draft Record Card - Printed before March Board of Review**



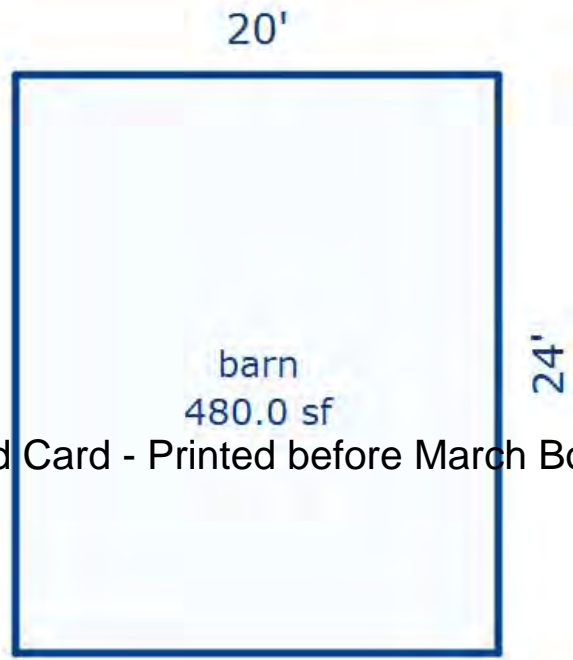
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2017	15,700	1,400	17,100			17,100S
		KEN 05/28/2009 INSPECTED	2016	17,300	1,500	18,800			18,118C
			2015	17,300	1,500	18,800			18,064C
			2014	17,300	1,500	18,800			17,780C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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 0			Ex	Ord	Min	X	Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Condition for Age: Average		Lg	Ord	Small	Doors		Solid	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			Stories Exterior Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	Min	Other Additions/Adjustments			Rate			Size	Cost	
	Insulation			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,					Depr.Cost =		0	
				Many	Ave.	Few	ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg:	1	=		0	
(2) Windows		(7) Excavation		(13) Plumbing											
X	Many Avg. X 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								
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish					(14) Water/Sewer								
	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle			(10) Floor Support			Lump Sum Items:								
Chimney:				Joists: Unsupported Len: Cntr.Sup:											

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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.
GREGG LINDA J (MW)	RICHARDSON CHRISTOPHER &	29,000	06/22/2007	WD	Arms Length	2007/2426		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5228 S BLODGETT RD	School: MCBAIN - 57030		Garage	05/22/2008	20080181	100%
	P.R.E. 100% 02/14/2008		New House	07/05/2007	20070415	Complete


Owner's Name/Address	MAP #:	2017 Est TCV 223,142 TCV/TFA: 151.80
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Residentia 8 - 17	@\$1900	9.91 Acres	1900	100		18,829
		9.91 Total Acres Total Est. Land Value =						18,829

Taxpayer's Name/Address	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 33 T22N R8W (5*2004) 9.9098 A M/L	X	LAND IMPROVE 1000	1000.00	1.00	0.5	95	475
Total Estimated Land Improvements True Cash Value =							475

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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							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2017	9,400	102,200	111,600	82,412C
	TPC 07/26/2010 INSPECTED			2016	10,400	96,100	106,500	81,677C
	RJG 12/04/2008 INSPECTED			2015	10,400	89,500	99,900	81,433C
				2014	10,500	78,000	88,500	80,151C

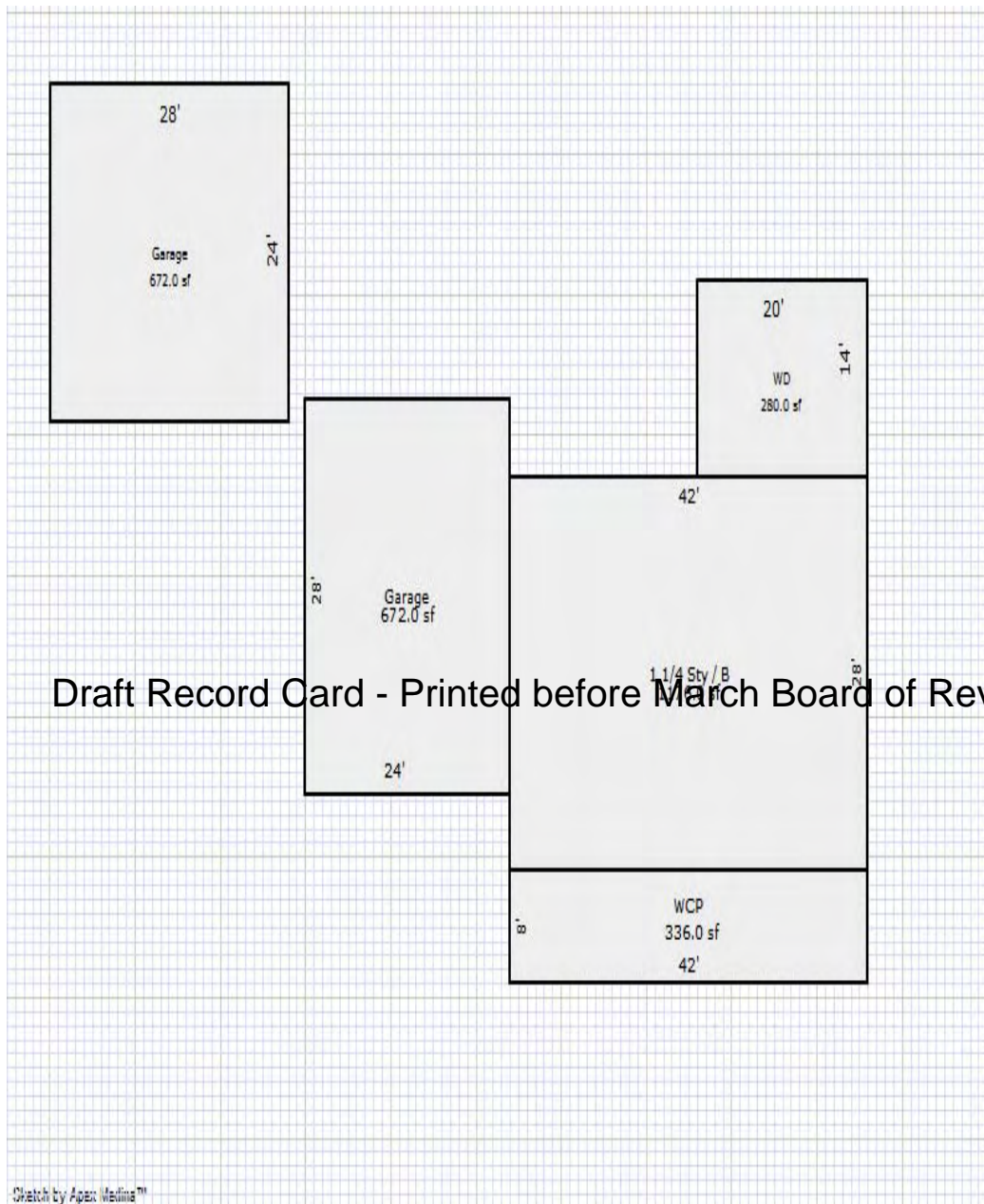
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 280	Type WCP (1 Story) WPP	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	Drywall Paneled	Plaster Wood T&G															
Building Style: 1.25S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: BC Effec. Age: 7 Floor Area: 1470 Total Base Cost: 167,186 Total Base New : 230,716 Total Depr Cost: 214,566 Estimated T.C.V: 203,838			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min												
Condition for Age: Average		Size of Closets		Lg			X	Ord		Small								
Room List		(5) Floors		Kitchens: Other: Other:			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			X	Ord.		Min	1.25 Story Siding Basement 90.96 0.00 2.34 1176 109,721				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing				
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	(14) Water/Sewer			Average Fixture(s) 1120.00 1 1,120			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			3	Fixture Bath	(15) Built-Ins & Fireplaces			Well 200 Feet 5700.00 1 5,700			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2	Fixture Bath	(16) Porches			Appliance Allowance 2610.00 1 2,610			
X	(2) Windows	X		(9) Basement Finish			1			2	Fixture Bath	(17) Garages			WCP (1 Story), Standard 21.34 336 7,170			
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			1			2	Fixture Bath	WPP, Standard 10.97 280 3,072			Class:BC Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 25.59 672 17,196 Common Wall: 1 Wall -1425.00 1 -1,425 Automatic Doors 425.00 2 850			
X	(3) Roof	X		(10) Floor Support			1			2	Fixture Bath	Class:BC Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 25.59 672 17,196 Automatic Doors 425.00 1 425			Notes: LOG SIDING Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 214,566 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 203,838			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			1000	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.
DETTLOFF THOMAS E & CHERY	DETTLOFF THOMAS E	0	06/04/2010	QC	RELATED PARTY	2010-1973QC	PTA	0.0
GREGG LINDA J	DETTLOFF THOMAS E & CHERLY	32,000	07/24/2006	WD	Split Vacant	06-0/2754		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5154 S BLODGETT RD	School: MCBAIN - 57030		Garage	08/23/2006	20060273	Complete
	P.R.E. 100% 09/29/2006		New House	07/24/2006	20060223	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 162,376 TCV/TFA: 107.39
DETTLOFF THOMAS E 5154 S BLODGETT RD Lake City MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 33 T22N R8W (0*2006) N/2 OF S/2 OF NE/4 OF NE/4 9.91 Ac. M/L Split on 09/14/2006 from 009-033-001-70; Comments/Influences			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			SALES & 2013 EQ RATE			9.91	Total Acres	2,113 100		20,937
			Total Est. Land Value = 20,937							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: Crushed Rock	1.22	1.00	960	0	0		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 1000	1000.00	1.00	1.0	94	940		
			Total Estimated Land Improvements True Cash Value =							940

Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;  
Parent Parcel(s): 009-033-001-70;  
Child Parcel(s): 009-033-001-80, 009-033-001-90;



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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	10,500	70,700	81,200			67,484C
TPC 07/26/2010 INSPECTED	2016	10,500	66,500	77,000			66,883C
	2015	10,500	61,900	72,400			66,683C
	2014	10,500	55,800	66,300			65,633C

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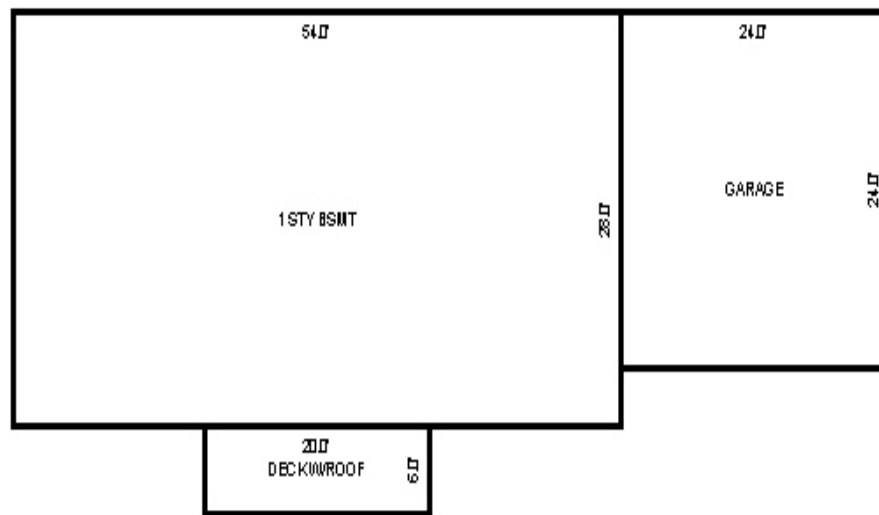
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	Other Additions/Adjustments			Rate			Size Cost			
Condition for Age: Average		Lg	X	Ord		Small	(13) Plumbing			Bsmnt-Adj			Heat-Adj			
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			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
(1) Exterior		X Drywall		Ex. X Ord. Min			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Rate			Bsmnt-Adj			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			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	(2) Windows	(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			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	(3) Roof	(9) Basement Finish		Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Rate			Bsmnt-Adj			Heat-Adj		Size Cost	
	Chimney:															

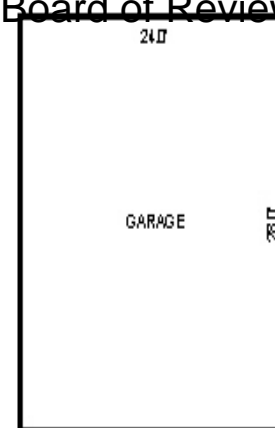
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	RELATED PARTY	2010-4773QC	PTA	0.0
GREGG LINDA J	KLINE VICTOR J & ELLEN E	19,000	08/20/2010	WD	WARRANTY DEED	2010-3941WD	PTA	100.0
KLINE ELLEN E HAMILTON	KLINE ELLEN E & HAMILTON	0	02/01/2003	QC	QUIT CLAIM	2013-03797 QD		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/11/2011 Qual. Ag.					
KLINE ELLEN E HAMILTON 5200 S RIVERVIEW DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 24,710					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP C 75/FF	430.55	250.00	1.0000	0.0000	75	100*	0
X			AG SW 2014 1 - 2 ACRES			2.47	Acres	10000	100	24,710

Tax Description  
 SEC 33 T22N R8W (0\*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 Ac. M/L  
 Split on 09/14/2006 from 009-033-001-70;  
 Comments/Influences  
 Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ;  
 Parent Parcel(s): 009-033-001-70;  
 Child Parcel(s): 009-033-001-80, 009-033-001-90;

Standard Utilities	Underground Utils.
X	

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Topography of Site
X Level
X Rolling
Low
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			
Who	When	What	2017	12,400	0	12,400			790C
TPC 11/02/2015 INSPECTED			2016	12,400	0	12,400			783C
			2015	8,600	0	8,600			781C
			2014	8,600	0	8,600			769C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG LINDA	ANTCLIFF JOHN & MARY	13,000	06/17/2005	WD	Split Vacant	05-0/2462		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5020 BLODGETT RD	School: MCBAIN - 57030		Pole Barn	04/29/2008	20080120	Complete
Owner's Name/Address	P.R.E. 100% 07/04/2006		Garage	08/25/2006	20060276	Complete
ANTCLIFF JOHN & MARY 5020 BLODGETT RD Lake City MI 49651	MAP #:		New House	07/06/2005	20050214	Complete

2017 Est TCV 121,461 TCV/TFA: 116.79	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
X Improved	Vacant						
Public Improvements		* Factors *					
		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		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	95	950
		Total Estimated Land Improvements True Cash Value =					950

SEC 33 T22N R8W 1.004 AC (0\*2005)  
E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC  
N 50 FT THEREOF.  
Comments/Influences  
05 Split 1 Ac from 001-70 for 06

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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
2017	3,500	57,200	60,700			46,799C
2016	3,500	53,900	57,400			46,382C
2015	3,500	50,200	53,700			46,244C
2014	3,500	42,400	45,900			45,516C

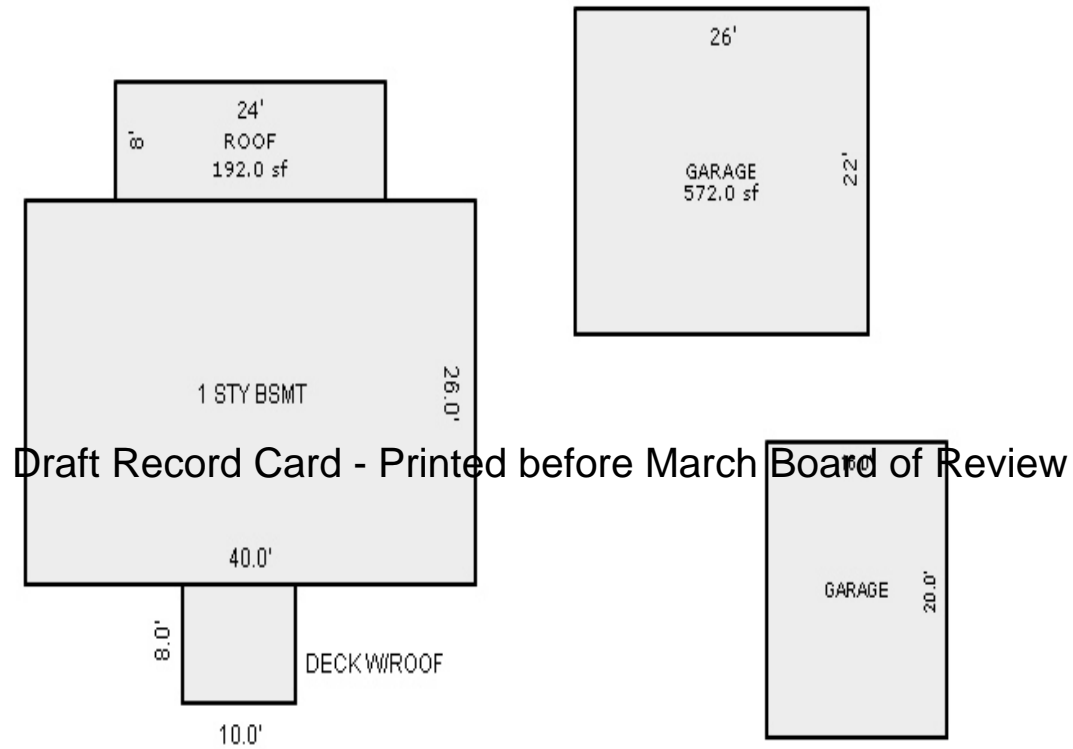
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil 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: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G								80	Treated Wood		
Building Style: 1S		Trim & Decoration														
Yr Built 2005		Remodeled 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		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1 Story Siding Basement			58.89 0.00 0.00			1040 61,246			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
(2) Windows				Many X Ave. Few			Walk out Basement Door(s)			700.00			1 700			
X Many Avg. Few X Large Avg. Small				(7) Excavation			(13) Plumbing			Average Fixture(s)			630.00		1 630	
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			(14) Water/Sewer			1000 Gal Septic			2895.00		1 2,550 1 2,895	
X Many Avg. Few X Large Avg. Small		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1 1,415	
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					(16) Deck/Balcony			Treated Wood w/Roof,Standard			23.55		80 1,884	
X Many Avg. Few X Large Avg. Small		(9) Basement Finish					(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			18.51		572 10,588	
X Many Avg. Few X Large Avg. Small		1 Recreation SF Living SF Walkout Doors No Floor SF					Base Cost			375.00			1 375			
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			24.38		320 7,802	
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			Automatic Doors			375.00			1 375			
X Asphalt Shingle				(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =			118,592			
Chimney:				Lump Sum Items:			Separately Depreciated Items:									
							Unit-in-Place Cost Items:			ROOF STRUCT. (SQ FT)			3.97		192 762	
							County Multiplier = 1.38 =>			Cost New =			1,052			
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,			Depr.Cost =			894			
							Total Depreciated Cost =			119,486						
							ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =			113,511			

Draft Record Card - Printed before March Board of Review

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	QUIT CLAIM	2011-1370QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9350 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST	MAP #:					
9350 W WATERGATE RD	2017 Est TCV 171,901 TCV/TFA: 131.42					
MC BAIN MI 49657						

X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Residentia 18	-29	@\$2000	27.30	Acres	2000	100	54,600
				27.30	Total Acres		Total Est. Land Value =	54,600

Tax Description		Land Improvement Cost Estimates					
SEC 33 T22N R8W THAT PART OF S 1/2 OF NE 1/4 N OF BEG ONE SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36' 20" W 70 FT TH S 23' 40" E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4 LINE EXC E 7.3 A THEREOF & EXC BEG ON ABOVE DESC S BDRY LINE 1200 FT E'LY OF 1/4 LINE TH N 275 FT E'LY 475 FT S 275 FT TO ABOVE DESC LINE W'LY 475 FT TO POB. 27.3013 A.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences: 4 DIV REMAINING. PART OF TRACT



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2017	27,300	58,700	86,000			70,073C
X	Rolling	2016	27,300	57,900	85,200			69,448C
X	Low	2015	27,300	54,000	81,300			69,241C
X	High	2014	27,300	48,400	75,700			68,151C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

Who	When	What	2017	27,300	58,700	86,000			70,073C
			2016	27,300	57,900	85,200			69,448C
			2015	27,300	54,000	81,300			69,241C
			2014	27,300	48,400	75,700			68,151C

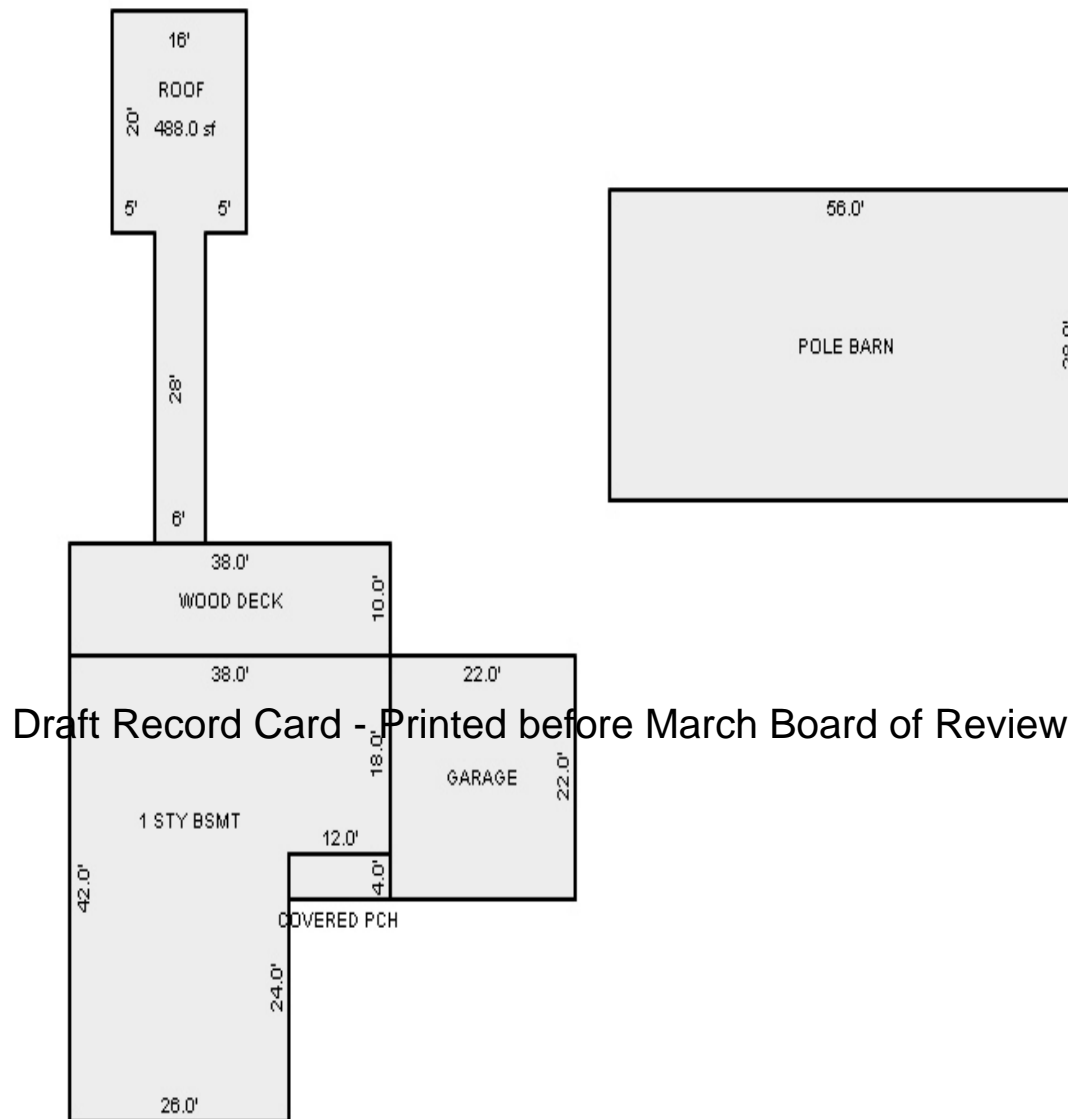
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 48 380 488	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 1308 Total Base Cost: 135,869 Total Base New : 187,500 Total Depr Cost: 121,875 Estimated T.C.V: 115,781		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		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1976	Remodeled 0	Size of Closets		Lg X Ord Small			200 Amps Service		64.12		0.00		-0.27		1308		83,516	
Condition for Age: Average		Doors		Solid X H.C.			(12) Electric		Other Additions/Adjustments		Rate		Size		Cost			
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures		Basement Recreation Finish		11.45		450		5,153			
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		X Drywall			Ex. X Ord. Min		Basement Finish		760.00		1		760			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing		Well, 100 Feet		2700.00		1		2,700			
X	Insulation	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			No. of Elec. Outlets		1000 Gal Septic		3085.00		1		3,085			
(2) Windows	Many Avg. X Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Many X Ave. Few		15 Built-Ins & Fireplaces		1915.00		1		1,915			
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer		Appliance Allowance		3250.00		1		3,250			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	450		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			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Fireplace: Interior 1 Story		3250.00		1		3,250			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			(15) Porches		CCP (1 Story), Standard		38.96		48		1,870			
X	Asphalt Shingle	Chimney: Metal					(16) Deck/Balcony		Treated Wood, Standard		6.47		380		2,459			
							(17) Garages		Roof Cover Only, Standard		8.60		488		4,197			
							(14) Water/Sewer		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		20.83		484		10,082			
							Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic		Base Cost		-1300.00		1		-1,300			
							Lump Sum Items:		Mechanical Doors		350.00		1		350			
									Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		10.13		1568		15,884			
									Base Cost		350.00		1		350			
									Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost =		121,875							
									ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		115,781					

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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.
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	QUIT CLAIM	2011-1439QC		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 18,900					

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
			2013 EQ RATES&SALES			6.160	Acres	3,068	100	18,900
			6.16 Total Acres Total Est. Land Value = 18,900							

**Tax Description**  
 . SEC 33 T22N R8W E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36'20" W 70 FT TH S 23' 40" E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4 LINE. EXC .BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S O DEG 23' 40" E 150 FT TO POB. 6.16 Ac.  
 Split on 10/12/2006 into 009-033-003-90;  
 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	9,500	0	9,500			4,232C
2016	9,500	0	9,500			4,195C
2015	9,500	0	9,500			4,183C
2014	9,500	0	9,500			4,118C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	QUIT CLAIM	2011-1439QC		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE MC BAIN MI 49657	2017 Est TCV 6,270					

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	1.14	Acres	5500	100	6,270
			1.14 Total Acres Total Est. Land Value =						6,270

**Tax Description**  
 SEC 33 T22N, R8W BEG N 0 DEG 23' 40" W  
 1161.07 FT. N OF E/4 COR TH N 89 DEG 47'  
 13" W 330 FT, N O DEG 23' 40" W 150 FT, S  
 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40"  
 E 150 FT TO POB. 1.14 Ac.  
 Split on 10/12/2006 from 009-033-003-00;  
 Comments/Influences  
 Split/Comb. on 10/12/2006 completed  
 10/12/2006 RAY ;  
 Parent Parcel(s): 009-033-003-00;  
 Child Parcel(s): 009-033-003-90;

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

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	3,100	0	3,100			767C
X	Rolling		2016	3,100	0	3,100			761C
X	Low		2015	3,100	0	3,100			759C
X	High		2014	3,100	0	3,100			748C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	3,100	0	3,100			767C
			2016	3,100	0	3,100			761C
			2015	3,100	0	3,100			759C
			2014	3,100	0	3,100			748C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Ouwinga Roger	Ouwinga Roger & Kay, Trus	0	11/04/2005	QC	Not Qualified	05-0/4410		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
Ouwinga Roger & Kay Trustees 9150 W WATERGATE MC BAIN MI 49657	MAP #:					
	2017 Est TCV 9,500					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			40/FF	237.50	275.00	1.0000	1.0000	40 100	9,500
			238 Actual Front Feet, 1.50 Total Acres Total Est. Land Value =						9,500

Tax Description  
 . SEC 33 T22N R8W BEG ON N R/W LINE OF  
 M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH  
 N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W  
 LINE TH W'LY 237.5 FT TO POB. 1.4994 A.  
 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.

**Draft Record Card - Printed before March Board of Review**



- 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	4,800	0	4,800			2,133C
2016	4,800	0	4,800			2,114C
2015	4,800	0	4,800			2,108C
2014	4,800	0	4,800			2,075C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OUWINGA ROGER & KAY TRUST		0	07/21/2010	TR	FAMILY SALE	2010-3099TRUST	PTA	0.0
OUWINGA ROGER L	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	Not Qualified	05-0/4410		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9150 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
OUWINGA ROGER & KAY TRUSTEES	MAP #:					
9150 W WATERGATE RD	2017 Est TCV 125,187 TCV/TFA: 65.34					
MC BAIN MI 49657						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 33 T22N R7W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N-S 1/4 LINE TH N 275 FT W'LY 237.5 FT S 275 FT TO SD R/W TH E'LY 237.5 FT TO POB. 1.4994 A.	X	Public Improvements		40/FF	235.70	275.00	1.0000	1.0000	40	100	9,428
				236 Actual Front Feet, 1.49 Total Acres Total Est. Land Value =						9,428	

Comments/Influences

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

**Draft Record Card - Printed before March Board of Review**



- 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	4,700	57,900	62,600			50,352C
2016	4,700	54,400	59,100			49,903C
2015	4,700	50,700	55,400			49,754C
2014	4,700	45,300	50,000			48,971C

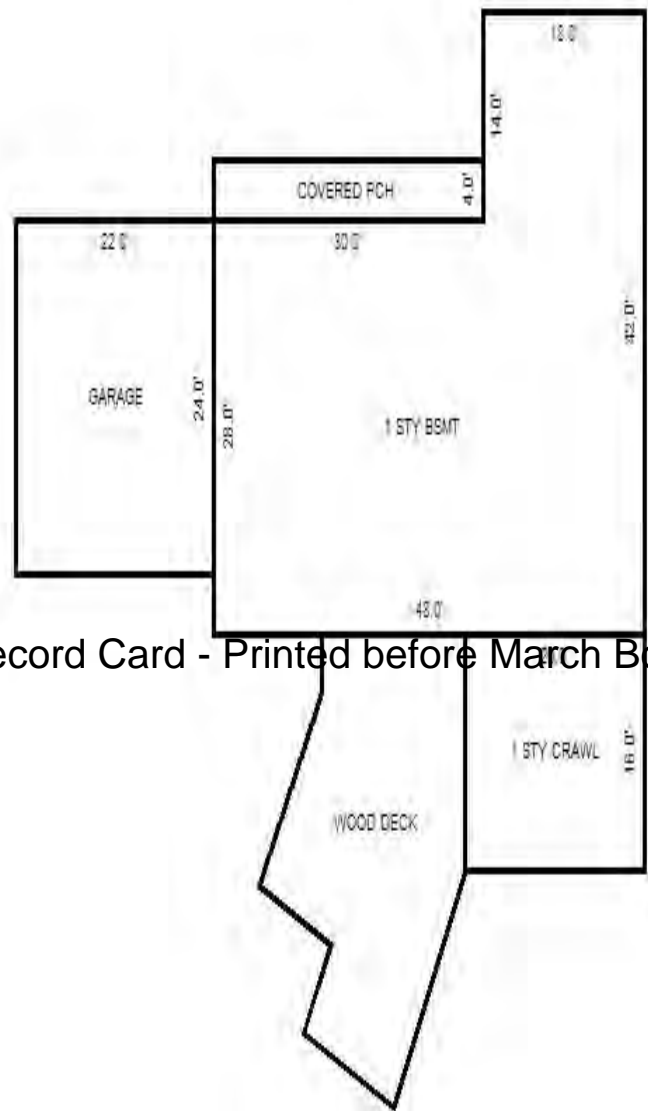
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 120 646	Type CCP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration Ex X Ord Min			Size of Closets Lg X Ord Small		Doors Solid X H.C.		Condition for Age: Average	
Building Style: 1S		Room List		(5) Floors			Central Air Wood Furnace			Class: D Effec. Age: 32 Floor Area: 1916 Total Base Cost: 129,850 Total Base New : 179,193 Total Depr Cost: 121,851 Estimated T.C.V: 115,759			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Yr Built	Remodeled	Trim & Decoration		Kitchen:			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
1978	0	Size of Closets		Other:			150 Amps Service			1 Story Brick Basement 49.24 0.00 0.66			1596 79,640				
Condition for Age: Average		Doors		Other:			No Heating/Cooling			1 Story Brick Crawl Space 49.24 -7.05 0.66			320 13,712				
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost				
Basement	1st Floor	Kitchen:		Ex. X Ord. Min			Other Additions/Adjustments			Rate			Size Cost				
2nd Floor	Bedrooms	Other:		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost				
(1) Exterior		Other:		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost				
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Rate			Size Cost				
X	Brick	X Drywall		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			Basement Recreation Finish 9.65			1200 11,580				
Insulation		(7) Excavation		Basement			1 1000 Gal Septic			Basement Recreation Finish 9.65			1200 11,580				
(2) Windows		Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic			Basement Recreation Finish 9.65			1200 11,580				
Many Avg. X Large Avg. X Small	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic			Basement Recreation Finish 9.65			1200 11,580					
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			1 1000 Gal Septic			Basement Recreation Finish 9.65			1200 11,580					
(3) Roof	(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			1 1000 Gal Septic			Basement Recreation Finish 9.65			1200 11,580					
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 2000 Gal Septic			Basement Recreation Finish 9.65			1200 11,580				
X	Asphalt Shingle	Chimney:		Lump Sum Items:						Basement Recreation Finish 9.65			1200 11,580				
<p>Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0, Depr.Cost = 121,851 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 =&gt; TCV of Bldg: 1 = 115,759</p>																	

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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
W WATERGATE RD	School: MCBAIN - 57030					
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 Com 1.COM & RES M55/66 TYPES

Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
Dirt Road	2013 EQ RATES&SALES			20.470 Acres	2,400	100		49,128
Gravel Road				20.47 Total Acres			Total Est. Land Value =	49,128

Tax Description  
 . SEC 33 T22N R8W BEG ON E SEC LINE  
 454.54 FT N OF E 1/4 POST TH S 89 DEG 36'  
 20" W 70 FT N 23' 40" W 140.95 FT N 60  
 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W  
 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84  
 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45  
 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11'  
 52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT  
 S 52 DEG 37' 44" W 333.35 FT N ON SEC  
 LINE 400 FT S 60 DEG 4' 26" E 215.96 FT N  
 84.48' 8" E 2226.32 FT N 5 DEG 11' 52"  
 E 65 FT N 84 DEG 48' 08" E 50 FT, S 5 DEG  
 11' 52" E 65 FT, N 84 DEG 48' 08" E 2635.68  
 FT, N 52 DEG 37' 27" E 145.77 FT, N 23' 40"  
 W 227.71 FT, N 89 DEG 36' 20" E 70 FT, S ON  
 SEC LINE 675 FT TO POB. 20.47A.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
5460 BLODGETT RD	School: MCBAIN - 57030					
	P.R.E. 100% 08/01/1994					
Owner's Name/Address	MAP #:					
KANIPE TERRY R 5460 BLODGETT RD MC BAIN MI 49657	2017 Est TCV 177,731 TCV/TFA: 127.68					

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 33 T22N R8W (1*2000) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W EXC W 940 FT THOF. 24.3959A.	X			AG SW 2014 IRRIGATED	3800/	24.40	Acres	3800	100		92,720
				24.40 Total Acres		Total Est. Land Value =				92,720	
Comments/Influences				Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 4in Ren. Conc.		3.78	1.00	1940	0		0
				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	

ADD BSM'T FOR 06 CHG DEP TO 65%  
00 SPLIT 6.68 AC TO 006-70 FOR 01  
01 SPLIT 2.5 AC TO 006-60 FOR 02  
REMAINING 1 DIV GIVEN TO 033-006-70 PER JIM SPRAGUE

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	46,400	42,500	88,900			61,178C
2016	43,900	41,300	85,200			60,633C
2015	36,600	31,200	67,800			60,452C
2014	30,500	29,000	59,500			59,500S

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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 64 144	Type CCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(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: MANU-BOCA/STATE		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: CD Effec. Age: 30 Floor Area: 1392 Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1978	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 100 Amps Service			1 Story Siding Crawl Space 55.88 -8.03 0.00 1008 48,233 1 Story Siding Crawl Space 55.88 -8.03 0.00 384 18,374 Other Additions/Adjustments Rate Size Cost			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	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			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	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			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
X	Insulation	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			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
(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		No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
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		No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
(3) Roof	Gable Hip Flat Asphalt Shingle	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			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
X	Gambrel Mansard Shed	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			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
X	Chimney: Metal	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			Average Fixture(s) 630.00 1 630			Total Base Cost: 87,716 Total Base New : 121,048 Total Depr Cost: 90,566 Estimated T.C.V: 72,453		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			

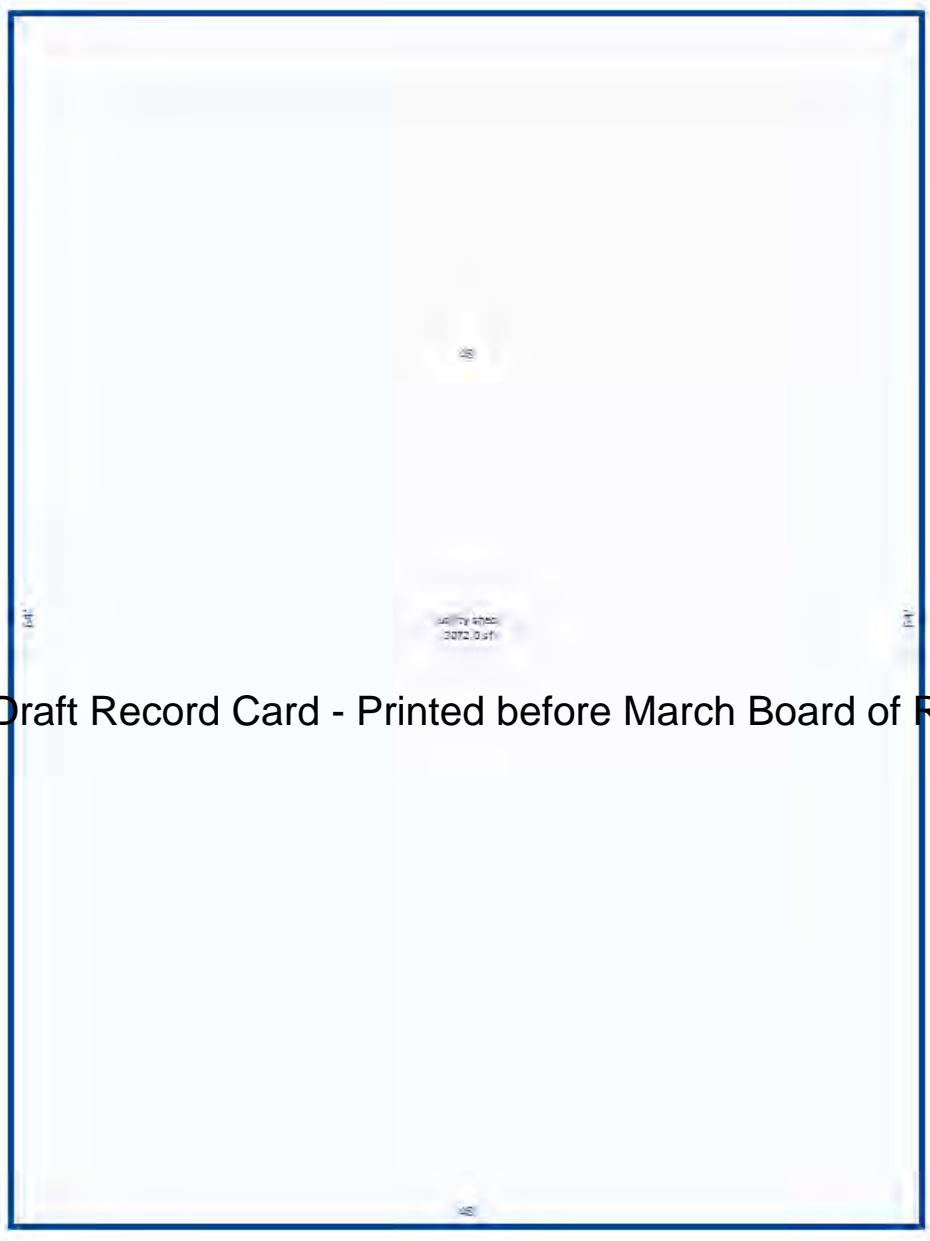
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Building Type	Utility Shed, 3 Wall				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	3.90				
# of Walls, Perimeter	4 Wall, 224				
Perimeter Mult.	X 0.969 = 3.78				
Height	10				
Story Height Mult.	X 1.000 = 3.78				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 5.22				
Final Rate/SF	\$5.22				
Length/Width/Area	64 x 48 = 3072				
Cost New	\$ 16,021				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	\$ 8,812				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 1.15				
% Good	55				
Est. True Cash Value	\$ 10,133				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 10133 / All Cards: 10133					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOINONIA LIVING CENTER IN	ROLAND STREET DEVELOPMENT	340,000	11/30/2010	WD	Arms Length	2010-5308WD	PTA	100.0
KOINONIA LIVING CENTER IN		0	08/03/2010	OTH	EASEMENT	2010-3960	PTA	0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
9343 W WATERGATE RD	School: MCBAIN - 57030		Commercial	08/16/2011	2011-0435	100%
Owner's Name/Address	P.R.E. 0%		Carpport	11/10/2004	20040445	Complete
ROLAND STREET DEVELOPMENT LLC 1104 S MITCHELL STREET CADILLAC MI 49601	MAP #:					
	2017 Est TCV 419,094 TCV/TFA: 36.01					

Tax Description	Public Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
SEC 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W 690 FT THOF. 2.5A.	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value 2013 EQ RATES&SALES 2.50 Acres 5,400 100 13,500 2.50 Total Acres Total Est. Land Value = 13,500
Comments/Influences	<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.	Land Improvement Cost Estimates Description Rate CountyMult. Size %Good Cash Value D/W/P: Asphalt Paving 1.42 1.38 33000 50 32,333 Total Estimated Land Improvements True Cash Value = 32,333

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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 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	6,800	202,700	209,500			173,414C
	2016	6,800	182,800	189,600			171,868C
	2015	6,800	175,500	182,300			171,354C
	2014	6,800	166,800	173,600			168,656C

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Desc. of Bldg/Section: CAL 148 - 10 UNITS Calculator Occupancy: Multiple Residence		<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Low Cost Percent Adj: +0						
Class: D,Siding Floor Area: 6,450 Gross Bldg Area: 11,638 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <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: Complete H.V.A.C. 100 Heat#2: Wall or Floor Furnace 0%		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.25% Effective Age : 10 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 36.90  (10) Heating system: Complete H.V.A.C. Cost/SqFt: -1.45 100% Adjusted Square Foot Cost for Upper Floors = 35.45  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 1.030 Total Floor Area: 6,450 # of Units: 10 Perim. Multiplier: 1.047 Refined Square Foot Cost for Upper Floors: 38.24  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 52.778  Total Floor Area: 6,450 Base Cost New of Upper Floors = 340,418  Reproduction/Replacement Cost = 340,418 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 272,335						
2002 Year Built Remodeled  10 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info *  * Sprinkler Info * Area: Type: Low						
Comments: 2/18/2015 APPROXIMATELY 1000SQFT 1 BDRM & 2BDRM UNITS -TIM GAVE ECONOMIC OBS. DUE TO POOR LOCATION FOR SENIOR CITIZENS NO NEARBY CONVENIENCES.		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels  Item Description Cost # or Height Storys Base Col. Rate SqFt Adj. Adj. Cost  (39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

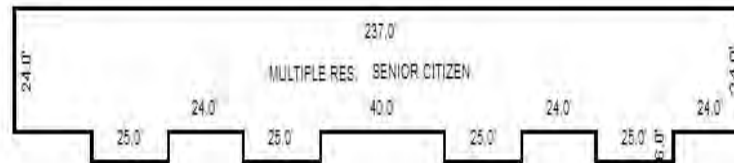
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(1) Excavation/Site Prep:		(8) Plumbing:		(39) Miscellaneous:	
(2) Foundation:		(9) Sprinklers:		10 Appliance Allowance, Multiple	
X Poured Conc	Brick/Stone	Block	Footings	Outlets:	Fixtures:
			Many Above Ave.	Average Typical	Few None
(3) Frame:		Total Fixtures		Few Average	Few Average
		3-Piece Baths		Many Unfinished	Many Unfinished
		2-Piece Baths		Typical	Typical
		Shower Stalls		Flex Conduit	Incandescent
		Toilets		Rigid Conduit	Fluorescent
(4) Floor Structure:				Armored Cable	Mercury
				Non-Metalic	Sodium Vapor
				Bus Duct	Transformer
(5) Floor Cover:		(10) Heating and Cooling:		(40) Exterior Wall:	
		Gas	Coal	Hand Fired	Thickness
		Oil	Stoker	Boiler	Bsmnt Insul.
(6) Ceiling:				800 SqFt, Wood	
				(13) Roof Structure: Slope=0	
				X Wood Dome and Deck	
				(14) Roof Cover:	

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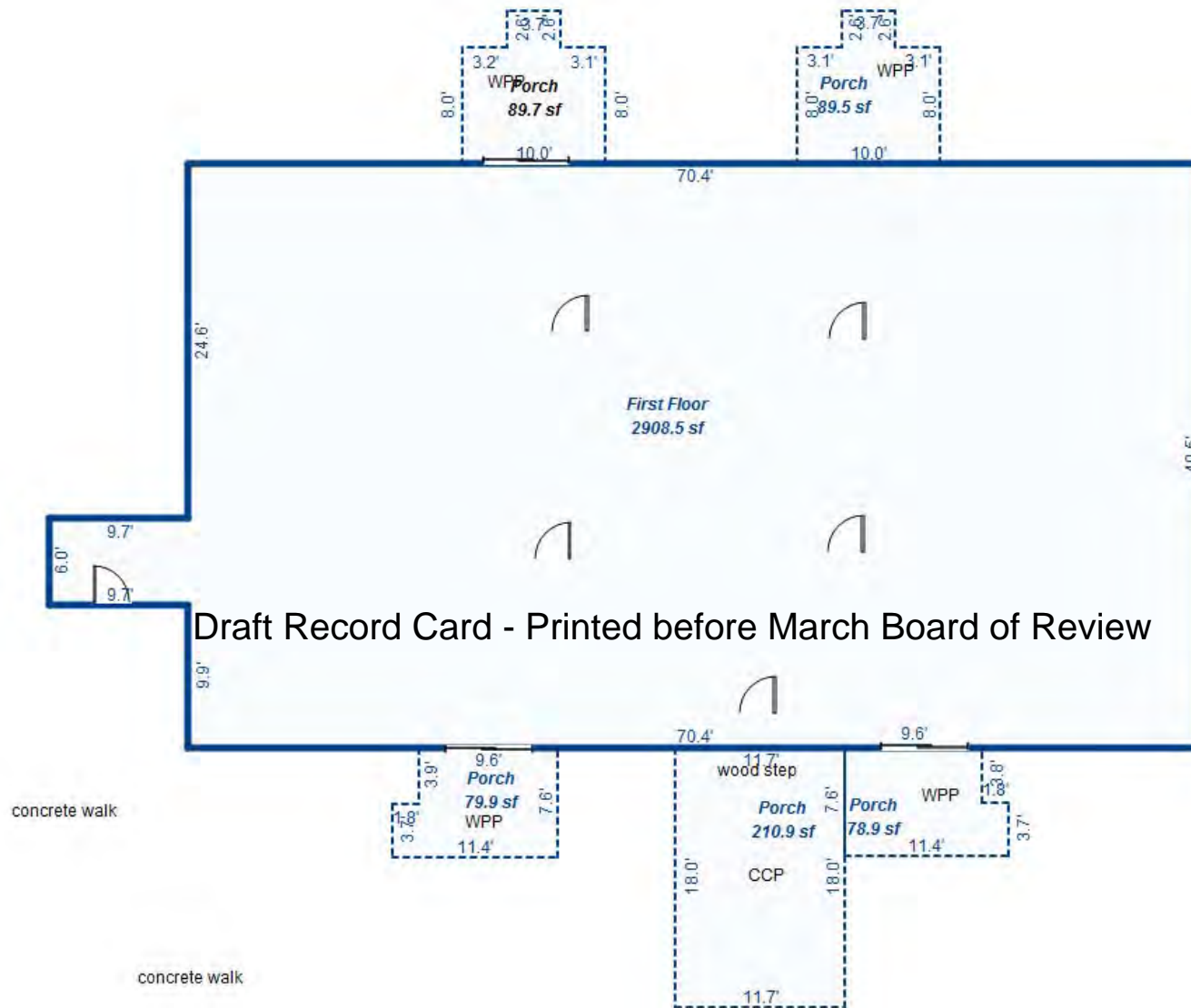
Desc. of Bldg/Section: 2011 CONVERSION TO 4 UNITS Calculator Occupancy: Multiple Residence		<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Low Cost Percent Adj: +0						
Class: D,Siding Floor Area: 2,908 Gross Bldg Area: 11,638 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall 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: Complete H.V.A.C. 100 Heat#2: Wall or Floor Furnace 0%		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.25% Effective Age : 5 Physical %Good: 89 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 36.90  (10) Heating system: Complete H.V.A.C. Cost/SqFt: -1.45 100% Adjusted Square Foot Cost for Upper Floors = 35.45  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.090 Total Floor Area: 2,908 # of Units: 4 Perim. Multiplier: 1.024 Refined Square Foot Cost for Upper Floors: 39.56  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 54.595  Total Floor Area: 2,908 Base Cost New of Upper Floors = 158,762  Reproduction/Replacement Cost = 158,762 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 89 /100/100/100/89.0 Total Depreciated Cost = 141,298						
2002 Year Built 2011 Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
12 Overall Bldg Height		* Mezzanine Info *						
Comments: 2011 CONVERTED TO MULTIPLE UNIT FROM CLUBHOUSE		Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type: Low						
(1) Excavation/Site Prep:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 2: Multiples & Motels  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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(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:		4 Appliance Allowance, Multiple R	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical	(40) Exterior Wall:
(3) Frame:				Total Fixtures	Urinals	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Thickness	
(4) Floor Structure:				(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:				(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler			

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Desc. of Bldg/Section: CARPORT Calculator Occupancy: Shed, Equipment, 3 Wall		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,140 Gross Bldg Area: 11,638 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole      Quality: Average      Percent Adj: +0  Base Rate for Upper Floors = 13.80	
Depr. Table : 2.5% Effective Age : 10 Physical %Good: 78 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 = 12.20	
2005 Year Built Remodeled Overall Bldg Height Comments:		1 Stories      Number of Stories Multiplier: 1.000 Average Height per Story: 8      Height per Story Multiplier: 0.960 Ave. Floor Area: 1,140      Perimeter: 0      Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 11.71	
Construction Cost High    Above Ave.    Ave.    X    Low ** ** Calculator Cost Data ** ** Quality: Average    Adj: %+0    \$/SqFt:0.00 Heat#1: No Heating or Cooling      100 Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 1140 Ave. Perimeter Has Elevators:		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.163  Total Floor Area: 1,140      Base Cost New of Upper Floors =      18,425  Reproduction/Replacement Cost =      18,425 Eff.Age:10    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost =      14,372	
*** 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		ECF (201C COMMERCIAL GROUP C)      0.800 => TCV of Bldg: 3 =      11,497 Replacement Cost/Floor Area= 16.16      Est. TCV/Floor Area= 10.09	

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(1) Excavation/Site Prep:		(2) Foundation:		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(13) Roof Structure:      Slope=0		(14) Roof Cover:			
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		Gas    Coal    Hand Fired Oil    Stoker    Boiler		Outlets:      Fixtures: Few Average Many Unfinished Typical Few Average Many Unfinished Typical		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall: Thickness      Bsmnt Insul.	
(3) Frame:		(4) Floor Structure:		(5) Floor Cover:		(6) Ceiling:		(7) Electrical and Lightings:		(11) Foundation and Footings:		(12) Miscellaneous:			

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

Desc. of Bldg/Section: CARPORT  
 Calculator Occupancy: Shed, Equipment, 3 Wall

Class: D,Pole  
 Floor Area: 1,140  
 Gross Bldg Area: 11,638  
 Stories Above Grd: 1  
 Average Sty Hght : 8  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 10  
 Physical %Good: 78  
 Func. %Good : 100  
 Economic %Good: 100

2003	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average Adj: %+0 \$/SqFt:0.00  
 Heat#1: No Heating or Cooling 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 1140  
 Ave. Perimeter  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Average

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

Class: D,Pole Quality: Average Percent Adj: +0

Base Rate for Upper Floors = 13.80

(10) Heating system: No Heating or Cooling Cost/SqFt: -1.60 100%  
 Adjusted Square Foot Cost for Upper Floors = 12.20

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 8 Height per Story Multiplier: 0.960  
 Ave. Floor Area: 1,140 Perimeter: 0 Perim. Multiplier: 1.000  
 Refined Square Foot Cost for Upper Floors: 11.71

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 16.163

Total Floor Area: 1,140 Base Cost New of Upper Floors = 18,425

Reproduction/Replacement Cost = 18,425  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0  
 Total Depreciated Cost = 14,372

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 4 = 11,497  
 Replacement Cost/Floor Area= 16.16 Est. TCV/Floor Area= 10.09

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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	(40) Exterior Wall:						
				Total Fixtures	Urinals	Flex Conduit	Incandescent	Many Average	Many Unfinished	Typical					Typical		
(3) Frame:		3-Piece Baths				Water Heaters				Rigid Conduit				Mercury			
(4) Floor Structure:		2-Piece Baths				Wash Fountains				Armored Cable				Sodium Vapor			
(5) Floor Cover:		Toilets				Water Softeners				Non-Metalic				Transformer			
(6) Ceiling:		(9) Sprinklers:				(13) Roof Structure: Slope=0				(14) Roof Cover:				Thickness	Bsmnt Insul.		
		(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.
HICKS MICHAEL J ETAL	ROLAND STREET DEVELOPMENT	86,000	11/24/2014	WD	WARRANTY DEED	2014-03925	PTA	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	FORECLOSURE	2010-4069QC	PTA	0.0
SPRAGG JAMES A & PATRICIA	HICKS MICHAEL, MATTHEW &	230,000	11/22/2004	WD	Arms Length	04-0/4791		100.0
		20,000	10/01/2000	WD	Download	341:204		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD	School: MCBAIN - 57030		New House	06/14/2006	20060155	Complete
	P.R.E. 0%		New House	10/04/2005	20050345	Complete
Owner's Name/Address	MAP #:					
ROLAND STREET DEVELOPMENT LLC 1104 S MITCHELL STREET CADILLAC MI 49601	2017 Est TCV 214,312 TCV/TFA: 68.69					

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GRAGE C 40/FF	250.00	300.00	1.0000	1.0000	40 100	10,000
			250 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =						10,000

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55. EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB N TO POB 2.19AC. M/L SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80; SPLIT ON 10/16/2010 INTO 009-033-006-79;	X			GRAGE C 40/FF	250.00	300.00	1.0000	1.0000	40 100	10,000
				250 Actual Front Feet, 1.72 Total Acres Total Est. Land Value =						10,000

Comments/Influences  
00 SPLIT FOR 006-00 FOR 01

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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
X													2017	5,000	102,200	107,200			64,060C
													2016	5,000	71,000	76,000			63,489C
													2015	5,000	58,300	63,300			63,300S
													2014	5,900	89,200	95,100			95,100S

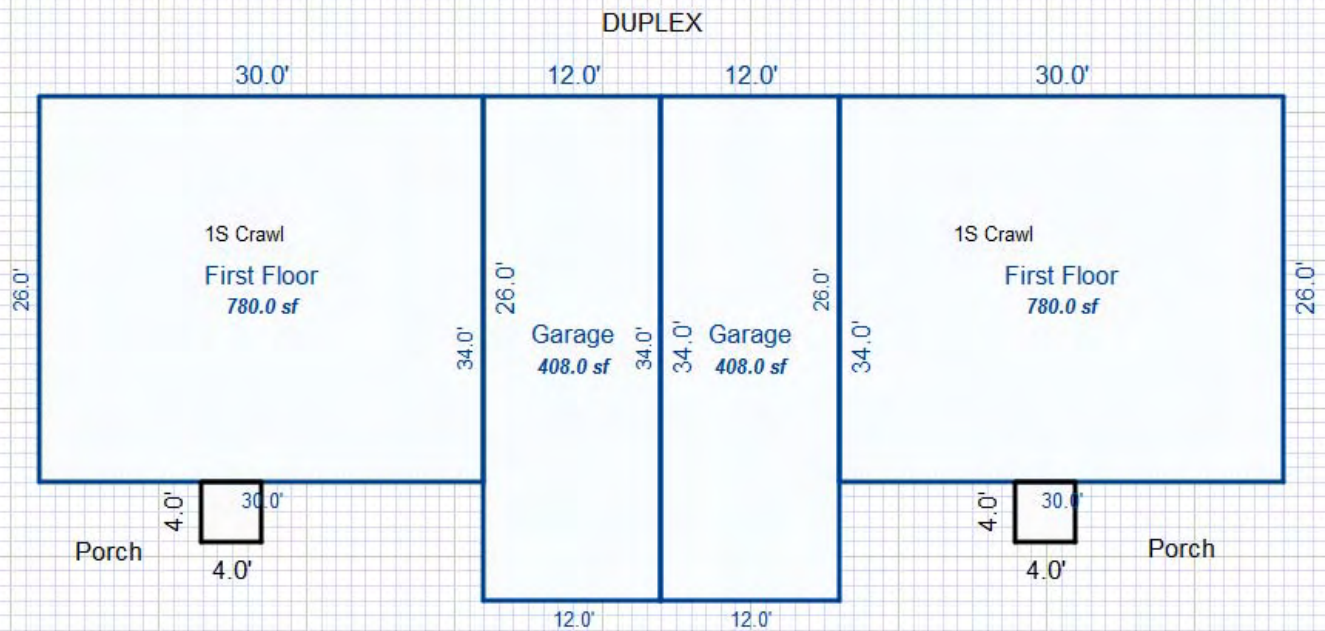
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built: 2005	Car Capacity:	Class: CD	Exterior: Siding	Brick Ven.: 0
	Town Home														
X	Duplex A-Frame	0 Other Overhang	X	Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Bath Heater	Exterior 1 Story	16	CCP (1 Story)	Stone Ven.: 0	Common Wall: 1 Wall	Foundation: 42 Inch	Finished?: Yes	
	Wood Frame	0 Other Overhang													Forced Air w/ Ducts
Building Style: 1S		(4) Interior		Central Air Wood Furnace			Microwave			Class: CD		Bsmnt-Adj		Bsmnt Garage:	
Yr Built Remodeled 2005 0		Trim & Decoration		No Heating/Cooling			Standard Range			Effec. Age: 10		Heat-Adj		Size Cost	
Condition for Age: Average		Ex Ord Min		(12) Electric			Self Clean Range			Floor Area: 780		Rate		Rate	
Room List		Size of Closets		0 Amps Service			Sauna			Total Base Cost: 137,085		CntryMult		Size Cost	
Basement 1st Floor 2nd Floor 4 Bedrooms		Lg Ord Small		No Heating/Cooling			Trash Compactor			Total Base New : 189,177		E.C.F.		Size Cost	
(1) Exterior		Doors Solid H.C.		No Heating/Cooling			Central Vacuum			Total Depr Cost: 170,259		X 0.600		Carport Area: Roof:	
Wood/Shingle Aluminum/Vinyl Brick		(5) Floors		No./Qual. of Fixtures			Security System			Estimated T.C.V: 102,156		X 1.380		Rate	
Insulation		Kitchen: Other: Other:		Ex. Ord. Min			Stories Exterior Foundation			Rate		Bsmnt-Adj		Heat-Adj	
(2) Windows		(6) Ceilings		No. of Elec. Outlets			1 Story Siding			52.01		-6.47		0.00	
Many Avg. X Large Avg. X Small		(7) Excavation		Many Ave. Few			2 Exterior Units, (@6% more)			Base cost of Exterior units =		=		75,305	
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			Other Additions/Adjustments			Rate		Size		Cost	
X		(8) Basement		(14) Plumbing			(13) Plumbing			630.00		2		2,520	
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		3 Fixture Bath			Average Fixture(s)			1975.00		1		3,950	
Asphalt Shingle		(9) Basement Finish		2 3 Fixture Bath			Well, 100 Feet			2550.00		1		2,550	
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		2 2 Fixture Bath			2000 Gal Septic			4750.00		1		4,750	
		No Floor SF		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		2 5,660	
				(14) Water/Sewer			(16) Porches			CCP (1 Story), Standard		64.59		16 2,067	
				Public Water Public Sewer			(17) Garages			CCP (1 Story), Standard		64.59		16 2,067	
				1 Water Well			Class:CD Exterior: Siding Foundation: 42 Inch (Finished )			Base Cost		25.50		408 20,808	
				1000 Gal Septic			Common Wall: 1 Wall			Automatic Doors		-1225.00		1 -2,450	
				2000 Gal Septic			Automatic Doors			Class:CD Exterior: Siding Foundation: 42 Inch (Finished )		375.00		1 750	
				Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 170,259			Base Cost		25.50		408 20,808	
							ECF (201C COMMERCIAL GROUP C)			Common Wall: 1 Wall		-1225.00		1 -2,450	
										Automatic Doors		375.00		1 750	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 170,259		0.600 => TCV of Bldg: 1 = 102,156			

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



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Sketch by Apex Sketch

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																	
X	Single Family	Eavestrough Insulation	Gas	Oil	Elec.	2	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2005	Car Capacity:	Class: CD	Exterior: Siding	Brick Ven.: 0																																																																
	Mobile Home															0 Front Overhang	Wood	Coal	Steam	Cook Top	Interior 2 Story	16 CCP (1 Story)	Class: CD	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: 1 Wall	Foundation: 42 Inch	Finished?: Yes	Auto. Doors: 1	Mech. Doors: 0	Area: 408	% Good: 0	Storage Area: 0	No Conc. Floor: 0																																												
X	Town Home	0 Other Overhang	X	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: CD	Effec. Age: 10	Floor Area: 780	Total Base Cost: 137,085	Total Base New : 189,177	Total Depr Cost: 170,259	Estimated T.C.V: 102,156	CntyMult X 1.380	E.C.F. X 0.600	Bsmnt Garage:	Carport Area:	Roof:																																												
	Duplex																																			0 Other Overhang	Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water	Electric Baseboard	Bath Heater	Vent Fan	Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Class: CD	Effec. Age: 10	Floor Area: 780	Total Base Cost: 137,085	Total Base New : 189,177	Total Depr Cost: 170,259	Estimated T.C.V: 102,156	CntyMult X 1.380	E.C.F. X 0.600	Bsmnt Garage:	Carport Area:	Roof:											
X	A-Frame	(4) Interior	X	Drywall	Plaster	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	0 Amps Service	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	(1) Exterior	Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(2) Windows	Many	X	Large	Avg.	X	Avg.	Small	(3) Roof	Gable	Hip	Flat	Gambrel	Mansard	Shed	Asphalt Shingle	Chimney:																																
	Trim & Decoration																																															Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	630.00	2	2,520	3 Fixture Bath	1975.00	1	3,950	4 Crawl Space	2550.00	1	2,550	2000 Gal Septic
X	Wood Frame	X	Drywall	Plaster	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	0 Amps Service	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	(1) Exterior	Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(2) Windows	Many	X	Large	Avg.	X	Avg.	Small	(3) Roof	Gable	Hip	Flat	Gambrel	Mansard	Shed	Asphalt Shingle	Chimney:																																	
	Trim & Decoration																																														Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	630.00	2	2,520	3 Fixture Bath	1975.00	1	3,950	4 Crawl Space	2550.00	1	2,550	2000 Gal Septic	4750.00
Building Style: 1S		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Yr Built	Remodeled	Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
2005	0	Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Condition for Age: Average		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Condition for Age: Average		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
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Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
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Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
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Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration		Central Air			Wood Furnace			Class: CD		Effec. Age: 10		Floor Area: 780		Total Base Cost: 137,085		Total Base New : 189,177		Total Depr Cost: 170,259		Estimated T.C.V: 102,156		CntyMult X 1.380		E.C.F. X 0.600		Bsmnt Garage:		Carport Area:		Roof:																																															
Room List		Trim & Decoration																																																																													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGG JAMES A & PATRICIA		0	07/20/2010	QC	RELATED PARTY	2010-4069QC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SPRAGG JAMES A & PATRICIA A 10504 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 71,030 TCV/TFA: 48.78					

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

			GRAGE C 40/FF	110.00	274.03	1.0000	1.0000	40	100	4,400
			110 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 4,400							

X	Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Crushed Rock	1.22	1.00	240	0	0
			Fencing: Wire Mesh, #11	1.60	1.00	110	0	0

X	Residential Local Cost Land Improvements		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
			True Cash Value = 475						

X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	2,200	33,300	35,500			30,471C

			2016	2,200	28,000	30,200			30,200S
			2015	2,200	30,100	32,300			30,141C
			2014	2,200	27,600	29,800			29,667C

Tax Description  
 -79: THE EAST 300 FT OF THE WEST 690 FT EXCEPT THE EAST 170 FT THEREOF OF SW 1/4 OF THE NE 1/4 LYING SOUTH OF HWY M-55 AND EXCEPT THE SOUTH 250 FT THEREOF SEC 33 T22N R8W, .67 ACRES MOL HISTORY-SEC 33 T22N R8W (0\*2000) E 300 FT OF W 690 FT OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 EXC E 170 FT THOF & EXC S 250 FT THOF. .67A. 2008 Parcel  
 009-033-006-70 Split on 05/15/2008 2010  
 Split of 009-033-006-70 on 12/20/2010  
 -80: THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW 1/4 OF



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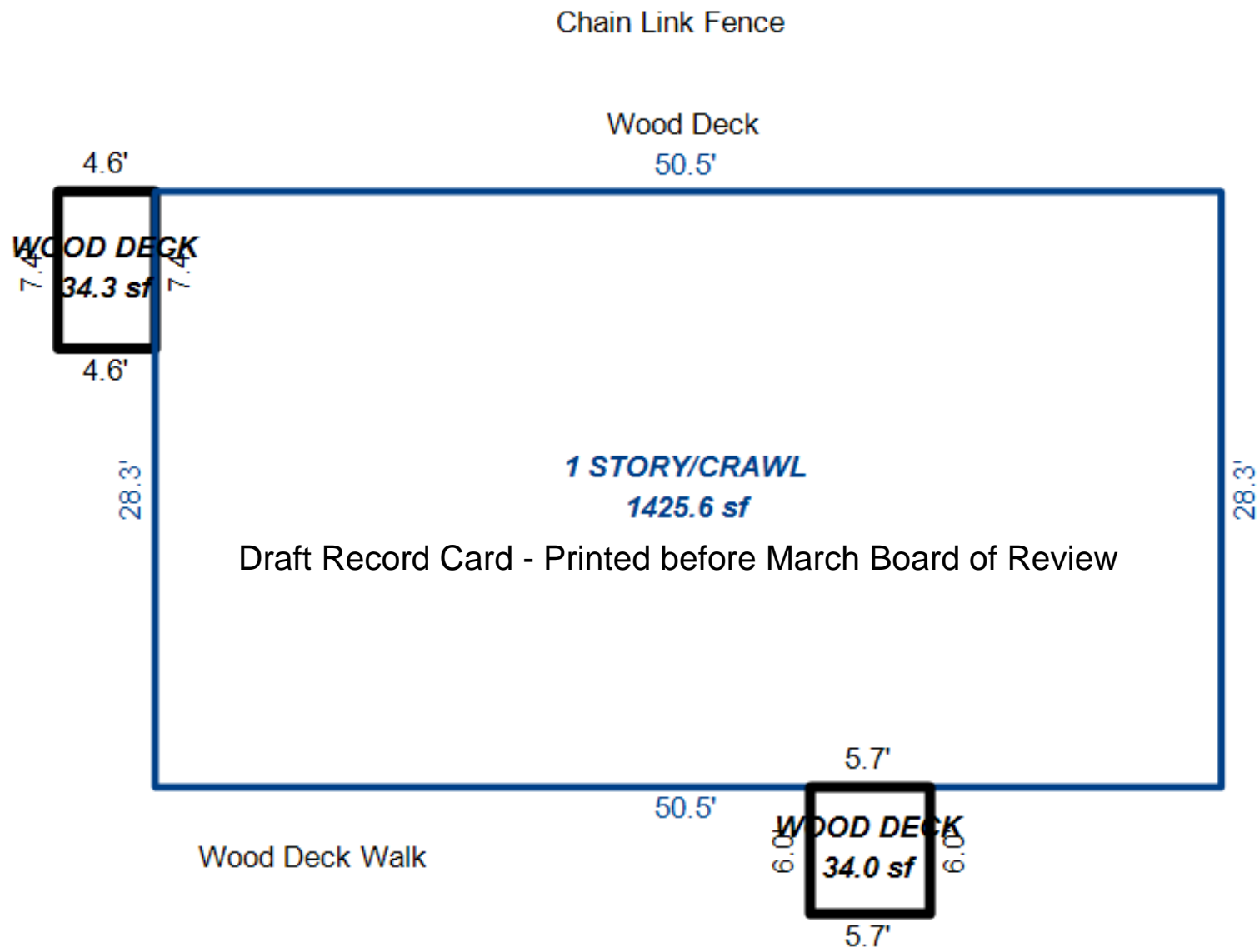
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G										
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Yr Built 2003	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		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		55.50 -7.93 0.00		1456 69,262	
X	Insulation			(7) Excavation			(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		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			(15) Built-Ins & Fireplaces		Appliance Allowance Fireplace: Prefab 1 Story		630.00 1 630 1975.00 1 1,975	
X	Many Avg. X Large Avg. X Small			(8) Basement						1000 Gal Septic		2895.00 1 2,550 2895.00 1 2,895			
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								(16) Deck/Balcony		Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard		12.22 34 415 12.22 34 415 8.47 80 678	
X	(3) Roof			(9) Basement Finish						Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)		0.650 => TCV of Bldg: 1 =		101,776 66,155	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer								
	Chimney:						Lump Sum Items:								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGG	AMANDA MARIE ALBERTS	124,000	02/12/2012	WD	WARRANTY DEED	2012-00033	PTA	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	FORECLOSURE	2010-04069QC	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9393 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 02/19/2012					
ALBERTS AMANDA M 9393 W WATERGATE ROAD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 133,303 TCV/TFA: 61.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value		
SEC 33 T22N R8W E 170FT OF W 690FT OF SW 1/4 OF NE 1/4 LYING SOUTH OF HWY M55 EXC S 250FT THEREOF .933 ACRES MOL FORMER DESCRIPTION BEG AT NE COR OF W 690 FT OF SW/4 LYING S OF M-55 ROW, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB .65 AC. M/L SPLIT ON 06/30/2008 FROM 009-033-006-70;	X		Dirt Road	GROUP H 75/FF	170.00	153.74	1.0000	1.0000	75	100		12,750
			Gravel Road	170 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 12,750								
	X		Paved Road	Land Improvement Cost Estimates								
			Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Sidewalk	D/W/P: Asphalt Paving	1.61	1.00	2000	0	0			
			Water	D/W/P: 4in Ren. Conc.	4.21	1.00	144	0	0			
	X		Sewer	Residential Local Cost Land Improvements								
	X		Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	97	970			
			Curb	Total Estimated Land Improvements True Cash Value = 970								
			Standard Utilities									
			Underground Utils.									

