

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
105 NORA DR	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
MAHER LORAIN M TRUSTEE 105 NORA DR LAKE CITY MI 49651	2017 Est TCV 298,942 TCV/TFA: 129.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SECS 2 & 1 T22N R8W LOTS 1, 2, & 37. REDMAN ISLE.			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			GROUP B 1000/FF	60.00	129.00	0.7806 1.0000	1000 100		46,836	
			GRADE D 950/FF	77.00	129.00	0.8135 0.9374	950 100		55,784	
			137 Actual Front Feet, 0.41 Total Acres						Total Est. Land Value =	102,620

Comments/Influences	Land Improvement Cost Estimates									
FF COMPUTED BY 87.17 +48.57 DEPTH 77.28+20.21+23.79+128.6/2			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Shed: Wood Frame	12.07	1.00	80	45	435		
	X		Residential Local Cost Land Improvements							
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425		
			Standard Utilities						True Cash Value =	2,860

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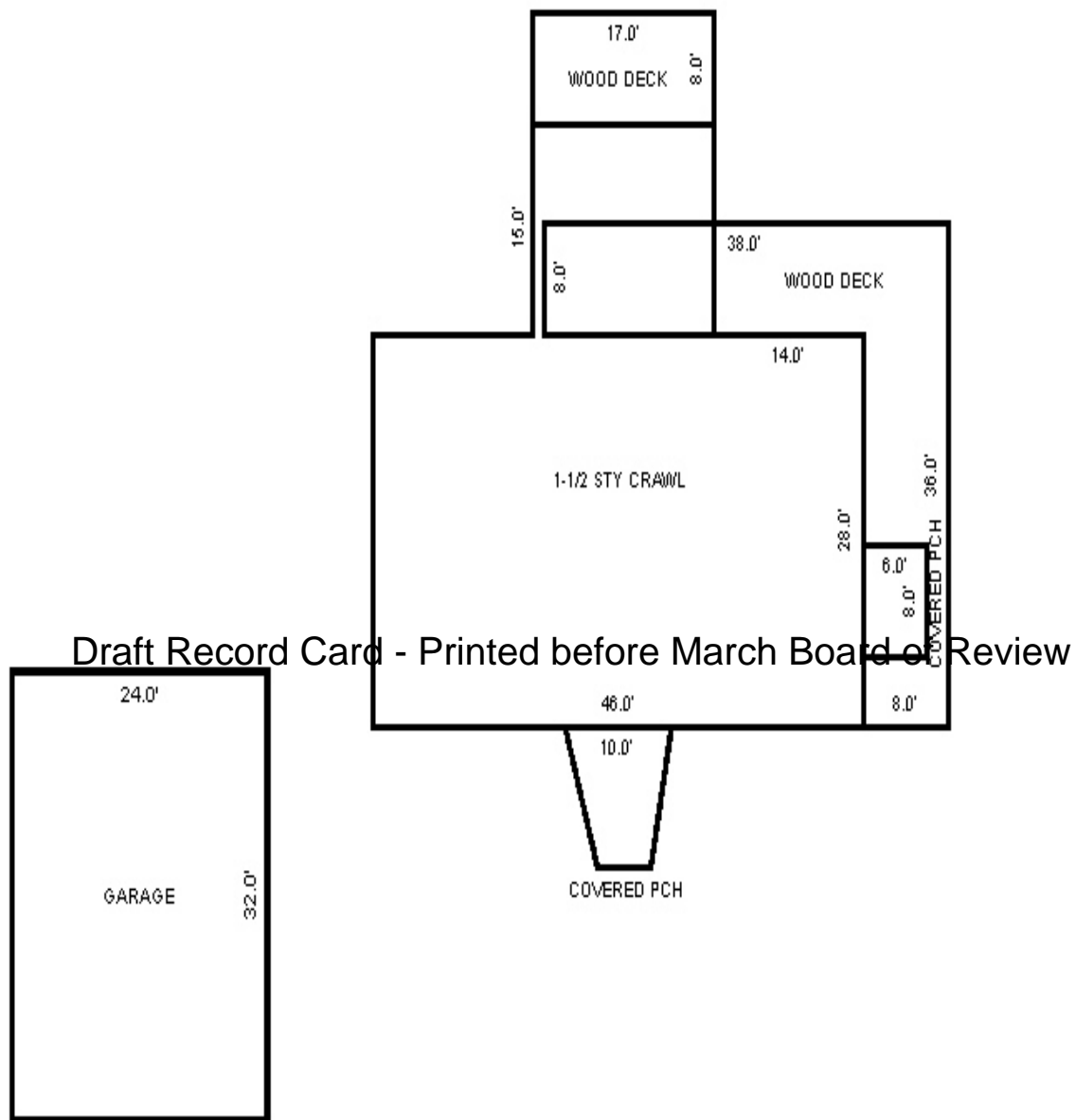
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	51,300	98,200	149,500			146,587C
2016	55,700	90,600	146,300			145,280C
2015	71,700	89,200	160,900			144,846C
2014	90,100	79,500	169,600			142,565C

\*\*\* 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 70 48 528 136	Type CCP (1 Story) WCP (1 Story) Treated Wood Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % 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			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost														
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Floor Area: 2314		CntyMult X 1.380		Total Base Cost: 143,051		Total Base New : 197,410		Total Depr Cost: 138,187		Estimated T.C.V: 193,462	
Condition for Age: Average		Lg	X	Ord		Small	100 Amps Service			Total Base Cost: 143,051		E.C.F. X 1.400		Bsmnt Garage:		Carport Area:		Roof:			
Room List		(5) Floors		No./Qual. of Fixtures			Ex. X Ord. Min			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			Many X Ave. Few			79.68		-8.71		0.00		1543		109,507			
(1) Exterior	X	Drywall					No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size		Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(14) Water/Sewer			Average Fixture(s)			760.00		1		760							
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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		1		2,400							
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Well, 50 Feet			1575.00		1		1,575						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Exterior 2 Story		1915.00 4650.00		1 1		1,915 4,650					
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(16) Porches			CCP (1 Story), Standard WCP (1 Story), Standard			33.50 38.16		70 48		2,345 1,832							
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(17) Garages			Treated Wood,Standard Treated Wood,Standard			6.22 7.65		528 136		3,284 1,040						
X	Asphalt Shingle	Chimney: Brick		(10) Floor Support			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =		138,187							
				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost Mechanical Doors		15.47 350.00		768 2		11,881 700					
				Lump Sum Items:			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			193,462											

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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
105 NORA DR	School: LAKE CITY - 57020		REPAIR	10/04/2013	2013-0498	100%
Owner's Name/Address	P.R.E. 100% 05/07/1996					
MAHER LORAIN M TRUSTEE 105 NORA DR LAKE CITY MI 49651	MAP #: 2017 Est TCV 235,434 TCV/TFA: 153.28					

Tax Description	Class	Value	Area	Rate	Value
. SECS 2 & 1 T22N R8W LOTS 3 & 38 REDMAN ISLE.	X Improved	121,506	0.19	1800	121,506
Comments/Influences	Vacant				
STORAGE. STUDIO & PLAYROOM..NO LIVING QUARTERS LOT SIZE ADJUSTED FOR EROSION					

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	60,800	56,900	117,700			80,434C
2016	61,300	54,400	115,700			79,717C
2015	59,700	53,700	113,400			79,479C
2014	61,400	43,600	105,000			78,228C

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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		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G				Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1						
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C Effec. Age: 20 Floor Area: 1536 Total Base Cost: 76,123 Total Base New : 105,049 Total Depr Cost: 84,039 Estimated T.C.V: 113,453		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: 2 Car Carport Area: Roof:		
Yr Built 1990	Remodeled 0	Ex X Ord Min		(12) Electric			Other Story Siding Slab 112.25 -12.49 0.00 768 76,616			Rate		Size Cost				
Condition for Age: Good		Lg X Ord Small		0 Amps Service			Other Additions/Adjustments			No Plumbing -4450.00 1 -4,450						
Room List		(5) Floors		(13) Plumbing			(15) Built-Ins & Fireplaces			Fireplace: Wood Stove 1350.00 1 1,350						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			(17) Basement Garages			Treated Wood,Standard 10.56 48 507						
		(6) Ceilings		Ex. X Ord. Min			Basement Garage: 2 Car 2100.00 1 2,100			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,039				ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 113,453		
(1) Exterior				No. of Elec. Outlets			Basement Finish									
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(9) Basement Finish									
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Recreation SF Living SF Walkout Doors No Floor SF									
(2) Windows				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Many Avg. Few	X	Large Avg. Small	Lump Sum Items:												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(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.
MAHER KEVIN & LORRAIN (H/	MAURY RICHARD & BARBARA (	35,000	07/25/2007	PLC	Not Qualified	2007/2678		0.0
MAURY BARBARA (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 11/06/2007					
MAURY RICHARD C	MAP #:					
117 NORA DR	2017 Est TCV 122,702					
LAKE CITY MI 49651						

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

Dirt Road			GROUP A 1800	72.00	122.00	0.9468	1.0000	1800	100	122,702
Gravel Road			72 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 122,702							

Tax Description	X	
. SECS 2 & 1 T22N R8W LOTS 4 & 39 REDMAN ISLE.	X	Paved Road
Comments/Influences		Storm Sewer
LOT SIZE ADJUSTED FOR EROSION		Sidewalk
		Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	61,400	0	61,400			40,711C
TPC 03/11/2012 INSPECTED			2016	61,900	0	61,900			40,348C
			2015	60,200	0	60,200			40,228C
			2014	61,800	0	61,800			39,595C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB)	0	02/27/2006	OTH	Not Qualified	2007/3875		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
117 S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 11/06/2007					
MAURY RICHARD C 117 S NORA DR LAKE CITY MI 49651	MAP #: 2017 Est TCV 258,548 TCV/TFA: 186.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 5 & 40 REDMAN ISLE.	X		GROUP A 1800	72.00	110.00	0.9468	1.0000	1800	100		122,702
Comments/Influences			72 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 122,702								
			Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete			3.44	1.00	480	78	1,288	
			Total Estimated Land Improvements True Cash Value = 1,288								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	61,400	67,900	129,300			88,578C
Rolling	2016	61,900	62,700	124,600			87,788C
Low	2015	60,200	61,700	121,900			87,526C
High	2014	61,800	54,200	116,000			86,148C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 03/11/2012 INSPECTED							

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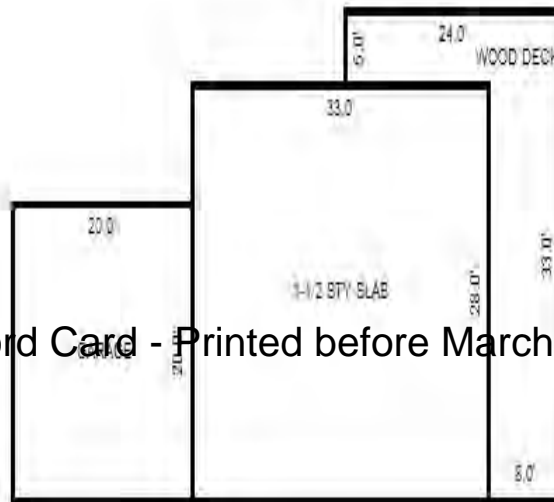
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 344	Type Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.5S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace														
Yr Built 1974	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service														
Condition for Age: Good		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min														
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few														
	Basement 1st Floor 2nd Floor 4 Bedrooms			(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	X Tile		(14) Water/Sewer Public Water Public Sewer Water Well														
X	Insulation			(15) Built-Ins & Fireplaces Appliance Allowance (16) Deck/Balcony Treated Wood, Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =														
(2) Windows	Many Avg. X Large Avg. X Small			(16) Deck/Balcony Treated Wood, Standard (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =														
(3) Roof	X Gable Hip Flat X Asphalt Shingle			(18) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor (9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF														
X	Gambrel Mansard Shed			(19) Floor Support Joists: Unsupported Len: Cntr.Sup:														
	Chimney: Metal			(20) Water/Sewer Public Water Public Sewer Water Well 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.
		235,000	06/01/2002	WD	Download	02-0:2806		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
131 NORA DR	School: LAKE CITY - 57020		Garage	10/03/2005	20050333	Complete
Owner's Name/Address	P.R.E. 100% 04/15/2004					
KOLHAGEN ROGER A & JANET K 131 NORA DR LAKE CITY MI 49651	MAP #: 2017 Est TCV 306,347 TCV/TFA: 186.80					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
. SECS 2 & 1 T22N R8W LOTS 6 & 41 REDMAN ISLE.	X		* Factors *						
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Dirt Road		GROUP A 1800	63.00	118.00	0.9855 1.0000	1800 100		111,752
	Gravel Road		63 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 111,752						
	Paved Road		Land Improvement Cost Estimates						
	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	480	50	826	
	Water		Total Estimated Land Improvements True Cash Value = 826						
	X Sewer								
	X Electric								
	X Gas								

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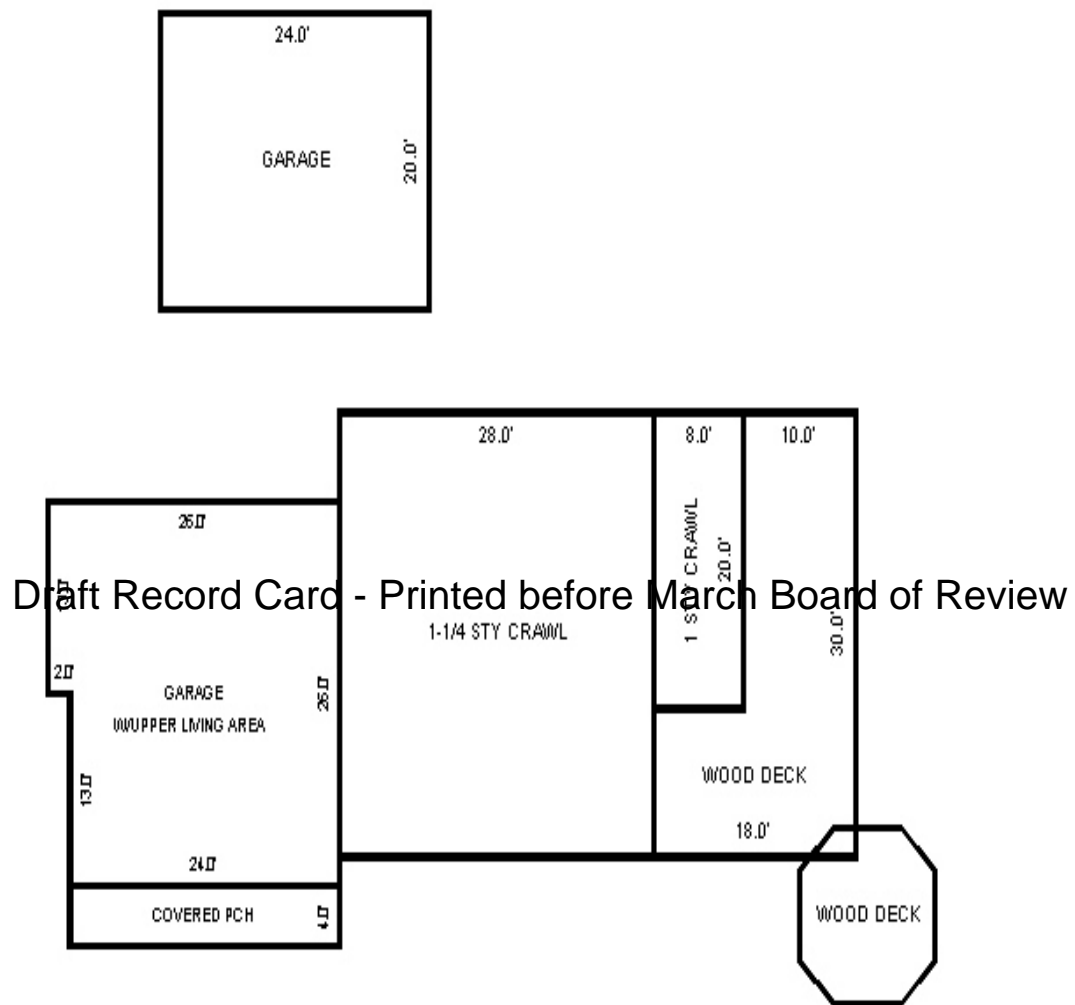
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High	2017	55,900	97,300	153,200			135,348C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2016	56,000	89,700	145,700			134,141C
Ravine							
Wetland							
Flood Plain							
Who When What	2015	56,600	88,400	145,000			133,740C
TPC 03/11/2012 INSPECTED	2014	58,100	77,600	135,700			131,634C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) 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 380 128 136	Type Treated Wood Treated Wood Treated Wood	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																									
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																																																																																																																																																																																																																																	
Building Style: 1.25S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace																																																																																																																																																																																																																																																																																																		
Yr Built 1974	Remodeled 2006	Size of Closets Lg X Ord Small		(12) Electric 200 Amps Service																																																																																																																																																																																																																																																																																																		
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																																																																																																																																																																		
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few																																																																																																																																																																																																																																																																																																		
	Basement 5 1st Floor 2 2nd Floor 3 Bedrooms			(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																																																																																																																																																																																																		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Tile		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																																																																																																																																																																																																																																		
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Draft Record Card - Printed before March Board of Review

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



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.
RINK CHRISTOPHER & GAIL	RINK JAMES A	198,000	01/02/2015	PTA	RELATED PARTY	PTA	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
141 S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RINK JAMES A 1379 PEBBLE RIDGE ROCHESTER MI 48307	MAP #:					
	2017 Est TCV 229,304 TCV/TFA: 148.13					

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

Comments/Influences

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



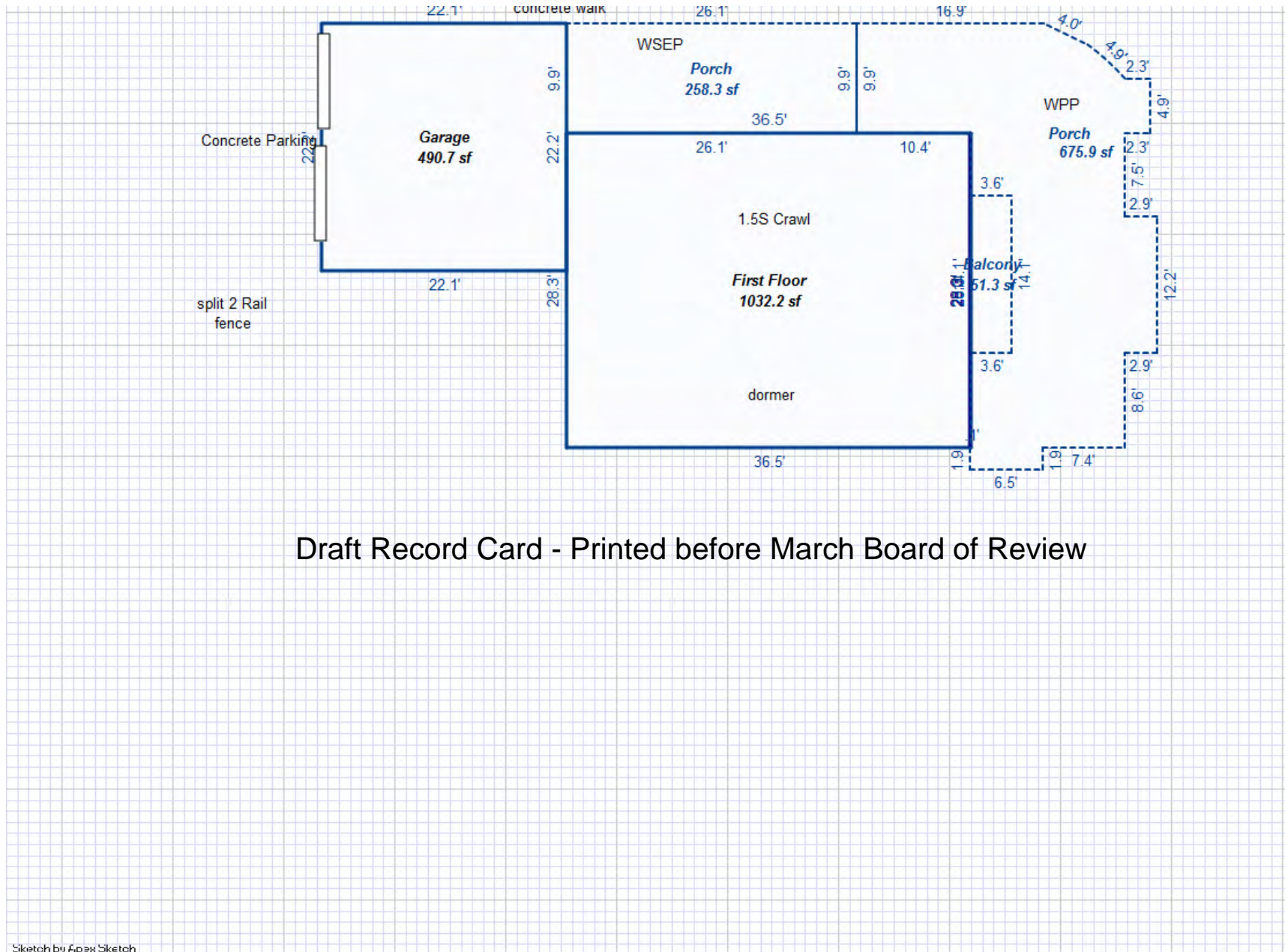
Topography of Site
Level
X Rolling
Low
X High
Landscaped
Swamp
Wooded
Pond
X Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	57,300	57,400	114,700			84,424C
2016	57,600	54,800	112,400			83,671C
2015	57,300	54,100	111,400			83,421C
2014	58,900	45,600	104,500			82,108C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 258 675 51	Type CSEP (1 Story) WPP Wood Balcony	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 490 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace						Class: C -5 Effec. Age: 40 Floor Area: 1548			CntryMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1971	Remodeled 0	Ex X Ord Min		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Rate			Size Cost			
Condition for Age: Average		Lg X Ord Small		200 Amps Service			1.5 Story Siding Crawl Space 80.82 -9.21 0.00			Other Additions/Adjustments			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			Public Sewer 1162.00 No. of Elec. Outlets			162.00			1 1,162		1 2,700	
(1) Exterior		X Drywall		No. of Elec. Outlets			(14) Water/Sewer			Appliance Allowance			1915.00		1 1,915	
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(15) Built-Ins & Fireplaces			(16) Porches			24.20 7.13		258 6,244 675 4,813	
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) Deck/Balcony			Wood Balcony			17.50		51 893	
(2) Windows		(8) Basement		(13) Plumbing			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			CSEP (1 Story), Standard			350.00		2 700	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			(15) Built-Ins & Fireplaces			WPP, Standard			7.13		675 4,813	
(3) Roof		(10) Floor Support		Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony			Wood Balcony			17.50		51 893	
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
X	Asphalt Shingle			1 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			WPP, Standard			7.13		675 4,813	
Chimney: Block				Lump Sum Items:			(17) Garages			CSEP (1 Story), Standard			24.20		258 6,244	
							(14) Water/Sewer			WPP, Standard			7.13		675 4,813	
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							(16) Deck/Balcony			WPP, Standard			7.13		675 4,813	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			Wood Balcony			17.50		51 893	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			WPP, Standard			7.13		675 4,813	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			Wood Balcony			17.50		51 893	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			WPP, Standard			7.13		675 4,813	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			Wood Balcony			17.50		51 893	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
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							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
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							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
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							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
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							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			WPP, Standard			7.13		675 4,813	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			Wood Balcony			17.50		51 893	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			WPP, Standard			7.13		675 4,813	
							(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			20.71		490 10,148	
							(16) Porches			CSEP (1 Story), Standard			24.20		258 6,244	
							(16) Deck/Balcony			Wood Balcony			17.50		51 893	
							(17) Garages			Class:C Exterior: Siding Foundation:						



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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.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	WARRANTY DEED	2012-04140 WD	PTA	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	WD	RELATED PARTY	2012-03242 FID	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
151 S NORA DR	School: LAKE CITY - 57020		Addition	04/24/2012	2012-0137	100%			
	P.R.E. 0%		ALTERATION	12/31/2011	2011-9996	100%			
Owner's Name/Address	MAP #:		Addition	01/10/2005	20050007	100%			
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	2017 Est TCV 308,302 TCV/TFA: 170.33								
	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		GROUP A 1800	63.67	140.00	0.9824 1.0000	1800 100		112,579
	Paved Road		68 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 112,579						
	Storm Sewer		Land Improvement Cost Estimates						
	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Water		D/W/P: 3.5 Concrete	3.44	1.00	1476	0	0	
	Sewer		Residential Local Cost Land Improvements						
	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
	Curb		Total Estimated Land Improvements True Cash Value = 2,375						
	Standard Utilities								
	Underground Utils.								

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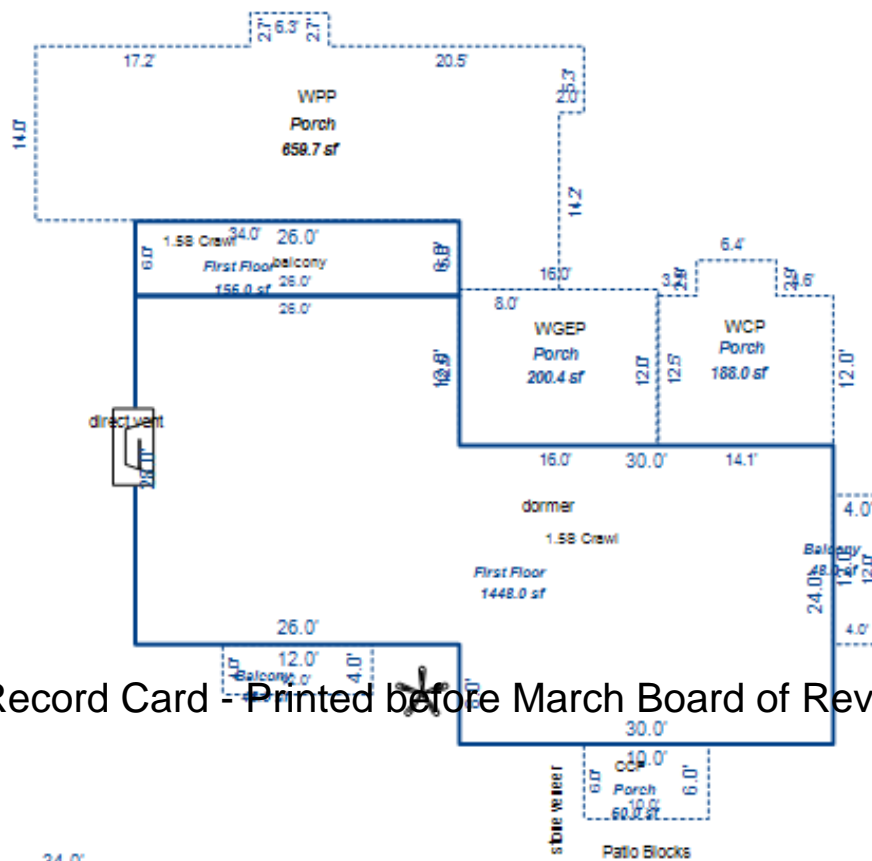


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
X Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	56,300	97,900	154,200			140,193C
TPC 10/26/2012 INSPECTED	2016	56,500	90,300	146,800			138,943C
TPC 03/11/2012 INSPECTED	2015	56,600	89,000	145,600			138,528C
	2014	58,200	78,200	136,400			136,347C

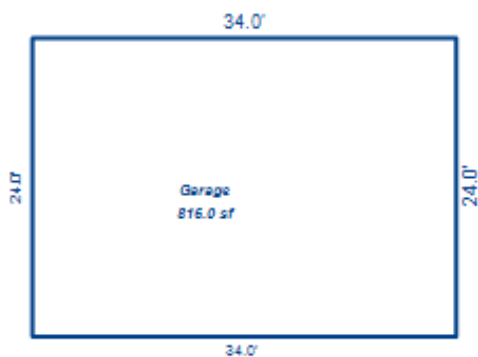
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 816 % Good: 0 Storage Area: 816 No Conc. Floor: 0																		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																										
Building Style: 1.5S		Trim & Decoration		Ex			X	Ord		Min	Size of Closets		Lg		X	Ord		Small													
Yr Built	Remodeled	Doors		Solid		H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		200		Amps Service															
1970	198	2012	Basement		7 1st Floor		3 2nd Floor		4 Bedrooms		(6) Ceilings		X		Drywall		No./Qual. of Fixtures														
Condition for Age: Average		Lg		X	Ord		Small	Central Air Wood Furnace		(12) Electric		200		Amps Service		Stories		Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost							
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		200		Amps Service		Stories		Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost											
Basement		7 1st Floor		3 2nd Floor		4 Bedrooms		(6) Ceilings		X		Drywall		No./Qual. of Fixtures		Ex		X	Ord		Min	No. of Elec. Outlets		Many		X	Ave.		Few		
(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		X		Vinyl		Insulation		(2) Windows		Many		X	Ave.		Few	(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0	
Wood/Shingle		Aluminum/Vinyl		Brick		X		Vinyl		Insulation		(2) Windows		Many		X	Ave.		Few	(7) Excavation		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0			
X		Many		X	Ave.		Few	(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors		No Floor SF			
X		Wood Sash		Metal Sash		X		Vinyl Sash		Double Hung		Horiz. Slide		Casement		X		Double Glass		X		Patio Doors		X		Storms & Screens					
(3) Roof		Gable		Gambrel		X		Hip		Mansard		Flat		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.
RINK CHRISTOPHER P REV TR	RINK COTTAGE LLC	10	12/10/2012	WD	WARRANTY DEED	2012-04140 WD	PTA	0.0
RINK ROBERT A & ELEANOR	RINK CHRISTOPHER P REV TR	398,165	09/28/2012	PTA	RELATED PARTY	PTA	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	MAP #:					
	2017 Est TCV 106,335					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
Public Improvements			* Factors *		ENCROCH FROM #8					
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	59.00	135.00	0.9763	1.0000	1800	100	103,680
			GRADE D 950/FF	6.00	135.00	0.9802	0.9503	950	50	2,655
			66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =							106,335

Tax Description

. SECS 2 & 1 T22N R8W LOTS 9 & 44 REDMAN ISLE.

Comments/Influences

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

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



- 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	53,200	0	53,200			53,172C
2016	53,300	0	53,300			52,698C
2015	53,400	0	53,400			52,541C
2014	54,900	0	54,900			51,714C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RINK COTTAGE LLC 1379 PEBBLE RIDGE DR ROCHESTER MI 48307	MAP #:					
	2017 Est TCV 110,923					

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

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

Comments/Influences

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

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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	55,500	0	55,500			55,500S
2016	55,600	0	55,600			55,600S
2015	56,000	0	56,000			56,000S
2014	57,600	0	57,600			57,600S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
181 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 221,094 TCV/TFA: 202.47					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
LANGTRY RAYMOND 54841 CONGAREE DRIVE MACOMB MI 48042	X		* Factors *						
			GROUP A 1800	71.00	110.00	0.9508	1.0000	1800	100
			71 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 121,506						
			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						

Tax Description  
 . SECS 2 & 1 T22N R8W LOTS 11 & 46 REDMAN ISLE.  
 Comments/Influences  
 AFF GRG FOR 07 NOT PREV ON ROLL.

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	60,800	49,700	110,500			84,965C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2016	61,300	45,900	107,200			84,208C
	Ravine		2015	59,700	45,300	105,000			83,957C
	Wetland		2014	61,400	39,700	101,100			82,635C
	Flood Plain								
Who	When	What							
TPC 03/11/2012 INSPECTED									

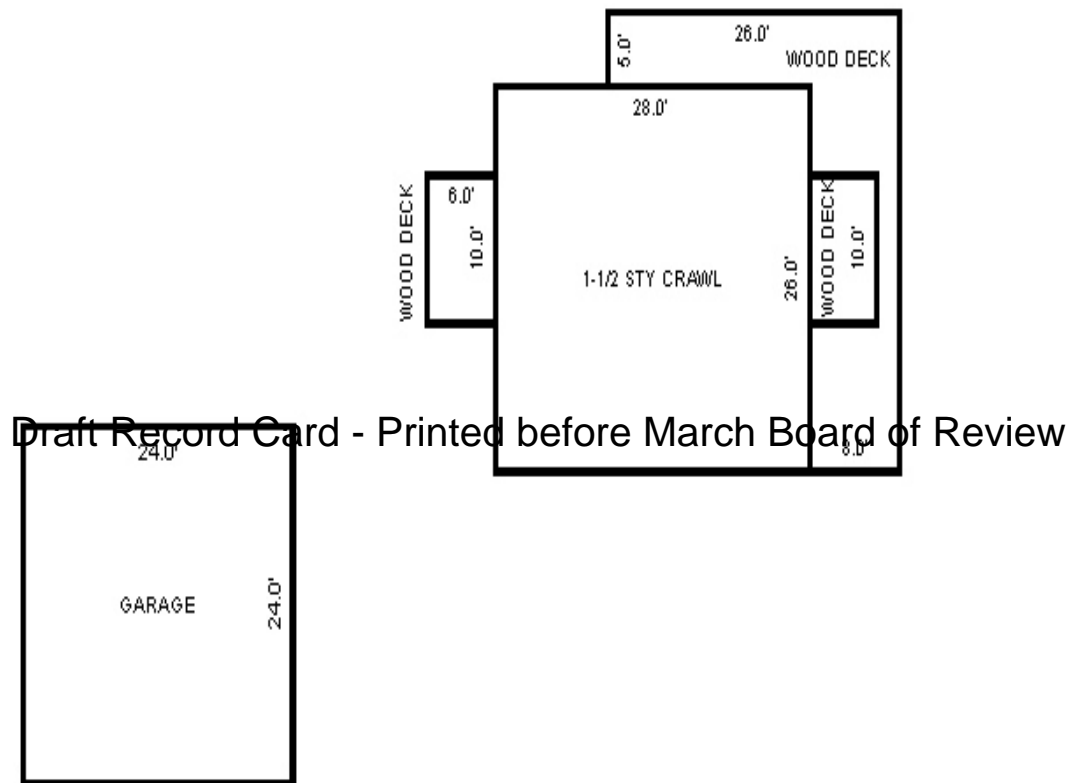
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 338 60 60	Type Pine Pine Pine	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 87 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	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										
Yr Built 1967	Remodeled 0	Ex	X Ord	Min	(12) Electric									
Condition for Age: Average		Lg	X Ord	Small	150 Amps Service									
Room List		(5) Floors		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1.5	Story Siding	Crawl Space	86.95	-10.11	-0.38	728	55,663
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size		Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(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		(13) Plumbing			(14) Water/Sewer		Public Sewer		1162.00		1 1,162	
(2) Windows		(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1 1,915	
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			(16) Deck/Balcony		Pine,Standard		5.17		338 1,747	
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 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Pine,Standard		7.68		60 461	
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			(17) Garages		Pine,Standard		7.68		60 461	
(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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		57,178			
X	Gable Hip Flat	Gambrel Mansard Shed	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			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		19.20		576 11,059	
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			County Multiplier = 1.38 =>		Cost New =		15,262			
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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0,		Depr.Cost =		13,278			
		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			Total Depreciated Cost =		70,456					
		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			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		98,638					

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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
191 S NORA DR			Deck/Porch	05/02/2004	20040102	Complete
Owner's Name/Address	P.R.E. 0%					
MULDER JOHN A 17694 CRANBROOK Northville MI 48168	MAP #:					
	2017 Est TCV 444,699 TCV/TFA: 122.51					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
MULDER JOHN A 17694 CRANBROOK Northville MI 48168	X		* Factors *						
			GROUP A 1800	69.00	105.00	0.9589	1.0000	1800	100
			69 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 119,100						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	432	0	0	
			D/W/P: Patio Blocks	8.13	1.00	132	0	0	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	2.0	95	1,900	
			Total Estimated Land Improvements True Cash Value = 1,900						

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Comments/Influences  
NEW 26X36 2 STY GRG FOR 93  
NEW HOUSE 50% FOR 03 COMP FOR 96



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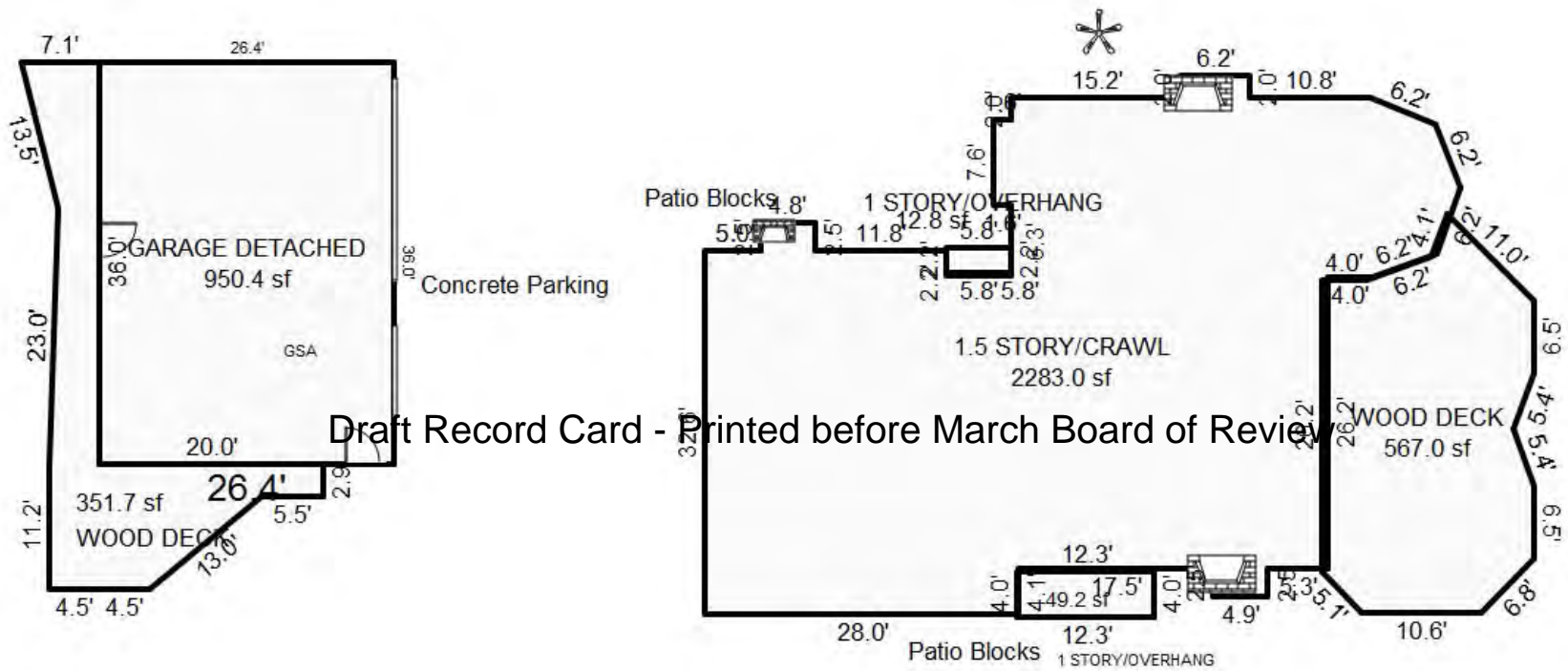
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	59,600	162,700	222,300			174,396C
2016	60,000	155,600	215,600			172,841C
2015	58,900	153,400	212,300			172,325C
2014	60,500	125,800	186,300			169,612C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 2 Exterior 1 Story 1 Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 12 567 351	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 950 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C +10 Effec. Age: 30 Floor Area: 3630		CntryMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:	
Building Style: 2S		Trim & Decoration		X			X		Class: C +10 Effec. Age: 30 Floor Area: 3630		CntryMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1970	Remodeled 1994	Ex X Ord Min		Size of Closets			Lg X Ord Small		Doors Solid X H.C.		Total Base Cost: 248,216 Total Base New : 342,538 Total Depr Cost: 239,777 Estimated T.C.V: 323,699		Bsmnt Garage: Carport Area: Roof:	
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures			Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric		Crawl Space 103.30		-8.63 4.21		1286 127,160	
Basement 1st Floor 2nd Floor 5 Bedrooms		Kitchen: Other: Other:		200 Amps Service			2 Story Siding		Crawl Space 65.29		-8.63 2.11		997 58,594	
(1) Exterior		X Drywall		No. of Elec. Outlets			1 Story Siding		Overhang 34.57		0.00 0.00		12 415	
Wood/Shingle Aluminum/Vinyl Brick		X Drywall		Many X Ave. Few			1 Story Siding		Overhang 34.57		0.00 0.00		49 1,694	
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		2 3 Fixture Bath 1 2 Fixture Bath			(13) Plumbing		2400.00		1600.00		1 760	
X	Many Avg. Few X Large Avg. Small	(8) Basement		2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		2400.00		1600.00		1 2,400 1 1,600	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		1162.00		2700.00		1 1,162 1 2,700	
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		2700.00		1162.00		1 1,162 1 2,700	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(15) Built-Ins & Fireplaces		1915.00		3875.00		1 1,915 2 7,750	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Porches		4650.00		73.45		12 881	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony		1162.00		2700.00		1 1,162 1 2,700	
Chimney: Brick		Lump Sum Items:		Lump Sum Items:			(17) Garages		1915.00		3875.00		1 1,915 2 7,750	
							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		15.12		950		14,364	
							Base Cost		350.00		2		700	
							Mechanical Doors		14.13		936		13,226	
							Storage area over garage		350.00		2		700	
							3.95		450		1,778			
							<<<<< 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.
KEEGAN PATRICK J & ESTHER	KEEGAN ESTHER V TRUST	0	10/19/2004	QC	Not Qualified	04-0/4670		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
201 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
KEEGAN ESTHER V TRUST 12421 CONCORD COURT PLYMOUTH MI 48170	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 340,422 TCV/TFA: 178.79					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
KEEGAN ESTHER V TRUST 12421 CONCORD COURT PLYMOUTH MI 48170	X		* Factors *						
			GROUP A 1800	60.00	108.00	1.0000	1.0000	1800	100
			60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 108,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	4.04	1.00	939	73	2,769	
			Shed: Wood Frame	15.43	1.00	80	72	889	
			Total Estimated Land Improvements True Cash Value =						3,658

Tax Description  
 . SECS 2 & 1 T22N R8W LOTS 13 & 48 REDMAN ISLE.  
 Comments/Influences  
 EXTENSIVE REMODELING FOR 95 (100,000 +)  
 ADD AC FOR 07.

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	54,000	116,200	170,200			117,260C
	Rolling		2016	54,000	112,100	166,100			116,215C
	Low		2015	55,000	106,500	161,500			115,868C
	High		2014	56,500	93,600	150,100			114,044C
X	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	09/09/2014	INSPECTED							
TPC	03/11/2012	INSPECTED							

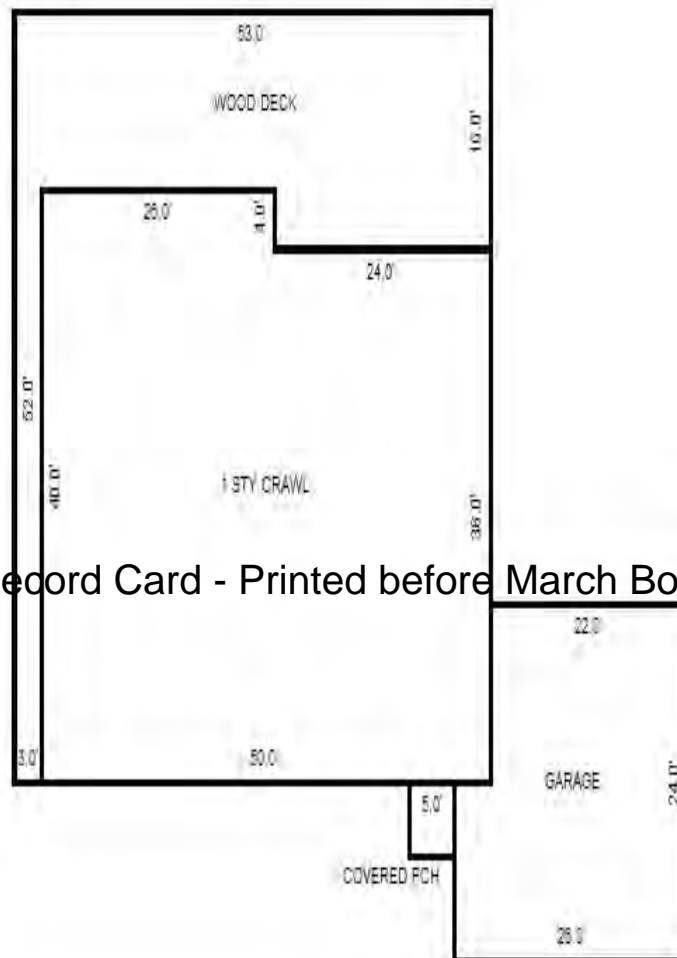
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 25 852	Type CCP (1 Story) Treated Wood	Year Built: 1984 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration														
Yr Built 1973		Remodeled 1994		Ex X Ord Min			Size of Closets		Lg X Ord Small		Doors Solid X H.C.					
Condition for Age: Average		(5) Floors		X			Central Air Wood Furnace									
Room List		Kitchen: Other: Other:		(12) Electric			0		Amps Service							
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost			
(1) Exterior		X Drywall		Ex. X Ord. Min			1 Story Siding		Crawl Space 73.34		-10.30 5.66		1904 130,805			
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Other Additions/Adjustments		Rate				Size Cost			
Insulation		(7) Excavation		Many X Ave. Few			(13) Plumbing		Average Fixture(s)		1120.00		1 1,120			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			(14) Water/Sewer		3 Fixture Bath		3525.00		2 7,050			
X Many Avg. Few		X Large Avg. Small		3			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual			
X Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide X Casement Double Glass Patio Doors X Storms & Screens		(8) Basement		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		(15) Built-Ins & Fireplaces		Appliance Allowance		2610.00		1 2,610	
									Fireplace: Exterior 1 Story		4925.00		1 4,925			
									(16) Porches		CCP (1 Story), Standard		58.45		25 1,461	
									(16) Deck/Balcony		Treated Wood, Standard		6.90		852 5,879	
									(17) Garages		Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
									(14) Water/Sewer		Base Cost		23.15		576 13,334	
											Common Wall: 1.5 Wall		-2150.00		1 -2,150	
											Mechanical Doors		400.00		2 800	
											Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =		164,579	
											ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =		228,764			
Chimney: Brick		(10) Floor Support		1			Public Water									
		Joists: Unsupported Len: Cntr.Sup:		1			Public Sewer									
							Water Well									
							1000 Gal Septic									
							2000 Gal Septic									
							Lump Sum Items:									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWLAND CONNIE L	ROWLAND ROBERT S	0	11/20/2015	QC	RELATED PARTY	2016-00332		0.0
ROWLAND SARAH JANE TRUST	ROWLAND ROBERT S & CONNIE	260,000	01/25/2013	PTA	FAMILY SALE	PTA	PTA	100.0
ROWLAND ROBERT E (SPOUSE)	ROWLAND SARAH J	0	09/09/1996	OTH	Not Qualified	06-0/2774		0.0
ROWLAND ROBERT E & SARAH	ROWLAND SARAH JANE TRUST	0	06/11/1996	QC	Not Qualified	06-0/2775		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 25,259					

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

			GRADE D 950/FF	30.00	107.00	1.0000	0.8863	950 100	SURPLUS	25,259
			30 Actual Front Feet, 0.07 Total Acres						Total Est. Land Value =	25,259

Tax Description	X	Comments/Influences
. SECS 2 & 1 T22N R8W S'LY 1/2 OF LOTS 14 & 49 REDMAN ISLE.		