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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level	2017	6,400	60,300	66,700			57,613C
	X Rolling	2016	6,400	50,700	57,100			57,100S
	X Low	2015	6,400	54,500	60,900			57,200C
	X High	2014	6,400	49,900	56,300			56,300S
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



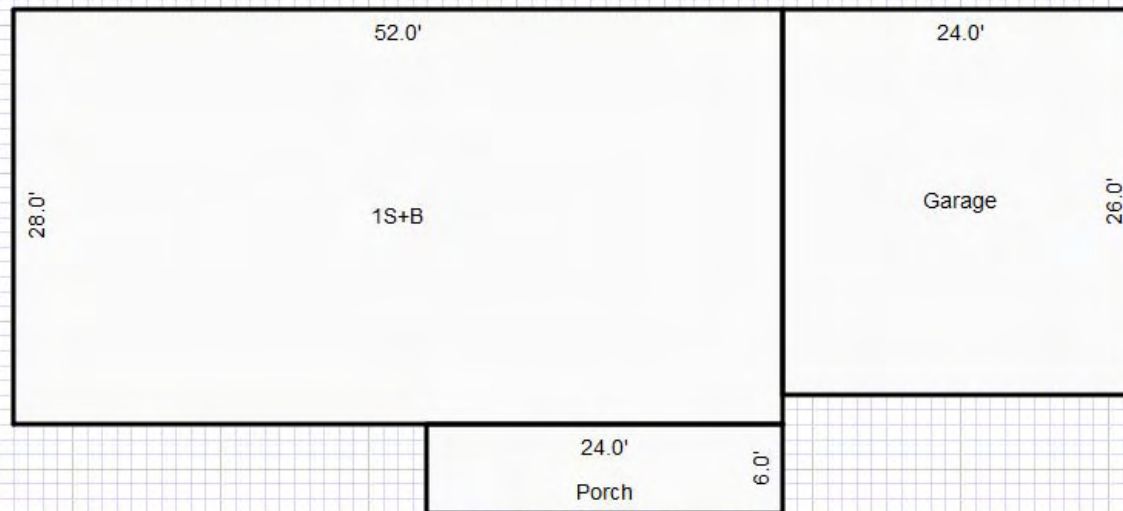
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 144	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: 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: MANU-BOCA/STATE		Trim & Decoration																
Yr Built 2001		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 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 150 Amps Service														
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior 1.5 Story Siding			Foundation Basement			Rate Bsmnt-Adj Heat-Adj 84.35 0.00 0.00		Size Cost 1456 122,814			
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 760.00 2400.00			Size Cost 1 760 1 2,400					
(2) Windows		Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer No. of Fixtures (s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces Appliance Allowance (16) Porches WCP (1 Story), Standard			1915.00 24.46		1 1,915 144 3,522			
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	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish														
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF																
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
Chimney:							Lump Sum Items:											
										Class: C +5 Effec. Age: 10 Floor Area: 2184 Total Base Cost: 148,127 Total Base New : 204,416 Total Depr Cost: 183,974 Estimated T.C.V: 119,583			CntyMult X 1.380 E.C.F. X 0.650		Bsmnt Garage: Carport Area: Roof:			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Depr.Cost = 0.650 => TCV of Bldg: 1 =		11,482 -1,300 750 183,974 119,583			

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HICKS MICHAEL J, MATTHEW J	SPRAGG JAMES A & PATRICIA	0	05/04/2010	QC	Reference	2010-1502QC	PTA	100.0
SPRAGUE JAMES	HICKS MICHAEL J, MATTHEW J	19,500	12/15/2005	WD	Arms Length	06-0/4898		100.0

Property Address	Class: 202 COMMERCIAL-VA	Zoning:	Building Permit(s)	Date	Number	Status
W WATEGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SPRAGG JAMES A & PATRICIA A 10504 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 15,000					

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

SEC 33 T22N R8W (0*2004) E 120 FT OF W 390 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M55. 1.09 A M/L	X	Dirt Road	B GRADE 125/FF	120.00	390.00	1.0000	1.0000	125 100	15,000
Comments/Influences	X	Gravel Road	120 Actual Front Feet, 1.07 Total Acres Total Est. Land Value =						15,000
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Street Lights							
	X	Standard Utilities							
	X	Underground Utils.							

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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	0	7,500			3,293C
	Rolling		2016	7,500	0	7,500			3,264C
	Low		2015	7,500	0	7,500			3,255C
X	High		2014	7,500	0	7,500			3,204C
	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.
RENDON BRUCE R LIVING TRU	SUMMIT INVESTMENTS LLC	370,000	10/21/2012	WD	WARRANTY DEED	2012-03413	PTA	100.0
RENDON BRUCE R & DAIRE (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	Not Qualified	2007/2388		0.0
		17,000	09/01/2002	WD	Arms Length	02-0:4385		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
9475 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SUMMIT INVESTMENTS LLC 9475 W WATERGATE RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 440,124 TCV/TFA: 110.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W. 2.75A.	X		GROUP H 75/FF	270.00	444.00	1.0000	1.0000	75	100	20,250
Comments/Influences			270 Actual Front Feet, 2.75 Total Acres Total Est. Land Value = 20,250							
07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.	X		Land Improvement Cost Estimates							
	X		Description	Rate	County	Mult.	Size	%Good	Cash Value	
	X		PAVING	1.00	1.00	7500.0	85	100	6,375	
			Total Estimated Land Improvements True Cash Value = 6,375							

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2017	10,100	210,000	220,100			180,545C
X	Rolling		2016	10,100	183,300	193,400			178,935C
X	Low		2015	10,100	168,300	178,400			178,400S
X	High		2014	5,400	187,600	193,000			184,607C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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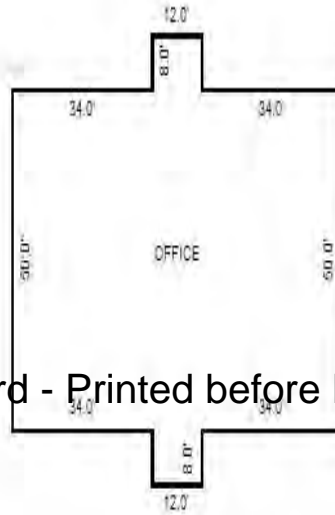
Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Building		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0					
Class: D Floor Area: 4,000 Gross Bldg Area: 4,000 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>X Ave.</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 4000 Ave. Perimeter: 260 Has Elevators:		High	Above Ave.	X Ave.	Low
High	Above Ave.	X Ave.	Low				
Depr. Table : 2.25% Effective Age : 10 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 73.65 Storage Basement, Base Rate for Basement = 23.25 (10) Heating system: Package Heating & Cooling Cost/SqFt: 2.30 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Elevator Adjustment (Applied to upper floors rate) Cost/Sq.Ft.: -1.50 Adjusted Square Foot Cost for Upper Floors = 74.45 Adjusted Square Foot Cost for Basement = 23.25					
2002 Year Built Remodeled 10 Overall Bldg Height		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 10 Height per Story Multiplier: 0.950 Ave. Floor Area: 4,000 Perimeter: 260 Perim. Multiplier: 1.019 Basement Area: 4,000 Perimeter: 260 Basement Perim. Multiplier: 1.019 Basement Height: 10 Basement Height Multiplier: 0.950 Refined Square Foot Cost for Upper Floors: 72.07 Refined Square Foot Cost for Basement: 22.51					
Comments: Area #1: Type #1: Area #2: Type #2: * Mezzanine Info * Area: Type: Average * Sprinkler Info *		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 99.458 for Basement = 31.060 Total Floor Area: 4,000 Base Cost New of Upper Floors = 397,834 Basement Area: 4,000 Base Cost New of Basement = 124,240 Reproduction/Replacement Cost = 522,073 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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(1) Excavation/Site Prep:		(8) Plumbing:		(13) Roof Structure: Slope=0		(19) Miscellaneous:	
(2) Foundation:		(9) Sprinklers:		(14) Roof Cover:		192 Wood Frame	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	(40) Exterior Wall:
(3) Frame:		(10) Heating and Cooling:		Outlets:		Thickness	
(4) Floor Structure:		Gas Oil		Coal Stoker		Hand Fired Boiler	
(5) Floor Cover:		Total Fixtures		Urinals		Bsmnt Insul.	
(6) Ceiling:		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			

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





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Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THIEBAUT PETER J & LORI A	ALWARD WILLIAM P	148,400	09/02/2016	WD	Split Improved	2016-02906	PTA	100.0
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA	0	11/20/2012	WD	WARRANTY DEED	2012-03704 WD		100.0
WONSEY RONALD D & MONIKA	THIEBAUT PETER J & LORI A	0	09/12/2012	WD	WARRANTY DEED	2012-03705WD	PTA	100.0
THIEBAUT PETER J (MM)	THIEBAUT PETER JAMES & LO	0	01/19/2009	QC	Not Qualified	2009/250		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5045 S LA CHANCE RD	School: MCBAIN - 57030		Pole Barn	09/10/2010	20100522	100%
	P.R.E. 100% 09/27/2016		MH	09/04/2008	20080526	Complete

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
ALWARD WILLIAM P 5045 S LA CHANCE RD LAKE CITY MI 49651	2017 Est TCV 124,763 TCV/TFA: 76.82	
	X Improved	
	Vacant	

Tax Description	Description	Frontage	Depth	Rate	%Adj.	Reason	Value
SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS	40/FF	318.84	416.00	1.0000	1.0000	40 100	12,754
	319 Actual Front Feet, 3.04 Total Acres Total Est. Land Value =						12,754
SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE, 318.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS	Land Improvement Cost Estimates						
	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	D/W/P: 4in Ren. Conc.	3.78	1.00	580	0	0	
	Shed: Wood Frame	10.75	1.00	80	97	834	
	Shed: Wood Frame	7.23	1.00	400	0	0	
	Residential Local Cost Land Improvements						
	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	STREET LIGHTS	1000.00	1.00	1.5	95	1,425	
	OUTDOOR FURNACE	2500.00	1.00	1.0	95	2,375	
	Total Estimated Land Improvements True Cash Value =						4,634

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	6,400	56,000	62,400			62,400S
X Rolling	2016	90,500	55,400	145,900		145,900W	126,810C
X Low	2015	105,900	57,100	163,000			126,431C
X High	2014	84,700	52,300	137,000			124,440C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What	2017	6,400	56,000	62,400			62,400S
TPC 08/29/2016 INSPECTED	2016	90,500	55,400	145,900		145,900W	126,810C
TPC 12/04/2015 INSPECTED	2015	105,900	57,100	163,000			126,431C
TPC 06/17/2013 INSPECTED	2014	84,700	52,300	137,000			124,440C

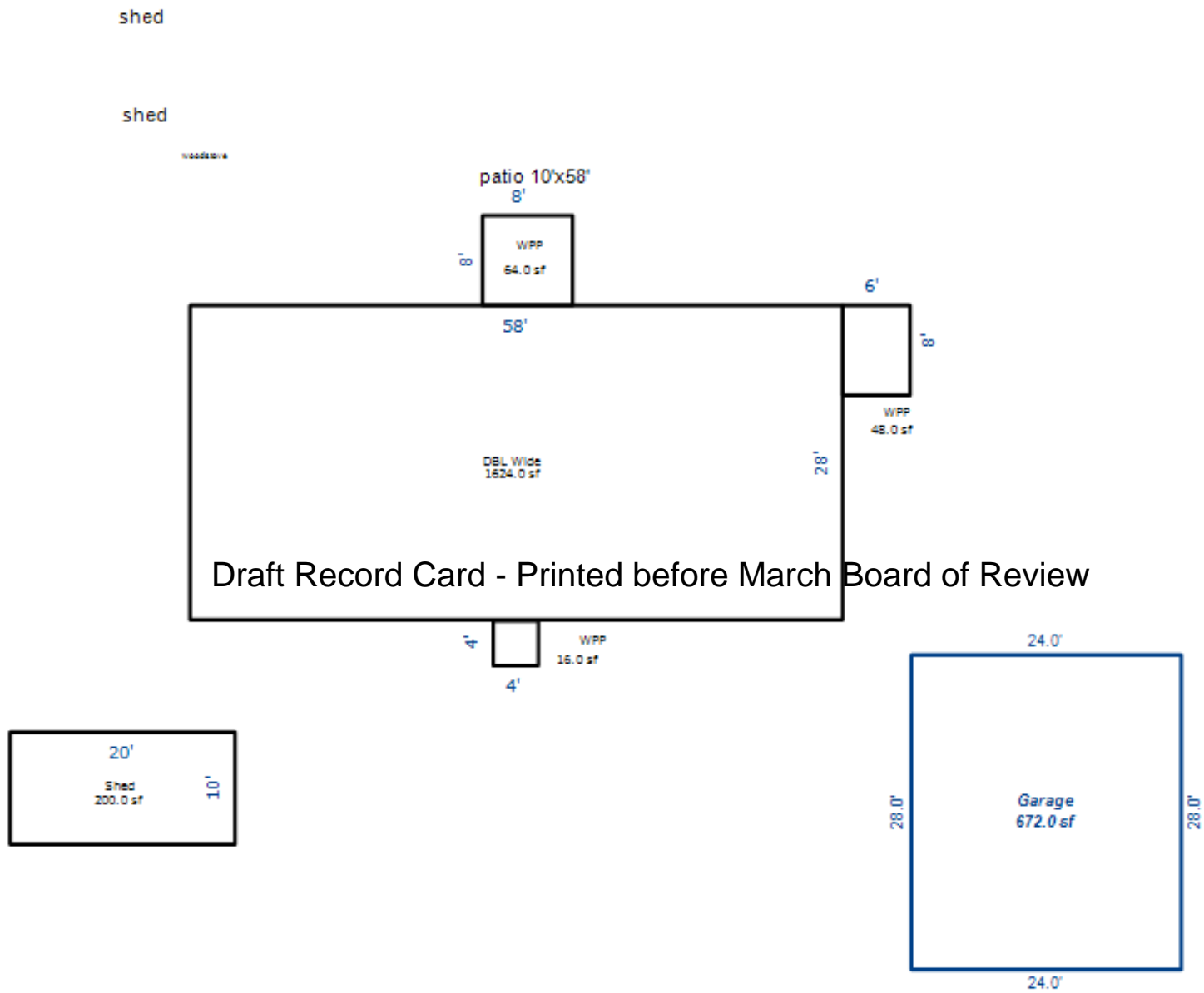
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 89 64 16 64 48 16	Type WPP WPP WPP Treated Wood Treated Wood Treated Wood	Year Built: 2010 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Yr Built 2009	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 Foundation		Rate Bsmnt-Adj Heat-Adj		Size Cost	
Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation				No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Basement		54.53 0.00 1.87		1624 91,594	
(2) Windows				(7) Excavation			(13) Plumbing			Other Additions/Adjustments		Rate		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			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			(9) Basement Finish		11.25		100 1,125	
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		700.00		2 1,400	
(3) Roof				(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces		1415.00		1 1,415	
X Gable X Hip X Flat X Asphalt Shingle		X Gambrel X Mansard X Shed		100 Recreation SF Living SF 2 Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			(16) Porches		14.72 16.62 32.30		89 1,310 64 1,064 16 517	
Chimney:				(10) Floor Support			Lump Sum Items:			(17) Garages		17.14 375.00		672 11,518 2 750	
				Joists: Unsupported Len: Cntr.Sup:			1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors		17.14 375.00		672 11,518 2 750	
										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Mechanical Doors		24.38 350.00		320 7,802 1 350	
										Notes: REDMAN MODEL NEW MOON. MC233 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Separately Depreciated Items: (16) Deck/Balcony		Depr.Cost = 161,955			
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THIEBAUT PETER J & LORI A	STAATS DALELYNN	1	10/26/2016	QC	RELATED PARTY	2016-03567	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5221 S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 11/01/2016					
STAATS DALELYNN PO BOX 826 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 196,086 TCV/TFA: 371.38					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
			Description	Frontage	Depth	Rate %Adj.	Reason	Value
SPLIT ON 08/09/2016 FROM 009-033-007-00; SEC 33 T22N R8W N 1/2 OF NW 1/4 EXC BEG 318.84 FT S OF NW COR, TH E 1456 FT, S 208 FT, W 1040 FT, S 208 FT, W 416 FT, N 368 FT TO POB. AND EXCEPT A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST			AG SW 2014 30 - 65 ACRES	30.00 Acres	3600	100		108,000
			AG SW 2014 SURPLUS 1700/	38.04 Acres	1700	100		64,668
				68.04 Total Acres				Total Est. Land Value =

TO SAID WEST  
°19'57"E ALONG  
O THE POINT OF  
A 33' WIDE  
HERLY 33' OF  
ON THE  
UBJECT TO ALL  
N ON FILE\*\*\*



Parcel Map 2017 assessments  
6 completed  
3-007-00;  
-007-10;  
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Public Improvements	* Factors *							
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								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	86,300	11,700	98,000			86,164C
2016	0	0	0		OW	0
2015	0	0	0			0
2014	0	0	0			0

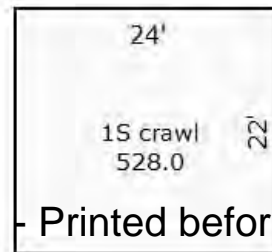
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Missaukee, Michigan

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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		Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1S	Trim & Decoration		X			Central Air Wood Furnace												
	Yr Built 1940	Remodeled 0		Ex	Ord	Min	(12) Electric												
	Condition for Age: Average			Lg	Ord	Small	0	Amps Service											
	Room List	(5) Floors		X			Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		X			(12) Electric												
	(1) Exterior	(6) Ceilings		X			No./Qual. of Fixtures	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	Min	Ex.	Ord.	Min	1	Story	Siding	Crawl Space	57.50	-10.02	-0.78	528	24,658	
	Insulation	(7) Excavation		X			No. of Elec. Outlets	Other Additions/Adjustments			Rate		Size		Cost				
	(2) Windows			Many	Ave.	Few	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)			525.00		1		525	
	Many Avg. Few	Large Avg. Small			X			(13) Plumbing	(14) Water/Sewer			Well, 100 Feet		2425.00		1		2,425	
	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			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	
	(3) Roof	(8) Basement		X			(14) Water/Sewer	(17) Carports			Wood Shingle		8.50		320		2,720		
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X			(14) Water/Sewer	Notes: 5221 S LA CHANCE RD Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 26,020 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 23,418										
	Asphalt Shingle	(9) Basement Finish		X			(14) Water/Sewer	Public Water Public Sewer Water Well											
	Chimney:	Recreation SF Living SF Walkout Doors No Floor SF		X			(14) Water/Sewer	1 1000 Gal Septic 2000 Gal Septic											
		(10) Floor Support		X			(14) Water/Sewer	Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:		X			(14) Water/Sewer												

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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.
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA	0	11/20/2012	WD	WARRANTY DEED	2012-03704 WD	PTA	100.0
WONSEY RONALD D & MONIKA	THIEBAUT PETER J & LORI A	0	09/13/2012	WD	WARRANTY DEED	2012-03705 WD	PTA	0.0
WONSEY RONALD D		0	07/16/2010	OTH	AFFIXTURE MANUFACTUR	2010-3337 MAHU	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5079 S LA CHANCE RD	School: MCBAIN - 57030		Garage	07/16/2010	2010-0360	100%
	P.R.E. 100% 05/01/1997					

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
WONSEY RONALD D 5079 S LACHONCE ROAD LAKE CITY MI 49651	2017 Est TCV 80,125 TCV/TFA: 31.50	
	X Improved	
	Vacant	

Tax Description	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
A PART OF THE NORTH 1/2 OF NORTHWEST 1/4 OF SEC33. TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. EXCEPT THE FOLLOWING PARCEL DESCRIBED AS COMMENCING AT NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE, 318.84 FTET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59' WEST, 208.00 FEET; THENCE NORTH 89°40'01• WEST, 1456.00 FEET TO THE WEST SECTION LINE (SAID POINT BEING 788 FEET NORTH SOUTHWEST CORNER OF NORTH 1/2 OF	Dirt Road								
	Gravel Road	50/FF	208.00	1456.00	1.0000	1.0000	50 100	10,400	
	Paved Road	208 Actual Front Feet, 6.95 Total Acres					Total Est. Land Value =	10,400	
	Storm Sewer	Land Improvement Cost Estimates							
	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Water	Shed: Wood Frame	6.93	1.00	320	0	0		
	Sewer	Residential Local Cost Land Improvements							
	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Gas	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
	Curb	Total Estimated Land Improvements True Cash Value =							950
	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	5,200	34,900	40,100			34,032C
Rolling	2016	5,200	31,200	36,400			33,729C
Low	2015	5,200	30,800	36,000			33,629C
High	2014	5,200	27,900	33,100			33,100S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/04/2015	INSPECTED	2016	5,200	31,200	36,400			33,729C
TPC	06/17/2013	INSPECTED	2015	5,200	30,800	36,000			33,629C
TPC	10/04/2011	INSPECTED	2014	5,200	27,900	33,100			33,100S

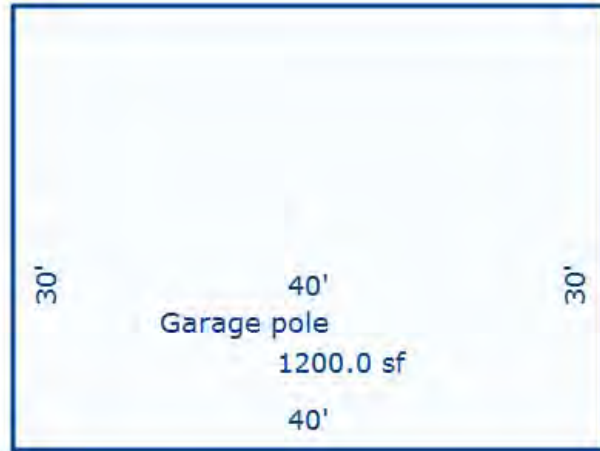
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																
X	Wood Frame	Drywall Paneled	Plaster Wood T&G		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 100 Amps Service																																																																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior 1 Story Siding		Foundation Crawl Space		Rate Bsmnt-Adj Heat-Adj 45.71 -7.77 0.00		Size Cost 1344 50,991																																																																
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	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1235.00				1 1,235																																																																
X	Many Avg. X Large Avg. X 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		(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	(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 1235.00				1 1,235																																																																
X	Gable Hip Flat	(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		(15) Built-Ins & Fireplaces Appliance Allowance 1235.00				1 1,235																																																																
X	Asphalt Shingle						Lump Sum Items:																																																																						
Chimney: Metal																																																																													
<table border="1"> <thead> <tr> <th>Rate</th> <th>Bsmnt-Adj</th> <th>Heat-Adj</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>45.71</td> <td>-7.77</td> <td>0.00</td> <td>1344</td> <td>50,991</td> </tr> <tr> <td colspan="5">Other Additions/Adjustments</td> </tr> <tr> <td colspan="5">(13) Plumbing</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>525</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,650</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2,425</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>2,720</td> </tr> <tr> <td></td> <td></td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td></td> <td></td> <td></td> <td>240</td> <td>1,740</td> </tr> <tr> <td colspan="5">Notes: 1995 SCHULTS</td> </tr> <tr> <td colspan="5">Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 68,506</td> </tr> <tr> <td colspan="5">ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 =&gt; TCV of Bldg: 1 = 44,529</td> </tr> </tbody> </table>													Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	45.71	-7.77	0.00	1344	50,991	Other Additions/Adjustments					(13) Plumbing								1	525				1	1,650				1	2,425				1	2,720				1	1,235				240	1,740	Notes: 1995 SCHULTS					Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 68,506					ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 44,529				
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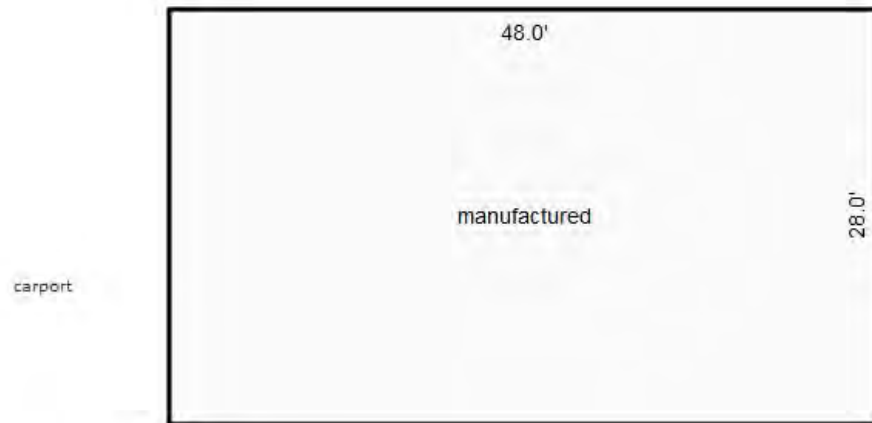
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



shed

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Sketch by Apex Sketch

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Desc. of Bldg/Section: Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Percent Adj: +0						
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,200 Stories Above Grd: 1 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> ** ** Calculator Cost Data ** ** 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: 1200 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 3 Physical %Good: 94 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 14.75  Adjusted Square Foot Cost for Upper Floors = 14.75  1 Stories Average Height per Story: 0 Ave. Floor Area: 1,200 Perimeter: 0 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: 1,200 Base Cost New of Upper Floors = 23,449  Reproduction/Replacement Cost = 23,449 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0 Total Depreciated Cost = 22,042						
2010 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info *  Area: Type:						
Overall Bldg Height	Area #1: Type #1: Area #2: Type #2:	ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 24,246 Replacement Cost/Floor Area= 19.54 Est. TCV/Floor Area= 20.21						
Comments:								

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON MATTHEW	HOLTON LAWRENCE & SARAH	57,128	06/09/2014	LC	LAND CONTRACT	2014-01991		100.0
BANK OF NEW YORK MELLON	GUNNERSON MATTHEW	25,000	11/05/2012	CD	BANK SALE	2012-03546	PTA	100.0
BAUM CODY J & ANGELA	BANK OF NEW YORK MELLON	0	07/30/2012	AFF	AFFIDAVITABANDONMENT	2012-02625		0.0
BAUM CODY J & ANGELA	SHERIFF	51,808	04/20/2012	SD	SHERIFF'S DEED	2012-01595		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5111 S LA CHANCE RD						
	School: MCBAIN - 57030					
	P.R.E. 100% 06/24/2014					
Owner's Name/Address	MAP #:					
HOLTON LAWRENCE & SARAH 5111 S LA CHANCE RD LAKE CITY MI 49651	2017 Est TCV 67,004 TCV/TFA: 51.54					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
SEC 33 T22N R8W BEG 580 FT N OF SW COR OF N 1/2 OF NW 1/4 TH E 416 FT N 208 FT W 416 FT S 208 FT TO POB. 1.9864 A.	X	Dirt Road		40/FF	208.00	416.00	1.0000	1.0000	40	100		8,320
		Gravel Road		208 Actual Front Feet, 1.99 Total Acres			Total Est. Land Value =					8,320
Comments/Influences	X	Paved Road		D/W/P: 3.5 Concrete								
		Storm Sewer		2.98		1.00		20		0		0
		Sidewalk										
		Water										
		Sewer										
	X	Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		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	4,200	29,300	33,500			30,057C
	Rolling		2016	4,200	29,100	33,300			29,789C
	Low		2015	4,200	25,500	29,700			29,700S
	High		2014	4,200	21,500	25,700		25,700W	25,603C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	12/04/2015	INSPECTED						
	TPC	06/17/2013	INSPECTED						
	TPC	11/01/2010	INSPECTED						

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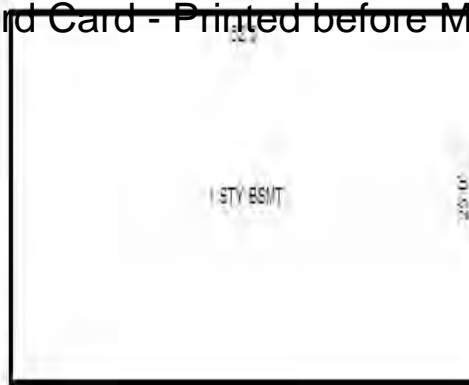
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: 1989 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1974	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 4 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	45.97	0.00	0.66	1300	60,619	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
				Many	X	Ave.	Few	(13) Plumbing	(17) Garages							
(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			(14) Water/Sewer			Average Fixture(s)			525.00 1 525			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 1000 Gal Septic 2000 Gal Septic			Well 50 Feet			1575.00 1 1,575			
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			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00 1 1,235			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			15.30 768 11,750			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Mechanical Doors			325.00 1 325		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =			65,205			
Chimney: Metal				Lump Sum Items:			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =			58,684			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERRITT LOWELL F	MERRITT LOWELL F & PHYLLI	0	11/09/2010	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 06/05/1996 Qual. Ag.					
MERRITT LOWELL F & PHYLLIS J TRUST	MAP #:					
STOREY LINDA J TRUSTEE	2017 Est TCV 127,651					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.	X		AG SW 2014 18 - 29 Acres	28.81 Acres	3600	100		103,716
			28.81 Total Acres Total Est. Land Value =					103,716

Comments/Influences	X	Public Improvements
STEEL FRAME BLDG COMP FOR 96	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	51,900	11,900	63,800			31,193C
TPC 12/07/2015 INSPECTED			2016	53,300	9,700	63,000			30,915C
TPC 07/26/2010 INSPECTED			2015	43,200	8,200	51,400			30,823C
			2014	34,600	8,100	42,700			30,338C

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Building Type	Equipment Shed				
Year Built	1995				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
Base Rate/SF	4.65				
# of Walls, Perimeter	4 Wall, 280				
Perimeter Mult.	X 0.931 = 5.82				
Height	10				
Story Height Mult.	X 1.000 = 5.82				
Heating System	Space Heaters, Fan				
Heat Adj./SF	+ 1.600 = 6.25				
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 8.03				
Final Rate/SF	\$8.03				
Length/Width/Area	80 x 60 = 4800				
Cost New	\$ 38,543				
Phy./Func./Econ. %Good	72/75/100 54.0				
Depreciated Cost	\$ 20,813				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost					
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 1.15				
% Good	72				
Est. True Cash Value	\$ 23,935				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 23935 / All Cards: 23935					

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL NATIONAL MORTGAGE	LEROY PAUL & GRACE (HW)	129,500	09/19/2008	WD	Not Qualified	2008/3574		100.0
DORE KEVIN P & BETH ANNE	FEDERAL NATIONAL MORTGAGE	172,952	05/27/2008	WD	Not Qualified	2008/1986		0.0
MEYERING DALE H & ELIZABE	DORE KEVIN P & BETH ANNE	173,000	11/03/2004	WD	Arms Length	04-0/4554		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9525 W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 09/19/2008					
LEROY PAUL & GRACE 9525 W WATERGATE RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 158,696 TCV/TFA: 94.35					

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.
. SEC 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55 R/W. 4.5340A.	X		* Factors *						
			GRAGE C 40/FF	410.00	481.71	1.0000	1.0000	40	100
Comments/Influences			410 Actual Front Feet, 4.53 Total Acres Total Est. Land Value = 16,400						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	576	50	991	
			Total Estimated Land Improvements True Cash Value = 991						

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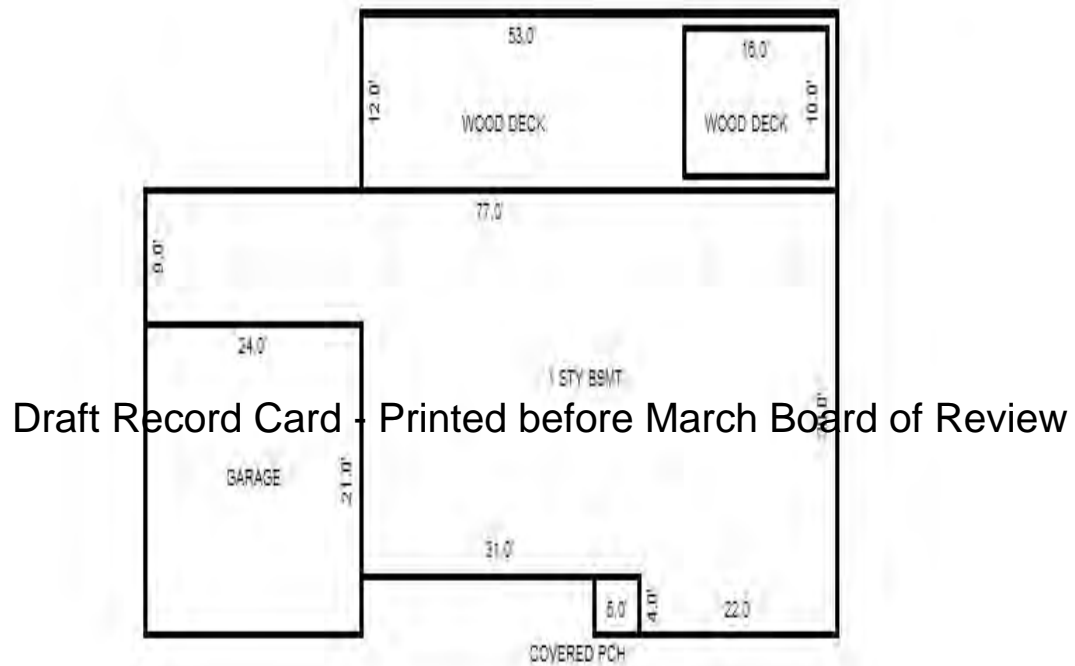


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling Low High Landscaped X Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	8,200	71,100	79,300			67,588C
	2016	8,200	66,900	75,100			66,986C
	2015	8,200	62,300	70,500			66,786C
	2014	8,200	58,000	66,200			65,735C

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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
9629 W WATERGATE RD	School: MCBAIN - 57030		Deck/Porch	06/15/2004	20040192	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
STRZYNSKI STANLEY JR 9629 W WATERGATE MC BAIN MI 49657	MAP #:					
	2017 Est TCV 119,662 TCV/TFA: 92.05					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GRAGE C 40/FF	430.00	346.45	1.0000	1.0000	40 100		17,200
			430 Actual Front Feet, 3.42 Total Acres Total Est. Land Value =							17,200

Tax Description	X	Public Improvements
. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE RELOCATED HWY M55 R/W. 3.4205A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.

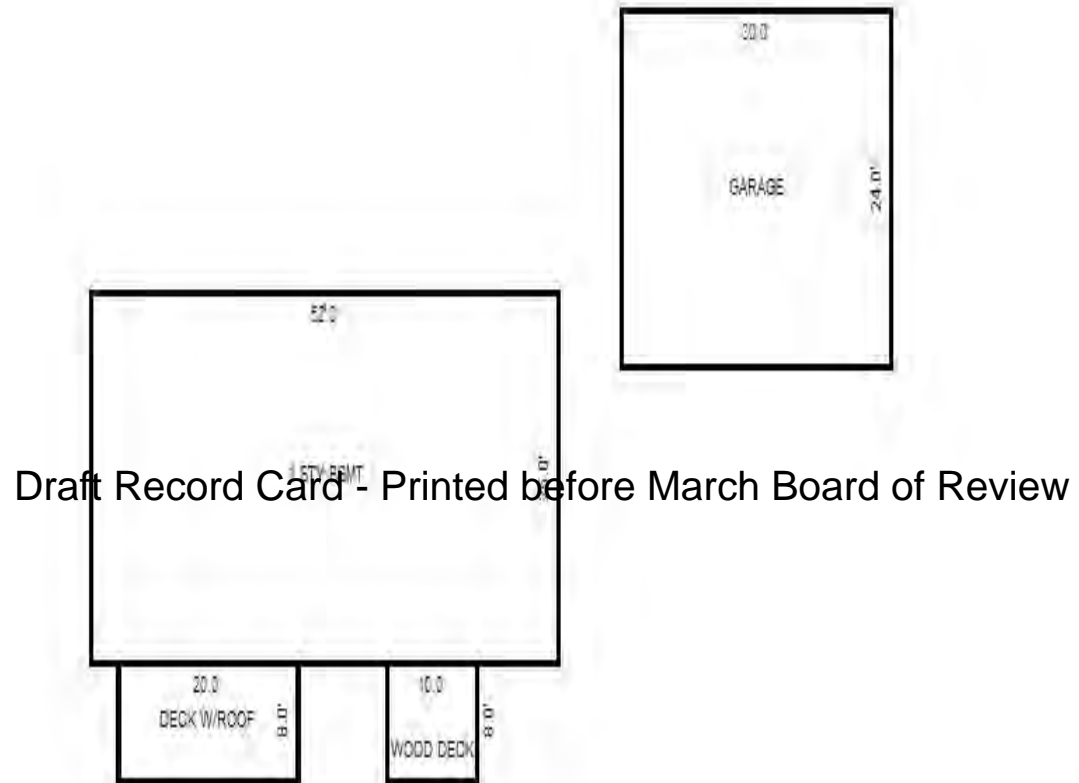
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Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2017	8,600	51,200	59,800			49,724C
		Low	2016	8,600	48,200	56,800			49,281C
		High	2015	8,600	44,800	53,400			49,134C
	X	Landscaped	2014	8,600	40,100	48,700			48,361C
		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.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
TRIM RALPH, TRUSTEE	EISENGA BRYAN & DIANE (H/	0	08/18/2009	LC	Multiple Vacant	2009/3022		0.0
ALDERDEN WILLIAM B & SUSA	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0
LE BOST PAULETTE	ALDERDEN WILLIAM B & SUSA	105,000	10/06/2004	WD	Not Qualified	04-0/4211		100.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 05/01/2010 Qual. Ag.					
EISENGA BRYAN R & DIANE K 8101 LUCAS RD Mc Bain MI 49657	MAP #:					
	2017 Est TCV 53,604					

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 8 - 17 Acres	14.89 Acres	3600	100		53,604
			14.89 Total Acres Total Est. Land Value =					53,604

**Tax Description**  
 . SEC 33 T22N R8W BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W 658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 Ac. M/L  
 Split on 05/23/2007 into 009-033-009-55;  
 Split on 07/01/2008 into 009-033-009-50;  
 Split on 12/08/2008 into 009-033-009-41, 009-033-009-44, 009-033-009-47;

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

**Comments/Influences**

**Topography of Site**



- X Level
- X Rolling
- 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	26,800	0	26,800			16,685C
2016	27,500	0	27,500			16,537C
2015	22,300	0	22,300			16,488C
2014	17,900	0	17,900			16,229C

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Who When What  
 TPC 12/07/2015 INSPECTED

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
TRIM RALPH, TRUSTEE	EISENGA BRYAN & DIANE K (	0	08/18/2009	LC	Multiple Reference	2009/3022		100.0
ALDERDEN WILLIAM B & SUSAN	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/05/2011 Qual. Ag.					
EISENGA BRYAN R & DIANE K 8101 LUCAS RD Mc Bain MI 49657	MAP #:					
	2017 Est TCV 17,892					

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 3 -7 Acres	4.97 Acres	3600	100			17,892
			4.97 Total Acres Total Est. Land Value =						17,892

**Tax Description**  
 SEC 33 T22N,R8W BEG N0°28'27"W 657.12 FT FROM SW COR OF SEC 33, TH N0°28'27"W 328.56 FT, S89°57'46"E 658.81 FT, S0°28'00"E 328.26 FT, N89°59'22"W 658.77 FT TO POB 4.97 AC. M/L  
 Split on 12/08/2008 from 009-033-009-30;  
 Comments/Influences

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
 Parent Parcel(s): 009-033-009-30;  
 Child Parcel(s): 009-033-009-41, 009-033-009-44, 009-033-009-47;

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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	8,900	0	8,900			5,560C
2016	9,200	0	9,200			5,511C
2015	7,500	0	7,500			5,495C
2014	6,000	0	6,000			5,409C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
TRIM RALPH, TRUSTEE	EISENGA BRYAN & DIANE K (	0	08/18/2009	LC	Multiple Reference	2009/3022		100.0
ALDERDEN WILLIAM B & SUSAN	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 12/05/2011 Qual. Ag.					
EISENGA BRYAN R & DIANE K 8101 LUCAS RD Mc Bain MI 49657	MAP #:					
	2017 Est TCV 17,856					

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 3 -7 Acres		4.96 Acres		3600 100		17,856
			4.96 Total Acres Total Est. Land Value = 17,856						

**Tax Description**  
 SEC 33 T22N, R8W BEG N0°28'27"W 657.12 FT & N89°59'22"E 658.77 FT FROM SW COR SEC 33 TH N0°28'00"W 328.26 FT, S89°57'46"E 658.81 FT, S0°27'33"E 327.95 FT, N89°59'22"W 658.77 FT TO POB. 4.96 Ac. M/L  
 Split on 12/08/2008 from 009-033-009-30;  
 Comments/Influences

Split/Comb. on 12/08/2008 completed 12/08/2008 RAY ;  
 Parent Parcel(s): 009-033-009-30;  
 Child Parcel(s): 009-033-009-41,  
 009-033-009-42, 009-033-009-43

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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							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X EASEMENT ACCESS							
Who When What	2017	8,900	0	8,900			5,560C
TPC 12/07/2015 INSPECTED	2016	9,200	0	9,200			5,511C
	2015	7,400	0	7,400			5,495C
	2014	6,000	0	6,000			5,409C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A TRUST	GOODRICH JOHN & ANNA C	0	12/01/2015	WD	LAND CONTRACT	2015-03947	PTA	0.0
GOODRICH JOHN & ANNA C	EISENGA BRYAN R & DIAN K	17,000	11/30/2015	WD	Arms Length	2015-03948	PTA	100.0
TRIM RALPH, TRUSTEE	GOODRICH JOHN & ANNA C (H	19,900	12/05/2008	LC	NOT QUALIFIED	2008/4338		100.0
ALDERDEN WILLIAM B & SUSAN	TRIM RALPH, TRUSTEE	1	11/26/2008	QC	Not Qualified	2008/4337		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
X S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 11/30/2015 Qual. Ag.					
EISENGA BRYAN R & DIAN K 8101 S LUCAS RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 13,147					

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	328.68	657.35	1.0000	1.0000	40	100	13,147
			329 Actual Front Feet, 4.96 Total Acres Total Est. Land Value =							13,147

**Tax Description**  
 SEC 33 T22N R8W (0\*2008) BEG N 0 DEG 28'27"W 985.68 FT & S 89 DEG 57'46"E 658.81FT FROM SW COR SEC 33, TH N 0 DEG 28'00"W 328.26 FT, S 89 DEG 56'10"E 658.86 FT, S 0 DEG 27'33"E 327.95 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 4.96A. 2007 PARCEL 009-033-009-30 SPLIT ON 05/18/2007 2008 PARCEL 009-033-009-30 SPLIT ON 04/23/2008 2008 SPLIT OF 009-033-009-30 ON 12/08/2008

- 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**



**Topography of Site**

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,600	0	6,600			6,600S
2016	6,600	0	6,600			6,600S
2015	6,600	0	6,600			6,600S
2014	6,600	0	6,600			6,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN WILLIAM B & SUSA	THOM MICHAEL W & TAMI L (	33,000	02/27/2008	WD	Split Vacant	2008/568		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9820 S LA CHANCE RD	School: MCBAIN - 57030		New House	02/24/2009	20090041	Complete
Owner's Name/Address	P.R.E. 100% 05/01/2010					
THOM MICHAEL W & TAMI L 9820 W CADILLAC RD MC BAIN MI 49657	MAP #: 2017 Est TCV 253,008 TCV/TFA: 110.97					

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 33 T22N R8W; SE/4 OF SW/4 OF SW/4 10.00 Ac. M/L Split on 07/01/2008 from 009-033-009-30; Comments/Influences	X	Dirt Road		40/FF	658.77	656.50	1.0000	1.0000	40	100		26,351
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-033-009-30; Child Parcel(s): 009-033-009-50;	X	Gravel Road		659 Actual Front Feet, 9.93 Total Acres Total Est. Land Value = 26,351								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 4in Ren. Conc.	4.21	1.00	1500	0	0			
		Water		D/W/P: 3.5 Concrete	3.44	1.00	140	0	0			
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gas		LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425			
		Curb		Total Estimated Land Improvements True Cash Value = 1,425								
		Standard Utilities										
		Underground Utils.										

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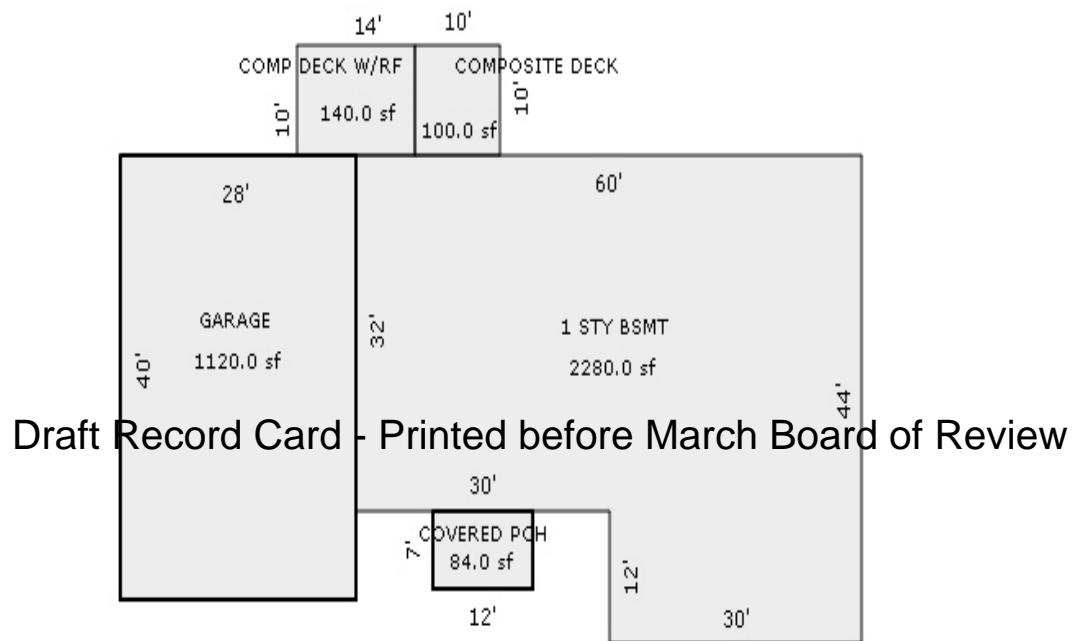
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	13,200	113,300	126,500			103,630C
2016	13,200	106,600	119,800			102,706C
2015	13,200	99,300	112,500			102,399C
2014	13,200	88,400	101,600			100,787C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 84 140 100	Type CCP (1 Story) Composite Composite	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 3 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +5 Effec. Age: 6 Floor Area: 2280 Total Base Cost: 182,768 Total Base New : 252,220 Total Depr Cost: 237,087 Estimated T.C.V: 225,232			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:							
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 182,768			X 1.380		Bsmnt Garage:							
Condition for Age: Average		Lg	X	Ord		Small	Doors			Total Base New : 252,220			X 0.950		Carport Area:							
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1 Story Siding			62.33			0.00		2.01		2280		146,695			
(1) Exterior		X Drywall		No. of Elec. Outlets			Other Additions/Adjustments			Rate							Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			(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		(14) Crawl Space			3 Fixture Bath			2400.00			1		2,400		1		1,600			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2 3 Fixture Bath			1600.00			1		1,600		1		2,700			
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			1 2 Fixture Bath			3085.00			1		3,085		1		1,915			
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Softener, Auto 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		1		1,915		1		1,200	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1 Water Well			(16) Porches			31.51		84		2,647					
X	Asphalt Shingle			(14) Water/Sewer			1 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			19.95		140		2,793					
Chimney: Vinyl				Lump Sum Items:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Composite,Standard			8.52		100		852					
							Public Water Public Sewer 1 Water Well			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		14.55		1120		16,296			
							1 1000 Gal Septic 2000 Gal Septic			Appliance Allowance			1915.00		1		1,915		-1300.00			
							Lump Sum Items:			Fireplace: Direct-Vented Gas			1200.00		1		1,200		Automatic Doors			
										(16) Composite w/Roof,Standard			19.95		140		2,793		Common Wall: 1 Wall			
										Composite,Standard			8.52		100		852		Automatic Doors			
										(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		14.55		1120		Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, Depr.Cost = 237,087			
										Common Wall: 1 Wall			-1300.00		1		-1,300		ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 225,232			
										Automatic Doors			375.00		3		1,125					

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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.
GRAMES (HW) & GRABENDIKE	GRABENDIKE MARY ELLEN	0	08/01/2008	QC	Not Qualified	2008/2863		0.0
ALDERDEN WILLIAM B & SUSAN	GRAMES (HW) & GRABENDIKE	36,900	06/01/2007	WD	Split Vacant	2007/2040		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5721 S LA CHANCE RD	School: MCBAIN - 57030		New House	08/26/2008	20080488	100%
	P.R.E. 100% 12/14/2010					

Owner's Name/Address	MAP #:
GRABENDIKE MARY ELLEN 5721 S LACHONCE ROAD Cadillac MI 49601	2017 Est TCV 199,148 TCV/TFA: 94.74

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$1900</td> <td>9.39</td> <td>Acres</td> <td>1900</td> <td>100</td> <td></td> <td></td> <td>17,847</td> </tr> <tr> <td colspan="8" style="text-align: right;">9.39 Total Acres Total Est. Land Value =</td> <td>17,847</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$1900	9.39	Acres	1900	100			17,847	9.39 Total Acres Total Est. Land Value =								17,847
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
Residentia 8 - 17	@\$1900	9.39	Acres	1900	100			17,847																						
9.39 Total Acres Total Est. Land Value =								17,847																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																		
SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007 . SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54' 35" E 658.9 FT, TH S 0 DEG 28' 00" E 656.51 FT, TH N 89 DEG 57' 46" W 658.81 FT TO POB. 9.93 AC. M/L.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2500.00</td> <td>1.00</td> <td>1.0</td> <td>97</td> <td>2,425</td> </tr> <tr> <td colspan="5" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>2,425</td> </tr> </tbody> </table>	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
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																

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	07/26/2010	INSPECTED	2017	8,900	90,700	99,600			82,976C
RJG	12/04/2008	INSPECTED	2016	9,900	85,300	95,200			82,236C
			2015	9,900	79,500	89,400			81,991C
			2014	9,900	70,800	80,700			80,700S

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

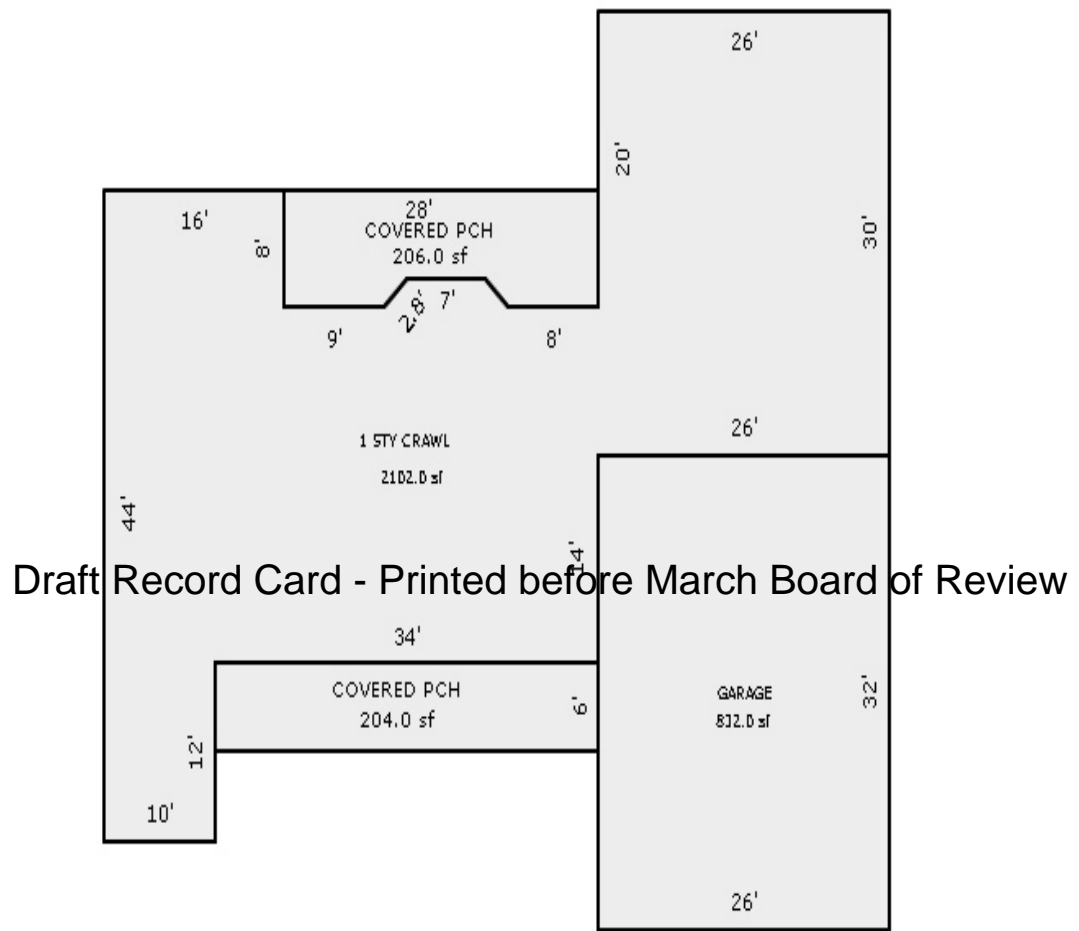
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204 206	Type CCP (1 Story) CCP (1 Story)	Year Built: 2008 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min								
Yr Built 2008	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		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		X Many Avg. X Few		Large Avg. Small		(13) Plumbing			1									
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		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								
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
X	Asphalt Shingle			1			Public Water Public Sewer 1 Water Well 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 59.94 -8.03 1.92 2102 113,151			Other Additions/Adjustments Rate Size Cost								
				(13) Plumbing			Average Fixture(s) 760.00 1 760			(14) Water/Sewer								
				Well, 100 Feet 2700.00														
				(15) Built-Ins & Fireplaces			Appliance Allowance 1915.00 1 1,915											
				(16) Porches			CCP (1 Story), Standard 22.18 204 4,525			CCP (1 Story), Standard 22.13 206 4,559								
				(17) Garages			Class:C Exterior: Block Foundation: 42 Inch (Unfinished)			Base Cost 16.50 832 13,728								
				Automatic Doors 375.00 1 375			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 188,290			ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 178,876								