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

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	12,600	0	12,600			12,108C
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2016	12,000	0	12,000			12,000S
Ravine							
Wetland							
Flood Plain							
Who	When	What	2015	14,000	0	14,000	14,000S
			2014	15,500	0	15,500	15,500S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
221 S NORA DR			Reroof	10/12/2005	20050356	100%
Owner's Name/Address	MAP #:					
ROWLAND ROBERT S 46080 ROCKLEDGE DR PLYMOUTH MI 48170	2017 Est TCV 296,354 TCV/TFA: 135.20					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
. SECS 2 & 1 T22N R8W LOTS 15 & 50 REDMAN ISLE.			* Factors *									
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GRG IS PARTIALLY ON LOT 014-50	X		GROUP A 1800	50.00	108.00	0.9951	1.0000	1800	100		89,555	
			GRADE D 950/FF	11.00	108.00	0.9959	0.8888	950	100	SURPLUS	9,249	
			61 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =			98,804
			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X		D/W/P: 3.5 Concrete	3.44	1.00	934	71	2,281				
	X		Total Estimated Land Improvements True						Cash Value =			2,281

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	49,400	98,800	148,200			135,004C
Rolling	2016	49,200	94,600	143,800			133,800C
Low	2015	50,600	89,800	140,400			133,400C
High	2014	52,400	78,900	131,300			131,300S
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 03/11/2012 INSPECTED							
TPC 12/20/2010 INSPECTED							

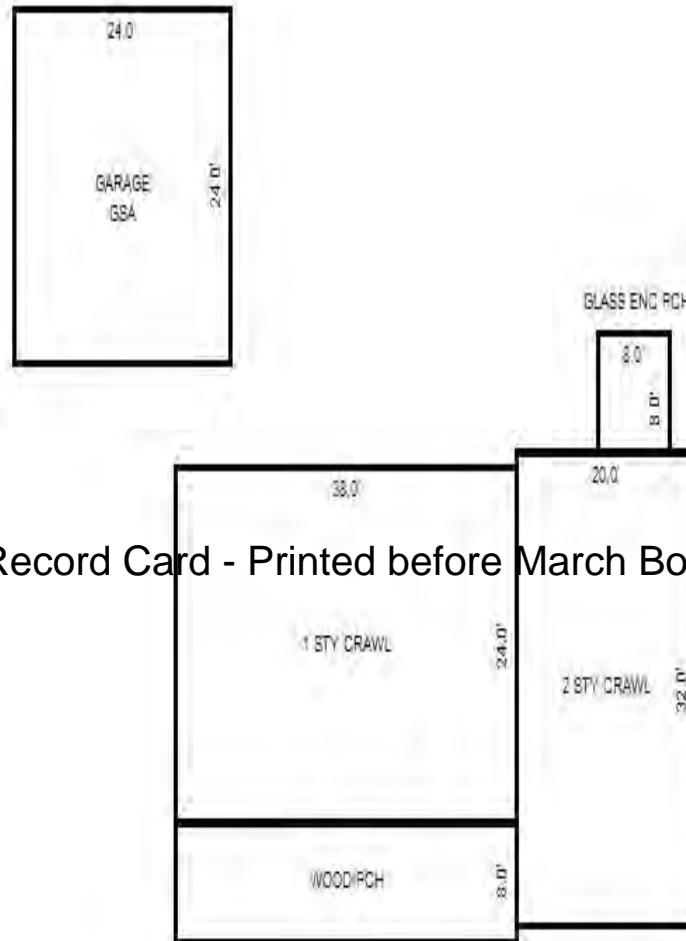
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 304 64	Type WPP WGEP (1 Story)	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace										
Yr Built 1968	Remodeled 1993	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service										
Condition for Age: Average		Doors Solid X H.C.												
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor 3 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			No. of Elec. Outlets Many X Ave. Few			1 Story Siding 2 Story Siding		Crawl Space Crawl Space		68.75 -9.57 108.70 -9.57		912 53,699 640 63,066	
X	Insulation			(7) Excavation 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 Public Sewer Well, 50 Feet		760.00 2400.00 1162.00 1575.00				1 760 1 2,400 1 1,162 1 1,575	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		(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			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					(16) Porches WPP, Standard WGEP (1 Story), Standard		9.22 52.78		304 2,803 64 3,378	
(3) Roof									(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)					
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					Base Cost Mechanical Doors Storage area over garage Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg:		17.55 350.00 3.95		576 10,109 1 350 288 1,138	
X	Asphalt Shingle								Depr.Cost = 139,478				= 195,269	
Chimney: Metal														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CUSTER THELMA A (DECEASED)	SMOES LARRY	0	06/26/2007	OTH	Not Qualified	2007/2928		100.0
CUSTER THELMA A	CUSTER THELMA A ETAL (J/T	1	09/02/2005	QC	Not Qualified	05-0/3778		0.0
CUSTER THELMA A TRUST	CUSTER THEMLA A	1	09/01/2005	QC	Not Qualified	05-0/3777		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
231 S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SMOES LARRY R & SHELLY 7268 WESTWOOD DR Jenison MI 49428	MAP #:					
	2017 Est TCV 368,306 TCV/TFA: 157.80					

X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	61.00	117.00	0.9951 1.0000	1800 100		109,257
			61 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 109,257						

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
. SECS 2 & 1 T22N R8W LOTS 16 & 51 REDMAN ISLE.	X	Dirt Road					
Comments/Influences		Gravel Road					
GRG AND WD ON LOT 51	X	Paved Road					
4-20-06..TT Mrs Custer. She's in nursing home and house is vacant. Jenison is son's address.	X	Storm Sewer					
PRE ok.	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	3.44	1.00	1260 73	3,164
	X	Sewer	Total Estimated Land Improvements True Cash Value =				3,164

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	54,600	129,600	184,200			158,967C
Rolling							
Low							
High							
X Landscaped	2016	54,700	119,500	174,200			157,550C
Swamp							
Wooded							
Pond							
X Waterfront	2015	55,400	117,900	173,300			157,079C
Ravine							
Wetland							
Flood Plain	2014	57,000	103,500	160,500			154,606C

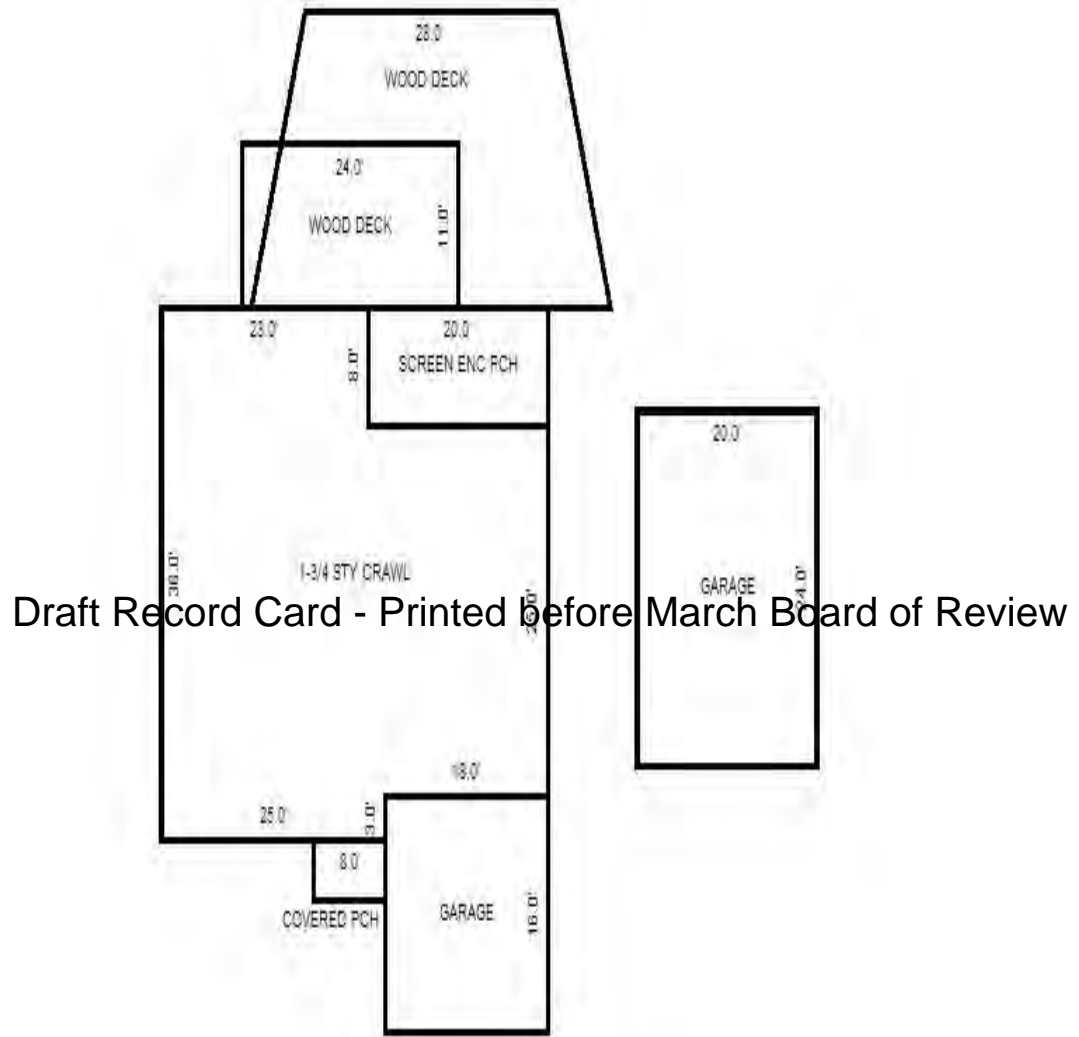
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 32 683 264 300 45	Type CSEP (1 Story) CCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1987 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +10 Effec. Age: 25 Floor Area: 2334		CntyMult X 1.380 E.C.F.		Bsmnt Garage:		
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	(12) Electric			Total Base Cost: 176,594		X 1.380				
Condition for Age: Average		Size of Closets		200 Amps Service			Other Additions/Adjustments			Total Base New : 243,700		X 1.400		Carport Area: Roof:		
Room List		(5) Floors		No./Qual. of Fixtures			(1) Exterior			Total Depr Cost: 182,775		Estimated T.C.V: 255,885				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Brick Veneer			760.00		1		760		
(1) Exterior	X	Drywall					No. of Elec. Outlets			2700.00		1		2,400		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(13) Plumbing			1162.00		1		1,162		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			(14) Plumbing			2700.00		1		2,700		
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			1915.00		1		1,915	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			3825.00		1		3,825		
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			28.88		160		4,621		
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			(16) Deck/Balcony			6.10		683		4,166	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony			6.76		264		1,785		
	Chimney: Brick	Lump Sum Items:		(17) Garages			(17) Garages			6.65		300		1,995		
<<<<< 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.
WOOD ANN LOUISE TR		0	01/06/2011	DC	DEATH CERTIFICATE	2011-0050DC	PTA	0.0
WOOD NORMAN A	WOOD ANN LOUISE TR	0	08/08/2007	WD	FAMILY SALE	2011-00051WD	PTA	0.0
WOOD ANN LOUISE TR		0	08/08/2007	WD	FAMILY SALE	2011-0051WD TR	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
241 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 330,240 TCV/TFA: 169.88					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SECS 2 & 1 T22N R8W LOTS 17 & 52 REDMAN ISLE.	X	Public Improvements		GROUP A 1800	61.00	125.00	0.9951	1.0000	1800	100	109,257
		Dirt Road		61 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 109,257							
Comments/Influences	X	Land Improvement Cost Estimates									
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	500	86	1,479		
		Water		Total Estimated Land Improvements True Cash Value = 1,479							
	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	54,600	110,500	165,100			126,891C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2016	54,700	105,800	160,500			125,760C
TPC 03/11/2012 INSPECTED			2015	55,400	100,500	155,900			125,384C
			2014	57,000	89,200	146,200			123,410C

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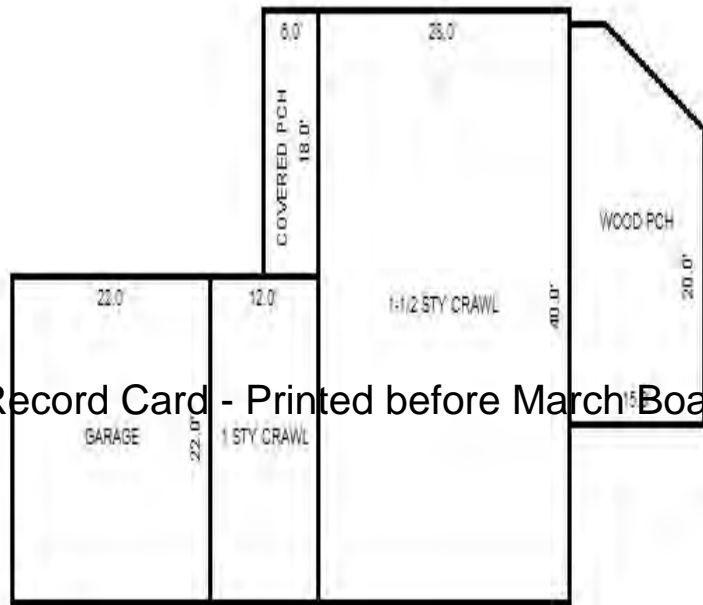
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 108 384	Type CCP (1 Story) WPP	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1944			Bsmnt-Adj X 1.380 E.C.F. X 1.400		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage:			
Yr Built 1995	Remodeled 0	Size of Closets		(12) Electric			Stories Exterior Foundation Rate			Heat-Adj		Size Cost					
Condition for Age: Average		Lg	X	Ord		Small	200 Amps Service			Total Base Cost: 133,665		Total Base New : 184,457		Total Depr Cost: 156,789			
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			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		No. of Elec. Outlets			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Insulation	(7) Excavation		Many X Ave. Few			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
(2) Windows	X Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash	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 Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Double Hung Horiz. Slide	(8) Basement		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
(3) Roof	X Gable Hip Flat	X	Gambrel Mansard Shed	Lump Sum Items:			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			Rate			Bsmnt-Adj		Heat-Adj		Size Cost			
	Chimney: Metal									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.
GOING JOYCE & ROBERT TRUS	TRAUSCH THOMAS C & JULIA	200,000	08/04/2014	PTA	RELATED PARTY	2014-02708	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
251 S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
TRAUSCH THOMAS C & JULIA E 405 HARRISON COURT VERNON HILLS IL 60061	MAP #:					
	2017 Est TCV 270,317 TCV/TFA: 178.78					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SECS 2 & 1 T22N R8W LOTS 18 & 53 REDMAN ISLE.	X		GROUP A 1800	61.00	135.00	0.9951	1.0000	1800	100		109,257	
Comments/Influences			61 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 109,257									
NEW GRG ON LOT 53 FOR 02			Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete					3.44	1.00	662	71	1,617
			Total Estimated Land Improvements True Cash Value = 1,617									

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,600	80,600	135,200			99,424C
2016	54,700	74,300	129,000			98,538C
2015	55,400	73,300	128,700			98,244C
2014	57,000	64,300	121,300			96,697C

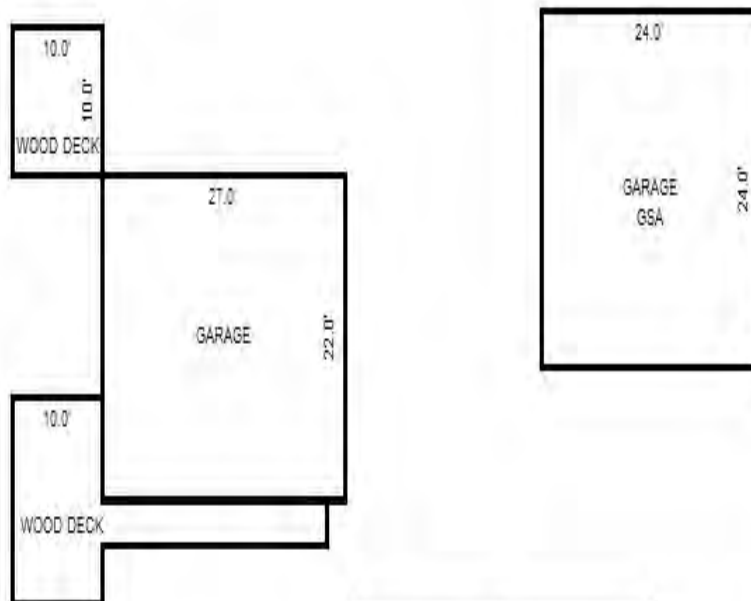
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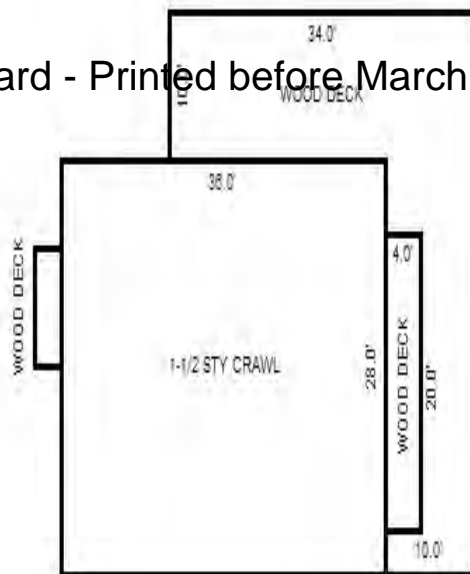
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 620 24 80 235	Type Treated Wood Treated Wood Treated Wood Treated Wood	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 594 % Good: 0 Storage Area: 400 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Yr Built 1976	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 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			1.5 Story Siding Crawl Space 89.69 -10.25 0.00 1008 80,076								
	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 Sewer 1162.00 M.C. 500.00								
(2) Windows		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00								
X	Many Avg. Few	X	Large Avg. Small				(16) Deck/Balcony Treated Wood,Standard 6.13 620 3,801 Treated Wood,Standard 14.72 24 353 Treated Wood,Standard 8.82 80 706 Treated Wood,Standard 6.88 235 1,617								
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.33 594 10,294 Mechanical Doors 350.00 1 350 Storage area over garage 3.95 400 1,580								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.55 576 10,109 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 113,888 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 159,443								
X	Storms & Screens														
(3) Roof		(10) Floor Support													
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle						Lump Sum Items:								
Chimney: Brick															

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 IV™

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER LAWRENCE WAYNE	LAWRENCE WAYNE BAKER QPT	0	12/16/2010	WD	RELATED PARTY	2010-5490	PTA	0.0
BAKER LAWRENCE W & GLADYS	BAKER LAWRENCE WAYNE	0	12/15/2010	PTA	RELATED PARTY	2010-5489WD	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
261 S NORA DR	School: LAKE CITY - 57020		Deck/Porch	08/24/2004	20040328	Complete
Owner's Name/Address	P.R.E. 0%					
BAKER LAWRENCE W LAWRENCE WAYNE BAKER QPT 2862 MEADOWOOD LANE BLOOMFIELD HILLS MI 48302	MAP #:					
	2017 Est TCV 375,608 TCV/TFA: 139.11					

Tax Description	Class	Value	Rate	CountyMult.	Size	%Good	Cash Value
SECS 2 & 1 T22N R8W LOTS 19 & 54 REDMAN ISLE.	X Improved						
Comments/Influences	Vacant						
ADD'L GRG ON LOT 54 FOR 2008, CHG GRG DIM FROM 360 SQ TO 720, ADD OHG, DECK, SEWER. ADD B'WAY TO HOUSE GRG.	X						

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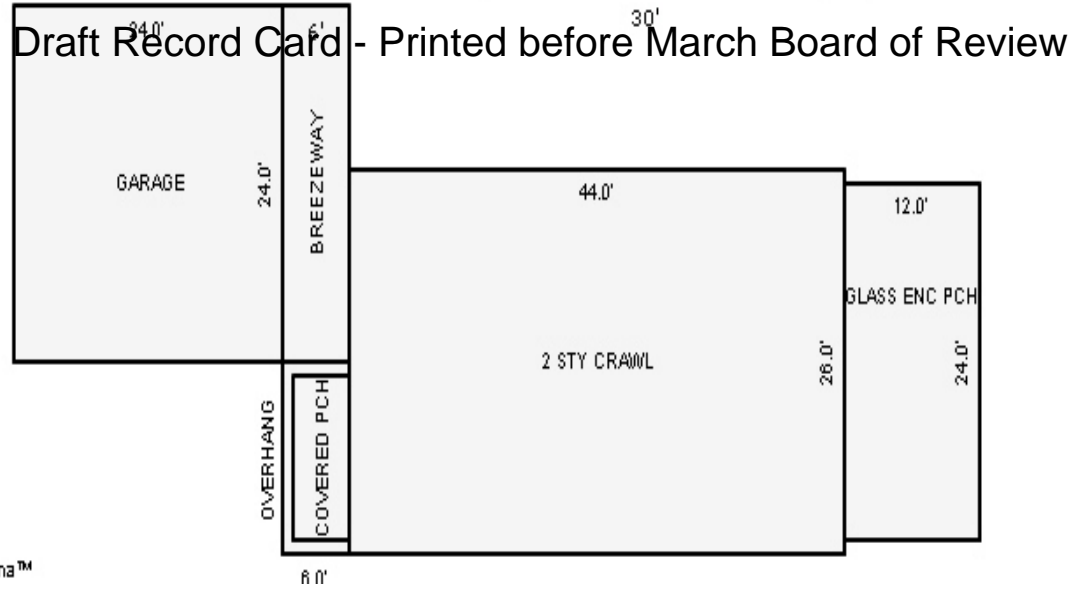
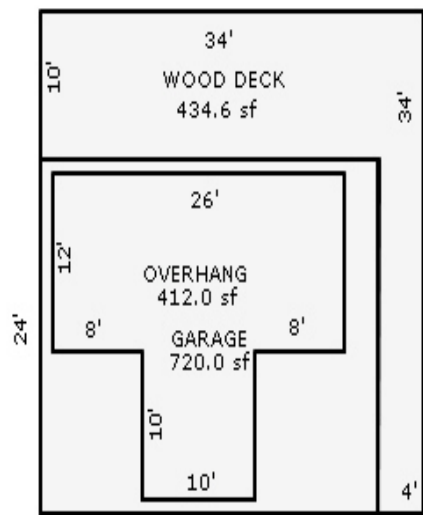


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	53,400	134,400	187,800			155,431C
2016	53,300	128,600	181,900			154,045C
2015	54,100	126,800	180,900			153,585C
2014	55,600	103,600	159,200			151,167C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 78 434 144	Type WGEP (1 Story) CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 30 Floor Area: 2700 Total Base Cost: 188,864 Total Base New : 260,632 Total Depr Cost: 196,278 Estimated T.C.V: 264,975		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		2 Story Siding Crawl Space 108.86 -9.90 4.02 1144 117,809		1 Story Siding Overhang 38.09 0.00 0.00 412 15,693		
Yr Built 1975	Remodeled 1994	Ex X Ord Min		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments Rate		Average Fixture(s) 760.00 1 760		3 Fixture Bath 2400.00 1 2,400		
Condition for Age: Average		Lg X Ord Small		200 Amps Service			Many X Ave. Few			(13) Plumbing		Public Sewer 1162.00 2 2,324		Well, 100 Feet 2700.00 1 2,700		
Room List		(5) Floors		(13) Plumbing			(14) Water/Sewer			(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		Fireplace: Exterior 2 Story 4650.00 1 4,650		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			(16) Breezeways			(17) Garages		Frame Wall, Finished 27.75 144 3,996		Class:C Exterior: Siding Foundation: 42 Inch (Finished )		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			Average Fixture(s) 760.00 1 760			Base Cost 22.65 576 13,046		Common Wall: 1 Wall -1300.00 1 -1,300		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 158,418		
X	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2400.00 1 2,400			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		
(2) Windows	Many Avg. Few X Large Avg. Small	Basement		2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		
(3) Roof	Gable Hip Flat X Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		
X	Gambrel Mansard Shed	(9) Basement Finish		2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		
X	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915		
Lump Sum Items:		(14) Water/Sewer			2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915	
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer			2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915	
Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(14) Water/Sewer			2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915	
Lump Sum Items:		(14) Water/Sewer			2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915	
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Lump Sum Items:		(14) Water/Sewer			2 3 Fixture Bath 2400.00 1 2,400			Public Sewer 1162.00 2 2,324			Well, 100 Feet 2700.00 1 2,700		(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 1 1,915	
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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
271 S NORA DR	School: LAKE CITY - 57020		Reroof	05/06/2016	2016-0143	100%
Owner's Name/Address	P.R.E. 100% 07/27/1994					
STANHOPE ROBERT G & KRISTY L 271 NORA DRIVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 391,418 TCV/TFA: 160.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SECS 2 & 1 T22N R8W LOTS 20, 21, 55 & 56 REDMAN ISLE.	X			GROUP A 1800	60.00	167.00	0.8123	1.0000	1800	100		87,723
				GRADE D 950/FF	60.00	167.00	0.8409	1.0129	950	100	SURPLUS #21	48,551
				120 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 136,274								

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
ADD OHG, WD, & SEWER TO GRG FOR 08.	X	Water						
	X	Sewer	D/W/P: 4in Concrete	3.61	1.00	1350	0	0
	X	Electric	D/W/P: Brick on Sand	9.39	1.00	339	0	0
	X	Gas	D/W/P: Brick on Sand	9.39	1.00	270	0	0
		Curb	D/W/P: 4in Concrete	3.61	1.00	480	0	0
		Street Lights	Street Lights	14.00	1.00	120	50	663
		Standard Utilities	Residential Local Cost Land Improvements					
		Underground Utils.	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 =					5,413

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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
															Who	When	What	2017	68,100	127,600	195,700
JWV 10/01/2016 INSPECTED			2016	68,400	110,600	179,000			176,728C												
TPC 03/11/2012 INSPECTED			2015	67,200	109,000	176,200			176,200S												
			2014	80,500	96,200	176,700			176,700S												

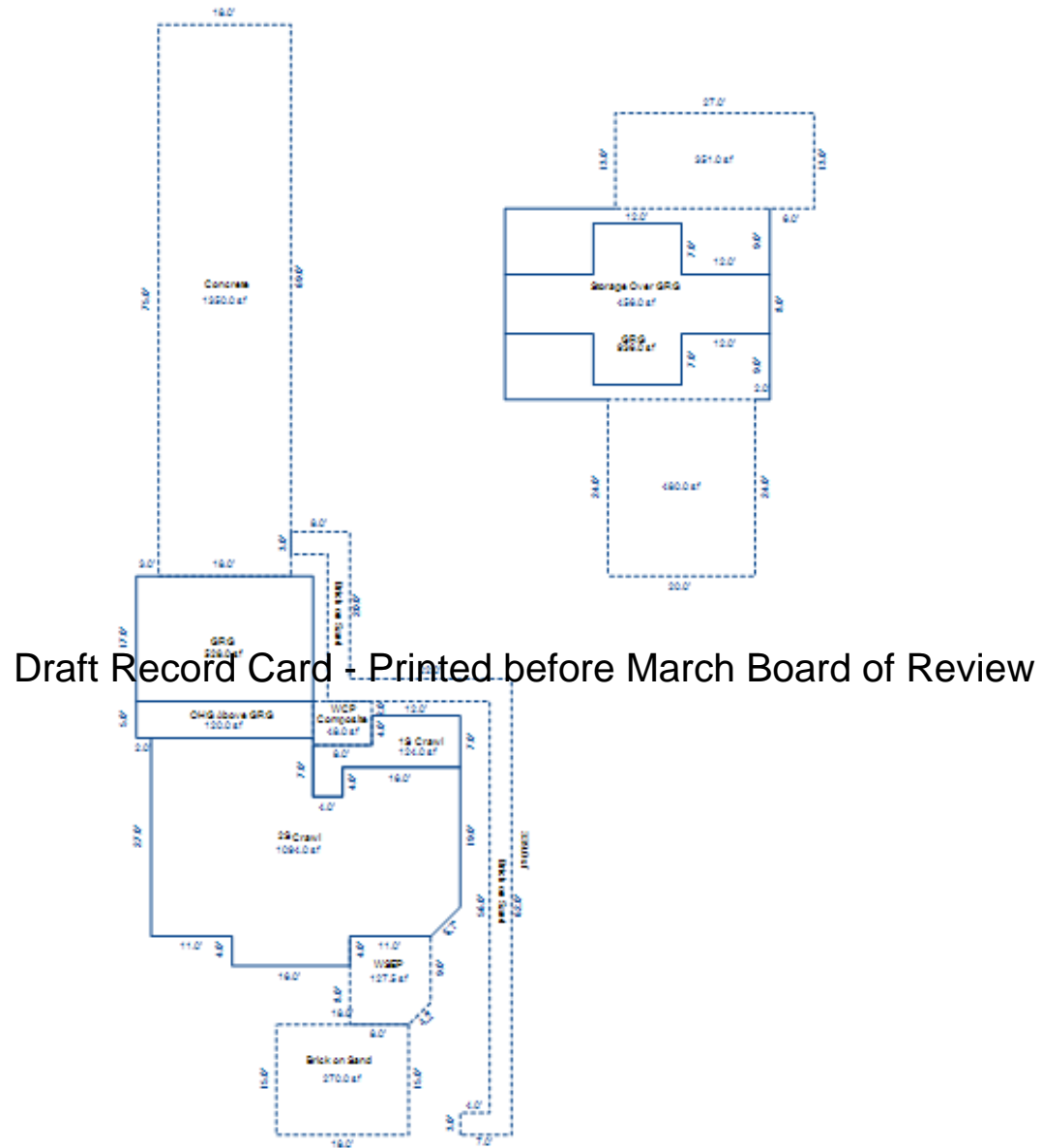
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																																																																																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 127 360	Type WCP (1 Story) WSEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																																																																																																																																																																														
Building Style: 1.5S		Trim & Decoration		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: 25 Floor Area: 2432 Total Base Cost: 151,778 Total Base New : 209,454 Total Depr Cost: 157,800 Estimated T.C.V: 220,919			CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																				
Yr Built 1991	Remodeled 0	Size of Closets		Lg			X			Ord			Min																																																																																																																																																																																																																																																																																																						
Condition for Age: Average		Doors		Solid			X			H.C.																																																																																																																																																																																																																																																																																																									
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	Basement 3 1st Floor 3 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			X			Ord.		Min																																																																																																																																																																																																																																																																																																				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X		Drywall			No. of Elec. Outlets			Many			X			Ave.		Few																																																																																																																																																																																																																																																																																																	
X	Insulation	(7) Excavation		(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																																																																																																																																																																																																																																																																																															
(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			(14) Water/Sewer			1			Public Water			1		Public Sewer																																																																																																																																																																																																																																																																																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1			Public Water			1		Water Well																																																																																																																																																																																																																																																																																														
(3) Roof	X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																																																																																																																																																																																																																																																																																																		
X	Asphalt Shingle	Chimney:																																																																																																																																																																																																																																																																																																																	
<table border="1"> <thead> <tr> <th>Stories</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>2</td> <td>Story Siding</td> <td>Crawl Space</td> <td>107.69</td> <td>-9.74</td> <td>4.02</td> <td>1094</td> <td>111,555</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Crawl Space</td> <td>68.11</td> <td>-9.74</td> <td>2.01</td> <td>124</td> <td>7,487</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Overhang</td> <td>37.68</td> <td>0.00</td> <td>0.00</td> <td>120</td> <td>4,522</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td>Rate</td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="7">(1) Exterior</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">• Brick Veneer</td> <td>8.25</td> <td>192</td> <td>1,584</td> </tr> <tr> <td colspan="7">• Average Fixture(s)</td> <td>760.00</td> <td>1</td> <td>760</td> </tr> <tr> <td colspan="7">3 Fixture Bath</td> <td>2400.00</td> <td>1</td> <td>2,400</td> </tr> <tr> <td colspan="7">(14) Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Public Sewer</td> <td>1162.00</td> <td>1</td> <td>1,162</td> </tr> <tr> <td colspan="7">Well, 100 Feet</td> <td>2700.00</td> <td>1</td> <td>2,700</td> </tr> <tr> <td colspan="7">(15) Built-Ins &amp; Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Appliance Allowance</td> <td>1915.00</td> <td>1</td> <td>1,915</td> </tr> <tr> <td colspan="7">(16) Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">WCP (1 Story), Standard</td> <td>38.16</td> <td>48</td> <td>1,832</td> </tr> <tr> <td colspan="7">WSEP (1 Story), Standard</td> <td>30.63</td> <td>127</td> <td>3,890</td> </tr> <tr> <td colspan="7">(17) Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Base Cost</td> <td>20.00</td> <td>528</td> <td>10,560</td> </tr> <tr> <td colspan="7">Common Wall: 1 Wall</td> <td>-1300.00</td> <td>1</td> <td>-1,300</td> </tr> <tr> <td colspan="7">Automatic Doors</td> <td>375.00</td> <td>1</td> <td>375</td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,</td> <td>Depr.Cost =</td> <td></td> <td>154,672</td> </tr> <tr> <td colspan="7">Separately Depreciated Items:</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">(16) Deck/Balcony</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Treated Wood,Standard</td> <td>6.49</td> <td>360</td> <td>2,336</td> </tr> <tr> <td colspan="7">County Multiplier = 1.38 =&gt;</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="7">Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,</td> <td>Depr.Cost =</td> <td></td> <td>3,128</td> </tr> <tr> <td colspan="7">Total Depreciated Cost =</td> <td></td> <td></td> <td>157,800</td> </tr> <tr> <td colspan="7">ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 =&gt; TCV of Bldg: 1 =</td> <td></td> <td></td> <td>220,919</td> </tr> </tbody> </table>																Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	2	Story Siding	Crawl Space	107.69	-9.74	4.02	1094	111,555	1	Story Siding	Crawl Space	68.11	-9.74	2.01	124	7,487	1	Story Siding	Overhang	37.68	0.00	0.00	120	4,522	Other Additions/Adjustments							Rate	Size	Cost	(1) Exterior										• Brick Veneer							8.25	192	1,584	• Average Fixture(s)							760.00	1	760	3 Fixture Bath							2400.00	1	2,400	(14) Water/Sewer										Public Sewer							1162.00	1	1,162	Well, 100 Feet							2700.00	1	2,700	(15) Built-Ins & Fireplaces										Appliance Allowance							1915.00	1	1,915	(16) Porches										WCP (1 Story), Standard							38.16	48	1,832	WSEP (1 Story), Standard							30.63	127	3,890	(17) Garages										Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost							20.00	528	10,560	Common Wall: 1 Wall							-1300.00	1	-1,300	Automatic Doors							375.00	1	375	Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,							Depr.Cost =		154,672	Separately Depreciated Items:										(16) Deck/Balcony										Treated Wood,Standard							6.49	360	2,336	County Multiplier = 1.38 =>										Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0,							Depr.Cost =		3,128	Total Depreciated Cost =									157,800	ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =									220,919
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 351	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 456 No Conc. Floor: 0				
X	Wood Frame	Drywall Paneled	Plaster Wood T&G														
Building Style: GRG		Trim & Decoration		X			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 0 Total Base Cost: 19,884 Total Base New : 27,440 Total Depr Cost: 20,580 Estimated T.C.V: 28,812		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:			
Yr Built 0	Remodeled 0	Ex X Ord Min		Size of Closets			No Heating/Cooling			Total Base Cost: 19,884		X 1.380					
Condition for Age: Average		Lg	X Ord	Small		Heat Pump			Total Base New : 27,440		E.C.F.		X 1.400				
Room List		Doors Solid X H.C.		(5) Floors			No Heating/Cooling			Total Depr Cost: 20,580		X 1.400					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Central Air Wood Furnace			Estimated T.C.V: 28,812							
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(12) Electric			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost		Size Cost			
	Insulation			No./Qual. of Fixtures			Other Additions/Adjustments			Rate							
X	(2) Windows			Ex. X Ord. Min			(14) Water/Sewer			1162.00		1		1,162			
	Many Avg. X Large Avg. X Small			No. of Elec. Outlets			(16) Deck/Balcony			6.50		351		2,282			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Many X Ave. Few			(17) Garages			Base Cost 15.24		936		14,265			
X	(3) Roof			(13) Plumbing			Treated Wood,Standard			Automatic Doors 375.00		1		375			
	Gable Hip Flat			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			Treated Wood,Standard			Storage area over garage 3.95		456		1,801			
	Asphalt Shingle			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(17) Garages			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/75.0, Depr.Cost = 20,580							
	Chimney:			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 2 = 28,812							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:										
				(9) Basement Finish													
				Recreation SF Living SF Walkout Doors No Floor SF													
				(10) Floor Support													
				Joists: Unsupported Len: Cntr.Sup:													

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
291 S NORA DR			Garage	07/24/2006	20060222	80%
			Demolition/Removal	08/09/2004	20040302	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 293,128 TCV/TFA: 156.59
ADAMS DARYL M & CARRIE L 23926 ARGYLE ST Novi MI 48374		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
. SECS 2 & 1 T22N R8W LOTS 22 & 57 & NE'LY 16 FT OF LOT 58. REDMAN ISLE.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2010 2nd story of garage is studs only. Roof is uninsulated. COMPLETE REMODEL W/ ADD'N TO STY HEIGHT FOR 99	X		GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
			60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 108,000								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		LAND IMPROVE 1000	1000.00	1.00	1.0	97	970			
	X		Total Estimated Land Improvements True Cash Value = 970								

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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	54,000	92,600	146,600			140,453C
2016	54,000	85,400	139,400			139,201C
2015	56,000	84,100	140,100			138,785C
2014	57,500	79,100	136,600			136,600S

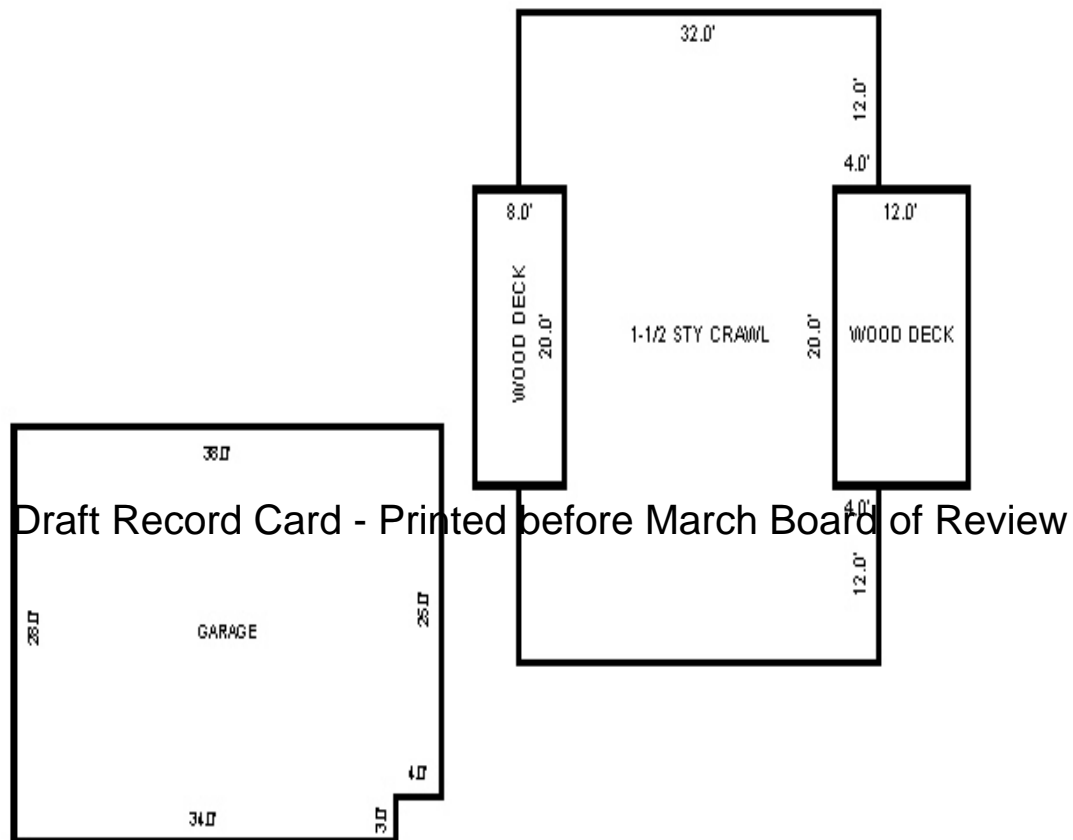
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 160	Type Treated Wood Treated Wood	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1052 % Good: 0 Storage Area: 701 No Conc. Floor: 0					
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 30 Floor Area: 1872 Total Base Cost: 136,171 Total Base New : 187,916 Total Depr Cost: 131,541 Estimated T.C.V: 184,158		CntryMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Yr Built 1967		Remodeled 1998		Ex X Ord Min			200 Amps Service			1.5		-9.67		3.01		1248		99,540	
Condition for Age: Average		Size of Closets		Lg X Ord Small			No./Qual. of Fixtures			Other Additions/Adjustments		Rate				Size		Cost	
Room List		(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			(13) Plumbing		Average Fixture(s)		760.00		1		760	
4 1st Floor 2 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric			No. of Elec. Outlets			(14) Water/Sewer		3 Fixture Bath		2400.00		1		2,400	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Many X Ave. Few			Well, 100 Feet		2700.00		1		2,700			
Wood/Shingle Aluminum/Vinyl Brick		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		1915.00		1		1,915	
(2) Windows		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			(16) Deck/Balcony		Treated Wood,Standard		6.85		240		1,644	
Many X Large Avg. Avg. Few Small		(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			(17) Garages		Treated Wood,Standard		7.39		160		1,182	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		17.55		1052		18,463	
(3) Roof		(10) Floor Support		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Storage area over garage			4.50		701		3,155		Depr.Cost =		131,541	
Gable X Gambrel Hip Mansard Flat Shed		Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			1.400		1		184,158					
X Asphalt Shingle		Chimney: Brick																	

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
301 S NORA DR	School: LAKE CITY - 57020		Addition	04/08/2008	20080082	Complete
Owner's Name/Address	P.R.E. 0%					
ENGLISH MAROLE & WAINRIGHT K TTEE ENGLISH MAROLE TRUST 301 S NORA DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 394,207 TCV/TFA: 139.59					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SECS 2 & 1 T22N R8W LOTS 23 & 58 EXC NE'LY 16 FT OF LOT 58. REDMAN ISLE.	X			GROUP A 1800	60.00	164.00	1.0000	1.0000	1800	100	108,000	
Comments/Influences				60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 108,000								
NEW HOUSE & GRG FOR 94 ADD'N TO HOUSE, NEW GRG & GSA FOR 96 ADD'N FOR 00 ADD OHG, WD, & SEWER TO GRG FOR 08.	X			Land Improvement Cost Estimates								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				D/W/P: 4in Ren. Conc.				4.21	1.00	480	0	0
	X			Residential Local Cost Land Improvements								
	X			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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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	54,000	143,100	197,100			166,276C		
TPC 10/10/2011 INSPECTED			2016	54,000	132,000	186,000			164,793C		
TPC 12/20/2010 INSPECTED			2015	55,000	130,100	185,100			164,301C		
			2014	56,500	114,200	170,700			161,714C		

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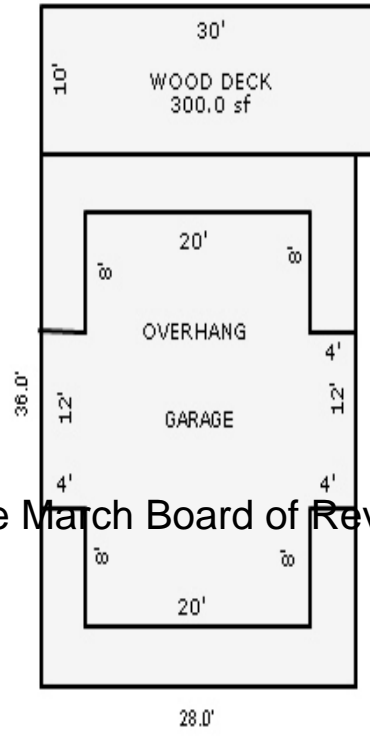
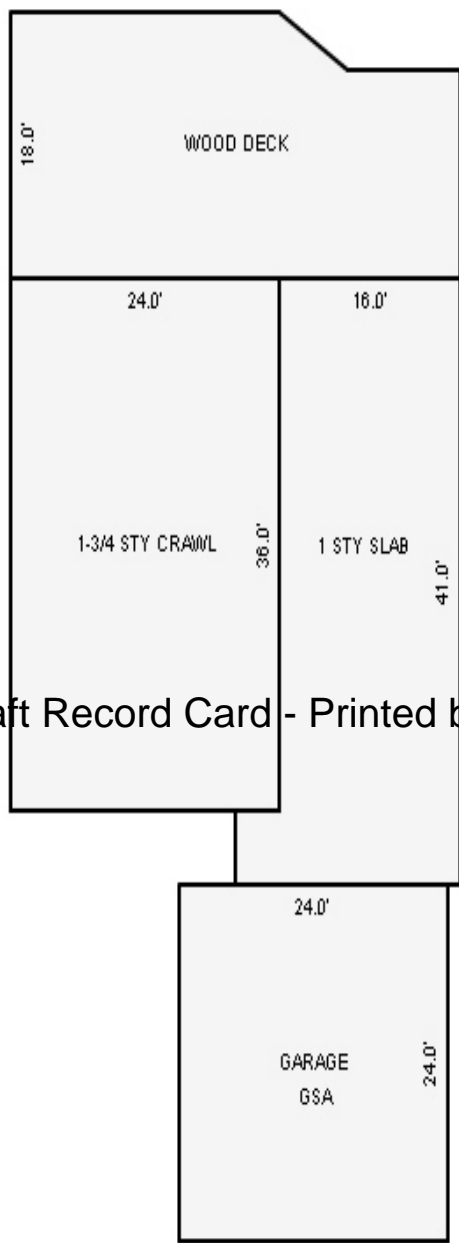
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 656 300	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 200 No Conc. Floor: 0				
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration Ex X Ord Min Size of Closets Lg X Ord Small Doors Solid X H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 16 Floor Area: 2824 Total Base Cost: 172,868 Total Base New : 238,558 Total Depr Cost: 202,737 Estimated T.C.V: 283,832			CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Bsmnt-Adj Heat-Adj Size Cost								
Yr Built 1993	Remodeled 1999	Size of Closets		(12) Electric 200 Amps Service			1.75 Story Siding Crawl Space 90.94 -8.75 0.00 864 71,012			90.94 -8.75 0.00 864 71,012								
Condition for Age: Average		Doors		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Slab 62.67 -10.78 0.00 656 34,040			62.67 -10.78 0.00 656 34,040								
Room List		(5) Floors		No. of Elec. Outlets Many X Ave. Few			1 Story Siding Overhang 36.42 0.00 0.00 656 23,892			36.42 0.00 0.00 656 23,892								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(13) Plumbing Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Rate			Rate								
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Public Sewer 1162.00 2 2,324 Well, 100 Feet 2700.00 1 2,700			1162.00 2 2,324 2700.00 1 2,700								
X	Insulation	(7) Excavation		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Wood Stove			Treated Wood,Standard 6.10 656 4,002 Treated Wood,Standard 6.65 300 1,995			6.10 656 4,002 6.65 300 1,995								
(2) Windows	Many X Large Avg. Avg. Few Small	(8) Basement		(16) Deck/Balcony Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059 Automatic Doors 375.00 1 375 Storage area over garage 3.95 200 790			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.65 1008 14,767 Automatic Doors 375.00 2 750 Storage area over garage 3.95 288 1,138			1915.00 1 1,915 1350.00 1 1,350								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(9) Basement Finish		(17) Garages Phy/Ab.Phy/Func/Econ/Comb.%Good= 84/100/100/100/84.0, Depr.Cost = 200,389 Separately Depreciated Items: Square footage # 2 is depreciated at 89 %Good... Base Cost Was = 34,040 County Multiplier = 1.38 => Cost New = 46,975 Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 2,349 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 283,832			Treated Wood Concrete Floor			Treated Wood,Standard 6.10 656 4,002 Treated Wood,Standard 6.65 300 1,995								
X	Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 2,349 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 283,832			Recreation SF Living SF Walkout Doors No Floor SF			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059 Automatic Doors 375.00 1 375 Storage area over garage 3.95 200 790								
(3) Roof	X Gable Hip Flat	X Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	Phy/Ab.+hy/Func/Econ/Comb.%Good= 5/100/100/100/5.0, Depr.Cost = 2,349 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 283,832			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.65 1008 14,767 Automatic Doors 375.00 2 750 Storage area over garage 3.95 288 1,138								
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.
CUDDEBACK CURTIS MOORE		0	03/21/2015	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0
CUDDEBACK BILLIE JEAN	CUDDEBACK JEFFREY AND CHE	0	02/28/2014	DC	CERTIFICATE OF DEATH	SOC SEC DEATH		0.0
JAMES DAVID A	CUDDEBACK BILLIE J & JEFF	0	04/23/2001	QC	QUIT CLAIM	2001-01780	PTA	0.0
CUDDEBACK BILLIE J	CUDDEBACK B.J. & CUDDEBAC	0	12/15/2000	QC	QUIT CLAIM	2001-00097	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
311 S NORA DR			New House	06/29/2010	20100313	EXPIRED
			Addition	09/12/2006	20060296	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 328,437 TCV/TFA: 164.63
CUDDEBACK JEFFREY AND CHERYL 311 NORA DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
. SECS 2 & 1 T22N R8W LOTS 24 & 59 REDMAN ISLE.			