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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
9944 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 01/01/2002					
LACHONCE ROBERT	MAP #:					
9944 W CADILLAC RD	2017 Est TCV 70,557 TCV/TFA: 43.55					
CADILLAC MI 49601						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 33 T22N R8W (4*1998) SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 208.71 FT THOF & EXC W 208.71 FT THOF. 4.6754A	X			40/FF	448.00	448.00	1.0000	1.0000	40	100	17,920
Comments/Influences				448 Actual Front Feet, 4.61 Total Acres Total Est. Land Value = 17,920							
PART SPLIT TO 009-65 IN 93	X										
SPLIT 2.16 AC TO 009-63 FOR 98	X										

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	9,000	26,300	35,300			19,400C
		TPC 08/23/2011 INSPECTED	2016	9,000	26,100	35,100		0M	0
			2015	9,000	22,800	31,800	31,800M		0
			2014	9,000	19,300	28,300	28,300M		0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 210	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G														
Building Style: 1.5S		Trim & Decoration		Ex			Ord	X	Min										
Yr Built 1930	Remodeled 1976	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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service															
(1) Exterior		X Plaster		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1.5 Story Siding			Basement			60.83	0.00	0.98	1080	66,755	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate									
(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)			525.00		1 525	
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			1			(14) Water/Sewer			Well 50 Feet			1575.00		1 1,575	
X	Wood Sash Metal Sash Vinyl Sash	8		1			3 Fixture Bath			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1 1,235	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Concrete Floor		(8) Basement			2 Fixture Bath			(16) Porches			CCP (1 Story), Standard			20.22		210 4,246	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Softener, Auto			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =			58,486			
X	Gable Hip Flat	Gambrel Mansard Shed		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			ECF (RESIDENTIAL RURAL/ NON SUB)			0.900 => TCV of Bldg: 1 =			52,637			
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Public Water Public Sewer												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		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.
FOSTER NORINE L TRUST	DYKHOUSE KEVIN & AMY	55,000	06/01/2011	TR	TRUSTEE'S DEED	2011-01821	PTA	100.0
		14,000	01/01/2002	WD	Download	02-0:0058		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S LA CHANCE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 06/01/2011					
DYKHOUSE KEVIN & AMY 9970 WEST CADILLAC RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 60,462 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 33 T22N R8W (2*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.	X			40/FF	240.29	208.71	1.0000	1.0000	40	100		9,612
				240 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 9,612								
				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	94	940			
				Total Estimated Land Improvements True Cash Value = 940								

Comments/Influences  
 REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04 REMOVE FINISH GRG FROM LARGER PART FOR 08.  
 97 SPLIT FROM 009-60 & 65 FOR 98



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,800	25,400	30,200			24,235C
2016	4,800	23,900	28,700			24,019C
2015	4,800	21,000	25,800			23,948C
2014	4,800	20,000	24,800			23,571C

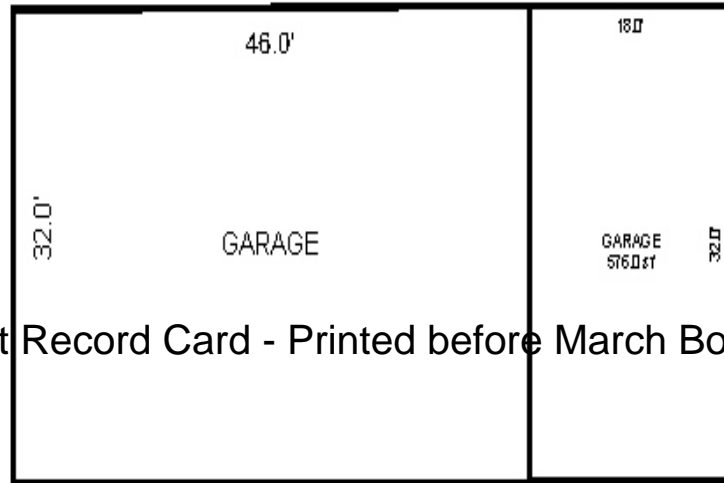
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	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		X													
Yr Built 2003	Remodeled 0	Ex	Ord	X	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 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.	Ord.	X	Min	Other Additions/Adjustments		Rate		Size	Cost				
	Insulation			No. of Elec. Outlets			(14) Water/Sewer										
X				Many	X	Ave.	Few	Well, 100 Feet	2700.00		1	2,700					
(2) Windows		(7) Excavation		(13) Plumbing			(17) Garages		3085.00		1	3,085					
	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			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall Automatic Doors Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =		-1300.00 375.00 22.65 375.00		576	13,046					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer										
(3) Roof		(9) Basement Finish		(10) Floor Support			(14) Water/Sewer										
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										
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.
		10,900	05/01/2003	WD	Download	03-0:2320		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
9970 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 11/30/2003					
DYKHOUSE KEVIN & AMY 9970 W CADILLAC ROAD CADILLAC MI 49601	MAP #: 2017 Est TCV 158,385 TCV/TFA: 109.38					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
				* Factors *									
SEC 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT, N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1A.	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		Dirt Road		40/FF	208.70	208.70	1.0000	1.0000	40	100		8,348	
Comments/Influences	X	Electric		209 Actual Front Feet, 1.00 Total Acres						Total Est. Land Value =	8,348		
		Gas		Land Improvement Cost Estimates									
NEW HOME FOR 04 03 SPLIT FROM 009-63 FOR 04	X	Standard Utilities		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Underground Utils.		D/W/P: 4in Ren. Conc.	4.21	1.00	2260	0	0				
		Topography of Site		Description	Rate	CountyMult.	Size	%Good	Cash Value				
		Level		LAND IMPROVE 2500	2500.00	1.00	1.0	94	2,350				
		Rolling		Total Estimated Land Improvements True Cash Value =						2,350			

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,200	75,000	79,200			62,991C
2016	4,200	70,600	74,800			62,430C
2015	4,200	65,800	70,000			62,244C
2014	4,200	58,900	63,100			61,264C

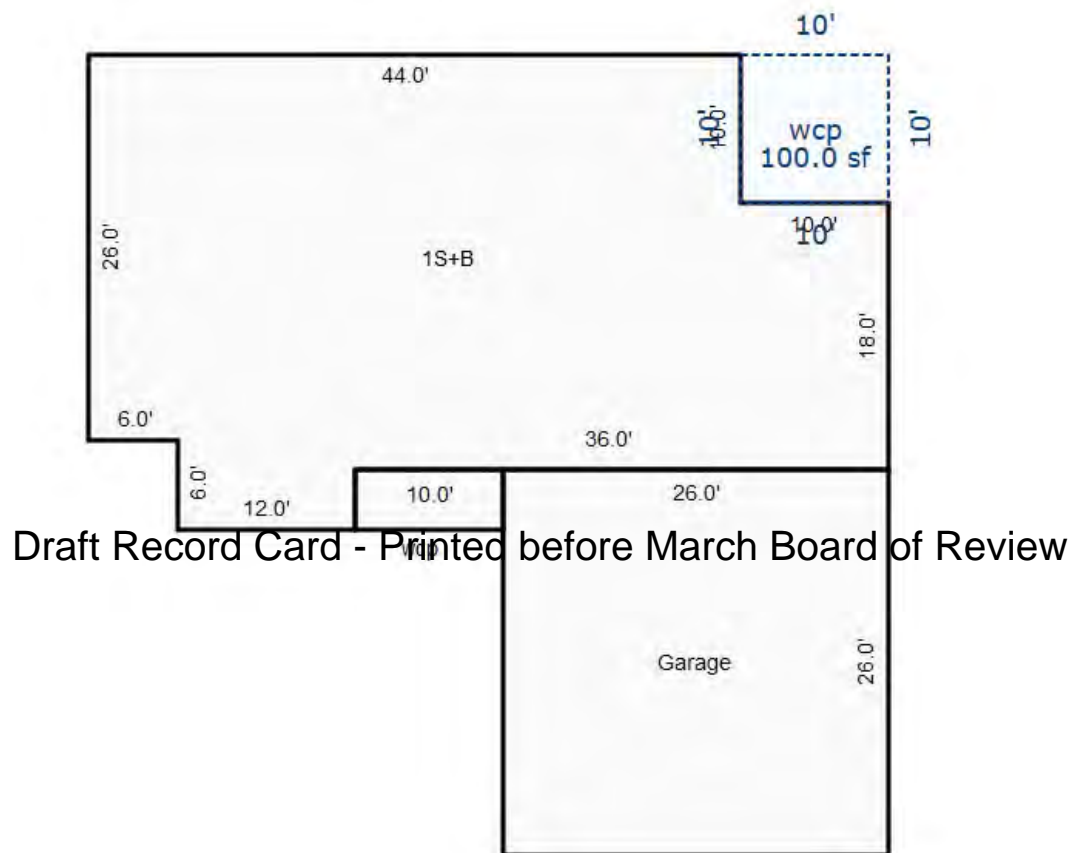
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 40 100	Type WCP (1 Story) WCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 10 Floor Area: 1448 Total Base Cost: 125,169 Total Base New : 172,733 Total Depr Cost: 155,460 Estimated T.C.V: 147,687			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 2003	Remodeled 0	Ex	X	Ord	Min	150 Amps Service			1 Story Siding Basement 66.28 0.00 0.00			1448 95,973				
Condition for Age: Average		Lg	X	Ord	Small	No. of Elec. Outlets			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 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Many X Ave. Few			3 Fixture Bath			2400.00		1 2,400	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			3 Fixture Bath			3085.00		1 3,085	
X	Insulation	X Drywall		2 3 Fixture Bath			(14) Water/Sewer			1000 Gal Septic			3085.00		1 3,085	
(2) Windows	Many Avg. X Large Avg. X Small	Basement		2 2 Fixture Bath			(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		Softener, Auto 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			WCP (1 Story), Standard WCP (1 Story), Standard			43.22 29.00		40 1,729 100 2,900	
X	Asphalt Shingle	(9) Basement Finish		Ceramic Tub Alcove Vent Fan			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 1 Wall Automatic Doors			21.09 -1300.00 375.00		676 14,257 1 -1,300 2 750	
(3) Roof	Gable Hip Flat	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= 90/100/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =			155,460 147,687			
X	Chimney:	(10) Floor Support		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.
EURICH BRADLEY J & BETH A	DEZEEUW BROOKE & TINA-MAR	127,500	12/04/2014	WD	WARRANTY DEED	2014-04008	PTA	100.0
	EURICH	128,500	08/01/2002	WD	Download	02-0:3627		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
5895 S LA CHANCE RD	School: MCBAIN - 57030									
	P.R.E. 100% 12/13/2014									
Owner's Name/Address	MAP #:									
DEZEEUW BROOKE & TINA-MARIE J 5895 S LACHANCE ROAD CADILLAC MI 49601	2017 Est TCV 128,793 TCV/TFA: 111.80									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
SEC 33 T22N R8W (4*1998) N 208.71 FT OF SW 1/4 OF SW 1/4 OF SW 1/4. 3.1623A.	Public Improvements		* Factors *							
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
NEW HOME FOR 97 96HS @ 7-97 BOR	Gravel Road		\$65 /FF	208.70	658.70	1.0000	1.0000	65	100	13,566
	Paved Road		209 Actual Front Feet, 3.16 Total Acres Total Est. Land Value = 13,566							
	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	288	0	0		
	Sewer		Shed: Wood Frame	12.07	1.00	80	94	908		
	Electric		Residential Local Cost Land Improvements							
	Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Curb		LAND IMPROVE 1000	1000.00	1.00	1.5	95	1,425		
	Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,333							
	Underground Utils.									
	Topography of Site									
	X	Level								
		Rolling								
		Low								
	X	High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	6,800	57,600	64,400			58,090C	
TPC 10/29/2013 INSPECTED	2016	6,800	54,200	61,000			57,572C			
	2015	6,800	50,600	57,400			57,400S			
	2014	6,800	43,100	49,900			48,260C			

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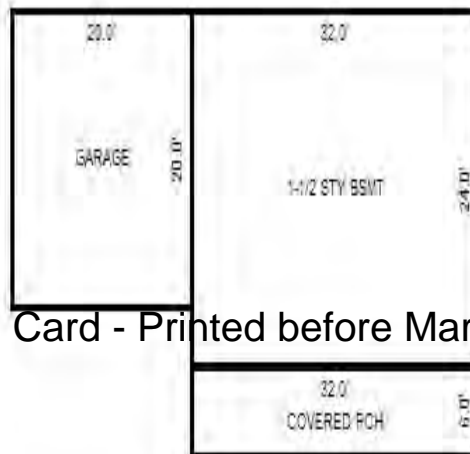
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 80	Type WCP (1 Story) WPP	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 15 Floor Area: 1152			Total Base Cost: 101,310 Total Base New : 139,808 Total Depr Cost: 118,837 Estimated T.C.V: 112,895			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 101,310			X 1.380		Bsmnt Garage:	
Condition for Age: Average		Lg	X	Ord		Small	Doors			Total Base New : 139,808			X 0.950		Carport Area: Roof:	
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:		(12) Electric			1.5 Story Siding			90.42 0.00 2.87			768 71,647			
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			Other Additions/Adjustments			Rate			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			(9) Basement Finish			Basement Recreation Finish			11.45 450 5,153			
	Insulation	(7) Excavation		Many X Ave. Few			(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		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, 100 Feet 2700.00 1 2,700 1000 Gal Septic 3085.00 1 3,085			
X	Many Avg. Few	X	Large Avg. Small	(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			(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 Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			WCP (1 Story), Standard 21.95 192 4,214 WPP, Standard 15.83 80 1,266						
X	Double Hung Horiz. Slide Casement	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)						
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		450			Recreation SF Living SF Walkout Doors No Floor SF			Base Cost 22.80 400 9,120 Common Wall: 1 Wall -1300.00 1 -1,300 Mechanical Doors 350.00 1 350						
(3) Roof		(10) Floor Support		1			Public Water Public Sewer Water Well			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 118,837 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 112,895						
X	Gable Hip Flat		Gambrel Mansard Shed	1			1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:									
	Chimney: Metal															

Draft Record Card - Printed before March Board of Review

\*\*\* 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.

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
9676 W WATERGATE M-55	School: MCBAIN - 57030					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651	2017 Est TCV 239,947 TCV/TFA: 107.12					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
CARLSON CARL A 9676 W WATERGATE M-55 LAKE CITY MI 49651	X		* Factors *						
			AG SW 2014 8 - 17 Acres	10.00	Acres	3600	100		36,000
PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00"20'11" EAST ALONG THE WEST LINE OF	X		AG SW 2014 SURPLUS 1700/	35.86	Acres	1700	100		60,962
			45.86 Total Acres			Total Est. Land Value =		96,962	
Tax Description	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00"20'11" EAST ALONG THE WEST LINE OF	X		Dirt Road						
			D/W/P: Asphalt Paving	1.61	1.00	1900	0	0	
PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00"20'11" EAST ALONG THE WEST LINE OF	X		Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00"20'11" EAST ALONG THE WEST LINE OF	X		LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500	
			True Cash Value =			2,500			

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	48,500	71,500	120,000			70,046C
2016	86,000	70,000	156,000		142,004L	69,422C
2015	71,600	67,900	139,500			76,036C
2014	57,300	61,900	119,200			74,839C

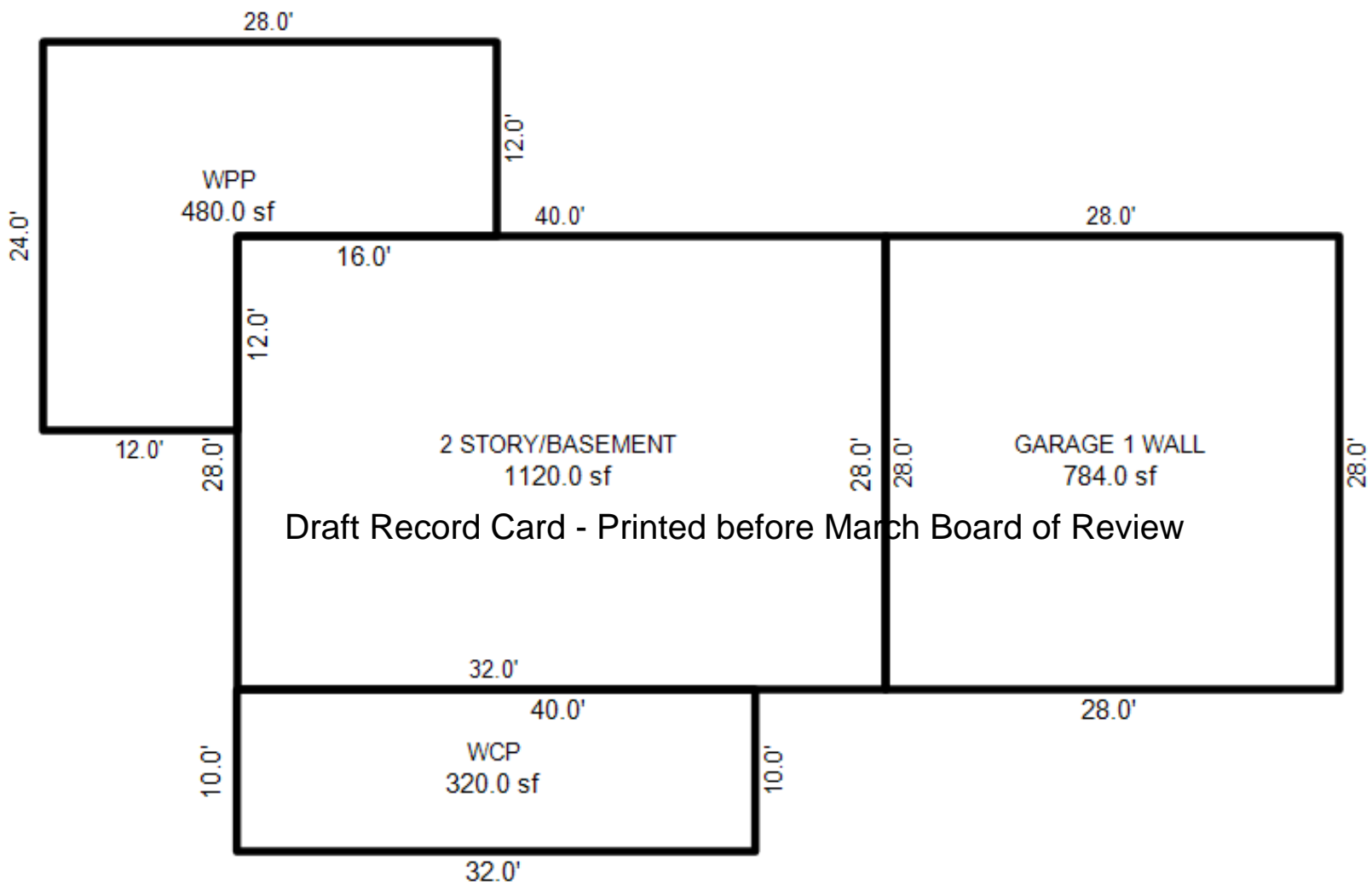
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 320 480	Type WCP (1 Story) WPP	Year Built: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																													
Building Style: 2S		Trim & Decoration		Ex			X	Ord		Min	Size of Closets																																																							
Yr Built 1989	Remodeled 0		Lg	X	Ord			Small	Doors			Solid	X	H.C.																																																				
Condition for Age: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			200 Amps Service			Class: C Effec. Age: 25 Floor Area: 2240 Total Base Cost: 150,055 Total Base New : 207,076 Total Depr Cost: 155,307 Estimated T.C.V: 124,246		CntyMult X 1.380 E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																																																	
Room List		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Stories		Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																												
4	Basement	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	2	2	Story Siding	Basement	104.09	0.00	0.00	1120	116,581																																												
3	1st Floor	X Drywall		200 Amps Service			Average Fixture(s)			(13) Plumbing			Other Additions/Adjustments			Walk out Basement Door(s)			Rate			Size			Cost																																									
3	2nd Floor	(7) Excavation		(13) Plumbing			3 Fixture Bath			4 Fixture Bath			Well, 100 Feet			1000 Gal Septic			Appliance Allowance			WCP (1 Story), Standard			WPP, Standard			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			Common Wall: 1 Wall			Automatic Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost =			ECF (101 AGRICULTURE)			0.800 => TCV of Bldg: 1 =			124,246											
	Bedrooms	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			2 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			(14) Water/Sewer			Public Water			Public Sewer			1 Water Well			1 1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
(1)	Exterior	(8) Basement		Conc. Block			8 Poured Conc.			Stone			Treated Wood			X Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			1 Walkout Doors			No Floor SF			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:			Chimney:																				
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(2) Windows			Many			X	Avg.		Large	X Avg.			Small			X Wood Sash			X Metal Sash			X Vinyl Sash			X Double Hung			X Horiz. Slide			X Casement			X Double Glass			X Patio Doors			X Storms & Screens			(3) Roof			X Gable			X Hip			X Flat			X Asphalt Shingle							

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Building Type	Barn, General Purpose	Utility Building		
Year Built	1972			
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
Base Rate/SF	10.10	4.45		
# of Walls, Perimeter	4 Wall, 240	4 Wall, 144		
Perimeter Mult.	X 1.127 = 11.38	X 1.078 = 4.80		
Height	10	8		
Story Height Mult.	X 1.000 = 11.38	X 0.963 = 4.62		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 15.71	X 1.38 = 6.38		
Final Rate/SF	\$15.71	\$6.38		
Length/Width/Area	60 x 30 = 1800	42 x 30 = 1260		
Cost New	\$ 28,275	\$ 8,033		
Phy./Func./Econ. %Good	40/100/100 40.0	35/100/100 35.0		
Depreciated Cost	\$ 11,310	\$ 2,811		
+ 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	40	35		
Est. True Cash Value	\$ 13,006	\$ 3,233		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16239 / All Cards: 16239				

Draft Record Card - Printed before March Board of Review

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLSON CARL A & CAROLINE	ERS TELECOM PROPERTIES LL	40,000	04/19/2016	WD	Split Vacant	2016-01514	PTA	100.0
ERS TELECOM PROPERTIES LL	NEW PAR DBA VERIZON WIREL	0	02/23/2016	OTH	AGREEMENT	2106-01613		0.0

Property Address	Class: 203 TOWER COMMERC	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LACHANCE RD	School: MCBAIN - 57030		Commercial	04/14/2016	2016-0101	100%
Owner's Name/Address	P.R.E. 0%		Commercial	09/08/2015	2015-0417	100%
ERS TELECOM PROPERTIES LLC 9144 N 900 WEST LIGONIER IN 46767	MAP #:					
	2017 Est TCV 242,169 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP I 100/FF	287.95	682.55	1.0000	1.0000	100	100		28,795
			288 Actual Front Feet, 4.51 Total Acres		Total Est. Land Value =			28,795

**Tax Description**  
 2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00"20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00"20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89"44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A DISTANCE OF 288.95 FEET; THENCE NORTH 8F)-39'49" WEST A DISTANCE OF 682.55 FEET TO THE POINT OF BEGINNING. CONTAINING 196 882 SQUARE FEET OR 4.520 ACRES. SUBJECT



**Draft Record Card - Printed before March Board of Review**

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	14,400	106,700	121,100			121,100S
2016	0	0	0		13,996L	6,842C
2015	0	0	0			0
2014	0	0	0			0

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Desc. of Bldg/Section: Calculator Occupancy: Shed, Equipment, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Percent Adj: +0																					
Class: D Floor Area Gross Bldg Area Stories Above Grd: 1 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> ** ** Calculator Cost Data ** ** 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 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low															
High	Above Ave.	Ave.	X	Low																			
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 16.85  Adjusted Square Foot Cost for Upper Floors = 16.85  1 Stories Average Height per Story: 0 Ave. Floor Area: 0 Perimeter: 0 Refined Square Foot Cost for Upper Floors: 16.18  Number of Stories Multiplier: 1.000 Height per Story Multiplier: 0.960 Perim. Multiplier: 1.000  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 22.323																					
2016 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	Total Floor Area: 0 Base Cost New of Upper Floors = 0  Reproduction/Replacement Cost = 0 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 0																					
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses <table border="1"> <thead> <tr> <th>Item Description</th> <th>Cost</th> <th># or Height</th> <th>Storys</th> <th>Base</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj. Adj. Cost</th> </tr> </thead> <tbody> <tr> <td colspan="5">Total Base Cost New = 0</td> </tr> <tr> <td colspan="5">County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	Storys	Base		Col.	Rate	SqFt	Adj. Adj. Cost	Total Base Cost New = 0					County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000				
Item Description	Cost	# or Height	Storys	Base																			
	Col.	Rate	SqFt	Adj. Adj. Cost																			
Total Base Cost New = 0																							
County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000																							
Comments: CELL TOWER, FENCIG AROUND, ROOF STRUCTURE OVER GRADE ONLY. CRUSHED ROCK/GRAVEL	* Sprinkler Info * Area: Type: Average	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																					

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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 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Outlets: Few Average Many Unfinished Typical Fixtures: Few Average Many Unfinished Typical		
(4) Floor Structure:		(10) Heating and Cooling:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(5) Floor Cover:		Gas Oil Coal Stoker Hand Fired Boiler						
(6) Ceiling:								

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

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LA CHANCE RD	School: MCBAIN - 57030		Commercial	07/17/2014	2014-0252	100%
Owner's Name/Address	P.R.E. 0%					
CARLSON CARL A 9676 W WATERGATE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 85,563 TCV/TFA: 39.18					

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 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55. 4.26A.	X			GROUP D 50/FF	400.00	463.91	1.0000	1.0000	50	100		20,000
Comments/Influences				400 Actual Front Feet, 4.26 Total Acres		Total Est. Land Value =						20,000
				Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 4in Ren. Conc.			3.78	1.42	288	94	1,453	
				Total Estimated Land Improvements True Cash Value =								1,453

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	10,000	32,800	42,800			27,698C
	Rolling		2016	10,000	32,300	42,300			27,451C
	Low		2015	10,000	31,200	41,200			27,369C
	High		2014	15,000	20,500	35,500			23,592C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 12/07/2015	INSPECTED								
TPC 08/12/2014	INSPECTED								

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Desc. of Bldg/Section: CAL 196 GUN SHOP Calculator Occupancy: Store, Retail		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Percent Adj: +0						
Class: C Floor Area: 2,184 Gross Bldg Area: 2,184 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 40.20  (10) Heating system: Complete H.V.A.C. Cost/SqFt: -3.35 100% Adjusted Square Foot Cost for Upper Floors = 36.85						
1980 Year Built Remodeled		Heat#1: Complete H.V.A.C. 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 2184 Ave. Perimeter: 220 Has Elevators:						
8 Overall Bldg Height		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 8 Height per Story Multiplier: 0.920 Ave. Floor Area: 2,184 Perimeter: 220 Perim. Multiplier: 1.163 Refined Square Foot Cost for Upper Floors: 39.43						
Comments: 2014 NEW METAL ROOF		County Multiplier: 1.42, Final Square Foot Cost for Upper Floors = 55.988  Total Floor Area: 2,184 Base Cost New of Upper Floors = 122,277  Reproduction/Replacement Cost = 122,277 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 59,916						
		ECF (201A GENERAL COMMERCIAL ) 1.070 => TCV of Bldg: 1 = 64,110 Replacement Cost/Floor Area= 55.99 Est. TCV/Floor Area= 29.35						
*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
		* Sprinkler Info * Area: Type: Low						

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

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



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Sketch by Apex I/VTI

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	AGREEMENT	2015-00362		0.0
KRULEY ELIZABETH ESTATE	EISENGA BRYAN & DIANE K (	175,000	12/03/2008	WD	Arms Length	2008/4307		47.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5680 S BLODGETT RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 53% 01/07/2009 Qual. Ag.					
EISENGA BRYAN R & DIANE K 8101 S LUCAS RD MC BAIN MI 49657	MAP #: 2017 Est TCV 192,230 TCV/TFA: 149.25					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 33 T22N R8W S 300 FT OF E 1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG 300 FT N OF SE COR OF SE 1/4, TH N 650 FT, W 950 FT, S 650 FT, E 950 FT TO POB. 41.4485 A.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	X		Dirt Road	Residentia PARTOF>80@\$2000	21.45 Acres	2000	100	20A AG	42,900	
			Gravel Road	Residentia AG 3600/A	20.00 Acres	3600	100		72,000	
			Paved Road	41.45 Total Acres					Total Est. Land Value =	114,900
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	57,500	38,600	96,100			63,201C
		TPC 12/07/2015 INSPECTED	2016	55,300	36,400	91,700			62,638C
			2015	41,500	36,400	77,900			62,451C
			2014	41,500	32,500	74,000			61,468C

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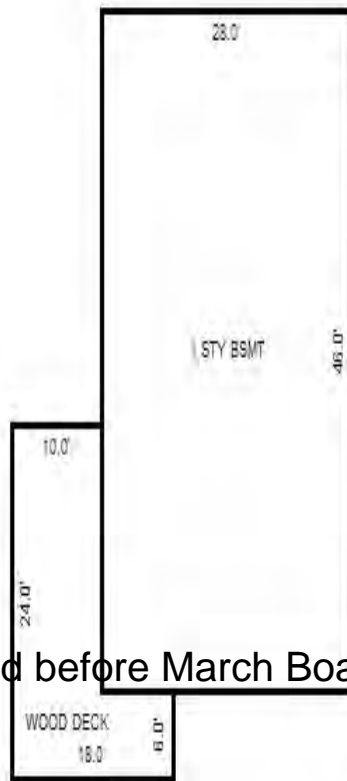
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 924 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1977		Remodeled 0		Ex X Ord Min			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 150 Amps Service												
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Basement 56.62 0.00 0.00			Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate			Size Cost 1288 72,927			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) Well 50 Feet 1575.00 Base Septic 2000			Rate			Size Cost 630.00 1 630			
X	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 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate			Size Cost 1 1,575		1 2,895	
X	(2) Windows	Many Avg. X Large Avg. X Small		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 (16) Deck/Balcony Treated Wood,Standard 6.40 (17) Garages Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.24 924 9,462 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 81,400 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 77,330			Rate			Size Cost 1 1,415		288 1,843	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF												
X	Double Glass Patio Doors Storms & Screens															
X	(3) Roof	Gable X Gambrel Hip Mansard Flat Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Block																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		55,000	08/01/1998	WD	Download	316:1001		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status				
M 55	School: MCBAIN - 57030									
	P.R.E. 100% 08/01/1994 Qual. Ag.									
Owner's Name/Address	MAP #:									
EISENGA BRUCE L & FRED A G TRUSTEES 20104 70TH AVENUE MARION MI 49665	2017 Est TCV 621,860									
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	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 IRRIGATED	3800/	160.00	Acres	3800 100 608,000				
			160.00	Total Acres	Total Est. Land Value =	608,000				
Taxpayer's Name/Address		Land Improvement Cost Estimates								
EISENGA BRUCE L & FRED A G TRUSTEES 20104 70TH AVENUE MARION MI 49665	X	Description	Rate	CountyMult.	Size	%Good Cash Value				
		Agricultural Local Cost Land Improvements								
		Description	Rate	CountyMult.	Size	%Good Cash Value				
		8' DIAMETER WELL	15750.00	1.00	1.0	88 13,860				
		Total Estimated Land Improvements True Cash Value = 13,860								
Tax Description	X	Topography of Site								
PA 116 1983 SEC 33 T22N R8W (14*1999) BEG S 89 DEG 57'27"W 1317.35 FT & N 0 DEG 27'35"W 300 FT FROM S 1/4 COR TH N 0 DEG 27'35"W 2323.58 FT, S 89 DEG 49'48"E3013.60 FT, S 0 DEG 01'30"W 1669.66 FT, S O DEG 26'55"W 650 FT, N 89 DEG 57'27"W 3A.		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	304,000	6,900	310,900		95,721C
		TPC 12/07/2015 INSPECTED			2016	288,000	6,900	294,900		94,868C
		TPC 06/17/2013 INSPECTED			2015	240,000	6,900	246,900		94,585C
					2014	200,000	6,900	206,900		93,096C

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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
5640 S BLODGETT RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 86% 05/03/1999 Qual. Ag.					
EISENGA BRYAN R & DIANE K 8101 S LUCAS ROAD MC BAIN MI 49657	MAP #: 2017 Est TCV 198,362 TCV/TFA: 217.50					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
PA 116 1983 SEC 33 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 26'55"E 1670.35 FT, N 89 DEG 47'38"W 950 FT, N 0 DEG 01'30"E 1669.66 FT, S 89 DEG 49'48"E 936.19 FT TO POB. 36.16A.			* Factors *								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
			AG SW 2014 30 - 65 ACRES	36.16	Acres	3600	100			130,176	
			36.16 Total Acres Total Est. Land Value = 130,176								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Agricultural Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860			
			Total Estimated Land Improvements True Cash Value = 13,860								

Comments/Influences	X Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
3 POLE BARNs LISTED IN UNIT IN PLACE ARE ALL IN POOR CONDITION EXTENSIVE REMODEL OF HOUSE FOR 00 23500 LOSS PER TRIB FOR 99 (OUT BLDGS)						

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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	65,100	34,100	99,200			54,554C
2016	66,900	30,500	97,400			54,068C
2015	54,200	27,100	81,300			53,907C
2014	43,400	25,600	69,000			53,059C

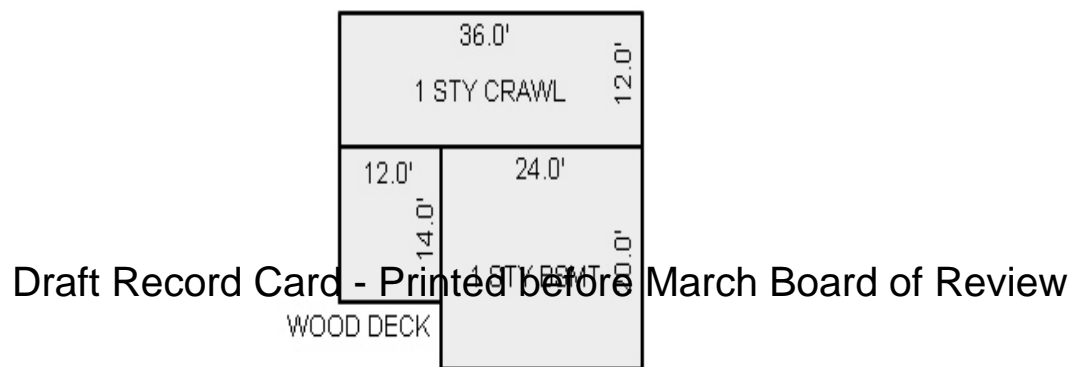
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Ex			Ord	X	Min							
Yr Built 1900	Remodeled 1999	Size of Closets		Lg	Ord	X	Small									
Condition for Age: Average		Doors		Solid	X	H.C.										
Room List		(5) Floors		Central Air Wood Furnace												
1	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		(6) Ceilings		No./Qual. of Fixtures												
(1)	Exterior	X	Plaster	Ex.	Ord.	X	Min									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets												
		(7) Excavation		Many	X	Ave.	Few									
(2)	Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(15) Built-Ins & Fireplaces												
		(9) Basement Finish		(16) Deck/Balcony												
		Recreation SF Living SF Walkout Doors No Floor SF		Treated Wood, Standard												
(3)	Roof			(17) Garage												
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: Brick																

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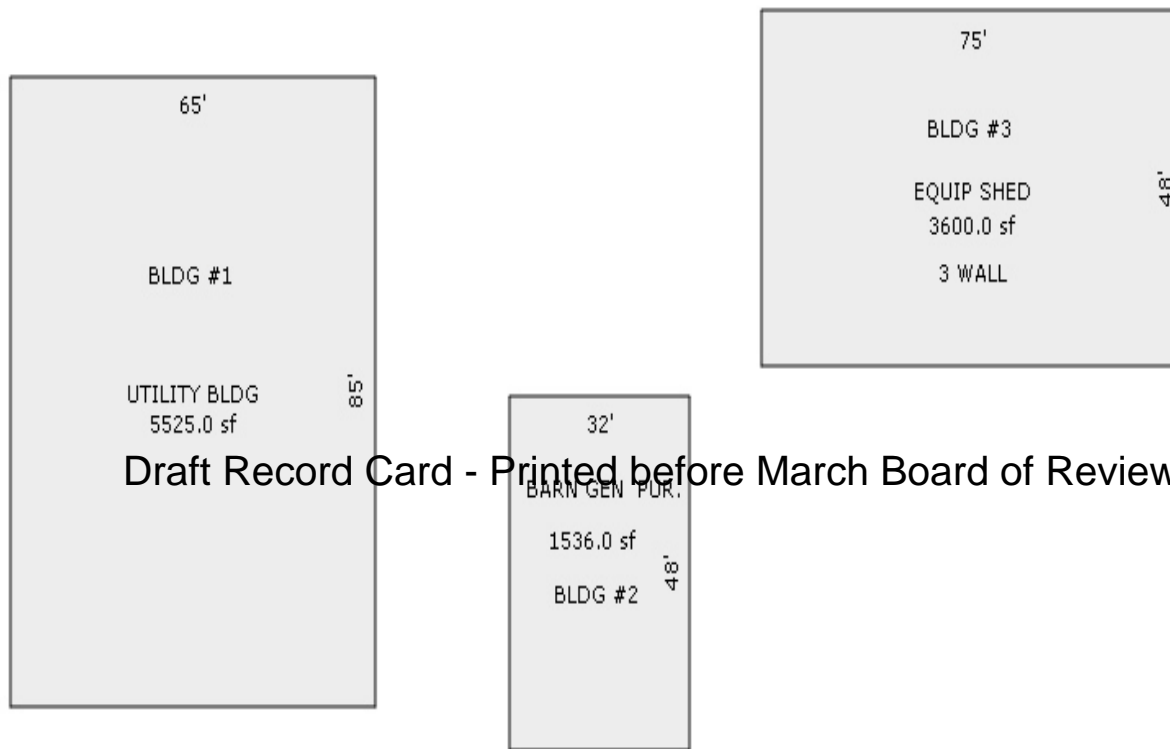
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Building Type	Utility Building	Barn, General Purpose	Utility Shed, 3 Wall		
Year Built					
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
Base Rate/SF	4.45	10.10	3.90		
# of Walls, Perimeter	4 Wall, 300	4 Wall, 160	4 Wall, 246		
Perimeter Mult.	X 0.920 = 4.09	X 1.051 = 10.62	X 0.957 = 3.73		
Height	12	10	8		
Story Height Mult.	X 1.038 = 4.25	X 1.000 = 10.62	X 0.963 = 3.59		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 5.86	X 1.38 = 14.65	X 1.38 = 4.96		
Final Rate/SF	\$5.86	\$14.65	\$4.96		
Length/Width/Area	65 x 85 = 5525	48 x 32 = 1536	75 x 48 = 3600		
Cost New	\$ 32,401	\$ 22,501	\$ 17,856		
Phy./Func./Econ. %Good	35/40/100 14.0	45/40/100 18.0	35/40/100 14.0		
Depreciated Cost	\$ 4,536	\$ 4,050	\$ 2,500		
+ 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	35	45	35		
Est. True Cash Value	\$ 5,217	\$ 4,658	\$ 2,875		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12750 / All Cards: 12750					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAMUEL & RACHEL	GOFF MICHAEL D & CARRIE M	105,500	05/07/2004	WD	Arms Length	04-0/2133		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8371 W BLUE RD	School: LAKE CITY - 57020		Pole Barn	05/26/2005	20050138	Complete
Owner's Name/Address	P.R.E. 100% 05/07/2004					
GOFF MICHAEL D & CARRIE M 8371 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 118,277 TCV/TFA: 100.75					

Taxpayer's Name/Address	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
NORTHWESTERN MORTGAGE CO P.O. BOX 809 625 S GARFIELD RD TRAVERSE CITY MI 49685-0809	X	Dirt Road		50/FF	175.00	186.69	1.0000	1.0000	50 100	8,750
		Gravel Road		175 Actual Front Feet, 0.75 Total Acres Total Est. Land Value = 8,750						
Tax Description	X	Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG	X	Sidewalk		D/W/P: 4in Ren. Conc.	4.21	1.00	1070	0	0	
		Water		Shed: Wood Frame	9.36	1.00	240	71	1,595	
TPC 03/26/2012 INSPECTED	X	Sewer		Shed: Wood Frame	12.07	1.00	80	40	386	
		Electric		Residential Local Cost Land Improvements						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	X	Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Curb		Standard Utilities	4.00	1.00	250	1.0	95	2,375
		Underground Utils.		Total Estimated Land Improvements True Cash Value = 4,357						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	4,400	54,700	59,100			48,680C
X Rolling	2016	4,400	51,600	56,000			48,246C
X Low	2015	4,400	48,200	52,600			48,102C
X High	2014	4,400	43,300	47,700			47,345C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

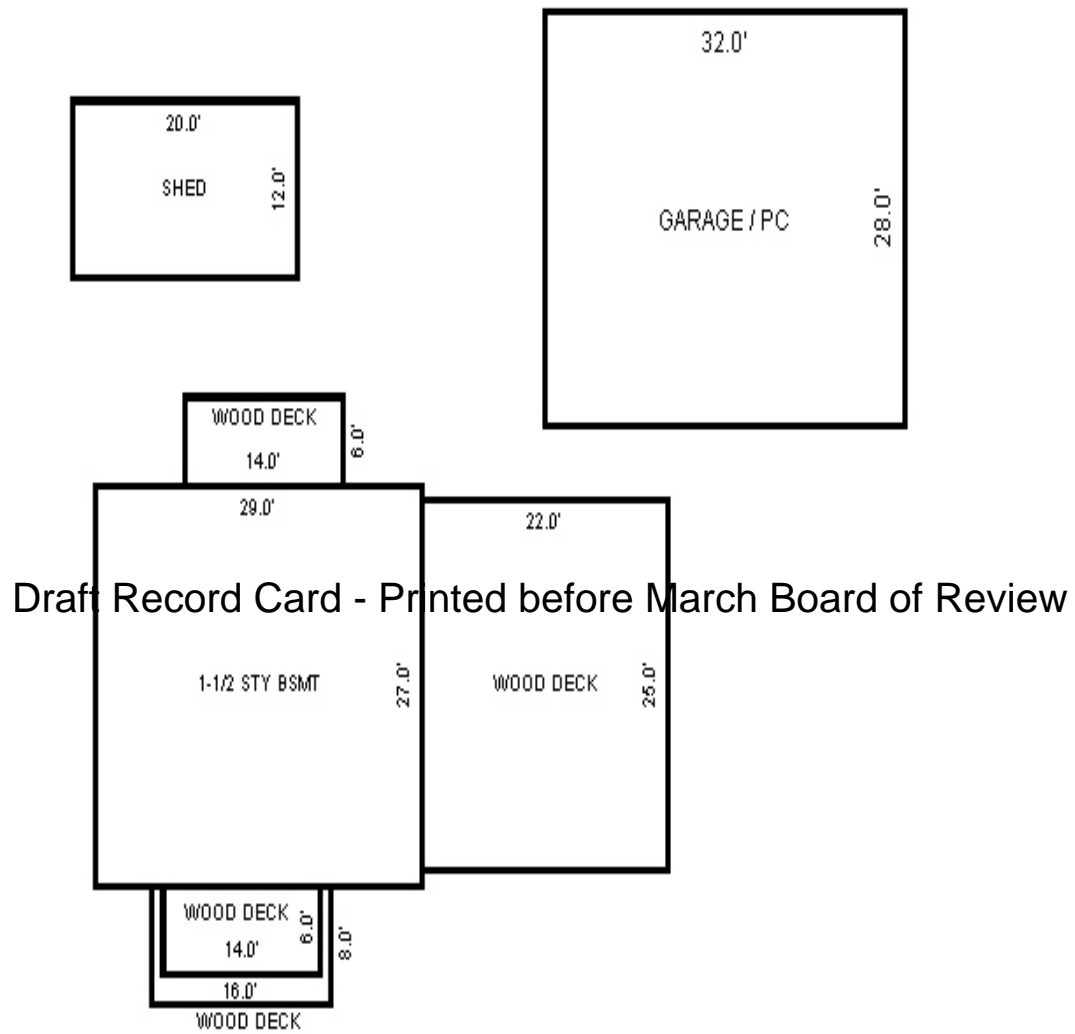
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 896		
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							84 72 128 550	Treated Wood Treated Wood Treated Wood Treated Wood			
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C Effec. Age: 25 Floor Area: 1174 Total Base Cost: 106,962 Total Base New : 147,607 Total Depr Cost: 110,706 Estimated T.C.V: 105,170			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1965	Remodeled 2005	Ex X Ord Min		(12) Electric			1.5 Story Siding Basement 90.03 0.00 0.00 783 70,493			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			(9) Basement Finish			Rate			Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Basement Living Finish 17.25 522 9,005			Rate			Size Cost			
(1) Exterior		X Drywall		(13) Plumbing			(14) Water/Sewer			Rate			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		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			Rate			Size Cost			
(2) Windows		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			Appliance Allowance Fireplace: Interior 1 Story			Rate			Size Cost			
X	Many Avg. X Large Avg. Small	(8) Basement		(14) Water/Sewer			(16) Deck/Balcony			Rate			Size Cost			
	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			Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard			Rate			Size Cost			
(3) Roof		522 Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			(17) Garages			Rate			Size Cost			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 11.18 896 10,017 Mechanical Doors 350.00 1 350 No Floor Deduction -3.10 896 -2,778 Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 110,706 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 105,170			Rate			Size Cost			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Rate			Size Cost			
Chimney: Brick										Rate			Size Cost			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PICCARD PERRY & JANE E	PICCARD PERRY & JANE TRUS	0	05/15/2014	WD	WARRANTY DEED	2014-01867	PTA	0.0
LUCAS JEFFREY D & TAMRA (	PICCARD PERRY & JANE E (H	180,000	07/24/2006	WD	Arms Length	06-0/2930		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8257 W BLUE RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
PICCARD PERRY & JANE TRUST 83 SUMMERWYN DR Caledonia MI 49316	MAP #:					
	2017 Est TCV 179,087 TCV/TFA: 129.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
. SEC 34 T22N R8W COMM AT NE COR SEC 34 S 89 DEG 56'20" W 473.4 FT, N 53 DEG 0'28" W 353.63 FT, N 77 DEG 45'28" W 319.8 FT, S 60 DEG 42' 32" W 173.88 FT AS POB, TH S 35 DEG 17'28" E TO C/L OF CLAM RIVER, TH FOLLOWC/L OF RIVER UPSTREAM TO C/L OF BLUE ROAD, TH FOLLOW C/L OF BLUE RD NE'LY TO POB, EXC BEG AT NE'LY COR THOF, TH S 35 DEG 17'28" E 97 FT TO THREAD OF CLAM RIVER AS POB, TH N 35 DEG 17'28" W 97 FT, S 60 DEG 42'32" W 121.45 FT TH ALG THE ARC OF A CURVE TO THE RIGHT RAD 882.16 FT A DISTANCE OF 28.57 FT (LONG CHORD S 61				* Factors *								
				<Site Value I>	RIVER SITE			35000	100		35,000	
				Residentia 3 - 7 @\$3000		4.82 Acres		3000	100		14,463	
						4.82 Total Acres				Total Est. Land Value =	49,463	
				Land Improvement Cost Estimates								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				Shed: Wood Frame				11.53	1.00	96	71	786
				Residential Local Cost Land Improvements								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				LAND IMPROVE 2500				2500.00	1.00	1.0	95	2,375
			Standard Utilities True Cash Value =									
											3,161	

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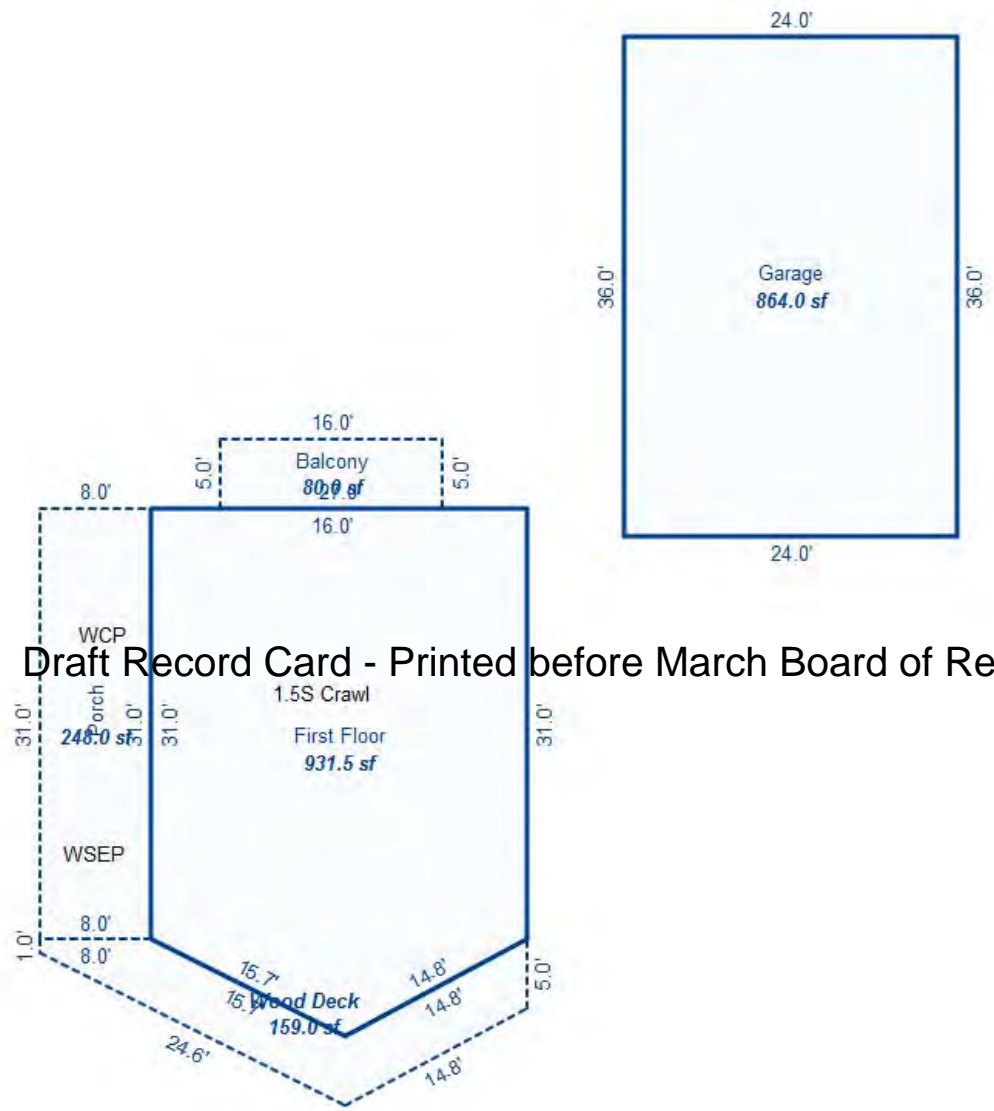
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	24,700	64,800	89,500			69,573C
2016	22,200	61,100	83,300			68,953C
2015	22,200	57,000	79,200			68,747C
2014	21,700	51,000	72,700			67,665C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		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							120 WSEP (1 Story) 128 WCP (1 Story) 159 Treated Wood 80 Wood Balcony		
Building Style: 1.5S		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			1.5 Story Siding Crawl Space			95.65 -10.99 0.00			922 78,057			
Condition for Age: Average		Lg X Ord Small		200 Amps Service			Other Additions/Adjustments			Rate			Size Cost			
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			1 760			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			2 Fixture Bath			760.00			1 760			
(1) Exterior		X Drywall		No. of Elec. Outlets			1 3 Fixture Bath			1600.00			1 1,600			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			1 2 Fixture Bath			3085.00			1 3,085			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			1 2,700			
(2) Windows		X Many Avg. Few		X Large Avg. Small			(8) Basement			(15) Built-Ins & Fireplaces			1 1,915			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance Fireplace: Wood Stove			1915.00 1350.00			1 1,915			
X	Double Glass Patio Doors Storms & Screens	(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			Fireplace: Wood Stove			1 1,350			
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed			(14) Water/Sewer			(16) Porches			1 3,796			
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			1000 Gal Septic			WSEP (1 Story), Standard WCP (1 Story), Standard			120 3,796			
Chimney: Metal				Lump Sum Items:			(16) Deck/Balcony			Treated Wood,Standard Wood Balcony			159 1,177 80 1,400			
							(17) Garages			Class:C Exterior: Siding Foundation: 42 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) 0.950 => TCV of Bldg: 1 =			864 13,677 2 700 133,119 126,463			

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	Not Qualified	2009/300		0.0
		166,500	12/01/1998	WD	Download	314:17		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8261 W BLUE RD	School: LAKE CITY - 57020		Addition	05/31/2016	2016-0204	100%
Owner's Name/Address	P.R.E. 100% 01/19/1998					
WENZLICK SUSAN 8261 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 152,007 TCV/TFA: 101.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG 12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT S 46 DEG 12'32"W 58 FT M/L TO THREAD OF CLAM RIVER. TH NW'LY & UP- STREAM ALG			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			<Site Value E> CLAM RIVER 30K				30000	100		30,000
			264 Actual Front Feet, 0.90 Total Acres Total Est. Land Value = 30,000							

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates						
. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG 12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT S 46 DEG 12'32"W 58 FT M/L TO THREAD OF CLAM RIVER. TH NW'LY & UP- STREAM ALG				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 3.5 Concrete	3.44	1.00	46	0	0	
				D/W/P: 4in Concrete	3.61	1.00	114	0	0	
				D/W/P: 4in Concrete	3.61	1.00	138	0	0	
				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				Standard Utilities	1.00	1.00	95	95	950	
				Total Estimated Land Improvements True Cash Value = 950						

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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	15,000	61,000	76,000			69,689C
2016	15,000	50,100	65,100			61,437C
2015	15,000	46,600	61,600			61,254C
2014	26,400	41,700	68,100			60,290C

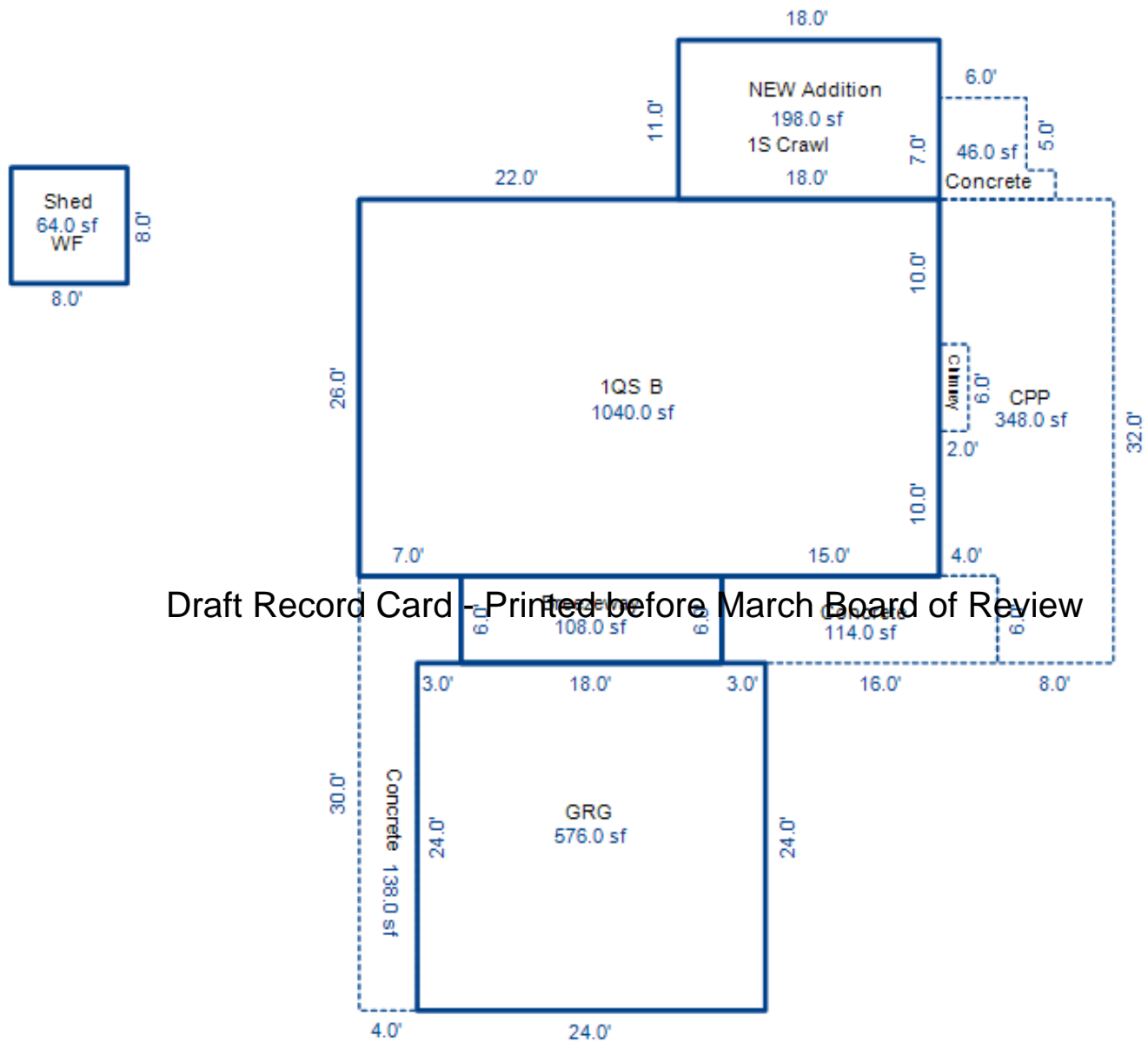
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 348 260 108	Type CPP Treated Wood Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 35 Floor Area: 1498 Total Base Cost: 137,050 Total Base New : 189,130 Total Depr Cost: 127,428 Estimated T.C.V: 121,057		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
Yr Built 1972	Remodeled 2016	Ex	X Ord	Min	200 Amps Service			1.25 Story Siding		78.14	0.00	-0.36	1040	80,891
Condition for Age: Average		Lg	X Ord	Small	No Heating/Cooling			1 Story Siding		67.95	-9.70	-0.28	198	11,478
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments		(13) Plumbing		Rate		Size Cost	
Basement	1st Floor	Kitchen:		Ex.	X Ord.	Min	2 Fixture Bath		2 Fixture Bath		1600.00		1 1,600	
2nd Floor	2 Bedrooms	Other:		No. of Elec. Outlets			1000 Gal Septic		1000 Gal Septic		3085.00		1 3,085	
		Other:		Many	X Ave.	Few	Softener, Auto 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	
(1) Exterior		X Drywall		(7) Excavation			(14) Water/Sewer		(16) Porches		9.67		348 3,365	
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		(16) Deck/Balcony		6.77		260 1,760	
X	Insulation	(2) Windows		(8) Basement			Separately Depreciated Items: Solar Room Base Wall Gable: 4' to 5'		(16) Breezeways		27.75		108 2,997	
X	Many Avg. X Large Avg. X Small	Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			County Multiplier = 1.38 =>		Frame Wall,Finished		27.75		108 2,997	
X	Wood Sash Metal Sash Vinyl Sash	Public Water Public Sewer		(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,		Treated Wood,Standard		6.77		260 1,760	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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		Joists: Unsupported Len: Cntr.Sup:			Total Base Cost 17.55 Automatic Doors 375.00 Depr.Cost = 111,699		Treated Wood,Standard		6.77		260 1,760	
X	Asphalt Shingle	1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			Base Cost 17.55 Automatic Doors 375.00 Depr.Cost = 111,699		Treated Wood,Standard		6.77		260 1,760	
Chimney: Brick		1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0,		Treated Wood,Standard		6.77		260 1,760	
		Lump Sum Items:					Total Depreciated Cost = 127,428		Treated Wood,Standard		6.77		260 1,760	
							ECF (RESIDENTIAL RURAL/ NON SUB)		Treated Wood,Standard		6.77		260 1,760	
							0.950 => TCV of Bldg: 1 = 121,057		Treated Wood,Standard		6.77		260 1,760	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL TAMARA & BALL MARIE	BALL SAMUEL & RACHEL	1	08/11/2015	QC	FAMILY SALE	2015-03071	PTA	0.0
BERENS EUGENE J LE	BALL TAMA, BALL M, BALL S	24,000	10/18/2013	WD	WARRANTY DEED	2013-03588 & 0	PTA	100.0
BERENS EUGENE J & NELLIE	BERENS EUGENE J LE	0	11/25/2008	WD	Not Qualified	2007/4333		0.0
PRICE JAY & KATHIE	BERENS EUGENE JOHN & NILL	0	01/08/2003	WD	PROBATE COURT	2003-00987		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 100% 08/24/2015					
	MAP #:					
	2017 Est TCV 37,545					

Ball Samuel & Rachel 1947 S Dickerson Rd Lake City MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road			<Site Value I>	RIVER SITE				35000	100		35,000
	Paved Road			139 Actual Front Feet, 2.28 Total Acres Total Est. Land Value = 35,000								
	Storm Sewer			Land Improvement Cost Estimates								
	Sidewalk			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Water			Shed: Wood Frame	10.75	1.00	80	50	430			
	Sewer			Shed: Wood Frame	8.63	1.00	200	95	1,640			
	Electric			Residential Local Cost Land Improvements								
	Gas			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Curb			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
	Standard Utilities			Total Estimated Land Improvements True Cash Value = 2,545								
	Underground Utils.											

**Tax Description**  
 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 70 FEET ALONG THE EAST LINE OF SAID SECTION 34 TO THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 53 SECONDS EAST 138.85 FEAT ALONG THE SAID EAST LINE OF SECTION 34; THENCE SOUTH 89 DEGREES 56 MINUTES 54 SECONDS WEST 283.98 FEET; THENCE SOUTH 79 DEGREES 18 MLNUTEA 08 SECONDS WEST 283.08 FEET TO A POINT ON AN INTERMEDIATE TRAVERSE LINE ON THE BANK OF

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	17,500	1,300	18,800			15,786C
TPC 10/06/2015 INSPECTED			2016	15,000	1,300	16,300			15,646C
			2015	15,000	600	15,600		15,600W	15,600S
			2014	15,000	600	15,600			15,600S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5086 S DICKERSON RD	School: LAKE CITY - 57020		Addition	06/13/2013	2013-0223	100%
	P.R.E. 100% 11/19/1998		Addition	03/01/2005	20050038	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 252,017 TCV/TFA: 112.96
KLIFMAN RANDY & PAMELA 5086 S DICKERSON ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																								
SEC 34 T22N R8W (2*1998) BEG S 0 DEG 05'53"E 208.85 FT FROM NE COR TH S 0 DEG 05'53"E 339.45 FT, S 83 DEG 31'22"W 447.25 FT, N 40 DEG 19'28"E 145.93 FT, N 23 DEG 13'59"W 128.12 FT, N56 DEG 19'07"W 254.17 FT, N 79 DEG 18' 08"E 283.08 FT, N 89 DEG 56'54"E 283.98 FT TO POB. 3.8A.	X		<p><b>* Factors *</b></p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>&lt;Site Value I&gt; RIVER SITE</td> <td></td> <td></td> <td></td> <td>35000</td> <td>100</td> <td></td> <td>35,000</td> </tr> <tr> <td colspan="7">339 Actual Front Feet, 3.80 Total Acres</td> <td>Total Est. Land Value = 35,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	<Site Value I> RIVER SITE				35000	100		35,000	339 Actual Front Feet, 3.80 Total Acres							Total Est. Land Value = 35,000
Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value																				
<Site Value I> RIVER SITE				35000	100		35,000																				
339 Actual Front Feet, 3.80 Total Acres							Total Est. Land Value = 35,000																				

Comments/Influences	Land Improvement Cost Estimates																																																												
98 SPLIT FROM 003-00 FOR 99	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>1.61</td> <td>1.00</td> <td>2400</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>4.21</td> <td>1.00</td> <td>410</td> <td>0</td> <td>0</td> </tr> <tr> <td>Shed: Wood Frame</td> <td>10.92</td> <td>1.00</td> <td>128</td> <td>94</td> <td>1,314</td> </tr> <tr> <td colspan="6">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> <tr> <td>Street Curb</td> <td>7.00</td> <td>1.00</td> <td>700</td> <td>100</td> <td>7,000</td> </tr> <tr> <td>Standard Utilities</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Underground Utils.</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>6,064</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: Asphalt Paving	1.61	1.00	2400	0	0	D/W/P: 4in Ren. Conc.	4.21	1.00	410	0	0	Shed: Wood Frame	10.92	1.00	128	94	1,314	Residential Local Cost Land Improvements						Description	Rate	CountyMult.	Size	%Good	Cash Value	Street Curb	7.00	1.00	700	100	7,000	Standard Utilities						Underground Utils.						Total Estimated Land Improvements True Cash Value =					6,064
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																								
D/W/P: Asphalt Paving	1.61	1.00	2400	0	0																																																								
D/W/P: 4in Ren. Conc.	4.21	1.00	410	0	0																																																								
Shed: Wood Frame	10.92	1.00	128	94	1,314																																																								
Residential Local Cost Land Improvements																																																													
Description	Rate	CountyMult.	Size	%Good	Cash Value																																																								
Street Curb	7.00	1.00	700	100	7,000																																																								
Standard Utilities																																																													
Underground Utils.																																																													
Total Estimated Land Improvements True Cash Value =					6,064																																																								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2017	17,500	108,500	126,000			93,698C

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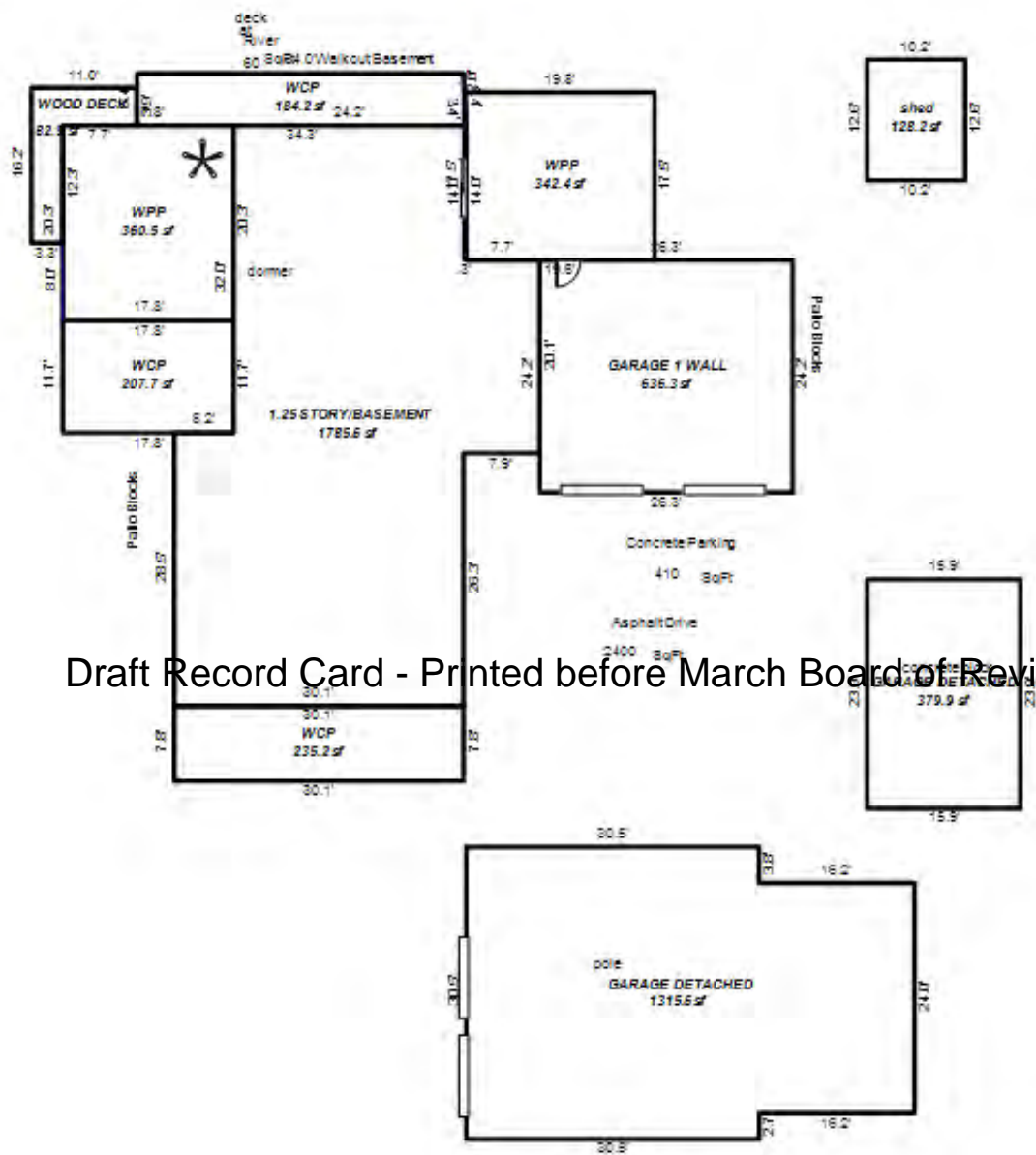
Who	When	What	2016	15,000	102,200	117,200		92,863C
		TPC 10/01/2013 INSPECTED	2015	15,000	95,400	110,400		92,586C
			2014	15,000	85,600	100,600		91,128C

\*\*\* 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: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 636 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							235	WCP (1 Story)		
	Building Style: 1S		Trim & Decoration									207	WCP (1 Story)		
	Yr Built 1972 199		Ex	X	Ord							360	WPP		
	Remodeled 2013		Min									184	WCP (1 Story)		
	Condition for Age: Average		Lg	X	Ord							342	WPP		
	Room List		Doors		Solid	X	H.C.					60	Treated Wood		
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors									82	Treated Wood		
	(1) Exterior		Kitchen: Other: Other:									80	Brzwy, FW		
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings												
	Insulation		No./Qual. of Fixtures												
	(2) Windows		Ex	X	Ord		Min								
X	Many Avg. Few	X	Many	X	Ave.		Few								
X	Large Avg. Small		(7) Excavation												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
	(3) Roof		(8) Basement												
X	Gable Hip Flat		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor											
X	Gambrel Mansard Shed		(9) Basement Finish												
	Asphalt Shingle		893	Recreation SF Living SF 1 Walkout Doors No Floor SF											
	Chimney: Brick		(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(11) Heating/Cooling												
			1	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
			(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											
			(14) Water/Sewer												
			1	Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
			(15) Built-ins												
			1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System											
			(15) Fireplaces												
			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											
			Class: C +10 Effec. Age: 30 Floor Area: 2231 Total Base Cost: 229,872 Total Base New : 317,223 Total Depr Cost: 222,056 Estimated T.C.V: 210,953												
			CntyMult X 1.380 E.C.F. X 0.950												
			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost								
			77.45	0.00	2.67	1785	143,014								
			Other Additions/Adjustments	Rate	Size	Cost									
			(1) Exterior												
			Stone Veneer	10.25	144	1,476									
			(9) Basement Finish												
			Basement Recreation Finish	11.45	893	10,225									
			(13) Plumbing												
			Average Fixture(s)	760.00	1	760									
			2 Fixture Bath	1600.00	1	1,600									
			(14) Water/Sewer												
			Well, 100 Feet	2700.00	1	2,700									
			1000 Gal Septic	3085.00	1	3,085									
			(15) Built-Ins & Fireplaces												
			Appliance Allowance	1915.00	1	1,915									
			Fireplace: Exterior 1 Story	3875.00	1	3,875									
			(16) Porches												
			WCP (1 Story), Standard	20.50	235	4,818									
			WCP (1 Story), Standard	21.34	207	4,417									
			WPP, Standard	8.80	360	3,168									
			WCP (1 Story), Standard	22.35	184	4,112									
			WPP, Standard	8.91	342	3,047									
			(16) Deck/Balcony												
			Treated Wood,Standard	9.73	60	584									
			Treated Wood,Standard	8.77	82	719									
			(16) Breezeways												
			Frame Wall,Finished	27.75	80	2,220									
			(17) Garages												
			Class:C Exterior: Siding Foundation: 42 Inch (Finished )												
			<<<<< 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.
ARENDS MATTHEW & LINDA	ARENDS MATTHEW & LINDA LI	0	05/13/2014	WD	WARRANTY DEED	2014-01945	PTA	0.0
JONES JERROLD T & MARILYN	ARENDS MATTHEW & LINDA	250,000	01/31/2014	WD	WARRANTY DEED	2014-00398	PTA	100.0
		47,000	04/01/1999	WD	Download	327:733		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5122 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/07/2014					
ARENDS MATTHEW & LINDA 5122 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 286,684 TCV/TFA: 126.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 548.3 FT FROM NE CORTH S 0 DEG 05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG 28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG 31'22"E 447.25 FT TO POB. 3.83A.			* Factors *						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			<Site Value I> RIVER SITE			35000	100		35,000
			247 Actual Front Feet, 3.83 Total Acres Total Est. Land Value = 35,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	9.56	1.00	216	94	1,941	
			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 =						3,366

Comments/Influences  
 HOUSE ETC @50% FOR 01 COMP FOR 02  
 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE  
 FACTOR TO MARKIET VALUE  
 98 SPLIT FROM 003-00 FOR 99



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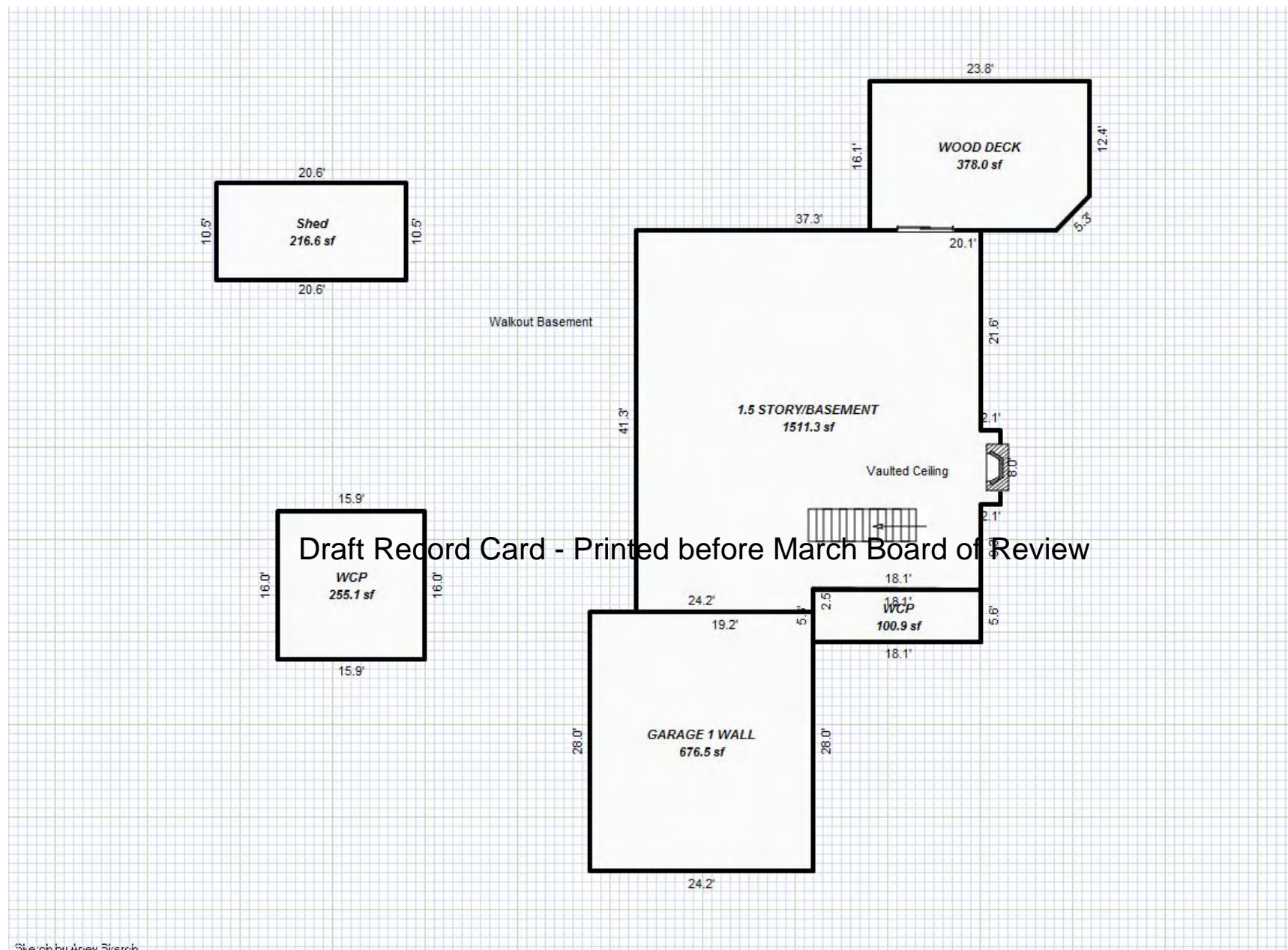
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	17,500	125,800	143,300			120,431C
2016	15,000	118,500	133,500			119,357C
2015	15,000	104,000	119,000			119,000S
2014	15,000	98,900	113,900			94,882C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 255 100 378	Type WCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior Drywall Paneled	Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
	Building Style: LOG	Trim & Decoration Ex X Ord Min			Central Air Wood Furnace										
	Yr Built 2000	Remodeled 0			(12) Electric 200 Amps Service										
	Condition for Age: Average	Lg X Ord Small													
	Room List	(5) Floors Kitchen: Other: Hardwood Other:													
	Basement 1st Floor 2nd Floor 4 Bedrooms														
	(1) Exterior	(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min				Stories Exterior Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets Many X Ave. Few				1.5 Story Cedar Logs Basement	97.00	0.00	3.16	1511	151,342	
X	Pine/Cedar Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing No. of Galleys/Closets (s) No. of Sinks (s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(9) Basement Finish Basement Recreation Finish		11.45		1700	19,465	
	(2) Windows				(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Walk out Basement Door(s)	775.00			1	775	
X	Many Avg. Few	X Large Avg. Small							(13) Plumbing All Galleys/Closets (s) All Sinks (s) 3 Fixture Bath				1	760	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor							(14) Water/Sewer Well, 100 Feet 1000 Gal Septic	2700.00 3085.00			1 1	2,700 3,085	
X		(9) Basement Finish 1700 Recreation SF Living SF 1 Walkout Doors No Floor SF							(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story	1915.00 3875.00			1 1	1,915 3,875	
	(3) Roof								(16) Porches WCP (1 Story), Standard WCP (1 Story), Standard	19.95 29.00			255 100	5,087 2,900	
X	Gable Hip Flat	Gambrel Mansard Shed							(16) Deck/Balcony Treated Wood, Standard	6.47			378	2,446	
X	Asphalt Shingle								(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 1 Wall Automatic Doors	21.09 -1300.00 375.00			676 1 2	14,257 -1,300 750	
	Chimney:								Notes: TIMBER WITH LOG SIDING Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (RESIDENTIAL RURAL/ NON SUB)					261,387 248,318	
									Estimated T.C.V: 248,318						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINKELMANN BRUCE & DIANA	BALL SAM & RACHEL	1	05/07/2015	QC	QUIT CLAIM	2015-01774	PTA	100.0
JP MORGAN CHASE BANK	RITTER DIANA MAE (NOW WIN	0	01/24/2006	OTH	BANK - OTHER	2006-637		0.0
SHURTER ALBERT W & LINDA	RITTER PAUL E (A SINGLE M	33,000	08/23/1990	WD	WARRANTY DEED	263P13		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8111 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/28/2015					
Owner's Name/Address	MAP #:					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2017 Est TCV 66,091 TCV/TFA: 48.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS									
. SEC 34 T22N R8W BEG W 568.25 FT W ALONG BLUE ROAD & S 45 DEG 59'32"W TO CLAM RIVER FROM NE SEC COR, TH N 45 DEG 59'32 E TO BLUE RD,E'LY ALONG BLUE ROAD TO NE COR, S 70 FT,W TO CLAM RIVER, N'LY ALONG RIVER TO POB. 1.04A.	X		* Factors *									
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value G> RURAL SITES					15000	100		15,000	
			70 Actual Front Feet, 1.04 Total Acres					Total Est. Land Value =			15,000	
			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 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
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	7,500	25,500	33,000			29,261C
TPC 10/06/2015 INSPECTED	2016	7,500	21,500	29,000			29,000S
	2015	2,600	24,100	26,700			25,196C
	2014	2,600	22,200	24,800			24,800S

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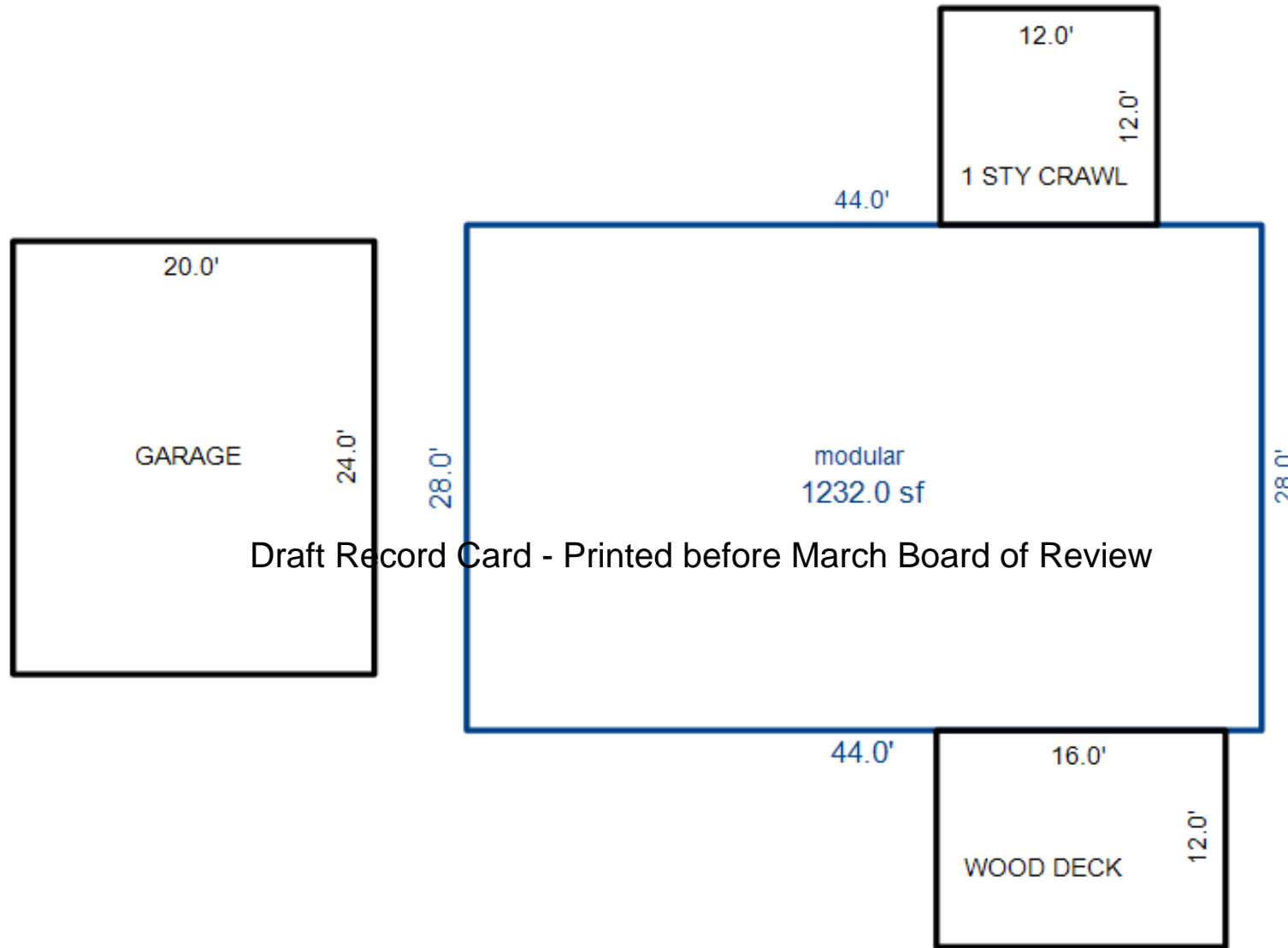
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	Type Treated Wood	Year Built: 1991 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: 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											
Building Style: MANU-BOCA/STATE		Trim & Decoration														
Yr Built Remodeled 1987 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 200 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. Min			1 Story Siding Crawl Space 45.50 -7.72 0.66 1232 47,358									
Insulation				No. of Elec. Outlets			1 Story Siding Crawl Space 45.50 -7.72 0.66 144 5,535									
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments Rate									
Many Avg. X Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(13) Plumbing									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Average Fixture(s) 525.00 1 525 3 Fixture Bath 1650.00 1 1,650 Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 2720.00 1 2,720									
(3) Roof		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces									
Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer			Appliance Allowance 1235.00 1 1,235									
Asphalt Shingle		(9) Basement Finish		1 Water Well			(16) Deck/Balcony									
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		1 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard 6.56 192 1,260									
				Lump Sum Items:			(17) Garages									
							Class:D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.40 480 8,352 Mechanical Doors 325.00 1 325									
							Notes: L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 77,871 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 50,616									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT THOMAS & ANN	GENTRY JEFFREY P	129,900	09/19/2013	WD	WARRANTY DEED	2013-03277 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8251 W BLUE RD	School: LAKE CITY - 57020		Reroof	08/11/2006	20060263	Complete

Owner's Name/Address	MAP #:
GENTRY JEFFREY P 8251 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 133,527 TCV/TFA: 59.45

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																				
		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>50/FF</td> <td>100.00</td> <td>204.73</td> <td>1.0000</td> <td>1.0000</td> <td>50</td> <td>100</td> <td></td> <td>5,000</td> </tr> <tr> <td>&lt;Site Value B&gt; SITE</td> <td></td> <td></td> <td></td> <td></td> <td>7000</td> <td>100</td> <td></td> <td>7,000</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =</td> <td>12,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	50/FF	100.00	204.73	1.0000	1.0000	50	100		5,000	<Site Value B> SITE					7000	100		7,000	100 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								12,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																														
50/FF	100.00	204.73	1.0000	1.0000	50	100		5,000																														
<Site Value B> SITE					7000	100		7,000																														
100 Actual Front Feet, 0.47 Total Acres Total Est. Land Value =								12,000																														

Tax Description	X	Public Improvements	Land Improvement Cost Estimates																		
. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1293.62 FT FROM NE COR TH W'LY ON BLUE RD 150.02 FT S 31 DEG 17' 28" E 139.96 FT N 80 DEG 38' 52" E TO CLAM RIVER NE'LY ALONG RIVER TO A PT LYING S 35 DEG 17' 28" E OF POB N 35 DEG 17' 28" W TO POB. APP .47 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>48</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>1.61</td> <td>1.00</td> <td>900</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 3.5 Concrete	3.44	1.00	48	0	0	D/W/P: Asphalt Paving	1.61	1.00	900	0	0
Description	Rate	CountyMult.	Size	%Good	Cash Value																
D/W/P: 3.5 Concrete	3.44	1.00	48	0	0																
D/W/P: Asphalt Paving	1.61	1.00	900	0	0																

Comments/Influences	X	Gas	Residential Local Cost Land Improvements																		
ADD 100 FT RIVER FRONTAGE FOR 05	X	Curb Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Standard Utilities</td> <td>100.00</td> <td>1.00</td> <td>1.0</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	Standard Utilities	100.00	1.00	1.0	95	950	Total Estimated Land Improvements True Cash Value =					950
Description	Rate	CountyMult.	Size	%Good	Cash Value																
Standard Utilities	100.00	1.00	1.0	95	950																
Total Estimated Land Improvements True Cash Value =					950																

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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	6,000	60,800	66,800			57,887C
2016	6,000	60,300	66,300			57,371C
2015	6,000	52,900	58,900			57,200C
2014	6,000	50,300	56,300			56,300S

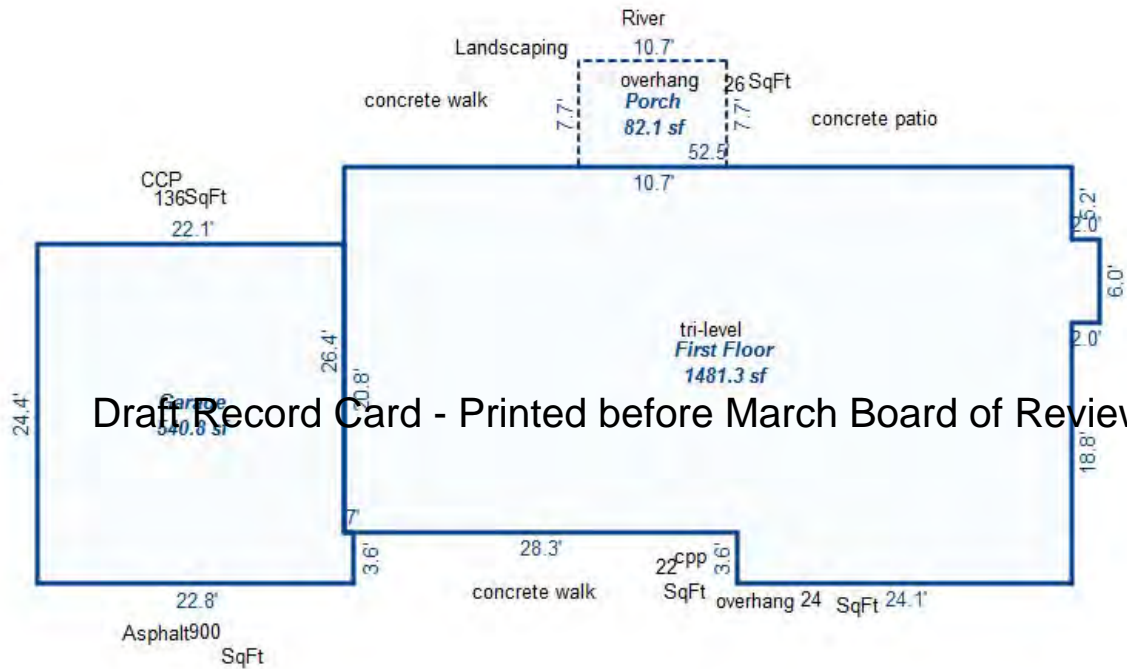
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							82	WCP (1 Story)			
	Building Style: TRI		Trim & Decoration									136	CCP (1 Story)			
	Yr Built 1973		Ex	X	Ord		Min									
	Remodeled 0		Size of Closets													
	Condition for Age: Average		Lg	X	Ord		Small									
	Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:													
	(1) Exterior		(6) Ceilings													
	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall													
	Insulation		No./Qual. of Fixtures													
	(2) Windows		Ex	X	Ord		Min									
	Many Avg. Few	X	No. of Elec. Outlets													
	Large Avg. Small		Many	X	Ave.		Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation													
	(3) Roof		(13) Plumbing													
	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	Gambrel Mansard Shed		(8) Basement													
	Asphalt Shingle Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Chimney: Metal		(9) Basement Finish													
			Recreation SF Living SF Walkout Doors No Floor SF													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost													
			Tri-Level Siding Basement 77.88 0.00 2.87 1481 119,591													
			1 Story Siding Overhang 36.55 0.00 0.00 24 877													
			Other Additions/Adjustments Rate Size Cost													
			(1) Exterior Brick Veneer 8.25 112 924													
			(13) Plumbing 1600.00 1 1,600													
			(14) Water/Sewer Well, 50 Feet 1575.00 1 1,575													
			1000 Gal Septic 3085.00 1 3,085													
			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915													
			Fireplace: Interior 1 Story 3250.00 1 3,250													
			(16) Porches WCP (1 Story), Standard 30.91 82 2,535													
			CCP (1 Story), Standard 25.77 136 3,505													
			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)													
			Base Cost 19.80 540 10,692													
			Common Wall: 1 Wall -1300.00 1 -1,300													
			Mechanical Doors 350.00 1 350													
			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 133,974													
			ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 120,577													

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	Not Qualified	2009/301		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 01/19/1998					
WENZLICK SUSAN W 8261 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 17,500					

Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			RVR WDS EST 2	175.00	114.50	1.0000	1.0000	100 100	17,500
			175 Actual Front Feet, 0.46 Total Acres Total Est. Land Value =						17,500

Tax Description	X	Value
. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1492.38 FT & S 27 DEG 47' 28" E 133.37 FT FROM NE COR TH S 27 DEG 47' 28" E 150 FT S 46 DEG 12' 32" W TO CLAM RIVER N'LY ALONG RIVERTO A PT LYING S 46 DEG 12' 32" W OF POB N 46 DEG 12' 32" E TO POB. APP .46 A.	X	
	X	

Comments/Influences	Standard Utility	Standard Utilities	Underground Utils.
CHG ACRES FROM .14 TO .45..ADD 175 FT 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	8,800	0	8,800			535C
X Rolling	2016	8,800	0	8,800			531C
Low	2015	9,600	0	9,600			530C
High	2014	6,000	0	6,000			522C
Landscaped							
Swamp							
Wooded							
Pond							
X 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.
GREGG DAVID W & LINDA J	DEZEEUW KENNETH WELLER &	131,000	04/22/2015	LC	LAND CONTRACT	2015-01718 & 0	PTA	0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH WELLER & BRENDA KAY 7742 S LUCAS RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 155,636					

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	34.66	Acres	3600	100		124,776
			AG SW 2014 SURPLUS 1700/	10.00	Acres	1700	100		17,000
			44.66 Total Acres		Total Est. Land Value =		141,776		
Tax Description			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Agricultural Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860	
			Total Estimated Land Improvements True		Cash Value =				13,860

SEC 34 T22N R8W (6\*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF DICKERSON ROAD EXC W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG 58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.

Comments/Influences

01 SPLIT 15.2 AC TO 006-70, 006-60, &

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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	70,900	6,900	77,800			8,117C
2016	73,100	7,000	80,100			8,045C
2015	67,000	0	67,000			8,021C
2014	53,600	0	53,600			7,895C

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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%					
GREGG DAVID W & LINDA J 1401 SUNNYSIDE DRIVE CADILLAC MI 49601	MAP #:					
	2017 Est TCV 35,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value I> RIVER SITE					35000	100		35,000
412 Actual Front Feet, 2.48 Total Acres					Total Est. Land Value =			35,000

**Tax Description**  
 SEC 34 T22N R8W (0\*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG 14'42"E 423.83 FT, S 60 DEG 05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.

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

**Comments/Influences**  
 01 SPLIT FROM 006-00 FOR 02



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	17,500	0	17,500			1,291C
2016	15,000	0	15,000			1,280C
2015	15,000	0	15,000			1,277C
2014	17,800	0	17,800			1,257C

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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
5272 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/04/2001					
BALDWIN CARL & HELEN 5272 S DICKERSON ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 108,886 TCV/TFA: 87.25					

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		
BALDWIN CARL & HELEN 5272 S DICKERSON ROAD LAKE CITY MI 49651	X		Dirt Road									
			Gravel Road									
	X		Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
	X		Electric									
			Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

Tax Description	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89	2017	9,600	44,800	54,400			44,709C
	2016	9,600	42,200	51,800			44,311C
	2015	9,600	39,300	48,900			44,179C
	2014	9,600	35,100	44,700			43,484C

Topography of Site



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	1 Story Siding Crawl Space 56.95 -8.26 0.00 1248 60,765									
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 Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer									
		Doors		200			Amps Service									
		(6) Ceilings		Ex. X Ord. Min			Average Fixture(s)									
(1) Exterior	X	Drywall		No. of Elec. Outlets			3 Fixture Bath									
	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			1000 Gal Septic									
	Insulation	(7) Excavation		(13) Plumbing			1000 Gal Septic									
(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									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(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					Appliance Allowance Fireplace: Wood Stove									
X		(9) Basement Finish					(16) Deck/Balcony									
		Recreation SF Living SF Walkout Doors No Floor SF					Treated Wood,Standard									
(3) Roof							(17) Garages									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Class:CD Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 1 Wall Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (RESIDENTIAL RURAL/ NON SUB)									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 1 1000 Gal Septic 2000 Gal Septic									
	Chimney: Metal						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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5360 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/15/2002					
BRADLEY RICHARD & CAROL	MAP #:					
5360 S DICKERSON ROAD	2017 Est TCV 139,833 TCV/TFA: 19.46					
LAKE CITY MI 49651						

Taxpayer's Name/Address	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
BRADLEY RICHARD & CAROL 5360 S DICKERSON ROAD LAKE CITY MI 49651	X	Dirt Road		50/FF	343.00	0.00	1.0000	1.0000	50 100	17,150
		Gravel Road		Residentia 3 - 7 @\$3000		4.97	Acres	3000	100	14,910
Tax Description	X	Paved Road		343 Actual Front Feet, 4.97 Total Acres Total Est. Land Value = 32,060						
		Storm Sewer		Land Improvement Cost Estimates						
SEC 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT	X	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Water		Residential Local Cost Land Improvements						
		Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Electric		LAND IMPROVE 1000	1000.00	1.00	1.0	94	940	
		Gas		Total Estimated Land Improvements True Cash Value = 940						
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2017	16,000	53,900	69,900			57,373C
X Rolling	2016	16,000	53,500	69,500			56,862C
Low	2015	16,000	46,700	62,700			56,692C
High	2014	16,000	39,800	55,800			55,800S
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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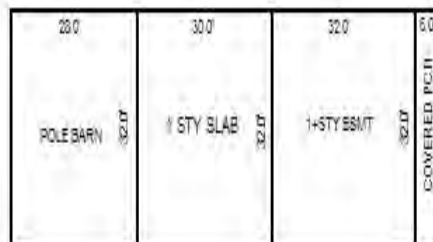
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type CCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: D Effec. Age: 40 Floor Area: 1984 Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1934	Remodeled 1970	Size of Closets Lg X Ord Small		(12) Electric 150 Amps Service			1+ Story Brick Slab 48.88 -7.98 0.66 960 39,898 1+ Story Brick Mich Bsmnt. 51.07 -3.50 0.66 1024 49,388 Other Additions/Adjustments Rate			Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:		
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2 2nd Floor 4 Bedrooms	(6) Ceilings X Plaster		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick X Stone Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
(3) Roof	X Gable Hip Flat X Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
	Chimney:			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 525.00 1 525 2 Fixture Bath 1100.00 1 1,100 Well, 100 Feet 2425.00 1 2,425 1000 Gal Septic 2720.00 1 2,720		Total Base Cost: 112,840 Total Base New : 155,719 Total Depr Cost: 93,432 Estimated T.C.V: 84,088		Bsmnt Garage: Carport Area: Roof:		
<p style="text-align: center;">Draft Record Card - Printed before March Board of Review</p>																
<p style="text-align: center;">Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 93,432 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 =&gt; TCV of Bldg: 1 = 84,088</p>																

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



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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: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 5,200 Gross Bldg Area: 5,200 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: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 5200 Ave. Perimeter: 290 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 = 8.25  Adjusted Square Foot Cost for Upper Floors = 8.25  1 Stories Average Height per Story: 14 Ave. Floor Area: 5,200 Refined Square Foot Cost for Upper Floors: 8.23  Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.080 Perimeter: 290 Perim. Multiplier: 0.924  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 11.361						
Year Built Remodeled		Total Floor Area: 5,200 Base Cost New of Upper Floors = 59,079  Reproduction/Replacement Cost = 59,079 Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 20,678						
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info * Area: Type: Low						
Comments:		ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 22,745 Replacement Cost/Floor Area= 11.36 Est. TCV/Floor Area= 4.37						

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(19) 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
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:				(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:				Thickness Bsmnt Insul.	
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		(13) Roof Structure: Slope=0	
						(14) Roof Cover:	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADLEY ROSS G & HELEN E	WILSON JEFFERY T & DAWN D	15,000	10/04/2005	WD	Arms Length	05-0/3907		100.0
BRADLEY ERIC M	BRADLEY ROSS G & HELEN E	2,000	03/14/2005	WD	Not Qualified	05-0/1188		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5484 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WILSON JEFFERY T & DAWN D 3058 18 MILE RD Marion MI 49665	MAP #:					
	2017 Est TCV 16,697 TCV/TFA: 17.04					

Taxpayer's Name/Address	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
WILSON JEFFERY T & DAWN D 3058 18 MILE RD Marion MI 49665	X			Dirt Road	40/FF	200.00	163.35	1.0000	1.0000	40	100	8,000
				Gravel Road	200 Actual Front Feet, 0.75 Total Acres					Total Est. Land Value =		8,000
				Paved Road	Land Improvement Cost Estimates							
				Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value		
				Sidewalk	Shed: Metal Prefab	6.00	1.00	330	0	0		
				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	10	100		
				Gas	Total Estimated Land Improvements True Cash Value =							100
				Curb								
				Street Lights								

Comments/Influences: Standard Utilities, 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	4,000	4,300	8,300			8,298C
X	Rolling			2016	4,000	4,700	8,700			8,224C
	Low			2015	4,000	4,200	8,200			8,200S
	High			2014	4,000	4,300	8,300			8,300S
	Landscaped									
X	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
Who	When	What								
TPC	07/07/2011	INSPECTED								

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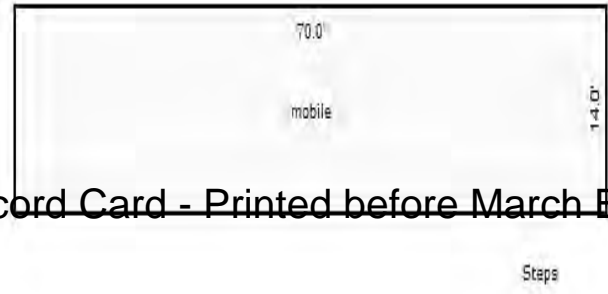


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	20	Treated Wood	Year Built:			
	Mobile Home			Wood	Coal	Steam		Cook Top							Interior 2 Story	Class:	
	Town Home	0	X	Forced Warm Air Wall Furnace	Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack					Exterior:			
	Duplex	0						Other Overhang							Bath Heater	Two Sided	Exterior 1 Story
	A-Frame	(4) Interior							Exterior 2 Story					Stone Ven.:			
X	Wood Frame	Drywall Paneled		Plaster Wood T&G						Prefab 1 Story					Common Wall:		
Building Style: MANU-NATIONAL		Trim & Decoration									Prefab 2 Story					Foundation:	
Yr Built	Remodeled	Ex	X	Ord		Min										Finished ?:	
1987	0	Size of Closets															Auto. Doors:
Condition for Age: Average		Lg	X	Ord		Small										Mech. Doors:	
Room List		(5) Floors		Central Air Wood Furnace													Area:
	Basement	Kitchen:		(12) Electric													% Good:
	1st Floor	Other:		150 Amps Service													Storage Area:
	2nd Floor	Other:															No Conc. Floor:
	Bedrooms	(6) Ceilings		No./Qual. of Fixtures													Bsmnt Garage:
(1) Exterior				Ex. X Ord. Min													Carpport Area:
X	Wood/Shingle			No. of Elec. Outlets													Roof:
	Aluminum/Vinyl			Many X Ave. Few													
	Brick	(7) Excavation		(13) Plumbing													
	Insulation	Basement: 0 S.F.		Metal Enamel													
(2) Windows		Crawl: 0 S.F.		Foundation Wall: Concrete													
		Slab: 0 S.F.		Average Fixture(s)													
X	Many	X	Large	2 3 Fixture Bath													
	Avg.		Avg.	2 2 Fixture Bath													
	Few		Small	Softener, Auto													
		(8) Basement		Softener, Manual													
X	Wood Sash	Conc. Block		Solar Water Heat													
	Metal Sash	Poured Conc.		No Plumbing													
	Vinyl Sash	Stone		Extra Toilet													
	Double Hung	Treated Wood		Separate Shower													
	Horiz. Slide	Concrete Floor		Ceramic Tile Floor													
	Casement	(9) Basement Finish		Ceramic Tile Wains													
	Double Glass	Recreation SF		Ceramic Tub Alcove													
	Patio Doors	Living SF		Vent Fan													
	Storms & Screens	Walkout Doors		(14) Water/Sewer													
		No Floor SF		Public Water													
(3) Roof		(10) Floor Support		Public Sewer													
	Gable	Joists:		1 Water Well													
X	Hip	Unsupported Len:		1 1000 Gal Septic													
	Flat	Cntr.Sup:		2000 Gal Septic													
	Asphalt Shingle			Lump Sum Items:													
X	Metal																
	Chimney: Metal																

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< Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality >										
(11) Heating System: Forced Warm Air										
Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost			
Base	Unit	Ribbed	Metal	27.78	0.00	0	980	27,224		
Other Additions/Adjustments										
(2) Skirting										
							168	912		
							0	0		
(13) Plumbing										
							405.00	1	405	
							1215.00	1	1,215	
(14) Water/Sewer										
							1575.00	1	1,575	
							2720.00	1	2,720	
(15) Built-Ins & Fireplaces										
							1235.00	1	1,235	
(16) Deck/Balcony										
							15.57	20	311	
Phy/Ab.Phy/Func/Econ/Comb.%Good=				35/100/100/100/35.0,			Depr.Cost =		17,194	
ECF (RESIDENTIAL RURAL/ NON SUB)				0.500 => TCV of Bldg: 1 =					8,597	

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



Freight Car as Shed

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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.
HARNICK JOSHUA L & JILL L	GOHN DARYL & COLLEEN	190,000	11/17/2014	WD	WARRANTY DEED	2014-03853		100.0
PIPPIN DONNA A	BRESTER & HARNICK (W/H)	220,000	08/10/2007	WD	Arms Length	2007/2923		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8481 W WATERGATE RD	School: LAKE CITY - 57020		REPAIR	09/04/2014	2014-0361	100%
Owner's Name/Address	P.R.E. 100% 12/29/2014					
GOHN DARYL & COLLEEN 8481 W WATERGATE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 227,990 TCV/TFA: 90.04					

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 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 RELOCATED. APP 9A	X			40/FF	330	0.00118527	1.0000	1.0000	40	100		13,200
Comments/Influences				330 Actual Front Feet, 8.98 Total Acres Total Est. Land Value = 13,200								
SPLIT FROM 006-00	X			Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	4.21	1.00	728	0	0			
				Shed: Metal Prefab	6.55	1.00	576	50	1,886			
	X			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 = 2,836								

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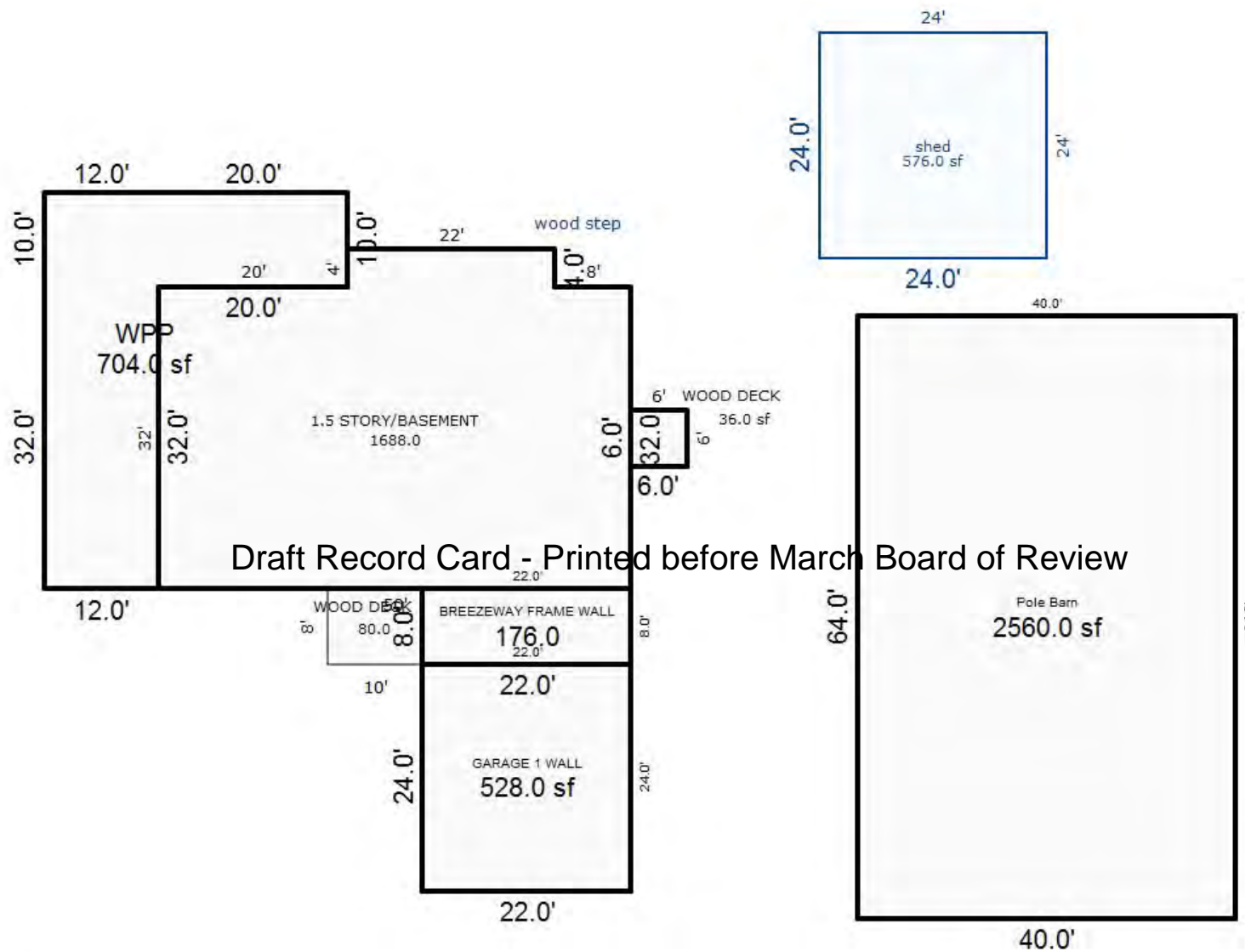
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	6,600	107,400	114,000			102,011C
Rolling	2016	6,600	101,100	107,700			101,102C
Low	2015	6,600	94,200	100,800			100,800S
High	2014	8,300	87,200	95,500			83,007C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 704 20 80 32 176	Type WPP WPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 22 Floor Area: 2532			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:	
Yr Built 1993	Remodeled 0	Size of Closets		X			Forced Heat & Cool Heat Pump No Heating/Cooling			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.			No Heating/Cooling			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
Room List		(5) Floors		X			Central Air Wood Furnace			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric 200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1.5 Story Siding Basement 82.55 0.00 3.01 1688 144,425			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
(1) Exterior	X Drywall	No./Qual. of Fixtures		Ex. X Ord. Min			Other Additions/Adjustments Wood Furnace Add-On			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many X Ave. Few			(1) Exterior Stone Veneer			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
(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 1 2 Fixture Bath			(13) Plumbing All Age Cuts (s) All Age Cuts (s)			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
X	Many Avg. X Large Avg. X Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer Well, 50 Feet 1000 Gal Septic			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
X	Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(15) Built-Ins & Fireplaces Appliance Allowance			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
(3) Roof	X Gable Hip Flat X Asphalt Shingle Chimney: Metal	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		1 1			(16) Breezeways Frame Wall,Finished			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
							(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Class:C Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost			Total Base Cost: 207,274 Total Base New : 286,038 Total Depr Cost: 223,110 Estimated T.C.V: 211,954						
<p style="text-align: center;">Draft Record Card - Printed before March Board of Review</p> <p style="text-align: center;">&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																

\*\*\* 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.

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						
	<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements	* Factors *						
Taxpayer's Name/Address		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value		
MICH STATE HWY COMM	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
Tax Description	X	Electric						
SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.		Gas						
Comments/Influences		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
	Topography of Site							
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
	X	Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LAKE TOWNSHIP	MAP #:					
	2017 Est TCV 0					

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	
			CLAM RIV 60/FF	1500.00	220.70	1.0000	1.0000	60	100	90,000	
			1500 Actual Front Feet, 7.60 Total Acres							Total Est. Land Value =	90,000

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

Tax Description  
 SEC 34 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING S'LY & E'LY OF HWY M-55 R/W & THAT PART OF S 1/2 OF NE 1/4 LYING N'LY OF CLAM RIVER. 7.6A.

Comments/Influences

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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
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.
DE VOS JAMES J & PATRICIA	DEVOS PATRICIA J & DEANA	0	07/30/2013	QC	RELATED PARTY	2013-02599	PTA	0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEVOS PATRICIA J & DEANA MARIE J/T	MAP #:					
8538 PETERSON POITE RD	2017 Est TCV 144,000					
LAKE CITY MI 49651						

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

Tax Description  
 . SEC 34 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Comments/Influences

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

Topography of Site

- X Level
- X Rolling
- 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	72,000	0	72,000			15,115C
2016	74,000	0	74,000			14,981C
2015	60,000	0	60,000			14,937C
2014	48,000	0	48,000			14,702C

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

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
5560 S DICKERSON RD	School: LAKE CITY - 57020		New House	08/26/2011	2011-0613	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994					
BILLET WILLIAM N 5560 DICKERSON RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 198,582 TCV/TFA: 40.93					

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 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.	X			AG SW 2014 30 - 65 ACRES	40.00	Acres	3600	100		144,000
Comments/Influences				Land Improvement Cost Estimates						
14X70 MH FOR 99 NO PERMIT				Description	Rate	CountyMult.	Size	%Good	Cash Value	
28X30 PB FOR 04				D/W/P: 4in Concrete	3.12	1.00	480	94	1,408	
REMOVE VALUES FOR FV BARN & 1440 SQ FT PB FOR 2010 (SEE PICS). ALSO HAS OLD MH & SEVERAL OUT BLDGS OF NO VALUE (SEE PICS)	X			Shed: Wood Frame	6.45	1.00	450	25	726	
UIP MISC IS 16X30 PLASTIC GREENHOUSE ATTACHED TO SIDE OF PC GARAGE.				Total Estimated Land Improvements True Cash Value = 2,134						

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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	27,300	99,300			42,705C
Rolling	2016	74,000	27,100	101,100			42,325C
Low	2015	60,000	25,500	85,500			42,199C
High	2014	48,000	23,500	71,500			41,535C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

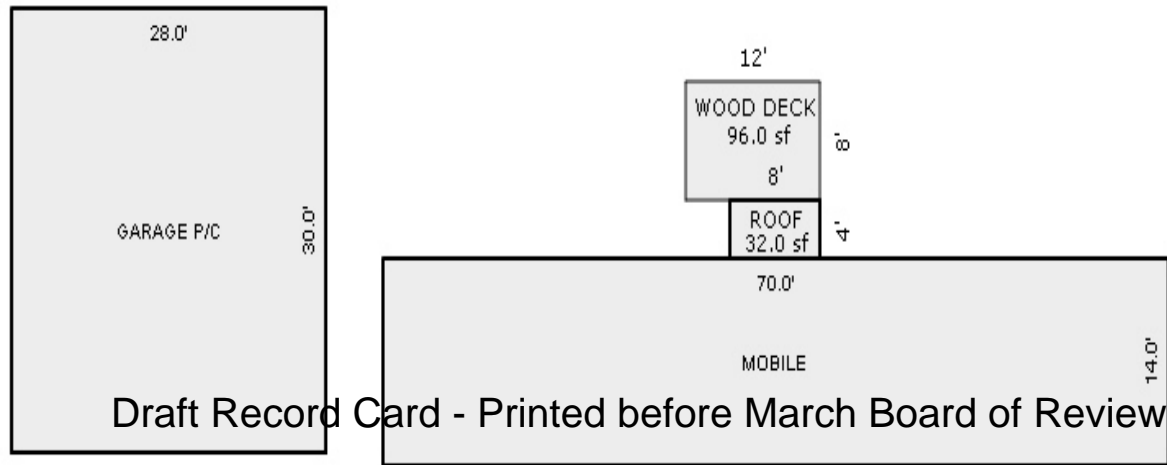
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																																																					
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 96	Type Pine	Year Built: 2003 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																			
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																																																																																																																																																												
Building Style: MANU-NATIONAL		Trim & Decoration																																																																																																																																																																																																	
Yr Built Remodeled 1970 0		Ex Ord X Min		Size of Closets																																																																																																																																																																																															
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 Bedrooms		Kitchen: Other: Other:		(12) Electric 100 Amps Service																																																																																																																																																																																															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min																																																																																																																																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few																																																																																																																																																																																															
Insulation		(7) Excavation		(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																																																																																																																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																																																																															
(3) Roof		(9) Basement Finish																																																																																																																																																																																																	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF																																																																																																																																																																																															
X	Asphalt Shingle			(10) Floor Support																																																																																																																																																																																															
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																																																																																																												
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<p>&lt; Cost Estimates for Res. Building: 1 Mobile Home Class: Low Quality &gt;</p> <table border="1"> <thead> <tr> <th>(11) Heating System:</th> <th>Forced Warm Air</th> <th>Unit</th> <th>Exterior</th> <th>Roof</th> <th>Rate</th> <th>Heat/Roof</th> <th>Ext.(%)</th> <th>Size</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>BaseUnit Siding</td> <td>Comp.Shingle</td> <td></td> <td></td> <td></td> <td>27.78</td> <td>1.21</td> <td>0</td> <td>980</td> <td>28,410</td> </tr> <tr> <td>Other Additions/Adjustments</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Rate</td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td>(2) Skirting</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Metal Enamel</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>5.43</td> <td></td> <td>168</td> <td>912</td> </tr> <tr> <td>Foundation Wall: Concrete</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>7.13</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td>(13) Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>405.00</td> <td></td> <td>1</td> <td>405</td> </tr> <tr> <td>(15) Built-Ins &amp; Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allowance</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td>(16) Deck/Balcony</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Pine,Standard</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>6.12</td> <td></td> <td>96</td> <td>588</td> </tr> <tr> <td>(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>10.22</td> <td></td> <td>840</td> <td>8,585</td> </tr> <tr> <td>Mechanical Doors</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>325.00</td> <td></td> <td>2</td> <td>650</td> </tr> <tr> <td>Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>ECF (101 AGRICULTURE)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.600 =&gt; TCV of Bldg: 1 =</td> <td></td> <td></td> <td>11,819</td> </tr> </tbody> </table>																(11) Heating System:	Forced Warm Air	Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	BaseUnit Siding	Comp.Shingle				27.78	1.21	0	980	28,410	Other Additions/Adjustments						Rate		Size	Cost	(2) Skirting										Metal Enamel						5.43		168	912	Foundation Wall: Concrete						7.13		0	0	(13) Plumbing										Average Fixture(s)						405.00		1	405	(15) Built-Ins & Fireplaces										Appliance Allowance						1235.00		1	1,235	(16) Deck/Balcony										Pine,Standard						6.12		96	588	(17) Garages										Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)										Base Cost						10.22		840	8,585	Mechanical Doors						325.00		2	650	Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,										ECF (101 AGRICULTURE)						0.600 => TCV of Bldg: 1 =			11,819
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Sketch by Apex Medina™

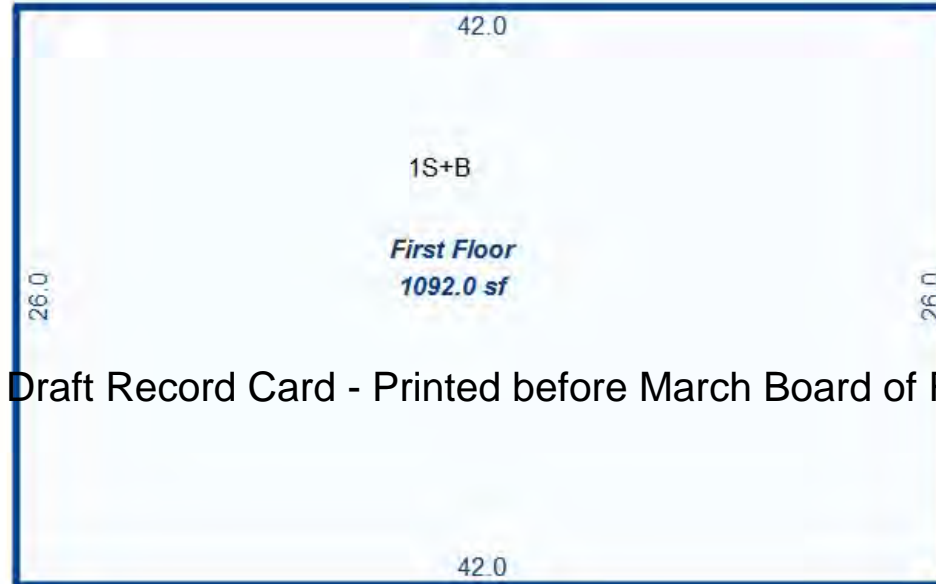
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage											
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built:	Car Capacity:	Class:	Exterior:	Brick Ven.:	Stone Ven.:	Common Wall:	Foundation:	Finished ?:	Auto. Doors:	Mech. Doors:	Area:	% Good:	Storage Area:	No Conc. Floor:		
	Mobile Home																								0 Front Overhang	Forced Air w/o Ducts
	Town Home	0 Front Overhang				Forced Air w/ Ducts	2nd/Same Stack																			
	Duplex	0 Other Overhang				Forced Hot Water	Two Sided																			
	A-Frame					Electric Baseboard	Exterior 1 Story																			
	Wood Frame					Elec. Ceil. Radiant	Exterior 2 Story																			
	Building Style: MANU-BOCA/STATE	(4) Interior				Radiant (in-floor)	Prefab 1 Story																			
	Yr Built	Drywall Paneled				Electric Wall Heat	Prefab 2 Story																			
	Remodeled	Plaster Wood T&G				Space Heater	Heat Circulator																			
	1980	Trim & Decoration				Wall/Floor Furnace	Raised Hearth																			
	2011	Ex	Ord	Min		Forced Heat & Cool	Wood Stove																			
	Condition for Age: Average	Lg	Ord	Small		Heat Pump	Direct-Vented Ga																			
	Room List	Doors	Solid	H.C.		No Heating/Cooling	Class: D																			
	Basement	(5) Floors				Central Air	Effec. Age: 40																			
	1st Floor	Kitchen:				Wood Furnace	Floor Area: 1092																			
	2nd Floor	Other:				(12) Electric	Total Base Cost: 58,586																			
	Bedrooms	Other:				0 Amps Service	Total Base New : 80,849																			
	(1) Exterior	(6) Ceilings				No./Qual. of Fixtures	Total Depr Cost: 48,509																			
	Wood/Shingle					Ex.	Estimated T.C.V: 29,106																			
	Aluminum/Vinyl					Ord.	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost																			
	Brick					Min	1 Story Siding Basement 47.60 0.00 -1.39 1092 50,461																			
	Insulation	(7) Excavation				No. of Elec. Outlets	Other Additions/Adjustments Rate																			
	(2) Windows					Many	Wood Furnace Add-On 1200.00																			
	Many Avg. Few					Ave.	(14) Water/Sewer																			
	Large Avg. Small					Few	Well, 100 Feet 2425.00																			
	Wood Sash	(8) Basement				(13) Plumbing	.2000 Gal Septic 4500.00																			
	Metal Sash					1	Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,																			
	Vinyl Sash					3	ECF (101 AGRICULTURE) 0.600 => TCV of Bldg: 2 =																			
	Double Hung					2																				
	Horiz. Slide					Softener, Auto																				
	Casement					Softener, Manual																				
	Double Glass					Solar Water Heat																				
	Patio Doors					No Plumbing																				
	Storms & Screens					Extra Toilet																				
	(3) Roof					Extra Sink																				
	Gable					Separate Shower																				
	Hip					Ceramic Tile Floor																				
	Flat					Ceramic Tile Wains																				
	Asphalt Shingle					Ceramic Tub Alcove																				
	Chimney:					Vent Fan																				
						(14) Water/Sewer																				
						Public Water																				
						Public Sewer																				
						1 Water Well																				
						1000 Gal Septic																				
						1 2000 Gal Septic																				
						Lump Sum Items:																				

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Outdoor boiler



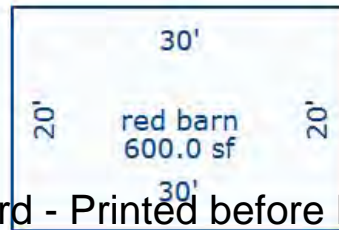
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Sketch by Apex Sketch

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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, 168				
Perimeter Mult.	X 1.513 = 15.28				
Height	12				
Story Height Mult.	X 1.038 = 15.86				
Heating System	No Heating/Cooling				
Heat Adj./SF					
Misc. Adjustment					
Misc. Adj./SF					
County Multiplier	X 1.38 = 21.89				
Final Rate/SF	\$21.89				
Length/Width/Area	30 x 20 = 600				
Cost New	\$ 13,134				
Phy./Func./Econ. %Good	25/25/100 6.3				
Depreciated Cost	\$ 821				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->					
E.C.F.	X 1.15				
% Good	25				
Est. True Cash Value	\$ 944				
Comments:	SALVAGE VALUE				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 944 / All Cards: 944					