Comments/Influences	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road								
		Gravel Road								
	X	Paved Road	60	Actual	Front	Feet,	0.20	Total	Acres	Total Est. Land Value = 108,000
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	110,200	164,200			128,326C
2016	54,000	101,800	155,800			127,182C
2015	55,000	100,300	155,300		155,300W	126,802C
2014	56,500	87,300	143,800			124,806C

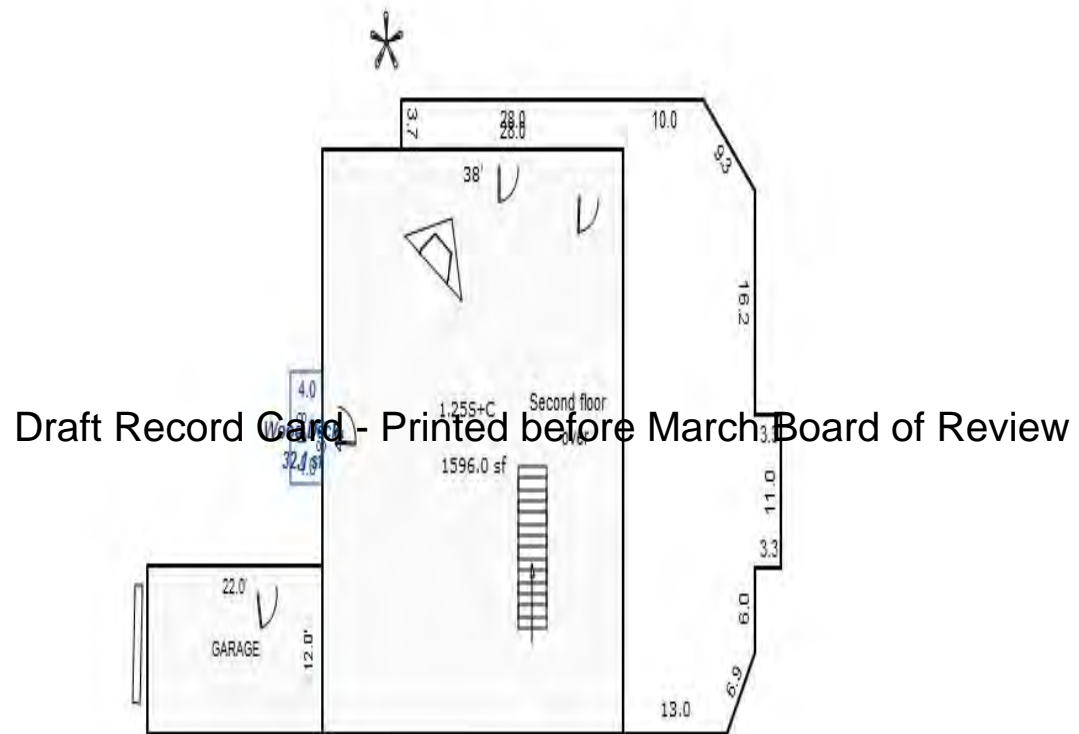
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 865	Type Treated Wood Treated Wood	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 264 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 30 Floor Area: 1995 Total Base Cost: 127,058 Total Base New : 175,339 Total Depr Cost: 122,738 Estimated T.C.V: 171,833			CntyMult X 1.380 E.C.F. X 1.400	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 1971	Remodeled 2010	Ex X Ord Min		No./Qual. of Fixtures			100 Amps Service			1.25 Story Siding Crawl Space 71.49 -8.64 2.42			1596 104,171			
Condition for Age: Average		X Lg Ord Small		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
Room List		(5) Floors		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			760.00 1 760			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(13) Plumbing			(14) Water/Sewer			Public Sewer 1162.00			1 1,162			
(1) Exterior	X Drywall	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			Treated Wood,Standard 13.06 32 418			1 2,700			
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement		(14) Water/Sewer			(16) Deck/Balcony			Appliance Allowance 1915.00 1 1,915			1 3,250			
	Insulation	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(17) Garages			Fireplace: Interior 1 Story 3250.00 1 3,250			Treated Wood,Standard 6.10 865 5,277			
(2) Windows	Many Avg. X Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 28.05 264 7,405			Notes: RESIDENCE Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 122,738 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 171,833			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard 13.06 32 418			Treated Wood,Standard 6.10 865 5,277			
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		(14) Water/Sewer			Lump Sum Items:			Treated Wood,Standard 6.10 865 5,277			Treated Wood,Standard 6.10 865 5,277			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:														

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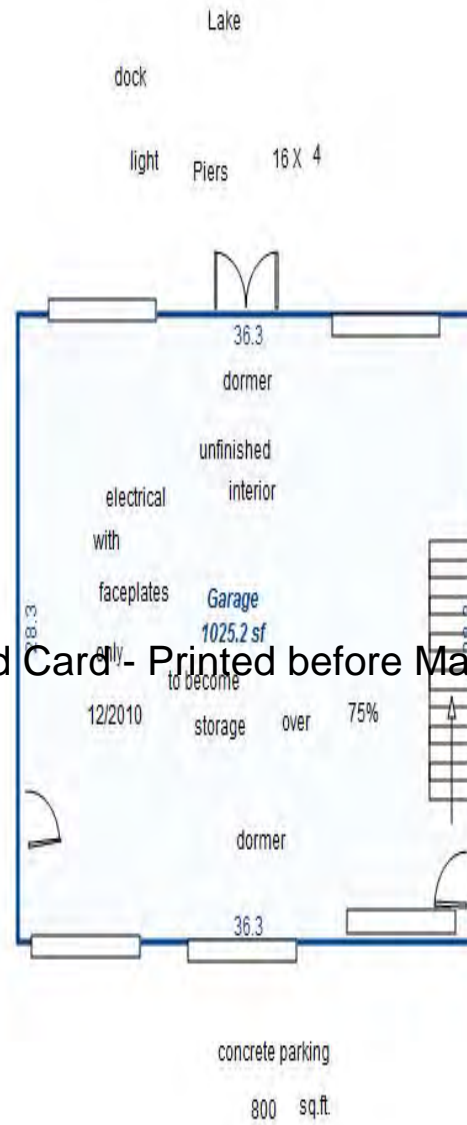
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 5 Mech. Doors: 0 Area: 1596 % Good: 80 Storage Area: 769 No Conc. Floor: 0					
X	Wood Frame		Drywall Paneled		Plaster Wood T&G														
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace															
Yr Built 2010	Remodeled 0	Ex	X	Ord		Min													
Condition for Age: Average		Lg	X	Ord		Small													
Room List		(5) Floors		(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		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.	X	Ord.	Min	Other Additions/Adjustments			Rate			Size Cost					
X	Insulation	(7) Excavation		No. of Elec. Outlets			(13) Plumbing												
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	X	Ave.	Few	(14) Water/Sewer											
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			Public Sewer			1162.00									
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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 96/100/100/100/96.0, Separately Depreciated Items: (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 14.55 Automatic Doors 375.00 Storage area over garage 3.95 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 2 =			Depr.Cost = 480			1596 23,222 5 1,875 769 3,038 Cost New = 38,825 Depr.Cost = 31,060 Total Depreciated Cost = 31,540 = 44,156			
(3) Roof		(9) Basement Finish		(14) Water/Sewer															
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:															
Chimney:		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
321 S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 377,792 TCV/TFA: 131.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
. SECS 2 & 1 T22N R8W LOTS 25 & 60 REDMAN ISLE.	X		* Factors *						
			GROUP A 1800	60.00	124.00	1.0000	1.0000	1800	100
Comments/Influences			60 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 108,000						
			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	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	54,000	134,900	188,900			164,308C
2016	54,000	129,000	183,000			162,843C
2015	55,000	127,100	182,100			162,356C
2014	56,500	103,300	159,800			159,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G												
Building Style: 2S		Trim & Decoration		Ex			X	Ord									
Yr Built 1975	Remodeled 1996	Size of Closets		Lg	X	Ord											
Condition for Age: Average			Doors		Solid	X	H.C.										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 4 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior			Foundation		Rate		
X	Wood/Shingle Aluminum/Vinyl Brick			X	Ex.		Ord.		Min	2	Story	Siding	Crawl Space	109.86	-9.77	0.00	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Bsmnt-Adj		Heat-Adj		
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X	Many		Ave.		Few	(13) Plumbing	Average Fixture(s)			760.00		1	
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(14) Water/Sewer			3 Fixture Bath			2400.00		2		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		3			3 Fixture Bath			2 Fixture Bath			Softener, Auto			2700.00	
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Softener, Manual			Solar Water Heat			No Plumbing			2	
	(3) Roof	(9) Basement Finish		Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan			1	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1			Public Water			1			1,162	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			Water Well			1000 Gal Septic			2000 Gal Septic			2,700	
	Chimney:	Lump Sum Items:															
<p>Class: C +10 Effec. Age: 25 Floor Area: 2880 Total Base Cost: 188,572 Total Base New : 260,229 Total Depr Cost: 199,150 Estimated T.C.V: 268,852</p> <p>Class: C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 22.65 Common Wall: 1/2 Wall -650.00 Automatic Doors 375.00 Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.10 Automatic Doors 375.00 Storage area over garage 3.95 Phy/Ab.+hy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 195,172 Separately Depreciated Items: Square footage # 1 is depreciated at 77 %Good... Base Cost Was = 144,130 County Multiplier = 1.38 =&gt; Cost New = 198,899 Phy/Ab.+hy/Func/Econ/Comb.%Good= 2/100/100/100/2.0, Depr.Cost = 3,978 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 =&gt; TCV of Bldg: 1 = 268,852</p>																	

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
331 S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FRIEND WILLIAM G & BONNIE 198 SOUTH COLLEGE RD MASON MI 48854	MAP #:					
	2017 Est TCV 243,363 TCV/TFA: 152.67					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SECS 2 & 1 T22N R8W LOTS 26 & 61 REDMAN ISLE.	X			GROUP A 1800	50.00	112.00	0.9548	1.0000	1800	100		85,933
Comments/Influences				GRADE D 950/FF	20.00	112.00	0.9622	0.8985	950	100		16,427
REMOVE NEG 10% LOC ADJ FOR 05..LOT IS COMPARABLE TO ALL ADJACENT LOTS				70 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 102,359								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			D/W/P: 3.5 Concrete	3.20	1.00	720	50	1,152			
	X			Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Curb	1000.00	1.00	1.0	97	970			
				Standard Utilities					True Cash Value = 2,122			
				Underground Utils.								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	51,200	70,500	121,700			113,514C
2016	51,100	68,000	119,100			112,502C
2015	51,700	64,400	116,100			112,166C
2014	53,800	56,600	110,400			110,400S

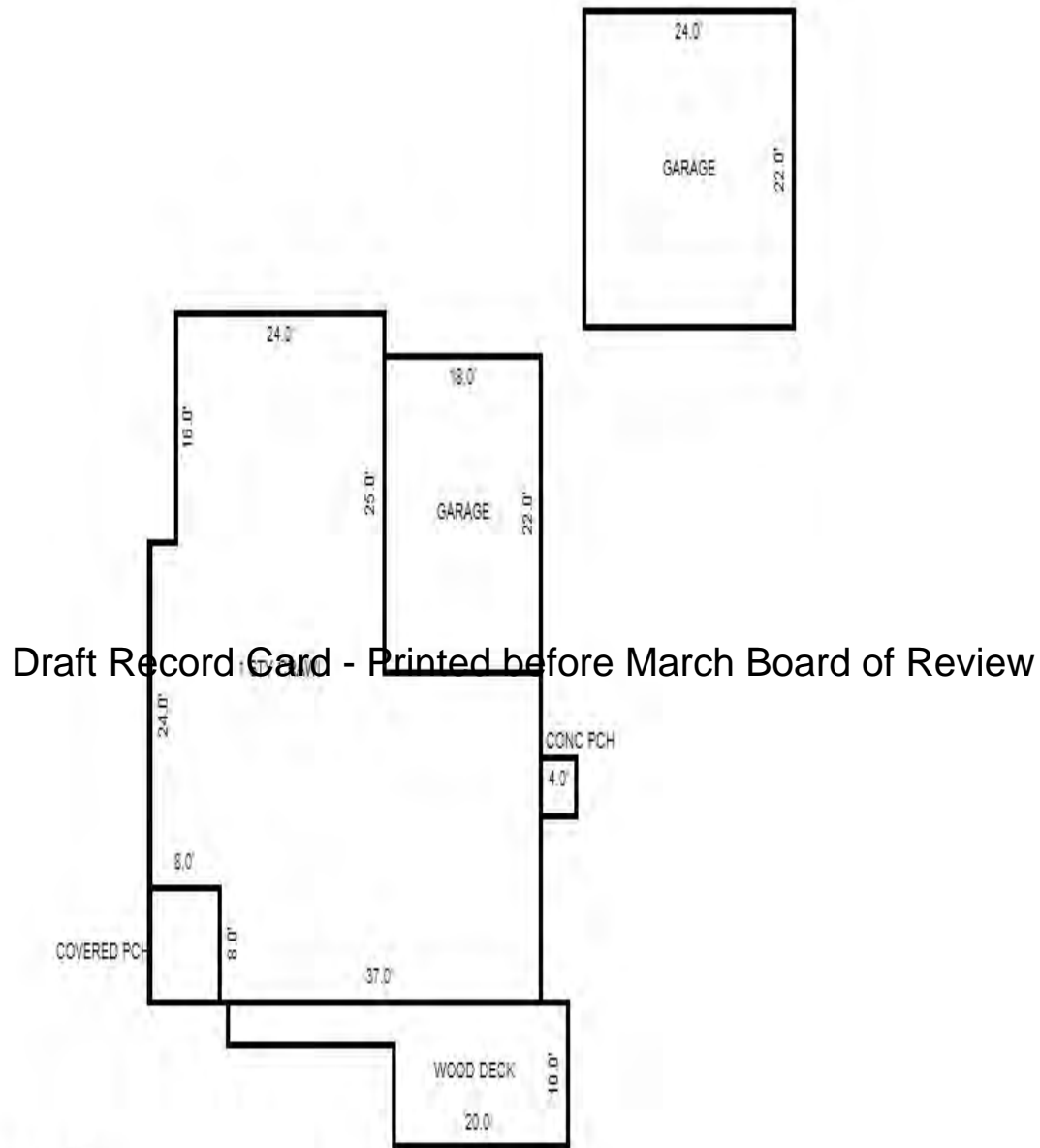
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 16 307	Type CCP (1 Story) CPP Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			54.67	-7.75	0.00	1594	74,790		
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)			1 630			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			(14) Water/Sewer			3 Fixture Bath			1 1,975			
		Doors		200 Amps Service			Well, 50 Feet			1575.00			1 1,025			
		Solid		X			H.C.			(15) Built-Ins & Fireplaces			1 1,415			
		H.C.					Appliance Allowance			1415.00			1 1,415			
							(16) Porches			33.35			64 2,134			
							Treated Wood, Standard			33.05			16 529			
							(17) Garages			6.33			307 1,943			
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			21.97			396 8,700			
							Base Cost			-1225.00			1 -1,225			
							Common Wall: 1 Wall			350.00			1 350			
							Mechanical Doors			17.50			528 9,240			
							Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			350.00			1 350			
							Base Cost			17.50			528 9,240			
							Mechanical Doors			350.00			1 350			
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost =			99,915			= 138,882			
							ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 =			138,882						
							Lump Sum Items:									

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
341 S NORA DR	School: LAKE CITY - 57020		MISSING PERMIT	12/23/2014	2014-9995	100%
Owner's Name/Address	P.R.E. 0%					
DETWILER GARY TRUST 3131 E BEECHWOOD DR MIDLAND MI 48640	MAP #:					
	2017 Est TCV 240,113 TCV/TFA: 112.78					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 27, 62 & 63 & BEG 30 FT N 65 DEG 28' E OF NW COR OF LOT 28 TH TO NE COR TH TO SE COR TH TO A PT ON WATERS EDGE 31 FT E'LY OF S COR TH N'LY TO POB REDMAN ISLE.	X	Dirt Road		GROUP A 1800	60.00	114.00	0.8579	1.0000	1800	100		92,655
		Gravel Road		GRADE D 950/FF	40.00	114.00	0.8801	0.9033	950	100	SURPLUS	30,210
Comments/Influences	X	Paved Road		100 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 122,865								
		Storm Sewer Sidewalk		Land Improvement Cost Estimates								
	X	Water		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sewer		D/W/P: 3.5 Concrete	3.20	1.00	1602	0	0			
	X	Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Curb		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
		Standard Utilities		True Cash Value = 2,425								
	X	Underground Utils.										
		Topography of Site										

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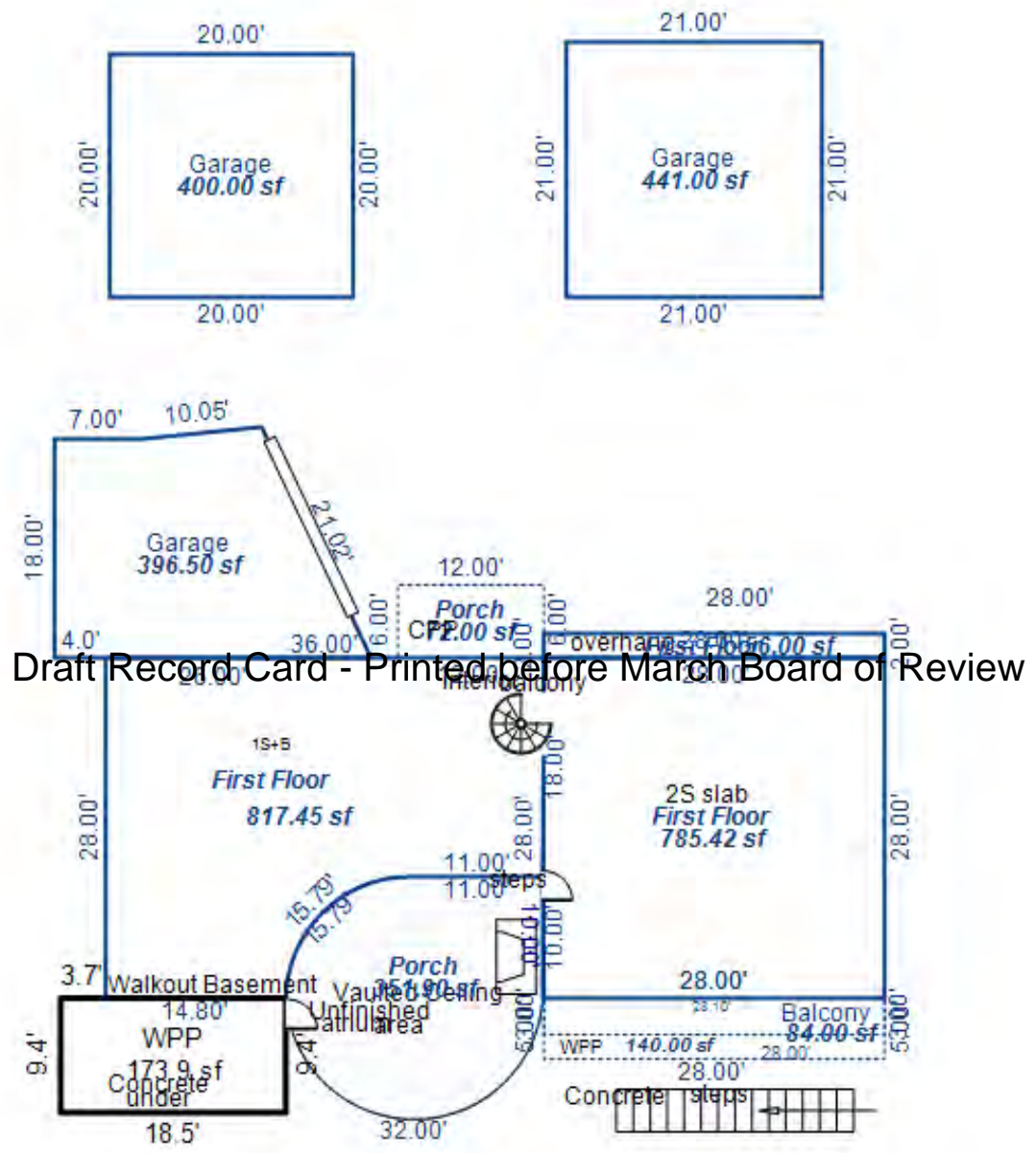
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	61,400	58,700	120,100			116,079C
2016	61,800	56,100	117,900			115,044C
2015	61,800	52,900	114,700			114,700S
2014	73,700	50,500	124,200			121,920C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: BI		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 35 Floor Area: 2129		CntyMult X 1.380 E.C.F.		Bsmnt Garage:			
Yr Built 1979	Remodeled REM 0	Size of Closets		No./Qual. of Fixtures			Stories Exterior			Rate		Bsmnt-Adj		Heat-Adj		Size Cost	
Condition for Age: Average		Lg	X	Ord		Min	Bi-Level Siding			66.01		-2.91		0.00		785 49,534	
Room List		(5) Floors		No. of Elec. Outlets			1 Story Siding			54.62		0.00		0.00		817 44,625	
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		X Many Ave. Few			1 Story Siding Overhang			31.03		0.00		0.00		56 1,738	
(1) Exterior		X Drywall		(13) Plumbing			Other Additions/Adjustments			Rate				Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Walk out Basement Door(s)			Walk out Basement Door(s)			700.00				1 700			
(2) Windows		X Many Avg. Few		X Ex. Ord. Min			Public Sewer			1975.00				1 630			
X	Many Avg. Few	X	Large Avg. Small	2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1025.00				1 1,025			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Well, 100 Feet			2550.00				1 2,550			
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF 1 Walkout Doors No Floor SF			(15) Built-Ins & Fireplaces			1415.00				1 1,415			
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed			(16) Deck/Balcony			3425.00				1 3,425			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Treated Wood,Standard Wood Balcony			2425.00				1 2,425			
Chimney: Metal		1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages			16.52				72 1,189			
							Appliance Allowance			11.88				140 1,663			
							Fireplace: Interior 2 Story			10.95				173 1,894			
							Fireplace: 2nd on Same Stack			41.74				351 14,651			
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)										
							Base Cost			21.97				396 8,700			
							Common Wall: 1 Wall			-1225.00				1 -1,225			
							Mechanical Doors			350.00				1 350			
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)										
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULTZ NEIL A & CARYN R	ZAINEA MICHAEL A & ANN M	358,000	06/15/2007	WD	Arms Length	2007/2217		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
361 S NORA DR	School: LAKE CITY - 57020		Garage	08/24/2007	20070590	Complete
Owner's Name/Address	P.R.E. 0%		New House	08/24/2007	20070589	Complete
ZAINEA MICHAEL A & ANN M 19559 WALTHAM RD BEVERLY HILLS MI 48025	MAP #:					
	2017 Est TCV 456,768 TCV/TFA: 159.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
	Public Improvements		* Factors *							
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
PCL A OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 29, 30 & 65). REDMAN ISLE.	X	Dirt Road	GROUP A 1800	60.00	118.75	0.8399	1.0000	1800	100	90,707
Comments/Influences	X	Gravel Road	GRADE D 950/FF	47.34	118.75	0.8647	0.9144	950	100	35,559
00 SPLIT 44.50 LAKEFRNT AND LOT 64 TO 030-00 FOR 01	X	Paved Road	107 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 126,266							
	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	1541	0	0		
	X	Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Electric	Residential Local Cost Land Improvements							
	X	Gas	LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
	X	Curb	Standard Utilities True Cash Value = 2,375							
	X	Standard Utilities								
	X	Underground Utils.								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	63,100	165,300	228,400			194,798C
2016	63,500	152,500	216,000			193,061C
2015	62,700	150,200	212,900			192,484C
2014	75,200	124,800	200,000			189,453C

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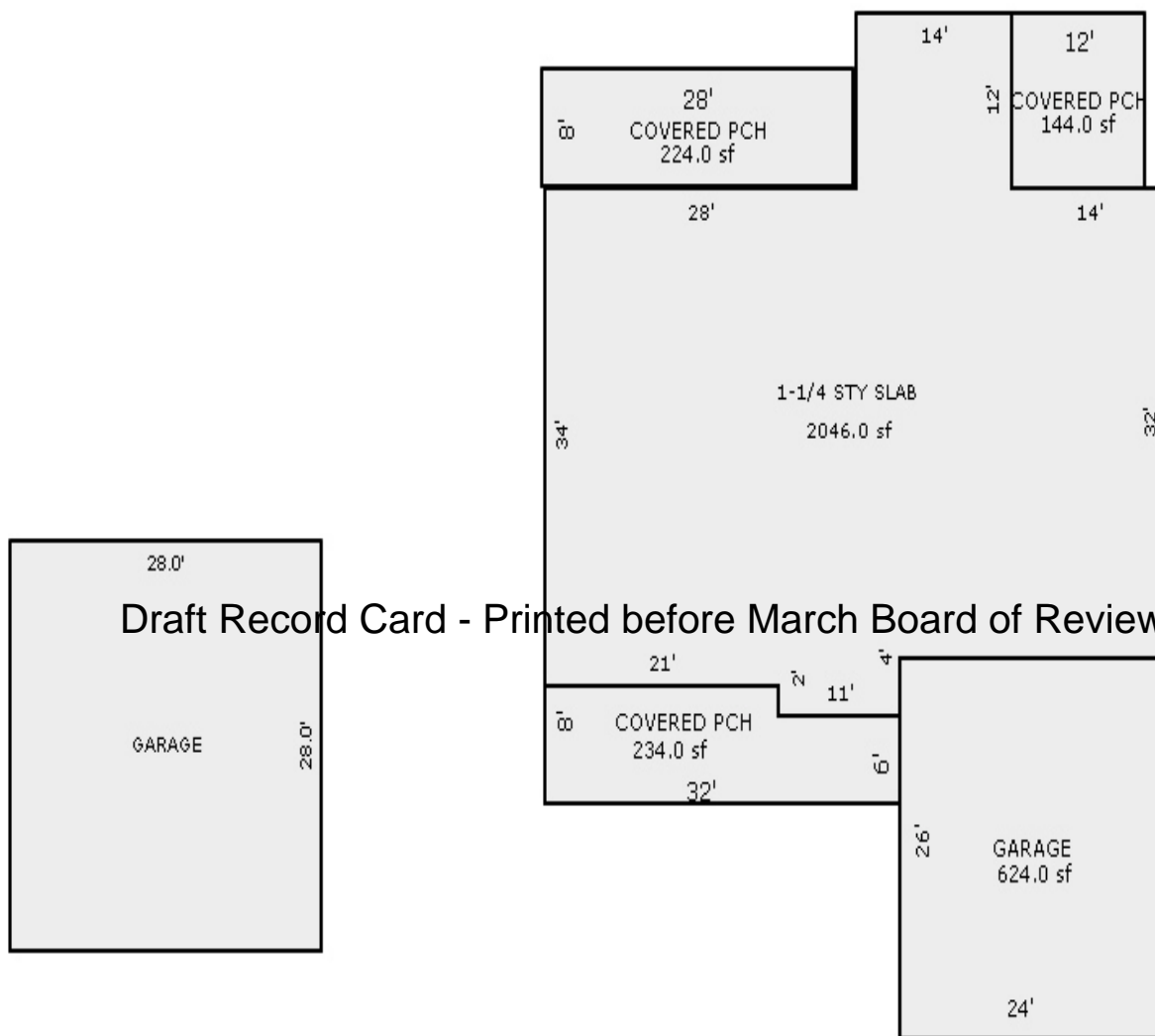
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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 224 234 144	Type WCP (1 Story) WCP (1 Story) WCP (1 Story)	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																				
Building Style: 1.25S		Trim & Decoration		Ex			X	Ord																	
Yr Built 2007	Remodeled 0	Size of Closets		Lg	X	Ord																			
Condition for Age: Average		Doors		Solid	X	H.C.																			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			Class: C +5 Effec. Age: 7 Floor Area: 2870 Total Base Cost: 182,622 Total Base New : 252,018 Total Depr Cost: 234,377 Estimated T.C.V: 328,127			CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost								
(1) Exterior	X	Drywall					Ex.	X	Ord.		Min	1.25	Story	Siding	Slab	71.41	-10.29	2.55	2046	130,269					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Many	X	Ave.		Few	1	Story	Siding	Overhang	34.43	0.00	0.00	312	10,742					
	Insulation	(8) Basement		(13) Plumbing			(14) Water/Sewer			(13) Plumbing			Average Fixture(s)			760.00			1			760			
(2) Windows	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			Well, 100 Feet			2700.00			1			2,700		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allowance			1915.00			1			1,915						
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	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			(16) Porches			WCP (1 Story), Standard WCP (1 Story), Standard WCP (1 Story), Standard			20.83 20.53 24.46			224 234 144			4,666 4,804 3,522		
X	Asphalt Shingle	(10) Floor Support		(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors			18.40 -1300.00 375.00			624 1 1			11,482 -1,300 375									
Chimney:		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Depr.Cost = 234,377 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 328,127			Base Cost Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			14.70			784			11,525						

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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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
351 S NORA DR	School: LAKE CITY - 57020		Pole Barn	10/21/2014	2014-0478	100%
	P.R.E. 0%		New House	04/23/2001	2001-0095	100%

Owner's Name/Address	MAP #:	2017 Est TCV 244,254 TCV/TFA: 234.63
VANTIL PHILLIP B & NANCY K 3514 NEW HOLLAND ROAD HUDSONVILLE MI 49426		

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
VANTIL PHILLIP B & NANCY K 3514 NEW HOLLAND ROAD HUDSONVILLE MI 49426	X		Public Improvements							
			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			GROUP A 1800	44.00	128.00	1.0975	1.0000	1800	100	86,923
			44 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 86,923							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 4in Ren. Conc.	4.21	1.00	30	0	0		
			D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0		
			D/W/P: 4in Ren. Conc.	4.21	1.00	320	0	0		
			D/W/P: 4in Ren. Conc.	4.21	1.00	20	0	0		

Tax Description	X	Electric	D/W/P: 4in Ren. Conc.	Rate	CountyMult.	Size	%Good	Cash Value
PCL B OF THE SURVEY RECORDED IN LIBER S-4 PG 77. (PART OF LOTS 28, 29 & 64). REDMAN ISLE.	X		D/W/P: 4in Ren. Conc. <td>4.21</td> <td>1.00</td> <td>1.0</td> <td>95</td> <td>950</td>	4.21	1.00	1.0	95	950
	X	Gas	D/W/P: 4in Ren. Conc. <td>4.21</td> <td>1.00</td> <td>1.0</td> <td>95</td> <td>950</td>	4.21	1.00	1.0	95	950
	X	Curb	Residential Local Cost Land Improvements					
	X	Standard Utilities	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950
		Underground Utils.	Total Estimated Land Improvements True Cash Value = 950					

Comments/Influences  
00 SPLIT FROM 029-00 FOR 01 INC LOT 64 NEW HOUSE @ 45% FOR 02 COMP FOR 04



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	43,500	78,600	122,100			95,255C
2016	42,800	72,500	115,300			94,406C
2015	40,600	64,800	105,400			87,344C
2014	41,700	52,100	93,800			81,737C

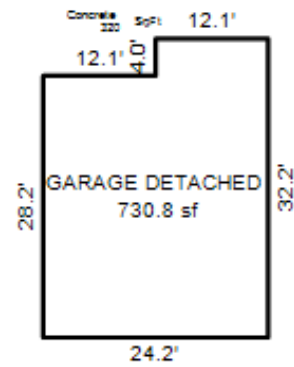
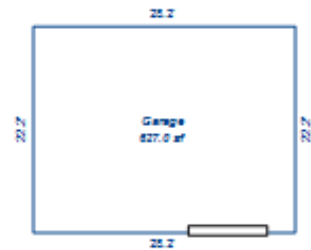
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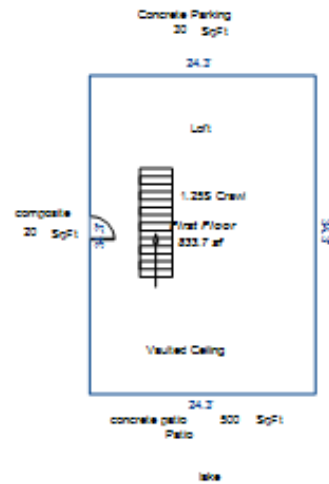
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 12 Floor Area: 1041 Total Base Cost: 91,980 Total Base New : 126,933 Total Depr Cost: 111,701 Estimated T.C.V: 156,381		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.25S		Trim & Decoration		Ex			X	Ord	Min												
Yr Built 2001		Remodeled 201		0		Size of Closets															
Condition for Age: Average		Lg		X	Ord	Small		Doors			Solid		X	H.C.							
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			150		Amps Service									
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric			150			Amps Service											
(1) Exterior		X		Drywall		No./Qual. of Fixtures			Ex.		X	Ord.	Min	Stories		Exterior					
Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets			Many		X	Ave.	Few	Foundation		Rate				
Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s)			760.00				Bsmnt-Adj		Heat-Adj					
(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			1162.00 2700.00				Rate		Size					
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			1915.00				Rate		Size		Cost				
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			1				Rate		Size		Cost			
(3) Roof		X		Gable		Gambrel		(14) Water/Sewer			1				Rate		Size		Cost		
X	Hip Flat	Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1				Rate		Size		Cost	
X	Asphalt Shingle			Lump Sum Items:																	
Chimney:																					

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
381 S NORA DR	School: LAKE CITY - 57020		ALTERATION	08/23/2012	2012-0412	100%
Owner's Name/Address	P.R.E. 0%					
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	MAP #:					
	2017 Est TCV 280,847 TCV/TFA: 185.75					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SECS 2 & 1 T22N R8W LOTS 31 & 66 REDMAN ISLE.	X		Dirt Road	60.00	168.00	1.0000	1.0000	1800	100	108,000
Comments/Influences			Gravel Road	60 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value = 108,000
REMOVE NEG 10% LOC ADJ ( WAS GIVEN FOR POSSIBLE OIL CONTAMINATION OF REDMANS NEXT DOOR IN 1993) NO LONGER AN ISSUE.	X		Paved Road	Land Improvement Cost Estimates						
	X		Storm Sewer	Description		Rate	CountyMult.	Size	%Good	Cash Value
	X		Sidewalk	D/W/P: 3.5 Concrete		3.44	1.00	1030	71	2,516
	X		Water	Total Estimated Land Improvements True Cash Value = 2,516						
	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	54,000	86,400	140,400			111,108C
	Rolling		2016	54,000	79,800	133,800			110,117C
	Low		2015	55,000	78,600	133,600			109,788C
	High		2014	56,500	69,100	125,600	125,600M		108,060C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/02/2013	INSPECTED							
TPC	10/26/2012	INSPECTED							
TPC	10/10/2011	INSPECTED							

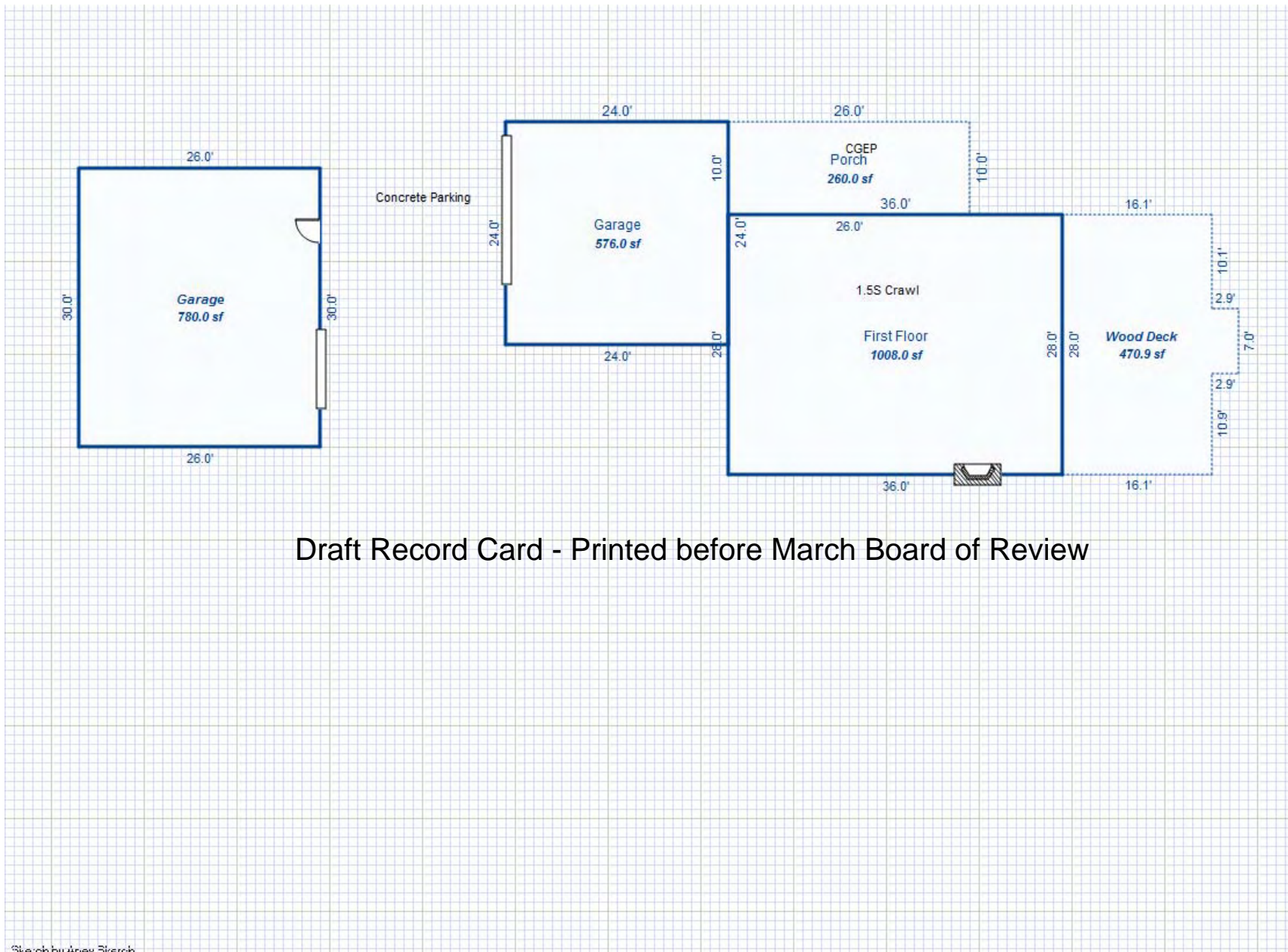
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 260 470	Type CGEP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration													
Yr Built Remodeled 1979 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 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 1.5 Story Siding Crawl Space 89.69 -10.25 0.00 1008 80,076								
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 760.00 3 Fixture Bath 2400.00								
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								
(2) Windows		Basement					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
X	Many Avg. Large Few Avg. Small	X		(8) Basement			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 Fireplace: Exterior 1 Story 3875.00								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Porches CGEP (1 Story), Standard 29.86 (16) Deck/Balcony Treated Wood, Standard 6.36 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 Common Wall: 1/2 Wall -650.00 Mechanical Doors 350.00								
X	Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF					Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 15.35 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 121,665 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 170,331								
(3) Roof		(10) Floor Support													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney: Brick															

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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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR						
Owner's Name/Address	School: LAKE CITY - 57020					
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 108,000					

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

Taxpayer's Name/Address	X	Public Improvements	Value
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	X	Dirt Road	
	X	Gravel Road	
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
	X	Underground Utils.	

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

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	0	54,000			44,469C
2016	54,000	0	54,000			44,073C
2015	55,000	0	55,000			43,942C
2014	56,500	0	56,500			43,250C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOMBER LAURENCE A	MOMBER LAURENCE A TRUST	0	12/31/2010	TR	FAMILY SALE	2011-00103WD	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MOMBER LAURENCE A TRUST 6956 PEACH RIDGE NW GRAND RAPIDS MI 49504	MAP #:					
	2017 Est TCV 108,000					

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

Tax Description  
SECS 2 & 1 T22N R8W LOTS 33 & 69 REDMAN ISLE.

Comments/Influences

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

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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	54,000	0	54,000			41,208C
2016	54,000	0	54,000			40,841C
2015	55,000	0	55,000			40,719C
2014	56,500	0	56,500			40,078C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEGAN MICHAEL J	KEEGAN PATRICK & ESTHER (	0	12/19/2008	QC	Not Qualified	2008/4560		0.0
KEEGAN PATRICK & ESTHER &	KEEGAN MICHAEL J & CATHER	0	12/19/2008	QC	Not Qualified	2008/4558		0.0
KEEGAN PATRICK & ESTER &M	KEEGAN MICHAEL & CATHERIN	0	12/19/2008	WD	Not Qualified	2009/0282		0.0
		190,000	08/01/1999	WD	Arms Length	02-0:5489		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
421 S NORA DR			New House	05/28/2004	20040157	Complete
Owner's Name/Address	MAP #:					
KEEGAN MICHAEL J & CATHERINE 10985 FELLOWS CREEK DR PLYMOUTH MI 48170	2017 Est TCV 443,738 TCV/TFA: 183.97					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PCLS A & E AS SHOWN IN BOOK OF SURVEYS S-4 P190 (LOT 34, & PART OF LOT 35 & LOT 70) REDMAN'S ISLE.	X			GROUP A 1800	100.00	143.00	0.7789	1.0000	1800	100		140,202
Comments/Influences				GRADE D 950/FF	38.00	33.00	0.8120	0.6228	950	100	SURPLUS	18,255
02 SPLIT TO 035 & 036 FOR 03 ADJUSTED LOT 71 TO APPROX LETTICH COVE RATE.	X			138 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 158,457								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500			
				Total Estimated Land Improvements True Cash Value = 2,500								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	79,200	142,700	221,900			191,864C
2016	81,700	131,600	213,300			190,153C
2015	76,400	129,700	206,100			189,585C
2014	80,000	106,600	186,600			186,600S

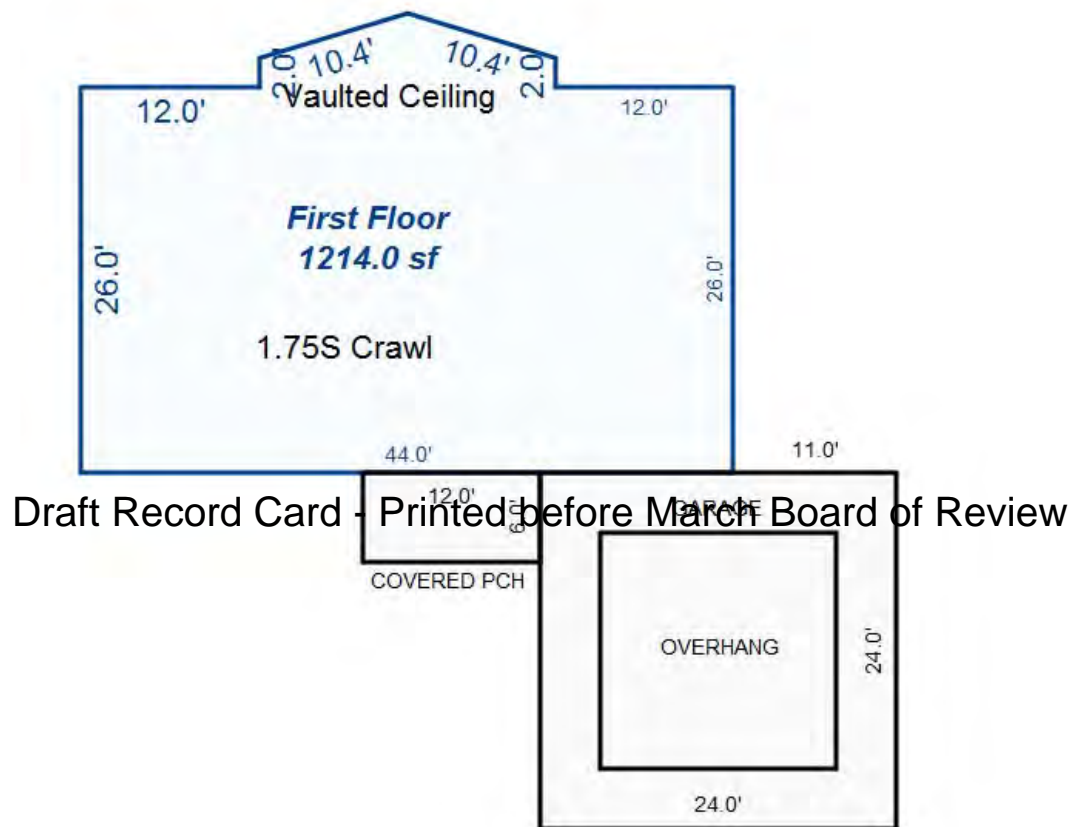
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 72	Type CCP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Yr Built 2004	Remodeled 0															
Condition for Age: Average																
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex X Ord Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation									1.75 Story Siding 1 Story Siding Other Additions/Adjustments			1214 117,928 288 10,858			
(2) Windows		(7) Excavation		(13) Plumbing			Many X Ave. Few			(1) Exterior Stone Veneer			248 2,542			
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		3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 3 Fixture Bath 2 2 Fixture Bath Public Sewer Well, 100 Feet			2400.00 1600.00 1162.00 2700.00			1 760 2 4,800 1 1,600			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Sewer Well, 100 Feet			1 1,162 1 2,700			
X		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(15) Built-Ins & Fireplaces			Appliance Allowance			1 1,915			
X		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(16) Porches			CCP (1 Story), Standard			72 2,382			
X	Gable Hip Flat Asphalt Shingle	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			22.65 -650.00 92/100/100/100/92.0, Separately Depreciated Items: 33.08			576 13,046 1 -650 198,897 3,287 3,090 201,986 282,781			
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.
MULDER JOHN A	KEEGAN PATRICK G & KATHER	175,000	10/21/2008	LC	Not Qualified	2008/4137		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KEEGAN PATRICK G & KATHERINE ETAL 46502 DARWOOD CT Plymouth MI 48170	MAP #:					
	2017 Est TCV 154,425					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			GROUP A 1800	100.00	161.94	0.8579	1.0000	1800	100	154,425
			100 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =							154,425

Tax Description  
 PARCELS B & D AS SHOWN IN BOOK OF SURVEYS S-4 P-190 REDMAN'S ISLE.  
 (PARTS OF LOTS 35, 36, & 71)  
 Comments/Influences

ADJUST LOT 71 TO APPROX LETTICH COVE RATE  
 02 SPLIT FROM 034 FOR 03

- 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
  - 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	77,200	0	77,200			70,538C
2016	79,200	0	79,200			69,909C
2015	69,700	0	69,700			69,700S
2014	71,700	0	71,700			71,700S

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KEEGAN PATRICK & ESTHER & C/O KEEGAN PATRICK 46502 DARWOOD CT PLYMOUTH MI 48170	MAP #:					
	2017 Est TCV 223,867					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP H 1400/FF	145.00	143.00	0.5730	1.0000	1400	100		116,317
			GROUP J 450/FF	239.00	90.00	1.0000	1.0000	450	100	SURPLUS	107,550
			384 Actual Front Feet, 0.97 Total Acres Total Est. Land Value =								223,867

Tax Description  
PARCEL C AS SHOWN IN BOOK OF SURVEYS S-4 P-190 (PART OF LOTS 36 & 71). REDMAN'S ISLE.

Comments/Influences  
02 SPLIT FROM 034 FOR 03  
ADJ BACK SIDE TO APPROX LETTICH COVE RATE

- 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
  - 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	111,900	0	111,900			76,934C
2016	103,900	0	103,900			76,248C
2015	128,400	0	128,400			76,020C
2014	150,100	0	150,100			74,823C

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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 NORA DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KUIPERS TERRY & SHEILA 9977 108TH ST MIDDLEVILLE MI 49333	MAP #:					
	2017 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS
Public Improvements			* Factors * 74X45IRR
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value J> GROUP J SITE 8K 8000 100 REDMOND ISLE BACK LOT 8
			74 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 8,000

Tax Description  
. SECS 2 & 1 T22N R8W LOT 67 REDMAN ISLE.

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	4,000	0	4,000			1,297C
2016	3,500	0	3,500			1,286C
2015	2,800	0	2,800			1,283C
2014	2,500	0	2,500			1,263C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7679 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RUPPEL JAMES H & FAYTHE B 17450 MARTINSVILLE BELLEVILLE MI 48111	MAP #:					
	2017 Est TCV 189,514 TCV/TFA: 184.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
. SEC 2 T22N R8W LOT 1 REDMAN'S MISSAUKEE LAKE PLAT.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	143.00	1.0000 1.0000	1800 100		108,000
			60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 108,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 4in Concrete	3.35	1.00	280	25	235	
			Total Estimated Land Improvements True Cash Value = 235						

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

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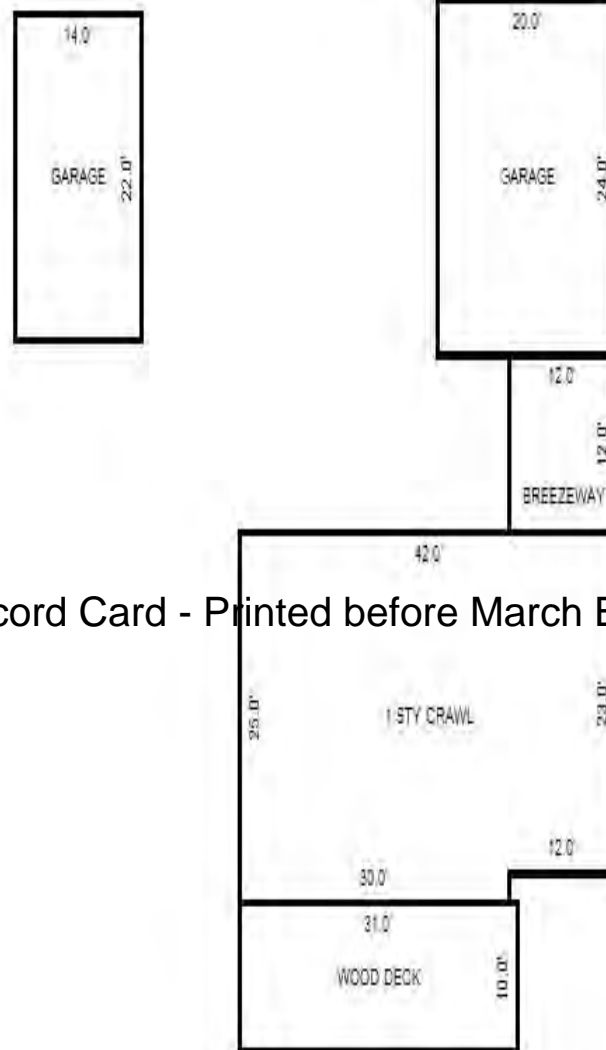
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What	2017	54,000	40,800	94,800	86,032C
TPC 02/20/2012 INSPECTED			2016	54,000	40,500	94,500	85,265C
TPC 10/10/2011 INSPECTED			2015	54,000	38,400	92,400	85,010C
			2014	55,500	32,400	87,900	83,672C

\*\*\* 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 310 144	Type Treated Wood Brzwy, FW	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 59.04 -8.70 0.00			Class: CD Effec. Age: 45 Floor Area: 1026 Total Base Cost: 79,323 Total Base New : 109,466 Total Depr Cost: 60,206 Estimated T.C.V: 81,279			CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1965	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 630.00			Size 1		Cost 630	
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			Public Sewer 1025.00			Size 1		Cost 1,025	
Room List		(5) Floors Kitchen: Other: Other:		Basement 1st Floor 2nd Floor 2 Bedrooms			No. of Elec. Outlets Many X Ave. Few			Public Sewer 1025.00			Size 1		Cost 1,575	
(1) Exterior		X Tile		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance 1415.00			Size 1		Cost 1,415	
X	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement 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			Treated Wood,Standard 6.32			Size 310		Cost 1,959	
X	Insulation			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Frame Wall,Finished 27.25			Size 144		Cost 3,924	
(2) Windows		Many Avg. X Large Avg. X Small					Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 20.05 Mechanical Doors 350.00			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 22.15 Mechanical Doors 350.00			Size 308		Cost 6,822	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 =			Depr.Cost = 60,206			Size 1		Cost 350	
(3) Roof							Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 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.
PRAY JOSEPH	PRAY JOSEPH E TRUST	0	02/03/2011	WD	WARRANTY DEED	2011-00889	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PRAY JOSEPH E TRUST 405 W SEMINARY CHARLOTTE MI 48813	MAP #:					
	2017 Est TCV 108,000					

Improved	X	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	144.00	1.0000	1.0000	1800 100	108,000
			60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =						108,000

Tax Description  
. SEC 2 T22N R8W LOT 2 REDMAN'S MISSAUKEE LAKE PLAT.

Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	0	54,000			35,227C
2016	54,000	0	54,000			34,913C
2015	54,000	0	54,000			34,809C
2014	55,500	0	55,500			34,261C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7659 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PRAY JOSEPH TRUST 405 W SEMINARY CHARLOTTE MI 48813	MAP #:					
	2017 Est TCV 185,463 TCV/TFA: 171.72					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 3 REDMAN'S MISSAUKEE LAKE PLAT.	X	Dirt Road		GROUP A 1800	60.00	148.00	1.0000	1.0000	1800	100	108,000
		Gravel Road		60 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 108,000							
Comments/Influences	X	Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value		
		Water		D/W/P: 3.5 Concrete	3.20	1.00	396	50	634		
	X	Sewer		D/W/P: Patio Blocks	7.45	1.00	48	71	254		
	X	Electric		Total Estimated Land Improvements True Cash Value = 887							
	X	Gas									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2017	54,000	38,700	92,700			67,304C
	Low	High							
X	Landscaped	Swamp	2016	54,000	35,700	89,700			66,704C
	Wooded	Pond							
X	Waterfront	Ravine	2015	54,000	35,200	89,200			66,505C
	Wetland	Flood Plain							
Who When What			2014	55,500	30,900	86,400			65,458C

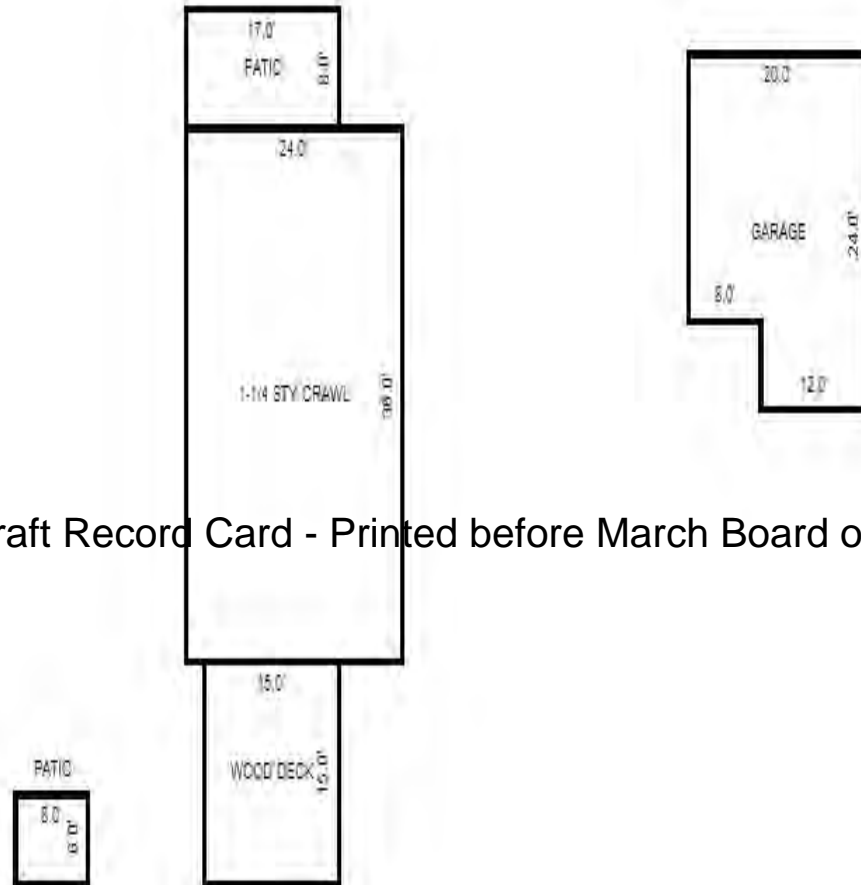
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built: 1963			
	Wood				Coal	Steam	Cook Top		Interior 2 Story		225			Treated Wood	Car Capacity:		
X	Town Home Duplex A-Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water			X	Dishwasher	X		Exterior 1 Story				Class: CD	
	Wood Frame				Drywall	Plaster	Electric Baseboard		Garbage Disposal		Exterior 2 Story	Exterior: Siding					
Building Style: 1.25S		Trim & Decoration		Electric Ceil. Radiant Radiant (in-floor) Electric Wall Heat			Hot Tub			Prefab 1 Story		Common Wall: Detache		Foundation: 18 Inch			
Yr Built	Remodeled	Ex	Ord	X	Min	Space Heater			Unvented Hood			Heat Circulator		Finished ?:			
1963	0	Lg	X	Ord		Wall/Floor Furnace			Vented Hood			Raised Hearth		Auto. Doors: 0			
Condition for Age: Average		Doors	Solid	X	H.C.	Forced Heat & Cool Heat Pump			Jacuzzi Tub			Wood Stove		Mech. Doors: 0			
Room List		(5) Floors		Central Air Wood Furnace			Microwave			Class: Fair		Floor Area: 1080		CntyMult		Storage Area: 0	
	Basement	Kitchen:		(12) Electric			Standard Range			Effec. Age: 25		Total Base Cost: 52,848		X 1.380		No Conc. Floor: 0	
	1st Floor	Other:		100 Amps Service			Self Clean Range			Total Base New : 72,930		Total Base Cost: 52,848		X 1.380		Bsmnt Garage:	
	2nd Floor	Other:		No Heating/Cooling			Sauna			Total Depr Cost: 54,697		Total Base New : 72,930		E.C.F.		Carport Area:	
	3 Bedrooms	(6) Ceilings		No./Qual. of Fixtures			Security System			Estimated T.C.V: 76,576		Total Depr Cost: 54,697		X 1.400		Roof:	
(1) Exterior		(7) Excavation		(13) Plumbing			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F.		Ex.	Ord.	X	Min	1.25	Story Siding	Crawl Space	45.35	-9.11	-3.61	864	28,192		
	Insulation	Crawl: 0 S.F.		No. of Elec. Outlets			Other Additions/Adjustments			Loft, ave. floor cover & electric.		Rate		Size		Cost	
(2) Windows		Slab: 0 S.F.		Many	Ave.	X	Few	(13) Plumbing			Average Fixture(s)		1		630		
X	Many Avg. X Few	Height to Joists: 0.0		(14) Crawl Space			2 Fixture Bath			1325.00		1		1,325			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		1 3 Fixture Bath			Public Sewer			1025.00		1		1,025			
X	Double Glass Patio Doors	Conc. Block Poured Conc. Stone		1 2 Fixture Bath			Well, 100 Feet			2550.00		1		2,550			
X	Storms & Screens	Treated Wood Concrete Floor		Softener, Auto			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415	
(3) Roof		(9) Basement Finish		Solar Water Heat			Fireplace: Interior 1 Story			2900.00		1		2,900			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		No Plumbing			(16) Deck/Balcony			Treated Wood, Standard		6.65		225		1,496	
X	Asphalt Shingle	(10) Floor Support		Extra Toilet			(17) Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		19.07		432 8,238	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Separate Shower			Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,			Depr.Cost =		54,697		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		76,576	
		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water		1		Public Sewer		1	
		Lump Sum Items:		1 Water Well			1000 Gal Septic			2000 Gal Septic							

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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
7649 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WILLIAMS DONALD C & VIRGINIA M 1321 LENOX GREENS DR SUN CITY CENTER FL 33573	MAP #:					
	2017 Est TCV 287,646 TCV/TFA: 201.43					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
WILLIAMS DONALD C & VIRGINIA M 1321 LENOX GREENS DR SUN CITY CENTER FL 33573	X		* Factors *						
			GROUP A 1800	60.00	156.00	1.0000	1.0000	1800	100
			60 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 108,000						
			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						

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	89,800	143,800			130,685C
2016	54,000	86,000	140,000			129,520C
2015	54,000	81,600	135,600			129,133C
2014	55,500	71,600	127,100			127,100S

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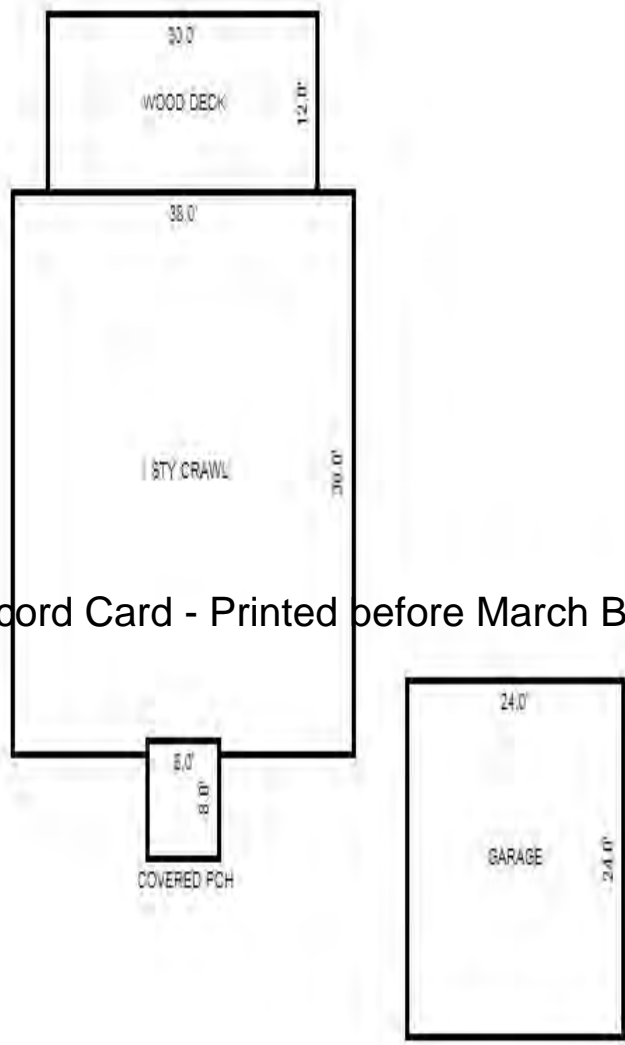
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 64 360	Type WCP (1 Story) Treated Wood	Year Built: 2003 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: 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		Ex			X	Ord		Min	Size of Closets			Lg	X	Ord		Small	
Yr Built 2003	Remodeled 0	Doors			Solid	X	H.C.	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric 200 Amps Service		
Condition for Age: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 63.24 -8.90 1.92 1428 80,339						
Room List		(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 4 Bedrooms	X Drywall		No. of Elec. Outlets			Many			X	Ave.		Few	(13) Plumbing Average Fixture(s) 760.00 3 Fixture Bath 2400.00					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(13) Plumbing			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:						
(2) Windows		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.55 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,640 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,696						
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.55 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,640 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,696						
X	Asphalt Shingle	Chimney:		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.55 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 127,640 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 178,696						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN MARY	BROWN DONALD J & MARY C H	0	06/07/2013	QC	QUIT CLAIM	2013-01994 QD		0.0
CARNEY JAMES A	BROWN MARY	0	01/02/2011	QC	RELATED PARTY	2010-4892QC	PTA	50.0
KONECKI LORETTA	BROWN MARY C (UNDIVIDED 1	1	11/24/2010	QC	QUIT CLAIM	2010-05271QC	PTA	25.0
PIERCE CHARLOTTE	BROWN MARY (UND 1/4 INT)	0	07/01/2009	QC	Not Qualified	2009/2514		25.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7639 W WHITE BIRCH AVE						
	School: LAKE CITY - 57020		Garage	06/26/2012	2012-0278	100%
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
BROWN DONALD J & MARY C 1624 GRAND AVENUE KALAMAZOO MI 49006-4419	2017 Est TCV 208,534 TCV/TFA: 171.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
. SEC 2 T22N R8W LOT 5 REDMAN'S MISSAUKEE LAKE PLAT.	X		* Factors *						
			GROUP A 1800	60.00	169.00	1.0000	1.0000	1800	100
Comments/Influences			60 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 108,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	489	50	841	
	X		Shed: Wood Frame	11.06	1.00	120	94	1,247	
	X		Total Estimated Land Improvements True Cash Value = 2,088						
	X								
	X								
	X								
	X								
	X								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	54,000	50,300	104,300			98,399C
	Rolling								
	Low								
	High								
X	Landscaped		2016	54,000	49,900	103,900			97,522C
	Swamp								
	Wooded								
	Pond								
X	Waterfront		2015	54,000	47,400	101,400			97,231C
	Ravine								
	Wetland								
	Flood Plain		2014	55,500	40,200	95,700			95,700S

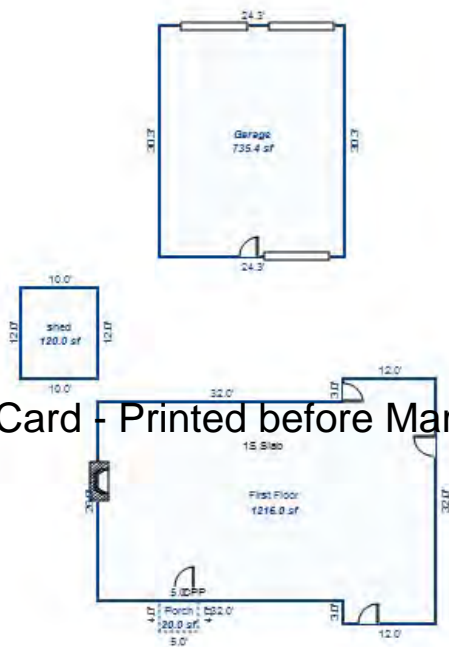
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CPP	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 3 Area: 735 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 40 Floor Area: 1216 Total Base Cost: 88,071 Total Base New : 121,538 Total Depr Cost: 72,923 Estimated T.C.V: 98,446		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost			
Yr Built 1963 GAR	Remodeled 0	Ex	Ord	X	Min	(12) Electric		1	1	1	64.89	-11.31	0.00	1216	65,153
Condition for Age: Average		Lg	X	Ord		Small	125	Amps Service	Other Additions/Adjustments		Rate		Size Cost		
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing		(14) Water/Sewer		Rate		Size Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Sewer Public Sewer 1162.00		Rate		Size Cost		
(1) Exterior	X	Tile	No. of Elec. Outlets			(13) Plumbing		(14) Water/Sewer		Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			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		Rate		Size Cost		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(15) Built-Ins & Fireplaces		Rate		Size Cost		
(2) Windows	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Rate		Size Cost			
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		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		(15) Built-Ins & Fireplaces		Rate		Size Cost		
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		(15) Built-Ins & Fireplaces		Rate		Size Cost			
X	Asphalt Shingle	Chimney: Block							(15) Built-Ins & Fireplaces		Rate		Size Cost		
<p>Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 72,923            ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 =&gt; TCV of Bldg: 1 = 98,446</p>															

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Sketch by Apex Sketch

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7629 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CARNEY JAMES A 4124 ECHO GLEN DR DALLAS TX 75244	MAP #:					
	2017 Est TCV 196,178 TCV/TFA: 217.98					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 2 T22N R8W LOT 6 REDMAN'S MISSAUKEE LAKE PLAT.	X		GROUP A 1800	62.00	169.00	0.9902	1.0000	1800	100		110,508	
Comments/Influences			62 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 110,508									
			Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete					3.20	1.00	400	50	640
			Total Estimated Land Improvements True Cash Value = 640									

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	55,300	42,800	98,100			91,277C
2016	55,300	39,600	94,900			90,463C
2015	54,900	38,900	93,800			90,193C
2014	56,400	34,200	90,600			88,773C

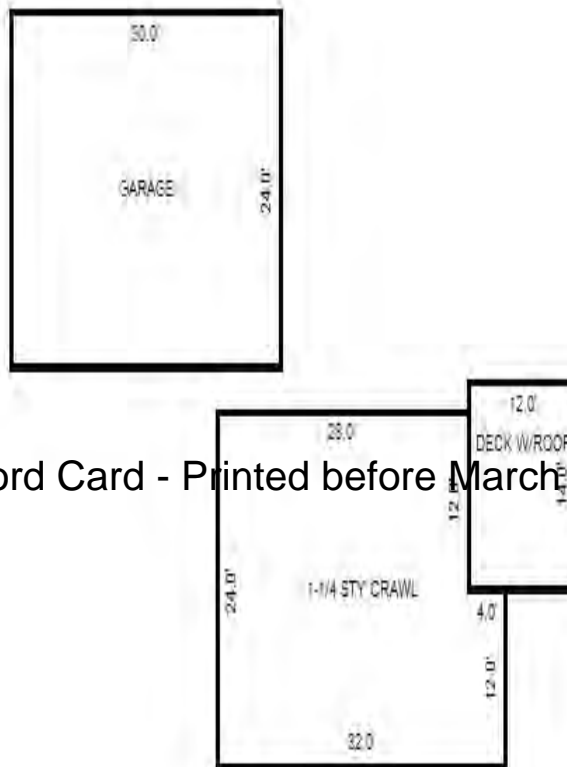
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168	Type Pine	Year Built: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1968	Remodeled 0	Ex	Ord	X	Min												
Condition for Age: Average		Lg	Ord	X	Small												
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		125 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1.25	Story Siding	Crawl Space	74.11	-9.56	-0.27	720	46,282		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Rate		Size	Cost			
X	(2) Windows	Many Avg.	X	Large Avg.				(13) Plumbing	Average Fixture(s)		630.00		1	630			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement		(13) Plumbing			(14) Water/Sewer		Public Sewer		1025.00		1	1,025			
X	(3) Roof	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1	1,415	
	Gable Hip Flat	X	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer		(16) Deck/Balcony		Pine w/Roof, Standard		16.55		168	2,780	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(14) Water/Sewer		(17) Garages		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		720		11,016
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good= 68/100/100/100/68.0,		Depr.Cost =		60,736		ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =		85,030
		Lump Sum Items:															

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7619 W WHITE BIRCH AVE						
	School: LAKE CITY - 57020					
	P.R.E. 100% 08/03/2015					
Owner's Name/Address	MAP #:					
COOK LINDA L & HARTMANN JEROME J 7619 W WHITE BIRCH AVE LAKE CITY MI 49651	2017 Est TCV 216,422 TCV/TFA: 170.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SEC 2 T22N R8W LOT 7 REDMAN'S MISSAUKEE LAKE PLAT.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	62.00	198.00	0.9902	1.0000	1800 100		110,508
			62 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =							110,508

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
NEGATIVE MISC ADJ IS FOR PARTIAL BASEMENT - RAY		Dirt Road						
		Gravel Road						
	X	Paved Road						
		Storm Sewer						
		Sidewalk						
		Water	3.20	1.00	442	0	0	
	X	Sewer						
	X	Electric						
	X	Gas	1000.00	1.00	0.5	95	475	
		Curb	Total Estimated Land Improvements True				Cash Value =	475

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2017	55,300	52,900	108,200			106,954C
		Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/19/2014	INSPECTED	2016	55,300	50,700	106,000			106,000S
TPC	03/03/2012	INSPECTED	2015	54,900	49,900	104,800			84,080C
TPC	02/20/2012	INSPECTED	2014	56,400	47,200	103,600			82,756C



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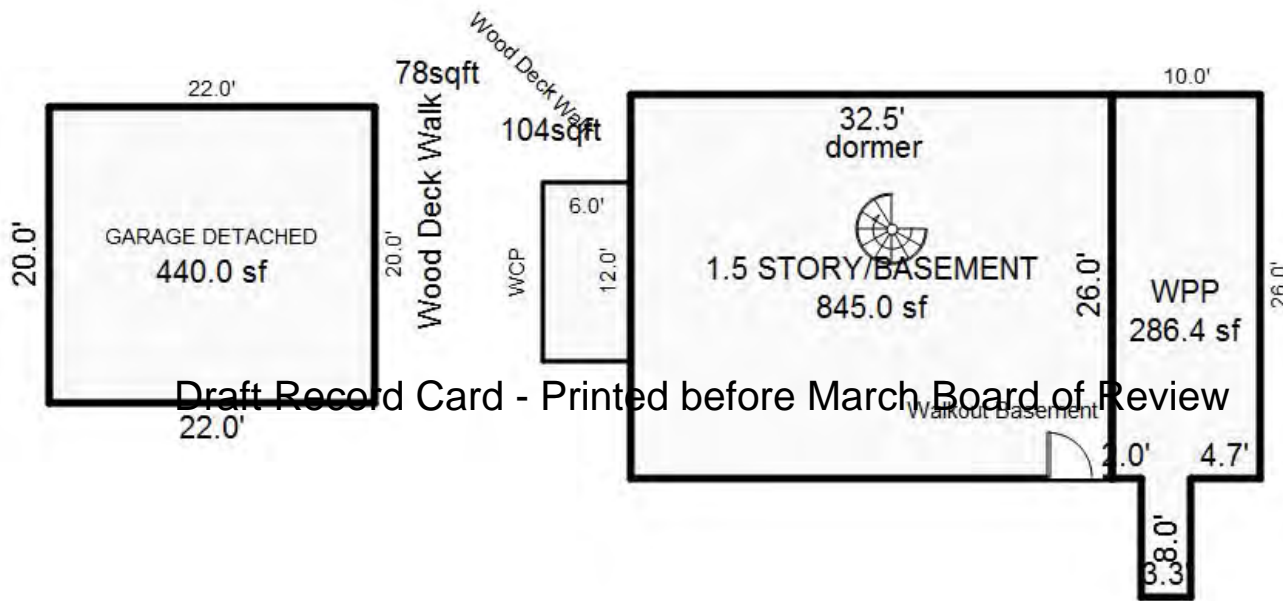
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 72 286 78 104	Type WCP (1 Story) WPP Treated Wood Treated Wood	Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: CD Effec. Age: 40 Floor Area: 1268 Total Base Cost: 94,328 Total Base New : 130,172 Total Depr Cost: 78,103 Estimated T.C.V: 105,439		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1972	Remodeled 0	Ex X Ord Min		(12) Electric			Other Additions/Adjustments			Rate		Rate		Size Cost		
Condition for Age: Average		Lg Ord X Small		125 Amps Service			Walk out Basement Door(s)			700.00		700.00		1 700		
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		630.00		1 630		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			3 Fixture Bath			1975.00		1 1,975				
(1) Exterior		X Tile		No. of Elec. Outlets			Public Sewer			1025.00		1 1,025				
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			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		(13) Plumbing			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1 1,415		
(2) Windows		X Large Avg. Small		3 Fixture Bath			Fireplace: Interior 2 Story			3425.00		1 3,425				
X	Many Avg. Few			2 2 Fixture Bath			Fireplace: Wood Stove			1125.00		1 1,125				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Softener, Auto 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		31.00		72 2,232		
(3) Roof				(8) Basement			(16) Deck/Balcony			WPP, Standard		9.04		286 2,585		
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish			(16) Deck/Balcony			Treated Wood, Standard		8.52		78 665		
X	Asphalt Shingle			1 Walkout Doors No Floor SF			(17) Garages			Treated Wood, Standard		7.88		104 820		
	Chimney: Block			(10) Floor Support			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		18.90		440 8,316		
				Joists: Unsupported Len: Cntr.Sup:			Mechanical Doors			350.00		1 350				
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 78,103 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.350 => TCV of Bldg: 1 = 105,439									

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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.
HASKE KRAIG J & ANGELA J	BOHAC ANTHONY G & PAGGY A	234,000	11/17/2016	WD	Arms Length	2016-03797	PTA	100.0
ROLES FRANKE E & KAREN A	HASKE KRAIG J & ANGELA J	214,000	03/30/2012	WD	WARRANTY DEED	2012-00932	PTA	100.0
LAZA STEPHEN U	LAZA STEPHEN U ESTATE OF	0	10/22/2011	CD	CERTIFICATE OF DEATH	LETTER: KAREN	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7609 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BOHAC ANTHONY G & PAGGY A 3107 W JUDDVILLE RD OWOSSO MI 48867	MAP #:					
	2017 Est TCV 223,097 TCV/TFA: 221.33					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 8 REDMAN'S MISSAUKEE LAKE PLAT.	X			GROUP A 1800	60.00	206.00	1.0000	1.0000	1800	100		108,000
Comments/Influences				60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 108,000								
				Land Improvement Cost Estimates								
				Description	Rate	County	Mult.	Size	%Good	Cash	Value	
				Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water	3.44	1.00		560	0		0	
				Sewer	8.13	1.00		384	0		0	
				Electric	21.31	1.00		240	0		0	
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				Residential Local Cost Land Improvements								
				Description	Rate	County	Mult.	Size	%Good	Cash	Value	
				TPC IMPSFF 250	250.00	1.00		1.0	95		2,375	
				Total Estimated Land Improvements True Cash Value = 2,375								

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Topography of Site	
X	Level
	Rolling
	Low
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	54,000	57,500	111,500			111,500S
2016	54,000	55,500	109,500			103,840C
2015	54,000	52,800	106,800			103,530C
2014	55,500	46,400	101,900			101,900S

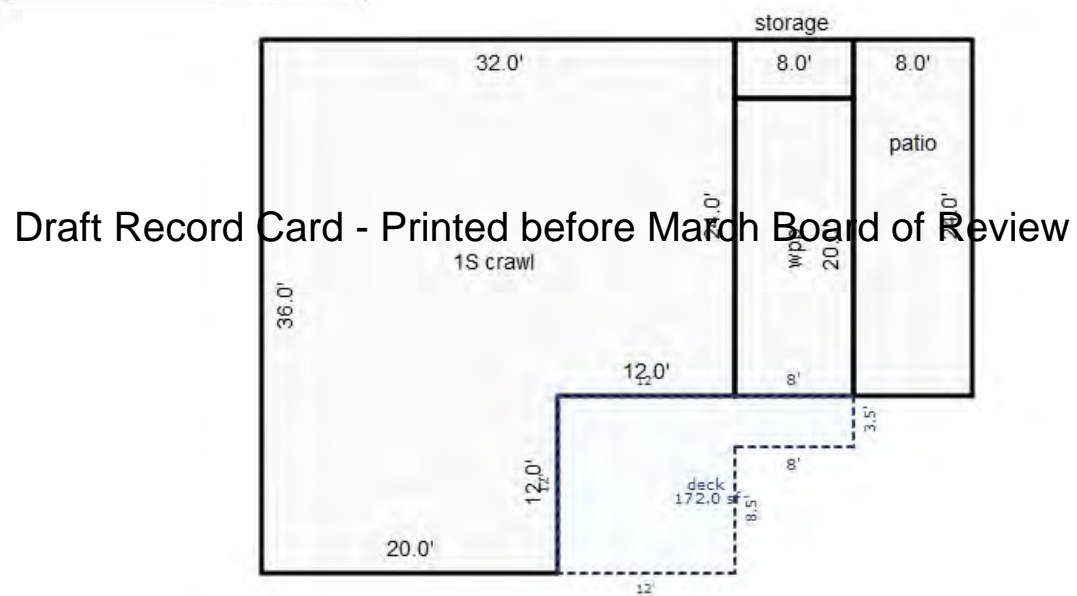
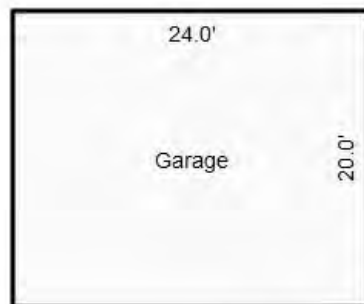
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 192 172	Type WPP Treated Wood	Year Built: 1964 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	Drywall X Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace								
Building Style: 1S		Trim & Decoration													
Yr Built 1964		Remodeled 1980		Ex X Ord Min			Size of Closets								
Condition for Age: Average		Lg Ord X Small		Doors Solid X H.C.											
Room List		(5) Floors													
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric			200 Amps Service								
(1) Exterior		X Tile		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 70.47 -10.25 -0.28		1008 60,420			
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 Sewer 1162.00 Public Sewer 2,700			
X	Many Avg. X Large Avg. X Small	(8) Basement								(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 Fireplace: Exterior 1 Story 3875.00		1 1,915 1 3,875	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								(16) Porches		WPP, Standard 10.86		192 2,085	
(2) Windows		(9) Basement Finish								(16) Deck/Balcony		Treated Wood,Standard 7.32		172 1,259	
X	Gable Hip Flat	Gambrel Mansard Shed								(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 18.95 Automatic Doors 375.00		480 9,096 1 375	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF								Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 25.85 Common Wall: 1/2 Wall -525.00		32 827 1 -525			
(3) Roof		(10) Floor Support								Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,095 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 112,722					
X	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:													
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													

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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEGRIST MICHAEL E & MARG	RINK JEFFREY A TRUST	230,000	08/18/2016	WD	Arms Length	2016-02784	PTA	100.0
		229,900	06/01/2002	WD	Download	02-0:2615		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
7599 W WHITE BIRCH AVE	School: LAKE CITY - 57020									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
RINK JEFFREY A TRUST 4407 DEVONSHIRE DR TROY MI 48098	2017 Est TCV 221,743 TCV/TFA: 219.98									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS							
. SEC 2 T22N R8W LOT 9 REDMAN'S MISSAUKEE LAKE PLAT.	Public Improvements		* Factors *							
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
	X	Gravel Road	GROUP A 1800	60.00	207.00	1.0000 1.0000	1800 100	108,000		
	X	Paved Road	60 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =	108,000		
	X	Storm Sewer	Land Improvement Cost Estimates							
	X	Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Water	D/W/P: 3.5 Concrete	3.44	1.00	496	0	0		
	X	Sewer	Fencing: Wd, Solid, 6 ft.	16.41	1.00	16	94	247		
	X	Electric	Dock: Light posts	21.31	1.00	390	0	0		
	X	Gas	Residential Local Cost Land Improvements							
	X	Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Street Lights	Standard Utilities	250.00	1.00	1.0	95	2,375		
	X	Standard Utilities	Total Estimated Land Improvements True		Cash Value = 2,622					
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	54,000	56,900	110,900			110,900S
	TPC 11/05/2013	INSPECTED		2016	54,000	54,900	108,900			103,331C
	TPC 10/10/2011	INSPECTED		2015	54,000	52,100	106,100			103,022C
				2014	55,500	45,900	101,400			101,400S

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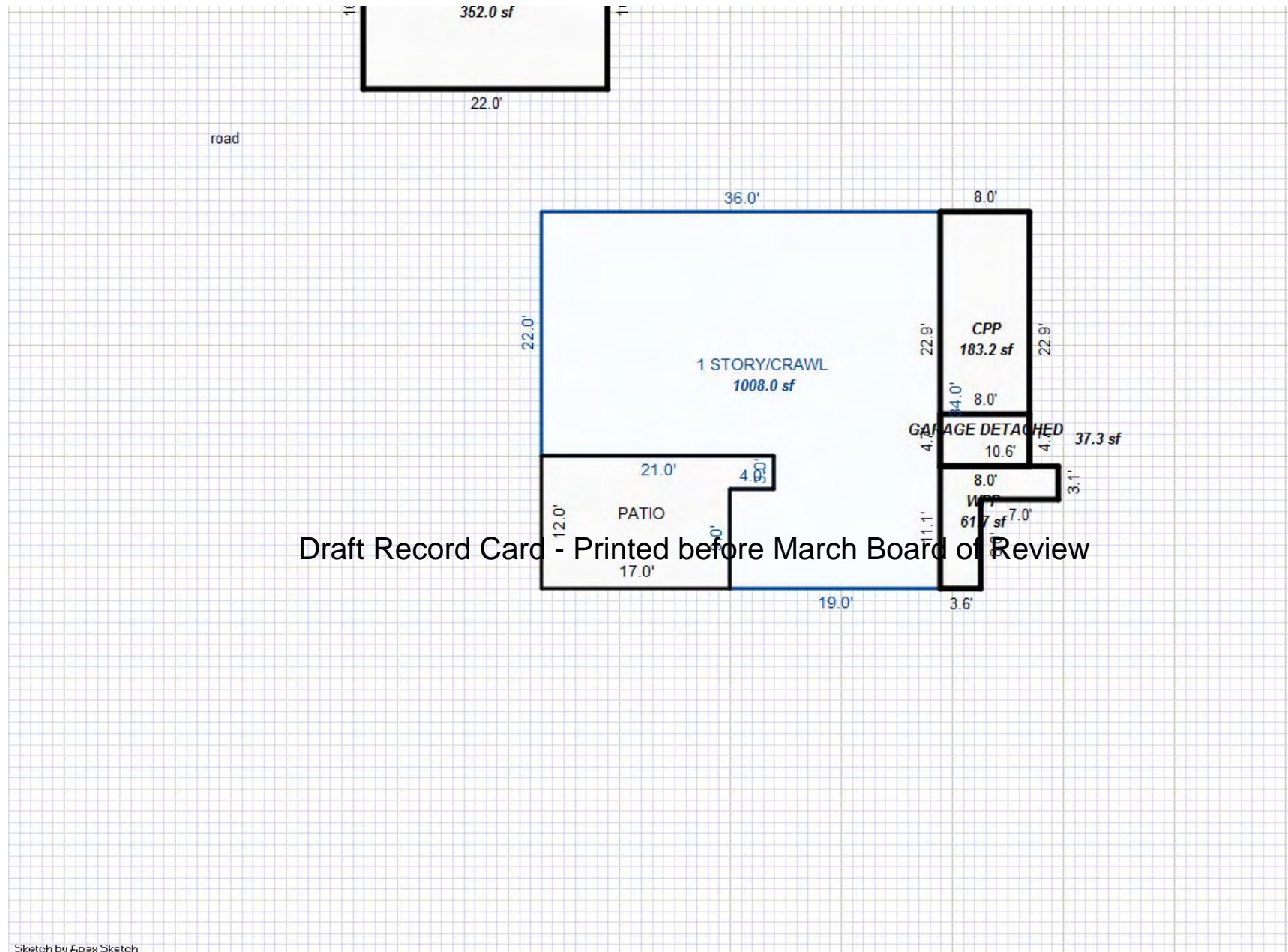
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 183 61	Type CPP WPP	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior 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 1966	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													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Crawl Space			Rate Bsmnt-Adj Heat-Adj 70.47 -10.25 0.00		Size Cost 1008 60,702			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) Public Sewer Water/Sewer			Rate 760.00		Size Cost 1 760			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					(14) Water/Sewer Public Sewer Water/Sewer			1162.00		1 1,162 1 2,700			
(2) Windows		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story			1915.00 3875.00		1 1,915 1 3,875			
X	Many Avg. X Large Avg. Small						(16) Porches CPP, Standard WPP, Standard			11.93 17.64		183 2,183 61 1,076			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Class:C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall			21.75 350.00 27.10 -625.00		352 7,656 1 350 37 1,003 1 -625			
X		Patio Doors Storms & Screens					(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/70.0, Depr.Cost = 79,943 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 111,121					
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed													
X	Asphalt Shingle														
Chimney:															

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Sketch by Apex Sketch

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			
7589 W WHITE BIRCH AVE	School: LAKE CITY - 57020								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
VEURINK GARY R & RUTH M LE 4951 ROSABELLE BEACH AVE Holland MI 49424	2017 Est TCV 233,129 TCV/TFA: 181.42								
	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	207.00	1.0000 1.0000	1800 100		108,000
			60 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =		108,000
Taxpayer's Name/Address			Land Improvement Cost Estimates						
VEURINK GARY R & RUTH M LE 4951 ROSABELLE BEACH AVE Holland MI 49424	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Dirt Road						
			Gravel Road						
	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
	X		D/W/P: 3.5 Concrete	3.44	1.00	192	0	0	
			Residential Local Cost Land Improvements						
Tax Description	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 2 T22N R8W LOT 10 REDMAN'S MISSAUKEE LAKE PLAT.	X		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 950						

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Standard Utilities									
Underground Utils.									
Topography of Site									
X Level									
Rolling									
Low									
X High									
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	54,000	62,600	116,600			93,161C
TPC 11/05/2013 INSPECTED			2016	54,000	60,300	114,300			92,331C
TPC 10/10/2011 INSPECTED			2015	54,000	57,300	111,300			92,055C
			2014	55,500	50,300	105,800			90,606C

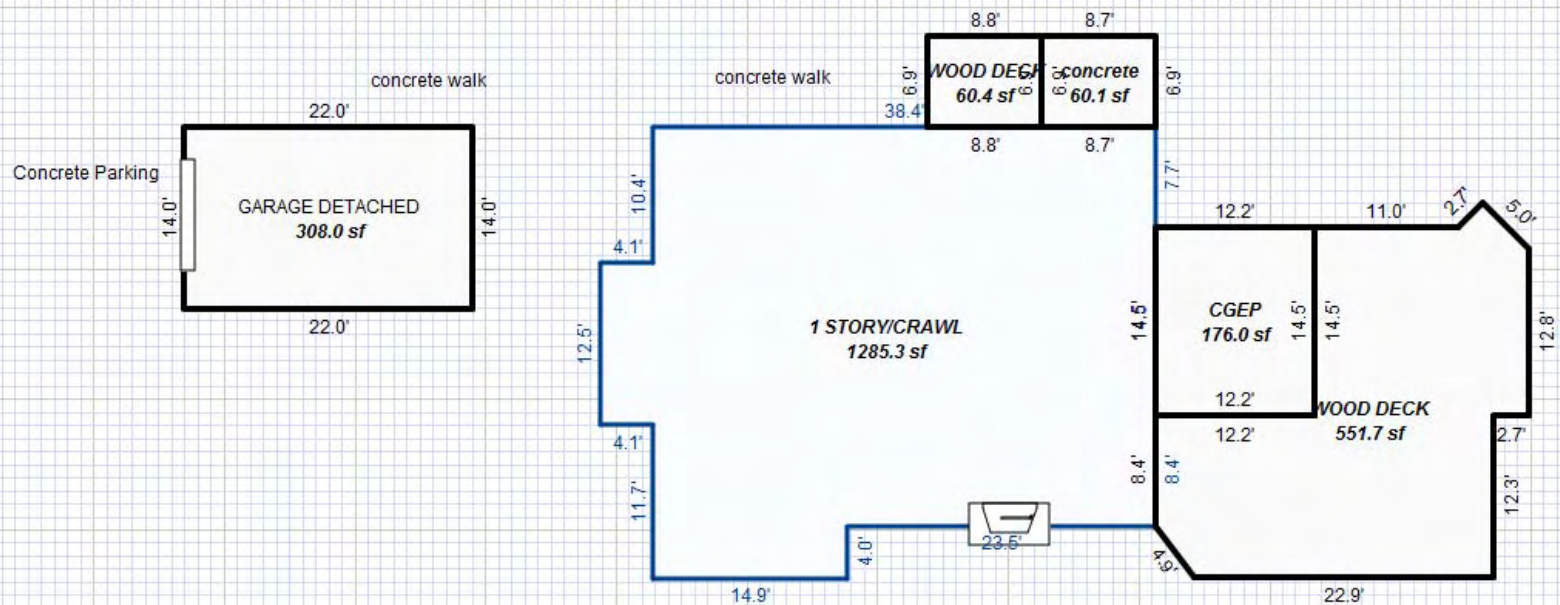
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 551 60	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 67.53 -9.61 0.00			Class: C +5 Effec. Age: 35 Floor Area: 1285 Total Base Cost: 99,596 Total Base New : 137,442 Total Depr Cost: 89,338 Estimated T.C.V: 124,179			CntyMult X 1.380 E.C.F. X 1.390		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1962	Remodeled REM 0	Size of Closets Lg Ord X Small		(12) Electric 100 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Public Sewer			Rate 760.00			Size 1		Cost 760	
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			Rate 1162.00			Size 1		Cost 1,162	
Room List		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate 2200.00			Size 1		Cost 2,200	
	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./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate 34.77			Size 176		Cost 6,120	
(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings X Tile		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate 6.15			Size 551		Cost 3,389	
X	Wood/Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(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			Rate 9.73			Size 60		Cost 584	
(2) Windows	X Many Avg. X Large Avg. X Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate 23.10			Size 308		Cost 7,115	
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		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate 350.00			Size 1		Cost 350	
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate 65/100/100/100/65.0,			Size 1		Cost 89,338	
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			Rate 1.390 => TCV of Bldg:			Size 1		Cost 124,179	
Chimney: Metal				(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												

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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.
MILLER JUDITH A TRUST		0	07/22/2010	QC	RELATED PARTY	2010-3107QC	PTA	0.0
MILLER JUDITH A	MILLER JUDITH A TRUST	0	10/13/2004	QC	Not Qualified	04-0/4398		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7579 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MILLER JUDITH A TRUST 200 FOUR SEASONS DR LAKE ORION MI 48360	MAP #:					
	2017 Est TCV 326,089 TCV/TFA: 129.61					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 11 REDMAN'S MISSAUKEE LAKE PLAT.	X			GROUP A 1800	60.00	204.00	1.0000	1.0000	1800	100		108,000
Comments/Influences				60 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 108,000								
AADD'N FOR 99..COMP FOR 00 22X24 GRG FOR 02	X			Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Residential Local Cost Land Improvements								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500			
				Total Estimated Land Improvements True Cash Value = 2,500								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	54,000	109,000	163,000			136,235C
	Rolling		2016	54,000	100,600	154,600			135,020C
	Low		2015	54,000	99,200	153,200			134,617C
	High		2014	55,500	87,100	142,600			132,498C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC 11/05/2013	INSPECTED								
TPC 03/03/2012	INSPECTED								
TPC 10/10/2011	INSPECTED								

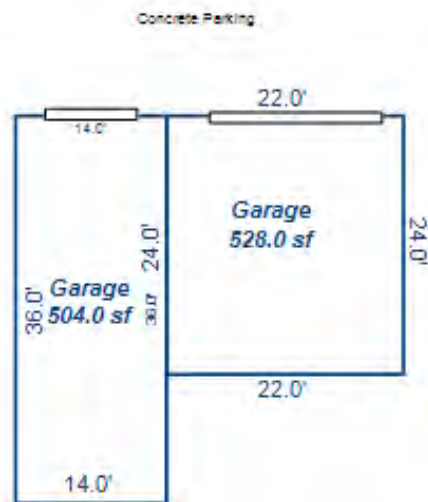
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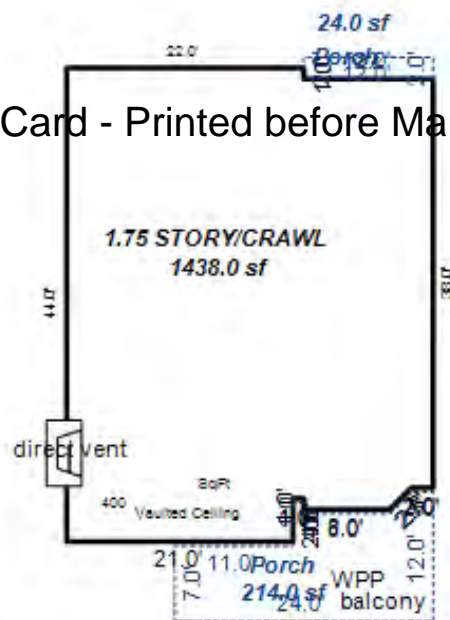
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 24 214 32	Type WCP (1 Story) WPP Wood Balcony	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1.75S		Trim & Decoration													
Yr Built Remodeled 1973 1998		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		X Tile		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1.75 Story Siding Crawl Space 96.29 -9.32 0.00 1438 125,063								
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 (14) Water/Sewer Public Sewer			Rate 760.00 2400.00		Size 1 1		Cost 760 2,400	
X	Insulation	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			(14) Water/Sewer Well, 50 Feet (15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Direct-Vented Gas			Rate 1575.00 1915.00 1200.00		Size 1 1		Cost 1,162 1,575	
X	Many Avg. X Large Avg. X Small	(8) Basement					(16) Porches WCP (1 Story), Standard WPP, Standard (16) Deck/Balcony Wood Balcony, Roof (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Automatic Doors Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			Rate 54.24 10.43 23.00 20.45 375.00 18.25 375.00		Size 24 214 32 504 1 528 2		Cost 1,302 2,232 736 10,307 375 9,636 750 153,992 215,589	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF													
X	(3) Roof														
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle						Lump Sum Items:								
Chimney: Metal															

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7569 W WHITE BIRCH AVE						
	School: LAKE CITY - 57020		Garage	05/30/2008	20080212	Complete
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
JUERGENS LARRY & MARCENE 14917 NEWPORT RD CLEARWATER FL 33764	2017 Est TCV 220,771 TCV/TFA: 176.90					

Tax Description	Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
SEC 2 T22N R8W LOT 12 REDMAN'S MISSAUKEE LAKE PLAT.				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				GROUP A 1800	60.00	197.00	1.0000	1.0000	1800	100		108,000
				60 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 108,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	3.44	1.00	318	0	0			
				Dock: Light posts	21.31	1.00	320	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								
				Standard Utilities Underground Utils.								
				Topography of Site								
				Level								
				X Rolling								
				X Low								
				High								
				Landscaped								
				Swamp								
				Wooded								
				Pond								
				X Waterfront								
				Ravine								
				Wetland								
				Flood Plain								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	56,400	110,400			109,375C
2016	54,000	54,400	108,400			108,400S
2015	54,000	48,800	102,800			99,872C
2014	55,500	42,800	98,300			98,300S

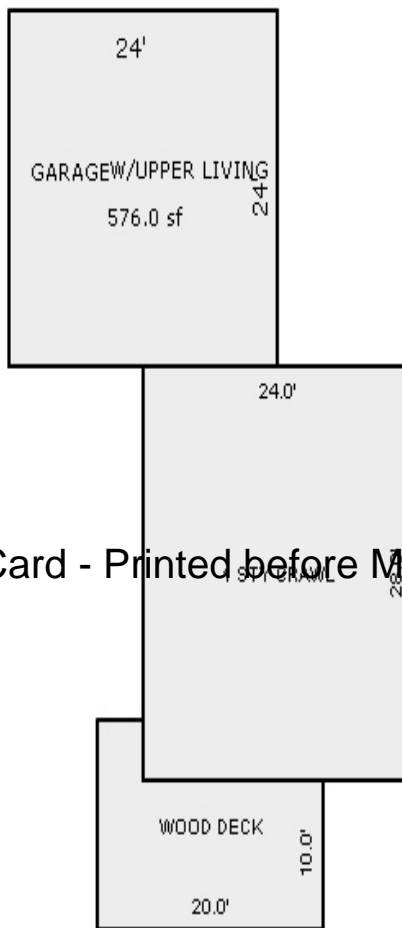
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216	Type Treated Wood	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		Drywall X Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace										
Yr Built 1962	Remodeled 2008	Ex	X Ord	Min	(12) Electric									
Condition for Age: Average		Lg	Ord	X Small	0 Amps Service									
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex.	X Ord.	Min	1	Story Siding	Crawl Space	67.86	-9.67	-0.28	672	38,916
(1) Exterior		X Tile		No. of Elec. Outlets			1	Story Siding	Overhang	37.54	0.00	0.00	576	21,623
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many	X Ave.	Few	Other Additions/Adjustments		Rate				Size Cost	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(1) Exterior		Brick Veneer		8.25		10 83	
(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			(13) Plumbing		3 Fixture Bath		2400.00		1 2,400	
X	Many Avg. Few	X	Large Avg. Small	(14) Water/Sewer			(14) Water/Sewer		Public Sewer		1162.00		1 1,162	
	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			(15) Built-Ins & Fireplaces		Well, 50 Feet		1575.00		1 1,575	
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1 1,915	
(3) Roof		(10) Floor Support		(16) Deck/Balcony			(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Finished )		Base Cost		22.65	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony		Treated Wood,Standard		6.97		216 1,506	
Chimney:		Lump Sum Items:		County Multiplier = 1.38 => Cost New = 2,078 Phy/Ab.Phy/Func/Econ/Comb.%Good= 79/100/100/100/79.0, Depr.Cost = 1,641 Total Depreciated Cost = 80,447 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 111,821										

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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.
MC PHILLIPS MICHAEL E & D	MC PHILLIPS MICHAEL & DOR	0	06/19/2001	QC	Not Qualified	06-0/2489		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7559 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MCPHILLIPS MICHAEL E & DOROTHY A MC PHILLIPS TRUST NO. 1 5198 S GARFIELD RD AUBURN MI 48611	MAP #:					
	2017 Est TCV 209,364 TCV/TFA: 162.05					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 13 REDMAN'S MISSAUKEE LAKE PLAT.	X		GROUP A 1800	60.00	192.00	1.0000	1.0000	1800	100		108,000
Comments/Influences			60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000								
			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			2017	54,000	50,700	104,700			81,434C
Rolling			2016	54,000	48,900	102,900			80,708C
Low			2015	54,000	46,400	100,400			80,467C
X High			2014	55,500	40,700	96,200			79,200C
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
TPC	03/03/2012	INSPECTED							
TPC	10/10/2011	INSPECTED							

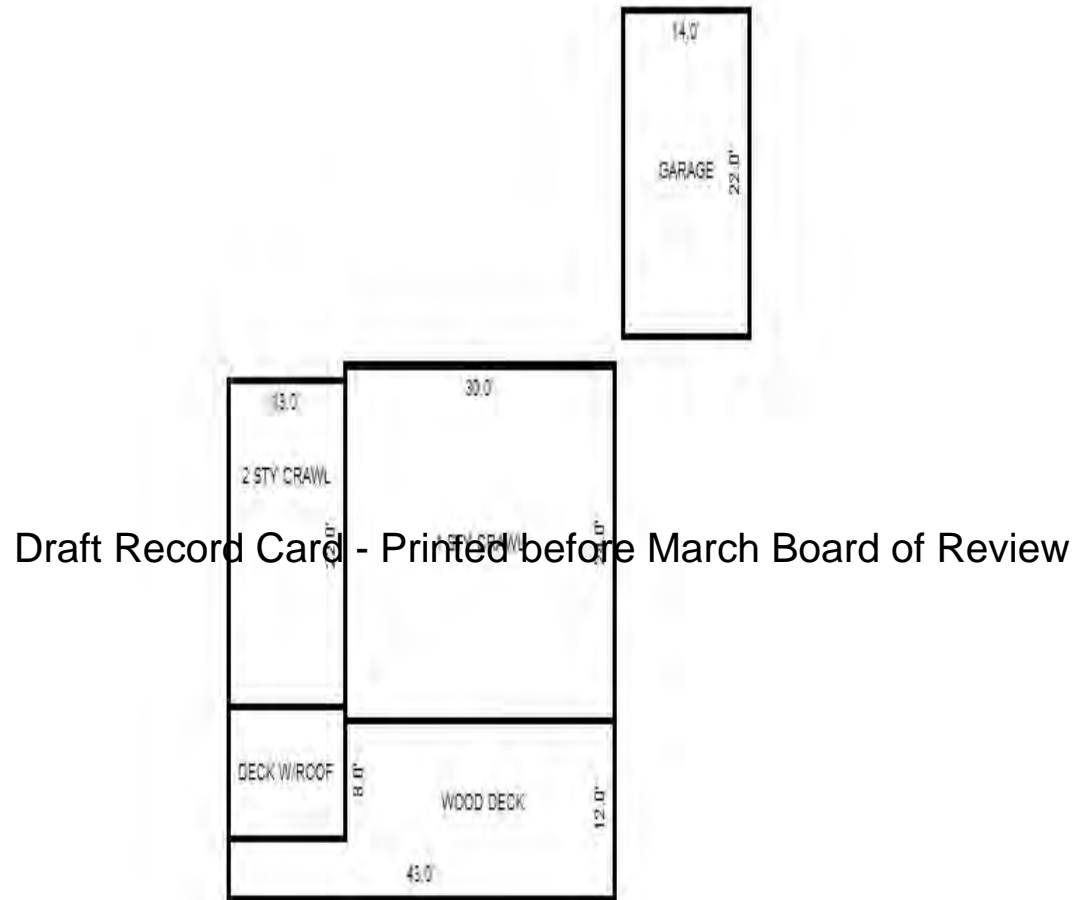
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 486 104	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X 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			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Yr Built 1962	Remodeled 1983	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			1 Story Siding Crawl Space 59.26 -8.75 0.00 720 36,367									
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			2 Story Siding Crawl Space 92.91 -8.75 0.00 286 24,070									
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Rate									
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(13) Plumbing Average Fixture(s) 630.00			(14) Water/Sewer Public Sewer									
(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		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer Public Water Public Sewer			(16) Deck/Balcony Treated Wood,Standard 6.04 Treated Wood w/Roof,Standard 21.65									
X	Many Avg. Few	X	Large Avg. Small	(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00			(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 22.15 Automatic Doors 375.00									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony Treated Wood,Standard 6.04 Treated Wood w/Roof,Standard 21.65			(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 22.15 Automatic Doors 375.00									
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 72,582 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 100,889									
X	Asphalt Shingle	Chimney: Block		Lump Sum Items:												

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Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7549 W WHITE BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LEHMAN DUANE S TRUST 1725 JUNIPER PLACE APT 101 GOSHEN IN 46526	MAP #:					
	2017 Est TCV 280,552 TCV/TFA: 142.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 14 REDMAN'S MISSAUKEE LAKE PLAT.	X		GROUP A 1800	60.00	190.00	1.0000	1.0000	1800	100		108,000
Comments/Influences			60 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 108,000								
ADD FPO 1/S FOR 07.			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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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	54,000	86,300	140,300			109,826C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2016	54,000	79,600	133,600			108,847C
TPC 03/03/2012 INSPECTED			2015	54,000	78,400	132,400			108,522C
			2014	55,500	68,800	124,300			106,813C