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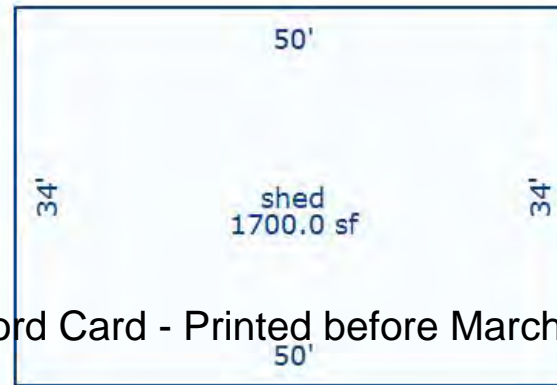
Desc. of Bldg/Section: MOST WESTERLY STORAGE SHED Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Percent Adj: +0						
Class: S Floor Area: 1,700 Gross Bldg Area: 2,780 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost			Base Rate for Upper Floors = 9.35  Adjusted Square Foot Cost for Upper Floors = 9.35				
	<table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>	High	Above Ave.		Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Adj: %+0 \$/SqFt:0.00 Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1700 Ave. Perimeter: 168 Has Elevators:
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (101 AGRICULTURE) 0.850 => TCV of Bldg: 1 = 6,936 Replacement Cost/Floor Area= 13.71 Est. TCV/Floor Area= 4.08					
Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:							
Overall Bldg Height	* Sprinkler Info * Area: Type: Low							
Comments:								

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

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





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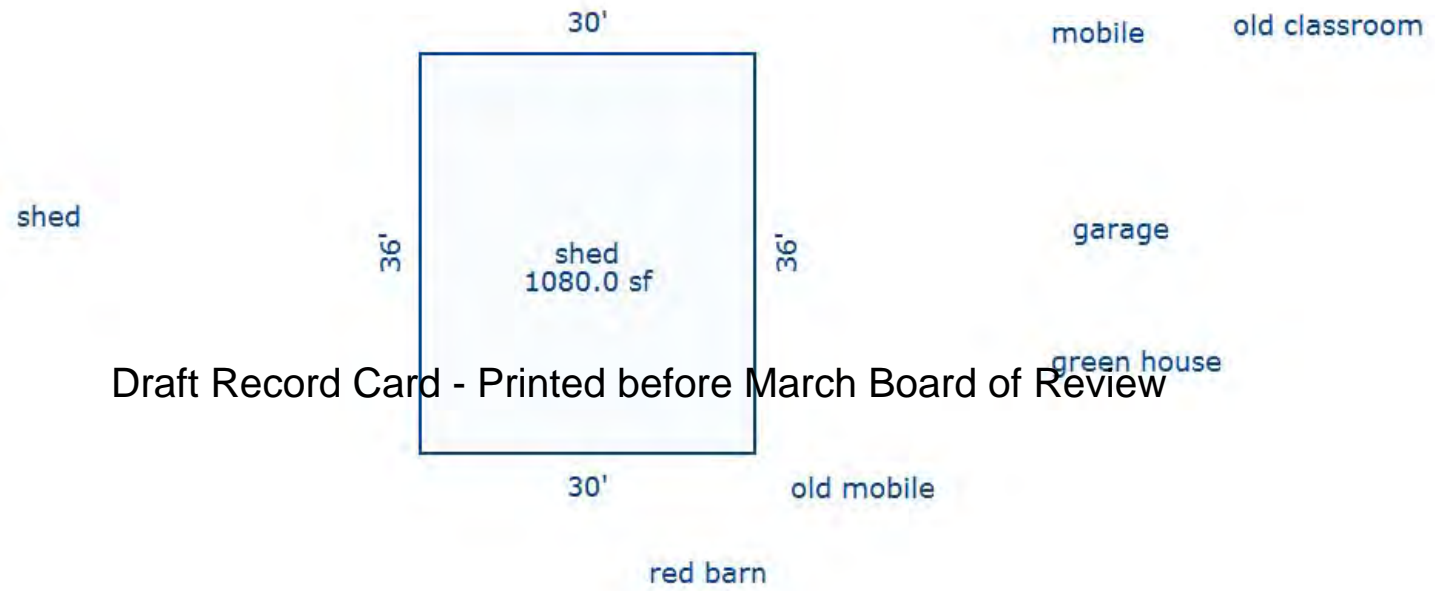
Sketch by Apex Sketch

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

Desc. of Bldg/Section: Calculator Occupancy: Shed, Utility, 3 Wall		<<<<< Calculator Cost Computations >>>>> Class: S Quality: Low Cost Percent Adj: +0						
Class: S Floor Area: 1,080 Gross Bldg Area: 2,780 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: 1080 Ave. Perimeter: 132 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 = 7.30  Adjusted Square Foot Cost for Upper Floors = 7.30  1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 12 Height per Story Multiplier: 1.040 Ave. Floor Area: 1,080 Perimeter: 132 Perim. Multiplier: 1.098 Refined Square Foot Cost for Upper Floors: 8.34  County Multiplier: 1.36, Final Square Foot Cost for Upper Floors = 11.337  Total Floor Area: 1,080 Base Cost New of Upper Floors = 12,244  Reproduction/Replacement Cost = 12,244 Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 4,285						
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						
ECF (101 AGRICULTURE) 0.850 => TCV of Bldg: 2 = 3,643 Replacement Cost/Floor Area= 11.34 Est. TCV/Floor Area= 3.37								

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:				Outlets: Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:				(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\*\*\*



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW LOIS TRUST	DEZEEUW KENNETH W & BREND	0	04/19/2016	QC	FAMILY SALE	2016-01512	PTA	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW LOIS G TRUST	0	03/13/2012	QC	QUIT CLAIM	2015-00528		0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	Not Qualified	2008/1394		0.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH W & BRENDA K 9773 W FALMOUTH RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 553,860					

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 121 - 400 Acres	150.00	Acres	3600	100			540,000	
			150.00 Total Acres Total Est. Land Value = 540,000								
Tax Description			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
PA 116 1991 SEC 34 T22N R8W NW 1/4 EXC BEG ON W LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT, TH N ON 1/4 LINE 152.89 FT, TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT, TH N 7 DEG			X	Dirt Road							
			X	Gravel Road							
			X	Paved Road							
			X	Storm Sewer							
			X	Sidewalk							
			X	Water							
			X	Sewer							
			X	Electric	8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860	
			X	Gas	Total Estimated Land Improvements True Cash Value =					13,860	
			X	Curb							
			X	Street Cuts							
			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	270,000	6,900	276,900			52,151C
X Rolling	2016	251,300	6,900	258,200			51,686C
X Low	2015	225,000	6,900	231,900			51,532C
X High	2014	180,000	6,900	186,900			50,721C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X 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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status		
	School: MCBAIN - 57030							
	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 *						
Taxpayer's Name/Address		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
MICH STATE HWY COMM	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		2011 CNTY & 2012 SALES						
			9.990 Acres		4,000	100	39,960	
			9.99 Total Acres		Total Est. Land Value =		39,960	
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
Tax Description		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 34 T22N R8W BEG ON W SEC LINE		2017	EXEMPT	EXEMPT	EXEMPT			EXEMPT
554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E		2016	EXEMPT	EXEMPT	EXEMPT			EXEMPT
25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE		2015	0	0	0			0
702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE		2014	0	0	0			0
1473.36 FT TH N ON 1/4 LINE 152.89 FT TH ON A 22843.31 FT RADIUS RH CURVE								
1493.32 FT TH N 7 DEG 38' 31" W 20 FT TH S 82 DEG 35' 14" W 49.79 FT TH S 7 DEG 31' 1" E 20 FT TH ON A 22843.31 FT RADIUS RH CURVE								
697.71 FT THN 5 DEG 46' 1" W 80 FT TH S 84 DEG 17' 44" W 49.66 FT TH S 5 DEG 38' 31" E 80 FT TH S 84 DEG 34' 49" W 177.08 FT TH S 84 DEG 48' 8" W 12.28 FT TH N 60 DEG 5' 37" W TO W LINE OF SEC TH S TO POB, ALSO W 50 FT OFN 50 FT OF S 1129.54 FT OF NW1/4.								
***BALANCE OF DESCRIPTION ON FILE***								
Comments/Influences	Who	When	What					
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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.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	Not Qualified	2008/1394		0.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	MAP #: 2017 Est TCV 626,628					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
PA 116 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A. FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	X		AG SW 2014 IRRIGATED	3800/	119.91	Acres	3800	100		455,658
			AG SW 2014 UNTILLABLE		35.50	Acres	1700	100		60,350
			155.41 Total Acres Total Est. Land Value =							516,008
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Agricultural Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860		
			Total Estimated Land Improvements True Cash Value =							13,860

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Comments/Influences
Added Free-Stall Barn for 09



Topography of Site
Level
X Rolling
Low
X 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	258,000	55,300	313,300			109,078C
2016	247,800	46,300	294,100			108,106C
2015	210,000	39,900	249,900			107,783C
2014	199,100	39,900	239,000			106,086C

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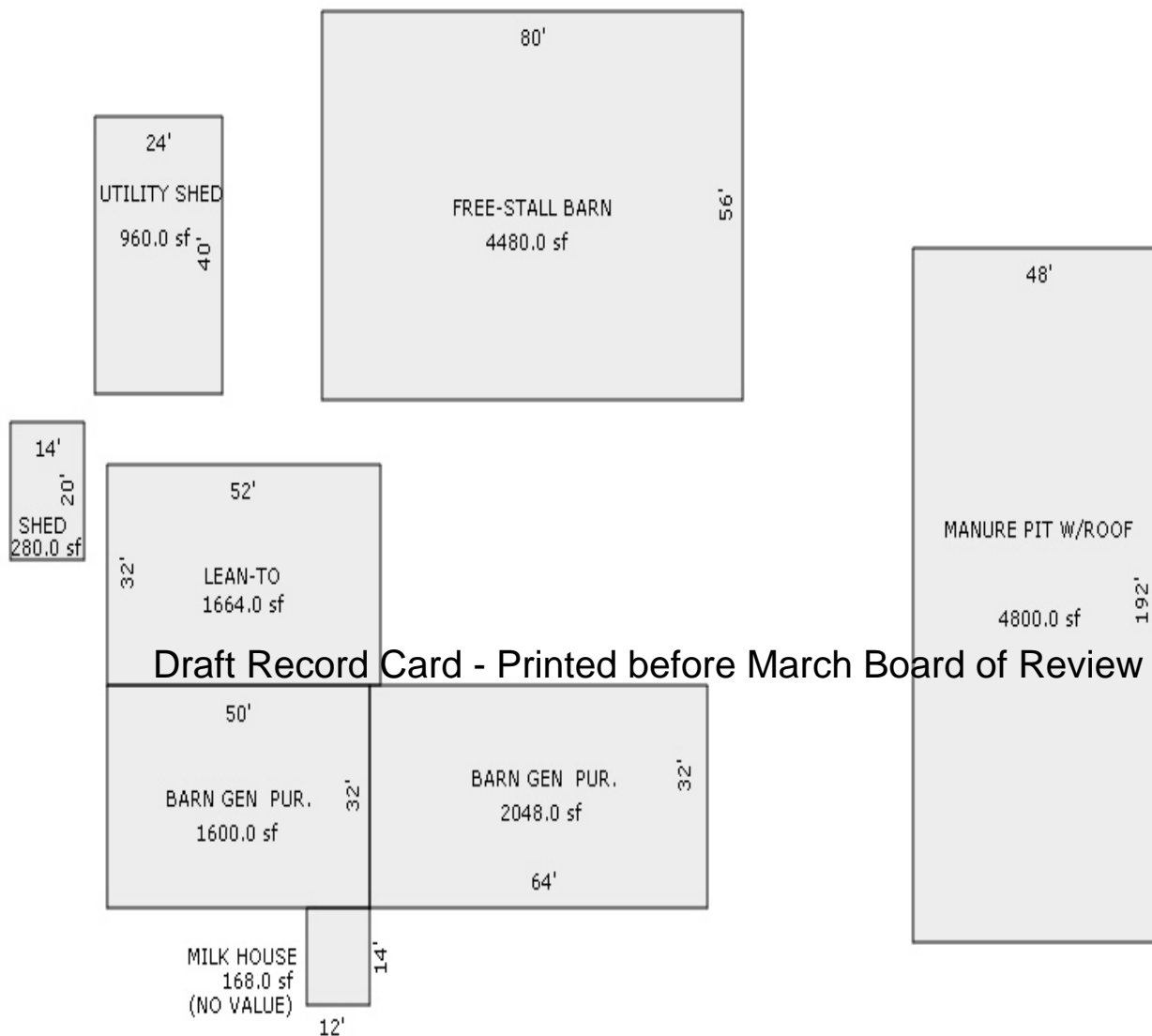
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn, General Purpose	Barn, General Purpose	Utility Shed, Lean-To	Utility Building	Barn, Free-Stall
Year Built	1941	1961	1965	1956	1965
Class/Construction	D,Frame	D,Frame	D,Pole	D,Frame	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
Base Rate/SF	12.20	12.20	3.15	6.15	7.30
# of Walls, Perimeter	4 Wall, 164	4 Wall, 200	Lean-To, 168	4 Wall, 128	4 Wall, 272
Perimeter Mult.	X 1.047 = 12.77	X 1.005 = 12.26	X 1.043 = 3.28	X 1.127 = 6.93	X 0.937 = 6.84
Height	30	30	10	8	10
Story Height Mult.	X 1.423 = 18.18	X 1.423 = 17.45	X 1.000 = 3.28	X 0.963 = 6.67	X 1.000 = 6.84
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 = 25.08	X 1.38 = 24.08	X 1.38 = 4.53	X 1.38 = 9.21	X 1.38 = 9.44
Final Rate/SF	\$25.08	\$24.08	\$4.53	\$9.21	\$9.44
Length/Width/Area	50 x 32 = 1600	64 x 36 = 2304	52 x 32 = 1664	40 x 24 = 960	80 x 56 = 4480
Cost New	\$ 40,134	\$ 55,474	\$ 7,532	\$ 8,843	\$ 42,288
Phy./Func./Econ. %Good	35/50/100 17.5	35/90/100 31.5	35/90/100 31.5	35/75/100 26.3	35/75/100 26.3
Depreciated Cost	\$ 7,023	\$ 17,474	\$ 2,373	\$ 2,321	\$ 11,101
+ 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	35	35	35	35	35
Est. True Cash Value	\$ 8,077	\$ 20,096	\$ 2,729	\$ 2,669	\$ 12,766
Comments:					

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Total Estimated True Cash Value of Agricultural Improvements / This Card: 46337 / All Cards: 96760

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



Sketch by Apex Medina™

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



Building Type	Toolshed	Barn, Free-Stall		
Year Built	1944			
Class/Construction	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap		
Base Rate/SF	5.55	5.20		
# of Walls, Perimeter	4 Wall, 68	4 Wall, 476		
Perimeter Mult.	X 1.415 = 7.85	X 0.915 = 4.76		
Height	8	10		
Story Height Mult.	X 0.963 = 7.56	X 1.000 = 4.76		
Heating System	No Heating/Cooling	No Heating/Cooling		
Heat Adj./SF				
Misc. Adjustment				
Misc. Adj./SF				
County Multiplier	X 1.38 = 10.44	X 1.38 = 6.57		
Final Rate/SF	\$10.44	\$6.57		
Length/Width/Area	20 x 14 = 280	190 x 48 = 9120		
Cost New	\$ 2,922	\$ 59,882		
Phy./Func./Econ. %Good	25/100/100 25.0	72/100/100 72.0		
Depreciated Cost	\$ 731	\$ 43,115		
+ 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	25	72		
Est. True Cash Value	\$ 840	\$ 49,583		
Comments:		STATE MANDATED MANURE PI		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 50423 / All Cards: 96760				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	02/11/2015	WD	LAND CONTRACT	2015-00529	PTA	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	03/13/2012	WD	LAND CONTRACT	2012-00756	PTA	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	50,000	01/01/2002	LC	FAMILY SALE		PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8670 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 79,742 TCV/TFA: 54.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT S 225 FT TO POB. .6973A.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RENTAL HOUSE MOVE ALL BLDGS TO 012-00 FROM 101 TO 401 FOR 04	X		<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
			135 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 8,000								
			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	97	970			
			Total Estimated Land Improvements True Cash Value = 970								

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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	35,900	39,900			32,592C
Rolling	2016	3,800	33,700	37,500			32,302C
Low	2015	3,800	31,400	35,200			32,206C
High	2014	3,800	28,100	31,900			31,699C
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 120 80	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 75 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G													
Building Style: 1.75S		Trim & Decoration		Ex			X	Ord		Min	Size of Closets		Lg	X	Ord		Small	
Yr Built 1920	Remodeled 0	Doors			Solid	X	H.C.	Central Air Wood Furnace			(12) Electric		100	Amps Service				
Condition for Age: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric			100		Amps Service						
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			100		Amps Service						
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Ex.			Ord.	X	Min						
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many			Ave.	X	Few						
X	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			525.00		1		525				
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1000 Gal Septic			2720.00		1		2,720				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(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			(16) Breezeways			Frame Wall,Finished		26.75		80		2,140		
(3) Roof				(9) Basement Finish			(17) Garages			CCP (1 Story), Standard		24.99		120		2,999		
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			County Multiplier = 1.38 =>				Cost New =		4,138		
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			(15) Built-Ins & Fireplaces			Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,				Depr.Cost =		1,904		
	Chimney: Brick			1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Porches			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)				Base Cost		16.27		
				Lump Sum Items:			(17) Garages			County Multiplier = 1.38 =>				Cost New =		12,573		
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,				Depr.Cost =		9,430		
										Total Depreciated Cost =				74,497				
										ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		70,772				

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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.
HENDRICKS ALBERT & MYRNA	DEZEEUW KENNETH & BRENDA	0	02/28/2014	WD	LAND CONTRACT	2014-01030		0.0
HENDRICKS ALBERT	DEZEEUW KENNETH & BRENDA	120,000	02/18/2004	LC	LAND CONTRACT	04-0/1095		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH & BRENDA MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 301,860					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason
. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A. FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.	X			* Factors *				
				AG SW 2014 66 - 120 Acres	80.00	Acres	3600	100
Comments/Influences	Dirt Road			Total Est. Land Value = 288,000				
	Gravel Road			Land Improvement Cost Estimates				
	Paved Road			Description Rate CountyMult. Size %Good Cash Value				
	Storm Sewer			Agricultural Local Cost Land Improvements				
	Sidewalk			Description Rate CountyMult. Size %Good Cash Value				
	Water			8' DIAMETER WELL 15750.00 1.00 1.0 88 13,860				
	Sewer			Total Estimated Land Improvements True Cash Value = 13,860				
	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	6,900	150,900			72,740C
2016	144,000	6,900	150,900			72,092C
2015	120,000	6,900	126,900			71,877C
2014	96,000	6,900	102,900			70,746C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7021 W BLUE RD	School: MCBAIN - 57030		New House	04/29/2014	2014-0093	100%
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 115,364 TCV/TFA: 38.75					

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	X Improved	
	Vacant	
	Public Improvements	* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		GROUP H \$75/FF 330.001244.76 1.0000 1.0000 75 100 24,750
		330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 24,750
Taxpayer's Name/Address		Land Improvement Cost Estimates
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	X	Description Rate CountyMult. Size %Good Cash Value
		D/W/P: 4in Ren. Conc. 3.78 1.00 72 0 0
		Residential Local Cost Land Improvements
		Description Rate CountyMult. Size %Good Cash Value
		LAND IMPROVE 1000 1000.00 1.00 0.2 95 190
		Total Estimated Land Improvements True Cash Value = 190

Comments/Influences



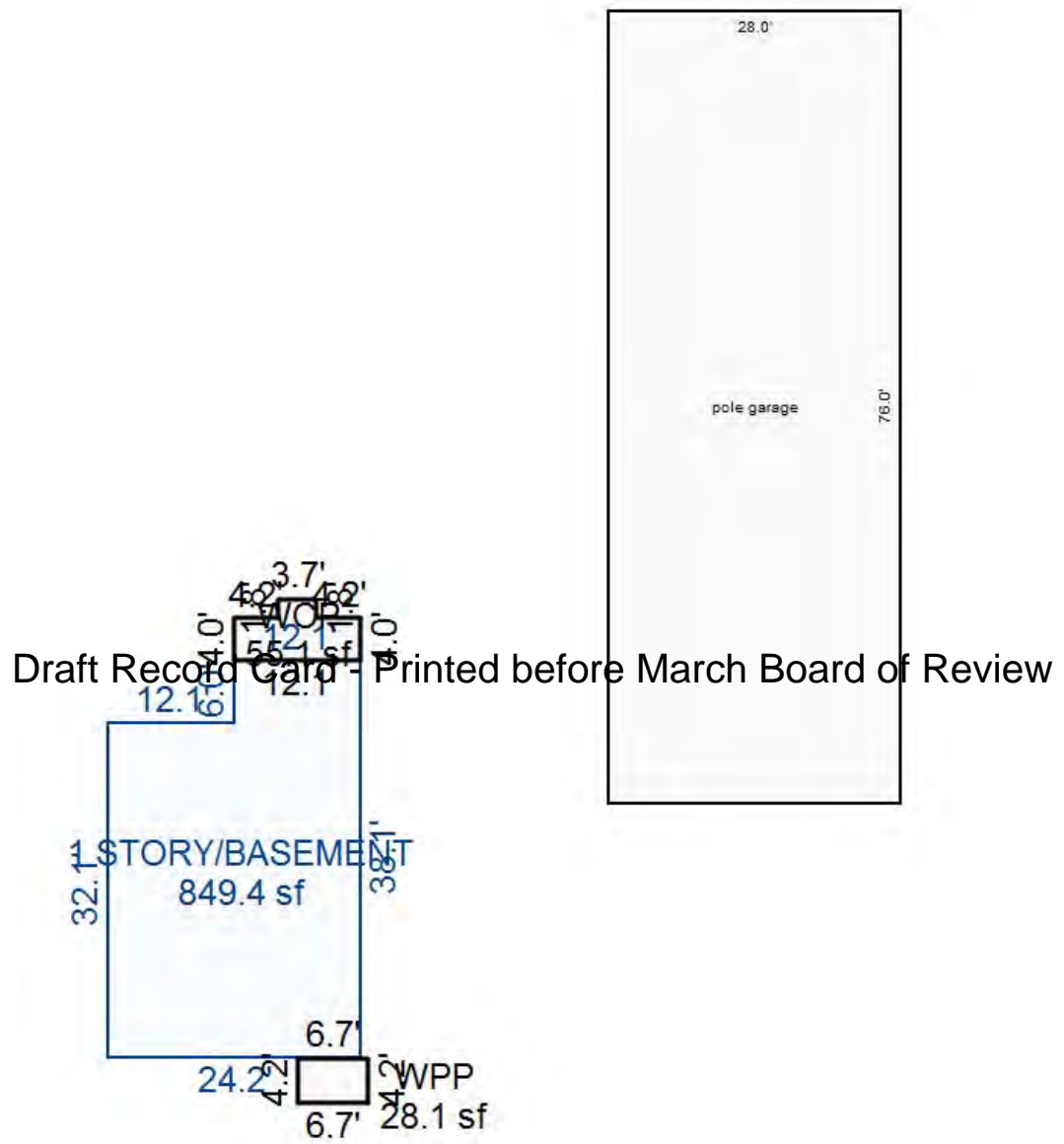
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	12,400	45,300	57,700			52,523C
		TPC 08/05/2014 INSPECTED	2016	12,400	42,900	55,300			52,055C
		TPC 03/26/2012 INSPECTED	2015	12,400	39,500	51,900			51,900S
			2014	12,400	8,500	20,900			20,900S

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Desc. of Bldg/Section: Calculator Occupancy: Shed, Utility, 4 Wall		<<<<<< Calculator Cost Computations >>>>>>											
Class: D,Pole		Class: D,Pole Quality: Low Cost Percent Adj: +0											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">Construction Cost</th> </tr> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>		Construction Cost					High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 8.25	
Construction Cost													
High	Above Ave.	Ave.	X	Low									
Floor Area: 2,128 Gross Bldg Area: 2,128 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 8.25  1 Stories Average Height per Story: 14 Ave. Floor Area: 2,128 Refined Square Foot Cost for Upper Floors: 8.91											
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.080 Perimeter: 0 Perim. Multiplier: 1.000  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.296											
1974 Year Built Remodeled		Total Floor Area: 2,128 Base Cost New of Upper Floors = 26,165											
Overall Bldg Height		Reproduction/Replacement Cost = 26,165 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 9,158											
Comments:		ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 10,074 Replacement Cost/Floor Area= 12.30 Est. TCV/Floor Area= 4.73											
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info *  Area: Type: Low											

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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 Rigid Conduit Armored Cable Non-Metalic Bus Duct											
(4) Floor Structure:		(9) Sprinklers:				Incandescent Fluorescent Mercury Sodium Vapor Transformer											
(5) Floor Cover:		(10) Heating and Cooling:				(40) Exterior Wall:											
(6) Ceiling:		Gas	Coal	Hand Fired	Thickness                      Bsmnt Insul.												
		Oil	Stoker	Boiler													
		(13) Roof Structure: Slope=0															
		(14) Roof Cover:															

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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: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 24,750					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			GROUP H \$75/FF	330.00	1226.00	1.0000	1.0000	75 100	24,750
			330 Actual Front Feet, 9.29 Total Acres						Total Est. Land Value = 24,750

Taxpayer's Name/Address	Improvements	Value
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	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	24,750

Tax Description	Value
. SEC 35 T22N R8W W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & S 89 DEG 7' 4" E 225.18 FT OF NE COR OF SEC 35 ON A LH 17188.734 FT RADIUS CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W	24,750

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2017	12,400	0	12,400			5,818C
	2016	12,400	0	12,400			5,767C
	2015	12,400	0	12,400			5,750C
	2014	10,900	0	10,900			5,660C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOWLER DON & D & FOWLER M	FOUTS JAMES B & TRIBLEY S	68,000	02/04/2014	WD	WARRANTY DEED	2014-00489 WD	PTA	100.0
GREEN TREE FINANCIAL SERV	FOWLER DON & FOWLER MATTH	49,000	02/07/2007	WD	Not Qualified	07-0/565		100.0
BUDD LEON & DAVIDSON GENE	GREEN TREE FINANCIAL SERV	85,762	11/04/2006	SD	Not Qualified	05-0/4500		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7249 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FOUTS JAMES B & TRIBLEY SHANNON M 106 N RANDOLPH ST SOUTH WHITLEY IN 46787	MAP #:					
	2017 Est TCV 79,385 TCV/TFA: 50.89					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP H \$75/FF	330.00	1244.76	1.0000	1.0000	75 100	24,750
			330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 24,750						

Tax Description	X	Value
. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TO END. 9.4318 A.	X	
Comments/Influences	X	
Removed grg for 09. (no value)	X	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	12,400	27,300	39,700			35,617C
2016	12,400	22,900	35,300			35,300S
2015	12,400	24,600	37,000			37,000S
2014	12,400	22,500	34,900			34,900S

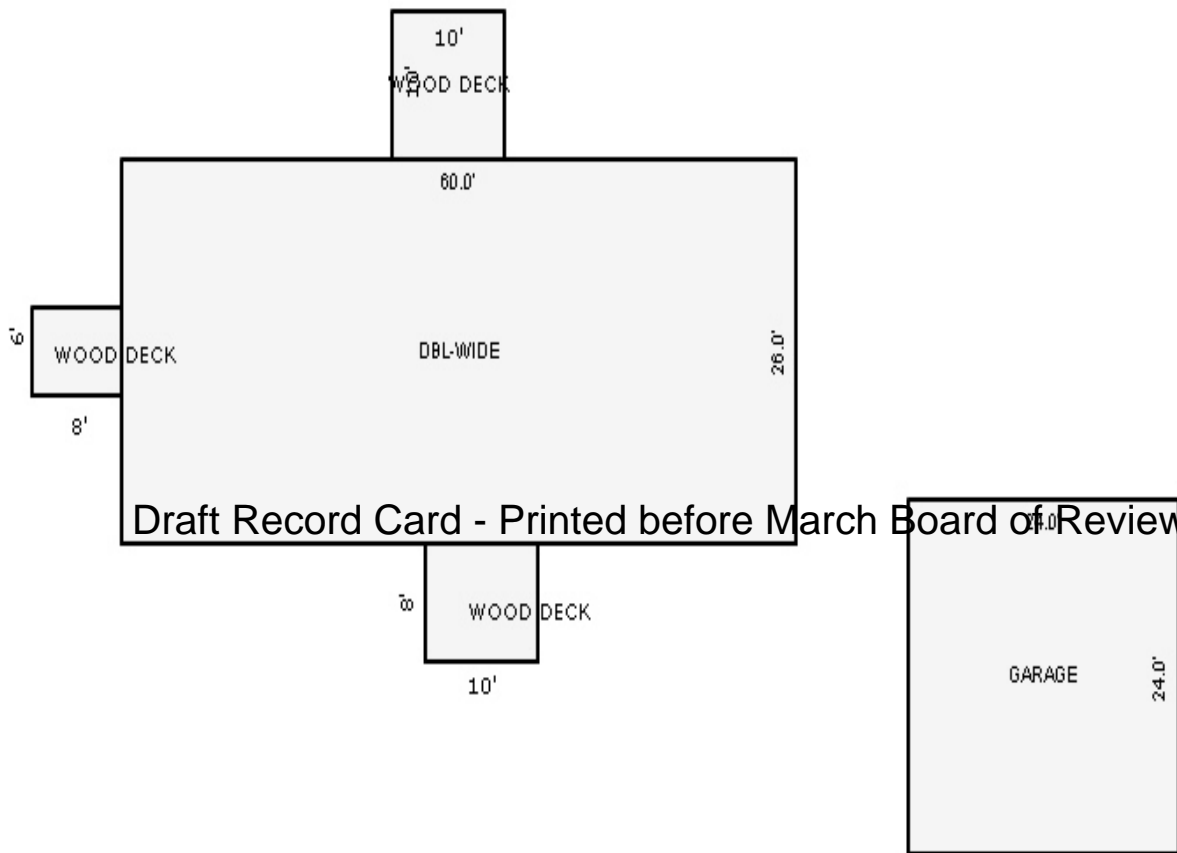
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 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 1998	Remodeled 0															
Condition for Age: Average																
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			150 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 44.54 -7.47 0.66			1560 58,859			
X	Insulation			(13) Plumbing			Average Fixture(s)			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		(14) Water/Sewer			2 Fixture Bath 1100.00			(15) Built-Ins & Fireplaces			525.00		1 525	
X	Many Avg. X Large Avg. X Small			1 3 Fixture Bath			1000 Gal Septic 2720.00			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		1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			Fireplace: Prefab 1 Story 1330.00			1 1,330			
(3) Roof		(9) Basement Finish		(16) Deck/Balcony			Treated Wood,Standard 7.60						100 760			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood,Standard 9.68						48 465			
X	Asphalt Shingle			(14) Water/Sewer			Treated Wood,Standard 8.08						80 646			
Chimney: Metal		(10) Floor Support		Public Water Public Sewer 1 Water Well			Notes: 1998 CENTURY #MX9948281ABF Phy/Ab.Phy/Func/Econ/Comb.%Good= 88/100/100/100/88.0, Depr.Cost = 84,055 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 54,635									
		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.
TRIBLEY JOHN III & DOROTH	TRIBLEY DOROTHY J	0	09/29/2016	QC	RELATED PARTY		PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7139 W BLUE RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
TRIBLEY DOROTHY J 7139 W BLUE ROAD LAKE CITY MI 49651	2017 Est TCV 109,814 TCV/TFA: 65.37					

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
	X		GROUP H \$75/FF	330.001244.76	1.0000	1.0000	75	100		24,750
			330 Actual Front Feet, 9.43 Total Acres				Total Est. Land Value =		24,750	

. SEC 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	12,400	42,500	54,900			43,865C
2016	12,400	40,000	52,400			43,474C
2015	12,400	37,200	49,600			43,344C
2014	12,400	33,300	45,700			42,662C

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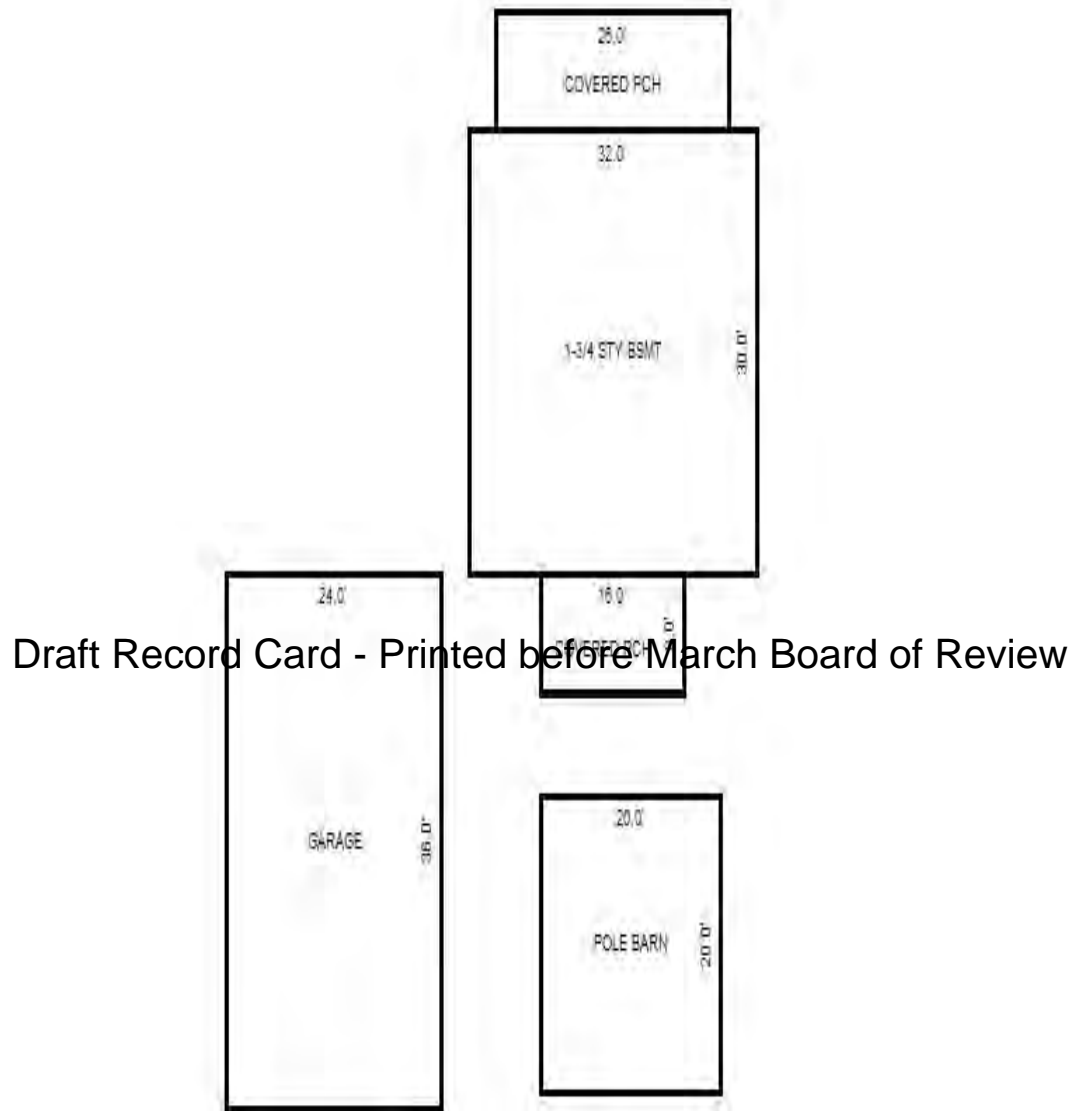
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 208 128	Type CCP (1 Story) CCP (1 Story)	Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled	X	Plaster Wood T&G												
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Yr Built 1940	Remodeled 1980	Ex X Ord Min		(12) Electric			1.75 Story Siding Basement 70.22 0.00 1.15 960 68,515										
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										
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s) 525.00 1 525										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Well 50 Feet 1575.00 1 1,575										
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	(2) Windows	(7) Excavation		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			Well 50 Feet 1575.00 1 1,575										
X	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			Well 50 Feet 1575.00 1 1,575										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 50 Feet 1575.00 1 1,575										
X	(3) Roof	(9) Basement Finish		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			Well 50 Feet 1575.00 1 1,575										
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well 50 Feet 1575.00 1 1,575										
X	Asphalt Shingle	(10) Floor Support		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			Well 50 Feet 1575.00 1 1,575										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well 50 Feet 1575.00 1 1,575										
		Lump Sum Items:		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well 50 Feet 1575.00 1 1,575										

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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.
		250,000	10/01/2002	WD	Download	02-0:4762		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7421 W BLUE RD	School: LAKE CITY - 57020		Pole Barn	07/18/2007	20070458	Complete
Owner's Name/Address	P.R.E. 100% 12/12/2001					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2017 Est TCV 378,764 TCV/TFA: 113.20					

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
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	X			* Factors *					
				Residentia 8 - 17 @ \$1900	15.00	Acres	1900	100	
				15.00 Total Acres Total Est. Land Value = 28,500					
Tax Description	X			Land Improvement Cost Estimates					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 35 T22N R8W (2*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.	X			D/W/P: 3.5 Concrete	3.44	1.00	384	71	938
				Shed: Wood Frame	8.81	1.00	308	71	1,927
Comments/Influences	X			Residential Local Cost Land Improvements					
				Description	Rate	CountyMult.	Size	%Good	Cash Value
				LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
				Total Estimated Land Improvements True Cash Value = 7,615					

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PRICED WORKSHOP AS FIN GRG  
2ND STY ADD'N, GRG,BWY ETC FOR 04  
01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2017	14,300	175,100	189,400			148,446C
Low	2016	15,800	164,900	180,700			147,122C
High	2015	15,800	153,700	169,500			146,682C
Landscaped	2014	15,800	137,800	153,600			144,373C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who	When	What					

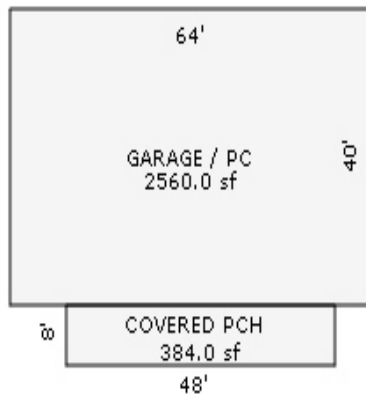
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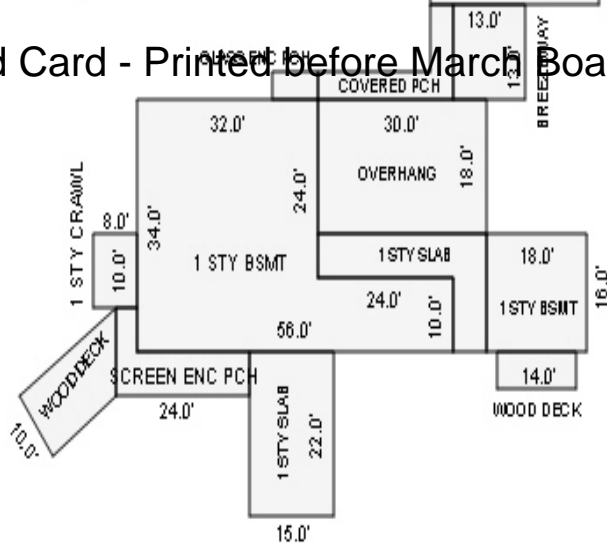
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 Type	Year Built: 2007 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2560 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior X Drywall Plaster 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							172 WSEP (1 Story) 48 WCP (1 Story) 132 WCP (1 Story) 32 CGEP (1 Story) 384 WCP (1 Story) 70 Treated Wood 157 Treated Wood 169 Brzwy, FW			
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace											
Yr Built 1977	Remodeled 2003	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service											
Condition for Age: Average		Doors Solid X H.C.													
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:													
(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 Insulation			No. of Elec. Outlets Many X Ave. Few			1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding Overhang		Basement Crawl Space Basement Slab Slab		63.81 0.00 63.81 -8.18 63.81 0.00 63.81 -10.38 63.81 -10.38		1328 84,740 80 4,450 288 18,377 780 41,675 330 17,632 540 18,257		
(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			(9) Basement Finish Basement Living Finish Walk out Basement Door(s)		23.81 0.00 17.25 775.00		0.00 0.00 0.00 0.00 0.00 0.00		1240 21,390 1 775		
X	Many Avg. X Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(13) Plumbing Average Fixture(s) 3 Fixture Bath		2700.00 3085.00		0.00 0.00 0.00 0.00		1 760 1 2,400		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide						(14) Water/Sewer Well, 100 Feet 1000 Gal Septic		2700.00 3085.00		0.00 0.00 0.00 0.00		1 2,700 1 3,085		
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish 1240 Recreation SF Living SF 1 Walkout Doors No Floor SF					(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 2 Story		1915.00 3825.00		0.00 0.00 0.00 0.00		1 1,915 1 3,825		
(3) Roof							(16) Porches WSEP (1 Story), Standard WCP (1 Story), Standard WCP (1 Story), Standard CGEP (1 Story), Standard WCP (1 Story), Standard		27.29 38.16 25.27 77.28 17.96		0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00		172 4,694 48 1,832 132 3,336 32 2,473 384 6,897		
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(16) Deck/Balcony Treated Wood,Standard Treated Wood,Standard (16) Breezeways		9.21 7.41		0.00 0.00 0.00 0.00		70 645 157 1,163		
X	Asphalt Shingle			1 Water Well 1 1000 Gal Septic 2000 Gal Septic											
Chimney: Brick				Lump Sum Items:											
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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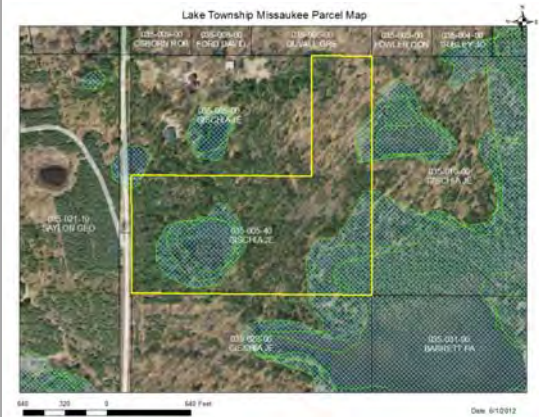
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 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% 07/01/2003					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 50,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 35 T22N R8W (11*TRACT*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT THOF. 25A.				* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)	X			Residentia PARTOF>20@\$2000	25.00	Acres	2000	100		50,000
					25.00	Total Acres		Total Est. Land Value =		50,000

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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	25,000	0	25,000	20,892C
			2016	26,300	0	26,300	20,706C
			2015	26,300	0	26,300	20,645C
			2014	26,300	0	26,300	20,320C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,900	05/01/1997	WD	Download	311:72		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7341 W BLUE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
DUVALL GREGORY A & SHERYL F 7341 W BLUE RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 192,063 TCV/TFA: 126.36					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
CHEMICAL BANK WEST P O BOX 749 127 S MAIN STREET LAKE CITY MI 49651	X		* Factors *						
			2013 EQ RATES&SALES	17.50 Acres				2,529	100
			17.50 Total Acres Total Est. Land Value = 44,250						
Tax Description	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 35 T22N R8W E 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PT LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FR NE COR SEC 35 SD POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS	X		Residential Local Cost Land Improvements						
			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
Level	2017	22,100	73,900	96,000			83,363C
Rolling							
Low	2016	22,100	69,600	91,700			82,620C
High							
Landscaped	2015	22,100	64,800	86,900			82,373C
Swamp							
Wooded	2014	22,100	59,200	81,300			81,076C
Pond							
Waterfront	Who When What						
Ravine	TPC 07/22/2014 INSPECTED						
Wetland							
Flood Plain							

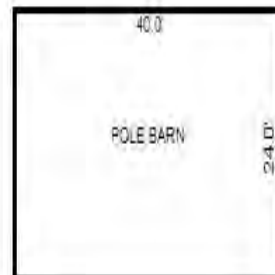
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 40 432	Type WCP (1 Story) Treated Wood	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 15 Floor Area: 1520 Total Base Cost: 131,793 Total Base New : 181,874 Total Depr Cost: 154,593 Estimated T.C.V: 146,863			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1998	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Condition for Age: Average		Doors		Ex. X Ord. Min			Other Additions/Adjustments			Rate			Size Cost			
Room List		(5) Floors		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			1 760			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Many X Ave. Few			(14) Water/Sewer			3 Fixture Bath			1 2,400			
(1) Exterior		X Drywall		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			1 3,085			
Wood/Shingle Aluminum/Vinyl Brick				(8) Basement			(14) Water/Sewer			Appliance Allowance			1 1,915			
Insulation				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic			(16) Porches			40 1,729			
(2) Windows		X Large Avg. Avg. Few Small		(9) Basement Finish			1000 Gal Septic			(16) Deck/Balcony			432 2,773			
X Many Avg. X Large Few Avg. Small		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1000 Gal Septic			(17) Garages			576 13,046		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Finished )			1 -650		
X Casement X Double Glass X Patio Doors X Storms & Screens		Lump Sum Items:			1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic			Mechanical Doors			1 350		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			1000 Gal Septic			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			960 9,226		
X Gable Hip Flat		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic			Mechanical Doors			1 325		
X Gambrel Mansard Shed		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 154,593 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 146,863			1000 Gal Septic								
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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
	School: MCBAIN - 57030					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MICH STATE HWY COMM		2017 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table .				
			* Factors *				
Public Improvements			Description	Frontage	Depth	Rate %Adj. Reason	Value
				7.710 Acres		0 100	0
				7.71 Total Acres		Total Est. Land Value =	0

Taxpayer's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table .
MICH STATE HWY COMM				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table .
SEC 35 T22N R8W 7.71 A M/L THAT PT OF NE 1/4 LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FT FR NE COR OF SEC SAID POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS CURVE SW'LY & TO LEFT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TH ALG ARC 3057.41 FT TO PT OF ENDING EXC THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75 FT NW'LY OF C/L OF HWY M55.				

Comments/Influences	Topography of Site	Level
	Topography of Site	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.
MICH STATE HWY COMM	VAN DRIE BUILDING CO INC	3,500	06/07/2004	QC	Not Qualified	04-0/2755		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
VANDRIE BUILDING CO INC 7591 S US-131 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 12,000					

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			1.170 Acres	10,256 100	12,000
				1.17	Total Acres		Total Est. Land Value =	12,000

Tax Description  
SEC 35 T22N R8W (0\*2004) 1.17 A M/L  
THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.

Comments/Influences  
04 SPLIT FROM MDOT FOR 05

- 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 Cuts
- 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	0	6,000			2,634C
2016	6,000	0	6,000			2,611C
2015	6,000	0	6,000			2,604C
2014	6,000	0	6,000			2,563C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	FORD DAVID & DAWN (H/W)	20,000	06/29/2007	WD	Arms Length	2007/2375		100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0
		80,000	08/01/2000	WD	Download	339:79		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status			
W BLUE RD	School: MCBAIN - 57030								
	P.R.E. 100% 06/29/2007								
Owner's Name/Address	MAP #:								
FORD DAVID & DAWN 7367 W BLUE ROAD LAKE CITY MI 49651		2017 Est TCV 13,200							
	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		40/FF	330.00	708.84	1.0000 1.0000	40 100	13,200		
		330 Actual Front Feet, 5.37 Total Acres					Total Est. Land Value = 13,200		
Tax Description	X	Dirt Road							
. SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.		Gravel Road							
Comments/Influences		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2017	6,600	0	6,600		6,600S
				2016	6,600	0	6,600		6,600S
				2015	6,600	0	6,600		6,600S
				2014	7,200	0	7,200		6,807C

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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
7397 W BLUE RD	School: MCBAIN - 57030		Garage	07/12/2011	2011-0340	100%
Owner's Name/Address	P.R.E. 73% 04/15/2002					
FORD DAVID 7397 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 213,717 (10,000 MCL 211.2					

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 35 T22N R8W N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF M-55 RELOCATED EXC W 33 FT THOF. 3A. Comments/Influences ADD NEW DETACHED FIN GRG FOR 94 ADD'N TO SAME GRG FOR 97 DECK FOR 98	X	Dirt Road		B GRADE 125/FF	296.00	441.49	1.0000	1.0000	125	100		37,000
		Gravel Road		296 Actual Front Feet, 3.00 Total Acres		Total Est. Land Value =		37,000				
	X	Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Sidewalk		D/W/P: Asphalt Paving	1.61	1.00	5900	0	0			
		Water		Residential Local Cost Land Improvements								
	X	Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Electric		LAND IMPROVE 5000	5000.00	1.00	1.5	95	7,125			
	X	Gas		Total Estimated Land Improvements True Cash Value =							7,125	
	X	Curb										
	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	18,500	88,400	106,900			74,915C
Rolling	2016	18,500	84,000	102,500			74,247C
Low	2015	18,500	72,900	91,400			74,025C
High	2014	18,500	69,100	87,600			72,860C
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	07/22/2014	INSPECTED	2016	18,500	84,000	102,500			74,247C
TPC	08/26/2011	INSPECTED	2015	18,500	72,900	91,400			74,025C
			2014	18,500	69,100	87,600			72,860C

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

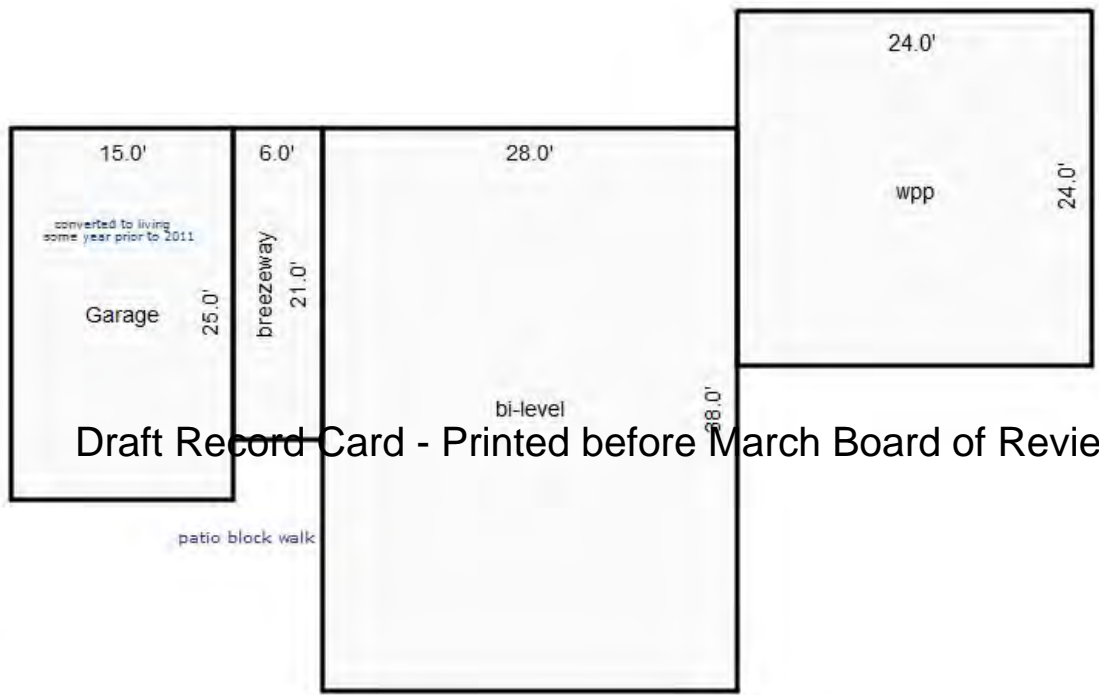
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 576 274 126	Type WPP WPP Brzwy, FW	Year Built: 2011 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1295 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration Ex X Ord Min			Size of Closets Lg X Ord Small		Doors Solid X H.C.		Condition for Age: Average		
Building Style: BI		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:			
Yr Built 1986	Remodeled 2014	Size of Closets		(12) Electric 200 Amps Service			No. of Elec. Outlets Many X Ave. Few			Bi-Level Siding Bi-Lev. 80% 85.39 0.00 0.00			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
Condition for Age: Average		Doors		No Heating/Cooling			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
Room List		(5) Floors		Kitchen: Other: Other:			Estimated T.C.V: 141,952			Class: C +5 Effec. Age: 25			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
(3) Roof	X Gable Hip Flat	X	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	
		Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 760.00			Floor Area: 2290			Total Base Cost: 144,370		Total Base New : 199,231		Total Depr Cost: 149,423	

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WPP around Pool

2011 pole garage



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Electronics

asphalt drive

Sketch by Apex Sketch

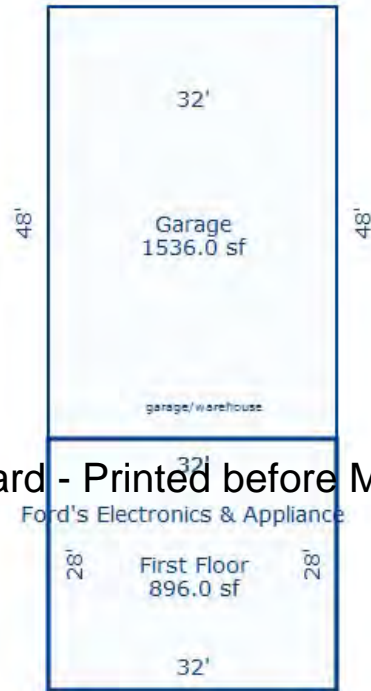
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Desc. of Bldg/Section: FORD'S ELECTRONICS Calculator Occupancy: Warehouse, Storage		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Percent Adj: +0						
Class: D Floor Area: 2,432 Gross Bldg Area: 2,432 Stories Above Grd: 1 Average 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: Wall or Floor Furnace 100 Heat#2: No Heating or Cooling 0%		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Wall or Floor Furnace 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: 8 Height per Story Multiplier: 0.880 Ave. Floor Area: 2,432 Perimeter: 216 Perim. Multiplier: 1.202 Refined Square Foot Cost for Upper Floors: 18.88						
1983 Year Built 1996 Remodeled		County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 26.056  Total Floor Area: 2,432 Base Cost New of Upper Floors = 63,368  Reproduction/Replacement Cost = 63,368 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 34,219						
8 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	Few Average	Thickness	Bsmnt Insul.
(3) Frame:		Total Fixtures		Urinals		Flex Conduit		Incandescent		
		3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent		
		2-Piece Baths		Water Heaters		Armored Cable		Mercury		
		Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor		
		Toilets		Water Softeners		Bus Duct		Transformer		
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure:		Slope=0				
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:						
		Gas		Coal		Hand Fired				
		Oil		Stoker		Boiler				
(6) Ceiling:										

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Ford's Electronics & Appliance

Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	OSBORN ROBERT & MOLLIE	500,000	03/16/2011	LC	LAND CONTRACT	2011-00740	PTA	100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	Not Qualified	05-0/1349		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7451 W BLUE RD	School: MCBAIN - 57030		ALTERATION	11/13/2014	2014-0524	100%
	P.R.E. 86% 04/11/2011		New House	05/27/2005	20050031	100%

Owner's Name/Address	MAP #:	2017 Est TCV 521,862 TCV/TFA: 120.24
OSBORN ROBERT & MOLLIE 7451 W BLUE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG 7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W 3057.41 FT TO END. 8.04 A.			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP H \$75/FF	330.00	1108.80	1.0000	1.0000	75	100		24,750
			330 Actual Front Feet, 8.40 Total Acres Total Est. Land Value = 24,750								

Comments/Influences	X	Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
NEW HOUSE & PB @45% FOR 02 COMP FOR 04	X	Dirt Road	D/W/P: Asphalt Paving	1.86	1.00	1750	0	0
	X	Gravel Road	D/W/P: 4in Ren. Conc.	5.31	1.00	700	0	0
	X	Paved Road	D/W/P: 4in Ren. Conc.	5.31	1.00	350	0	0
	X	Storm Sewer	D/W/P: 4in Ren. Conc.	5.31	1.00	504	0	0
	X	Sidewalk	Shed: Wood Frame	12.49	1.00	195	50	1,218
	X	Water	LAND IMPROVE 2500	2500.00	1.00	2.0	94	4,700
	X	Sewer	Total Estimated Land Improvements True Cash Value = 5,918					



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	12,400	248,500	260,900			205,017C
2016	12,400	230,900	243,300			203,189C
2015	12,400	213,600	226,000			198,693C
2014	12,400	195,300	207,700			195,072C

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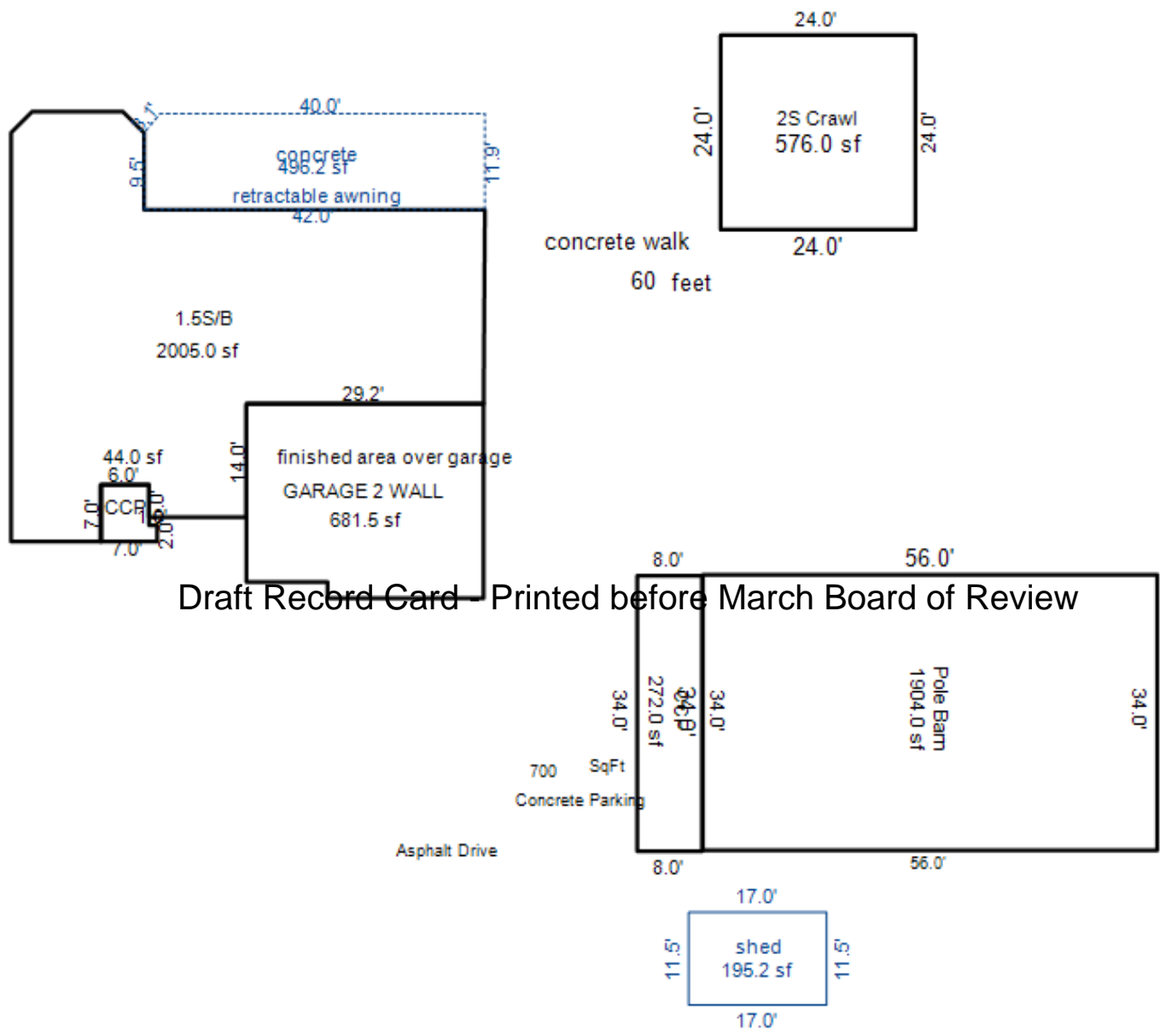
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 44 496 272	Type CCP (1 Story) CCP (1 Story) CCP (1 Story)	Year Built: 2001 Car Capacity: Class: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 681 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: B -10 Effec. Age: 10 Floor Area: 3092 Total Base Cost: 327,942 Total Base New : 452,560 Total Depr Cost: 407,304 Estimated T.C.V: 386,939		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S		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	200 Amps Service		1	1.5	1	75.99	0.00	1.58	830	64,383	
Condition for Age: Average		X	Lg		Ord		Small	No Heating/Cooling		1.5	1	1	94.36	0.00	2.37	1175	113,658	
Room List		(5) Floors		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		Basement Recreation Finish Average Fixture(s)		15.95		1924		30,688			
(1) Exterior		X Drywall		(13) Plumbing			(9) Basement Finish		Basement Recreation Finish		15.95		1924		30,688			
X	Wood/Shingle Aluminum/Vinyl Brick	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)		1475.00		1		1,475			
(2) Windows		X Many Avg. Few		X Large Avg. Small		(8) Basement			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		4650.00		2		9,300			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Well, 100 Feet 1000 Gal Septic		3050.00 3850.00		1 1		3,050 3,850		
X	Double Hung Horiz. Slide	X		Concrete Floor			(15) Built-Ins & Fireplaces			Appliance Allowance		4125.00		1		4,125		
X	Casement Double Glass Patio Doors Storms & Screens	1924		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			CCP (1 Story), Standard CCP (1 Story), Standard CCP (1 Story), Standard		48.95 20.22 23.94		44 496 272		2,154 10,029 6,512		
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		(10) Floor Support			(17) Garages		Class:B Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 2 Wall Automatic Doors		30.75 -3825.00 500.00		681 1 2		20,941 -3,825 1,000	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			(14) Water/Sewer			Class:B Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost Storage area over garage Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = ECF (RESIDENTIAL RURAL/ NON SUB)		16.01 4.85 0.950 => TCV of Bldg: 1 =		1904 1500		30,483 7,275		
Chimney:		Lump Sum Items:			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 =		386,939								

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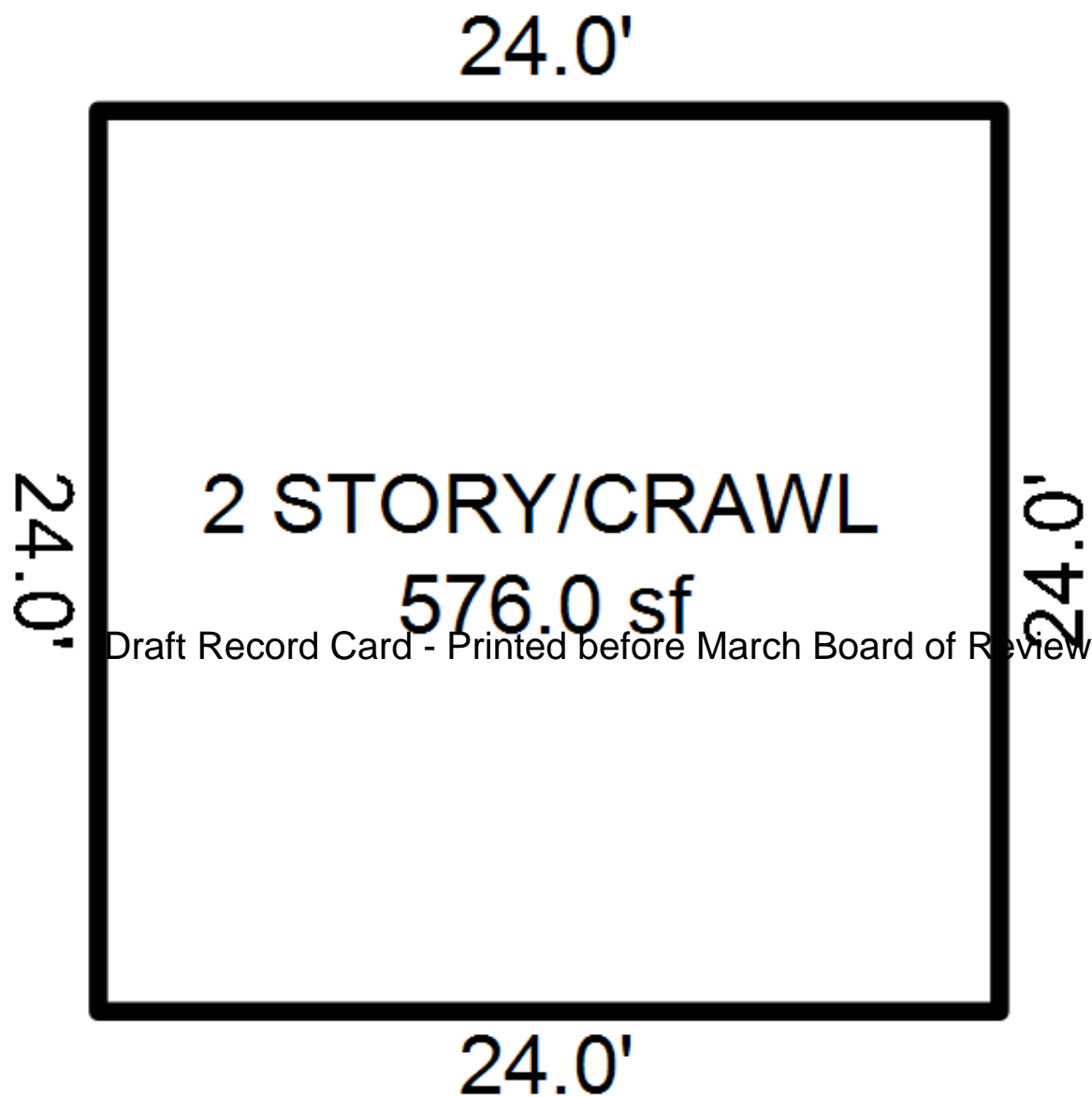


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 20	Type CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X Drywall Paneled	Plaster Wood T&G											
Building Style: 2S		Trim & Decoration												
Yr Built 2005		Remodeled 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 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	
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets Many X Ave. Few			2 Story Siding 1 Story Siding		Crawl Space Overhang		144.95 -14.35 51.28 0.00		576 77,357 96 4,923	
X	Pine/Cedar Insulation	(7) Excavation		(13) Plumbing			Other Additions/Adjustments		Rate		Rate		Size Cost	
(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			(14) Water/Sewer		Average Fixture(s) 1120.00				1 1,120	
X	Many Avg. Few X Large Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			(15) Built-Ins & Fireplaces		1000 Gal Septic 3550.00				1 3,050 1 3,550	
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			Appliance Allowance		2610.00				1 2,610	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			CPP, Standard		32.90				20 658	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,		Depr.Cost =				115,838	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			ECF (RESIDENTIAL RURAL/ NON SUB)		0.900 => TCV of Bldg: 2 =				104,255	
Chimney:				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 BLUE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/01/2003					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 48,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
SEC 35 T22N R8W (11*TRACT*2001) SE 1/4 OF NE 1/4. 40A.				
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	24,000	0	24,000			20,180C
2016	20,000	0	20,000			20,000S
2015	20,000	0	20,000			20,000S
2014	20,000	0	20,000			20,000S

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

Property Address	Class: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status		
	School: MCBAIN - 57030							
	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 .						
	Public Improvements	* Factors *						
Taxpayer's Name/Address		Description	Frontage	Depth	Rate %Adj.	Reason Value		
MICH STATE HWY COMM	Dirt Road			10.470 Acres	0 100	0		
	Gravel Road			10.47 Total Acres	Total Est. Land Value =	0		
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
Tax Description	Electric							
SEC 35 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NW 1/4.10.47A.	Gas							
Comments/Influences	Curb							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	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: 700 EXEMPT	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
LAKE TOWNSHIP	MAP #:					
	2017 Est TCV 0					

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

Tax Description			CLAM RIV 60/FF	700.00	429.38	1.0000	1.0000	60	100	42,000
SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.	X		700 Actual Front Feet, 6.90 Total Acres					Total Est. Land Value =		42,000

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

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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	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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 4,950					

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			GROUP H \$75/FF	66.00	1023.00	1.0000	1.0000	75 100	4,950
			66 Actual Front Feet, 1.55 Total Acres					Total Est. Land Value =	4,950

Tax Description  
. SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW 1/4 LYING S'LY OF HWY M-55. 1.55 A.

Comments/Influences

ACCESS TO BACK 40

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Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			2,500S
2016	2,500	0	2,500			2,500S
2015	2,500	0	2,500			2,500S
2014	3,200	0	3,200			3,200S

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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	WARRANTY DEED	2014-02819	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN MATTHEW	145,000	01/28/2011	WD	RELATED PARTY	2011-333WD	PTA	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	RELATED PARTY	2011-332WD	PTA	100.0
HINDS MARY K	FANNIE MAE	0	01/11/2010	QC	Reference	2010/53		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/19/2014					
SAWMILLER JEREMY & HILARY 7600 W BLUE RD 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 *			ADJACENT BLUE RD ESTATES		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value A> GROUP A		\$5000			5000	100		5,000
			0.930 Acres		0	100		0
			0.93 Total Acres		Total Est. Land Value =			5,000

Tax Description  
 . SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.

Comments/Influences  
 IRREGULAR SHAPE.. EASEMENTS (N OF M55 E OF BLUE RD ESTATES)

- 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	2,500	0	2,500			2,500S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S
2014	3,500	0	3,500		3,500W	2,336C

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TPC 04/08/2016 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEIMEISTER LYNN A J/T	GILMER D H & WEIMEISTER L	0	09/19/2013	QC	QUIT CLAIM	2013-03531	PTA	0.0
WEIMEISTER LYNN A ETAL	WEIMEISTER J R & WEIMEIST	0	07/23/2013	QC	QUIT CLAIM	2013-02509	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WEIMEISTER J R & WEIMEISTER L A J/T 7021 N 46TH STREET AUGUSTA MI 49012	MAP #:					
	2017 Est TCV 60,842 TCV/TFA: 96.27					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT: TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.			<Site Value I>	RIVER SITE				35000	100		35,000
			365 Actual Front Feet,	3.14 Total Acres				Total Est. Land Value =		35,000	

Comments/Influences

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

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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	17,500	12,900	30,400			11,952C
2016	15,000	12,800	27,800			11,846C
2015	15,000	11,200	26,200			11,811C
2014	15,000	9,500	24,500			11,625C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 160	Type WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	Drywall Paneled	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 1938	Remodeled 0	Ex	X	Ord		Min	1 Story Siding Crawl Space 54.43 -9.55 0.66 632 28,781											
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments Rate Size Cost											
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing											
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer											
				0 Amps Service			Well 50 Feet 1575.00											
(1) Exterior		(6) Ceilings		Ex. Ord. Min			Average Fixture(s) 525.00 1 525											
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Well 50 Feet 1575.00											
	Insulation	(7) Excavation		Many Ave. Few			Average Fixture(s) 525.00 1 525											
(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			Well 50 Feet 1575.00											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces											
	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, 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											
(3) Roof		(9) Basement Finish		(14) Water/Sewer			WPP, Standard 9.94 192 1,908											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard 6.79 160 1,086										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 28,714											
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:					ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 25,842											

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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
5511 S DICKERSON RD	School: LAKE CITY - 57020					
	P.R.E. 100% 03/31/1998					
Owner's Name/Address	MAP #:					
MERRITT GARY A 5511 S DICKERSON ROAD LAKE CITY MI 49651	2017 Est TCV 137,560 TCV/TFA: 90.98					

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		
MERRITT GARY A 5511 S DICKERSON ROAD LAKE CITY MI 49651	X		Public Improvements	GROUP I 100/FF	500.00	633.87	1.0000	1.0000	100	100		50,000
				500 Actual Front Feet, 7.28 Total Acres Total Est. Land Value = 50,000								
				Land Improvement Cost Estimates								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 3.5 Concrete				3.44	1.00	168	71	410
				Total Estimated Land Improvements True Cash Value = 410								

Tax Description	X	Electric	Gas	Curb	Street Cuts	Standard Utilities	Underground Utils.
SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.	X						
Comments/Influences							

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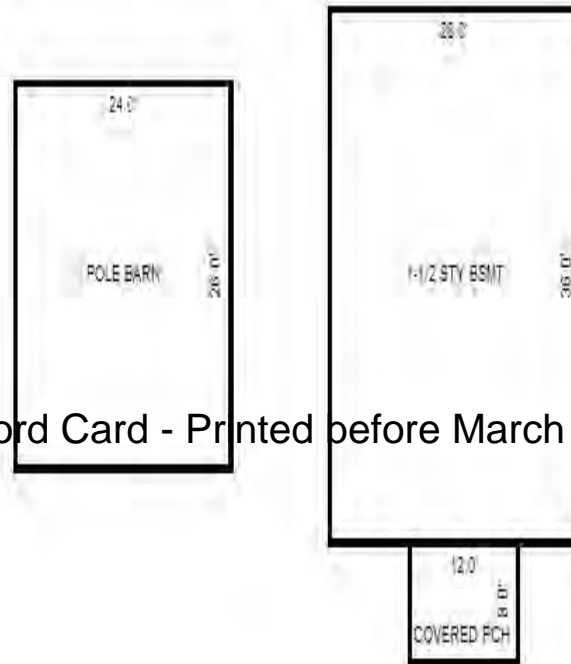
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	25,000	43,800	68,800			47,692C
Rolling	2016	25,000	41,200	66,200			47,267C
Low	2015	25,000	38,300	63,300			47,126C
High	2014	25,000	34,300	59,300			46,384C
Landscaped							
Swamp							
Wooded							
Pond							
X 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 96	Type WCP (1 Story)	Year Built: 1975 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																				
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1512 Total Base Cost: 102,271 Total Base New : 141,134 Total Depr Cost: 91,737 Estimated T.C.V: 87,150		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:											
Yr Built 1975	Remodeled 0	Ex	X	Ord		Min																			
Condition for Age: Average		Lg	X	Ord		Small																			
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric 150 Amps Service			Stories 1.5		Exterior Siding		Foundation Basement		Rate 81.15		Bsmnt-Adj 0.00		Heat-Adj 0.00		Size 1008		Cost 81,799	
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments		Rate		Size		Cost									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		Average Fixture(s)		760.00		1		760							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(13) Plumbing			3 Fixture Bath			2400.00		1		2,400											
(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			1000 Gal Septic		3085.00		1		3,085									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			8			1915.00		1		1,915											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		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			29.42		96		2,824											
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			12.68		624		7,912											
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =				91,737 87,150									
X	Asphalt Shingle	1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																				
	Chimney: Block																								

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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
5521 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
RODGERS MICHAEL L 5521 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 111,278 TCV/TFA: 96.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.	X		GROUP I 100/FF	430.00	633.14	1.0000	1.0000	100	100	43,000
			430 Actual Front Feet, 6.25 Total Acres Total Est. Land Value =							43,000

Comments/Influences

CHG DEP..CHG CLASS FROM CD GAVE LOC ALLOWANCE  
STIP TRIB PETITION FOR 94  
REMOVE LOC ALLOWANCE FOR 05

- X Public Improvements
- 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
- 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	21,500	34,100	55,600			44,364C
2016	21,500	32,100	53,600			43,969C
2015	21,500	29,900	51,400			43,838C
2014	21,500	26,700	48,200			43,148C

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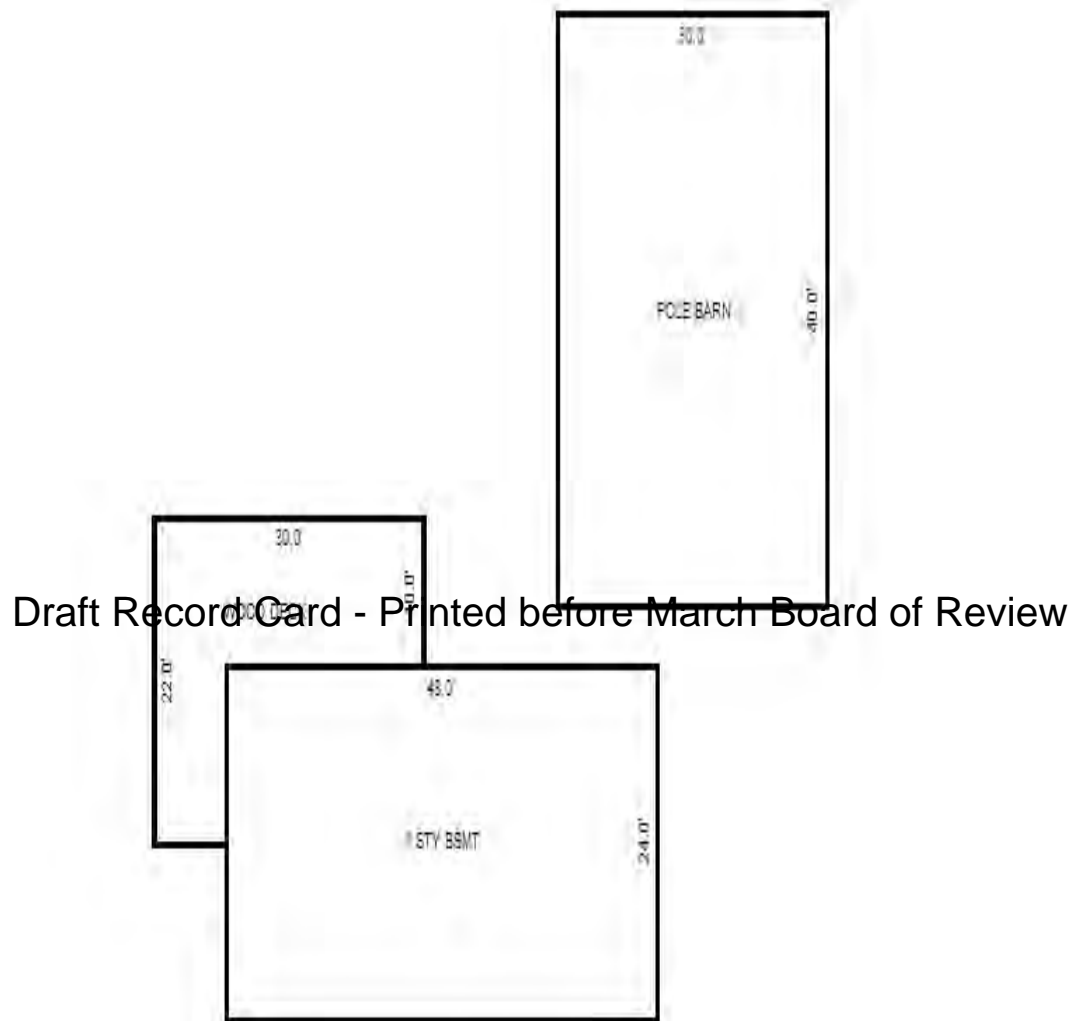
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 372	Type Pine	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 67 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		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: 33 Floor Area: 1152 Total Base Cost: 78,285 Total Base New : 108,033 Total Depr Cost: 71,872 Estimated T.C.V: 68,278		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		150 Amps Service			
Yr Built 1976	Remodeled 0	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 Double Glass Patio Doors Storms & Screens	8 Conc. Block 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		
(3) Roof	X Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			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	Asphalt Shingle	1 Recreation SF Living SF Walkout Doors No Floor SF		(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			Rate		Bsmnt-Adj		Heat-Adj		Size		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate		Bsmnt-Adj		Heat-Adj		Size		
		Lump Sum Items:		(15) Built-ins			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate		Bsmnt-Adj		Heat-Adj		Size		

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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 DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/21/2009					
VANHOUTEN CLIFFORD 5659 S DICKERSON Lake City MI 49651	MAP #:					
	2017 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia PARTOF>10@\$2000	5.00 Acres	2000	100	10,000
				5.00 Total Acres		Total Est. Land Value =	10,000

Tax Description  
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 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
- 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	5,000	0	5,000			4,360C
2016	5,300	0	5,300			4,322C
2015	5,300	0	5,300			4,310C
2014	5,300	0	5,300			4,243C

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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					
	P.R.E. 100% 04/21/2009					
Owner's Name/Address	MAP #:					
VANHOUTEN CLIFFORD 5659 S DICKERSON RD Lake City MI 49651	2017 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia PARTOF>10@\$2000	5.00	Acres	2000	100		10,000
			5.00 Total Acres Total Est. Land Value =						10,000

Tax Description  
. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.

Comments/Influences

SAME OWNER OWNS FRONT 5 ACRES

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

Topography of Site

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

**Draft Record Card - Printed before March Board of Review**

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	0	5,000			4,200C
2016	5,300	0	5,300			4,163C
2015	5,300	0	5,300			4,151C
2014	5,300	0	5,300			4,086C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN B	SCHOLTEN ARLENE M	0	09/23/2016	DC	CERTIFICATE OF DEATH	2106-03414		0.0
		3,500	05/01/1996	WD	Download	315:1372		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5675 S DICKERSON RD	School: LAKE CITY - 57020		Modular	04/28/2005	20050089	Complete
Owner's Name/Address	P.R.E. 100% 09/29/1997					
SCHOLTEN ARLENE M 5675 S DICKERSON RD Lake City MI 49651	MAP #:					
	2017 Est TCV 94,847 TCV/TFA: 71.64					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 35 T22N R8W S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4. .6921 A M/L	X			40/FF	134.00	225.00	1.0000	1.0000	40	100		5,360
Comments/Influences				134 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 5,360								
SPLIT .5657 AC TO 019-75 FOR 97	X			Land Improvement Cost Estimates								
05 SPLIT .70 AC. TO 019-10 FOR 06	X			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	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	2,700	44,700	47,400			40,662C
	Rolling		2016	2,700	37,600	40,300			40,300S
	Low		2015	2,700	40,400	43,100			41,859C
	High		2014	4,100	37,100	41,200			41,200S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							

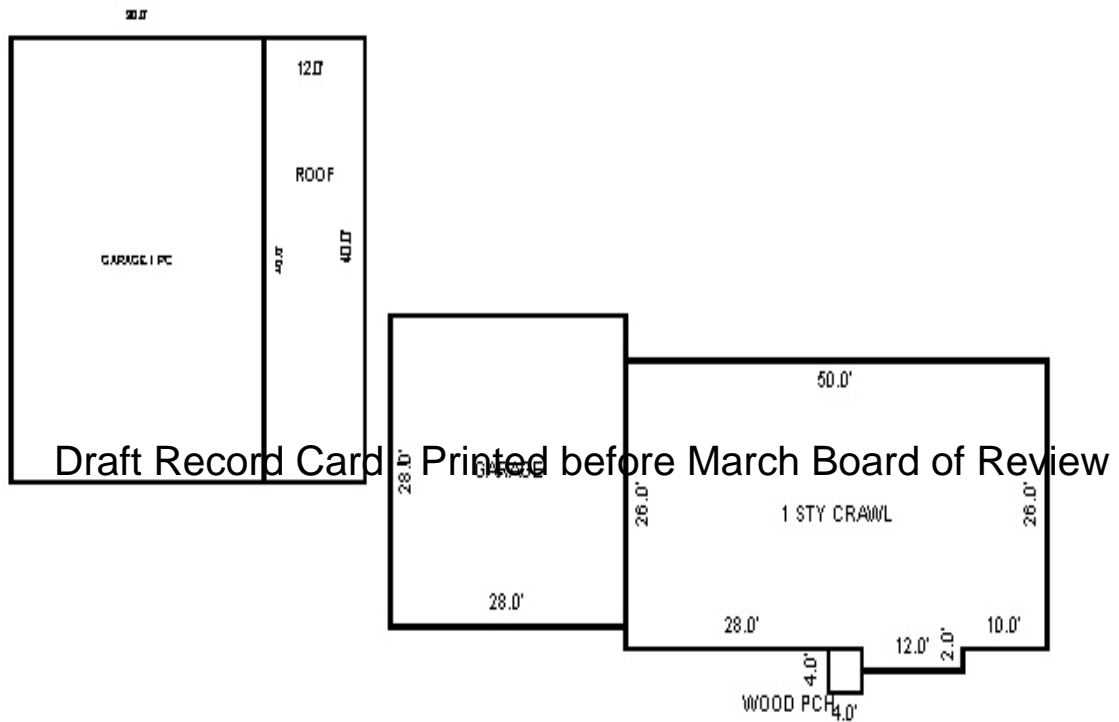
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 16 480	Type WPP Roof Cover Onl	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 9 Floor Area: 1324 Total Base Cost: 108,466 Total Base New : 149,683 Total Depr Cost: 136,211 Estimated T.C.V: 88,537		CntyMult X 1.380 E.C.F. X 0.650		Bsmnt Garage: Carport Area: Roof:	
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.		Room List	
Yr Built 2005	Remodeled 0	Condition for Age: Average		(5) Floors			Kitchen: Other: Other:			(12) Electric		0 Amps Service		Central Air Wood Furnace	
Room List		(5) Floors		Basement 1st Floor 2nd Floor 3 Bedrooms			(6) Ceilings			No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Ex X Ord Min			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		1 Story Siding Crawl Space 60.81 -8.63 0.00 1324 69,086	
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			3 Fixture Bath 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Other Additions/Adjustments Rate	
(2) Windows		Many Avg. X Large Avg. X 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			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00 1 1,915	
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		WPP, Standard		33.70 16 539	
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			(14) Water/Sewer			(16) Deck/Balcony		Roof Cover Only,Standard		8.60 480 4,128	
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors		16.54 784 12,967 -1300.00 1 -1,300 375.00 1 375	
Chimney:		Lump Sum Items:			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors		9.30 1200 11,160 325.00 2 650		Notes: MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 91/100/100/100/91.0, Depr.Cost = 136,211 ECF (RESIDENTIAL RURAL/ NON SUB) 0.650 => TCV of Bldg: 1 = 88,537	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO,	0	04/15/2005	WD	Not Qualified	05-0/1348		100.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/15/2005					
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 57,578					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			* Factors *						
Dirt Road			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
Gravel Road			AG SW 2014 8 - 17 Acres	12.10 Acres	12.10	3600	100		43,560
Paved Road			12.10 Total Acres Total Est. Land Value = 43,560						
Storm Sewer			Land Improvement Cost Estimates						
Sidewalk			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Water			Agricultural Local Cost Land Improvements						
Sewer			Description	Rate	CountyMult.	Size	%Good	Cash Value	
Electric			8' DIAMETER WELL	15750.00	1.00	1.0	89	14,018	
Gas			Total Estimated Land Improvements True Cash Value = 14,018						
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									

**Tax Description**  
 SEC 35 T22N R8W (2\*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12" W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L  
 Comments/Influences  
 05 Split from 035-019-00 for 06

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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	21,800	7,000	28,800			13,584C
2016	22,400	7,000	29,400			13,463C
2015	18,200	0	18,200			13,423C
2014	14,500	0	14,500			13,212C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	HUD SALE	2012-00761	PTA	100.0
US BANK	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	COVENANT DEED	2011-03294 CD	PTA	0.0
STURTEVANT SCOTT L	US BANK	103,895	08/20/2010	SD	SHERIFF'S DEED	2010-4046SD	PTA	0.0
MCVEAN KATHLEEN (FORMER S	STURTEVANT SCOTT L (SM)	0	07/21/2008	QC	Not Qualified	2008/2867		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5663 S DICKERSON RD						
	School: LAKE CITY - 57020		Pole Barn	12/02/2004	20040460	Complete
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
THOMAS ROGER L & CHARLENE 3820 S LACHANCE RD LAKE CITY MI 49651	2017 Est TCV 54,836 TCV/TFA: 37.66					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	40/FF	127.00	298.40	1.0000	1.0000	40	100		5,080
	127 Actual Front Feet, 0.87 Total Acres Total Est. Land Value = 5,080								

Tax Description									
2012-00761 WD the East 154 feet of the West 554 feet of the North 160 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan and also the North 33 feet of the West 400 feet of the North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan.									
X	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.								
Residential Local Cost Land Improvements									
	Description	Rate	County	Mult.	Size	%Good	Cash Value		
	Fencing: Wd, Solid, 6 ft.	14.18	1.00		48	0	0		
	Shed: Wood Frame	6.45	1.00		576	50	1,858		
	Shed: Wood Frame	9.17	1.00		96	50	440		
Description Rate CountyMult. Size %Good Cash Value									
	Street Lights	14.00	1.00		1	95	950		
Total Estimated Land Improvements True Cash Value = 3,248									

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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			
Who	When	What	2017	2,500	24,900	27,400			22,413C
TPC 06/14/2015 INSPECTED			2016	2,500	21,200	23,700			22,214C
			2015	2,500	21,100	23,600			22,148C
			2014	2,500	19,300	21,800			21,800S

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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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: MANU-BOCA/STATE		Trim & Decoration														
	Yr Built 1995		Remodeled 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			200		Amps Service							
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex.		X	Ord.		Min				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many		X	Ave.		Few				
(2) Windows		Insulation		(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			2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement												
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish												
(3) Roof		X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF												
X	Gambrel Mansard Shed			(10) Floor Support												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1		Water Well 1000 Gal Septic 2000 Gal Septic							
Chimney: Metal				(14) Water/Sewer												
				Public Water Public Sewer												
				Lump Sum Items:												
				Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			1		Story Siding Piers 45.06 -11.02 0.66 1456 50,523							
				Other Additions/Adjustments Rate Size Cost												
				(13) Plumbing												
				Average Fixture(s)												
				3 Fixture Bath												
				(14) Water/Sewer												
				1000 Gal Septic												
				(15) Built-Ins & Fireplaces												
				Appliance Allowance												
				(16) Deck/Balcony												
				Roof Cover Only,Standard												
				Notes: 1995 REDMAN												
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,											Depr.Cost = 71,551	
				ECF (RESIDENTIAL RURAL/ NON SUB)											0.650 => TCV of Bldg: 1 = 46,508	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JPMORGAN CHASE BANK	BARTHOLOMEW JEREMY A	49,900	05/29/2014	CD	BANK SALE	2014-01918	PTA	100.0
HOSE JEREMY & CARRIE H&W	JPMORGAN CHASE BANK	63,750	01/10/2014	SD	SHERIFF'S DEED	2014-00257SD		0.0
VAN HULST KENNETH & BONNE	HOSE JEREMY B & CARRIE R	0	05/21/2004	WD	Not Qualified	04-0/3015		0.0
VANHULST KENNETH E ETAL	HOSE JEREMY & CARRIE	88,000	05/05/2004	WD	Not Qualified	04-0/2200		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5661 S DICKERSON RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 03/31/2015					
Owner's Name/Address	MAP #:					
BARTHOLOMEW JEREMY A 5661 S DICKERSON RD LAKE CITY MI 49651	2017 Est TCV 91,134 TCV/TFA: 66.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
SEC 35 T22N R8W (3*2004) N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF. .8747 A				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				40/FF	127.00	300.00	1.0000	1.0000	40	100		5,080
				127 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 5,080								
Comments/Influences	X	Land Improvement Cost Estimates										
Split for 94 96 Split .30 Ac to 019-75 for 97 04 Split .29 Ac to 019-94 for 05 Exempt..(Adjacent Land Owner)		Description Rate CountyMult. Size %Good Cash Value										
		D/W/P: 4in Ren. Conc. 3.78 1.00 1200 0 0										
		Fencing: Wire Mesh, #9 1.87 1.00 100 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										

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,500	43,100	45,600			40,177C
Rolling	2016	2,500	42,800	45,300			39,819C
Low	2015	2,500	37,200	39,700			39,700S
High	2014	3,200	41,200	44,400			43,992C
Landscaped	Who When What						
Swamp	TPC 05/05/2015 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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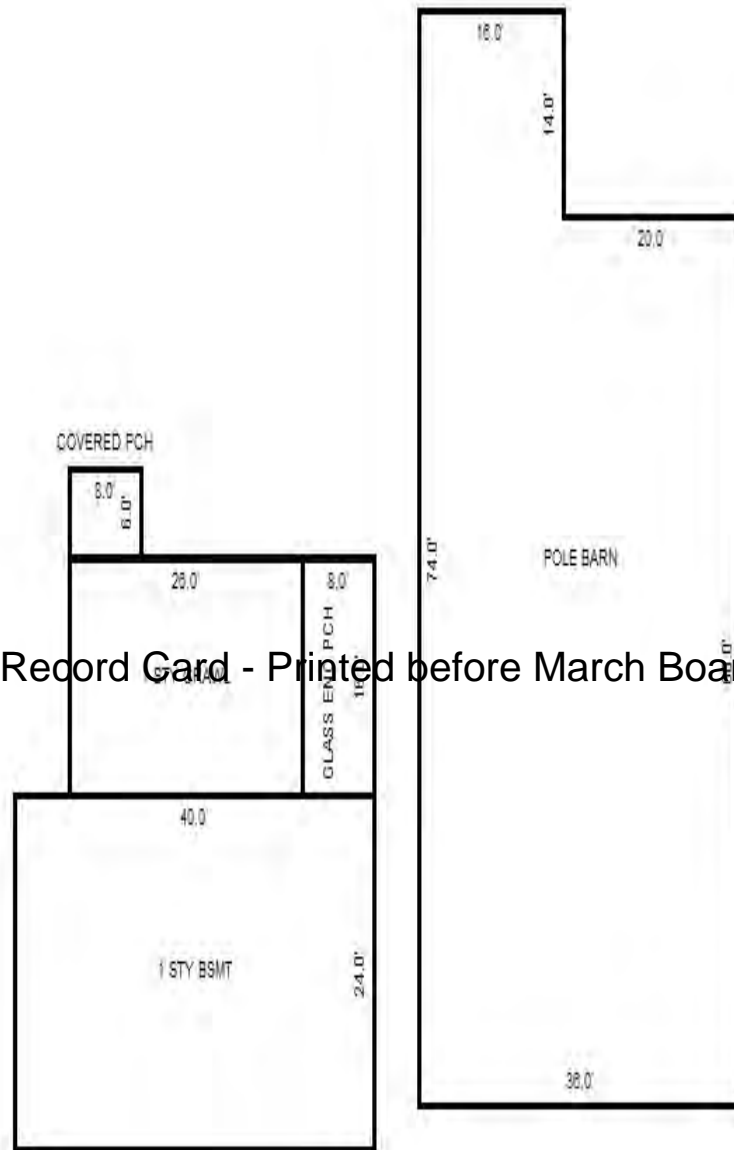
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 128 48	Type CGEP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 2384 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1376 Total Base Cost: 114,203 Total Base New : 157,600 Total Depr Cost: 94,560 Estimated T.C.V: 85,104			CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1973	Remodeled 0	Size of Closets		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Bsmnt-Adj		Heat-Adj		Size Cost		
Condition for Age: Average		Doors		150 Amps Service			1 Story Siding Basement 56.00 0.00 0.00 960 53,760			X		0.00		416 19,947		
Room List		(5) Floors		No./Qual. of Fixtures			1 Story Siding Crawl Space 56.00 -8.05 0.00 416 19,947			X		0.00		416 19,947		
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		No. of Elec. Outlets			Other Additions/Adjustments Rate			X		0.00		416 19,947		
(1) Exterior		X Drywall		Many X Ave. Few			(13) Plumbing			X		0.00		416 19,947		
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s) 630.00 1 630			X		0.00		1 1,975		
Insulation		(8) Basement		(14) Crawl Space			3 Fixture Bath 1975.00 1 1,975			X		0.00		1 1,975		
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath 1575.00 1 1,575			Well, 50 Feet 2895.00 1 2,895			X		0.00		1 2,895		
Many Avg. X Large Avg. X Small		(9) Basement Finish		Softener, Auto 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		0.00		1 1,415		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Appliance Allowance 1415.00 1 1,415			X		0.00		1 2,900		
X Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(16) Porches			X		0.00		128 4,852		
X Asphalt Shingle		(10) Floor Support		Lump Sum Items:			CGEP (1 Story), Standard 37.91 128 4,852			X		0.00		48 1,757		
Chimney:		Joists: Unsupported Len: Cntr.Sup:					(17) Garages			X		0.00		2384 22,171		
							Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30 2384 22,171 Mechanical Doors 325.00 1 325 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 94,560 ECF (RESIDENTIAL RURAL/ NON SUB) 0.900 => TCV of Bldg: 1 = 85,104			X		0.00				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	HUD SALE	2012-00761		100.0
US BANK NA	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	COVENANT DEED	2011-03294 CD		0.0
STURTEVANT SCOTT L	US BANK	103,893	08/20/2010	SD	SHERIFF'S DEED	2010-4046SD	PTA	0.0
MCVEAN KATHLEEN STURTEVAN	STURTEVANT SCOTT L (S/M)	0	08/21/2008	QC	Not Qualified	2008/2867		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY - 57020					
THOMAS ROGER L & CHARLENE	P.R.E. 0%					
3820 S LACHANCE RD	MAP #:					
LAKE CITY MI 49651	2017 Est TCV 2,500					

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

			GROUP E 25/FF	100.00	127.00	1.0000	1.0000	25 100	2,500	
			100 Actual Front Feet, 0.29 Total Acres						Total Est. Land Value =	2,500

**Tax Description**  
 2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 45

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- 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
- 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	1,300	0	1,300			809C
2016	1,300	0	1,300			802C
2015	800	0	800			800S
2014	800	0	800			800S

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/21/2009					
VANHOUTEN CLIFFORD 5659 S DICKERSON Lake City MI 49651	MAP #:					
	2017 Est TCV 340					

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 PARTOF>10@\$2000	0.17 Acres	2000	100		340
			0.17 Total Acres Total Est. Land Value =					340

Tax Description	X	Value
. SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.	X	340
Comments/Influences	X	

Comments/Influences	Value
IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS. REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.	

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Topography of Site	X	Value
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	200	0	200			200S
2016	200	0	200			200S
2015	200	0	200			200S
2014	200	0	200			200S

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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
5759 S DICKERSON RD	School: LAKE CITY - 57020		Addition	05/25/2006	20060124	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 130,520 TCV/TFA: 87.01					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
			Description	Frontage	Depth	Rate	%Adj.	Reason
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651	X		* Factors *					
			Residentia 3 - 7 @\$3000	5.00 Acres	5.00 Total Acres	3000	100	
			Total Est. Land Value = 15,000					
Tax Description	X		Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 A.	X		Shed: Wood Frame	10.65	1.00	144	65	997
			Total Estimated Land Improvements True Cash Value = 997					

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	57,800	65,300			49,973C
Rolling	2016	7,500	54,400	61,900			49,528C
Low	2015	7,500	50,600	58,100			49,380C
High	2014	7,500	45,300	52,800			48,603C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					

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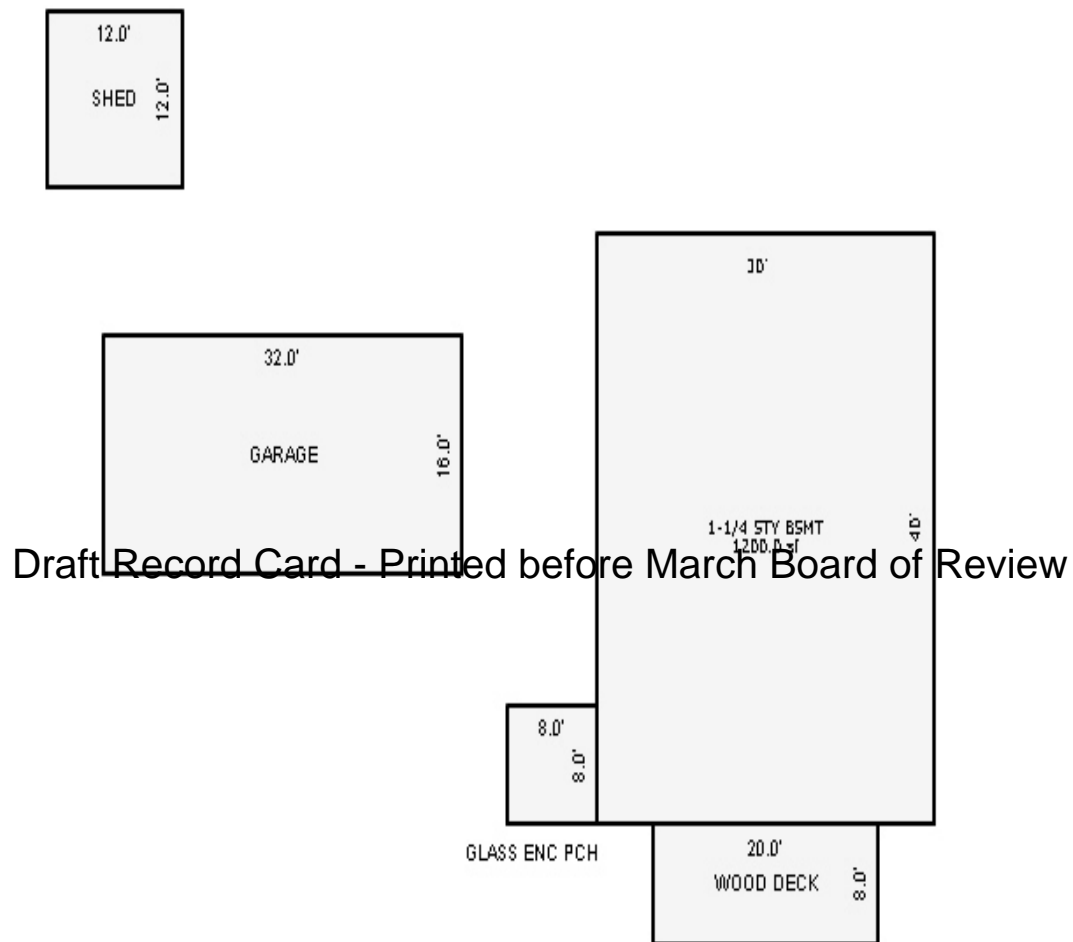
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type 64 WGEF (1 Story) 160 Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 512 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration													
Yr Built Remodeled 1900 2007		Ex X Ord Min		Size of Closets											
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.											
Room List		(5) Floors		Kitchen: Other: Other:		Central Air Wood Furnace									
Basement 1st Floor 2nd Floor 4 Bedrooms						(12) Electric									
						100 Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures		Ex. Ord. X Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost							
Wood/Shingle Aluminum/Vinyl Brick								1.25 Story Siding Mich Bsmnt. 74.78 -4.66 0.00 1200 84,144							
Insulation				No. of Elec. Outlets		Many Ave. X Few		Other Additions/Adjustments Rate Size Cost							
(2) Windows				(7) Excavation				(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 2 Fixture Bath Softener, Auto 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							
X Wood Sash X Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(8) Basement				(15) Built-Ins & Fireplaces							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Appliance Allowance 1915.00 1 1,915							
(3) Roof				(9) Basement Finish				(17) Garages							
X Gable Hip Flat		X Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors No Floor SF				Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.73 512 9,078							
X Asphalt Shingle								Phy/Ab.Phy/Func/Econ/Comb.%Good= 83/100/100/100/83.0, Depr.Cost = 115,178							
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic		(16) Porches							
						Lump Sum Items:		(16) Deck/Balcony							
								Treated Wood,Standard 7.39 160 1,182							
								County Multiplier = 1.38 => Cost New = 4,662							
								Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0, Depr.Cost = 4,149							
								(16) Deck/Balcony							
								Treated Wood,Standard 7.39 160 1,182							
								County Multiplier = 1.38 => Cost New = 1,632							
								Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 1,224							
								Total Depreciated Cost = 120,550							
								ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 114,523							

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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
5601 RIVERVIEW DR	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
SAYLON GEORGE A SR TRUSTEE OHASHI GERALDINE A 7561 CENTER AVE #27 HUNTINGTON BEACH CA 92647	MAP #:					
	2017 Est TCV 262,145 TCV/TFA: 211.41					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front Depth	Rate	%Adj. Reason	Value
. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 . 55.903A.	X		* Factors *						
			<Site Value I> RIVER SITE				35000	100	
Comments/Influences	X		SALES & 2013 EQ RATE	55.900	Acres	1,579	100		88,260
			55.90 Total Acres				Total Est. Land Value =		123,260
VERY NICE PROPERTY..HOUSE COMPLETELY REDONE NEW GRG FOR 97			Land Improvement Cost Estimates						
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			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	
X Wooded	
X Pond	
X Waterfront	
Ravine	
Wetland	
Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	61,600	69,500	131,100			91,985C
2016	59,100	65,400	124,500			91,165C
2015	59,100	61,000	120,100			90,893C
2014	59,100	54,600	113,700			89,462C

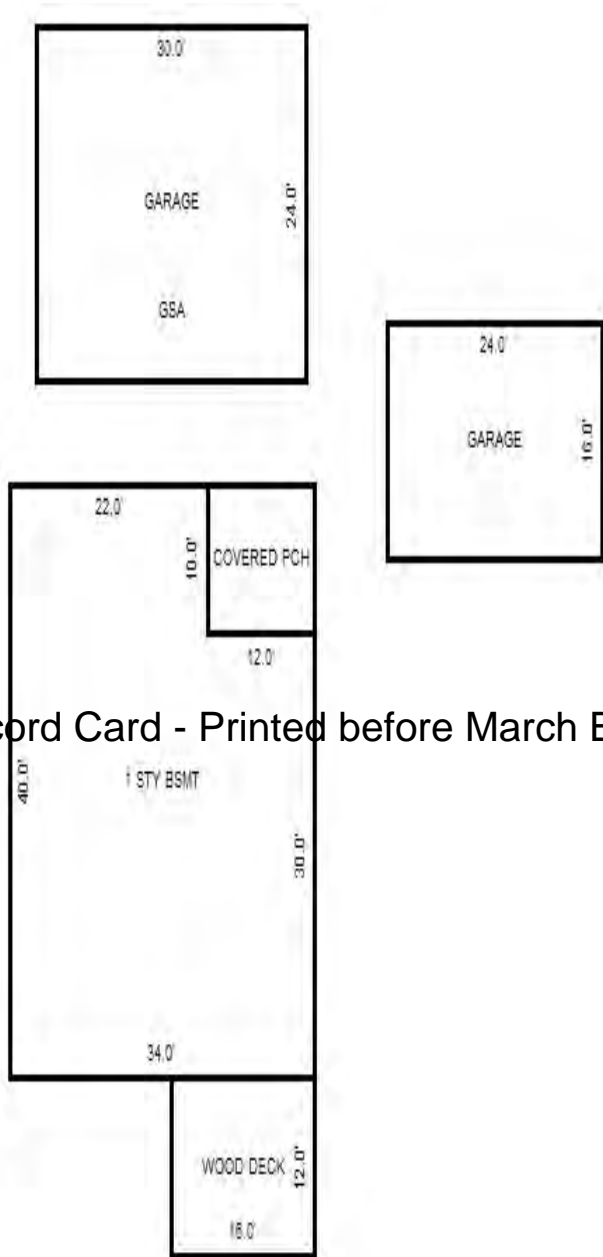
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 120 192	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 22 Floor Area: 1240 Total Base Cost: 132,050 Total Base New : 182,229 Total Depr Cost: 143,694 Estimated T.C.V: 136,510		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		100 Amps Service								
Yr Built 1964	Remodeled 0	Size of Closets		Lg	X	Ord		Small	Stories Exterior Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost							
Condition for Age: Average		Doors		Solid	X	H.C.	No Heating/Cooling			1	Story Siding	Basement	67.92	0.00	0.00	1240	84,221						
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Other Additions/Adjustments	(9) Basement Finish		Rate		Size		Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		No. of Elec. Outlets			Ex			X	Ord	Min	Basement Recreation Finish		11.45		800		9,160				
(1) Exterior	X	Wood/Shingle Aluminum/Vinyl Brick	X		Drywall	No. of Elec. Outlets			Many	X	Ave.	Few	Walk out Basement Door(s)		775.00		1		775				
X	Insulation	(7) Excavation		(13) Plumbing			1			3	Fixture Bath	(14) Water/Sewer			Well, 50 Feet		1575.00		1		1,575		
(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			2	Fixture Bath	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	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1		1,915				
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			800			Fireplace: Exterior 1 Story		3875.00		1		3,875						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1000	Gal Septic	(16) Porches			WCP (1 Story), Standard		26.40		120		3,168		
	Chimney: Block	(14) Water/Sewer		Lump Sum Items:			1			2000	Gal Septic	(16) Deck/Balcony			Treated Wood,Standard		7.13		192		1,369		
													Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		20.98		384		8,056		
													Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,		Depr.Cost =						126,971		
													Separately Depreciated Items:										
													(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		15.95		720		11,484
													Storage area over garage		3.95		660		2,607				
													County Multiplier = 1.38 =>		Cost New =		19,446						
													Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0,		Depr.Cost =		16,723						
													Total Depreciated Cost =		143,694								
													ECF (RESIDENTIAL RURAL/ NON SUB)		0.950 => TCV of Bldg: 1 =		136,510						

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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 X	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 4,950					

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			GROUP H \$75/FF	66.00	990.00	1.0000	1.0000	75 100	4,950
			66 Actual Front Feet, 1.50 Total Acres					Total Est. Land Value =	4,950

Tax Description  
 . SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW 1/4 EXC S 330 FTTHOF. 1.5A.  
 Comments/Influences  
 SERVES AS EASEMENT ACCESS TO 005 & 028

- 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
- 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	2,500	0	2,500			2,500S
2016	2,500	0	2,500			2,500S
2015	2,500	0	2,500			2,500S
2014	3,100	0	3,100			3,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOTTON EDWARD & MARIANNE	SELVES (LE) ETAL JT*	0	10/29/2009	QC	Not Qualified	2009/3780		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5485 RIVERVIEW DR	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
TOTTON EDWARD & MARIANNE (LE)	MAP #:					
5485 RIVERVIEW DR	2017 Est TCV 204,672 TCV/TFA: 104.42					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 35 T22N R8W E 200 FT OF SW 1/4 OF NW 1/4 EXC N 282 FT THOF. 4.4628A.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GARAGE "RIVERVIEW TREASURES" @50% FOR 99 COMP FOR 00	X		<Site Value I> RIVER SITE				35000	100		35,000
CHG PRICING OF HOUSE TO "LOG" FOR 06.			200 Actual Front Feet, 4.46 Total Acres				Total Est. Land Value =			35,000
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.44	1.00	1488	82	4,197		
			Total Estimated Land Improvements True Cash Value =							4,197

Draft Record Card - Printed before March Board of Review



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
2017	17,500	84,800	102,300			83,164C
2016	15,000	79,900	94,900			82,423C
2015	15,000	70,300	85,300			82,177C
2014	15,000	66,800	81,800			80,883C

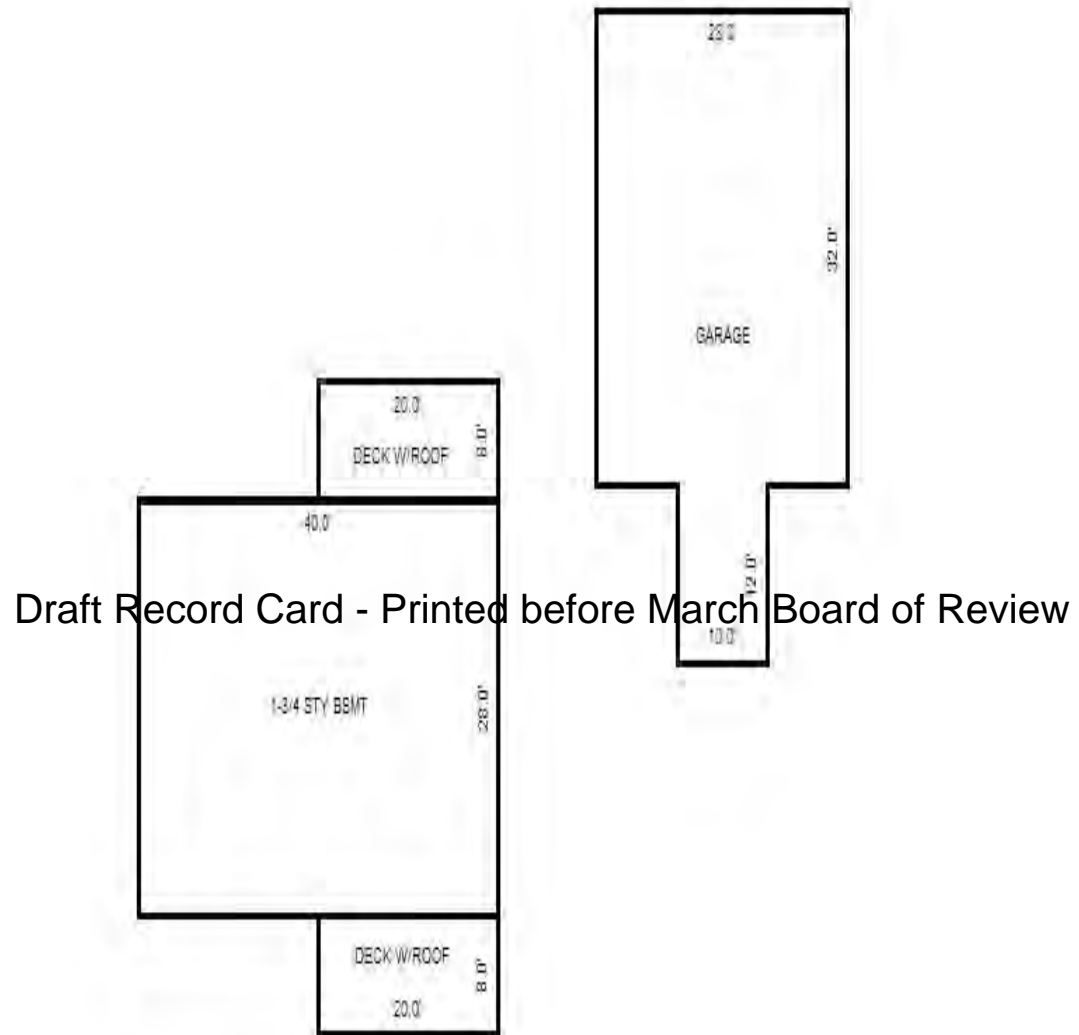
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 160 160	Type Pine Pine	Year Built: 1998 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 1016 % 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: LOG		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Class: C +5 Effec. Age: 20 Floor Area: 1960 Total Base Cost: 157,775 Total Base New : 217,730 Total Depr Cost: 174,184 Estimated T.C.V: 165,475			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1990	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1.75 Story Pine Logs Basement 103.15 0.00 0.00 1120 115,528 Other Additions/Adjustments Rate Size Cost (9) Basement Finish Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475					
Room List		(5) Floors Kitchen: Other: Other:		Basement 1st Floor 2nd Floor Bedrooms			Draft Record Card - Printed before March Board of Review			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475					
(1) Exterior		(6) Ceilings		(13) Plumbing 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
X	Log Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
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		(10) Floor Support			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								
Chimney: Metal		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(14) Water/Sewer			Basement Recreation Finish 11.45 750 8,588 Walk out Basement Door(s) 775.00 1 775 (13) Plumbing Walk out Basement Door(s) 775.00 1 760 (14) Water/Sewer Well, 50 Feet 1575.00 1 1,575 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875 (16) Deck/Balcony Pine w/Roof,Standard 17.95 160 2,872 Pine w/Roof,Standard 17.95 160 2,872 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Finished ) Base Cost 15.68 1016 15,931 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 174,184 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 165,475								

\*\*\* 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.
BOCKMAN RAMOND R & FIESEL	MARGARET M KING	0	02/29/2016	OTH	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0
BOCKMAN RAYMOND R	FIESEL LORI A	10	02/05/2014	QC	QUIT CLAIM	2014-01537	PTA	0.0
HAMMING GENEVIEVE (DEC) &	BOCKMAN RAYMOND R & KING	56,000	08/22/2011	WD	WARRANTY DEED	2011-02665	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5285 RIVERVIEW DR	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
KING MARGARET M 5285 RIVERVIEW DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 66,130 TCV/TFA: 45.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF. .9918A.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		<Site Value C>	.50	-1.0	AC	M/L	8000	100		8,000
			200 Actual Front Feet, 0.99 Total Acres Total Est. Land Value = 8,000								
			Land Improvement Cost Estimates								
			Description	Rate	County	Mult.	Size	%Good	Cash Value		
	X		D/W/P: Asphalt Paving	1.42	1.00		480	94	641		
			Total Estimated Land Improvements True Cash Value = 641								

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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	29,100	33,100			28,453C
Rolling	2016	3,800	24,400	28,200			28,200S
Low	2015	3,800	26,200	30,000			28,244C
High	2014	3,800	24,000	27,800			27,800S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

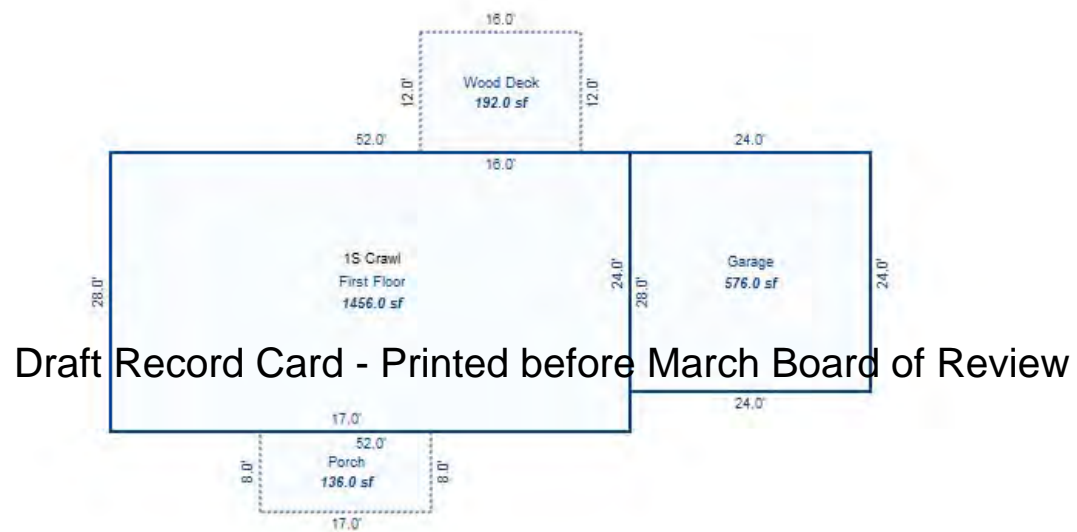
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 136	Type Treated Wood Pine	Year Built: 1988 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D +10 Effec. Age: 24 Floor Area: 1456 Total Base Cost: 84,329 Total Base New : 116,374 Total Depr Cost: 88,444 Estimated T.C.V: 57,489		CntyMult X 1.380 E.C.F. X 0.650		Bsmnt Garage: Carport Area: Roof:					
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex		X	Ord	Min	Central Air Wood Furnace										
Yr Built 1988	Remodeled 0	Size of Closets		Lg	X	Ord		Small	(12) Electric										
Condition for Age: Average		Doors		Solid	X	H.C.	200		Amps Service										
Room List		(5) Floors		Kitchen:		Other:		Other:		Stories		Exterior		Foundation		Rate			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric		200		Amps Service		1		Story Siding		Crawl Space		49.57			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex.		X	Ord.	Min	No./Qual. of Fixtures		Other Additions/Adjustments		Rate		Bsmnt-Adj		Heat-Adj		
X	Insulation	(7) Excavation		Many		X	Ave.	Few	No. of Elec. Outlets		(13) Plumbing		Average Fixture(s)		525.00		1		
(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		(14) Water/Sewer		3 Fixture Bath 1000 Gal Septic		1650.00		1		1,650	
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		2		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		(15) Built-Ins & Fireplaces		Appliance Allowance Fireplace: Interior 1 Story		1235.00 2600.00		1 1		1,235 2,600	
(3) Roof	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		(16) Deck/Balcony		Treated Wood,Standard Pine w/Roof,Standard		6.56 17.45		192 136		1,260 2,373	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Water Well 1000 Gal Septic 2000 Gal Septic		(17) Garages		Class:D Exterior: Siding Base Cost Common Wall: 1 Wall Automatic Doors		17.65 -1175.00 350.00		576 1 1		10,166 -1,175 350	
Chimney: Metal		Lump Sum Items:		Public Water Public Sewer		1		Water Well		Notes: '88 FAIRMONT MANU Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, ECF (RESIDENTIAL RURAL/ NON SUB)		Depr.Cost = 0.650 => TCV of Bldg: 1 =		88,444 57,489					

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



Draft Record Card - Printed before March Board of Review

Sketch by Apex Sketch

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7580 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
ZUIDERVEEN LARRY A & APRIL E 7580 W CADILLAC ROAD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 166,171 TCV/TFA: 127.82					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	RIVER FRONTAGE Reason	Value	
. SEC 35 T22N R8W BEG 570 FT W & 791 FT N OF SE COR OF SW 1/4, TH E 570 FT, N TO CLAM RIVER, W'LY ALG RIVER TO PT N OF POB S TO POB EXC E'LY 100 FT THOF. 2.753A.	X		GROUP I 100/FF	300.00	402.06	1.0000	1.0000	100	100		30,000
			300 Actual Front Feet, 2.77 Total Acres		Total Est. Land Value =						30,000
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Wood Frame	11.53	1.00	96	76	842			
			Total Estimated Land Improvements True Cash Value =							842	

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

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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							
X High							
Landscaped							
X Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
X Wetland							
X Flood Plain							
Who	When	What	2017	15,000	68,100	83,100	69,992C
			2016	15,000	64,100	79,100	69,368C
			2015	15,000	59,600	74,600	69,161C
			2014	15,000	53,400	68,400	68,072C

\*\*\* 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 354	Type Treated Wood	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 24 Floor Area: 1300 Total Base Cost: 135,823 Total Base New : 187,436 Total Depr Cost: 142,452 Estimated T.C.V: 135,329		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 1986	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate		Size Cost			
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Other Additions/Adjustments		Rate			
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Basement Living Finish		17.25		800 13,800	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Average Fixture(s) 760.00			Basement		64.18		0.00 0.00	
(1) Exterior	X	Drywall				Min	No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick					Few	Many X Ave.			(9) Basement Finish		760.00		1 760	
	Insulation	(7) Excavation		(13) Plumbing			2			Basement Living Finish		17.25		800 13,800	
(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		Well, 50 Feet 1000 Gal Septic		1575.00 1,575 3085.00 3,085	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			8			(15) Built-Ins & Fireplaces		Appliance Allowance Fireplace: Exterior 1 Story		1915.00 1,915 3875.00 3,875	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			800			(16) Deck/Balcony		Treated Wood, Standard		6.50 354 2,301	
X	Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer			1			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 19.20 576 11,059	
(3) Roof		(10) Floor Support		1			Public Water Public Sewer Water Well			Class:C Exterior: Pole Foundation: 42 Inch (Unfinished)		Base Cost 10.91 1120 12,219		Mechanical Doors 350.00 1 350	
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:	1			1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 76/100/100/100/76.0, Depr.Cost = 142,452		ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 135,329			
X	Asphalt Shingle	Lump Sum Items:													
	Chimney: Brick														

Draft Record Card Printed before March Board of Review

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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.
KORTMAN CODY L	POTTER ROBERT	154,000	09/16/2016	WD	Arms Length	2016-03186	PTA	100.0
VANDERMEULEN SCOTT	KORTMAN CODY L	135,000	09/12/2013	WD	WARRANTY DEED	2013-03211		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7480 W CADILLAC RD	School: MCBAIN - 57030					
	P.R.E. 100% 10/01/2016					
Owner's Name/Address	MAP #:					
POTTER ROBERT 7480 W CADILLAC ROAD MC BAIN MI 49657	2017 Est TCV 154,365 TCV/TFA: 102.09					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	RIVER FRONTAGE Reason	Value	
. SEC 35 T22N R8W BEG 791 FT N OF SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 180 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG SAID CEN THREAD TO THE E LINE OF SE 1/4 OF SW 1/4 TH S TO POB SUBJECT TO EASEMENTS OF RECORD, ALSO BEG 791 FT N OF SE COR OF SW 1/4 THW 100 FT, N TO THREAD OF CLAM RIVER E'LY ALG RIVER TO N-S 1/4 LINE, S TO POB. 1.8349A.	X		GROUP H \$75/FF	280.00	482.69	1.0000	1.0000	75	100		21,000
			280 Actual Front Feet, 3.10 Total Acres								Total Est. Land Value = 21,000
			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			
			Total Estimated Land Improvements True Cash Value = 950								

Comments/Influences

NEW GRG @ 45% FOR 03 COMP FOR 04



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,500	66,700	77,200			77,200S
2016	10,500	61,400	71,900			62,772C
2015	10,500	57,100	67,600			62,585C
2014	10,500	51,100	61,600			61,600S

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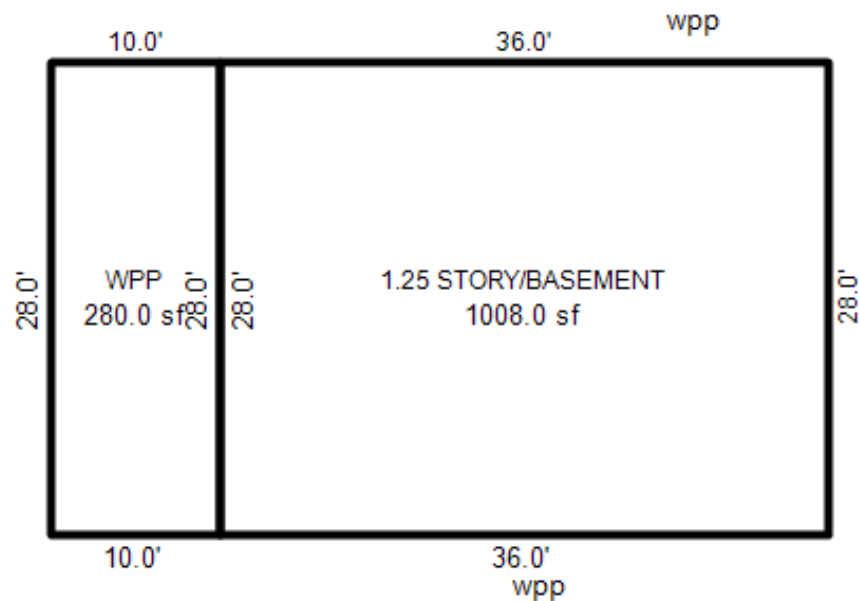
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



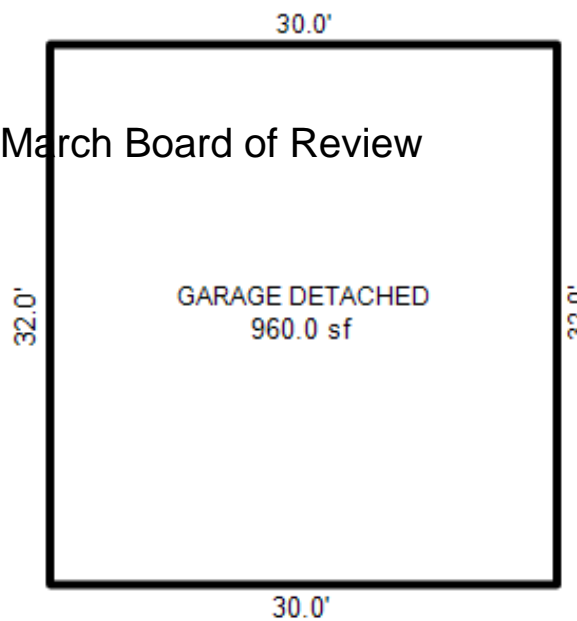
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 280 72 64	Type WPP WPP WPP	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	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: 20 Floor Area: 1512 Total Base Cost: 126,254 Total Base New : 174,230 Total Depr Cost: 139,384 Estimated T.C.V: 132,415			CntyMult X 1.380 E.C.F. X 0.950	Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	(12) Electric	1.5	Story	Siding	Basement	89.69	0.00	0.00	1008	90,408	
Condition for Age: Average		Lg	X	Ord	Small	200	Amps Service	Other Additions/Adjustments			Rate		Size	Cost		
Room List		Doors		Solid	X	H.C.		Walk out Basement Door(s)			775.00		1	775		
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)	760.00	1	760			
(1) Exterior		Kitchen: Other: Other:		Ex.			X	Ord.	Min	2	Fixture Bath	1600.00	1	1,600		
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No. of Elec. Outlets			(14) Septic Tank			Well, 50 Feet	1575.00	1	1,575			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			X	Ave.	Few	1000 Gal Septic	3085.00	1	3,085			
(2) Windows		(7) Excavation		(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance	1915.00	1	1,915			
X	Many Avg. Few	X	Large Avg. Small	Basement			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplace: Exterior 2 Story	4650.00	1	4,650			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			Well, 50 Feet 1000 Gal Septic			Fireplace: Wood Stove	1350.00	1	1,350			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches	WPP, Standard WPP, Standard WPP, Standard	9.49 16.43 17.31	280 72 64	2,657 1,183 1,108		
(3) Roof		(10) Floor Support		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, ECF (RESIDENTIAL RURAL/ NON SUB)			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)	Base Cost Automatic Doors	15.04 375.00	960 2	14,438 750		
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Depr. Cost = 139,384 0.950 => TCV of Bldg: 1 = 132,415									
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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7380 W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
SHAFFER GERALD A 7380 CADILLAC RD MC BAIN MI 49657	MAP #: 2017 Est TCV 137,757 TCV/TFA: 144.10					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
. SEC 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO EASEMENTS OF RECORD. 4.6376 A.	X		50/FF	820.00	279.36	1.0000	1.0000	50	100		41,000
			820 Actual Front Feet, 5.26 Total Acres	Total Est. Land Value =						41,000	
Comments/Influences			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	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
- 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	20,500	48,400	68,900			55,505C
2016	20,500	45,600	66,100			55,010C
2015	20,500	42,500	63,000			54,846C
2014	20,500	38,100	58,600			53,983C

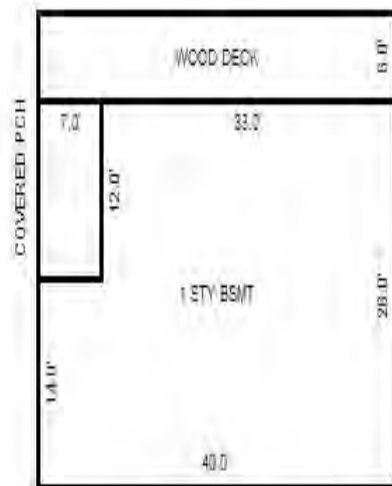
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 84 240	Type WCP (1 Story) Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace											
Yr Built 1969	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service											
Condition for Age: Average		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			Stories Exterior 1 Story Siding		Foundation Basement		Rate 59.91	Bsmnt-Adj 0.00	Heat-Adj -0.21	Size 956	Cost 57,073
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (9) Basement Finish Basement Recreation Finish				Rate 11.25			Size 550	Cost 6,188
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Well, 100 Feet 1000 Gal Septic				Rate 2550.00 2895.00			Size 1 1	Cost 630 1,325
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 1 Story				Rate 1415.00 2900.00			Size 1 1	Cost 1,415 2,900
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish 550 Recreation SF Living SF Walkout Doors No Floor SF					(16) Porches WCP (1 Story), Standard (16) Deck/Balcony Treated Wood, Standard				Rate 29.48 6.59			Size 84 240	Cost 2,476 1,582
(3) Roof							(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Class:D Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost Mechanical Doors				Rate 16.80 350.00 10.01 325.00			Size 576 1 1200 1	Cost 9,677 350 12,012 325
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:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (RESIDENTIAL RURAL/ NON SUB)		Depr.Cost = 0.950 => TCV of Bldg: 1 =						99,349 94,382
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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5659 S DICKERSON RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 04/21/2009					
VANHOUTEN CLIFFORD 5659 S DICKERSON LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 173,818 TCV/TFA: 94.01					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
VANHOUTEN CLIFFORD 5659 S DICKERSON LAKE CITY MI 49651			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		<Site Value I> RIVER SITE					35000 100		35,000
				5.000 Acres				0 100		0
				5.00 Total Acres				Total Est. Land Value =		35,000
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Residential Local Cost Land Improvements							
			Description	Rate	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

Tax Description

. SEC 35 T22N R8W BEG 350 FT E & 250 FT N OF SW COR OF NE 1/4 OF SW 1/4 TH N TO THREADLINE OF CLAM R NW'LY ALONG R TO W LINE OF NE 1/4 OF SW 1/4 S TO PT 350 FT N OF SW COR OF NE 1/4 OF SW 1/4 SE'LY TO POB. 5 A.