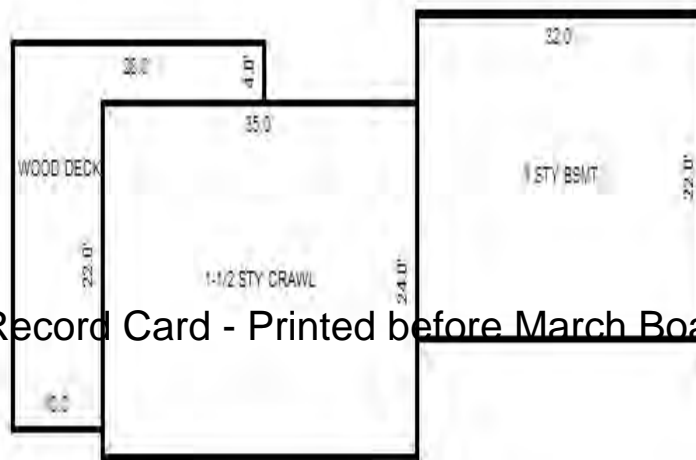
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 332	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace										
Yr Built 1974	Remodeled 1992	Ex	X Ord	Min	(12) Electric									
Condition for Age: Good		Lg	X Ord	Small	200 Amps Service									
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate	
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1.5		Story Siding		Crawl Space		75.69	
(1) Exterior		X Drywall		No. of Elec. Outlets			1		Story Siding		Basement		59.41	
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Other Additions/Adjustments				Rate		Size Cost	
Insulation		(7) Excavation		(13) Plumbing			(9) Basement Finish				Basement Living Finish		17.25	
(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							
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		(9) Basement Finish			(16) Deck/Balcony							
		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(17) Basement Garages							
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Basement Garage: 2 Car							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Publicly Depreciated Items: Square footage # 2 is depreciated at 83 %Good... County Multiplier = 1.38 => Phy/Ab.+hy/Func/Econ/Comb.%Good= 12/100/100/100/12.0, ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			1162.00 1575.00		1 1		1,162 1,575	
X	Asphalt Shingle			Lump Sum Items:			Treated Wood,Standard		6.55		332		2,175	
Chimney:							Mechanical Doors		350.00		1		350	
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost =		115,677				41,642 57,465 6,896 171,602	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZERBST RAYMOND F TRUST	CLARK KEVIN & JANE (HW)	255,000	07/13/2007	WD	Arms Length	2007/2550		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
7539 W WHITE BIRCH AVE	School: LAKE CITY - 57020								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	2017 Est TCV 205,626 TCV/TFA: 194.72								
	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP A 1800	60.00	189.00	1.0000 1.0000	1800 100		108,000
			60 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =		108,000
Taxpayer's Name/Address			Land Improvement Cost Estimates						
CLARK KEVIN & JANE 1354 HEATHER DR Holland MI 49423	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Metal Prefab	9.03	1.00	48	94	407	
			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 =	882
Tax Description	X		Standard Utilities						
. SEC 2 T22N R8W LOT 15 REDMAN'S MISSAUKEE LAKE PLAT.	X		Underground Utils.						
Comments/Influences			Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
	X		Waterfront						
			Ravine						
			Wetland						
			Flood Plain						

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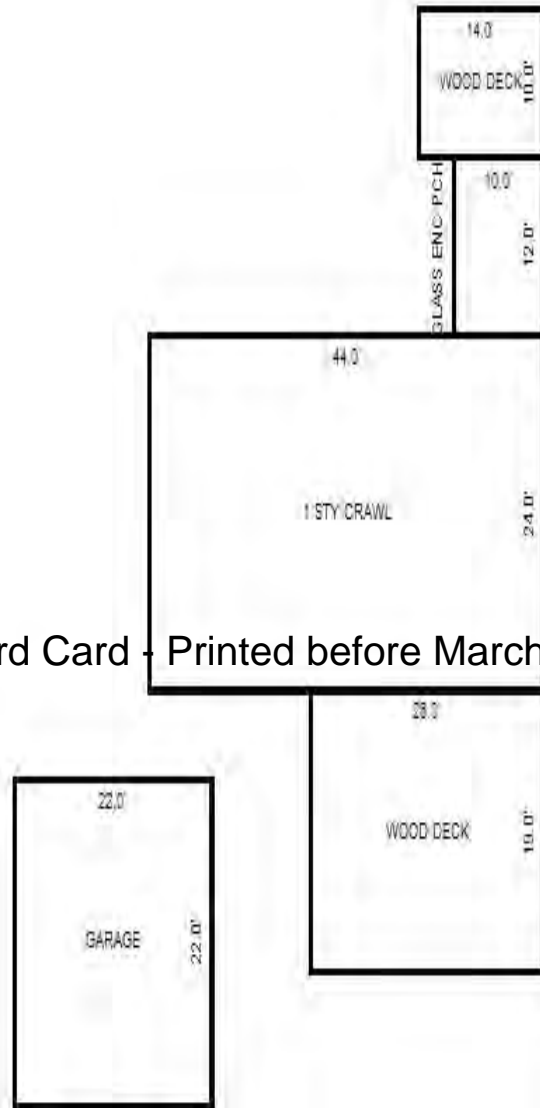
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	48,800	102,800			97,473C
2016	54,000	47,100	101,100			96,604C
2015	54,000	44,700	98,700			96,316C
2014	55,500	39,300	94,800			94,800S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 494 140	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: 1986 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: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built 1969		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 200 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Crawl Space			58.72 -8.64 0.00			1056 52,884			
X	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing									
X	Many Avg. Large Few 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			(14) Water/Sewer									
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			Appliance Allowance			1 1,415			
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			CGEP (1 Story), Standard			39.32 120 4,718			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			484 9,670			
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			19.98			1 350			
X	Chimney: Metal			Lump Sum Items:			Mechanical Doors			350.00			1 350			
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 69,600 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.390 => TCV of Bldg: 1 = 96,744																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7529 W WHITE BIRCH AVE	School: LAKE CITY - 57020		New House	08/25/2014	2014-0342	100%
Owner's Name/Address	P.R.E. 100% 06/20/2016					
HORN BRUCE L & CATHARINE G TRUST PO BOX 394 LAKE CITY MI 49651	MAP #: 2017 Est TCV 390,261 TCV/TFA: 137.13					

Tax Description	Improvements	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS																																																																																																																								
. SEC 2 T22N R8W LOT 16 REDMAN'S MISSAUKEE LAKE PLAT.	<table border="1"> <tr> <td>X</td> <td>Improved</td> <td>Vacant</td> </tr> </table>	X	Improved	Vacant	<table border="1"> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td>GROUP A 1800</td> <td>60.00</td> <td>187.00</td> <td>1.0000</td> <td>1.0000</td> <td>1800</td> <td>100</td> <td></td> <td>108,000</td> </tr> <tr> <td colspan="8">60 Actual Front Feet, 0.26 Total Acres</td> <td>Total Est. Land Value = 108,000</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1800	60.00	187.00	1.0000	1.0000	1800	100		108,000	60 Actual Front Feet, 0.26 Total Acres								Total Est. Land Value = 108,000																																																																																										
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Description	Rate	CountyMult.	Size	%Good	Cash Value																																																																																																																					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	141,100	195,100			177,022C
2016	54,000	130,200	184,200		184,200W	175,444C
2015	54,000	33,800	87,800			75,319C
2014	55,500	50,400	105,900			87,876C

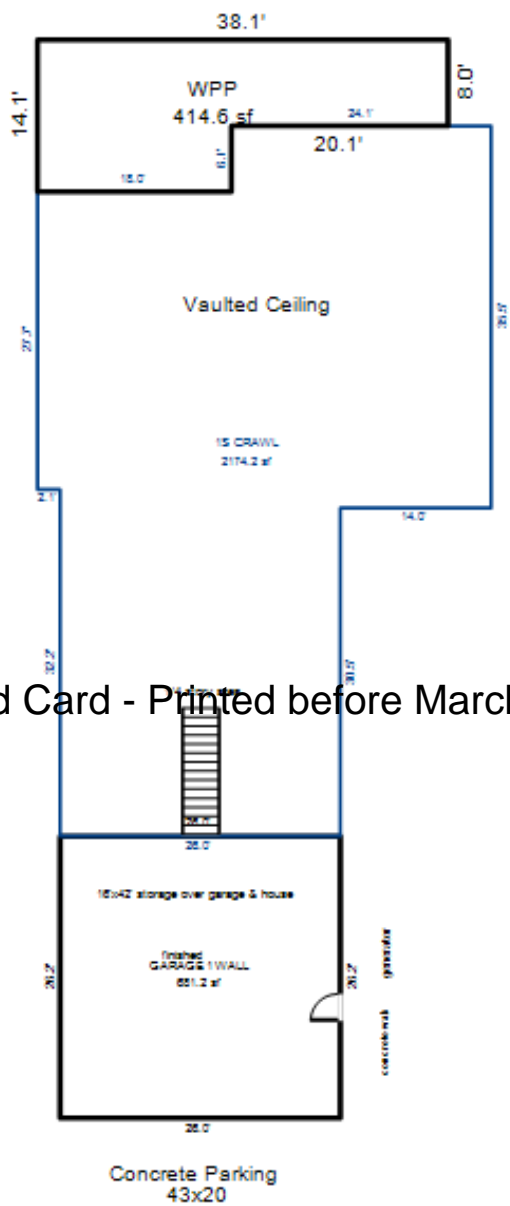
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 414 464	Type WPP Treated Wood	Year Built: 2014 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 681 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		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		Ex			X	Ord									
Yr Built 2015	Remodeled 0	Size of Closets		Lg	X	Ord											
Condition for Age: Average		Doors			Solid	X	H.C.										
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		(12) Electric			200			Amps Service							
(1) Exterior		X		Drywall		No./Qual. of Fixtures			Ex.	X	Ord.						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets			Many	X	Ave.								
(2) Windows		Many Avg. Few		X	Large Avg. Small	(13) Plumbing			2			3	Fixture Bath				
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		2			3	Fixture Bath									
(3) Roof		X		Gable Hip Flat		X	Gambrel Mansard Shed	1			2	Fixture Bath					
X	Asphalt Shingle	Chimney: Metal		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2	Fixture Bath			
				(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			1			2	Fixture Bath			
				(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1			2	Fixture Bath			
							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			2	Fixture Bath			
							Lump Sum Items:			ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)			1.400	=>	TCV of Bldg: 1	=	279,886
										Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
										1	Story Siding	Crawl Space	57.93	-7.40	0.00	2174	109,852
										1	Story Siding	Overhang	33.76	0.00	0.00	672	22,687
										Other Additions/Adjustments			Rate		Size	Cost	
										(1) Exterior							
										Stone Veneer			10.25		16	164	
										(13) Plumbing							
										All Age Groups (s)							
										3			Fixture Bath	2400.00	1	2,400	
										2			Fixture Bath	1600.00	1	1,600	
										(14) Water/Sewer							
										Public Sewer			1162.00		1	1,162	
										Well, 50 Feet			1575.00		1	1,575	
										(16) Porches							
										WPP, Standard			8.47		414	3,507	
										(16) Deck/Balcony							
										Treated Wood,Standard			6.37		464	2,956	
										(17) Garages							
										Class:BC Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost			21.41		681	14,580	
										Common Wall: 1 Wall			-1425.00		1	-1,425	
										Notes: 2014 PART OF 1979 FOUNDATION REMAINED & USED FOR 2015 REBUILD. NEW STUDS							
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =			198,493	
										Separately Depreciated Items:							
										Local Cost Items:							
										GENERATOR			1500.00		1	1,500	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,			Depr.Cost =			1,425	
										Total Depreciated Cost =						199,918	
										ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)			1.400 =>	TCV of Bldg: 1	=	279,886	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURRIER ROBERT J & LINDA	CURRIER LINDA W TRUST	0	08/30/1996	QC	Not Qualified	2008/1465		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7519 W WHITE BIRCH AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 308,547 TCV/TFA: 183.77					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 2 T22N R8W LOT 17 REDMAN'S MISSAUKEE LAKE PLAT.	X			GROUP A 1800	60.00	183.00	1.0000	1.0000	1800	100		108,000
Comments/Influences				60 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 108,000								
				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			
	X			Total Estimated Land Improvements True Cash Value = 950								

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	100,300	154,300			116,506C
2016	54,000	92,500	146,500			115,467C
2015	54,000	91,100	145,100			115,122C
2014	55,500	80,000	135,500			113,310C

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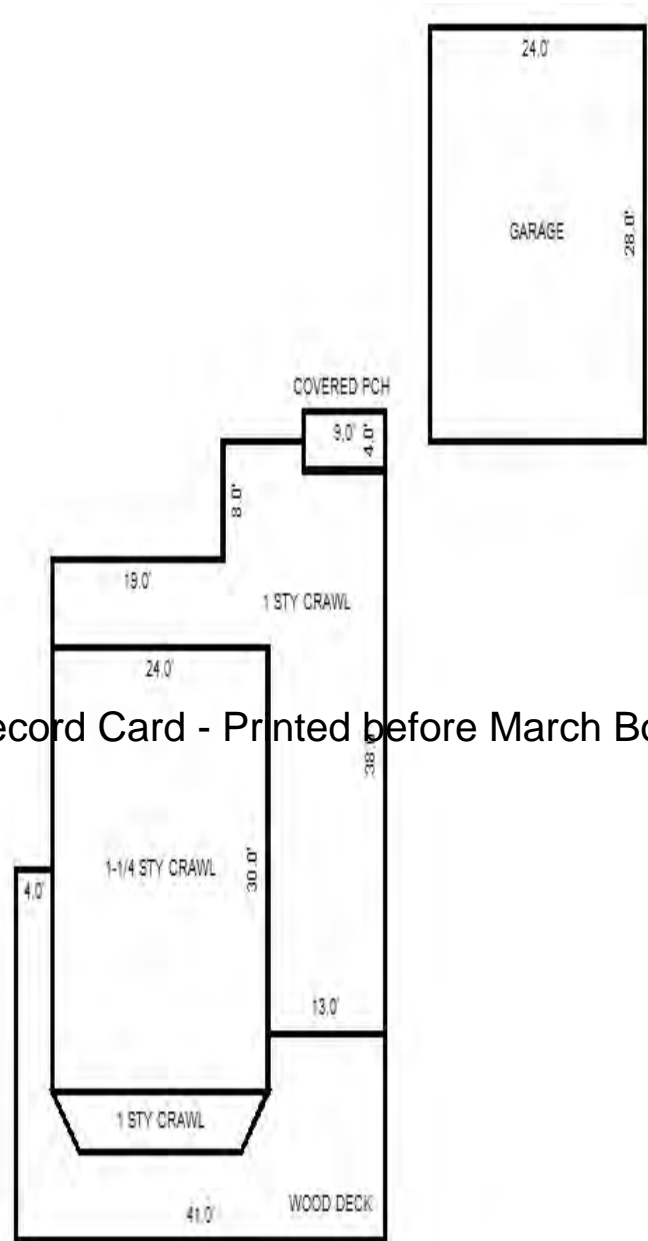
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 54 602	Type WCP (1 Story) Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.25S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +10 Effec. Age: 15 Floor Area: 1679 Total Base Cost: 126,183 Total Base New : 174,132 Total Depr Cost: 142,569 Estimated T.C.V: 199,597			CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1962	Remodeled 1996	Size of Closets Lg Ord X Small		(12) Electric 200 Amps Service			1.25 Story Siding Crawl Space 79.42 -9.66 0.00 720 50,227			Floor Area: 1679			X 1.380				
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Crawl Space 69.07 -9.66 0.00 84 4,990			Total Base Cost: 126,183			X 1.380				
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			1 Story Siding Crawl Space 69.07 -9.66 0.00 695 41,290			Total Base New : 174,132			E.C.F. X 1.400				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(13) Plumbing Average Fixture(s) 3			Other Additions/Adjustments Rate Size Cost			Total Depr Cost: 142,569			X 1.400				
(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		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.84 672 11,988 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 143,669			Estimated T.C.V: 199,597							
X	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			Separately Depreciated Items: Square footage # 1 is depreciated at 77 %Good... Base Cost Was = 50,227 County Multiplier = 1.38 => Cost New = 69,314 Phy/Ab.Phy/Func/Econ/Comb.%Good= -8/100/100/100/-8.0, Depr.Cost = -5,545			Total Base Cost: 126,183			X 1.380				
(2) Windows	Many X Large Avg. Avg. Few Small	(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			Treated Wood,Standard 6.15 602 3,702 County Multiplier = 1.38 => Cost New = 5,109 Phy/Ab.Phy/Func/Econ/Comb.%Good= 87/100/100/100/87.0, Depr.Cost = 4,445 Total Depreciated Cost = 142,569 ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 = 199,597			Total Base Cost: 126,183			X 1.380				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base Cost: 126,183			Total Base New : 174,132			X 1.400				
(3) Roof	Gable Hip Flat X Asphalt Shingle	Chimney: Block		Lump Sum Items:			Total Depreciated Cost = 142,569			Estimated T.C.V: 199,597							

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7509 W WHITE BIRCH AVE	School: LAKE CITY - 57020		REPAIR	10/21/2014	2014-0476	100%
Owner's Name/Address	P.R.E. 0%					
CARLSON ROBERT & PHYLLIS 16918 LINCOLN ST GRAND HAVEN MI 49417	MAP #:					
	2017 Est TCV 238,316 TCV/TFA: 215.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table RES 3.LAKE MISSAUKEE NORTH SHORE AREAS								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
. SEC 2 T22N R8W LOT 18 REDMAN'S MISSAUKEE LAKE PLAT.	X		GROUP A 1800	60.00	172.00	1.0000	1.0000	1800	100		108,000
Comments/Influences			60 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 108,000								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 4in Ren. Conc.	4.21	1.00	1250	0	0			
	X		Shed: Metal Prefab	8.98	1.00	96	50	431			
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		LAND IMPROVE 2500	2500.00	1.00	1.0	92	2,300			
			Total Estimated Land Improvements True Cash Value = 2,731								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	54,000	65,200	119,200			114,661C
2016	54,000	60,200	114,200			113,639C
2015	54,000	59,300	113,300			113,300S
2014	55,500	56,200	111,700			111,700S

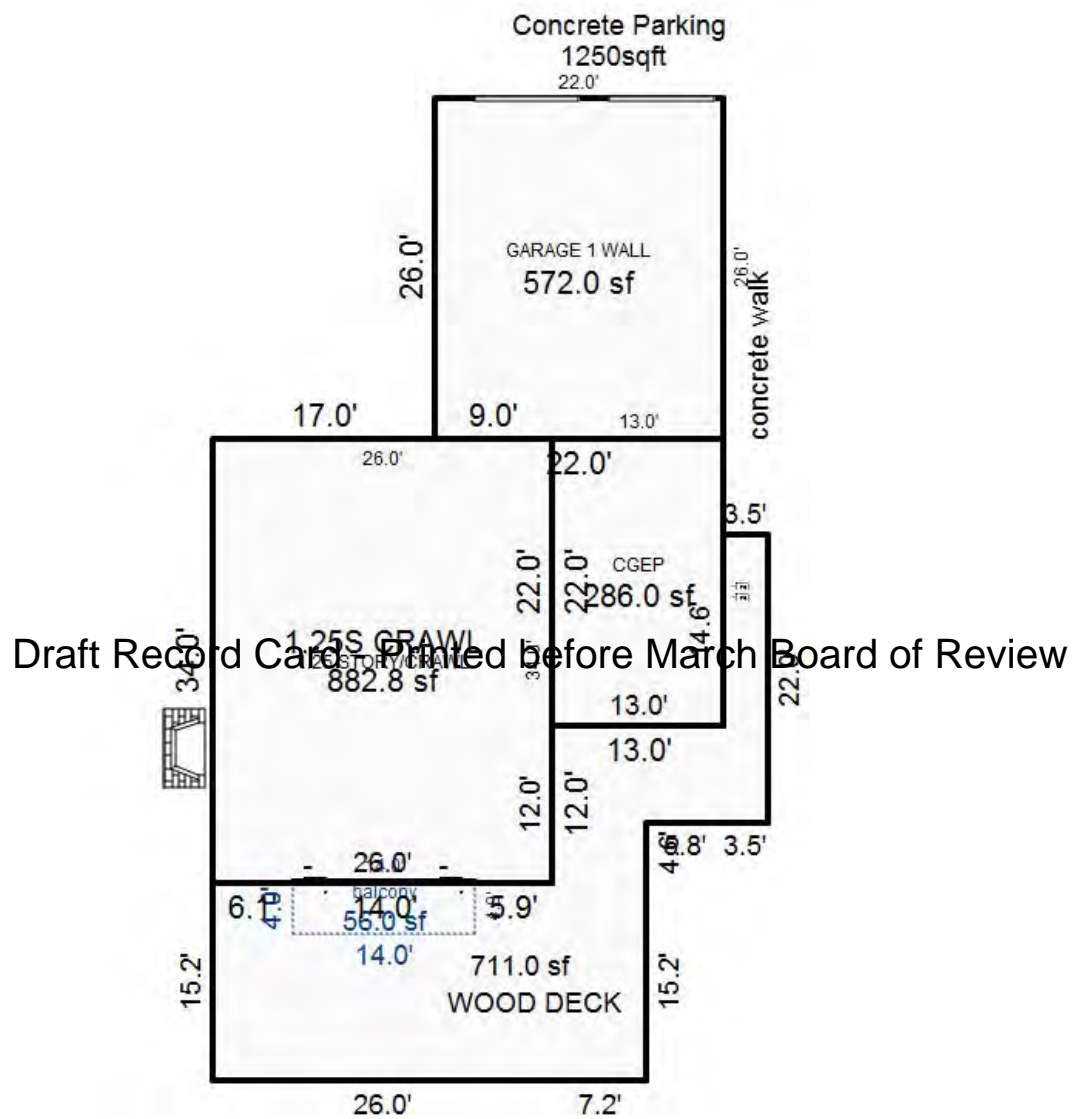
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(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				1	Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	286 711 56	WGEF (1 Story) Treated Wood Wood Balcony				
Building Style: 1.25S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +5 Effec. Age: 35 Floor Area: 1105 Total Base Cost: 101,597 Total Base New : 140,204 Total Depr Cost: 91,132 Estimated T.C.V: 127,585		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1975	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 200 Amps Service			1.25 Story Siding Crawl Space 83.18 -10.62 0.00 884 64,143			Rate		Size Cost				
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments			Rate		Size Cost				
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 2 Fixture Bath			760.00 1600.00		1 1		760 1,600		
Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2700.00		1 1		1,162 2,700		
(1) Exterior				(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story			1915.00 3875.00		1 1		1,915 3,875		
X	Wood/Shingle Aluminum/Vinyl Brick			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches WGEF (1 Story), Standard			28.16		286		8,054		
Insulation							(16) Deck/Balcony Treated Wood, Standard Wood Balcony			6.10 17.50		711 56		4,337 980		
(2) Windows							(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = ECF (4520 NORTHSHORE LAKE MISSAUKEE AREA)1.400 => TCV of Bldg: 1 =			22.72 -1300.00 375.00		572 1 1		12,996 -1,300 375 91,132 127,585		
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof																
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Brick																

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



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Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	BARTHOLOMEW FRED K & KARE	9,500	04/21/2006	PLC	Not Qualified	06-0/1424		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4766 S DICKERSON RD	School: LAKE CITY - 57020		New House	05/06/2005	20050104	Complete
Owner's Name/Address	P.R.E. 100% 09/01/2006					
BARTHOLOMEW FRED B & KAREN 4766 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 168,561 TCV/TFA: 88.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 27 T22N R8W LOT 1 RIVER WOODS ESTATES.	X		GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
Comments/Influences			163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 4,890								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500			
	X		Total Estimated Land Improvements True Cash Value = 2,500								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	2,400	81,900	84,300			71,752C
	Rolling		2016	3,300	77,000	80,300			71,112C
	Low		2015	3,300	67,600	70,900			70,900S
	High		2014	5,700	67,800	73,500			73,500S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2017	2,400	81,900	84,300			71,752C
TPC 05/18/2015 INSPECTED			2016	3,300	77,000	80,300			71,112C
			2015	3,300	67,600	70,900			70,900S
			2014	5,700	67,800	73,500			73,500S

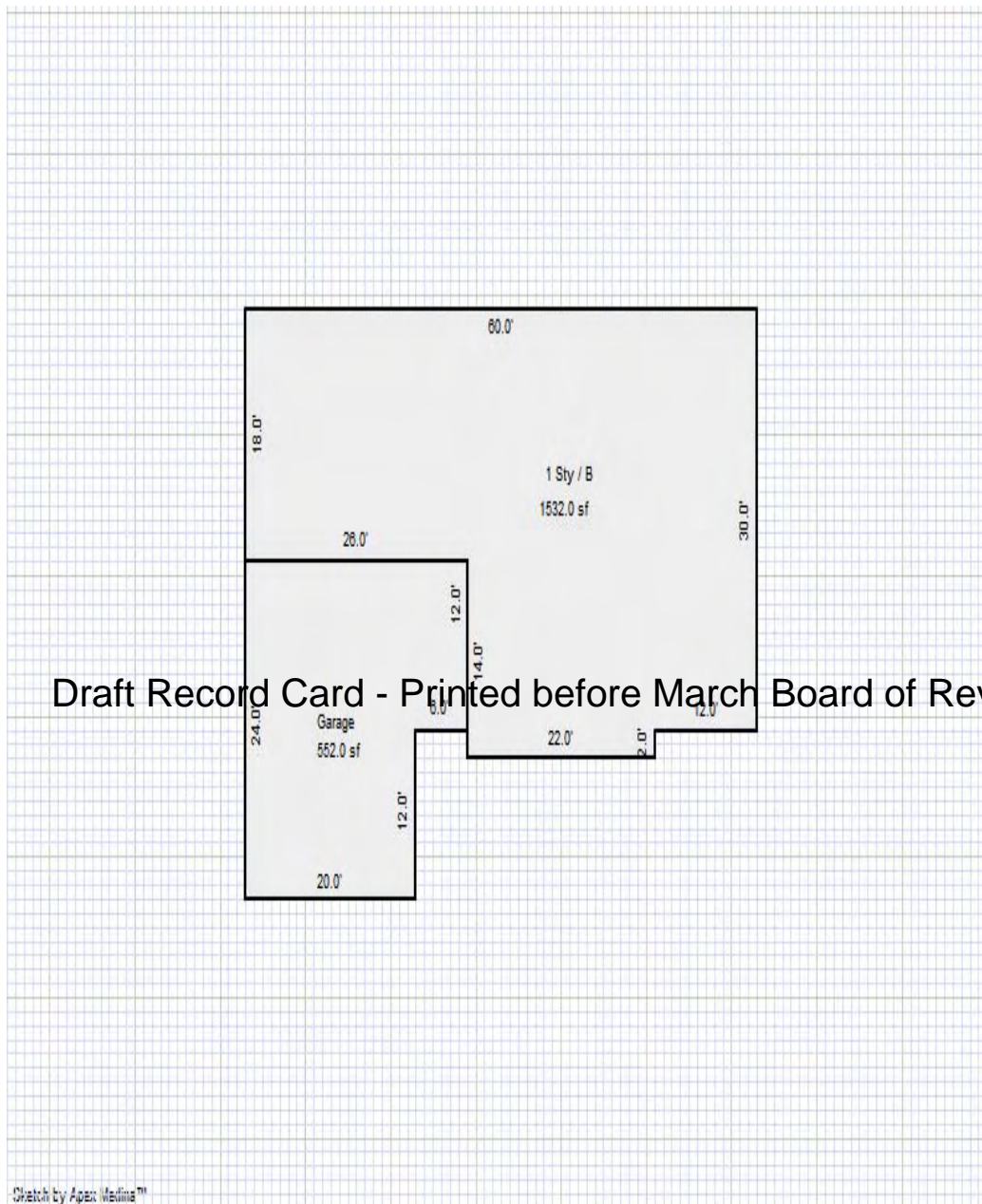
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 48	Type WCP (1 Story)	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 552 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Yr Built Remodeled 2005 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			0 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										1.25 Story Siding Basement			72.00 0.00 2.42		1532 114,011	
Insulation				No. of Elec. Outlets			Many X Ave. Few			Other Additions/Adjustments			Rate		Size Cost	
(2) Windows				(7) Excavation			(13) Plumbing			(14) Water/Sewer						
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 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 1000 Gal Septic			3 Fixture Bath 2400.00		1 760 1 2,400	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide				(8) Basement						(15) Built-Ins & Fireplaces						
X Casement X Double Glass X Patio Doors X Storms & Screens										Appliance Allowance			1915.00		1 1,915	
(3) Roof				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						(16) Porches			WCP (1 Story), Standard		38.16 48 1,832	
X Gable X Hip X Flat		X Gambrel X Mansard X Shed		(9) Basement Finish						(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			
X Asphalt Shingle				Recreation SF Living SF Walkout Doors No Floor SF						Base Cost			19.60		552 10,819	
Chimney:										Common Wall: 1 Wall			-1300.00		1 -1,300	
										Automatic Doors			375.00		1 375	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =		169,654	
										ECF (409 - RURAL SUBS)			0.950 => TCV of Bldg: 1 =		161,171	
										(14) Water/Sewer						
				(10) Floor Support			Public Water Public Sewer Water Well									
				Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic									
							Lump Sum Items:									

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SILER BRADLEY S & SARAH JEAN 7476 15 MILE RD MARION MI 49665	MAP #:					
	2017 Est TCV 4,890					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 27 T22N R8W LOT 2 RIVER WOODS ESTATES.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	163.00	270.00	1.0000	1.0000	30	100		4,890	
X	Gravel Road	163 Actual Front Feet, 1.01 Total Acres							Total Est. Land Value =	4,890
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,400	0	2,400			2,400S
Rolling	2016	3,300	0	3,300			3,300S
Low	2015	3,300	0	3,300			3,300S
High	2014	5,700	0	5,700			5,700S
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	07/05/2016	INSPECTED	2016	3,300	0	3,300			3,300S
TPC	05/18/2015	INSPECTED	2015	3,300	0	3,300			3,300S
			2014	5,700	0	5,700			5,700S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4828 S DICKERSON RD	School: LAKE CITY - 57020		New House	01/04/2007	20070006	Complete
Owner's Name/Address	P.R.E. 100% 02/04/2014					
HERWERYER DONALD & SHARON 4828 S DICKERSON RD Lake City MI 49651	MAP #:					
	2017 Est TCV 166,397 TCV/TFA: 93.90					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
SEC 27 T22N R8W LOT 3 RIVER WOODS ESTATES.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100		4,890
			163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 4,890								
			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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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,400	80,800	83,200			70,739C
Rolling	2016	3,300	75,900	79,200			70,109C
Low	2015	3,300	66,600	69,900			69,900S
High	2014	5,700	66,900	72,600			72,600S
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/18/2015 INSPECTED							

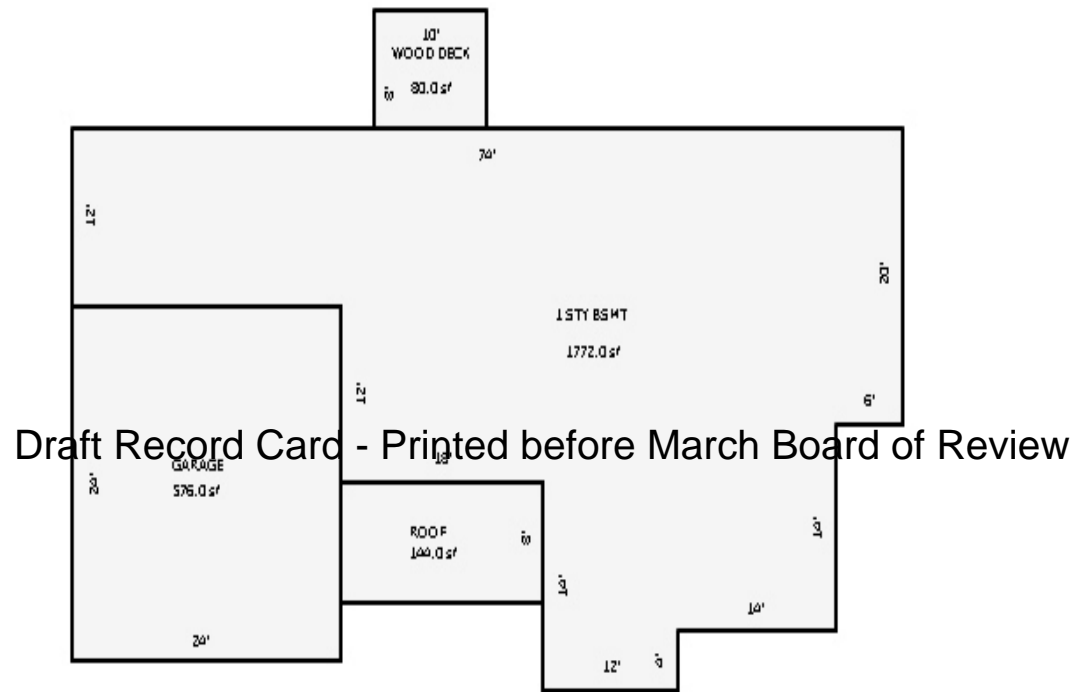
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80	Type Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min								
Yr Built 2007	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 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			0			Amps Service								
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex			X	Ord		Min					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets			Many			X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing			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		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF												
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1 1			1000 Gal Septic 2000 Gal Septic			
Chimney:																Lump Sum Items:		
																Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Basement 61.31 0.00 1.92 1772 112,044 Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 760.00 1 760 3 Fixture Bath 2400.00 1 2,400 (14) Water/Sewer 1000 Gal Septic 3085.00 1 3,085 (15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 (16) Deck/Balcony Treated Wood,Standard 8.82 80 706 (17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059 Common Wall: 1.5 Wall -1925.00 1 -1,925 Automatic Doors 375.00 1 375 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 169,007 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 160,557		

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



Sketch by Apex Medina™


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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4856 S DICKERSON RD			New House	01/03/2005	20050001	Complete
Owner's Name/Address	P.R.E. 100% 02/21/2005					
GRUNO GARY & PAULA 4856 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 118,260 TCV/TFA: 87.99					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GRUNO GARY & PAULA 4856 S DICKERSON RD LAKE CITY MI 49651	X		* Factors *							
			GROUP A 30/FF	163.00	270.00	1.0000	1.0000	30	100	
			163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 4,890							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			LAND IMPROVE 2500	2500.00	1.00	1.0	50	1,250		
			Total Estimated Land Improvements True Cash Value = 1,250							

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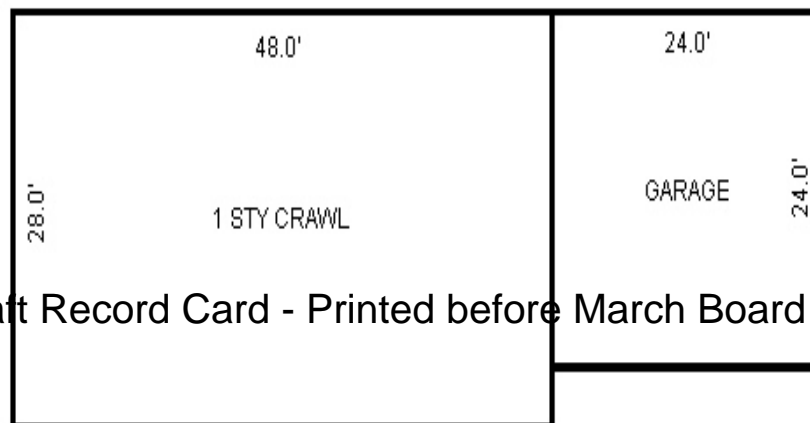
Comments/Influences	Standard Utilities	Underground Utils.	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>	X	X	X	2017	2,400	56,700	59,100			50,702C
	TPC 05/18/2015 INSPECTED			2016	3,300	53,300	56,600			50,250C
				2015	3,300	46,800	50,100			50,100S
				2014	5,700	46,800	52,500			52,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 1344 Total Base Cost: 95,025 Total Base New : 131,135 Total Depr Cost: 118,021 Estimated T.C.V: 112,120			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 2005	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story Siding	Crawl Space	63.87	-9.04	0.00	1344	73,692																																																																																									
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:			Many			X	Ave.	Few	(13) Plumbing			Average Fixture(s)																																																																																										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		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			3 Fixture Bath 2400.00 1000 Gal Septic 3085.00																																																																																										
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Basement			(14) Water/Sewer			1			Water/Sewer			1																																																																																										
X	(2) Windows	Many Avg. Few		X	Large Avg. Small	(8) Basement			1			1000 Gal Septic			3085.00																																																																																											
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			1			1000 Gal Septic			2000 Gal Septic																																																																																										
X	(3) Roof	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			1			1000 Gal Septic			2000 Gal Septic																																																																																											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			1			1			1																																																																																										
Chimney:		Lump Sum Items:																																																																																																								
<table border="0"> <tr> <td colspan="10">Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td colspan="2">Base Cost</td> <td colspan="2">19.20</td> <td colspan="2">576</td> <td colspan="2">11,059</td> </tr> <tr> <td colspan="10">Common Wall: 1 Wall</td> <td colspan="2">-1300.00</td> <td colspan="2"></td> <td colspan="2">1</td> <td colspan="2">-1,300</td> </tr> <tr> <td colspan="10">Automatic Doors</td> <td colspan="2">375.00</td> <td colspan="2"></td> <td colspan="2">1</td> <td colspan="2">375</td> </tr> <tr> <td colspan="10">Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,</td> <td colspan="2">Depr.Cost =</td> <td colspan="2">118,021</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="10">ECF (409 - RURAL SUBS)</td> <td colspan="2">0.950 =&gt; TCV of Bldg:</td> <td colspan="2">1</td> <td colspan="2">=</td> <td colspan="2">112,120</td> </tr> </table>																	Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost		19.20		576		11,059		Common Wall: 1 Wall										-1300.00				1		-1,300		Automatic Doors										375.00				1		375		Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,										Depr.Cost =		118,021						ECF (409 - RURAL SUBS)										0.950 => TCV of Bldg:		1		=		112,120	
Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost		19.20		576		11,059																																																																																										
Common Wall: 1 Wall										-1300.00				1		-1,300																																																																																										
Automatic Doors										375.00				1		375																																																																																										
Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,										Depr.Cost =		118,021																																																																																														
ECF (409 - RURAL SUBS)										0.950 => TCV of Bldg:		1		=		112,120																																																																																										

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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%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 4,890					

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

Tax Description  
SEC 27 T22N R8W LOT 5 RIVER WOODS ESTATES.

Comments/Influences

- 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 Cuts
- X Standard Utilities
- X Underground Utils.

Topography of Site

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



Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,400	0	2,400			414C
2016	3,300	0	3,300			411C
2015	3,300	0	3,300			410C
2014	5,700	0	5,700			404C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 4,860					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS
SEC 27 T22N R8W LOT 6 RIVER WOODS ESTATES.				
Comments/Influences				
	Public Improvements			* Factors *
				Description Frontage Depth Front Depth Rate %Adj. Reason Value
				GROUP A 30/FF 162.00 270.00 1.0000 1.0000 30 100 4,860
				162 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 4,860

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,400	0	2,400			414C
Rolling	2016	3,200	0	3,200			411C
Low	2015	3,200	0	3,200			410C
High	2014	5,700	0	5,700			404C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/18/2015 INSPECTED							

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
DICKERSON RD	School: LAKE CITY - 57020		SIGN	11/05/2010	20100692	100%
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 4,150					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RURAL SUBS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 30/FF	135.00	298.00	1.0000	1.0000	30	100		4,050
			135 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =								4,050
Tax Description			Land Improvement Cost Estimates								
SEC 27 T22N R8W LOT 7 RIVER WOODS ESTATES.			Description	Rate	CountyMult.	Size	%Good	Cash Value			
Comments/Influences			Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			LAND IMPROVE 1000	1000.00	1.00	1.0	10	100			
			Total Estimated Land Improvements True Cash Value =								100

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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	2,000	100	2,100			414C
2016	2,700	100	2,800			411C
2015	2,700	100	2,800			410C
2014	4,300	0	4,300			404C

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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
BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
SEC 27 T22N R8W LOT 8 RIVER WOODS ESTATES.	Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> SITE 10K 10000 100 135 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 10,000

Comments/Influences	Standard Utilities	X	Underground Utils.
	Standard Utilities		
	X	Electric	
	X	Gas	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	5,000	0	5,000			414C
Rolling	2016	5,000	0	5,000			411C
Low	2015	4,700	0	4,700			410C
High	2014	4,700	0	4,700			404C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
Public Improvements			* Factors * EFF
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value B> SITE 10K 10000 100
			135 Actual Front Feet, 0.91 Total Acres Total Est. Land Value = 10,000

Tax Description	X	Value
SEC 27 T22N R8W LOT 9 RIVER WOODS ESTATES.		10,000

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	5,000	0	5,000			414C
			2016	5,000	0	5,000			411C
			2015	4,700	0	4,700			410C
			2014	4,700	0	4,700			404C

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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
BLUE RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ANDERSON DANIAL B & MARJORIE M 7051 N 7 MILE ROAD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES
Public Improvements			* Factors * EFF
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value B> SITE 10K 10000 100
			135 Actual Front Feet, 0.81 Total Acres Total Est. Land Value = 10,000

Tax Description  
SEC 27 T22N R8W LOT 10 RIVER WOODS ESTATES.

Comments/Influences

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

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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	5,000	0	5,000			4,350C
2016	5,000	0	5,000			4,312C
2015	4,300	0	4,300			4,300S
2014	4,300	0	4,300			4,236C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status	
4940 RIVER WOODS RD	School: LAKE CITY - 57020						
Owner's Name/Address	P.R.E. 100% 04/14/2008						
TURANSKI TED N LYNETTE A 4940 RIVERWOODS RD LAKE CITY MI 49651	MAP #:						
Taxpayer's Name/Address	2017 Est TCV 120,612 TCV/TFA: 72.48						
	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES				
	Public Improvements		* Factors * EFF				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value B> SITE 10K			10000 100	10,000
			119 Actual Front Feet, 0.60 Total Acres				Total Est. Land Value = 10,000
			Land Improvement Cost Estimates				
			Description	Rate	CountyMult.	Size %Good	Cash Value
			Residential Local Cost Land Improvements				
			Description	Rate	CountyMult.	Size %Good	Cash Value
			LAND IMPROVE 2500	2500.00	1.00	1.0 50	1,250
			Total Estimated Land Improvements True Cash Value =				1,250

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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Electric	2017	5,000	55,300	60,300			48,017C
	X Gas	2016	5,000	47,200	52,200			47,589C
	X Curb	2015	4,200	46,400	50,600			47,447C
	X Standard Utilities	2014	4,200	42,500	46,700			46,700S
	X Underground Utils.							
	Level							
	X Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



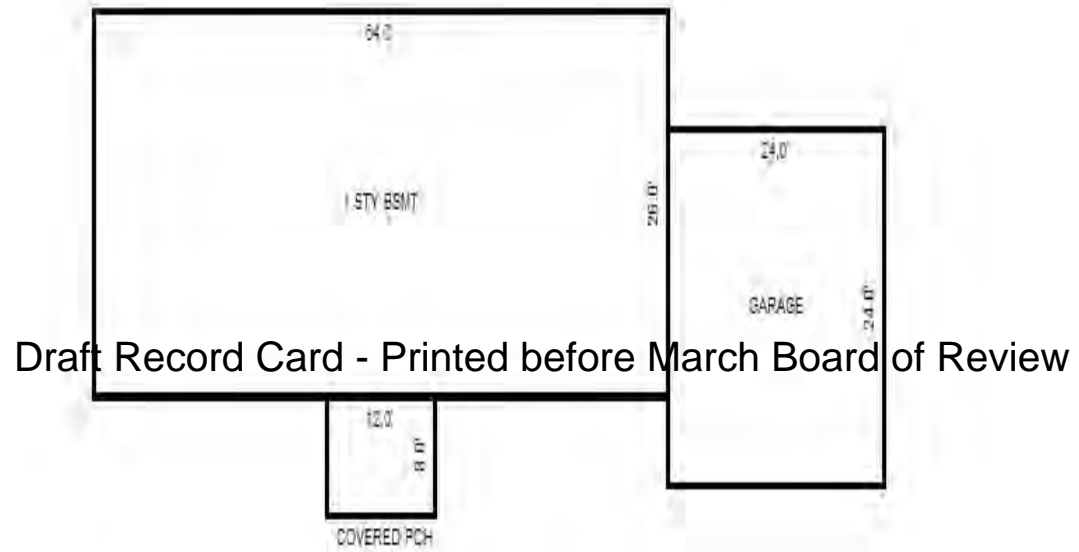
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 96	Type WCP (1 Story)	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Yr Built Remodeled 2003 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 200 Amps Service												
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Basement 58.74 0.00 1.82			Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate			Size Cost 1664 100,772			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 3 Fixture Bath 1000 Gal Septic			760.00 2400.00 3085.00			1 1 1		760 2,400 3,085	
X	Insulation			(14) Water/Sewer 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Direct-Vented Gas			1915.00 1200.00			1 1		1,915 1,200	
X	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(16) Porches WCP (1 Story), Standard			29.42			96		2,824	
X	Many Avg. X Large Avg. X Small			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors			19.20 -1300.00 375.00			576 1 1		11,059 -1,300 375	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens						Notes: MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 156,232 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.700 => TCV of Bldg: 1 = 109,362									
X	(3) Roof			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															
Chimney:																

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Sketch by Apex IVT

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

Property Address		Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
BLUE RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 01/02/2006									
GAULD HOLLY D 8190 W BLUE ROAD LAKE CITY MI 49651		MAP #:									
Tax Description		2017 Est TCV 10,000									
SEC 27 T22N R8W LOT 12 RIVER WOODS ESTATES.		<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
Comments/Influences		<input checked="" type="checkbox"/> Public Improvements <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 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.		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> SITE 10K 10000 100 127 Actual Front Feet, 0.61 Total Acres Total Est. Land Value = 10,000							
		Topography of Site <input checked="" type="checkbox"/> Level <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Low <input type="checkbox"/> High <input type="checkbox"/> Landscaped <input type="checkbox"/> Swamp <input checked="" type="checkbox"/> Wooded <input type="checkbox"/> Pond <input type="checkbox"/> Waterfront <input type="checkbox"/> Ravine <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who		When		What		2017	5,000	0	5,000		3,683C
						2016	5,000	0	5,000		3,651C
						2015	4,400	0	4,400		3,641C
						2014	4,400	0	4,400		3,584C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8191 W BLUE RD	School: LAKE CITY - 57020		New House	11/10/2004	20040443	Complete
	P.R.E. 100% 12/08/2004					

Owner's Name/Address	MAP #:
FULLER HOLLY D 8191 W BLUE RD LAKE CITY MI 49651	2017 Est TCV 152,784 TCV/TFA: 113.68

Tax Description	Class	Value	Improvements	Rate	CountyMult.	Size	%Good	Cash Value
SEC 27 T22N R8W LOT 13 RIVER WOODS ESTATES.	X	10,000	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	10000	100	122	100	10,000
Comments/Influences	X	2,500	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	2500.00	1.00	1.0	100	2,500

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	71,400	76,400			62,103C
2016	5,000	67,200	72,200			61,550C
2015	4,300	59,000	63,300			61,366C
2014	4,300	56,100	60,400			60,400S

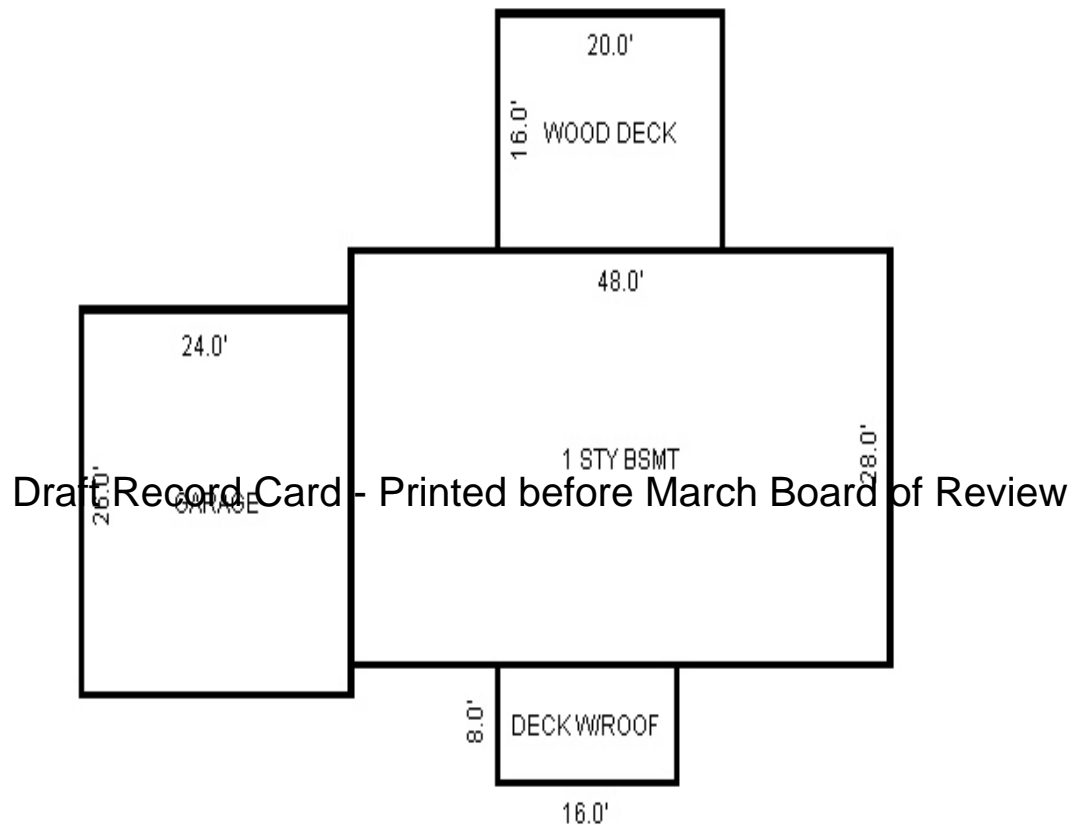
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 320	Type WCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 5 Floor Area: 1344 Total Base Cost: 112,637 Total Base New : 155,439 Total Depr Cost: 147,667 Estimated T.C.V: 140,284			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:						
Yr Built 2005	Remodeled 0	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	Basement	63.87	0.00	0.00	1344	85,841				
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(13) Plumbing			Many X Ave. Few			(13) Plumbing			Average Fixture(s)		1		760				
		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			3 Fixture Bath 1000 Gal Septic			2400.00		1		2,400	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces			1915.00		1		1,915				
X	Many Avg. Few	X	Large Avg. Small	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1000 Gal Septic			Appliance Allowance			25.55		128		3,270				
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			(16) Porches			(16) Deck/Balcony			6.59		320		2,109				
(2) Windows		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Treated Wood, Standard											
X	Gable Hip Flat		Gambrel Mansard Shed	1			1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			18.40		624		11,482				
X	Asphalt Shingle	Chimney:		Lump Sum Items:			1			Base Cost			-1300.00		1		-1,300				
										Automatic Doors			375.00		1		375				
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =			147,667		147,667		147,667				
										Depr.Cost =			140,284		140,284		140,284				

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4931 RIVERWOODS RD						
	School: LAKE CITY - 57020					
	P.R.E. 100% 10/09/2015					
Owner's Name/Address	MAP #:					
DINGEE MARK & HOLLY 4931 RIVER WOODS RD LAKE CITY MI 49651	2017 Est TCV 91,722 TCV/TFA: 60.66					

X	Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value B> SITE 10K					10000	100		10,000
			140 Actual Front Feet, 0.80 Total Acres		Total Est. Land Value =						10,000

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
SEC 27 T22N R8W LOT 14 RIVER WOODS ESTATES.	X	Dirt Road					
		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Standard Utilities					
	X	Underground Utils.					