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2017	17,500	69,400	86,900			61,920C
Low	2016	15,000	65,400	80,400			61,368C
High	2015	15,000	61,000	76,000			61,185C
Landscaped	2014	15,000	54,800	69,800			60,222C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					

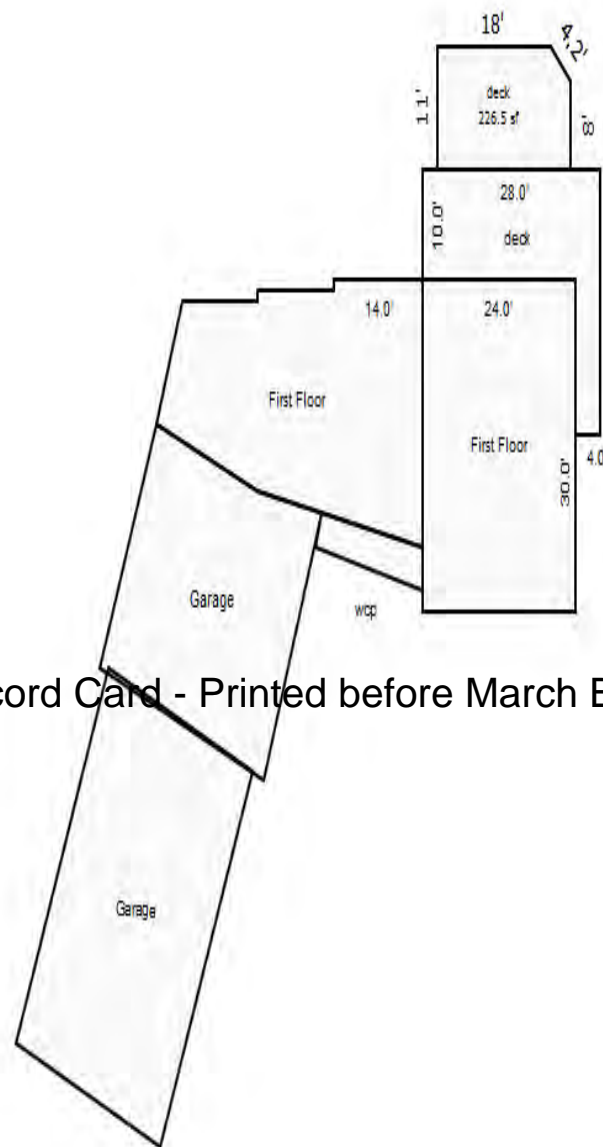
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 120 336 226	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 653 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 29 Floor Area: 1849 Total Base Cost: 143,026 Total Base New : 197,375 Total Depr Cost: 141,124 Estimated T.C.V: 134,068			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1977	Remodeled 0	Size of Closets		Lg			X			Ord			Min							
Condition for Age: Average		Doors		Lg			X			Ord			Small							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			200			Amps Service							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			X			Ord.		Min					
(1) Exterior	X	Drywall		No. of Elec. Outlets			Many			X			Ave.		Few					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			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		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 2400.00 Well, 50 Feet 1000 Gal Septic			1		2,400					
(2) Windows	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	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:				
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed		(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Depr.Cost =			135,410					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			Separately Depreciated Items: (16) Porches CCP (1 Story), Standard County Multiplier = 1.38 =>			27.17			120		3,260		
	Chimney: Block									Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =			3,599				
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																				

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Sketch by Apex Medina™

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
DURAND ELINOR TRUST 25267 CASTLEWOOD DR TRENTON MI 48183	MAP #:					
	2017 Est TCV 85,232 TCV/TFA: 93.46					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A.	X		GROUP I 100/FF	200.00	784.08	1.0000	1.0000	100	100		20,000
			200 Actual Front Feet, 3.60 Total Acres								Total Est. Land Value = 20,000
Comments/Influences	X		Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
CORRECT RIVER FRONTAGE FOR 05 WAS ON ROLL FOR 100 FT...	X		Fencing: Wd, Split, 2 Rail	7.50	1.00	50	94	353			
			Shed: Wood Frame	8.25	1.00	252	35	728			
			Total Estimated Land Improvements True Cash Value = 1,081								

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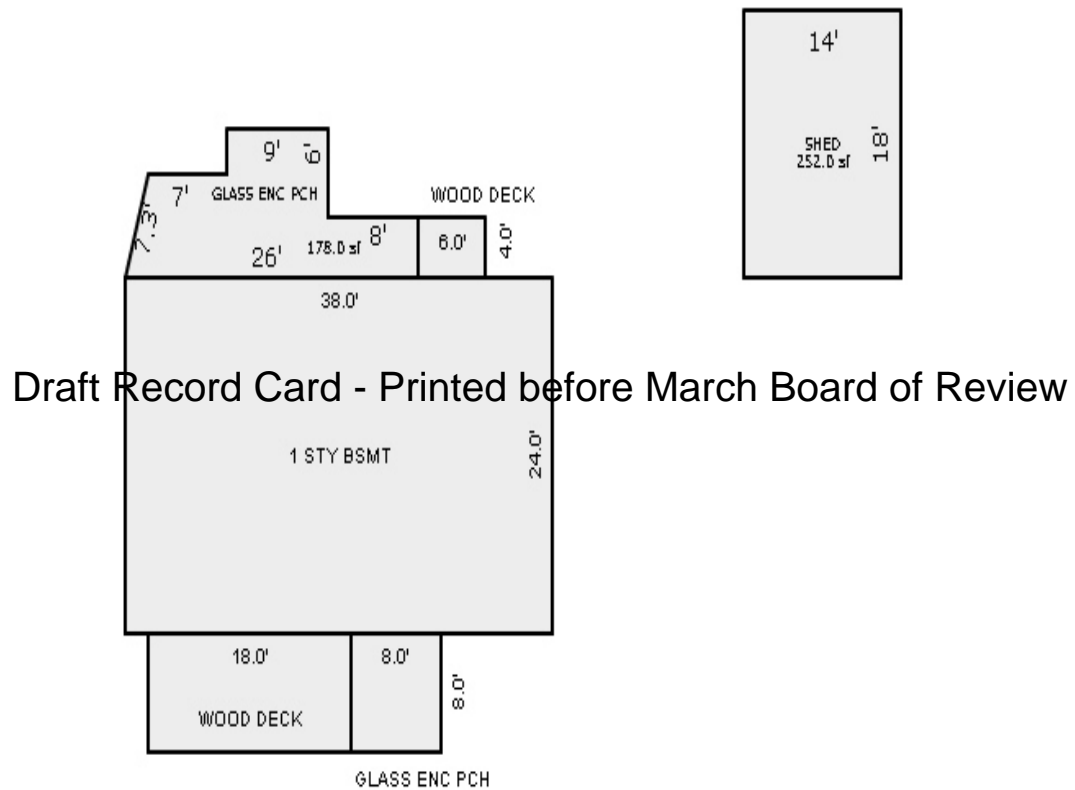


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	10,000	32,600	42,600			32,230C
X	Rolling		2016	10,000	30,700	40,700			31,943C
X	Low		2015	10,000	28,600	38,600			31,848C
X	High		2014	10,000	25,600	35,600			31,347C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Who	When	What							

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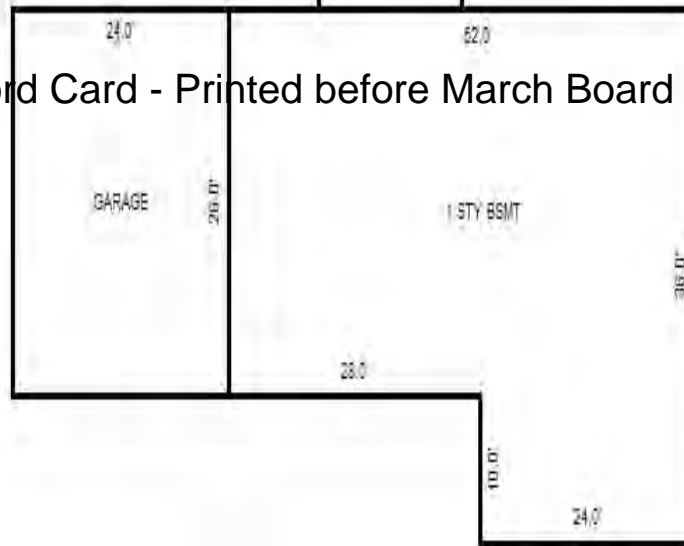
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 160	Type Treated Wood	Year Built: 1973 Car Capacity: Class: D Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 1592 Total Base Cost: 176,551 Total Base New : 243,640 Total Depr Cost: 158,366 Estimated T.C.V: 150,448		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 1973	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			1 Story Brick Basement 69.65 0.00 0.00		1592 110,883			
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Other Additions/Adjustments Walk out Basement Door(s) 775.00		Rate 1 775		Cost	
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			(13) Plumbing		Average Fixture(s) 760.00		1 760	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			2 Fixture Bath 1600.00			Well, 50 Feet 1575.00		1 1,600			
(1) Exterior		X Drywall		No. of Elec. Outlets			1 3 Fixture Bath			(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00		1 1,915	
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			Softener, Auto			Fireplace: Interior 1 Story 3250.00		1 3,250			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation			Solar Water Heat			(16) Deck/Balcony		Treated Wood,Standard 7.39		160 1,182	
(2) Windows				(8) Basement			No Plumbing			(17) Garages		Class:D Exterior: Brick Foundation: 42 Inch (Unfinished)		Base Cost 19.35 624 12,074	
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Extra Toilet			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			(9) Basement Finish			Separate Shower			Fireplace: Interior 1 Story 3250.00		1 3,250			
(3) Roof				Recreation SF Living SF 1 Walkout Doors No Floor SF			Ceramic Tile Floor			(16) Deck/Balcony		Treated Wood,Standard 7.39		160 1,182	
X	Gable Hip Flat	Gambrel Mansard Shed		Ceramic Tile Wains			Ceramic Tub Alcove			(17) Garages		Class:D Exterior: Brick Foundation: 42 Inch (Unfinished)		Base Cost 19.35 624 12,074	
X	Asphalt Shingle			Ceramic Tub Alcove			Vent Fan			Treated Wood,Standard 7.39		1 1,182			
Chimney: Brick				(14) Water/Sewer			Public Water Public Sewer			Appliance Allowance 1915.00		1 1,915			
				1 Water Well			1 1000 Gal Septic			Fireplace: Interior 1 Story 3250.00		1 3,250			
				1 2000 Gal Septic			Lump Sum Items:			(16) Deck/Balcony		Treated Wood,Standard 7.39		160 1,182	
										(17) Garages		Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 13.68 832 11,382	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 158,366		ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 150,448			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		170,000	10/01/2001	WD	Download	01-0:4092		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 100% 07/01/2003					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 68,520					

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 35 T22N R8W (11*TRACT*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.	X			40/FF	633.00	0.00	1.0000 1.0000	40 100		25,320
Comments/Influences				Residentia 18 -29 @\$2000		21.60 Acres		2000 100		43,200
ADJ FOR NO WATER FRONTAGE FOR 05				633 Actual Front Feet, 21.60 Total Acres Total Est. Land Value =						68,520

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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							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	34,300	0	34,300			22,872C
	2016	34,300	0	34,300			22,668C
	2015	34,300	0	34,300			22,601C
	2014	34,300	0	34,300			22,246C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARNOLD ALLAN & DONNA	MUSSELMAN JOHN & MARIA	0	03/01/2005	PLC	Not Qualified	05-0/728		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7575 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MUSSELMAN JOHN & MARIA 6164 CLAIR SHORE DR APOLLO BEACH FL 33572	MAP #:					
	2017 Est TCV 211,423 TCV/TFA: 123.21					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
			Residentia 8000/A	6.20 Acres	8000	100			49,600
			6.20 Total Acres Total Est. Land Value = 49,600						

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6.2 A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	12.07	1.00	80	74	715
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 3,090					

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	24,800	80,900	105,700			70,247C
2016	24,800	76,200	101,000			69,621C
2015	24,800	71,000	95,800			69,413C
2014	24,800	63,700	88,500			68,320C

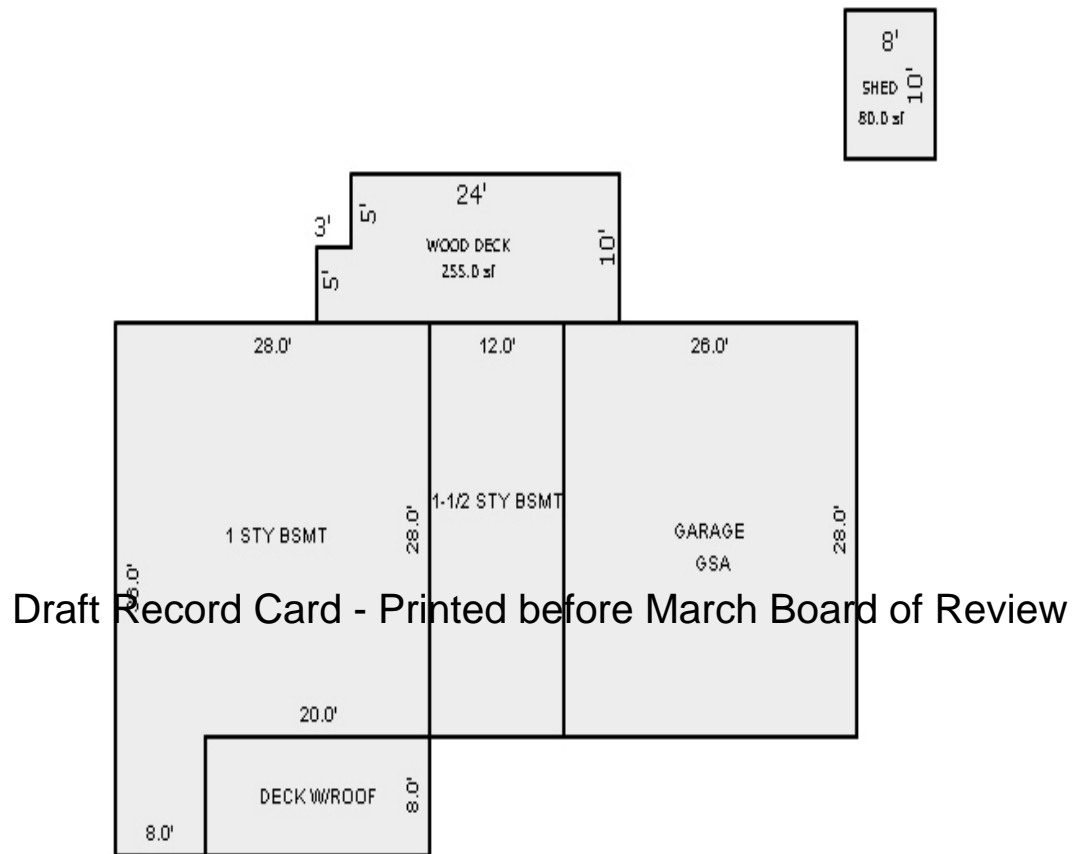
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 255 80	Type Pine Treated Wood Roof Cover Onl	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 1716 Total Base Cost: 142,444 Total Base New : 196,573 Total Depr Cost: 167,087 Estimated T.C.V: 158,733			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1993	Remodeled 1994	Ex X Ord Min		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Condition for Age: Average		Lg X Ord Small		Ex. X Ord. Min			1.5 Story Siding Basement 87.15 0.00 1.75 336 29,870									
Room List		Doors Solid X H.C.		No. of Elec. Outlets			1 Story Siding Basement 68.44 0.00 1.17 848 59,029									
(5) Floors		Size of Closets		X Many Ave. Few			1 Story Siding Overhang 37.86 0.00 0.00 364 13,781									
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(13) Plumbing			Other Additions/Adjustments Rate Size Cost									
(1) Exterior		Drywall		(13) Plumbing			Basement Recreation Finish 11.45 172 1,969									
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		3 3 Fixture Bath			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 2 Fixture Bath			3 Fixture Bath 2400.00 2 4,800									
X	Many Avg. Few	X	Large Avg. Small	Softener, Auto			2 Fixture Bath 1600.00 1 1,600									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Solar Water Heat			(14) Water/Sewer									
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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		172 Recreation SF Living SF 1 Walkout Doors No Floor SF		Ceramic Tub Alcove Vent Fan			Appliance Allowance 1915.00 1 1,915 Fireplace: Prefab 1 Story 2200.00 1 2,200									
X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer			(16) Deck/Balcony									
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer			Pine w/Roof,Standard 17.95 160 2,872 Treated Wood,Standard 6.79 255 1,731 Roof Cover Only,Standard 15.55 80 1,244									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1 1000 Gal Septic 2000 Gal Septic			(17) Garages									
		Lump Sum Items:		Public Water Public Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 20.14 728 14,662 Common Wall: 1 Wall -1300.00 1 -1,300 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 167,087 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 158,733									

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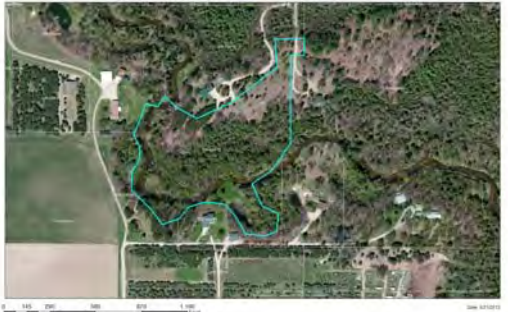
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

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%					
MUSSELMAN JOHN & MARIA 6461 CLAIR SHORE DR Apollo Beach FL 33572	MAP #:					
	2017 Est TCV 46,400					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			Description	Frontage	Depth	* Factors *	Value
X			Dirt Road				
			Gravel Road				
			Paved Road				
			Storm Sewer				
			Sidewalk				
			Water				
			Sewer				
	X		Electric				
			Gas				
			Curb				
			Street Lights				
			Standard Utilities				
			Underground Utils.				
				Residentia 8000/A	5.80 Acres	8000 100	46,400
					5.80 Total Acres	Total Est. Land Value =	46,400

**Tax Description**  
 SEC 35 T22N R8W (2\*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER, TH N & W ALONG RIVER TO POB. --5.8 A.--  
 Split on 10/19/2005 from 009-035-028-60;

2013 Lake Township Parcel Map



- Topography of Site**
- X 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	23,200	0	23,200			13,912C
2016	23,200	0	23,200			13,788C
2015	23,200	0	23,200			13,747C
2014	23,200	0	23,200			13,531C

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Who When What  
 TPC 05/21/2013 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHUPE TIMOTHY & ELLEN TRU	SHUPE TIMOTHY & ELLEN	0	06/24/2013	QC	QUIT CLAIM	2013-02224 QD	PTA	0.0
SHUPE TIMOTHY & ELLEN	SHUPE TIMOTHY & ELLEN TRU	0	06/24/2013	QC	QUIT CLAIM	2013-02226	PTA	0.0
SHUPE TIMOTHY & ELLEN (H/	SHUPE TIMOTHY & ELLEN TRU	0	02/13/2006	WD	Not Qualified	06-0/571		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7477 W BLUE RD	School: MCBAIN - 57030		Addition	04/26/2013	2013-0112	100%
	P.R.E. 100% 04/01/2013					

Owner's Name/Address	MAP #:	2017 Est TCV 235,709 TCV/TFA: 171.05
SHUPE TIMOTHY & ELLEN TRUST 7477 W BLUE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			50/FF	1300.00	0.00	1.0000	0.0000	50	100*		0
			Residentia 18 -29 @\$2000	26.06	Acres	2000	100				52,128
			* denotes lines that do not contribute to the total acreage calculation.								
			1300 Actual Front Feet, 26.06 Total Acres Total Est. Land Value = 52,128								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 4in Ren. Conc.	4.21	1.00	600	0	0			
			Shed: Wood Frame	11.40	1.00	100	94	1,072			
			Shed: Wood Frame	9.53	1.00	220	94	1,970			
			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 = 5,417								

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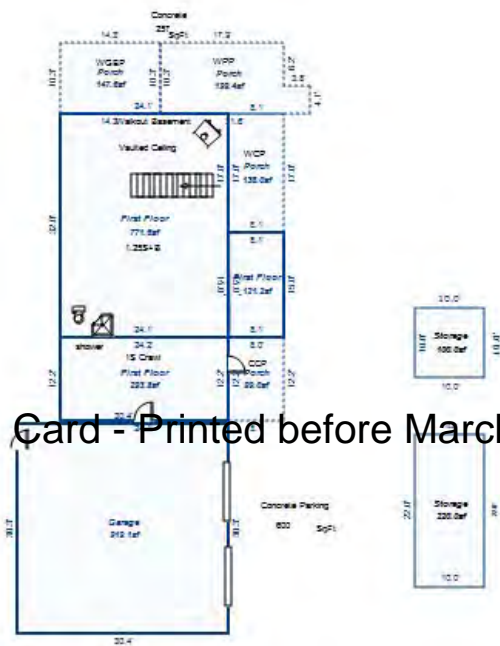
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	26,100	91,800	117,900			97,268C
TPC 06/17/2013 INSPECTED	2016	26,100	86,500	112,600			96,401C
TPC 06/03/2013 INSPECTED	2015	26,100	80,600	106,700			96,113C
TPC 05/21/2013 INSPECTED	2014	26,100	68,500	94,600			94,600S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 919 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		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 2001 2013		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 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 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			1.25 Story Siding			Basement 82.45 0.00 0.00		771 63,569			
Insulation				No. of Elec. Outlets			1 Story Siding			Crawl Space 71.69 -10.28 0.00		293 17,993			
(2) Windows				Many X Ave. Few			1 Story Siding			Crawl Space 71.69 -10.28 0.00		121 7,431			
Many Avg. X Large Avg. X Small				(7) Excavation			Other Additions/Adjustments			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			(9) Basement Finish			Rate		Size Cost			
X	Gable Hip Flat	Gambrel Mansard Shed		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			Basement Recreation Finish Well, 100 Feet 1000 Gal Septic			11.45 760.00 1600.00		771 8,828 1 775			
X	Asphalt Shingle	X Concrete Floor		(8) Basement			(14) Water/Sewer			2700.00 3085.00		1 2,700 1 3,085			
Chimney:				(9) Basement Finish			(16) Deck/Balcony			1915.00 1350.00		1 1,915 1 1,350			
				771 Recreation SF Living SF 1 Walkout Doors No Floor SF			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			WGP (1 Story), Standard 36.49 WPP, Standard 10.68 WCP (1 Story), Standard 24.87 CCP (1 Story), Standard 29.95		147 5,364 199 2,125 138 3,432 99 2,965			
				(10) Floor Support			(16) Garages			6.47 57.55		384 2,484 9 518			
				Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Treated Wood,Standard Treated Wood w/Roof,Standard					
										Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 18.18 Common Wall: 1 Wall -1300.00 Automatic Doors 375.00		919 16,707 1 -1,300 2 750			
										<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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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.
PARKER LYNNWOOD L & HANDY	DICK RONALD L & BETTE JO	280,000	05/31/2006	WD	Arms Length	06-0/2015		100.0

Property Address	Class: 102 AGRICULTURAL-	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/24/2015 Qual. Ag.					
DICK RONALD L & BETTE J TRUSTEES	MAP #:					
5721 S DICKERSON ROAD	2017 Est TCV 203,004					
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	52.54	Acres	3600	100			189,144
			52.54 Total Acres Total Est. Land Value = 189,144							
Public Improvements			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Agricultural Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			8' DIAMETER WELL	15750.00	1.00	1.0	88	13,860		
			Total Estimated Land Improvements True Cash Value = 13,860							

Tax Description  
 SEC 35 T22N R8W (7\*2014) SW 1/4 OF SW 1/4  
 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW  
 COR, TH N 0 DEG 41'15"E 313.62 FT, S 88  
 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E  
 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N  
 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG  
 770 FT W OF SE COR OF SE 1/4 OF SW 1/4,  
 TH N 791 FT, NW'LY TO A PT 350 FT E OF NW  
 COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S  
 SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON  
 02/12/2015 INTO 009-035-029-70;  
 FORMERLY: 2012 PER OWNER REQUEST  
 COMBINED



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	94,600	6,900	101,500			54,271C
2016	97,200	6,900	104,100			53,787C
2015	82,100	0	82,100			53,627C
2014	65,700	51,600	117,300			110,280C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO	0	04/15/2005	WD	Not Qualified	05-0/1348		100.0

Property Address	Class: 101 AG - IMPROVED	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY - 57020		Pole Barn	11/30/2005	20050396	Complete
Owner's Name/Address	P.R.E. 100% 04/15/2005 Qual. Ag.					
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON MC BAIN MI 49657	MAP #:					
	2017 Est TCV 34,806 TCV/TFA: 0.00					

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
DICK RONALD L & BETTE JO TRUSTEES 5721 S DICKERSON MC BAIN MI 49657	X		AG SW 2014 SURPLUS	1700/	2.41 Acres	1700	100		4,097
			2.41 Total Acres Total Est. Land Value = 4,097						

Tax Description	X	Electric
SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E 364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.	X	

Comments/Influences	Topography of Site
PROPERTY HAS RIVER ACCESS THRU	Level X Rolling Low High Landscaped Swamp 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	2,000	15,400	17,400			14,876C
2016	2,200	14,400	16,600			14,744C
2015	2,000	12,700	14,700			14,700S
2014	2,000	15,500	17,500			16,987C

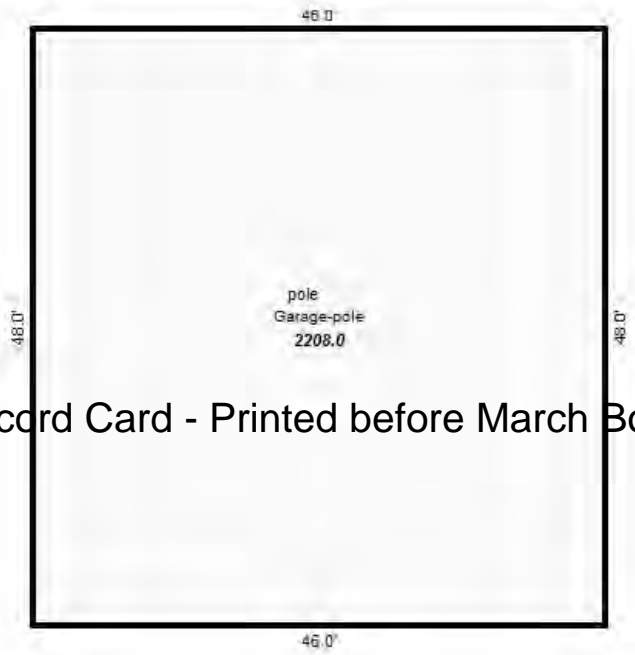
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough 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: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 2208 % Good: 0 Storage Area: 0 No Conc. Floor: 2208																																																																				
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump																																																																												
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling																																																																												
	Yr Built 2006	Remodeled 0		Central Air Wood Furnace																																																																												
	Condition for Age: Average	Ex	Ord	Min	(12) Electric																																																																											
	Room List	Size of Closets		0 Amps Service																																																																												
	Basement 1st Floor 2nd Floor Bedrooms	Lg	Ord	Small	No./Qual. of Fixtures																																																																											
	(1) Exterior	Doors	Solid	H.C.	Ex. Ord. Min																																																																											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets																																																																												
	Insulation	(7) Excavation		Many Ave. Few																																																																												
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																												
	Many Avg. Few	(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																																																																												
	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																																																																												
	(3) Roof	(9) Basement Finish		(10) Floor Support																																																																												
	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:																																																																												
	Asphalt Shingle	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:																																																																												
	Chimney:																																																																															
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Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost																																																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DICK BETTE JO FAMILY TRUS	ZORN JASON & ASHLEY	105,000	02/25/2015	LC	Split Improved	2015-00657	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5921 S DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 03/20/2015					
ZORN JASON & ASHLEY 5921 S DICKERSON ROAD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 123,643 TCV/TFA: 62.64					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			40/FF	313.62	289.00	1.0000 1.0000	40 100		12,545
			314 Actual Front Feet, 2.08 Total Acres Total Est. Land Value = 12,545						

Tax Description	Land Improvement Cost Estimates						
SPLIT ON 02/11/2015 FROM 009-035-029-00; THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E 317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG 08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY	Description						
	Dirt Road	Rate CountyMult. Size %Good Cash Value					
	Gravel Road	D/W/P: Crushed Rock 1.22 1.00 2000 0 0					
	Paved Road	Shed: Wood Frame 7.23 1.00 462 50 1,670					
	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					
	Sewer	Total Estimated Land Improvements True Cash Value = 2,620					
	Electric						
	Gas						

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	6,300	55,500	61,800			61,800S
2016	6,300	55,100	61,400			61,400S
2015	6,300	58,100	64,400			58,416C
2014	0	0	0			0

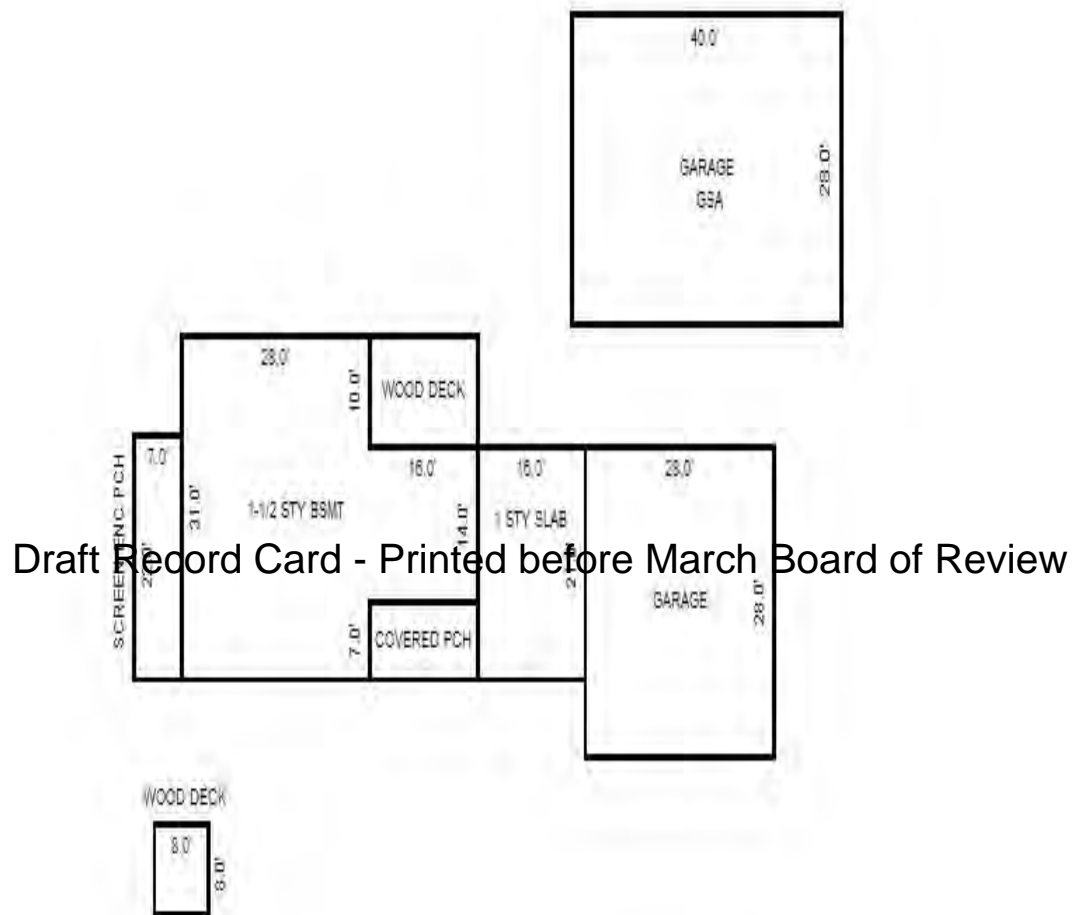
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1974 Total Base Cost: 153,736 Total Base New : 212,156 Total Depr Cost: 120,531 Estimated T.C.V: 108,478			Bsmnt-Adj Heat-Adj		CntyMult E.C.F.		Bsmnt Garage:				
Yr Built 1909	Remodeled 1945	Ex	X	Ord		Min	(12) Electric			Rate		Size		Cost				
Condition for Age: Average		Lg	X	Ord		Small	100 Amps Service			70.78		0.00		1092				
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Bsmnt-Adj		Heat-Adj		Size		Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1.5 Story Siding			0.00		0.00		336		77,292		
(1) Exterior		X Drywall		No. of Elec. Outlets			1 Story Siding			-9.59		0.00		36		15,480		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate		Rate		Size		Cost		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(13) Plumbing			630.00				1		630		
(2) Windows		X Many Avg. Few		X Large Avg. Small			Average Fixture(s)			2895.00				1		2,550		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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			(14) Water/Sewer			1000 Gal Septic				1		2,895		
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed		(14) Water/Sewer			Appliance Allowance			1415.00		1		1,415		
X	Asphalt Shingle	Chimney: Metal		(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Appliance Allowance			28.02		154		4,315	
				Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allowance			27.14		112		3,040	
				Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:			Treated Wood,Standard			7.10		160		1,136	
										Treated Wood,Standard			9.15		64		586	
										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			15.84		784		12,419	
										Common Wall: 1 Wall			-1225.00		1		-1,225	
										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			13.95		1120		15,624	
										Base Cost			3.85		1000		3,850	
										Storage area over garage			9.71		1120		10,875	
										Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)			350.00		2		700	
										Base Cost			3.85		560		2,156	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =		116,686			
										Separately Depreciated Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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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.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: LAKE CITY - 57020					
	P.R.E. 100% 08/25/1997					
Owner's Name/Address	MAP #:					
ZUIDERVEEN LARRY 7580 W CADILLAC ROAD MC BAIN MI 49657	2017 Est TCV 29,358					

	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		13.98	Acres	2,100	100	29,358
				13.98 Total Acres				Total Est. Land Value =		29,358

Tax Description	X	Public Improvements
SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/413.98A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk
Comments/Influences		Water Sewer
PROPERTY NOW HAS RIVER ACCESS THRU 022-00..SAME OWNER ADD +10 FOR ROAD FOR 05 SPLIT FROM 029-50 FOR 98	X	Electric Gas Curb Street Lights 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
	X	Rolling	2017	14,700	0	14,700			5,812C
		Low	2016	14,700	0	14,700			5,761C
		High	2015	14,700	0	14,700			5,744C
		Landscaped	2014	14,700	0	14,700			5,654C
		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	Prct. Trans.
PARKER PATRICK DEE	PARKER PATRICK D & CAROL	0	01/31/2005	QC	Not Qualified	05-0/395		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7260 W CADILLAC RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
PARKER PATRICK D & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 198,294 TCV/TFA: 149.32					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.	X	Dirt Road		Residentia AG 3600/A		24.58 Acres		3600	100		88,484
	X	Gravel Road				24.58 Total Acres				Total Est. Land Value =	88,484
Comments/Influences	60X60 HORSE BARN @45% FOR 03 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE			Land Improvement Cost Estimates							
	X	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Sidewalk		Fencing: Wrought iron	5.89	1.00	200	94	1,107	Total Estimated Land Improvements True Cash Value = 1,107	

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	44,200	54,900	99,100			71,448C
X	Rolling		2016	44,200	51,700	95,900			70,811C
X	Low		2015	33,200	48,100	81,300			70,600C
X	High		2014	33,200	43,100	76,300			69,489C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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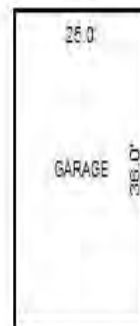
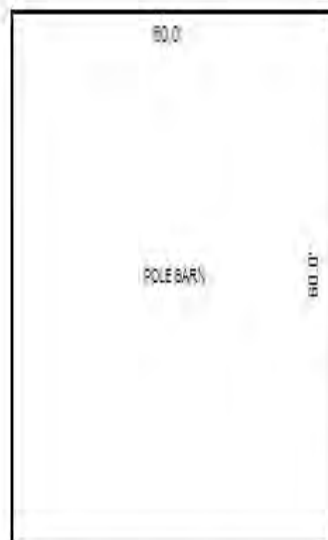
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 688	Type Treated Wood	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: CD Effec. Age: 35 Floor Area: 1328 Total Base Cost: 127,201 Total Base New : 176,038 Total Depr Cost: 114,424 Estimated T.C.V: 108,703		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:		
Yr Built 1973	Remodeled 0	Size of Closets		(12) Electric			1 Story Siding Basement 56.34 0.00 0.00 1328 74,820			Rate		Size Cost				
Condition for Age: Average		Lg	X Ord	Small	200 Amps Service			Other Additions/Adjustments			Rate		Size Cost			
Room List		(5) Floors		No./Qual. of Fixtures			(1) Exterior			Brick Veneer 8.00		324 2,592				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(1) Exterior			Average Fixture(s) 630.00		1 630				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Brick Veneer			Well, 50 Feet 1575.00		1 1,575				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Brick Veneer			1000 Gal Septic 2895.00		1 2,895				
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance 1415.00		1 1,415				
X	(2) Windows	(8) Basement		(14) Water/Sewer			Appliance Allowance			Fireplace: Exterior 1 Story 3450.00		1 3,450				
X	Many Avg. X Large Avg. X Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer			Fireplace: Exterior 1 Story			Treated Wood,Standard 5.86		688 4,032				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		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) Deck/Balcony			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 13.82		900 12,438				
X	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF		1 1000 Gal Septic 2000 Gal Septic			(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 9.30		3600 33,480				
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard			Mechanical Doors 325.00		1 325				
X	Asphalt Shingle	Lump Sum Items: 500, 504 SQ FT FV BARN		Lump Sum Item(s): 504 SQ FT FV BARN 1.00			Treated Wood,Standard			No Floor Deduction -3.00		3600 -10,800				
	Chimney: Brick						Treated Wood,Standard			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/65.0, Depr.Cost = 114,424 ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 108,703						

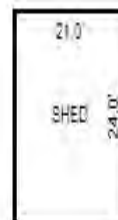
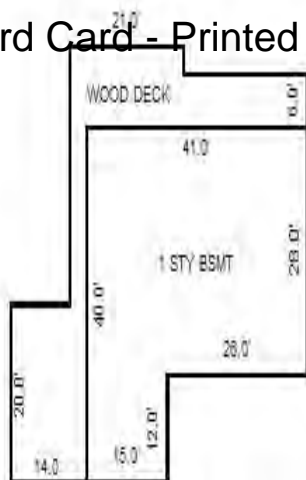
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
WALEJUS RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460	MAP #:					
	2017 Est TCV 175,848					

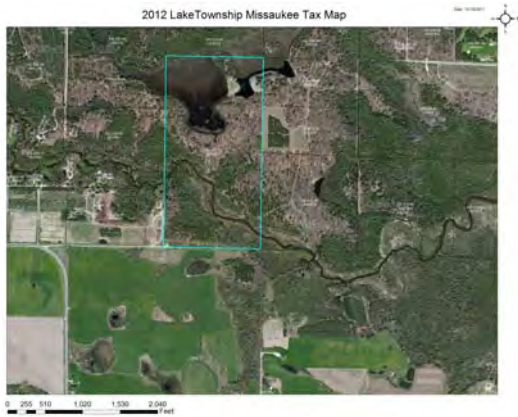
Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2200	79.93 Acres	2200	100				175,848
			79.93 Total Acres		Total Est. Land Value =			175,848

Tax Description  
SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.

Comments/Influences  
COMBINED W/ 031,32,33 FOR 95 VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	87,900	0	87,900			54,322C
2016	71,900	0	71,900			53,838C
2015	59,900	0	59,900			53,677C
2014	59,900	0	59,900			52,832C

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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: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
5300 S MOREY RD	School: LAKE CITY - 57020		Commercial	04/14/2009	20090108	Complete
Owner's Name/Address	P.R.E. 0%					
MISSAUKEE GOLF ASSOCIATION P O BOX 336 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 1,288,352 TCV/TFA: 105.12					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		COMMERCIAL 100 AC +/-		153.29 Acres		2000 100		306,584
			153.29 Total Acres Total Est. Land Value = 306,584						

. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS EXCEPTION. 153.2922 A.

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.

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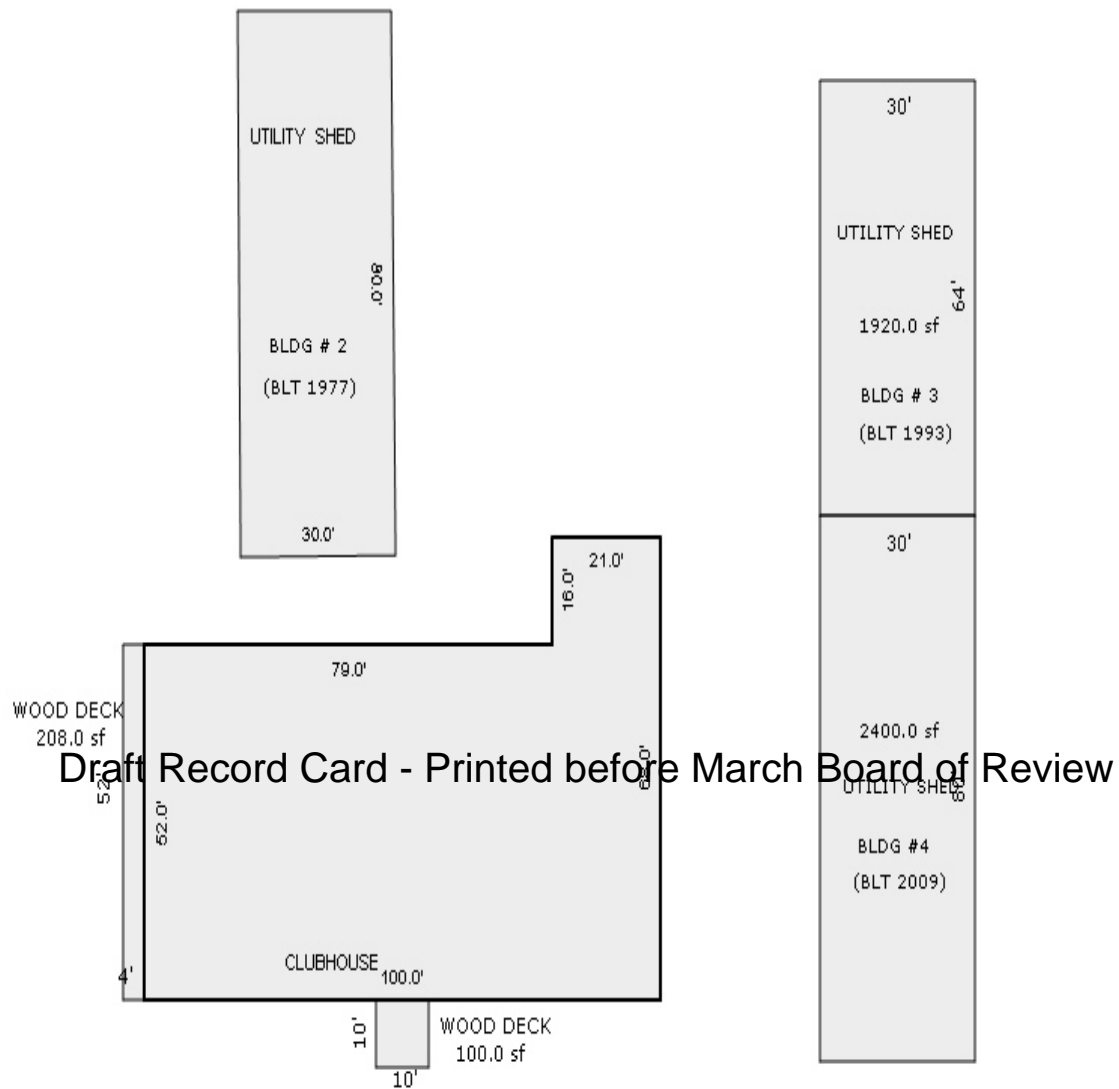
- Topography of Site
- X Level
- X Rolling
- Low
- High
- X Landscaped
- Swamp
- X Wooded
- X Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	153,300	490,900	644,200			410,878C
2016	153,300	438,600	591,900			407,214C
2015	122,600	420,200	542,800			405,997C
2014	122,600	417,400	540,000			399,604C

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Desc. of Bldg/Section: CAL 174 Calculator Occupancy: Shed, Utility, 4 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 12,256 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: Electric Wall Heaters 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 220 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 34 Physical %Good: 50 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 8.25  Adjusted Square Foot Cost for Upper Floors = 8.25  1 Stories Average Height per Story: 12 Ave. Floor Area: 2,400 Refined Square Foot Cost for Upper Floors: 8.73  Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.040 Perimeter: 220 Perim. Multiplier: 1.018  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.054  Total Floor Area: 2,400 Base Cost New of Upper Floors = 28,928  Reproduction/Replacement Cost = 28,928 Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 50 /100/100/100/50.0 Total Depreciated Cost = 14,464						
1977 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	*** Basement Info ***  * Mezzanine Info *  * Sprinkler Info *  Area: Type: Low						
12 Overall Bldg Height	Area #1: Type #1: Area #2: Type #2:	ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 2 = 11,571 Replacement Cost/Floor Area= 12.05 Est. TCV/Floor Area= 4.82						
Comments:								

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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\*\*\*

Desc. of Bldg/Section: CAL 174  
 Calculator Occupancy: Shed, Utility, 4 Wall

Class: D,Pole  
 Floor Area: 1,920  
 Gross Bldg Area: 12,256  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 18  
 Physical %Good: 69  
 Func. %Good : 100  
 Economic %Good: 100

1993	Year Built Remodeled
12	Overall Bldg Height

Comments:

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 0%  
 Heat#2: Electric Wall Heaters 0%  
 Ave. SqFt/Story: 1920  
 Ave. Perimeter: 188  
 Has Elevators:

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

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

\* Sprinkler Info \*  
 Area:  
 Type: Low

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

Class: D,Pole Quality: Low Cost Percent Adj: +0

Base Rate for Upper Floors = 8.25

Adjusted Square Foot Cost for Upper Floors = 8.25

1 Stories Number of Stories Multiplier: 1.000  
 Average Height per Story: 12 Height per Story Multiplier: 1.040  
 Ave. Floor Area: 1,920 Perimeter: 188 Perim. Multiplier: 1.035  
 Refined Square Foot Cost for Upper Floors: 8.88

County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 12.255

Total Floor Area: 1,920 Base Cost New of Upper Floors = 23,529  
 Reproduction/Replacement Cost = 23,529  
 Eff.Age:18 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 69 /100/100/100/69.0  
 Total Depreciated Cost = 16,235

ECF (201C COMMERCIAL GROUP C) 0.800 => TCV of Bldg: 3 = 12,988  
 Replacement Cost/Floor Area= 12.25 Est. TCV/Floor Area= 6.76

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

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

Desc. of Bldg/Section: CAL 174		Calculator Cost Computations		>>>>
Calculator Occupancy: Shed, Utility, 4 Wall		Class: D,Pole		Quality: Low Cost
Class: D,Pole		Base Rate for Upper Floors = 8.25		Percent Adj: +0
Floor Area: 2,400		Construction Cost		
Gross Bldg Area: 12,256		High	Above Ave.	Ave. X Low
Stories Above Grd: 1		** ** Calculator Cost Data ** **		
Average Sty Hght		Quality: Low Cost Adj: %+0 \$/SqFt:0.00		
Bsmnt Wall Hght		Heat#1: Space Heaters, Gas with Fan 100		
Depr. Table : 2%		Heat#2: No Heating or Cooling 0%		
Effective Age : 3		Ave. SqFt/Story: 2400		
Physical %Good: 94		Ave. Perimeter		
Func. %Good : 100		Has Elevators:		
Economic %Good: 100		*** Basement Info ***		
2009	Year Built	Area:		
	Remodeled	Perimeter:		
12	Overall Bldg	Type:		
	Height	Heat: Hot Water, Radiant Floor		
Comments:		* Mezzanine Info *		
		Area #1:		
		Type #1:		
		Area #2:		
		Type #2:		
		* Sprinkler Info *		
		Area:		
		Type:		

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

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

Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Base Cost New = 0						

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

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

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Desc. of Bldg/Section: LAND IMPROVEMENTS: COURSE		Calculator Cost Computations		<<<<<	>>>>>
Calculator Occupancy: Clubhouse		Class: D Quality: Excellent Percent Adj: +0			
Class: D		Construction Cost			
Floor Area		High	Above Ave.	Ave.	X Low
Gross Bldg Area: 12,256		** ** Calculator Cost Data ** **			
Stories Above Grd		Quality: Excellent Adj: %+0 \$/SqFt:0.00			
Average Sty Hght		Heat#1: Zoned A.C. Warm & Cooled Air 0%			
Bsmnt Wall Hght		Heat#2: Zoned A.C. Warm & Cooled Air 0%			
Depr. Table : 2.5%		Ave. SqFt/Story			
Effective Age : 10		Ave. Perimeter			
Physical %Good: 78		Has Elevators:			
Func. %Good : 100		*** Basement Info ***			
Economic %Good: 100		Area:			
Year Built		Perimeter:			
Remodeled		Type:			
Overall Bldg Height		Heat: Hot Water, Radiant Floor			
Comments:		* Mezzanine Info *			
		Area #1:			
		Type #1:			
		Area #2:			
		Type #2:			
		* Sprinkler Info *			
		Area:			
		Type:			

Base Rate for Upper Floors = 120.40	
Adjusted Square Foot Cost for Upper Floors = 120.40	
0 Stories	Number of Stories Multiplier: 1.000
Average Height per Story: 0	Height per Story Multiplier: 0.950
Ave. Floor Area: 0	Perimeter: 0 Perim. Multiplier: 1.000
Refined Square Foot Cost for Upper Floors: 114.38	
County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 157.844	
Total Floor Area: 0	Base Cost New of Upper Floors = 0
Reproduction/Replacement Cost = 0	
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0	
Total Depreciated Cost = 0	
<<<<< 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
Total Base Cost New = 0	
County Multiplier: 1.38 Architectural Multiplier: 0.00 Combined: 0.000	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc	Footings	Many Above Ave.	Average Typical
Brick/Stone	Block	Few None	
(3) Frame:		Total Fixtures	Urinals
		3-Piece Baths	Wash Bowls
		2-Piece Baths	Water Heaters
		Shower Stalls	Wash Fountains
		Toilets	Water Softeners
(4) Floor Structure:		(9) Sprinklers:	
(5) Floor Cover:		(10) Heating and Cooling:	
(6) Ceiling:		Gas Oil	Coal Stoker
		Hand Fired Boiler	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS ARVILLA J (WIDOW)	SELF & CORWIN CAROL JT	0	08/24/2007	QC	Not Qualified	2007/3103		0.0
WILLIAMS JACK (DECEASED)	WILLIAMS ARVILLA J (HIS W	0	08/03/2007	OTH	Not Qualified	2007/3102		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
5190 S MOREY RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/29/2014					
WILLIAMS ARVILLA J & CORWIN CAROL 720 E HOUGHTON LAKE RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 67,663 TCV/TFA: 35.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO BEG. 1 A.	X		Dirt Road	165.00	264.00	1.0000	1.0000	75	100	12,375
Comments/Influences			Gravel Road	165 Actual Front Feet, 1.00 Total Acres						12,375
10/4/2013 ARVILLA HAS GIVEN AWAY THE MOBILE HOME. IT'S IN PROCESS OF BEING MOVED OFF THE PROPERTY. TITLE IS ALREADY SIGNED OVER TO A NEW OWNER. - TIM	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	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	6,200	27,600	33,800			27,761C
2016	6,200	27,700	33,900			27,514C
2015	6,200	24,100	30,300			27,432C
2014	6,200	20,800	27,000		27,000W	27,000S

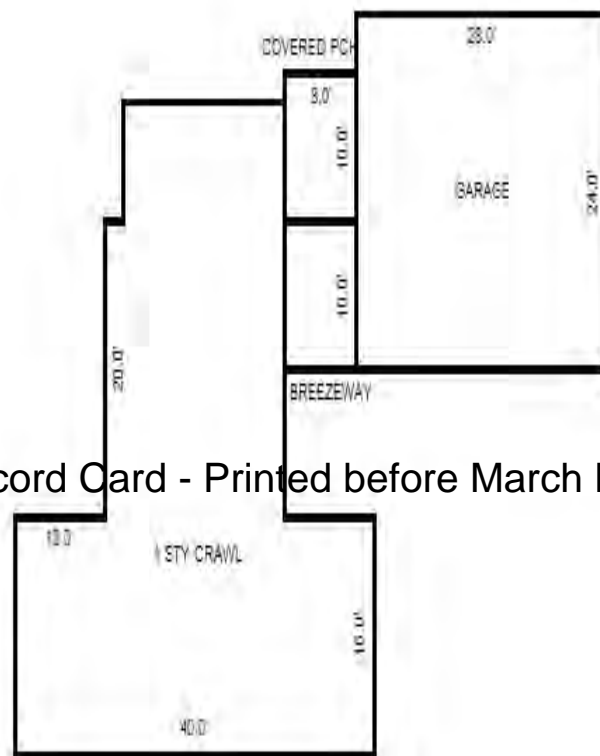
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 80	Type CCP (1 Story) Brzwy, FW	Year Built: 1968 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 40 Floor Area: 1166 Total Base Cost: 66,694 Total Base New : 92,037 Total Depr Cost: 55,222 Estimated T.C.V: 49,700			CntyMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:							
Yr Built 1965	Remodeled 1983	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost					
Condition for Age: Average		Lg	X	Ord		Small	Ex. X Ord. Min			1	Story Siding	Crawl Space	46.95	-8.08	0.66	1166	46,092					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost					
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			(13) Plumbing			Average Fixture(s)		1		525					
(1) Exterior		X Drywall		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			(14) Water/Sewer			Well 50 Feet		1		1,575					
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		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	(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			(16) Porches			CCP (1 Story), Standard		29.27		80		2,342		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			(16) Breezeways			Frame Wall,Unfinished		22.25		80		1,780			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		15.03		672		10,100			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (RESIDENTIAL RURAL/ NON SUB)			Mechanical Doors		325.00		1		325				
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						Depr.Cost = 55,222 => TCV of Bldg: 1 = 49,700			

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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				
			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17	@\$1900	10.26 Acres	1900 100	19,500
					10.26 Total Acres	Total Est. Land Value =	19,500

Taxpayer's Name/Address	Public Improvements	Value
MICH STATE HWY COMM	Dirt Road	
	Gravel Road	
	Paved Road	
	Storm Sewer	
	Sidewalk	
	Water	
	Sewer	
	Electric	
	Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	

Tax Description	Topography of Site
. SEC 36 T22N R8W N 75 FT OF SEC ALSO THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS DESC. 10.2532 A.	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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		30,000	07/01/1998	WD	Download	320:711		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6693 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
GILSON DONALD W JR & PENNY L	MAP #:					
6693 W BLUE ROAD	2017 Est TCV 66,116 TCV/TFA: 67.47					
LAKE CITY MI 49651						

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
GILSON DONALD W JR & PENNY L	X		GROUP H \$75/FF	236.503683	72	1.0000	1.0000	75	100	17,738
6693 W BLUE ROAD			237 Actual Front Feet, 20.00 Total Acres Total Est. Land Value = 17,738							
LAKE CITY MI 49651										

Tax Description	X	Public Improvements	Value
SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2 OF W 1/2 THOF. 19.999A.	X	Dirt Road	
	X	Gravel Road	
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
	X	Underground Utils.	