Land Improvement Cost Estimates			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Patio Blocks	8.13	1.00	120	0	0
			D/W/P: Asphalt Paving	1.61	1.00	480	0	0
			Residential Local Cost Land Improvements					
Description			Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	50	1,250
			Total Estimated Land Improvements		True Cash Value =		1,250	

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	5,000	40,900	45,900			40,259C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2016	5,000	34,900	39,900			39,900S
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								



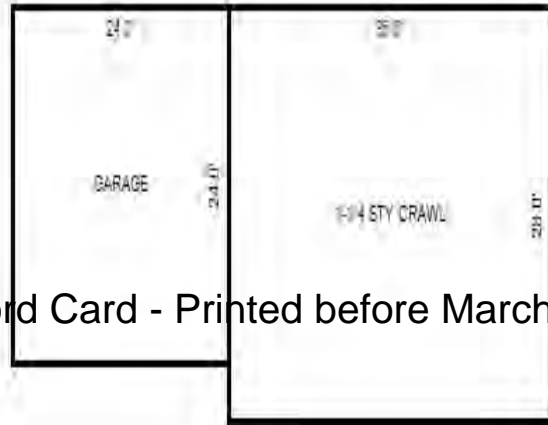
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90	Type Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: MANU-BOCA/STATE		Trim & Decoration		Ex		X	Ord		Min									
Yr Built 2000	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 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	1.5	Story Siding	Crawl Space	85.42	-9.76	0.00	1008	76,265	
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		3 Fixture Bath 1000 Gal Septic						
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 Concrete Floor		(9) Basement Finish						(16) Deck/Balcony		Treated Wood,Standard		8.56		90		770
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer		1		Public Water Public Sewer Water Well		(17) Garages		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		1		1000 Gal Septic 2000 Gal Septic		Base Cost		19.20				576		11,059
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		1		2000 Gal Septic		Common Wall: 1 Wall		-1300.00				1		-1,300
Chimney:				Lump Sum Items:						Mechanical Doors		350.00				1		350
Notes: BOCA MODULAR Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 114,960 ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.700 => TCV of Bldg: 1 = 80,472																		

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

Property Address		Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
4765 RIVERWOODS RD		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 100% 04/15/2002									
LANTZ RICHARD & CAROLYN 4765 RIVERWOODS RD LAKE CITY MI 49651		MAP #:									
Taxpayer's Name/Address		2017 Est TCV 136,665 TCV/TFA: 93.86									
LANTZ RICHARD & CAROLYN 4765 RIVERWOODS RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES							
Tax Description		Public Improvements		* Factors *							
SEC 27 T22N R8W LOT 15 RIVER WOODS ESTATES.		Dirt Road		Description	Frontage	Depth	Rate %Adj. Reason	Value			
USE BUS. ADDRESS FOR MAIL (MOREY RD)		Gravel Road		<Site Value B> SITE 10K			10000 100	10,000			
X Paved Road		Storm Sewer		155 Actual Front Feet, 0.51 Total Acres				Total Est. Land Value = 10,000			
X Sidewalk		Water		Land Improvement Cost Estimates							
X Sewer		Sewer		Description	Rate	CountyMult.	Size %Good	Cash Value			
X Electric		Curb		Residential Local Cost Land Improvements							
X Gas		Standard Utilities		Description	Rate	CountyMult.	Size %Good	Cash Value			
X Underground Utils.		Underground Utils.		LAND IMPROVE 2500	2500.00	1.00	1.0 100	2,500			
Topography of Site		X Level		Total Estimated Land Improvements True Cash Value = 2,500							
X Rolling		Low		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
X High		Landscaped		2017	5,000	63,300	68,300			56,859C	
X Swamp		Wooded		2016	5,000	59,600	64,600			56,352C	
X Pond		Pond		2015	5,400	52,400	57,800			56,184C	
X Waterfront		Ravine		2014	5,400	49,900	55,300			55,300S	
X Wetland		Flood Plain									
X Flood Plain		Who		When		What					
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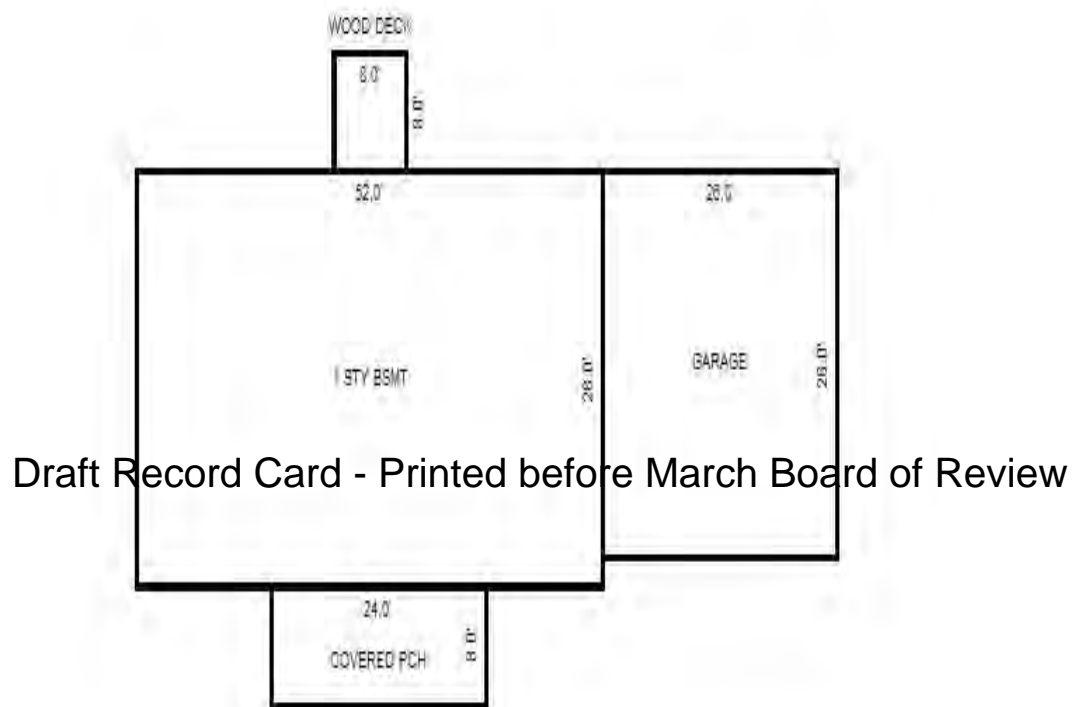
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 192 64	Type WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Other Additions/Adjustments			Rate		Size Cost				
Condition for Age: Average		Lg	X	Ord		Small	(13) Plumbing			Rate		Size Cost				
Room List		(5) Floors		No./Qual. of Fixtures			(14) Water/Sewer			Rate		Size Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			Average Fixture(s)			Rate		Size Cost				
				0			3 Fixture Bath			Rate		Size Cost				
(1) Exterior	X	Drywall					1000 Gal Septic			Rate		Size Cost				
Wood/Shingle							2 3 Fixture Bath			Rate		Size Cost				
X	Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			2 2 Fixture Bath			Rate		Size Cost				
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			Softener, Auto			Rate		Size Cost				
(2) Windows				2 2 Fixture Bath			Softener, Manual			Rate		Size Cost				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Solar Water Heat			Rate		Size Cost				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Poured Conc. Stone Treated Wood X Concrete Floor		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				
				X			Appliance Allowance			Rate		Size Cost				
(3) Roof				(9) Basement Finish			(16) Porches			Rate		Size Cost				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			WCP (1 Story), Standard			Rate		Size Cost				
	X	Asphalt Shingle					(16) Deck/Balcony			Rate		Size Cost				
							Treated Wood, Standard			Rate		Size Cost				
	Chimney: Metal						(17) Garages			Rate		Size Cost				
							Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Rate		Size Cost				
							Base Cost			Rate		Size Cost				
							Common Wall: 1 Wall			Rate		Size Cost				
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 130,700			Rate		Size Cost				
							ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 = 124,165			Rate		Size Cost				
							(14) Water/Sewer			Rate		Size Cost				
							Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Rate		Size Cost				
							Lump Sum Items:			Rate		Size Cost				

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4798 RIVER WOODS RD	School: LAKE CITY - 57020		New House	02/16/2005	20050018	Complete
Owner's Name/Address	P.R.E. 100% 04/07/2006					
NOLES ROBERT E SR & ANITA D 4798 RIVERWOODS RD Lake City MI 49651	MAP #:					
	2017 Est TCV 201,730 TCV/TFA: 139.61					

Tax Description	Public Improvements	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES									
LOT 16. RIVER WOODS ESTATES NO 2.	X Improved	Vacant	* Factors *								
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road		RVR WDS EST 2	150.00	255.00	1.0000	1.0000	100	100		15,000
	X Paved Road		150 Actual Front Feet, 0.88 Total Acres Total Est. Land Value = 15,000								
	Storm Sewer		Land Improvement Cost Estimates								
	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Water		D/W/P: Asphalt Paving	1.61	1.00	1700	0	0			
	X Sewer		D/W/P: 4in Ren. Conc.	4.21	1.00	432	0	0			
	X Electric		Residential Local Cost Land Improvements								
	X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Curb		LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500			
	Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,500								
	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	93,400	100,900			83,901C
	Rolling		2016	7,500	87,900	95,400			83,153C
	Low		2015	8,300	77,100	85,400			82,905C
	High		2014	8,300	73,300	81,600			81,600S
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							

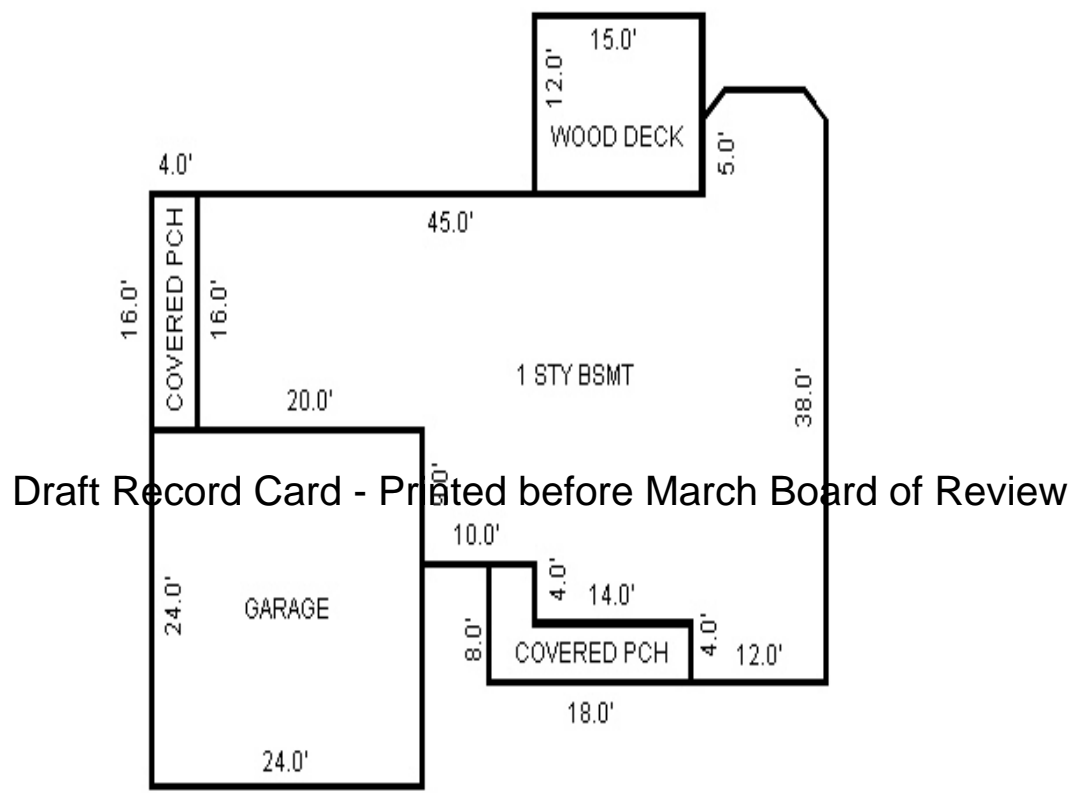
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 88 180	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																					
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: 5 Floor Area: 1445 Total Base Cost: 153,129 Total Base New : 211,318 Total Depr Cost: 193,926 Estimated T.C.V: 184,230		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		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost														
Yr Built	Remodeled	Ex		X	Ord	Min		Ex.		X	Ord.	Min		Rate		Rate		Size		Cost															
2005	0	Lg		X	Ord	Small		No. of Elec. Outlets		Many		X	Ave.	Few		No. of Elec. Outlets		Many		X	Ave.	Few													
Condition for Age: Average		Doors		Solid		X	H.C.	(13) Plumbing		2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2													
Room List		(5) Floors		Kitchen: Other: Other:			200 Amps Service		(14) Water/Sewer		Public Water Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:												
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No./Qual. of Fixtures			Ex.		X	Ord.	Min		No. of Elec. Outlets		Many		X	Ave.	Few		No. of Elec. Outlets		Many		X	Ave.	Few								
(1) Exterior		X Drywall		No. of Elec. Outlets			Many		X	Ave.	Few		No. of Elec. Outlets		Many		X	Ave.	Few		No. of Elec. Outlets		Many		X	Ave.	Few								
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		(13) Plumbing			2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2								
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2		3 Fixture Bath		2						
(2) Windows		(8) Basement		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		Public Water Public Sewer		1		Water Well		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:														
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		960		Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		960			Recreation SF Living SF 1 Walkout Doors No Floor SF		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:						
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water Well			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:													
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		X Asphalt Shingle		Chimney:																											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	BUCHANAN ROBERT B & DIANE	20,000	01/31/2005	LC	Arms Length	05-0/434		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 01/31/2005					
BUCHANAN ROBERT B & DIANE L 4828 RIVER WOODS RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 15,000					

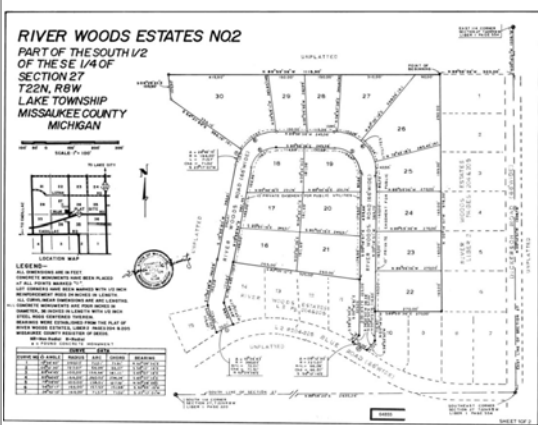
Improved	X	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			RVR WDS EST 2	150.00	238.60	1.0000	1.0000	100 100	15,000
			150 Actual Front Feet, 0.82 Total Acres Total Est. Land Value =						15,000

Tax Description  
LOT 17. RIVER WOODS ESTATES NO 2.

Comments/Influences

- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Cuts
- 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			7,500S
2016	7,500	0	7,500			7,500S
2015	8,300	0	8,300			8,277C
2014	8,300	0	8,300			8,147C

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

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

Owner's Name/Address	MAP #:
BUCHANAN ROBERT B & DIANE L 4828 RIVERWOODS RD LAKE CITY MI 49651	2017 Est TCV 162,069 TCV/TFA: 124.29

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES																											
LOT 18. RIVER WOODS ESTATES NO 2. Comments/Influences			<p>* Factors *</p> <table border="1"> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> <tr> <td>RVR WDS EST 2</td> <td>155.00</td> <td>218.00</td> <td>1.0000</td> <td>1.0000</td> <td>100</td> <td>100</td> <td></td> <td>15,500</td> </tr> <tr> <td colspan="8">155 Actual Front Feet, 0.78 Total Acres</td> <td>Total Est. Land Value = 15,500</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500	155 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value = 15,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500																						
155 Actual Front Feet, 0.78 Total Acres								Total Est. Land Value = 15,500																						

Public Improvements	Description	Rate	CountyMult.	Size	%Good	Cash Value
X Paved Road	LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500
X Electric	Total Estimated Land Improvements True Cash Value =					2,500

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2017	7,800	73,200	81,000			68,067C
	2016	7,800	68,900	76,700			67,460C
	2015	8,500	60,600	69,100			67,259C
	2014	8,500	57,700	66,200			66,200S

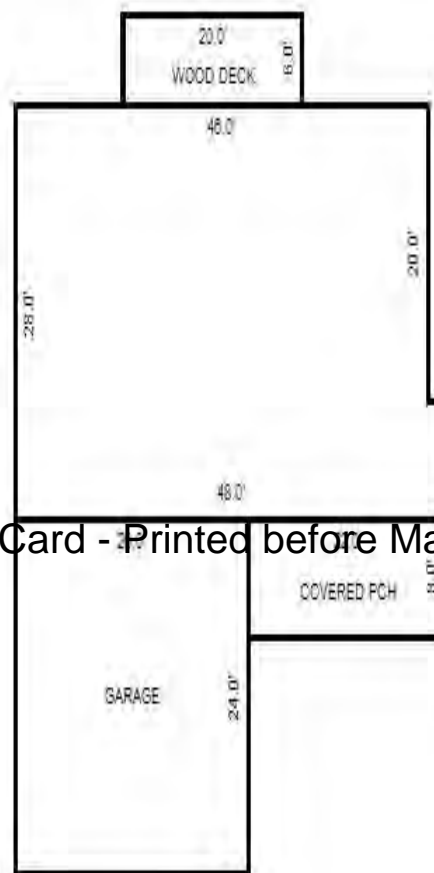
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 120	Type Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +5 Effec. Age: 6 Floor Area: 1304 Total Base Cost: 116,907 Total Base New : 161,331 Total Depr Cost: 151,652 Estimated T.C.V: 144,069		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min									
Condition for Age: Average		Lg	X	Ord		Small									
Room List		(5) Floors		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			1 Story Siding Basement			67.36 0.00 2.01		1304 90,458			
(1) Exterior	X	Drywall				Min	Other Additions/Adjustments			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick						Walk out Basement Door(s)			775.00		1 775			
	Insulation	(7) Excavation		(13) Plumbing			(13) Plumbing			Average Fixture(s)		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			2400.00 2700.00 3085.00		1 2,400 1 2,700 1 3,085			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance		1 1,915			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(16) Deck/Balcony			Treated Wood w/Roof,Standard Treated Wood,Standard		18.80 7.90		176 3,309 120 948	
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			(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= 94/100/100/100/94.0, ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =		18.40 -1300.00 375.00 151,652 144,069		624 11,482 1 -1,300 1 375 Depr.Cost = 151,652 = 144,069	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Chimney:															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALL SAM R & RACHEL	DERUITER BERNARD	171,900	06/30/2015	WD	Arms Length	2015-02261	PTA	100.0
RIVER WOODS ESTATES LLC	BALL SAM R & RACHEL	21,700	05/14/2004	WD	Arms Length	04-0/2277		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4880 RIVER WOODS RD	School: LAKE CITY - 57020		New House	05/28/2004	20040159	Complete
Owner's Name/Address	P.R.E. 100% 07/28/2015					
DERUITER BERNARD 4880 RIVERWOODS RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 185,239 TCV/TFA: 118.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES										
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
LOT 19. RIVER WOODS ESTATES NO 2.	X		Dirt Road	RVR WDS EST 2	155.00	218.00	1.0000	1.0000	100	100		15,500	
Comments/Influences			Gravel Road	155 Actual Front Feet, 0.78 Total Acres Total Est. Land Value = 15,500									
SQ FT DOES NOT AGREE W/SKETCH..3/05 BOR			Paved Road	Land Improvement Cost Estimates									
CHG'D PER PLANS			Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value				
CHG SQ FT PER NEW SKETCH FOR 06. (ALSO			Sidewalk	Residential Local Cost Land Improvements									
ADD AC NOT IN PLANS OR ON PERMIT!!!			Water	Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X		Sewer	LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500				
	X		Electric	Total Estimated Land Improvements True Cash Value =							2,500		
	X		Gas										
			Curb										
			Street Lights										
			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	7,800	84,800	92,600			88,388C
	Rolling		2016	7,800	79,800	87,600			87,600S
	Low		2015	8,500	68,500	77,000			74,777C
	High		2014	8,500	65,100	73,600			73,600S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	07/28/2015	INSPECTED							

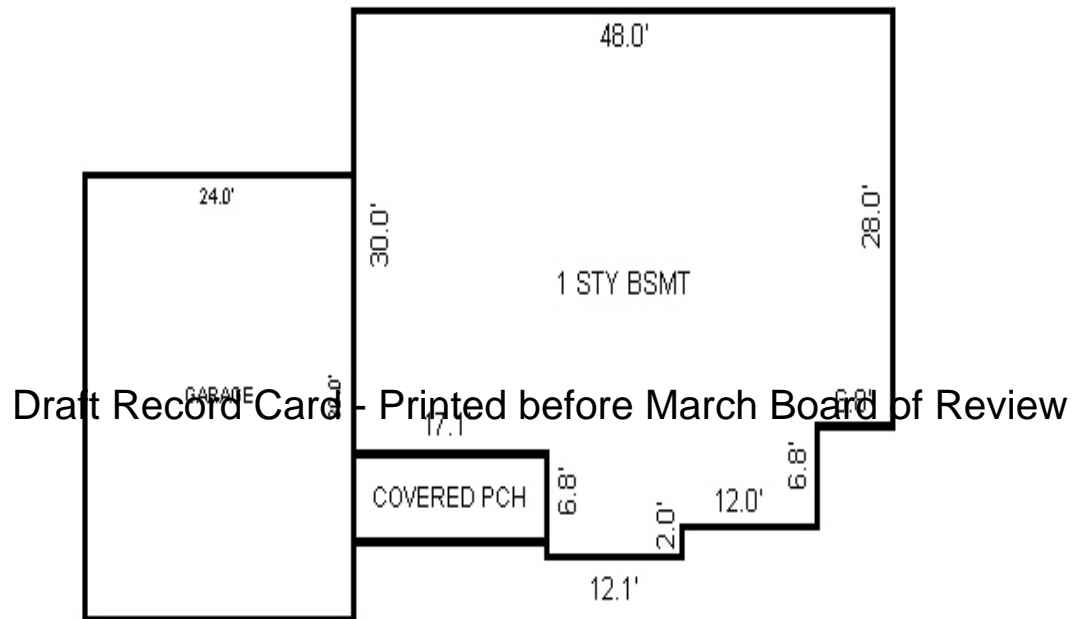
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 103	Type WCP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 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 2004	Remodeled 0	Ex	X	Ord		Min	1 Story Siding			65.51	0.00	2.01	1566	105,736		
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate		Size Cost				
Room List		Doors		Solid	X	H.C.	(9) Basement Finish			11.45		900 10,305				
(5) Floors		Kitchen:		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		1 760				
Basement 1st Floor 2nd Floor 3 Bedrooms		Other:		Ex. X Ord. Min			Basement Recreation Finish			760.00		1 760				
(6) Ceilings		Other:		No. of Elec. Outlets			(14) Water/Sewer			3 2,400		1 2,400				
X Drywall				Many X Ave. Few			Well, 100 Feet			2700.00		1 2,700				
(1) Exterior				(13) Plumbing			1000 Gal Septic			3085.00		1 3,085				
Wood/Shingle	Aluminum/Vinyl	Brick			(14) Water/Sewer			Appliance Allowance			1915.00		1 1,915			
Insulation					(15) Built-Ins & Fireplaces			Appliance Allowance			28.61		103 2,947			
(2) Windows	Many Avg. Few	X	Large Avg. Small			(16) Porches			WCP (1 Story), Standard							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			17.28		720 12,442				
X	Casement			(16) Porches			Common Wall: 1 Wall			-1300.00		1 -1,300				
X	Double Glass Patio Doors Storms & Screens			(17) Garages			Automatic Doors			375.00		2 750				
(3) Roof				(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr.Cost =		176,041				
X	Gable Hip Flat	Gambrel Mansard Shed			(15) Built-Ins & Fireplaces			ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =			167,239					
X	Asphalt Shingle			(16) Porches												
Chimney:			(17) Garages													

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4910 S RIVER WOODS RD			New House	07/13/2005	20050221	Complete
Owner's Name/Address	P.R.E. 100% 12/16/2005					
ASHTON III HARRY E & LISA M 4910 S RIVERWOODS RD Lake City MI 49651	MAP #:					
	2017 Est TCV 252,914 TCV/TFA: 100.68					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 20. RIVER WOODS ESTATES NO 2.			RVR WDS EST 2	173.00	240.00	1.0000	1.0000	100	100		17,300
Comments/Influences			173 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 17,300								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	4.04	1.00	1600	0	0			
			Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Electric								
	X		Gas	5000.00	1.00	1.0	95	4,750			
			Total Estimated Land Improvements True Cash Value = 4,750								

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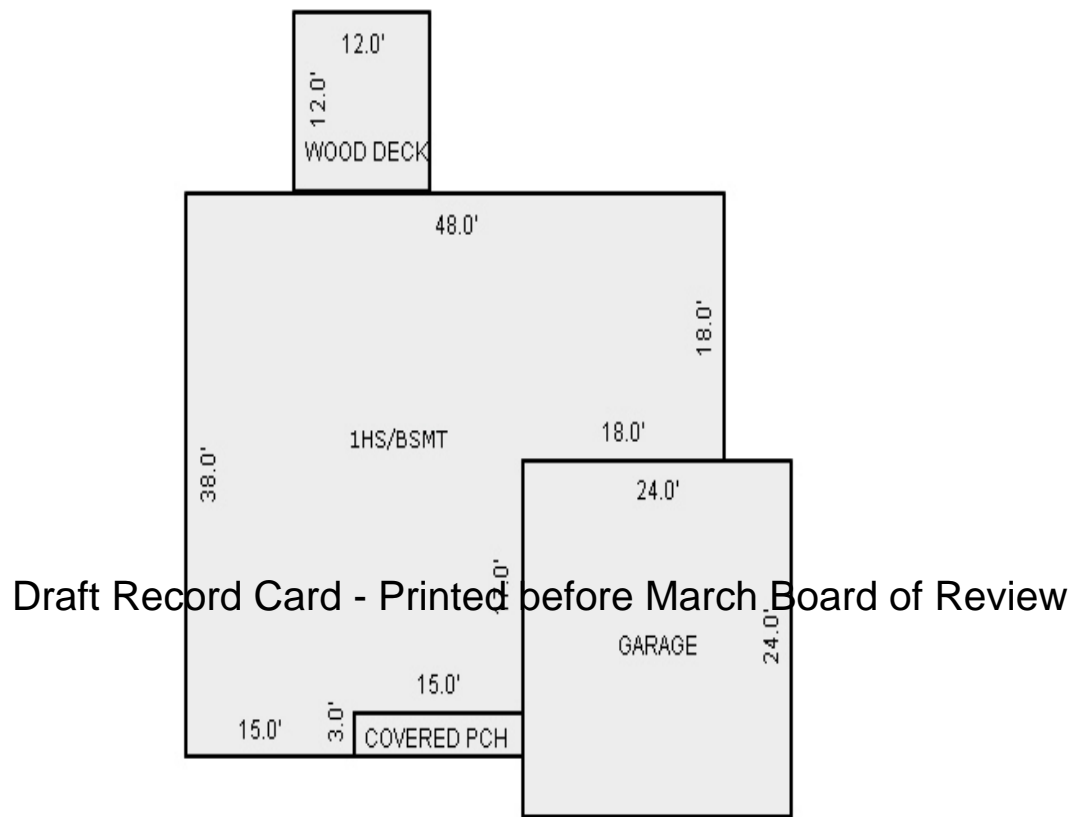


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	8,700	117,800	126,500			106,008C
2016	8,700	111,500	120,200			105,063C
2015	9,500	98,300	107,800			104,749C
2014	9,500	93,600	103,100			103,100S

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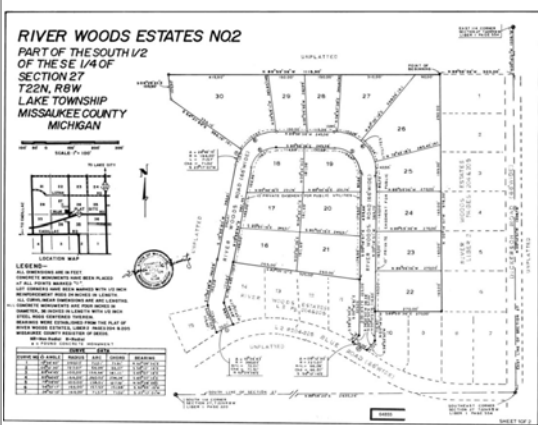
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIVER WOODS ESTATES LLC	ASHTON HARRY E & LISA M I	22,500	04/20/2006	LC	Arms Length	06-0/1416		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/20/2006					
ASHTON HARRY E & LISA M III 4910 RIVERWOODS Lake City MI 49651	MAP #:					
	2017 Est TCV 17,300					

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	173.00	254.00	1.0000	1.0000	100 100	17,300
			173 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =						17,300

Taxpayer's Name/Address	ASHTON HARRY E & LISA M III 4910 RIVERWOODS Lake City MI 49651
Tax Description	X Electric
Comments/Influences	X Gas

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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	8,700	0	8,700			8,700S
2016	8,700	0	8,700			8,700S
2015	9,500	0	9,500			9,500S
2014	9,500	0	9,500			9,500S

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

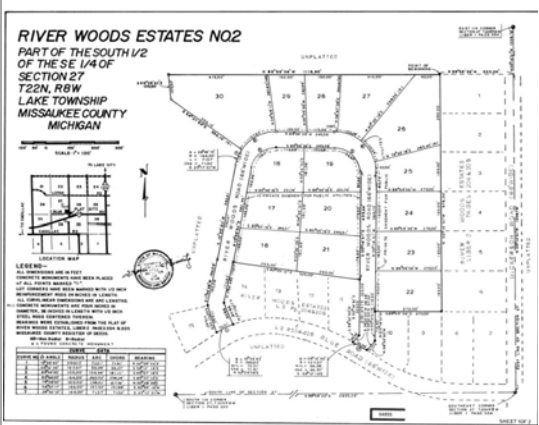
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SCOTT MICHAEL & BETH 6260 GREEN HIGHWAY TECUMSEH MI 49286	MAP #:					
	2017 Est TCV 16,300					

Improved	X	Vacant	Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			GROUP B \$100/FF	163.00	270.00	1.0000	1.0000	100 100	16,300	
			163 Actual Front Feet, 1.01 Total Acres						Total Est. Land Value =	16,300

Tax Description  
 LOT 22. RIVER WOODS ESTATES NO 2.  
 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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- 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			
Who	When	What	2017	8,200	0	8,200			8,200S
TPC 09/28/2016 INSPECTED			2016	8,200	0	8,200			8,200S
			2015	8,200	0	8,200			8,200S
			2014	8,200	0	8,200			8,200S

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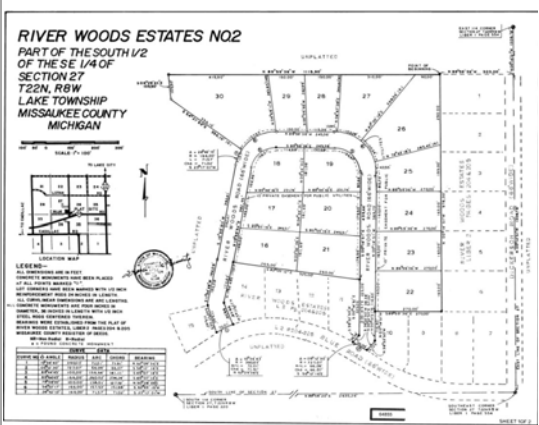
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 20,000					

Improved	X	Vacant	Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> SITE \$20,000 20000 100 20,000 163 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 20,000

Tax Description	X	Value
LOT 23. RIVER WOODS ESTATES NO 2.		
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	10,000	0	10,000			1,131C
Rolling	2016	10,000	0	10,000			1,121C
Low	2015	10,000	0	10,000			1,118C
High	2014	12,500	0	12,500			1,101C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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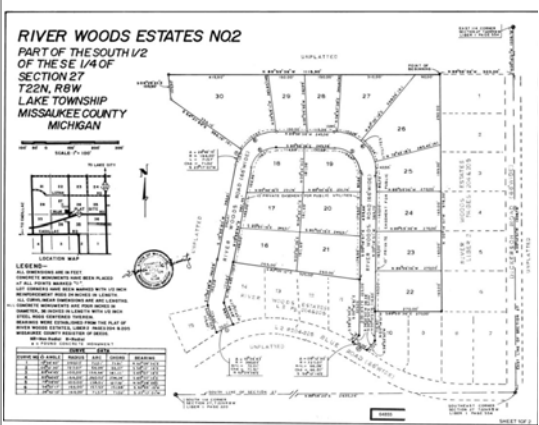
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 20,000					

Improved	X	Vacant	Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description								
LOT 24. RIVER WOODS ESTATES NO 2.	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	10,000	0	10,000			1,130C
Rolling	2016	10,000	0	10,000			1,120C
Low	2015	10,000	0	10,000			1,117C
High	2014	12,500	0	12,500			1,100C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

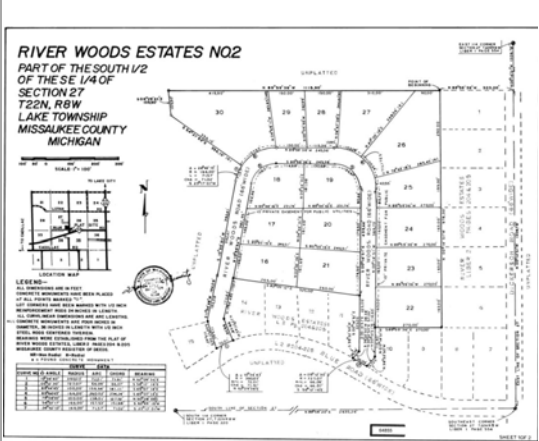
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 20,000					

Improved	X	Vacant	Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value B> SITE \$20,000 20000 100 20,000
			148 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 20,000

Tax Description	X	Value
LOT 25. RIVER WOODS ESTATES NO 2.		
Comments/Influences		

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	10,000	0	10,000			1,258C
2016	10,000	0	10,000			1,247C
2015	10,000	0	10,000			1,244C
2014	12,500	0	12,500			1,225C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RIVER WOODS ESTATES LLC 308 PETRIE ROAD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 20,000					

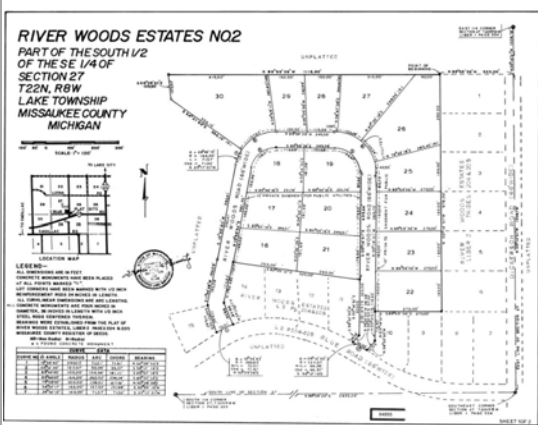
Improved	X	Vacant	Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value B> SITE \$20,000 20000 100 20,000 175 Actual Front Feet, 1.31 Total Acres Total Est. Land Value = 20,000

Tax Description  
LOT 26. RIVER WOODS ESTATES NO 2.

Comments/Influences

- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- X Gas
- Curb
- Street Cuts
- 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	10,000	0	10,000			1,764C
2016	10,000	0	10,000			1,749C
2015	10,000	0	10,000			1,744C
2014	12,500	0	12,500			1,717C

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

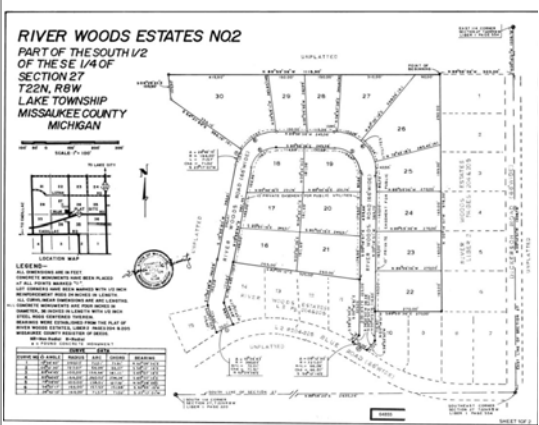
Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
GRISWOLD RAYMOND A & ELIZABETH S 432 E BREMER ST CADILLAC MI 49601	MAP #:					
	2017 Est TCV 20,000					

Improved	X	Vacant	Land Value Estimates for Land Table R57X.RIVER CLAM SUB TYPES			
Public Improvements			* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			<Site Value B> SITE	\$20,000	20000	100 20,000
			171 Actual Front Feet, 1.19 Total Acres			Total Est. Land Value = 20,000

Tax Description  
 LOT 27. RIVER WOODS ESTATES NO 2.  
 Comments/Influences  
 XTRA + LOC ..ABUTTS UNPLATTED LANDS..VERY PRIVATE

- X Paved Road
- Storm Sewer
- Sidewalk
- Water Sewer
- X Electric
- X Gas
- Curb
- Street Cuts
- 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	10,000	0	10,000			10,000S
2016	10,000	0	10,000			10,000S
2015	10,000	0	10,000			10,000S
2014	12,500	0	12,500			1,470C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4857 RIVER WOODS RD	School: LAKE CITY - 57020		New House	08/04/2004	20040298	Complete
Owner's Name/Address	P.R.E. 100% 12/16/2004					
DEBOER ALFRED G & DORIS E TRUST 4857 RIVERWOODS RD LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 215,137 TCV/TFA: 110.44					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
LOT 28. RIVER WOODS ESTATES NO 2. Comments/Influences	X		Dirt Road	RVR WDS EST 2	126.00	243.00	1.0000	1.0000	100	100		12,600
GAVE XTRA + LOCATION ADJ..ABUTTS UNPLATTED LANDS..VERY PRIVATE	X		Gravel Road	126 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 12,600								
			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 2500	2500.00	1.00	1.0	100	2,500			
	X		Electric	Total Estimated Land Improvements True Cash Value = 2,500								
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
	X		Underground Utils.									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	6,300	101,300	107,600			88,940C
	Rolling		2016	6,300	95,300	101,600			88,147C
	Low		2015	6,900	83,700	90,600			87,884C
	High		2014	6,900	79,600	86,500			86,500S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							

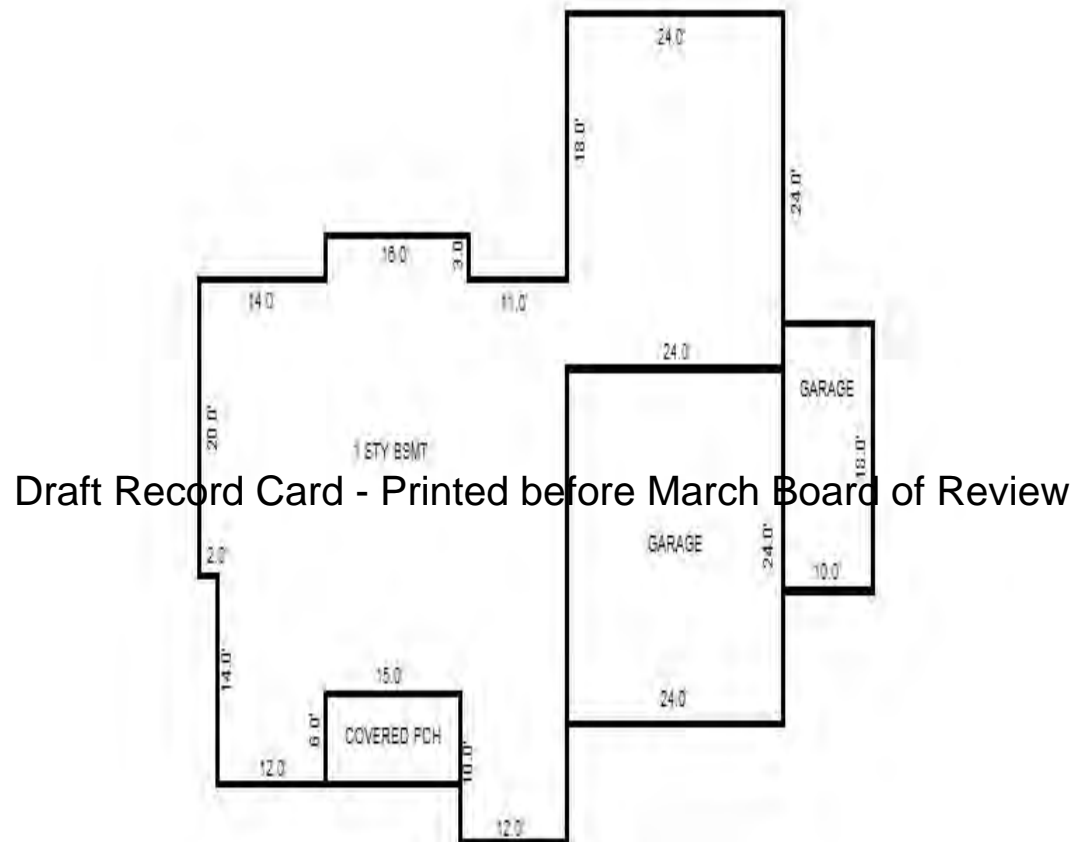
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 90	Type CCP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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: 5 Floor Area: 1948 Total Base Cost: 160,644 Total Base New : 221,688 Total Depr Cost: 210,566 Estimated T.C.V: 200,037		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	
Yr Built 2004		Remodeled 0		Ex X Ord Min			No./Qual. of Fixtures			Exterior		Foundation		Size	
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.			Ex. X Ord. Min			Other		Rate		Cost	
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Walk out Basement Door(s)		775.00		1 775	
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		0 Amps Service			Many X Ave. Few			(13) Plumbing		Average Fixture(s)		1 760	
(1) Exterior		X Drywall		(13) Plumbing			3 Fixture Bath			Well, 100 Feet		2700.00		1 2,700	
Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 3 Fixture Bath			2 Fixture Bath			1000 Gal Septic		3085.00		1 3,085	
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			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		206,959	
(2) Windows		Many Avg. X Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			Appliance Allowance		1915.00		1 1,915	
X		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide		(9) Basement Finish			1 1000 Gal Septic			(15) Built-Ins & Fireplaces		Automatic Doors		375.00	
X		Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF 1 Walkout Doors No Floor SF			2000 Gal Septic			Appliance Allowance		Automatic Doors		375.00	
X		Gable Hip Flat		Lump Sum Items:			Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Finished )		Base Cost		576 13,046	
X		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Common Wall: 2 Wall		-2575.00		1 -2,575	
X		Asphalt Shingle		Chimney:			Lump Sum Items:			Automatic Doors		375.00		1 375	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Class:C Exterior: Siding Foundation: 42 Inch (Finished )		Base Cost		180 6,138	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Common Wall: 1 Wall		-1300.00		1 -1,300	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Automatic Doors		375.00		1 375	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =		3,606	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Separately Depreciated Items:		30.89		90 2,780	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			CCP (1 Story), Standard		30.89		90 2,780	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			County Multiplier = 1.38 =>		Cost New =		3,837	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 94/100/100/100/94.0,		Depr.Cost =		3,606	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			Total Depreciated Cost =		210,566		210,566	
X		Chimney:		Lump Sum Items:			Lump Sum Items:			ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =		200,037		200,037	

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



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.
KEHL COYLA	KEHL RICHARD R	1	07/07/2011	QC	RELATED PARTY	2011-02587	PTA	0.0
MCLEOD CRAIG J & TONYA M	KEHL RICHARD R & COYLA	180,000	03/02/2004	WD	Arms Length	04-0/0784		100.0
		17,500	05/01/2001	WD	Download	01-0:2119		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
4845 S RIVER WOODS RD	School: LAKE CITY - 57020								
	P.R.E. 100% 03/02/2004								
Owner's Name/Address	MAP #:								
KEHL RICHARD R 4845 RIVERWOODS RD LAKE CITY MI 49651	2017 Est TCV 167,456 TCV/TFA: 119.61								
	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES						
	Public Improvements		* Factors * EFF						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			RVR WDS EST 2	136.00	243.00	1.0000 1.0000	100 100		13,600
			136 Actual Front Feet, 0.76 Total Acres		Total Est. Land Value =		13,600		
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	100	2,500	
			Total Estimated Land Improvements True		Cash Value =		2,500		
			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	6,800	76,900	83,700			69,918C
			2016	6,800	72,400	79,200			69,295C
			2015	7,500	63,600	71,100			69,088C
			2014	7,500	60,500	68,000			68,000S

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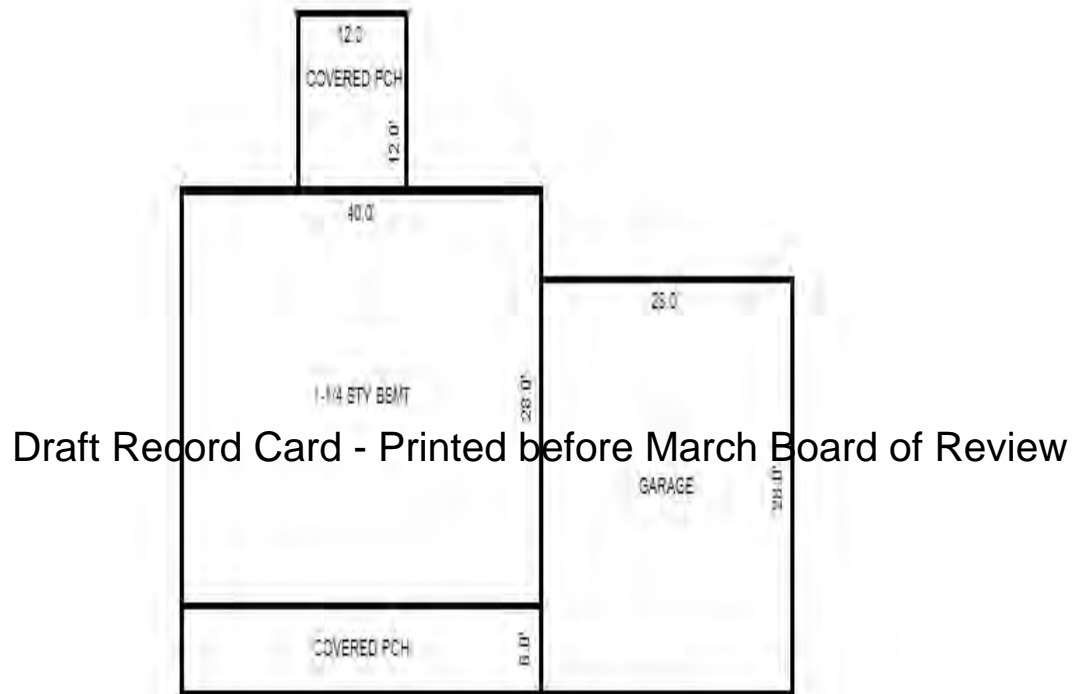
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			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			144 240	WCP (1 Story) WCP (1 Story)				
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +5 Effec. Age: 10 Floor Area: 1400		CntyMult X 1.380 E.C.F. X 0.950		Bsmnt Garage:			
Yr Built 2001	Remodeled 0	Ex X Ord Min		200 Amps Service			No./Qual. of Fixtures			Total Base Cost: 128,279		Total Base New : 177,025		Total Depr Cost: 159,322			
Condition for Age: Average		Lg X Ord Small		No. of Elec. Outlets			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost		Size Cost			
Room List		(5) Floors		Ex. X Ord. Min			Other Additions/Adjustments			Rate		Rate		Rate			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		760.00		1 760			
(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(14) Water/Sewer			3 Fixture Bath			2400.00		1 2,400		1 1,600			
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			2 2 Fixture Bath			1600.00		1 1,600		1 1,600			
(2) Windows	X Many Avg. Few X Large Avg. Small	(8) Basement		1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2700.00			1 2,700		1 3,085		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 2 Fixture Bath			(15) Built-Ins & Fireplaces			3085.00		1 3,085		1 3,085			
(3) Roof	X Gable Hip Flat X Asphalt Shingle	Gambrel Mansard Shed		Softener, Auto 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 2 Story Fireplace: Raised Hearth			1915.00 3825.00 170.00		1 1,915 1 3,825 1 170		1 1,915 1 3,825 1 170			
	Chimney:	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			24.46 20.35		144 3,522 240 4,884		144 3,522 240 4,884			
X		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Common Wall: 1 Wall Automatic Doors		19.49 -1300.00 375.00		784 15,280 1 -1,300 1 375		784 15,280 1 -1,300 1 375	
X		(10) Floor Support		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =			159,322 151,356		159,322 151,356		159,322 151,356			

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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.
RIVER WOODS ESTATES LLC	RENDON BRUCE R & DAIRE LY	37,500	05/24/2007	WD	Arms Length	2007/1964		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
4833 S RIVERWOODS RD	School: LAKE CITY - 57020		New House	05/17/2007	20070262	Complete
Owner's Name/Address	P.R.E. 100% 02/23/2009					
RENDON BRUCE R & DAIRE LYNN 4833 S RIVERWOODS RD Lake City MI 49651	MAP #:					
	2017 Est TCV 307,646 TCV/TFA: 153.52					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Riv .CLAM RIVER AREA SUBS&SITES								
			Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	EFF Reason	Value	
LOT 30. RIVER WOODS ESTATES NO 2. Comments/Influences	X		Dirt Road	260.00	300.00	1.0000	1.0000	100	100		26,000
LOT PRICED AS RIVERWOODS #1 DUE TO NO RIVERFRONT.	X		Gravel Road	260 Actual Front Feet, 1.79 Total Acres Total Est. Land Value = 26,000							
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description Rate CountyMult. Size %Good Cash Value							
			Sidewalk	D/W/P: Asphalt Paving 1.86 1.00 2250 94 3,934							
			Water	Residential Local Cost Land Improvements							
	X		Sewer	Description Rate CountyMult. Size %Good Cash Value							
	X		Electric	LAND IMPROVE 2500 2500.00 1.00 1.0 100 2,500							
	X		Gas	Total Estimated Land Improvements True Cash Value = 6,434							
			Curb								
			Standard Utilities								
	X		Underground Utils.								