Comments/Influences	Topography of Site
	X Level
	X Rolling
	X Low
	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	8,900	24,200	33,100			29,462C
2016	8,900	20,300	29,200			29,200S
2015	8,900	21,800	30,700			29,362C
2014	8,900	20,000	28,900			28,900S

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TPC 03/26/2012 INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 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 1998 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 Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Piers 59.59 -12.77 0.00 980 45,884									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00 1 630									
X	Insulation	(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Well 100 Feet 2550.00 Septic 1 2,895									
X	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			(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	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support 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
6689 W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
GRAY RUTH ANNE 6689 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2017 Est TCV 65,988 TCV/TFA: 44.53					

Taxpayer's Name/Address	Tax Description	Improvements	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																											
GRAY RUTH ANNE 6689 W BLUE ROAD LAKE CITY MI 49651	SEC 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC W 66 FT THOF. 1.04A.	X Improved X Vacant	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>50/FF</td> <td>236.00</td> <td>188.00</td> <td>1.0000</td> <td>1.0000</td> <td>50</td> <td>100</td> <td></td> <td>11,800</td> </tr> <tr> <td colspan="8">236 Actual Front Feet, 1.02 Total Acres</td> <td>Total Est. Land Value = 11,800</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	50/FF	236.00	188.00	1.0000	1.0000	50	100		11,800	236 Actual Front Feet, 1.02 Total Acres								Total Est. Land Value = 11,800
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
50/FF	236.00	188.00	1.0000	1.0000	50	100		11,800																						
236 Actual Front Feet, 1.02 Total Acres								Total Est. Land Value = 11,800																						

Tax Description	Improvements
X Electric	X Gas
X Curb	Street Cuts
Standard Utilities	Underground Utils.
98 SPLIT FROM 034-00 FOR 99	

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	5,900	27,100	33,000			26,428C
2016	5,900	26,900	32,800			26,193C
2015	5,900	23,600	29,500			26,115C
2014	5,900	19,900	25,800			25,704C

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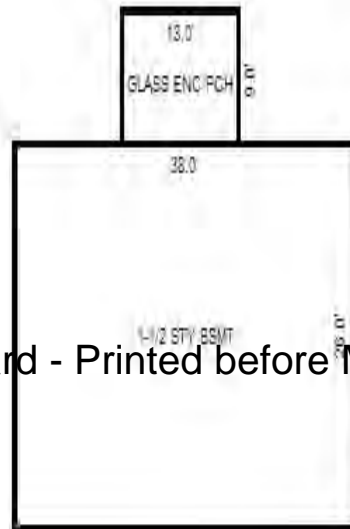
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 117	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	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace												
Yr Built Remodeled 1950 0		Ex X Ord Min		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: D Effec. Age: 40 Floor Area: 1482 Total Base Cost: 72,717 Total Base New : 100,349 Total Depr Cost: 60,209 Estimated T.C.V: 54,188			CntryMult X 1.380 E.C.F. X 0.900		Bsmnt Garage: Carport Area: Roof:	
Condition for Age: Average		Lg X Ord Small		0 Amps Service			1.5 Story Siding Basement 61.97 0.00 0.98 988 62,195			Rate			Size Cost			
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate			Size Cost			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		X Ex. Ord. Min			(13) Plumbing			Average Fixture(s) 525.00 1 525						
(1) Exterior		X Drywall		No. of Elec. Outlets			(14) Water/Sewer			Well 50 Feet 1575.00 1 1,575						
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few			Water/Sewer			1575.00 1 1,575						
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 1235.00 1 1,235						
(2) Windows		(8) Basement		(13) Plumbing			(16) Porches			CGEP (1 Story), Standard 38.18 117 4,467						
Many Avg. X Large Avg. X Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		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) 0.900 => TCV of Bldg: 1 = 54,188									
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(14) Water/Sewer												
X Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
X Asphalt Shingle		(10) Floor Support		Public Water Public Sewer Water Well												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	SAPP JEANNETTE M	15,000	04/04/2006	PLC	Not Qualified	06-0/1000		0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANNETTE M	0	01/11/2005	QC	Not Qualified	05-0/546		0.0

Property Address	Class: 201 COMMERCIAL-IM	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SAPP JEANNETTE M 3417 W BEELER ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 28,305 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
SEC 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.			* Factors * 194 X 231					
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
98 SPLIT FROM 034-00 FOR 99	X		<Site Value A>	\$15000			15000 100	15,000
	X		194 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =					15,000

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

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	7,500	6,700	14,200			2,702C
Rolling	2016	12,100	5,200	17,300			2,678C
Low	2015	12,100	4,600	16,700			2,670C
High	2014	12,100	4,300	16,400			2,628C
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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	Drywall Paneled	Plaster Wood T&G															
Building Style: GRG		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																
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:																
(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	Other Additions/Adjustments			Rate		Size Cost					
X	Insulation			No. of Elec. Outlets			(14) Water/Sewer											
(2) Windows		(7) Excavation		Many	X	Ave.	Few	(17) Carports										
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			.Aluminum 7.50 Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Separately Depreciated Items: Unit-in-Place Cost Items: TRAVEL TRAILER 1.00 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (201B COMMERCIAL GROUP B) 0.900 => TCV of Bldg: 1 =			2550.00 2895.00		1 1		2,550 2,895	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer											
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle						Lump Sum Items:											
Chimney:																		

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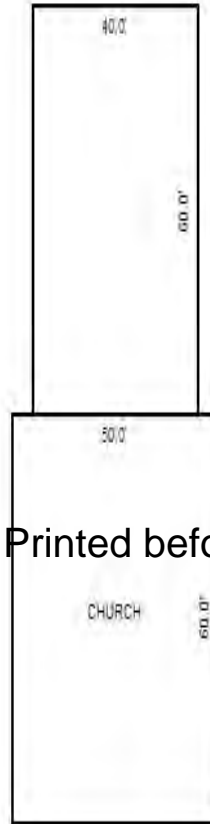




Desc. of Bldg/Section: Calculator Occupancy: Visitor Center		<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 5,400 Gross Bldg Area: 5,400 Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** 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: 5400 Ave. Perimeter Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2.5% Effective Age : 9 Physical %Good: 80 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 53.05  Adjusted Square Foot Cost for Upper Floors = 53.05  1 Stories Average Height per Story: 0 Ave. Floor Area: 5,400 Perimeter: 0 Refined Square Foot Cost for Upper Floors: 41.38  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 57.103  Total Floor Area: 5,400 Base Cost New of Upper Floors = 308,356  Reproduction/Replacement Cost = 308,356 Eff.Age:9 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 80 /100/100/100/80.0 Total Depreciated Cost = 246,685						
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						
ECF (201B COMMERCIAL GROUP B) 0.980 => TCV of Bldg: 1 = 241,751 Replacement Cost/Floor Area= 57.10 Est. TCV/Floor Area= 44.77								

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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:	

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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.
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	PLC	Not Qualified	05-0/558		0.0
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	0	01/15/2005	WD	Not Qualified	05-0/559		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status			
W BLUE RD	School: LAKE CITY - 57020								
	P.R.E. 100% 02/15/2005								
Owner's Name/Address	MAP #:								
GRAY RUTH ANNE 6689 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 8,000								
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
	Public Improvements	* Factors * 160 X 231							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		50/FF	160.00	231.00	1.0000 1.0000	50 100	8,000		
		160 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =					8,000		
Taxpayer's Name/Address	X	Dirt Road							
GRAY RUTH ANNE 6689 W BLUE RD LAKE CITY MI 49651		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
Tax Description	X	Electric							
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT T POB. .85A.	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
Comments/Influences		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2017	4,000	0	4,000		3,074C
	TPC 03/26/2012 INSPECTED			2016	4,000	0	4,000		3,047C
				2015	4,000	0	4,000		3,038C
				2014	4,000	0	4,000		2,991C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	SAPP JEANNETTE M	15,000	04/04/2006	PLC	Not Qualified	06-0/1000		0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANNETTE M	0	01/11/2005	QC	Not Qualified	05-0/546		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status		
W BLUE RD	School: LAKE CITY - 57020							
	P.R.E. 0%							
Owner's Name/Address	MAP #:							
SAPP JEANNETTE M 3417 W BEELER ROAD LAKE CITY MI 49651	2017 Est TCV 8,000							
	Improved <input checked="" type="checkbox"/> 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		
		194 Actual Front Feet, 1.03 Total Acres				Total Est. Land Value = 8,000		
Tax Description								
SEC 36 T22N R8W (0*1998) BEG 330 FT W & 306 FT S OF NE COR OF NE 1/4 IF NW 1/4 TH S 231 FT, W 194 FT, N 231 FT, E 194 FT TO POB. 1.03A.	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
Comments/Influences								
98 SPLIT FROM 034-00 FOR 99	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
	X	Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2017	4,000	0	4,000		2,702C
TPC 12/02/2016 INSPECTED			2016	6,000	0	6,000		2,678C
			2015	6,000	0	6,000		2,670C
			2014	6,000	0	6,000		2,628C

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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
6763 W BLUE RD	School: LAKE CITY - 57020		Addition	04/20/2005	20050071	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994					
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 89,126 TCV/TFA: 64.03					

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
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651	X		* Factors *					
			Residentia 8 - 17 @\$1900	9.43 Acres	1900	100		17,917
			9.43 Total Acres Total Est. Land Value = 17,917					
Tax Description	X		Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY M-55. 9.4318 A.	X		Residential Local Cost Land Improvements					
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
			Total Estimated Land Improvements True Cash Value = 950					

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Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	2017	9,000	35,600	44,600			40,259C
		Rolling	2016	9,900	30,000	39,900			39,900S
		Low	2015	9,900	32,200	42,100			40,030C
		High	2014	9,900	29,500	39,400			39,400S
		Landscaped							

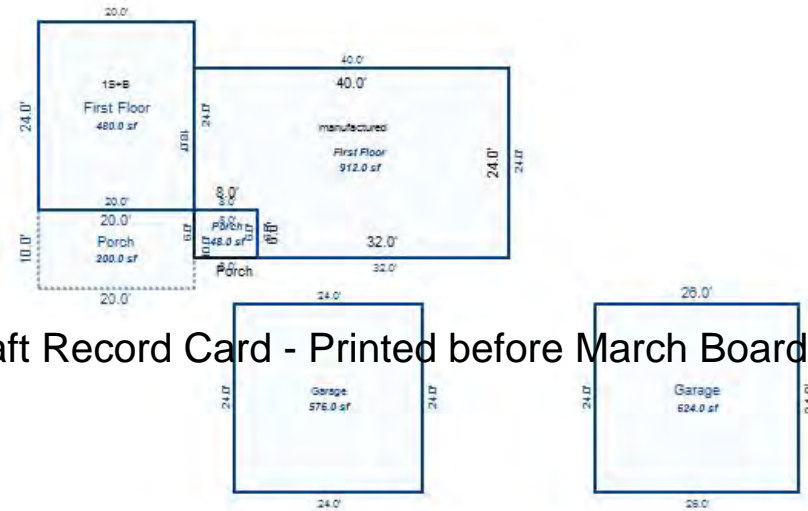
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 48	Type WCP (1 Story)	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: MANU-BOCA/STATE		Trim & Decoration														
Yr Built Remodeled 1981 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 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			X	Ex.	Ord.	Min	1	1	Story Siding	Crawl Space	63.48	-8.95	0.00	912	49,731
X	Insulation			No. of Elec. Outlets			1			1			480		30,470	
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments			Rate			Size Cost			
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			760.00			1 760			
X	Many Avg. X Large Avg. Small			1			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	(8) Basement		8			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Direct-Vented Gas			1915.00 1200.00		1 1,915 1 1,200	
X		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Automatic Doors			17.55 375.00		576 10,109 1 375	
X		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Separately Depreciated Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, Depr.Cost =					106,801	
X	(3) Roof			(14) Water/Sewer			WCP (1 Story), Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 51/100/100/100/51.0, Depr.Cost =			38.16			48 1,832			
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Separately Depreciated Items:			Total Depreciated Cost =			108,090			
X	Asphalt Shingle			Lump Sum Items:			ECF (RESIDENTIAL RURAL/ NON SUB)			0.650 => TCV of Bldg: 1 =			70,259			
Chimney: Metal																

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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 ROBERT R ETAL JT	0	07/16/2007	QC	Not Qualified	2007/3158		75.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status																																			
W BLUE RD	School: MCBAIN - 57030																																								
	P.R.E. 0%																																								
Owner's Name/Address	MAP #:																																								
JOHNSTON ROBERT R & JOHNSTON TODD E & MICHAEL R 965 VICTOR AVE MUSKEGON MI 49445	2017 Est TCV 170,999																																								
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS																																							
	Public Improvements	* Factors *																																							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value																																			
		Residentia 66 - 120	\$2200	77.73 Acres	2200 100	170,999																																			
				77.73 Total Acres	Total Est. Land Value =	170,999																																			
Taxpayer's Name/Address	Dirt Road	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>85,500</td> <td>0</td> <td>85,500</td> <td></td> <td></td> <td>52,754C</td> </tr> <tr> <td>2016</td> <td>70,000</td> <td>0</td> <td>70,000</td> <td></td> <td></td> <td>52,284C</td> </tr> <tr> <td>2015</td> <td>58,300</td> <td>0</td> <td>58,300</td> <td></td> <td></td> <td>52,128C</td> </tr> <tr> <td>2014</td> <td>58,300</td> <td>0</td> <td>58,300</td> <td></td> <td></td> <td>51,308C</td> </tr> </tbody> </table>					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2017	85,500	0	85,500			52,754C	2016	70,000	0	70,000			52,284C	2015	58,300	0	58,300			52,128C	2014	58,300	0	58,300			51,308C
Year	Land Value						Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																														
2017	85,500						0	85,500			52,754C																														
2016	70,000						0	70,000			52,284C																														
2015	58,300						0	58,300			52,128C																														
2014	58,300						0	58,300			51,308C																														
	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																																								
	Who When What	2017	85,500	0	85,500			52,754C																																	
		2016	70,000	0	70,000			52,284C																																	
		2015	58,300	0	58,300			52,128C																																	
		2014	58,300	0	58,300			51,308C																																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		124,000	08/01/2002	WD	Download	02-0:3595		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6540 W WALENJUS RD	School: LAKE CITY - 57020		Deck/Porch	04/16/2008	20080095	Complete
	P.R.E. 100% 07/22/1994		Pole Barn	10/14/2004	20040411	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 132,080 TCV/TFA: 125.79
LAW DOUGLAS R & ZITA I 6540 W WALENJUS RD LAKE CITY MI 49651		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
LAW DOUGLAS R & ZITA I 6540 W WALENJUS RD LAKE CITY MI 49651			* 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	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.			LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
			Total Estimated Land Improvements True Cash Value = 4,750					

Comments/Influences	Standard Utilities	Underground Utils.
HS IS OK LAW IS IN MILITARY		



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,500	55,500	66,000			55,470C
2016	10,500	52,400	62,900			54,976C
2015	10,500	48,900	59,400			54,812C
2014	10,500	44,000	54,500			53,949C

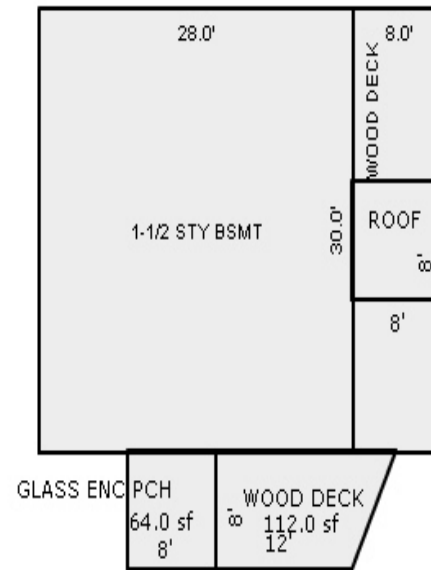
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TPC 12/23/2013 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A	0	06/22/2015	WD	Split Vacant	2015-0176	PTA	0.0
LUTZ KEITH & MARILYN (H/W	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	Not Qualified	06-0/593		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WALENJUS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/19/2000					
LUTZ KEITH E & MARILYN A TRUST P O BOX 471 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 15,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A 6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN. FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4. 15A.		X		* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				Residentia 3 - 7	@\$3000	5.00	Acres	3000	100	15,000
				5.00 Total Acres					Total Est. Land Value =	15,000

Comments/Influences

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

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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	7,500	0	7,500			2,261C
2016	7,500	0	7,500			2,241C
2015	15,800	0	15,800			6,706C
2014	15,800	0	15,800			6,601C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A & KATHY L	24,000	06/22/2015	PTA	Split Vacant	2015-02176	PTA	100.0
ALDERDEN WILLIAM & SUSAN	STROM DAVID A & KATHY L	220,000	06/03/2014	WD	WARRANTY DEED	2014-03807	PTA	100.0
		172,000	12/01/1998	WD	Download	324:788		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6666 W WALENJUS RD	School: LAKE CITY - 57020		Deck/Porch	02/04/2016	2016-0041	100%
Owner's Name/Address	P.R.E. 100% 10/09/2014					
STROM DAVID A & KATHY L 6666 W WALENJUS LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 263,658 TCV/TFA: 85.83					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
SEC 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L	X		Public Improvements						
ADD A/C, SHED, 2 RS, & DECK FOR 10. 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ	X		* Factors *						
Comments/Influences			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	Improved	Vacant	Land Improvement Cost Estimates					
	X			Description					
				D/W/P: 4in Ren. Conc.	4.21	1.00	480	0	0
				D/W/P: 4in Ren. Conc.	4.21	1.00	778	0	0
				D/W/P: Asphalt Paving	1.61	1.00	5500	0	0
				Shed: Wood Frame	11.40	1.00	100	50	570
				Residential Local Cost Land Improvements					
				Standard Utilities	5000.00	1.00	1.0	95	4,750
				Total Estimated Land Improvements True Cash Value = 5,320					

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



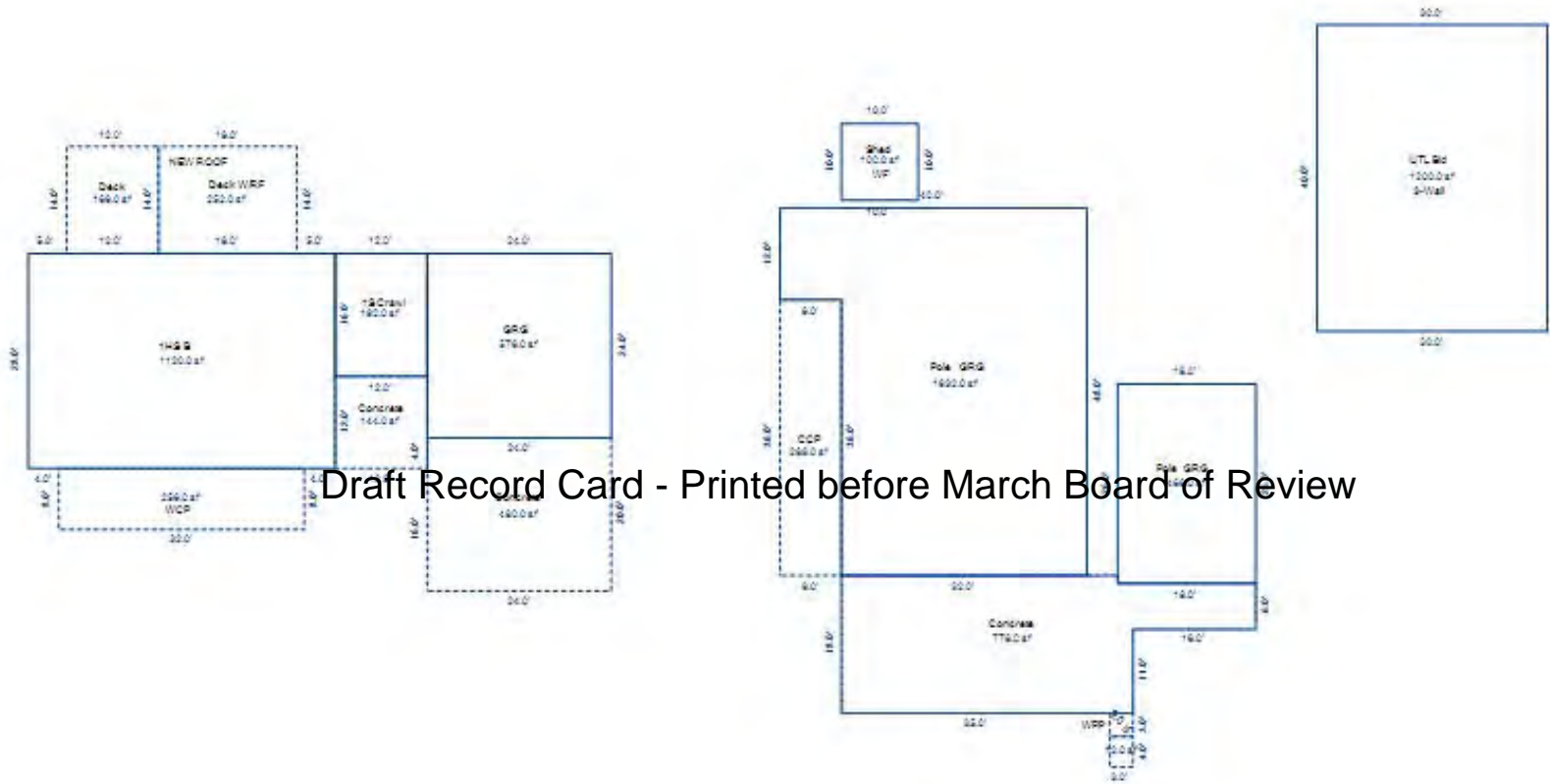
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	20,000	111,800	131,800			121,564C
2016	20,000	90,900	110,900			105,515C
2015	10,500	84,700	95,200			95,200S
2014	10,500	76,400	86,900			86,258C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256 288 252 168 9 12	Type WCP (1 Story) CCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1872			CntyMult X 1.380 E.C.F. X 0.950			Bsmnt Garage:				
Yr Built 1995	Remodeled 0	Ex X Ord Min		X Forced Heat & Cool Heat Pump No Heating/Cooling			Total Base Cost: 193,633 Total Base New : 267,213 Total Depr Cost: 223,933 Estimated T.C.V: 212,736			Bsmnt-Adj 0.00		Heat-Adj 3.16		Size 1120		Cost 104,104	
Condition for Age: Average		Lg X Ord Small		No Heating/Cooling			Rate 89.79			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
Room List		(5) Floors		Central Air Wood Furnace			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 150 Amps Service			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
X	Insulation	(7) Excavation		No. of Elec. Outlets Many X Ave. Few			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
(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		(13) Plumbing Average Fixture(s) 3 Fixture Bath 41 Clean Out 3 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			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
(3) Roof	Gable Hip Flat X Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
	Chimney:	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:			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
X	Gable Hip Flat X Asphalt Shingle	(10) Floor Support		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
Chimney:		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:			Rate 70.51			Bsmnt-Adj -10.01		Heat-Adj 2.11		Size 192		Cost 12,021	
<p style="text-align: center;"><b>Draft Record Card - Printed before March Board of Review</b></p>																	
<p style="text-align: center;">&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																	

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



Desc. of Bldg/Section: Calculator Occupancy: Shed, Utility, 3 Wall		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Percent Adj: +0						
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 1,200 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: 1200 Ave. Perimeter: 140 Has Elevators:		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		Base Rate for Upper Floors = 6.20  Adjusted Square Foot Cost for Upper Floors = 6.20  1 Stories Average Height per Story: 12 Ave. Floor Area: 1,200 Perimeter: 140 Refined Square Foot Cost for Upper Floors: 6.99  Number of Stories Multiplier: 1.000 Height per Story Multiplier: 1.040 Perim. Multiplier: 1.084  County Multiplier: 1.38, Final Square Foot Cost for Upper Floors = 9.646						
1995 Year Built 2016 Remodeled		Total Floor Area: 1,200 Base Cost New of Upper Floors = 11,575  Reproduction/Replacement Cost = 11,575 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 5,093						
Overall Bldg Height		* Mezzanine Info *						
Comments: 1995-2016 NO CONCRETE		ECF (RESIDENTIAL RURAL/ NON SUB) 1.100 => TCV of Bldg: 1 = 5,602 Replacement Cost/Floor Area= 9.65 Est. TCV/Floor Area= 4.67						
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Basement Info ***  * Sprinkler Info * Area: Type: Low						

(1) Excavation/Site Prep:		<b>Draft Record Card - Printed before March Board of Review</b>				(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:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRUNDER KORY	PNC MORTGAGE	86,100	08/12/2016	SD	SHERIFF'S DEED	2016-02732	PTA	0.0
TOWERS JASON & TRACY	GRUNDER KORY	122,000	01/10/2014	WD	WARRANTY DEED	2014-00156 WD	PTA	100.0
ARTHUR BRENDA K	TOWERS JASON & TRACY	77,300	09/29/2004	WD	Arms Length	04-0/4095		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6520 W WALENJUS RD	School: MCBAIN - 57030		Addition	05/01/2006	20060075	Complete
Owner's Name/Address	P.R.E. 0%					
GRUNDER KORY 6520 W WALENJUS RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 138,021 TCV/TFA: 72.49					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
.N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4OF SECTION 36, T22N R8W., INCLUDING AN EASEMENT OVER AND ACROSS THE WEST 33 FEET OF THE W 1/2 OF THE NW 1/4 OF SEC 36 T22N R8W. 5 A M/L	X	Dirt Road		Residentia 3 - 7 @\$3000		5.00	Acres	3000	100	15,000
Comments/Influences	X	Gravel Road				5.00	Total Acres	Total Est. Land Value =		15,000
		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	
		Electric		Total Estimated Land Improvements True Cash Value =						475
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		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								
X	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What	2017	7,500	61,500	69,000			67,096C
TPC 12/20/2013	INSPECTED		2016	7,500	63,100	70,600			66,498C
			2015	7,500	58,800	66,300			66,300S
			2014	7,500	52,600	60,100	60,100D		50,393C

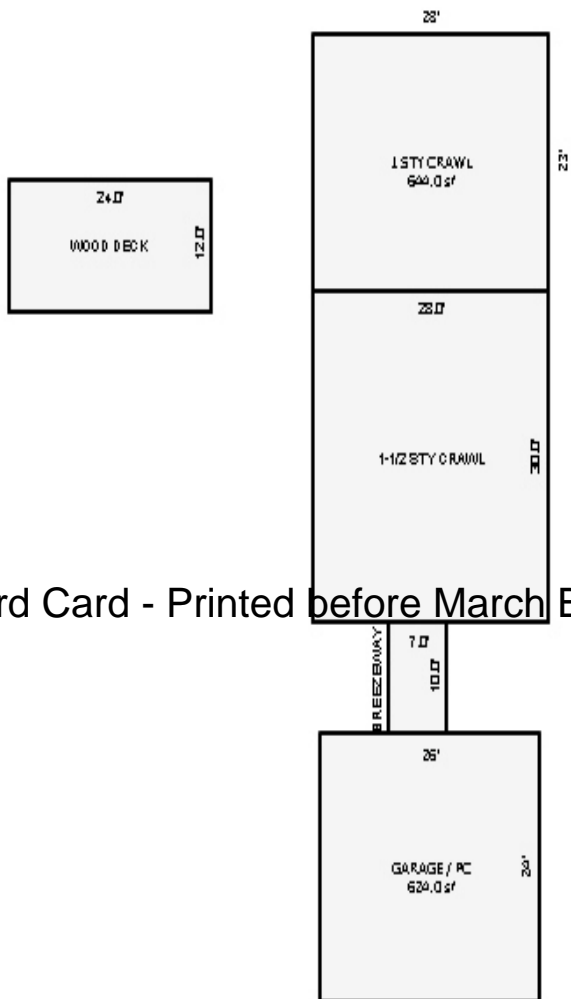
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 288 70	Type Treated Wood Brzwy, FW	Year Built: 1982 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1904 Total Base Cost: 120,103 Total Base New : 165,742 Total Depr Cost: 128,996 Estimated T.C.V: 122,546			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Bsmnt-Adj Heat-Adj Size Cost		Bsmnt-Adj Heat-Adj Size Cost		Bsmnt-Adj Heat-Adj Size Cost		
Yr Built	Remodeled	Ex X Ord Min		(12) Electric			1.5 Story Siding Crawl Space 80.10 -8.81 0.00 840 59,884			-8.81 0.00 644 34,828		-8.81 0.00 644 34,828		-8.81 0.00 644 34,828		
1982 200	2006	Size of Closets		0 Amps Service			Other Additions/Adjustments Rate			Rate		Rate		Rate		
Condition for Age: Average		Lg X Ord Small		(13) Plumbing			Average Fixture(s) 760.00 1 760			3 Fixture Bath 2400.00 1 2,400		Well, 50 Feet 1575.00 1 1,575		1000 Gal Septic 3085.00 1 3,085		
Room List		Doors Solid X H.C.		(14) Clean Water			Appliance Allowance 1915.00 1 1,915			Fireplace: Exterior 1 Story 3875.00 1 3,875		Treated Wood,Standard 6.69 288 1,927		Frame Wall,Finished 27.75 70 1,943		
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance 1915.00 1 1,915		Fireplace: Exterior 1 Story 3875.00 1 3,875		(16) Deck/Balcony		
Kitchen: Other: Other:		Kitchen: Other: Other:		No./Qual. of Fixtures			Treated Wood,Standard 6.69 288 1,927			Breezeways 27.75 70 1,943		(17) Garages		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		
(1) Exterior		(6) Ceilings		X Ex. Ord. Min			Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost 12.68 624 7,912		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 116,019		Separately Depreciated Items:		
X	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many X Ave. Few			Square footage # 2 is depreciated at 97 %Good... Base Cost Was = 34,828			County Multiplier = 1.38 => Cost New = 48,062		Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0, Depr.Cost = 12,977		ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 = 122,546		
Insulation		(7) Excavation		(14) Water/Sewer			Separately Depreciated Items:			Square footage # 2 is depreciated at 97 %Good... Base Cost Was = 34,828		County Multiplier = 1.38 => Cost New = 48,062		Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0, Depr.Cost = 12,977		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		
X	Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(11) Heating/Cooling			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		
X	Gable Hip Flat	Gambrel Mansard Shed		(12) Electric			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		
X	Asphalt Shingle	Chimney:		(13) Plumbing			Lump Sum Items:			Base Cost Was = 34,828		Cost New = 48,062		Depr.Cost = 12,977		

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A	24,000	06/22/2015	PTA	Split Vacant	PTA	PTA	0.0
LUTZ KEITH (MM)	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	Not Qualified	06-0/592		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6561 W WALENJUS RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651	2017 Est TCV 244,518 TCV/TFA: 159.19					

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	
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 EXCEPT THE EAST 660.00 FEET OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, ANO RESTRICTIONS OF RECORD, IF ANY. SPLIT ON 7/18/2016 INTO 009-036-009-60	X			SALES & 2013 EQ RATE		60.300	Acres	1,566	100		94,420	
				60.30 Total Acres Total Est. Land Value = 94,420								
				Land Improvement Cost Estimates								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 3.5 Concrete				3.44	1.00	800	71	1,954
				Total Estimated Land Improvements True Cash Value = 1,954								

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 & THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 EXCEPT THE EAST  
660.00 FEET OF THE NORTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SUBJECT TO THE RIGHT-OF-WAY FOR WALENJUS ROAD ACROSS THE NORTHERLY 33' THEREOF, AS DEPICTED ON THE CERTIFICATE OF SURVEY. SUBJECT TO ALL AGREEMENTS, COVENANTS, EASEMENTS, ANO RESTRICTIONS OF RECORD, IF ANY.  
SPLIT ON 7/18/2016 INTO 009-036-009-60



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	47,200	75,100	122,300			84,876C
2016	58,400	70,600	129,000			92,904C
2015	58,400	65,800	124,200			92,627C
2014	58,400	58,900	117,300			91,169C

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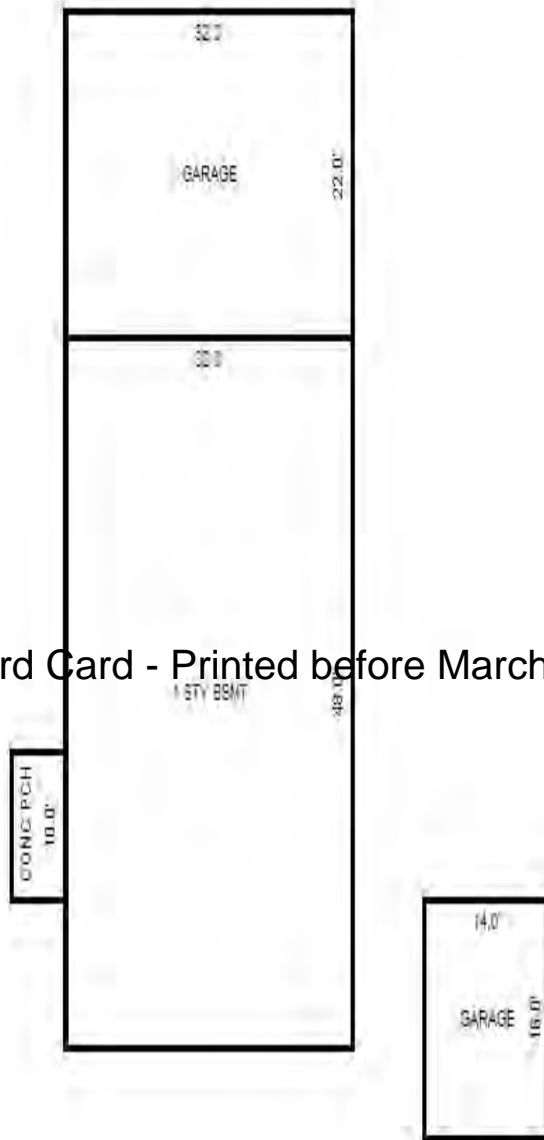
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 60	Type CPP	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
Yr Built 1979		Remodeled 0		No Heating/Cooling											
Condition for Age: Average		Lg Doors		X Solid			H.C.								
Room List		(5) Floors		(12) Electric											
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj	
Wood/Shingle Aluminum/Vinyl Brick				X Ex. Ord. Min			1 Story Siding			Basement		65.72 0.00		0.00	
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			(9) Basement Finish			17.25		1536		26,496	
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(13) Plumbing			775.00		1		775	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		2 3 Fixture Bath 1 2 Fixture Bath			3 Fixture Bath 2 Fixture Bath			2400.00 1600.00		1 1		760 2,400 1,600	
(3) Roof		(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			2700.00 3085.00		1 1		2,700 3,085	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			(15) Built-Ins & Fireplaces			1915.00 4650.00		1 1		1,915 4,650	
X	Asphalt Shingle	1536 1		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			18.57		60		1,114	
Chimney: Brick		(10) Floor Support		(14) Water/Sewer			(17) Garages			Class:C Exterior: Siding		Foundation: 42 Inch (Unfinished)		704 12,299	
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			17.47 -1300.00		1		-1,300	
		Lump Sum Items:					Separately Depreciated Items:			152,087					
							Class:C Exterior: Block			27.10		224		6,070	
							County Multiplier = 1.38 =>			Cost New =				8,377	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 46/100/100/100/46.0,			Depr.Cost =				3,853	
							ECF (RESIDENTIAL RURAL/ NON SUB)			0.950 => TCV of Bldg: 1 =				155,941	
														148,144	

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\*\*\* 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.
LUTZ KEITH E & MARILYN A	HERWERYER JOSH & MEGHAN	18,500	07/22/2016	QC	Arms Length	2016-03147	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6305 W WALENJUS RD	School: LAKE CITY - 57020		New House	10/14/2016	2016-0531	60%
Owner's Name/Address	P.R.E. 0%					
HERWERYER JOSH & MEGHAN 212 N COTTAGE CROVE MC BAIN MI 49657	MAP #:					
	2017 Est TCV 98,817 TCV/TFA: 61.45					

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	6.07 Acres	3000	100	18,210
			6.07 Total Acres Total Est. Land Value =					18,210

**Tax Description**  
 2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Cuts
- Standard Utilities
- Underground Utils.
- Topography of Site
- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- 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	9,100	40,300	49,400			49,400S
2016	0	0	0		0W	0
2015	0	0	0			0
2014	0	0	0			0

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

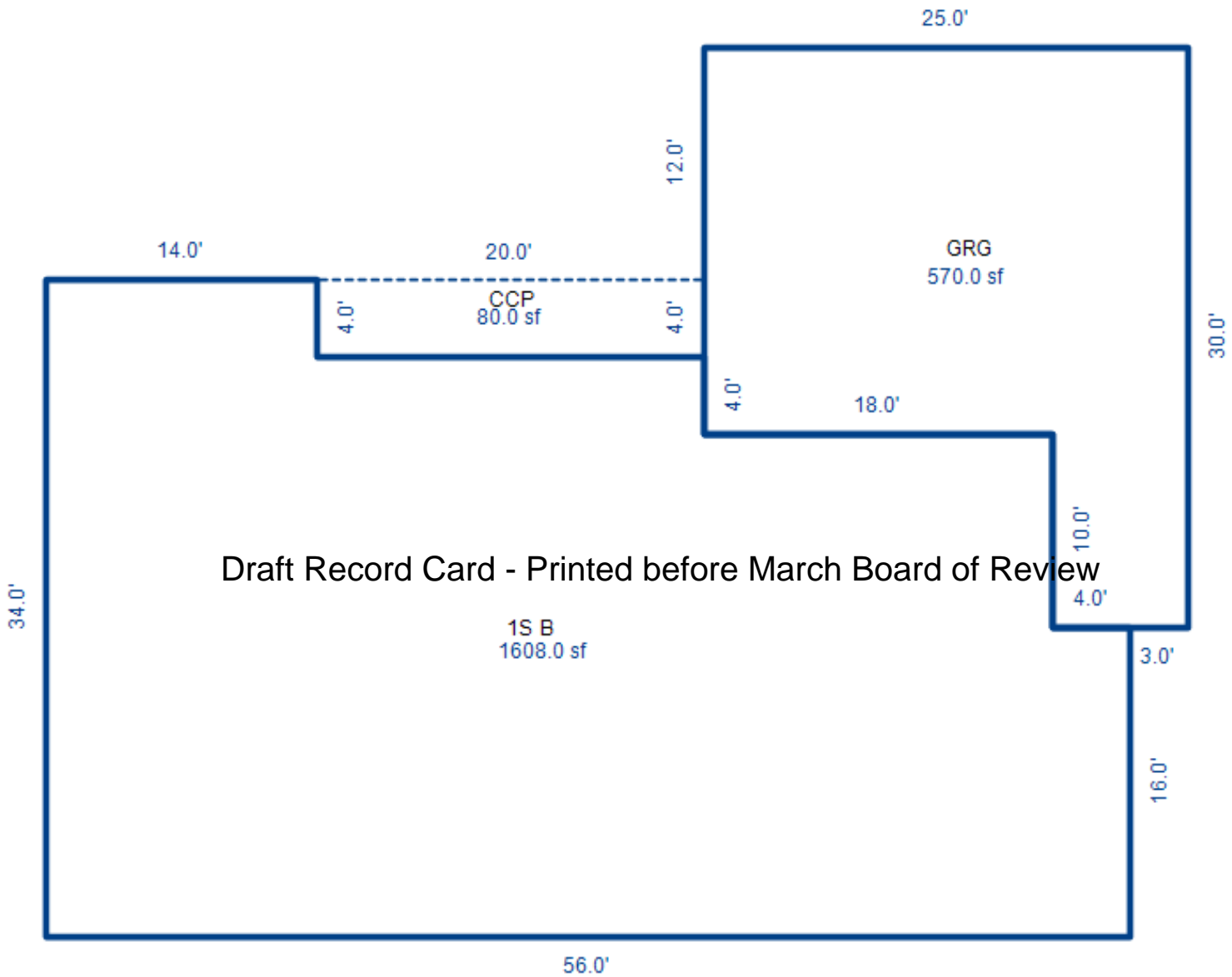
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type CCP (1 Story)	Year Built: 2017 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: 0 Area: 570 % Good: 0 Storage Area: 0 No Conc. Floor: 0	CnntyMult X 1.380 E.C.F. X 0.950	Bsmnt Garage: Carport Area: Roof:																									
	Mobile Home												0 Front 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: C Effec. Age: 1 Floor Area: 1608 Total Base Cost: 103,511 Total Base New : 142,845 Total Depr Cost: 141,416 Estimated T.C.V: 134,345																					
	Town Home	0 Other Overhang	Trim & Decoration	Central Air Wood Furnace	(12) Electric 0 Amps Service																																
	Duplex	Drywall Paneled											Plaster Wood T&G	No Heating/Cooling	No./Qual. of Fixtures	Ex. Ord. Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Basement 62.10 0.00 -3.95	Size Cost 1608 93,505																			
	A-Frame		Wood Frame	Trim & Decoration	No./Qual. of Fixtures														Ex. Ord. Min	Other Additions/Adjustments Walk out Basement Door(s) Rate 775.00	Size Cost 1 775																
	Building Style: 1S	Yr Built 2016											Remodeled 0	Condition for Age: Average	Room List	(5) Floors	Kitchen: Other: Other:	(13) Plumbing 3 Fixture Bath 2400.00 CCP (1 Story), Standard 31.93				Size Cost -1 -2,400															
			Basement	1st Floor	2nd Floor														Bedrooms	(6) Ceilings	No. of Elec. Outlets Many Ave. Few		Size Cost 80 2,554														
	(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	Size Cost 570 11,001																			
			(2) Windows	Many Avg. Few	Large Avg. Small														Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors	Storms & Screens	(8) Basement	Conc. Block	Poured Conc.	Stone	Treated Wood	Concrete Floor	(9) Basement Finish	Recreation SF	Living SF	1 Walkout Doors
	(3) Roof	Gable											Hip	Flat	Gambrel	Mansard	Shed	Asphalt Shingle																			

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Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
1	Story Siding	Basement	62.10	0.00	-3.95	1608	93,505
Other Additions/Adjustments						Rate	Size Cost
Walk out Basement Door(s)						775.00	1 775
(13) Plumbing							
3 Fixture Bath						2400.00	-1 -2,400
CCP (1 Story), Standard						31.93	80 2,554
(17) Garages							
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)							
Base Cost						19.30	570 11,001
Common Wall: 1.5 Wall						-1925.00	1 -1,925
Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost =							141,416
ECF (RESIDENTIAL RURAL/ NON SUB) 0.950 => TCV of Bldg: 1 =							134,345
60 % Completed => Est. True Cash Value 2017 =							80,607

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





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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6561 W WALENJUS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/04/2016					
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 18,210					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1643.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.68 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID 1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 802.00 FEET; THENCE S88°12'29"E, 330.00 FEET TO AN EASEMENT CTED ON THE S, COVENANTS. ONS OF RECORD, IF SS AND EGRESS AND ORTHWEST 1/4. OF N ON FILE***				* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 3 - 7 @\$3000 6.07 Acres 3000 100 18,210 6.07 Total Acres Total Est. Land Value = 18,210

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Lake Township Parcel Map

NG 6.07+- ACRES.

6 completed ;

6-009-00;  
-009-80,  
009-60;

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 Waterfront Ravine X Wetland Flood Plain	2017	9,100	0	9,100			3,379C
TPC 08/01/2016 INSPECTED	2016	0	0	0		OW	0
	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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6561 W WALENJUS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/04/2016					
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 13,200					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
	Public Improvements			Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason	Value
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4, LINE OF SAID SECTION 1643.18 FEET, TO POB: THENCE S00°58'04"W, 500.00FEET; THENCE N88°12'29"W, 330.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE EAST-WEST 1/4 LINE OF SAID SECTION; THENCE S88°12'29"E, ALONG SAID LINE. 330.00 FEET TO THE POB. CONTAINING 3.78±	X			40/FF	330.00	500.00	1.0000 1.0000	40	100	13,200
				330 Actual Front Feet, 3.79 Total Acres Total Est. Land Value = 13,200						

6561 W WALENJUS RD  
 LUTZ KEITH E & MARILYN A TRUST  
 PO BOX 471  
 LAKE CITY MI 49651

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Lake Township Parcel Map  
 GHT-OF-WAY FOR  
 NORTHERLY 33'  
 TH AND SUBJECT TO  
 LOW, AS DEPICTED  
 RVEY. EASEMENT  
 ND UTILITIES:  
 4. OF THE  
 N 36, T22N-R8W,  
 N ON FILE\*\*\*

6 completed  
 ;  
 6-009-00;  
 -009-80,  
 009-60;

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	0	6,600			2,105C
2016	0	0	0		OW	0
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.
LUTZ KEITH E & MARILYN A	POGUE JOHN & RENEE	18,000	09/18/2013	WD	WARRANTY DEED	2013-03223	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
6255 W WALENJUS RD	School: LAKE CITY - 57020		New House	10/24/2013	2013-0539	100%
Owner's Name/Address	P.R.E. 100% 11/01/2014					
POGUE JOHN & RENEE 4909 N MOREY RD LAKE CITY MI 49651	MAP #: 2017 Est TCV 175,313 TCV/TFA: 104.92					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				40/FF	165.00	500.00	1.0000	1.0000	40	100		6,600
				165 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								6,600

Tax Description	X	Dirt Road	Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Gravel Road	D/W/P: 4in Ren. Conc.	4.21	1.00	520	0	0			
		Paved Road	Residential Local Cost Land Improvements								
		Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		Water	Total Estimated Land Improvements True Cash Value =						2,375		
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

PARCEL "B": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88° 12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1313.18 FEET, TO THE EAST 1/16TH LINE AND THE POINT OF BEGINNING; THENCE S00°58'04"W, ALONG SAID LINE 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88°



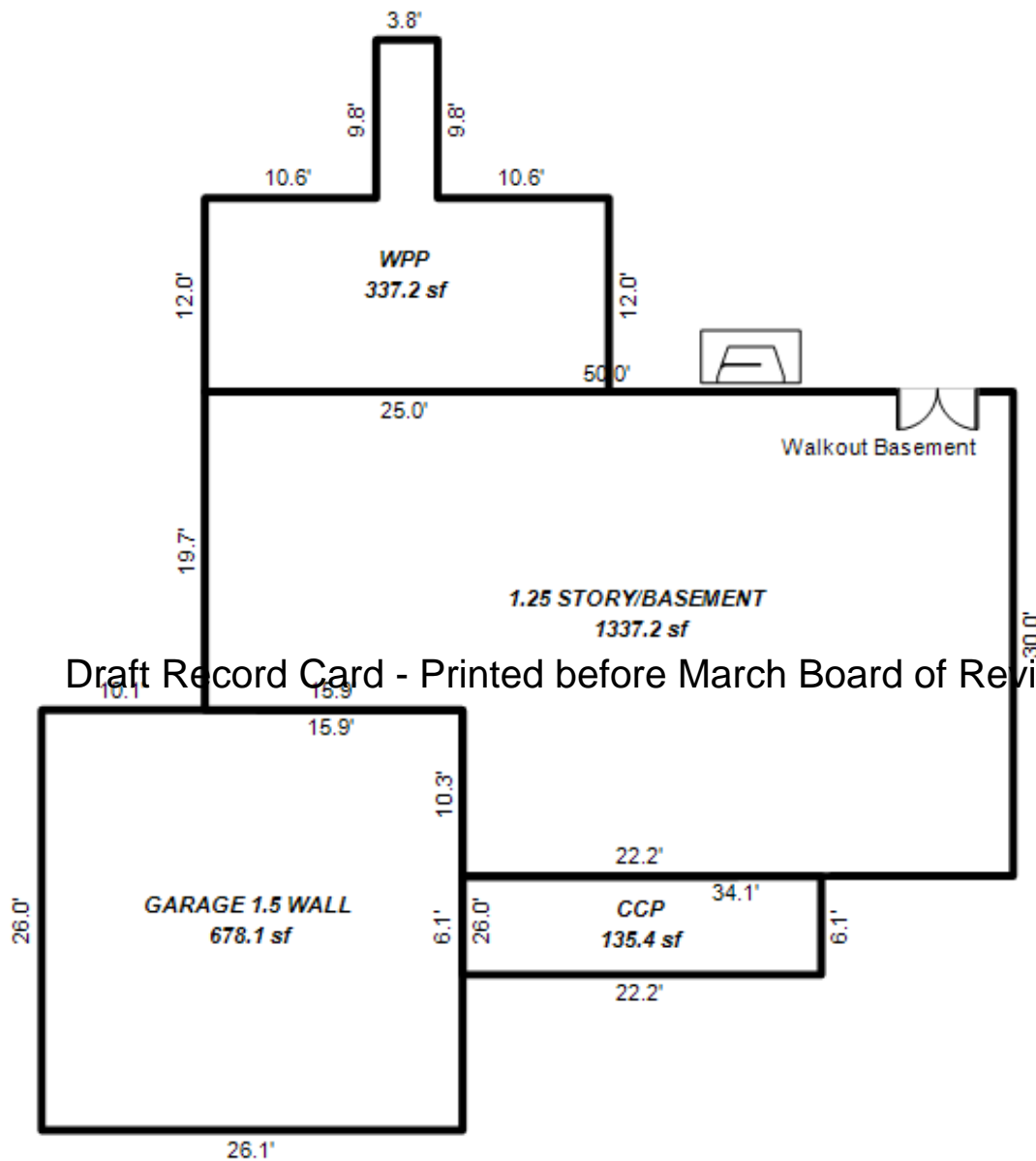
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,300	84,400	87,700			73,855C
2016	3,300	79,400	82,700			73,197C
2015	3,300	74,700	78,000			72,979C
2014	3,300	7,900	11,200			11,200S

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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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ??: Auto. Doors: 1 Mech. Doors: 0 Area: 678 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt-Adj	Heat-Adj	Size	Cost								
	Mobile Home														0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 2 Floor Area: 1671 Total Base Cost: 129,468 Total Base New : 178,666 Total Depr Cost: 175,093 Estimated T.C.V: 166,338	CntyMult X 1.380 E.C.F. X 0.950				
	Town Home	0 Other Overhang	Central Air Wood Furnace	Rate	Bsmnt-Adj										Heat-Adj				Size	Cost		
	Duplex	(4) Interior														No./Qual. of Fixtures	Rate	Bsmnt-Adj			Heat-Adj	Size
	A-Frame		Wood Frame	Drywall Paneled	Plaster Wood T&G										Ex.				Ord.	Min		
	Building Style: 1S	Trim & Decoration														No. of Elec. Outlets	Rate	Bsmnt-Adj			Heat-Adj	Size
	Yr Built 2014		Remodeled 0	Size of Closets	Rate										Bsmnt-Adj				Heat-Adj	Size		
	Condition for Age: Average	Lg														Ord	Small	Rate			Bsmnt-Adj	Heat-Adj
	Room List		Doors	Solid	H.C.										Rate				Bsmnt-Adj	Heat-Adj		
	Basement	(5) Floors														Kitchen:	Other:	Rate			Bsmnt-Adj	Heat-Adj
1st Floor	Kitchens:		Other:	Other:	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
2nd Floor		(6) Ceilings								No./Qual. of Fixtures	Ex.	Ord.	Min	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
Bedrooms	(7) Excavation		No. of Elec. Outlets	Many	Ave.	Few	Rate	Bsmnt-Adj	Heat-Adj										Size	Cost		
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0								(13) Plumbing	2	3	Fixture Bath	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
Wood/Shingle	(8) Basement		No./Qual. of Fixtures	Ex.	Ord.	Min	Rate	Bsmnt-Adj	Heat-Adj										Size	Cost		
Aluminum/Vinyl		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								No. of Elec. Outlets	Many	Ave.	Few	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
Brick	(9) Basement Finish		No. of Elec. Outlets	Many	Ave.	Few	Rate	Bsmnt-Adj	Heat-Adj										Size	Cost		
Insulation		Recreation SF Living SF Walkout Doors No Floor SF								(14) Water/Sewer	1	Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost				
(2) Windows	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Many Avg. Few		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Large Avg. Small	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Wood Sash		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Metal Sash	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Vinyl Sash		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Double Hung	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Horiz. Slide		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Casement	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Double Glass		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Patio Doors	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Storms & Screens		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
(3) Roof	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Gable		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Hip	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Flat		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
Asphalt Shingle	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
Chimney:		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						
	1		Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost													
		1								Public Water	Public Sewer	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost						



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	POGUE JOHN & RENEE	18,000	09/18/2013	WD	WARRANTY DEED	2013-03223	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W WALENJUS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/08/2014					
POGUE JOHN & RENEE 4909 N MOREY RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 6,600					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			40/FF	165.00	500.00	1.0000	1.0000	40	100		6,600
			165 Actual Front Feet, 1.89 Total Acres Total Est. Land Value =								6,600

**Tax Description**  
 PARCEL "A" : PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1478.18 FEET, TO THE POINT OF BEGINNING; THENCE S00°58'04"W, 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E. ALONG SAID LINE. 165.00 FEET TO

- 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



**Draft Record Card - Printed before March Board of Review**

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2017	3,300	0	3,300			3,300S
2016	3,300	0	3,300			3,300S
2015	3,300	0	3,300			3,300S
2014	3,300	0	3,300			3,300S

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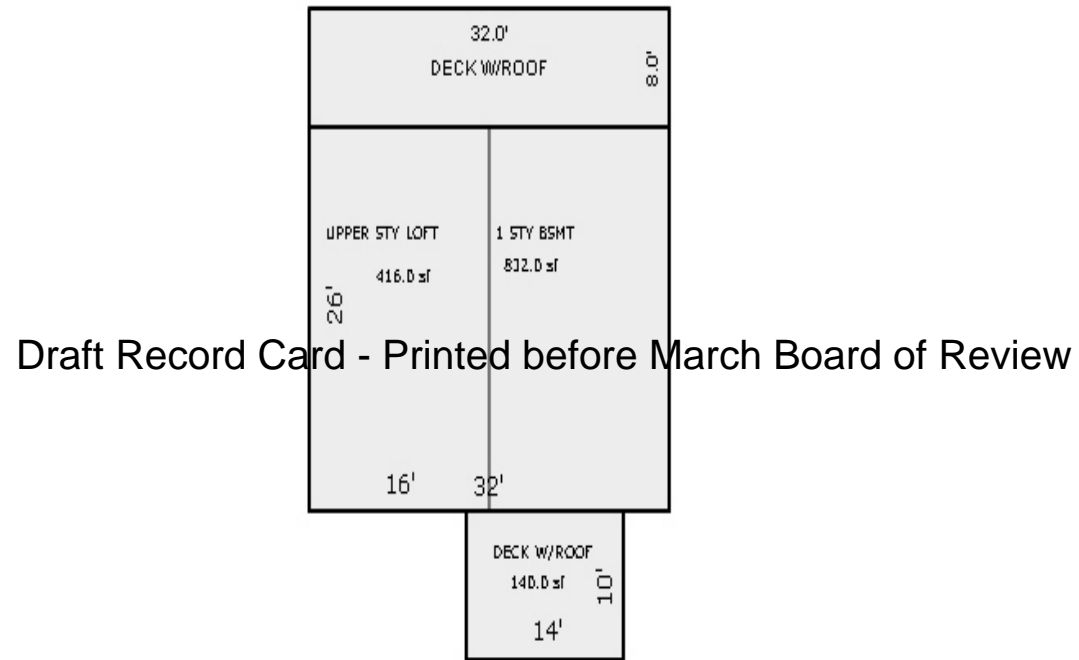




Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 256 140	Type Pine Treated Wood	Year Built: 2005 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 1800
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: LOG		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 12 Floor Area: 832 Total Base Cost: 113,276 Total Base New : 156,320 Total Depr Cost: 137,562 Estimated T.C.V: 130,684			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1998	Remodeled 0	Ex X Ord Min		(12) Electric 200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Pine Logs Basement 74.41 0.00 0.00 832 61,909			Other Additions/Adjustments Loft, ave. floor cover & electric. 11.75		Size Cost 416 4,888				
Condition for Age: Average		Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			(9) Basement Finish Basement Living Finish 17.25			Basement Living Finish 17.25		832 14,352				
Room List		(5) Floors		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 2 3 Fixture Bath 2400.00 1 2 Fixture Bath 1600.00			Basement Plumbing 3 Fixture Bath 2400.00 2 Fixture Bath 1600.00		1 760 1 2,400 1 1,600				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Well, 100 Feet 2700.00 1000 Gal Septic 3085.00			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 2,700 1 3,085				
(1) Exterior		(6) Ceilings		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Deck/Balcony Pine w/Roof,Standard 15.60 Treated Wood w/Roof,Standard 19.50			(17) Garages Class:D Exterior: Pole Foundation: 42 Inch (Unfinished) Base Cost 10.01 Mechanical Doors 325.00 No Floor Deduction -3.00		1800 18,018 1 325 1800 -5,400				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(2) Windows		(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				
X	Many Avg. Few	X	Large Avg. Small	(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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(2) Windows		(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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				
X	Casement Double Glass Patio Doors Storms & Screens	(2) Windows		(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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				
(3) Roof		(2) Windows		(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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				
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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				
X	Asphalt Shingle	(2) Windows		(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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				
Chimney:		(2) Windows		(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			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00		1 1,915				

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Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	LIFE ESTATE	2015-03123		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X WALEJUS	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
VANDER PLOEG MARVIN & CAROLYN J 4115 LAKERIDGE DRIVE HOLLAND MI 49424	MAP #:					
	2017 Est TCV 40,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
X Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
			Residentia PARTOF>40@\$2000 20.00 Acres 2000 100 40,000				
			20.00 Total Acres Total Est. Land Value = 40,000				

Tax Description  
. SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.

Comments/Influences

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Topography of Site		
Level		
X Rolling		
Low		
High		
Landscaped		
X 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
Who When What	2017	20,000	0	20,000		8,735C
TPC 10/06/2015 INSPECTED	2016	18,000	0	18,000		8,658C
	2015	16,000	0	16,000		8,633C
	2014	16,000	0	16,000		8,498C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	LIFE ESTATE	2015-03123		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
WALEJUS RD	School: MCBAIN - 57030		New House	03/19/2011	2011-01050	100%
Owner's Name/Address	P.R.E. 0%					
VANDER PLOEG MARVIN & CAROLYN J 4115 LAKERIDGE DRIVE HOLLAND MI 49424	MAP #:					
	2017 Est TCV 160,873 TCV/TFA: 402.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS							
. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ADD 600 FT RIVER FRONTAGE FOR 05 PREV YRS?	X		<Site Value I> RIVER SITE					35000	100	35,000
			Residentia PARTOF>80@\$2000	40.00	Acres	2000	100			80,000
				40.00	Total Acres			Total Est. Land Value =		115,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	57,500	22,900	80,400			18,009C
2016	51,000	21,600	72,600			17,849C
2015	45,000	19,900	64,900			17,796C
2014	45,000	17,800	62,800			17,516C

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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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	80	WPP								
	Mobile Home													0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 10 Floor Area: 400 Total Base Cost: 38,878 Total Base New : 53,652 Total Depr Cost: 48,287 Estimated T.C.V: 45,873				
	Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	Bsmnt-Adj				Heat-Adj	Size				Cost							
	Duplex														Trim & Decoration	(12) Electric	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
	A-Frame		Drywall Paneled	Plaster Wood T&G	Ex				Ord	Min				No./Qual. of Fixtures							
	Wood Frame														Size of Closets	(13) Plumbing	Many	Ave.	Few	Stories	Exterior
	Building Style: 1S		Lg	Ord	Small				(14) Water/Sewer	Well, 100 Feet				1							
	Yr Built 2000	Remodeled 0													Doors	Solid	H.C.	(15) Built-Ins & Fireplaces	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	1	Appliance Allowance
	Condition for Age: Average		(5) Floors	(16) Porches	WPP, Standard				15.83	Depr.Cost = 48,287				0.950 => TCV of Bldg: 1 =							
	Room List														Kitchen: Other: Other:	0 Amps Service	(14) Water/Sewer	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873
Basement		(6) Ceilings	No./Qual. of Fixtures	Ex.	Ord.	Min	Other Additions/Adjustments	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost									
1st Floor													Excavation	(13) Plumbing	Many	Ave.	Few	Average Fixture(s)	760.00	1	760
2nd Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(14) Water/Sewer	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Bedrooms													(8) Basement	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
(1) Exterior		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Wood/Shingle													(9) Basement Finish	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Aluminum/Vinyl		Recreation SF Living SF Walkout Doors No Floor SF	(14) Water/Sewer	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Brick													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Insulation		Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
(2) Windows													Lump Sum Items:	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Many Avg. Few	Large Avg. Small	(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Wood Sash													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Metal Sash		(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Vinyl Sash													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Double Hung		(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Horiz. Slide													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Casement		(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Double Glass													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Patio Doors		(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Storms & Screens													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
(3) Roof		(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Gable	Gambrel												(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Hip	Mansard	(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Flat	Shed												(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1
Asphalt Shingle		(14) Water/Sewer	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1	760	1									
Chimney:													(10) Floor Support	(13) Plumbing	Well, 100 Feet	Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,	Depr.Cost = 48,287	0.950 => TCV of Bldg: 1 =	45,873	760.00	1

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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
X WALEJUS RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
TACOMA DANIEL J & TACOMA TIMOTHY P 9331 S BLODGETT RD MC BAIN MI 49657	MAP #:					
Tax Description	2017 Est TCV 48,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Public Improvements			* Factors *			
X			Description	Frontage	Depth	Rate %Adj. Reason Value
			Residentia LTDACCESS@	1200	40.00 Acres	1200 100 48,000
				40.00 Total Acres		Total Est. Land Value = 48,000

. SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.  
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	24,000	0	24,000			20,180C
X	Rolling		2016	20,000	0	20,000			20,000S
X	Low		2015	20,000	0	20,000			20,000S
	High		2014	20,000	0	20,000			20,000S
	Landscaped								
X	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWEET NORMAN JAMES	SWEET NORMAN JAMES & STEV	0	06/14/2005	QC	Not Qualified	05-0/2461		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
SWEET NORMAN JAMES & SWEET STEVEN AUSTON 9896 NEFF ROAD EDMORE MI 48829	MAP #:					
	2017 Est TCV 122,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS					
Public Improvements			Description	Frontage	Depth	* Factors *	RIVER FRONTAGE	Value
X Dirt Road			SALES & 2013 EQ RATE		80.000	Acres	1,525 100	122,000
X Gravel Road					80.00	Total Acres	Total Est. Land Value =	122,000

Tax Description  
. SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.

Comments/Influences

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

**Draft Record Card - Printed before March Board of Review**



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	61,000	0	61,000			29,310C
2016	61,000	0	61,000			29,049C
2015	61,000	0	61,000			28,963C
2014	61,000	0	61,000			28,507C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		11,500	10/01/1997	WD	Download	314:968		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
X WALEJUS RD	School: MCBAIN - 57030					
Owner's Name/Address	P.R.E. 0%					
TACOMA DANIEL J ETAL 9331 S BLODGETT RD MC BAIN MI 49657	MAP #:					
	2017 Est TCV 48,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors * RIVER FRONTAGE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia LTDACCESS@	\$1200	40.00	Acres	1200	100	48,000
					40.00	Total Acres	Total Est. Land Value =		48,000

Tax Description  
. SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.  
Comments/Influences

LANDLOCKED

**Draft Record Card - Printed before March Board of Review**



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	24,000	0	24,000			11,629C
			2016	20,000	0	20,000			11,526C
			2015	20,000	0	20,000			11,492C
			2014	20,000	0	20,000			11,312C

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