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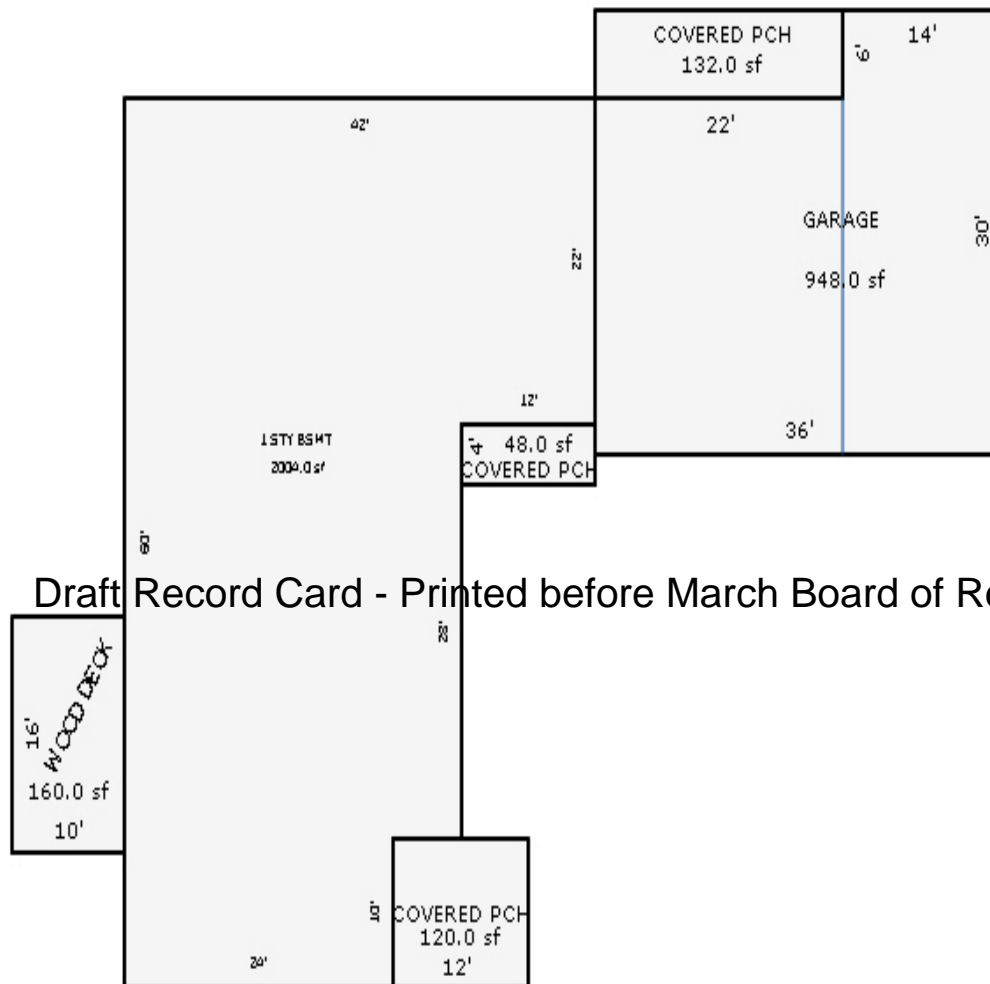
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	13,000	140,800	153,800			128,732C
	Rolling		2016	13,000	132,600	145,600			127,584C
	Low		2015	14,300	116,600	130,900			127,203C
	High		2014	14,300	110,900	125,200			125,200S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
RJG	11/18/2008	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 120 120 132 160	Type CCP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 980 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: BC Effec. Age: 5 Floor Area: 2004			CntyMult X 1.380 E.C.F. X 0.950		Bsmnt-Adj Heat-Adj Rate		Size Cost		
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story	72.75	0.00	1.85	2004	149,498
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:			(12) Electric			(1) Exterior			Rate		Size Cost	
	Basement 1st Floor 2nd Floor 4 Bedrooms						0			Stone Veneer			11.20		416 4,659	
(1) Exterior		X Drywall		No. of Elec. Outlets			(9) Basement Finish			(1) Exterior			Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Many			X Ave.			Few			13.50		1000 13,500	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3			3 Fixture Bath			Average Fixture(s)			1120.00		1 1,120	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			3 Fixture Bath			3525.00		2 7,050	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	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			2 Fixture Bath			2350.00		1 2,350	
X	Casement Double Glass Patio Doors Storms & Screens	1000		(9) Basement Finish			(14) Water/Sewer			(15) Built-Ins & Fireplaces			2610.00		1 2,610	
X	(3) Roof	1		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			Appliance Allowance			29.75		120 3,570	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			1			CCP (1 Story), Standard			29.75		120 3,570	
X	Asphalt Shingle			1			1000 Gal Septic 2000 Gal Septic			CCP (1 Story), Standard			28.52		132 3,765	
Chimney:				Lump Sum Items:			(16) Deck/Balcony			Treated Wood,Standard			8.30		160 1,328	
				Public Water Public Sewer Water Well			(17) Garages			Class:BC Exterior: Siding Foundation: 42 Inch (Finished )			21.33		980 20,903	
				1			1000 Gal Septic 2000 Gal Septic			Base Cost			-1425.00		1 -1,425	
										Automatic Doors			425.00		2 850	
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost =			289,696			
										ECF (414-RIVER WOODS, 240 CLAM RIVER SUB)0.950 => TCV of Bldg: 1 =			275,212			

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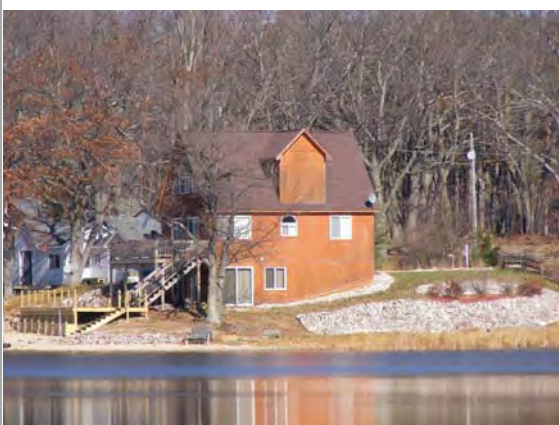
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INGRAO SALVATORE & ANNE (	KIRBY (H/W) & SWINEHART (	228,000	02/07/2007	WD	Arms Length	2007/482		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1876 S SCHNEIDER PARK RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KIRBY BENJAMIN R & LYNETTE M & SWINEHART GARY L & SUZANNE M 1320 SPRUCE Ionia MI 48846	MAP #:					
	2017 Est TCV 203,646 TCV/TFA: 174.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
				Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
LOT 1 EXC BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR TH S 83 DEG 52'51"W 7.84 FT,N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.	X			GROUP H \$800	79.00	100.00	0.9335	1.0000	800	100		58,999
Comments/Influences				79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 58,999								
NEW HOUSE FOR 04	X			Land Improvement Cost Estimates								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
	X			Total Estimated Land Improvements True Cash Value = 2,425								

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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	29,500	72,300	101,800			87,645C
				2016	35,600	69,000	104,600			86,864C
				2015	35,600	65,400	101,000			86,605C
				2014	39,500	55,400	94,900			85,242C

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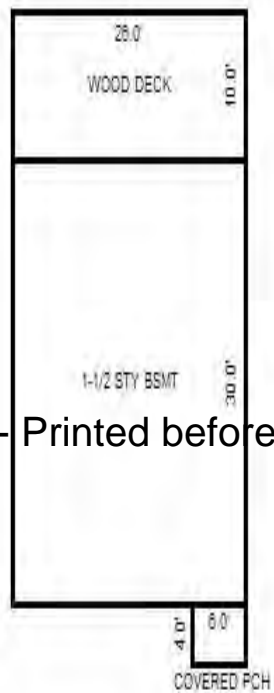
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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:			
			(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water							24 WCP (1 Story) 260 WPP 312 Treated Wood			Class:	Exterior:		
X	Wood Frame	X	Drywall Paneled		Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			X							Brick Ven.:	Stone Ven.:		
Building Style: 1.5S		Trim & Decoration													Common Wall:		Foundation:	
Yr Built Remodeled 2003 0		Ex X Ord Min													Finished ?:		Auto. Doors:	
Condition for Age: Average		Lg X Ord Small													Mech. Doors:		Area:	
Room List		Doors Solid X H.C.													% Good:		Storage Area:	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Central Air Wood Furnace											No Conc. Floor:		Bsmnt Garage:	
(1) Exterior		Kitchen: Other: Other:		(12) Electric											Carport Area:		Roof:	
X Wood/Shingle Aluminum/Vinyl Brick		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost					
Insulation				Ex. X Ord. Min			1.5 Story Siding Basement			90.11 0.00 -0.40			780 69,974					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost					
X Many Avg. X Large Avg. Small				Many X Ave. Few			Walk out Basement Door(s)			775.00			1 775					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(13) Plumbing			(13) Plumbing			Average Fixture(s)			1 760					
				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			Public Sewer Well, 100 Feet			760.00 2400.00			1 2,400					
X Gable Hip Flat		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Prefab 2 Story			1915.00 2505.00		1 1,915 1 2,505			
X Asphalt Shingle		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor					(16) Porches			WCP (1 Story), Standard WPP, Standard			54.24 9.73		24 1,302 260 2,530			
Chimney:		(9) Basement Finish					(16) Deck/Balcony			Treated Wood, Standard			6.61		312 2,062			
		Recreation SF Living SF 1 Walkout Doors No Floor SF					Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 109,401 1.300 => TCV of Bldg: 1 = 142,222								
X Gable Hip Flat		(10) Floor Support																
X Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																
		Lump Sum Items:																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1850 S SCHNEIDER PARK RD	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
SCHWAGER SUSANNA 1850 SCHNEIDER PARK RD LAKE CITY MI 49651	2017 Est TCV 113,117 TCV/TFA: 144.84					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 2 AND BEG N 88 DEG 50'54"W 59.91 FT FROM NE COR LOT 1, TH S 83 DEG 52'51"W 7.84 FT, N 06 DEG 07'09"W 1 FT, S 88 DEG 50'54"E 7.91 FT TO POB. SAPPHIRE LAKE ACRES.	X		GROUP H \$800	60.00	110.00	1.0000	1.0000	800	100		48,000
			60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 48,000								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Wood Frame	9.16	1.00	165	72	1,088			
			Shed: Wood Frame	7.99	1.00	288	72	1,656			
			Total Estimated Land Improvements True Cash Value =							2,745	

Comments/Influences	X Electric	X Gas	X Curb	X Street Lights	X Standard Utilities	X Underground Utils.
ADD SEWER FOR 05						

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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	24,000	32,600	56,600			40,439C
	Low	2016	27,000	31,100	58,100			40,079C
	High	2015	27,000	29,500	56,500			39,960C
	Landscaped	2014	30,000	25,200	55,200			39,331C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X Private Drive							

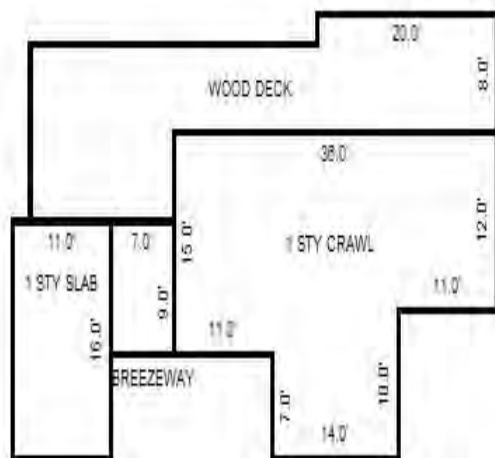
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

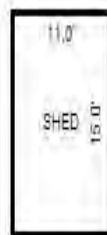
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 448 63	Type Treated Wood Brzwy, FW	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		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										
Yr Built 1958	Remodeled 1983	Ex	X	Ord		Min								
Condition for Age: Average		Lg	X	Ord		Small								
Room List		(5) Floors		Kitchen: Other: Other:										
	Basement 1st Floor 2nd Floor Bedrooms			(12) Electric										
(1) Exterior		X Drywall		No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min							
X	Insulation			No. of Elec. Outlets										
(2) Windows				Many	X	Ave.	Few							
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(14) Water/Sewer										
X				(15) Built-Ins & Fireplaces										
X				(16) Deck/Balcony										
X				(16) Breezeways										
X				(17) Garage										
Chimney: Block				(18) Other										

Draft Record Card - Printed before March Board of Review

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



Draft Record Card - Printed before March Board of Review



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1846 S SCHNEIDER PARK RD						
Owner's Name/Address	School: LAKE CITY - 57020					
EDBERG KENETH D & WENDY S 4888 TIMBERLAWN COURT CADILLAC MI 49601	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 66,691 TCV/TFA: 74.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. LOT 3 SAPPHIRE LAKE ACRES.	X			GROUP H \$800	65.00	110.00	0.9802	1.0000	800 100	50,970
Comments/Influences				65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 50,970						
				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	
	X			Total Estimated Land Improvements True Cash Value = 970						

**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
X	Level			2017	25,500	7,800	33,300			33,300S
	Rolling			2016	29,300	7,800	37,100			37,100S
	Low			2015	29,300	7,700	37,000			37,000S
	High			2014	32,500	7,100	39,600			39,600S
	Landscaped									
	Swamp									
	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	Private Road									
Who	When	What								
TPC 03/30/2015	INSPECTED									
TPC 11/08/2010	INSPECTED									

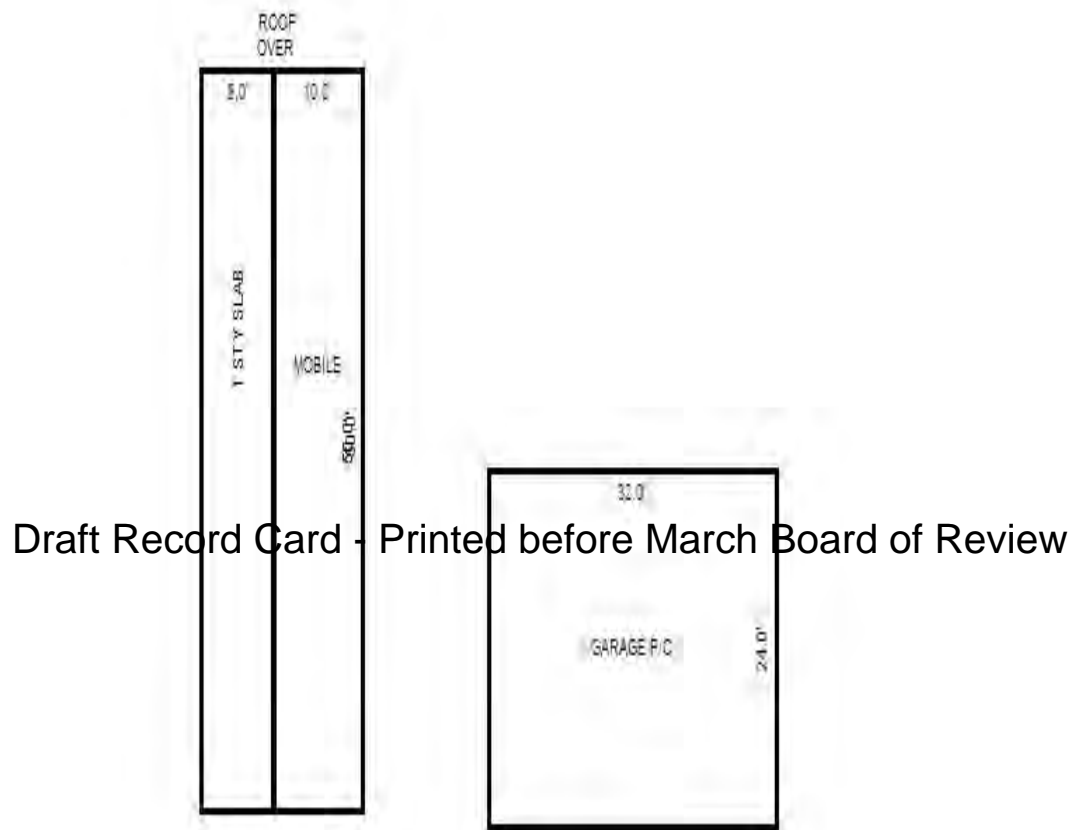
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1986 Car Capacity: 3 Class: CD 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	(4) Interior Drywall Paneled		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 1965	Remodeled 1970		Size of Closets Lg X Ord Small																																																																																																																																																																																		
	Condition for Age: Average			Doors Solid X H.C.																																																																																																																																																																																		
	Room List	(5) Floors		Central Air Wood Furnace																																																																																																																																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service																																																																																																																																																																																		
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min																																																																																																																																																																																		
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	(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	Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																																																																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																																																																																																																		
	(3) Roof	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:																																																																																																																																																																																		
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																																		
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	Chimney: Metal																																																																																																																																																																																					
<p>Class: Fair Effec. Age: 45 Floor Area: X 1.380 Total Base Cost: 50,902 Total Base New : 70,245 Total Depr Cost: 24,586 Estimated T.C.V: 14,751</p> <p>Class: Fair Quality</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>Metal</td> <td>43.30</td> <td>-0.79</td> <td>-5</td> <td>500</td> <td>20,173</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> <td></td> </tr> <tr> <td colspan="3">Addition/Slab</td> <td></td> <td>Rate</td> <td></td> <td>Size</td> <td>Cost</td> </tr> <tr> <td colspan="3">Free Standing Roof</td> <td></td> <td>31.75</td> <td></td> <td>400</td> <td>12,700</td> </tr> <tr> <td colspan="3">Metal Enamel</td> <td></td> <td>4.35</td> <td></td> <td>900</td> <td>3,915</td> </tr> <tr> <td colspan="3">(9) Foundation</td> <td></td> <td>5.60</td> <td></td> <td>120</td> <td>672</td> </tr> <tr> <td colspan="3">Foundation Wall: Concrete</td> <td></td> <td>7.28</td> <td></td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="3">(13) Plumbing</td> <td></td> <td>465.00</td> <td></td> <td>1</td> <td>465</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">(14) Water/Sewer</td> <td></td> <td>912.00</td> <td></td> <td>1</td> <td>912</td> </tr> <tr> <td colspan="3">Public Sewer</td> <td></td> <td>1575.00</td> <td></td> <td>1</td> <td>1,575</td> </tr> <tr> <td colspan="3">Well, 50 Feet</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">(15) Built-Ins &amp; Fireplaces</td> <td></td> <td>1235.00</td> <td></td> <td>1</td> <td>1,235</td> </tr> <tr> <td colspan="3">Appliance Allowance</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">(17) Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Base Cost</td> <td></td> <td>11.14</td> <td></td> <td>768</td> <td>8,556</td> </tr> <tr> <td colspan="3">Mechanical Doors</td> <td></td> <td>350.00</td> <td></td> <td>2</td> <td>700</td> </tr> <tr> <td colspan="3">Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">ECF (410- SAPPHIRE LAKE AREA)</td> <td></td> <td>0.600 =&gt; TCV of Bldg: 1 =</td> <td></td> <td></td> <td>24,586</td> </tr> </tbody> </table>															Unit	Exterior	Roof	Rate	Heat/Roof	Ext.(%)	Size	Cost	BaseUnit	Ribbed	Metal	43.30	-0.79	-5	500	20,173	Other Additions/Adjustments								Addition/Slab				Rate		Size	Cost	Free Standing Roof				31.75		400	12,700	Metal Enamel				4.35		900	3,915	(9) Foundation				5.60		120	672	Foundation Wall: Concrete				7.28		0	0	(13) Plumbing				465.00		1	465	Average Fixture(s)								(14) Water/Sewer				912.00		1	912	Public Sewer				1575.00		1	1,575	Well, 50 Feet								(15) Built-Ins & Fireplaces				1235.00		1	1,235	Appliance Allowance								(17) Garages								Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished)								Base Cost				11.14		768	8,556	Mechanical Doors				350.00		2	700	Phy/Ab.Phy/Func/Econ/Comb.%Good= 35/100/100/100/35.0,								ECF (410- SAPPHIRE LAKE AREA)				0.600 => TCV of Bldg: 1 =			24,586
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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.
WINN RANDY L & BRENDA	CHANDLER WAYNE L & DONNA	70,000	09/14/2012	WD	WARRANTY DEED	2012-03052	PTA	100.0
FEDRIGO MICHAEL G & KIMBE	WINN RANDY L & BRENDA (H/	35,000	09/27/2005	WD	Arms Length	05-0/4151		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1840 S SCHNEIDER PARK RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CHANDLER WAYNE L & DONNA J 1021 E 40 1/2 RD CADILLAC MI 49601	MAP #:					
	2017 Est TCV 69,664 TCV/TFA: 232.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. LOT 4 SAPPHIRE LAKE ACRES.	X			GROUP H \$800	65.00	110.00	0.9802	1.0000	800	100	50,970
Comments/Influences				65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 50,970							
FV CABIN..VERY POOR ADD SEWER FOR 08 PER TOM				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	94	940		
	X			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	25,500	9,300	34,800			34,800S
2016	29,300	9,200	38,500			37,296C
2015	29,300	9,100	38,400			37,185C
2014	32,500	4,100	36,600			36,600S

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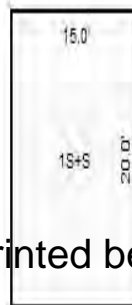
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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	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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 45 Floor Area: 300 Total Base Cost: 19,493 Total Base New : 26,900 Total Depr Cost: 14,795 Estimated T.C.V: 17,754		CntryMult X 1.380 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:				
Yr Built	Remodeled	Ex	X	Ord		Min											
1942	0	Size of Closets		Lg	X	Ord		Small									
Condition for Age: Very Poor		Doors		Solid	X	H.C.											
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			0 Amps Service		1 Story Siding Slab 63.46 -11.86 -0.78 300 15,246								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min		Other Additions/Adjustments		Rate		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		Average Fixture(s)		525.00 1 525				
	Insulation	(7) Excavation		(13) Plumbing			Public Sewer		Public Sewer		912.00		1 912				
(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		(15) Built-Ins & Fireplaces		Appliance Allowance		1235.00 1 1,235				
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 14,795		ECF (410- SAPPHERE LAKE AREA) 1.200 => TCV of Bldg: 1 = 17,754					
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 1,575				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
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.
VER PLANCK JACK & MARY LO	VERPLANCK JACK A & MARY L	0	04/21/2016	QC	FAMILY SALE	2016-0120		0.0
VER PLANCK MARY LOU	VER PLANCK JACK & MARY LO	0	09/16/2004	QC	Not Qualified	04-0/3876		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1830 S SCHNEIDER PARK RD	School: LAKE CITY - 57020		New House	07/30/2009	20090370	Complete
Owner's Name/Address	P.R.E. 100% 07/27/1994					
VERPLANCK JACK A & MARY L TRUST 1830 S SCHNEIDER ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 280,270 TCV/TFA: 173.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
SEC 10 T22N R8W LOT 5 & E 1/2 LOT 6. SAPPHIRE LAKE ACRES.			* Factors *							
REMOVE MH ADD NEW HOUSE FOR 2010. 04 Combo w/580-006-50 for 05	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP H \$800	66.00	113.00	0.9765	1.0000	800 100		51,557
			66 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 51,557							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.44	1.00	1028	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
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							
Who When What	2017	25,800	114,300	140,100			106,659C
TPC 03/30/2015 INSPECTED	2016	29,700	109,200	138,900			105,708C
TPC 11/08/2010 INSPECTED	2015	29,700	103,400	133,100			105,392C
	2014	33,000	82,000	115,000			103,733C

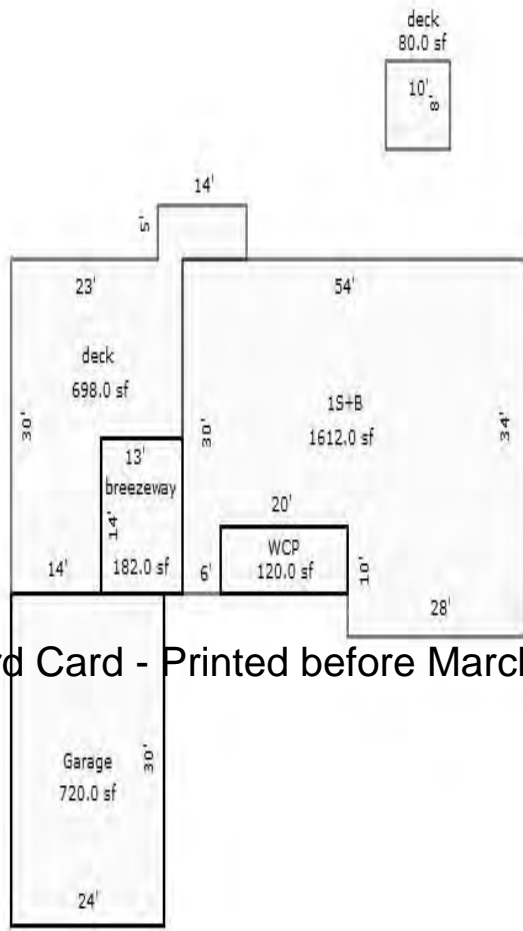
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 698 80 182	Type CCP (1 Story) Treated Wood Treated Wood Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 2009		Remodeled 0		Ex X Ord Min			Size of Closets									
Condition 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 Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Basement			Rate Bsmnt-Adj Heat-Adj 58.98 0.00 1.82			Size Cost 1612 98,010			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Walk out Basement Door(s)			Rate 775.00			Size Cost 1 775			
(2) Windows		(7) Excavation		(13) Plumbing			(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			760.00 2400.00 1600.00		1 760 1 2,400 1 1,600	
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		2 3 Fixture Bath 1 2 Fixture Bath			(14) Water/Sewer			Public Sewer Well, 50 Feet			1162.00 1575.00		1 1,162 1 1,575	
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			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1 1,915	
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			CCP (1 Story), Standard			27.17		120 3,260	
X	Recreation SF Living SF Walkout Doors No Floor SF						(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard			6.10 8.82		698 4,258 80 706	
X	(3) Roof						(16) Breezeways			Frame Wall,Unfinished			23.25		182 4,232	
X	Gable Hip Flat						(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1/2 Wall Automatic Doors			17.28 -650.00 375.00		720 12,442 1 -650 1 375	
X	Asphalt Shingle									Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 1.300 => TCV of Bldg: 1 =		174,125 226,363	
Chimney: Vinyl				Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH RICHARD L E	SMITH CHRISTOPHER (M/M)	95,000	11/14/2007	WD	Arms Length	2008/0202		100.0
HOLLINGSWORTH RICHARD L	HOLLINGSWORTH RICHARD L E	0	04/17/2007	OTH	Not Qualified	2007/3968		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER PARK RD	School: LAKE CITY - 57020		New House	08/28/2008	20080502	100%
Owner's Name/Address	P.R.E. 0%					
SMITH CHRISTOPHER 1324 NORTHRUP GRAND RAPIDS MI 49504	MAP #:					
	2017 Est TCV 271,482 TCV/TFA: 139.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
SEC 10 T22N R8W LOT 7 & W 1/2 OF LOT 6. SAPPHIRE LAKE ACRES.			* Factors *						
ADD SEWER FOR 05 REMOVE OLD MH FOR 05..NO VALUE 04 Combo w/568-006-00 for 05	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			GROUP H \$800	68.00	121.00	0.9692 1.0000	800 100		52,724
			68 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 52,724						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425	
			Total Estimated Land Improvements True Cash Value = 2,425						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What	2017	26,400	109,300	135,700			104,360C
TPC 03/30/2015 INSPECTED	2016	30,600	104,300	134,900			103,430C
TPC 11/08/2010 INSPECTED	2015	30,600	98,600	129,200			103,121C
RJG 12/02/2008 INSPECTED	2014	34,000	75,000	109,000			101,498C

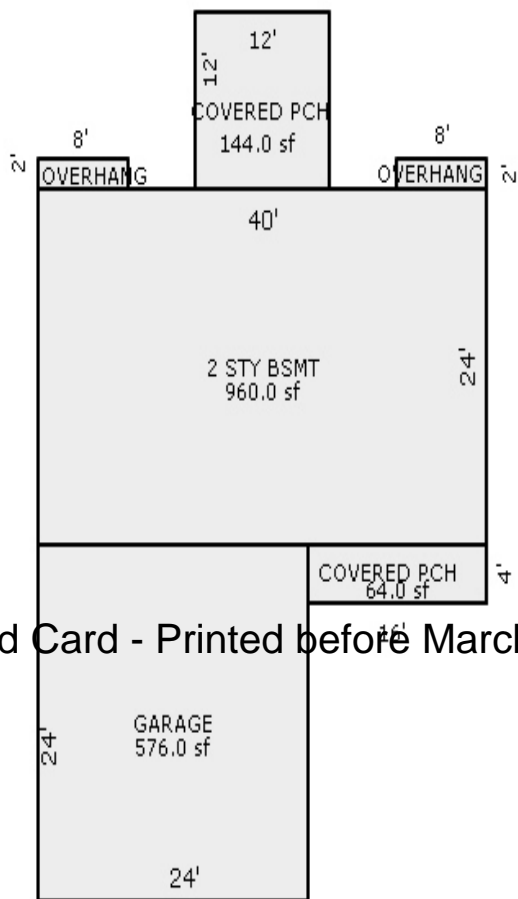
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 144	Type CCP (1 Story) WCP (2 Story)	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 2S		Trim & Decoration													
Yr Built 2008		Remodeled 0		Ex X Ord Min			Size of Closets			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			0 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 1 Story Siding		Basement Overhang Overhang		111.70 0.00 0.00 39.06 0.00 0.00 39.06 0.00 0.00	
Insulation		(7) Excavation		(13) Plumbing			(14) Water/Sewer			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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Walk out Basement Door(s) Walk out Basement Door(s) 3 Fixture Bath Public Sewer Well, 100 Feet Appliance Allowance		775.00 2400.00 1162.00 2700.00 1915.00		1 760 1 2,400 1 1,162 1 2,700 1 1,915	
Many Avg. X Large Avg. X Small		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576 11,059	
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 Recreation SF Living SF Walkout Doors No Floor SF			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, ECF (410- SAPPHIRE LAKE AREA)		19.20 -1300.00 375.00 1.250 => TCV of Bldg: 1 =		1 -1,300 1 375 173,066 216,333	
(3) Roof		(10) Floor Support		(14) Water/Sewer						Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, ECF (410- SAPPHIRE LAKE AREA)		1.250 => TCV of Bldg: 1 =		173,066 216,333	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								
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.
COLLINS WILLIAM C TRUSTEE	SEJAT JOSEPH J & SUSAN Y	85,000	09/06/2011	WD	WARRANTY DEED	2011-02773	PTA	100.0
ALLEN DORENE S &	COLLINS WILLIAM C TRUSTEE	0	04/20/2010	WD	Reference	2010_1323WD		50.0
ALLEN DORENE S	ALLEN DOREN S & COLLINS W	0	09/25/2009	QC	Not Qualified	2009/3408		0.0
		80,000	09/01/2002	WD	Download	02-0:4332		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1792 S SCHNEIDER PARK RD						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SEJAT JOSEPH J & SUSAN Y 11711 FOREMAN ST LOWELL MI 49331	2017 Est TCV 84,167 TCV/TFA: 131.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. LOT 8 SAPPHIRE LAKE ACRES.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		GROUP H \$800	60.00	110.00	1.0000	1.0000	800	100	48,000
			60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 48,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Residential Local Cost Land Improvements							
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		LAND IMPROVE 1000	1000.00	1.00	1.0	97	970		
	X		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
Level							
X Rolling							
Low							
High							
Landscaped							
X Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What	2017	24,000	18,100	42,100			42,100S
TPC 03/30/2015 INSPECTED	2016	27,000	17,800	44,800			43,587C
TPC 11/08/2010 INSPECTED	2015	27,000	17,700	44,700			43,457C
	2014	30,000	15,200	45,200			42,773C

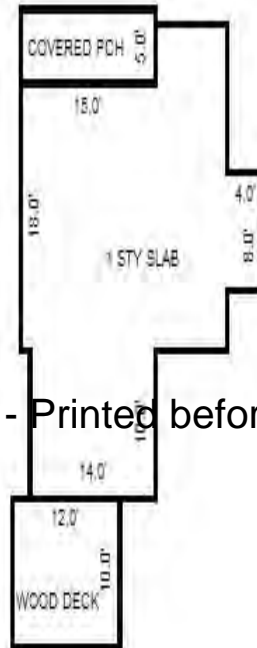
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 75 120	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame Block		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 40 Floor Area: 640 Total Base Cost: 34,425 Total Base New : 48,884 Total Depr Cost: 29,330 Estimated T.C.V: 35,197	CntyMult X 1.420 E.C.F. X 1.200	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			(12) Electric 0 Amps Service			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Yr Built 1960	Remodeled 0	Size of Closets Lg X Ord Small		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			1	1 Story Block	Slab	54.76	-10.56	-1.89	640	27,078
Condition for Age: Average		Doors Solid X H.C.		(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 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(13) Plumbing Average Fixture(s) 525.00			Rate			Size Cost	
Room List Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00			(16) Porches CCP (1 Story), Standard 29.75			Rate			Size Cost	
(1) Exterior		(6) Ceilings		(15) Built-Ins & Fireplaces Appliance Allowance 1235.00			(16) Porches CCP (1 Story), Standard 29.75			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Block Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
(2) Windows		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
Many Avg.	Large Avg.	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Few	X	Small	(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
(3) Roof		(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Gable Hip Flat	(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Gambrel Mansard Shed	(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
X	Asphalt Shingle	(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		
Chimney: Block		(16) Deck/Balcony Treated Wood,Standard 7.24		(16) Deck/Balcony Treated Wood,Standard 7.24			(16) Deck/Balcony Treated Wood,Standard 7.24			Rate			Size Cost		Depr. Cost = 29,330		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH RICK A & SUSAN L	HORNER TIMOTHY L TR	259,900	06/25/2010	WD	Arms Length	2010-2467WD	PTA	100.0
DEVELOPMENTS BY HOFFMAN L	SMITH RICK A & SUSAN L (H	269,500	07/30/2007	WD	Partial Construction	2007/2733		100.0
MERRITT JAMES M & KATHRYN	DEVELOPMENTS BY HOFFMAN L	108,000	08/31/2006	WD	Arms Length	06-0/3156		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1790 S SCHNEIDER PARK RD	School: LAKE CITY - 57020		Pole Barn	07/31/2007	20070505	Complete
	P.R.E. 0%		Addition	09/26/2006	20060320	Complete
Owner's Name/Address	MAP #:					
HORNER TIMOTHY L TR 1920 STERLING OAKS BLVD SE ADA MI 49301	2017 Est TCV 274,878 TCV/TFA: 130.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					Value	
				Description	Frontage	Depth	Front Depth	Rate %Adj.		Reason
. LOT 9 SAPPHIRE LAKE ACRES.	X			GROUP H \$800	60.00	107.00	1.0000	1.0000	800 100	48,000
Comments/Influences				60 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 48,000						
				Land Improvement Cost Estimates						
				Description	Rate	County	Mult.	Size	%Good	Cash Value
				D/W/P: 3.5 Concrete	4.04	1.00		160	0	0
	X			Shed: Metal Prefab	11.56	1.00		70	46	372
	X			Dock: Light posts	25.61	1.00		160	0	0
	X			Residential Local Cost Land Improvements						
				Description	Rate	County	Mult.	Size	%Good	Cash Value
				Curb	250.00	1.00		1.0	95	2,375
				Total Estimated Land Improvements True Cash Value = 2,747						

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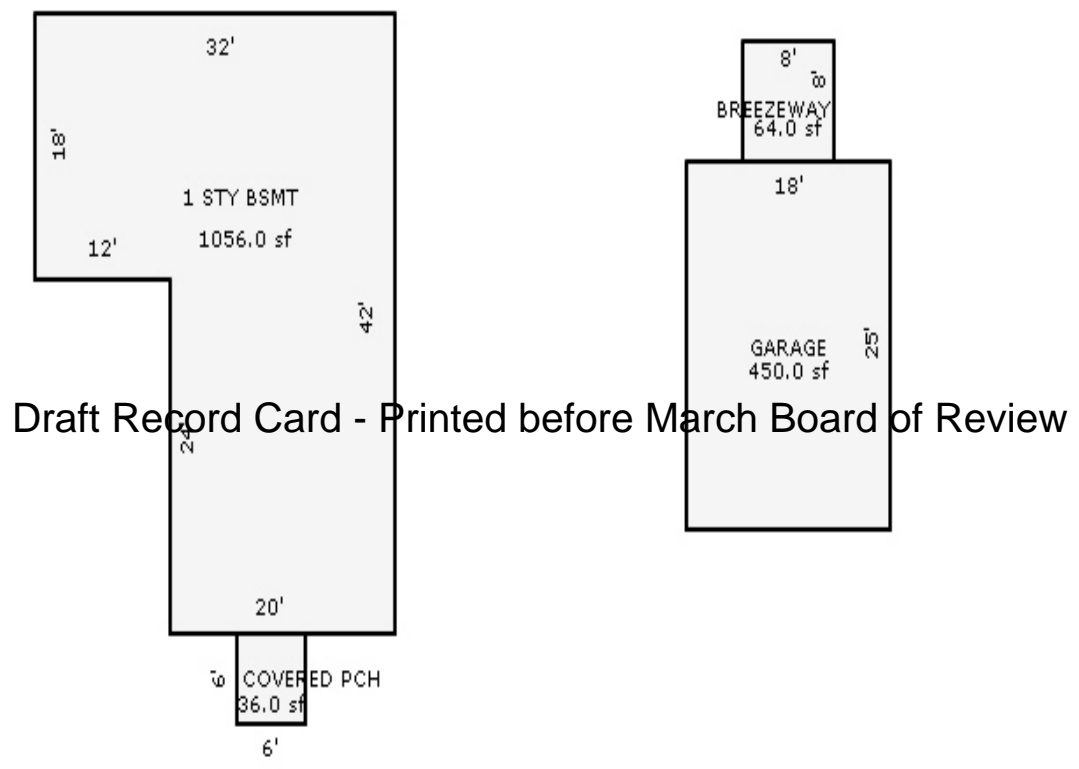
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Level		2017	24,000	113,400	137,400			110,628C
	Rolling		2016	27,000	108,200	135,200			109,642C
	Low		2015	27,000	102,200	129,200			109,315C
	High		2014	30,000	80,500	110,500			107,594C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road								
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	11/08/2010	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	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 2007 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 450 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 2S		Trim & Decoration													
Yr Built Remodeled 1941 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		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric											
				0 Amps Service											
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			2 Story Siding Slab			124.96 -14.44 3.17		1056 120,057			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
(2) Windows				Many X Ave. Few			(13) Plumbing								
Many Avg. X Large Avg. X Small				(14) Water/Sewer			Average Fixture(s)			1120.00		1 1,120			
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		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 Well, 50 Feet			3525.00		1 3,525			
(3) Roof		X Concrete Floor		(8) Basement			(15) Built-Ins & Fireplaces			2610.00		1 2,610			
X Gable X Hip X Flat X Asphalt Shingle		Conc. Block Poured Conc. Stone Treated Wood 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			Appliance Allowance Fireplace: Interior 1 Story			4100.00		1 4,100			
Chimney:				(9) Basement Finish			(17) Garages								
		Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:BC Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost =			30.60 425.00		450 13,770 1 425			
				(14) Water/Sewer			(16) Porches			51.06		36 1,838			
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Breezeways			27.75		64 1,776			
							Frame Wall,Unfinished County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0, Depr.Cost =					2,451 2,426			
							WCP (1 Story), Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 97/100/100/100/97.0, Depr.Cost =					2,537 2,461			
							ECF (410- SAPPHERE LAKE AREA)			1.250 => TCV of Bldg: 1 =		179,305 224,131			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ST PIERRE M EILEEN (WIDOW)	ST PIERRE M EILEEN (LE)	0	11/06/2009	QC	Not Qualified	2009/3888		0.0
ST PIERRE MARGARET E,BRIA	ST PIERRE MARGARET	0	12/30/2006	QC	Not Qualified	07-0/255		0.0
ST PIERRE MARGARET E	SELF & ST PIERRE B & J (T	0	12/04/2006	QC	Not Qualified	06-0/4364		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SCHNEIDER PARK RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 06/01/1995					
ST PIERRE M EILEEN (LE) P O BOX 917 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 48,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					Value		
. LOT 10 SAPPHIRE LAKE ACRES.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP H \$800	60.00	88.00	1.0000	1.0000	800	100	48,000
				60 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							48,000

Comments/Influences	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Dirt Road	2017	24,000	0	24,000			15,992C
	Gravel Road	2016	27,000	0	27,000			15,850C
	Paved Road	2015	27,000	0	27,000			15,803C
	Storm Sewer	2014	30,000	0	30,000			15,555C
	Sidewalk							
	Water							
	X Sewer							
	X Electric							
	X Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	X Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X Private Drive							
	Who When What							
	TPC 03/30/2015 INSPECTED							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	Not Qualified	2007/3969		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SCHNEIDER PARK RD	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/14/2012					
VER PLANCK JACK A & MARY L TRUST P O BOX 615 LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 136,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
. LOT 11 SAPPHIRE LAKE ACRES.	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences	X			GROUP E 800/FF	170.00	89.00	1.0000 1.0000	800 100	136,000
				170 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 136,000					

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	68,000	0	68,000			61,530C
2016	68,000	0	68,000			60,982C
2015	60,800	0	60,800			60,800S
2014	60,800	0	60,800			60,800S

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:					
	2017 Est TCV 44,368					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
SEC 10 T22N R8W LOT 1 SAPPHIRE LAKE PLAT.	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			Sub 580,590,700	49.00	100.00	1.0061	1.0000	900	100	44,368
				49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value =							44,368

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
  - Wooded
  - Pond
  - X Waterfront
  - Ravine
  - Wetland
  - Flood Plain
  - X Private Road

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,200	0	22,200			15,430C
2016	22,100	0	22,100			15,293C
2015	22,100	0	22,100			15,248C
2014	22,100	0	22,100			15,008C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1784 S SAPPHERE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:					
	2017 Est TCV 81,812 TCV/TFA: 104.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 2 SAPPHERE LAKE PLAT.	X		Dirt Road	580,590,700	49.00	100.00	1.0061	1.0000	900	100		44,368
Comments/Influences			Gravel Road	49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 44,368								
			Paved Road	Land Improvement Cost Estimates								
			Storm Sewer	Description Rate CountyMult. Size %Good Cash Value								
			Sidewalk	Shed: Wood Frame 9.17 1.00 96 78 686								
			Water	Total Estimated Land Improvements True Cash Value = 686								
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	22,200	18,700	40,900			32,766C
X	Rolling		2016	22,100	18,500	40,600			32,474C
X	Low		2015	22,100	18,300	40,400			32,377C
X	High		2014	22,100	15,500	37,600			31,868C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	Private Drive								

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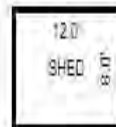
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		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: D Effec. Age: 45 Floor Area: 784 Total Base Cost: 40,358 Total Base New : 55,694 Total Depr Cost: 30,632 Estimated T.C.V: 36,758			CntryMult X 1.380 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min	Size of Closets			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate		Size Cost		
Condition for Age: Average		Lg	X	Ord		Small	60 Amps Service			1 Story Siding Slab 51.38 -10.04 -1.89 784 30,929			Other Additions/Adjustments			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments			Rate		Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms						60 Amps Service			Average Fixture(s) 525.00 1 525						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Public Sewer 912.00 1 912						
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. Ord. X Min			Many Ave. X Few			Public Sewer 912.00 1 912						
	Insulation			(7) Excavation			(13) Plumbing			Public Sewer 912.00 1 912						
(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			Appliance Allowance 1235.00 1 1,235						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			WGEP (1 Story), Standard 32.39 160 5,182						
X	Wood Sash Metal Sash Vinyl Sash	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			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 30,632						
X	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			ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 36,758						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:													
X	Asphalt Shingle															
Chimney: Metal																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1770 S SAPPHIRE AVE	School: LAKE CITY - 57020		New House	06/30/2009	20090289	Complete
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	06/30/2009	20090288	Complete
BECK JOHN M & MARY LOU 1770 S SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 201,043 TCV/TFA: 170.95					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W LOT 3 SAPPHIRE LAKE PLAT. Comments/Influences	X		Dirt Road	51	100.00	0.9941	1.0000	900	100	PRIVATE RD	45,628
	X		Gravel Road	51 Actual Front Feet, 0.12 Total Acres							45,628
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Sidewalk	D/W/P: 3.5 Concrete	3.20	1.00	260	99	824		
			Water	Shed: Wood Frame	10.27	1.00	96	78	769		
	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	94	940		
			Street Lights	Total Estimated Land Improvements True Cash Value =							2,533
			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	22,800	77,700	100,500			82,668C
X	Rolling		2016	23,000	75,700	98,700			81,931C
X	Low		2015	23,000	71,600	94,600			81,686C
X	High		2014	23,000	57,400	80,400			80,400S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	Private Drive								
Who	When	What							
TPC 03/30/2015	INSPECTED								
TPC 11/08/2010	INSPECTED								

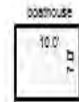
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	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	Treated Wood								
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																		
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min																
Condition for Age: Average		Lg	X	Ord		Small																
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric															
	Basement 1st Floor 2nd Floor 4 Bedrooms						200 Amps Service															
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior			Foundation			Rate		Bsmnt-Adj Heat-Adj							
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1	Story Siding	Basement	57.53	0.00	0.00	1176	67,655							
X	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	8		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 141.00 Public Sewer Well, 50 Feet			1975.00 1025.00 1575.00			1 1		1,975 1,025 1,575	
X	Double Glass Patio Doors Storms & Screens	X		(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces			1415.00		1		1,415					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Appliance Allowance			7.59		120		911					
X	Asphalt Shingle	X		(9) Basement Finish			1			(16) Deck/Balcony			7.59		120		911					
(3) Roof		X		800			1			(17) Garages			7.59		120		911					
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 Lump Sum Items:			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 93/100/100/100/93.0, Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT) County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, ECF (410- SAPPHIRE LAKE AREA)			17.14 -1225.00 375.00 93/100/100/100/93.0, Depr.Cost = 11.25 12,420 6,210 3.75 362 308 117,602 1.300 => TCV of Bldg: 1 =			800 1 1 70		9,000 12,420 6,210 263 362 308 117,602 152,882				
Chimney:																						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAFFORD CHARLES E LE/ETA	STOLP K & STAFFORD B & ST	0	08/12/2010	DC	CERTIFICATE OF DEATH		PTA	0.0
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E LE/ETA	0	07/16/2004	DC	CERTIFICATE OF DEATH			0.0
STAFFORD CHARLES E & JANE	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	Not Qualified	04-0/2990		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1760 S SAPPHIRE AVE	School: LAKE CITY - 57020		Addition	09/24/2009	20090506	100%
Owner's Name/Address	P.R.E. 0%					
STOLP K & STAFFORD B & STAFFORD C 7139 ROCKINGHAM COURT LAMBERTVILLE MI 48144	MAP #:					
	2017 Est TCV 94,287 TCV/TFA: 102.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT 4 SAPPHIRE LAKE PLAT.	X		Dirt Road	51	51.00	100.00	0.9941	1.0000	900	100	PUBLIC BEACH	45,628
			Gravel Road	51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,628								
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		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	22,800	24,300	47,100			35,168C
X	Rolling		2016	23,000	24,100	47,100			34,855C
	Low		2015	23,000	23,800	46,800			34,751C
X	High		2014	23,000	20,000	43,000			34,204C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road								

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/30/2015	INSPECTED	2016	23,000	24,100	47,100			34,855C
TPC	11/08/2010	INSPECTED	2015	23,000	23,800	46,800			34,751C
			2014	23,000	20,000	43,000			34,204C

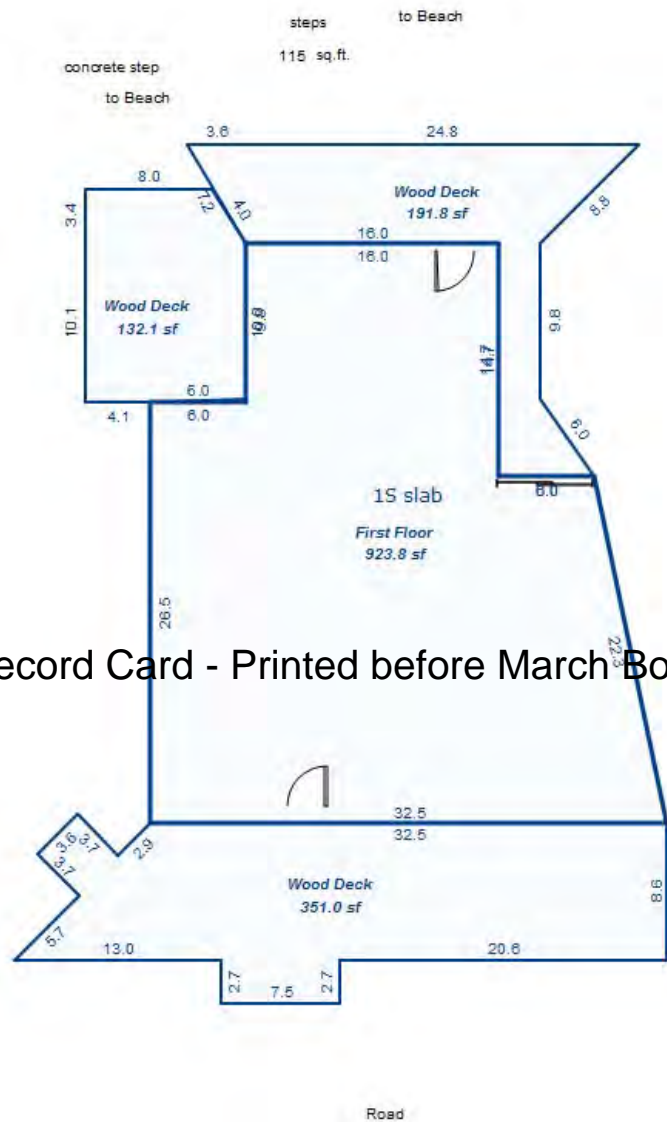
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil 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 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				175 191 351 132 115	CGEP (1 Story) Treated Wood Treated Wood Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace									
Yr Built 1942		Remodeled 2009		Ex Ord X Min			(12) Electric									
Condition for Age: Average		Lg Ord X Small		Doors Solid X H.C.			100 Amps Service									
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(6) Ceilings			Ex. X Ord. Min	1	Story Siding	Slab	49.35	-9.64	-1.39	924	35,408	
(1) Exterior		No. of Elec. Outlets		Many Ave. X Few			(13) Plumbing	Other Additions/Adjustments		Rate		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(7) Excavation			(14) Water/Sewer	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		(8) Basement			(15) Built-Ins & Fireplaces	Public Sewer		912.00		1		912		
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches	Appliance Allowance		1235.00		1		1,235		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	X		(9) Basement Finish			(16) Deck/Balcony	Fireplace: Exterior 1 Story		3050.00		1		3,050		
X	Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches	CGEP (1 Story), Standard		32.00		175		5,600		
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			(14) Water/Sewer	Treated Wood,Standard		6.57		191		1,255		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony	Treated Wood,Standard		5.95		351		2,088		
Chimney:		Lump Sum Items:					(16) Deck/Balcony	Treated Wood,Standard		7.07		132		933		
							(16) Deck/Balcony	Treated Wood,Standard		7.33		115		843		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Depr.Cost =		40,549					
							ECF (410- SAPPHIRE LAKE AREA)		1.200 => TCV of Bldg: 1 =		48,659					

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RITCHIE J C & GILLESPIE M J JT & LE GILLESPIE, BUNTING, MOCERI & CARLEY 4753 BIRCH HAVEN JACKSON MI 49201	MAP #:					
	2017 Est TCV 112,178 TCV/TFA: 137.47					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 5 SAPPHIRE LAKE PLAT.	X			Sub 580,590,700	51.00	100.00	0.9941	1.0000	900	100		45,628
Comments/Influences				51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,628								
				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	94	940			
	X			Total Estimated Land Improvements True Cash Value = 940								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	22,800	33,300	56,100			39,876C
			2016	23,000	31,700	54,700			39,521C
			2015	23,000	30,000	53,000			39,403C
			2014	23,000	26,600	49,600			38,783C

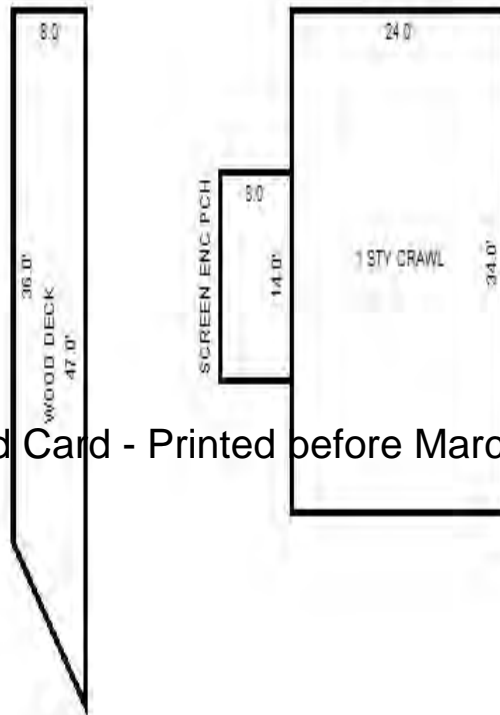
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 332	Type CSEP (1 Story) Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	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											
Yr Built 1976	Remodeled 0	Ex	Ord	X	Min										
Condition for Age: Average		Lg	Ord	X	Small										
Room List		(5) Floors		(12) Electric											
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		100 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	1	Story Siding	Crawl Space	62.01	-9.25	-0.21	816	42,881
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Size		Cost		
X	Many Avg. Few	X	Large Avg. Small	Many	Ave.	X	Few	(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	(8) Basement		(13) Plumbing			(14) Water/Sewer		Public Sewer		1025.00		1		1,025
		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		Appliance Allowance		1415.00		1		1,415
		(9) Basement Finish		(14) Water/Sewer			(16) Porches		Fireplace: Exterior 1 Story		3450.00		1		3,450
		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony		CSEP (1 Story), Standard		32.43		112		3,632
		(10) Floor Support		(14) Water/Sewer			Pine,Standard		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		4.99		332		1,657
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg: 1 =		Depr.Cost =		50,469
X	Asphalt Shingle								Estimated T.C.V: 65,610						
	Chimney:														

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Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1740 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
EDWARDS MELVIN A 14854 GOLFWIEW LIVONIA MI 48154	MAP #:					
	2017 Est TCV 113,531 TCV/TFA: 97.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 10 T22N R8W LOT 6 SAPPHIRE LAKE PLAT.	X		PUBLIC BEACH						
			Sub 580,590,700	51.00	100.00	0.9941	1.0000	900	100
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,628						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	9.17	1.00	96	95	836	
	X		Shed: Wood Frame	9.59	1.00	80	95	729	
	X		Total Estimated Land Improvements True Cash Value =						1,565

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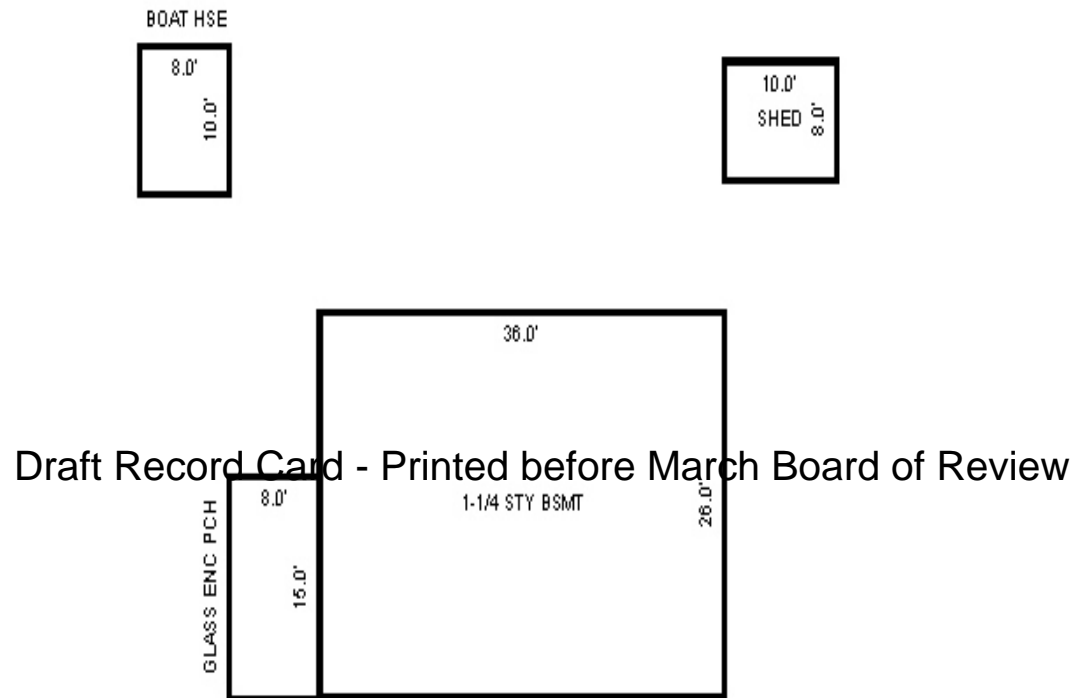
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,800	34,000	56,800			39,543C
2016	23,000	33,700	56,700			39,191C
2015	23,000	33,200	56,200			39,074C
2014	23,000	28,100	51,100			38,459C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1945		Remodeled 0		Ex Ord X Min			Size of Closets			Lg Ord X Small			Doors Solid X H.C.			
Condition for Age: Average																
Room List		(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min			Stories Exterior Foundation 1.25 Story Siding Basement 56.98 0.00 0.83			Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate			Size Cost 936 54,110			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. X Few			(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 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate 912.00 2,425			Size Cost 1 912 1 2,425			
X	(2) Windows	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Porches CGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)			Rate 1235.00 3050.00 37.57 1.200 => TCV of Bldg: 1 =			Size Cost 1 1,235 1 3,050 120 4,508 55,282 66,338			
X	Many Avg. X Large Avg. X Small			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	(3) Roof	(10) Floor Support														
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle															
	Chimney: Metal															

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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.
LOGUSZ ROMAN ETAL	LOGUSZ ROMAN ETAL	0	06/10/2004	QC	Not Qualified	04-0/2733		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1730 S SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 102,449 TCV/TFA: 120.10					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 7 SAPPHIRE LAKE PLAT.	X			Sub 580,590,700	51.00	100.00	0.9941	1.0000	900	100		45,628
Comments/Influences				51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,628								
				Land Improvement Cost Estimates								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				Shed: Wood Frame				11.23	1.00	64	94	676
				Residential Local Cost Land Improvements								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				LAND IMPROVE 1000				1000.00	1.00	0.5	95	475
				Total Estimated Land Improvements True Cash Value = 1,151								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2017	22,800	28,400	51,200			41,541C
		Low							
X	High	Landscaped							
		Swamp							
		Wooded							
		Pond							
X	Waterfront	Ravine							
		Wetland							
		Flood Plain							
Who	When	What	2017	22,800	28,400	51,200			41,541C
TPC	03/30/2015	INSPECTED	2016	23,000	28,200	51,200			41,171C
TPC	11/22/2011	INSPECTED	2015	23,000	27,800	50,800			41,048C
			2014	23,000	25,600	48,600			40,402C

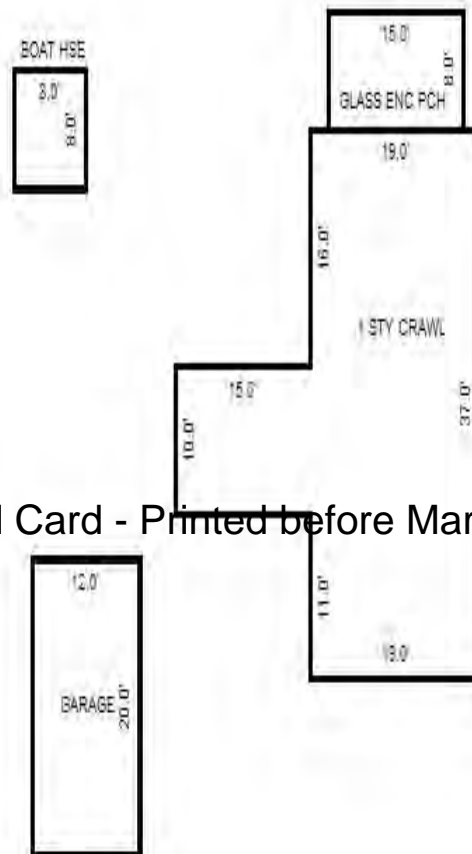
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	Type WGEP (1 Story)	Year Built: 1982 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G																					
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 853 Total Base Cost: 61,122 Total Base New : 84,349 Total Depr Cost: 46,392 Estimated T.C.V: 55,670			CntryMult X 1.380 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1934	Remodeled 1982	Ex	X	Ord		Min	Central Air Wood Furnace			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost					
Condition for Age: Average		Lg	X	Ord		Small	(12) Electric			Stories			-9.14		-2.85		853		42,104					
Room List		(5) Floors		No./Qual. of Fixtures			100 Amps Service			Other Additions/Adjustments			Rate				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		(6) Ceilings		No. of Elec. Outlets			1			(14) Water/Sewer			Public Sewer			1025.00		1		1,025				
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1415.00		1		1,415	
(2) Windows		(7) Excavation		Basement			1			(16) Porches			WGEP (1 Story), Standard			38.51		120		4,621				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		24.80		240		5,952		
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			1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (410- SAPPHIRE LAKE AREA)			Mechanical Doors			350.00		1		350				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors No Floor SF			1			Lump Sum Items:			Depr.Cost =			46,392		1		55,670				
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (410- SAPPHIRE LAKE AREA)			1.200 => TCV of Bldg:			1		=		55,670	
X	Asphalt Shingle	Chimney:																						

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Draft Record Card - Printed before March Board of Review

Sketch by Apex IVT

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
1718 S SAPPHIRE AVE	School: LAKE CITY - 57020									
Owner's Name/Address	P.R.E. 0%	MAP #:								
PROMER JODY R & MARLENE K 9183 LOOKOUT CIRCLE GRAND LEDGE MI 48837	2017 Est TCV 139,400 TCV/TFA: 121.01									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 8 SAPPHIRE LAKE PLAT.	Public Improvements		* Factors *		PUBLIC BEACH					
Comments/Influences	X Dirt Road		Description	Frontage	Depth	Front Depth				
	X Gravel Road		Sub 580,590,700	51.00	100.00	0.9941 1.0000				
	X Paved Road		51 Actual Front Feet, 0.12 Total Acres			Rate %Adj. Reason				
	X Storm Sewer		Land Improvement Cost Estimates			Value				
	X Sidewalk		Description	Rate	CountyMult.	Size %Good				
	X Water		Shed: Wood Frame	10.27	1.00	96 94				
	X Sewer		Residential Local Cost Land Improvements							
	X Electric		Description	Rate	CountyMult.	Size %Good				
	X Gas		LAND IMPROVE 2500	2500.00	1.00	1.0 95				
	X Curb		Total Estimated Land Improvements True			Cash Value =				
	X Standard Utilities					3,302				
	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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	TPC 03/30/2015 INSPECTED			2017	22,800	46,900	69,700			60,767C
	TPC 11/22/2011 INSPECTED			2016	23,000	44,800	67,800			60,225C
				2015	23,000	42,400	65,400			60,045C
				2014	23,000	36,100	59,100			59,100S

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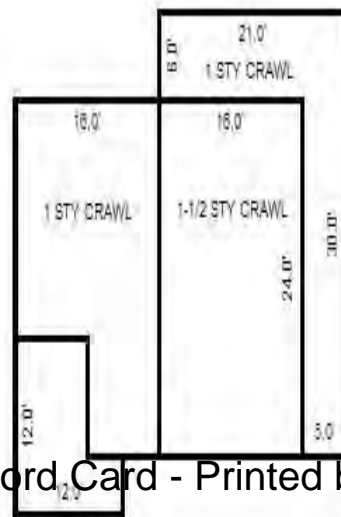
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 126 240	Type CGEP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G	Trim & Decoration Ex X Ord Min		Size of Closets Lg X Ord Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:					
Building Style: 1.25S		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		(12) Electric 100 Amps Service		Stories Exterior 1.5 Story Siding 1 Story Siding 1 Story Siding		Foundation Crawl Space Crawl Space Crawl Space		Rate 76.29 59.86 59.86		Bsmnt-Adj -8.86 -8.86 -8.86		Heat-Adj 0.00 0.00 0.00		Size Cost 384 25,893 246 12,546 330 16,830	
Yr Built 1965	Remodeled 0	Size of Closets		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 630.00		Other Additions/Adjustments Rate 630.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 630 1 1,325					
Condition for Age: Average		Doors		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
Room List		(5) Floors		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
(1) Exterior		X Tile		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	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 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
(2) Windows		X Many Avg. X Large Avg. X Small		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
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		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
Chimney: Stone		No Floor SF		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
Class: CD Effec. Age: 35 Floor Area: 1152 Total Base Cost: 77,584 Total Base New : 107,065 Total Depr Cost: 69,592 Estimated T.C.V: 90,470		CntyMult X 1.380 E.C.F. X 1.300		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
Bsmnt Garage:		Carport Area: Roof:		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					
Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)		Depr.Cost = 69,592 1.300 => TCV of Bldg: 1 = 90,470		(13) Plumbing 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Other Additions/Adjustments Rate 1025.00 1575.00		Bsmnt-Adj -8.86		Heat-Adj 0.00		Size Cost 1 1,025 1 1,575					

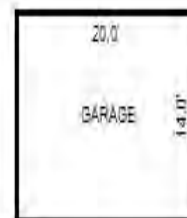
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GLASS ENC PCH



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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 SAPPHIRE AVE		School: LAKE CITY - 57020				
Owner's Name/Address		P.R.E. 0%				
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108		MAP #:				
		2017 Est TCV 45,507				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 9 SAPPHIRE LAKE PLAT.	X			Dirt Road	50.00	100.00	1.0000	1.0000	900	100		45,000
Comments/Influences				Gravel Road	50	Actual Front Feet,	0.12	Total Acres	Total Est.	Land Value =		45,000
				Paved Road	Land Improvement Cost Estimates							
				Storm Sewer	Description							
				Sidewalk	Rate CountyMult. Size %Good Cash Value							
				Water	Shed: Wood Frame 10.02 1.00 64 79 507							
				Sewer	Total Estimated Land Improvements True Cash Value = 507							
				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	22,500	300	22,800			15,496C
2016	22,500	300	22,800			15,358C
2015	22,500	300	22,800			15,313C
2014	22,500	300	22,800			15,072C

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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
1698 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108	MAP #:					
	2017 Est TCV 101,174 TCV/TFA: 139.55					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 10 SAPPHIRE LAKE PLAT.	X			Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100		45,000
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000								
ADD SEWER FOR 05				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	95	950
				Total Estimated Land Improvements True Cash Value = 1,777								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	22,500	28,100	50,600			33,726C
X	Rolling		2016	22,500	27,900	50,400			33,426C
X	Low		2015	22,500	27,500	50,000			33,327C
X	High		2014	22,500	23,400	45,900			32,803C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What							
TPC 03/30/2015	INSPECTED								
TPC 11/22/2011	INSPECTED								

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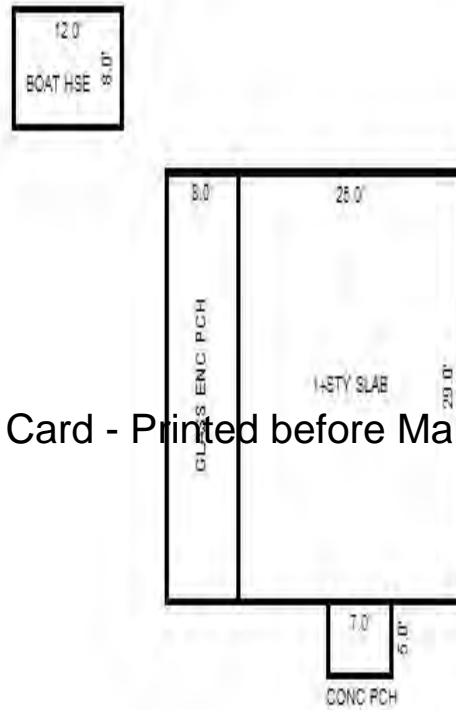
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 232 35	Type WGEP (1 Story) CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1+S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Rate		Size Cost				
Condition for Age: Average		Lg	Ord	X	Small	100 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			Average Fixture(s)			Rate		Size Cost			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Public Sewer			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Public Sewer			Rate		Size Cost			
(2) Windows	Insulation	(7) Excavation		(13) Plumbing			Public Sewer			Rate		Size Cost			
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			Public Sewer			Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Public Sewer			Rate		Size Cost			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	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			Public Sewer			Rate		Size Cost			
(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			Public Sewer			Rate		Size Cost			
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			Public Sewer			Rate		Size Cost			
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			Public Sewer			Rate		Size Cost			
	Chimney: Brick	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			Public Sewer			Rate		Size Cost			
		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			Public Sewer			Rate		Size Cost			

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1688 S SAPPHERE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SKUKALEK JOHN M & BARBARA A 9849 KATERI WAY CALEDONIA MI 49316	MAP #:					
	2017 Est TCV 88,297 TCV/TFA: 129.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 11 SAPPHERE LAKE PLAT.	X		Dirt Road	580,590,700	50.00	100.00	1.0000	1.0000	900	100		45,000
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	45,000
Comments/Influences	X		Land Improvement Cost Estimates									
			Description	Rate	County	Mult.	Size	%Good	Cash Value			
			Shed: Wood Frame	9.86	1.00	70	50	345				
			Total Estimated Land Improvements True Cash Value =							345		

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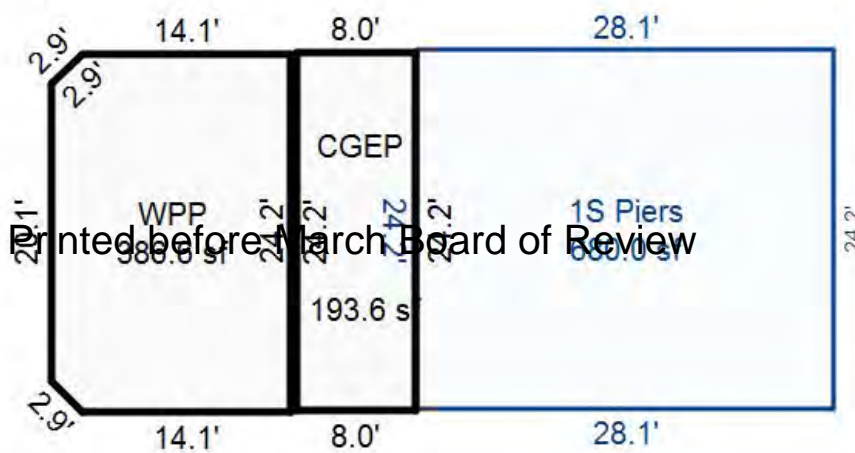
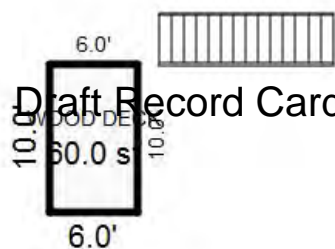


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	22,500	21,600	44,100			39,790C
X	Rolling		2016	22,500	21,500	44,000			39,436C
X	Low		2015	22,500	21,200	43,700			39,319C
X	High		2014	22,500	16,200	38,700			38,700S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What	2017	22,500	21,600	44,100			39,790C
TPC	03/30/2015	INSPECTED	2016	22,500	21,500	44,000			39,436C
TPC	10/20/2014	INSPECTED	2015	22,500	21,200	43,700			39,319C
TPC	04/27/2014	INSPECTED	2014	22,500	16,200	38,700			38,700S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1678 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/27/1994					
LIND BEVERLY J TRUSTEE OF THE LIND BEVERLY J TRUST 1678 S SAPPHIRE AVE LAKE CITY MI 49651	MAP #: 2017 Est TCV 109,758 TCV/TFA: 151.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT 12 SAPPHIRE LAKE PLAT.	X		Dirt Road	580,590,700	50.00	100.00	1.0000	1.0000	900	100	PUBLIC BEACH	45,000
Comments/Influences			Gravel Road	50 Actual Front Feet, 0.12 Total Acres							45,000	
			Paved Road	Land Improvement Cost Estimates								
			Storm Sewer	Description			Rate	CountyMult.	Size	%Good	Cash Value	
			Sidewalk	D/W/P: 3.5 Concrete			3.20	1.00	280	71	636	
			Water	Total Estimated Land Improvements True Cash Value =							636	
	X		Sewer									
	X		Electric									
	X		Gas									

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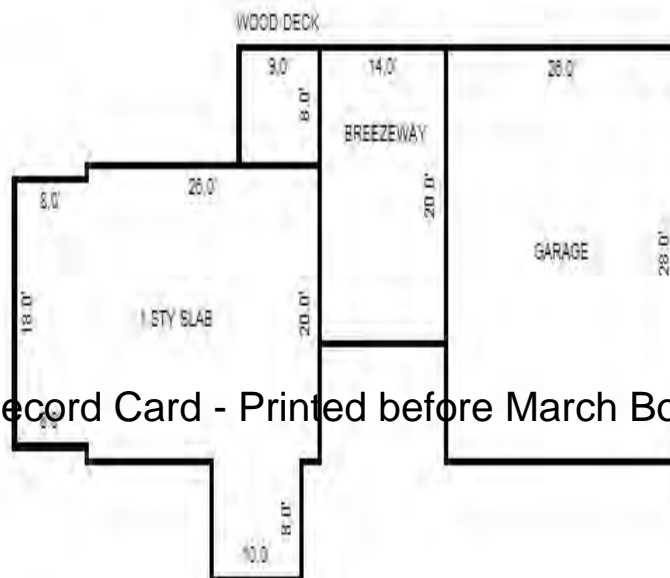
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,500	32,400	54,900			42,201C
2016	22,500	32,100	54,600			41,825C
2015	22,500	31,700	54,200			41,700C
2014	22,500	26,800	49,300			41,044C

\*\*\* 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 72 280	Type Treated Wood Brzwy, FW	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame		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: 724 Total Base Cost: 64,535 Total Base New : 89,059 Total Depr Cost: 53,435 Estimated T.C.V: 64,122		CntyMult X 1.380 E.C.F. X 1.200		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	Ord	X	Min	100 Amps Service			1		-11.32		0.00		724		38,003		
Condition for Age: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			Other Additions/Adjustments		Rate		Rate		Size		Cost		
Room List		(5) Floors		Kitchen: Other: Other:			Ex. Ord. X Min			Average Fixture(s)		630.00		1		630			
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		(13) Plumbing			No. of Elec. Outlets			Public Sewer		1025.00		1		1,025			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Many Ave. X Few			(14) Water/Sewer		630.00		1		630			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Sewer		1025.00		1		1,575			
(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			(14) Water/Sewer			Public Sewer		1025.00		1		1,575			
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Sewer		1025.00		1		1,575			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Sewer		1025.00		1		1,575			
(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			(14) Water/Sewer			Public Sewer		1025.00		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			(14) Water/Sewer			Public Sewer		1025.00		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			(14) Water/Sewer			Public Sewer		1025.00		1		1,575			
Chimney: Brick		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			(14) Water/Sewer			Public Sewer		1025.00		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			(14) Water/Sewer			Public Sewer		1025.00		1		1,575			

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Sketch by Apex IVT

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1666 S SAPPHERE AVE	School: LAKE CITY - 57020		Addition	07/12/2011	2011-0342	100%
Owner's Name/Address	P.R.E. 0%					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY WHITEHOUSE OH 43571	MAP #:					
	2017 Est TCV 130,826 TCV/TFA: 136.28					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
HARGROVE VIRGINIA TRUST C/O WILKINS SALLY 1122 PARKDALE AVE LANSING MI 48912-2801	X		PUBLIC BEACH							
			Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100	45,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Shed: Metal Prefab	10.08	1.00	36	0	0		
			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							

Comments/Influences

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	22,500	42,900	65,400			56,859C
		TPC 03/30/2015 INSPECTED	2016	22,500	41,000	63,500			56,352C
		TPC 11/22/2011 INSPECTED	2015	22,500	38,800	61,300			56,184C
		TPC 11/08/2010 INSPECTED	2014	22,500	32,800	55,300			55,300S

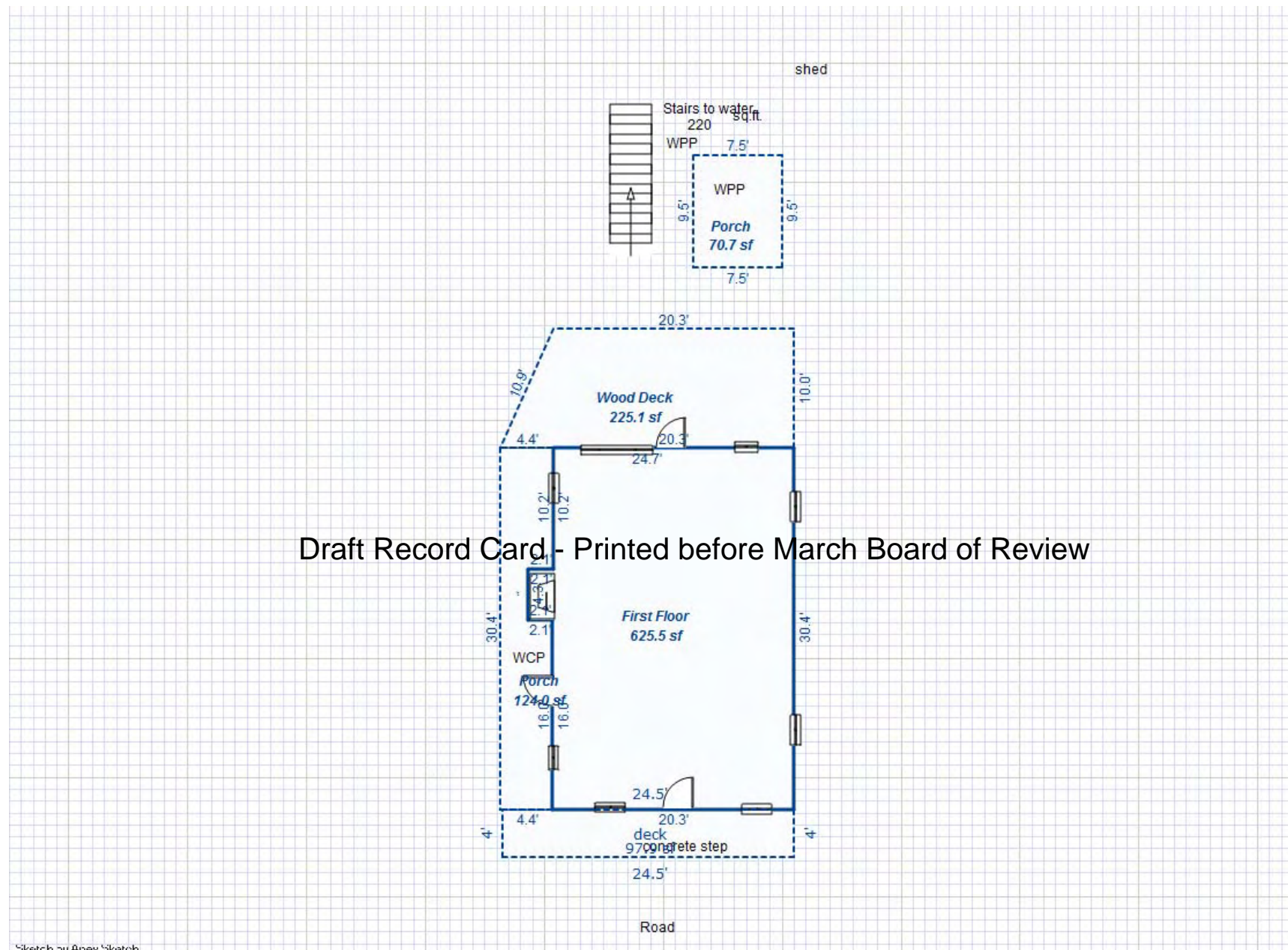
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: 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 X Paneled		Plaster Wood T&G							16 124 225 290 97	CPP WCP (1 Story) Treated Wood Treated Wood Treated Wood			
Building Style: 1.25S		Trim & Decoration														
Yr Built Remodeled 1950 2011		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 1 Bedrooms		Kitchen: Other: Other:		(12) Electric												
				60 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	Tile	Ex.	Ord.	X Min	1.25	Story Siding	Crawl Space	81.73	-10.49	0.00	768	54,712		
X	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 Ave. X Few			(13) Plumbing			Average Fixture(s)			1 760			
X	Many Avg. Large X Few X Small	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			(14) Water/Sewer			Public Sewer Public Sewer 1162.00			1 1,162 1 2,700			
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			Appliance Allowance Fireplace: Exterior 1 Story			1915.00 1 1,915 3875.00 1 3,875			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement 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			(16) Porches			CPP, Standard WCP (1 Story), Standard			34.45 16 551 25.88 124 3,209			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard			6.93 225 1,559 6.68 290 1,937 8.38 97 813			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Joists: Unsupported Len: Cntr.Sup:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 65,655 1.300 => TCV of Bldg: 1 = 85,351						
Chimney: Block				(14) Water/Sewer			Public Water Public Sewer Water Well 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.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	WARRANTY DEED	2012-02787	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1656 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MULLEN ERIN 2758 WABASH DR NE GRAND RAPIDS MI 49525	MAP #:					
	2017 Est TCV 113,291 TCV/TFA: 118.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
		Public Improvements		Description	Frontage	Depth	* Factors * Front Depth	Rate %Adj.	PUBLIC BEACH Reason	Value
. SEC 10 T22N R8W LOT 14 SAPPHIRE LAKE PLAT.	X	Dirt Road		Sub 580,590,700	50.00	100.00	1.0000 1.0000	900 100		45,000
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	36	66	82	
	X	Water		Shed: Wood Frame	12.75	1.00	60	50	382	
	X	Sewer		Shed: Wood Frame	11.94	1.00	84	50	501	
	X	Electric		Total Estimated Land Improvements True Cash Value = 966						
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2017	22,500	34,100	56,600			45,549C
	Low								
X	High	Landscaped	2016	22,500	33,900	56,400			45,143C
	Swamp								
	Wooded		2015	22,500	33,400	55,900			45,008C
	Pond								
X	Waterfront		2014	22,500	21,800	44,300			44,300S
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	10/30/2014	INSPECTED							
TPC	11/22/2011	INSPECTED							

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,500	06/01/2000	WD	Download	338:219		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1646 S SAPPHERE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	MAP #:					
	2017 Est TCV 80,270 TCV/TFA: 129.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
. SEC 10 T22N R8W LOT 15 SAPPHERE LAKE PLAT.	X		PUBLIC BEACH						
			Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Shed: Wood Frame	9.59	1.00	80	71	545	
			Total Estimated Land Improvements True Cash Value = 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	22,500	17,600	40,100			37,940C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Drive								
Who	When	What	2017	22,500	17,600	40,100			37,940C
TPC 03/30/2015	INSPECTED		2016	22,500	17,500	40,000			37,602C
TPC 10/20/2014	INSPECTED		2015	22,500	17,300	39,800			37,490C
			2014	22,500	14,400	36,900			36,900S

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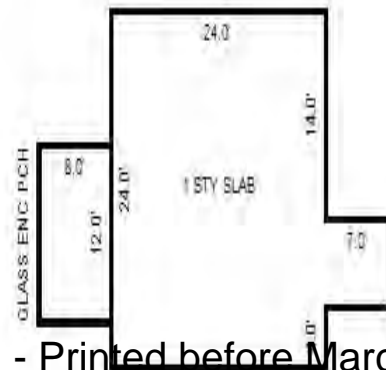
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 80	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: D Effec. Age: 45 Floor Area: 618		CntyMult X 1.380		Bsmnt Garage:		
Yr Built 1959	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Rate		Heat-Adj		Size		Cost	
Condition for Age: Average		Lg	Ord	X	Small	60 Amps Service			Other Additions/Adjustments		Rate		Size		Cost	
Room List		(5) Floors		No./Qual. of Fixtures			Stories			Bsmnt-Adj		Heat-Adj		Size		Cost
	Basement 1st Floor 2nd Floor 1 Bedrooms	Kitchen: Other: Other:		Ex. Ord. X Min			1 Story Siding			-10.65		-1.89		618		26,123
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost		
X	Wood/Shingle Aluminum/Vinyl Brick			Many Ave. X Few			(13) Plumbing			525.00		1		525		
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Average Fixture(s)			912.00		1		912		
X	(2) Windows	(8) Basement		(13) Plumbing			(14) Water/Sewer			1,575.00		1		1,575		
X	Many Avg. X Large Avg. X 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			(15) Built-Ins & Fireplaces			1235.00		1		1,235		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			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			3050.00		1		3,050		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			CGEP (1 Story), Standard			42.29		96		4,060		
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Treated Wood, Standard			8.08		80		646		
X	Gambrel Mansard Shed	(10) Floor Support		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (410- SAPPHIRE LAKE AREA)			1.200 => TCV of Bldg: 1 =		28,938		34,725		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
Chimney: Block																

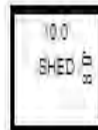
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Sketch by Apex IV™

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1636 S SAPPHIRE AVE	School: LAKE CITY - 57020		New House	09/22/2006	20060312	Complete
	P.R.E. 100% 07/27/1994		Demolition/Removal	09/18/2006	20060306	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 192,294 TCV/TFA: 137.35
KISER JACK L 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651	X Improved	Vacant
	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE	
	Public Improvements	* Factors * PUBLIC BEACH
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Sub 580,590,700 50.00 100.00 1.0000 1.0000 900 100 45,000
		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000
	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

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	22,500	73,600	96,100			76,909C
X Rolling	2016	22,500	70,300	92,800			76,223C
X Low	2015	22,500	66,500	89,000			75,996C
X High	2014	22,500	52,300	74,800			74,800S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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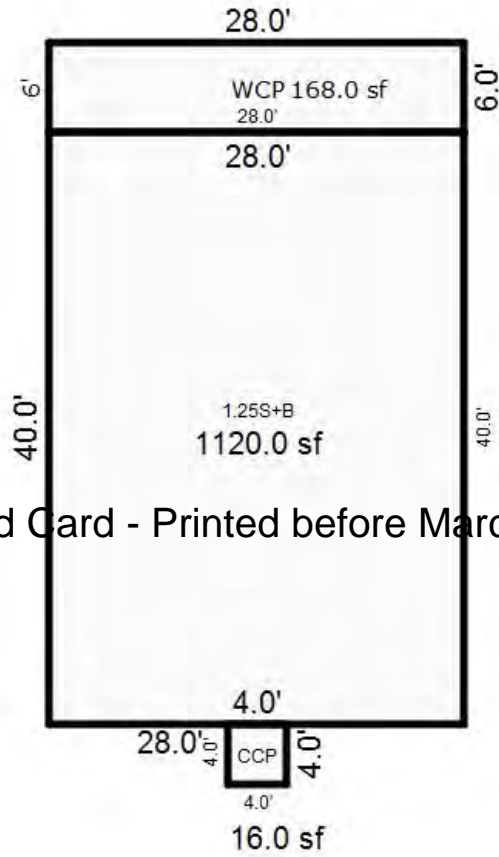
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/30/2015	INSPECTED	2016	22,500	70,300	92,800			76,223C
TPC	10/20/2014	INSPECTED	2015	22,500	66,500	89,000			75,996C
			2014	22,500	52,300	74,800			74,800S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 168	Type CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		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	1.25 Story Siding			67.36	0.00	0.00	1120	75,443		
Condition for Age: Average		Lg	X	Ord		Small	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:		(12) Electric			(1) Exterior			Rate			Size Cost			
				0 Amps Service			Stone Veneer			10.00			80 800			
(1) Exterior	X	Drywall					(13) Plumbing			Average Fixture(s)			1 630			
Wood/Shingle							No. of Elec. Outlets			3			1 1,975			
X	Aluminum/Vinyl Brick	(7) Excavation		Many			X	Ave.	Few	2			1 1,325			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			2			2			1 1,325			
(2) Windows		(8) Basement		3			2			1			1 1,025			
X	Many Avg. Few	X	Large Avg. Small	8			1			2			1 2,550			
Wood Sash		Conc. Block		No Plumbing			(14) Water/Sewer			1025.00			1 1,025			
X	Metal Sash	Poured Conc.		Extra Toilet			(15) Built-Ins & Fireplaces			2550.00			1 1,415			
X	Vinyl Sash	Stone		Solar Water Heat			Appliance Allowance			1415.00			1 1,415			
X	Double Hung	Treated Wood		No Plumbing			(16) Porches			64.59			16 1,033			
X	Horiz. Slide	X Concrete Floor		Extra Sink			CCP (1 Story), Standard			22.24			168 3,736			
X	Casement	(9) Basement Finish		Separate Shower			Phy/Ab.Phy/Func/Econ/Comb.%Good=			91/100/100/100/91.0,			Depr.Cost = 112,938			
X	Double Glass	Recreation SF		Ceramic Tile Floor			ECF (410- SAPPHIRE LAKE AREA)			1.300 => TCV of Bldg: 1 =			146,819			
X	Patio Doors	Living SF		Ceramic Tile Wains												
X	Storms & Screens	Walkout Doors		Ceramic Tub Alcove												
(3) Roof		No Floor SF		Vent Fan												
X	Gable		Gambrel	(14) Water/Sewer												
X	Hip		Mansard	Public Water												
X	Flat		Shed	Public Sewer												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			1000 Gal Septic 2000 Gal Septic						
Chimney:				Lump Sum Items:												

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Sketch by Apex Sketch

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1624 S SAPPHIRE AVE	School: LAKE CITY - 57020		Reroof	06/06/2005	20050156	100%
	P.R.E. 100% 04/11/1997		Garage	05/28/2004	20040162	100%

Owner's Name/Address	MAP #:	2017 Est TCV 218,002 TCV/TFA: 124.72
WOLFORD BEN W 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
SEC 10 T22N R8W LOT 17 & 18 EXC N 5 FT OF LOT 18. SAPPHIRE LAKE PLAT.			PUBLIC BEACH								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Sub 580,590,700	95.00	100.00	0.8248	1.0000	900	100		70,525
			95 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 70,525								

Comments/Influences	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Dirt Road						
	X	Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water	D/W/P: 4in Ren. Conc.	4.21	1.00	160	0	
	X	Sewer	D/W/P: Crushed Rock	1.24	1.00	1040	0	
	X	Electric	Fencing: Wd, Picket, 12-24	9.06	1.00	60	0	
	X	Gas	Shed: Wood Frame	12.07	1.00	80	50	
		Curb	Residential Local Cost Land Improvements					
		Street Lights	LAND IMPROVE 2500	2500.00	1.00	1.0	95	
		Standard Utilities					2,375	
		Underground Utils.	Total Estimated Land Improvements True Cash Value =					2,858

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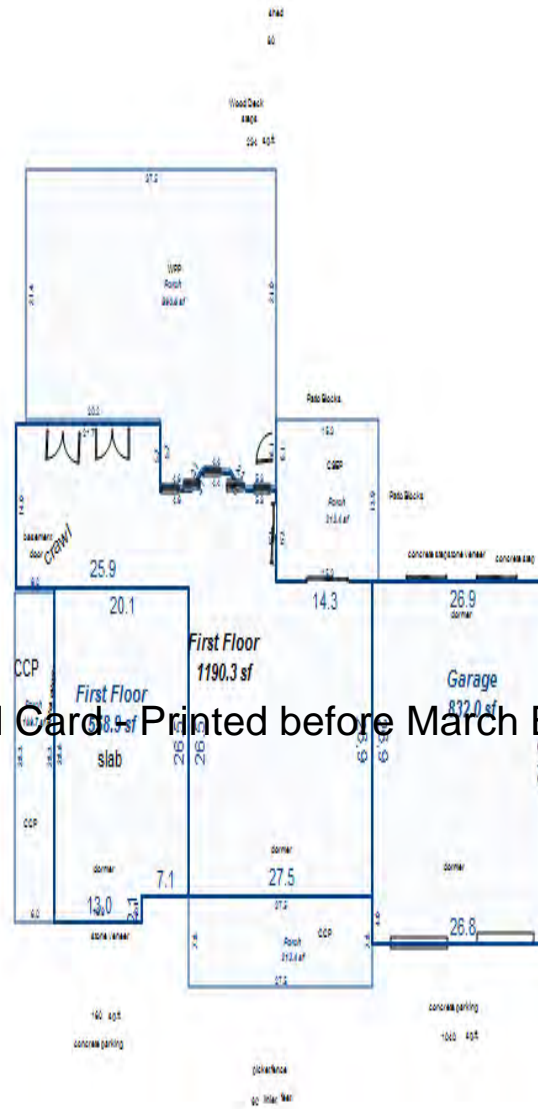
Topography of Site	X	Level
		Rolling
		Low
	X	High
		Landscaped
		Swamp
		Wooded
		Pond
	X	Waterfront
		Ravine
		Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	35,300	73,700	109,000			87,217C
2016	42,800	75,400	118,200			86,440C
2015	42,800	74,300	117,100			86,182C
2014	42,800	63,200	106,000	106,000M		84,825C

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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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KELLY WILLIAM G 2185 PALMER DR DAVISON MI 48423	MAP #:					
	2017 Est TCV 8,979					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
Public Improvements			* Factors * N 5' OF LOT 18								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Sub 580,590,700	5.00	100.00	1.9953	1.0000	900	100		8,979
			5 Actual Front Feet, 0.01 Total Acres Total Est. Land Value =								8,979

Tax Description  
SEC 10 T22N R8W N 5 FT OF LOT 18.  
SAPPHIRE LAKE PLAT.

Comments/Influences

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

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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	4,500	0	4,500			1,563C
2016	2,300	0	2,300			1,550C
2015	2,300	0	2,300			1,546C
2014	2,300	0	2,300			1,522C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLY	KELLY WM G	28,000	12/31/1984		RELATED PARTY			0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1604 S SAPPHERE AVE	School: LAKE CITY - 57020		Addition	04/06/1987	1987-5205	100%
Owner's Name/Address	P.R.E. 0%					
KELLY WM G 2185 PALMER DR DAVISON MI 48423	MAP #:					
	2017 Est TCV 113,057 TCV/TFA: 111.06					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE							
		Public Improvements		Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	PUBLIC BEACH Reason	Value
. SEC 10 T22N R8W LOT 19 SAPPHERE LAKE PLAT.	X	Dirt Road		Sub 580,590,700	50.00	100.00	1.0000 1.0000	900	100		45,000
		Gravel Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							45,000

Comments/Influences	X	Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value	
		Standard Utilities	Underground Utils.	D/W/P: 3.5 Concrete	3.20	1.00	200	0	0	
	X	Sewer		D/W/P: Patio Blocks	7.45	1.00	150	0	0	
	X	Electric		Shed: Wood Frame	9.77	1.00	125	50	611	
	X	Gas		Shed: Wood Frame	10.75	1.00	80	50	430	
		Curb		Residential Local Cost Land Improvements						
		Street Cuts		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475	
		Standard Utilities		Total Estimated Land Improvements True Cash Value =						1,516

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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling	2017	22,500	34,000	56,500			39,876C
X	Low	2016	22,500	33,800	56,300			39,521C
X	High	2015	22,500	30,500	53,000			39,403C
X	Landscaped	2014	22,500	24,200	46,700			38,783C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/19/2016	INSPECTED	2016	22,500	33,800	56,300			39,521C
TPC	10/27/2015	INSPECTED	2015	22,500	30,500	53,000			39,403C
TPC	04/27/2014	INSPECTED	2014	22,500	24,200	46,700			38,783C

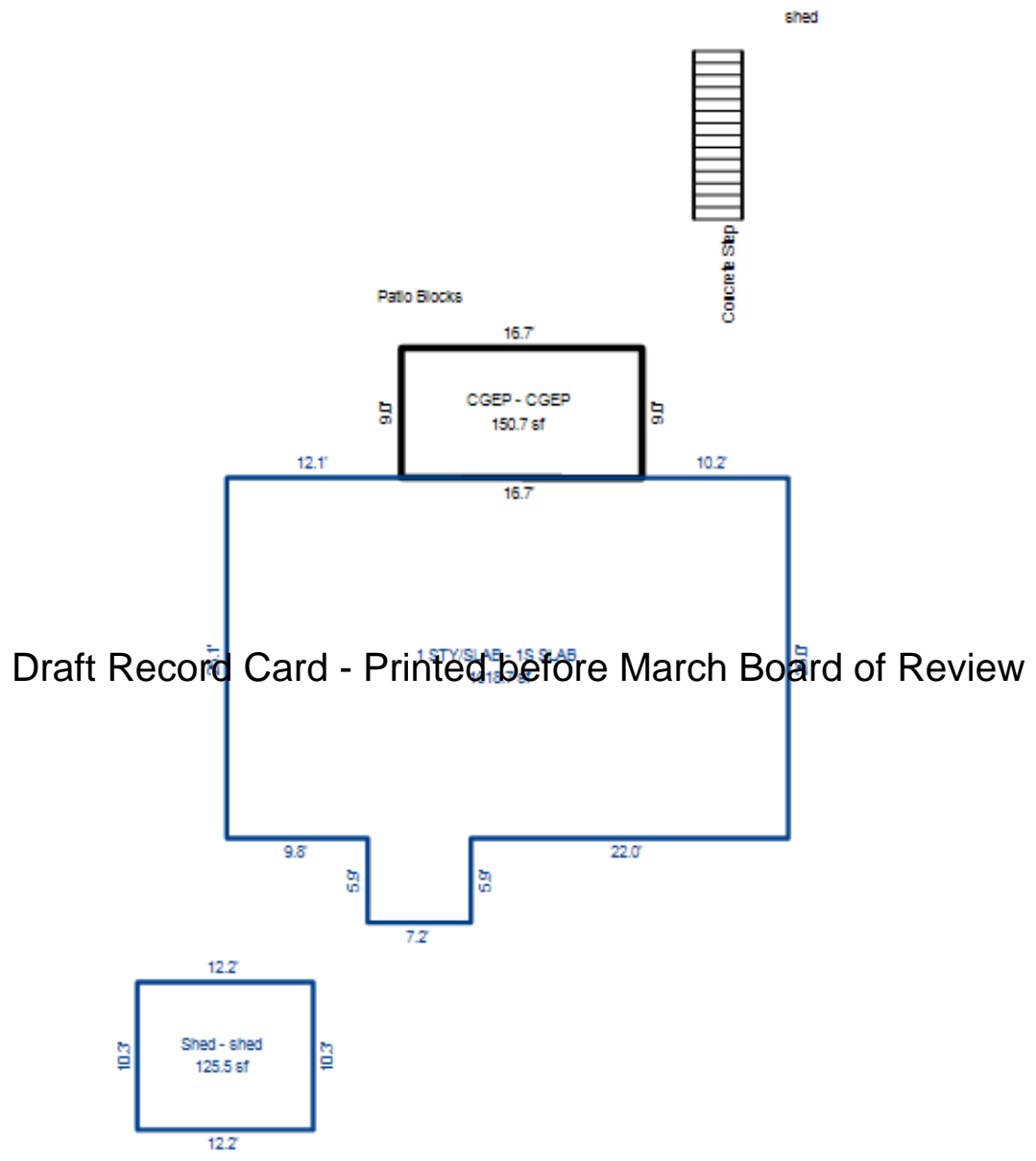
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 150	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	Drywall Paneled	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 1950 ADD	Remodeled 1988	Ex	X Ord	Min	(12) Electric			1 Story Pine Logs Slab		63.03 -10.42 0.00		1018 53,557			
Condition for Age: Average		Lg	X Ord	Small	100 Amps Service			Other Additions/Adjustments		Rate		Size Cost			
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing		Average Fixture(s)		630.00		1 630		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			(14) Water/Sewer		Public Sewer		1025.00		1 1,025		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415		
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(16) Porches		Fireplace: Exterior 1 Story		3450.00		1 3,450		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			CGEP (1 Story), Standard		Phy/Ab.Phy/Func/Econ/Comb.%Good=		60/100/100/100/60.0,		Depr.Cost = 55,451		
(2) Windows		(8) Basement		(14) Water/Sewer			ECF (410- SAPPHIRE LAKE AREA)		1.200 => TCV of Bldg:		1 =		66,541		
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			(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1 1,415		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches		CGEP (1 Story), Standard		35.45		150 5,318		
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good=		60/100/100/100/60.0,		Depr.Cost =		55,451		
		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			ECF (410- SAPPHIRE LAKE AREA)		1.200 => TCV of Bldg:		1 =		66,541		
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:											
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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1594 S SAPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
TVORIK HAZEL E & ROBERT L 13932 HARDENBURG TRAIL EAGLE MI 48822	MAP #:					
	2017 Est TCV 85,574 TCV/TFA: 130.45					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 20 SAPHIRE LAKE PLAT.	X		Public Improvements	Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100	PUBLIC BEACH	45,000
			Dirt Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	45,000
Comments/Influences	X		Land Improvement Cost Estimates	Description	Rate	County	Mult.	Size	%Good	Cash Value		
			Storm Sewer	D/W/P: 3.5 Concrete	2.98	1.00		66	0	0		
	X		Sewer	Shed: Wood Frame	8.79	1.00		120	50	527		
	X		Electric	Total Estimated Land Improvements True Cash Value =							527	
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									

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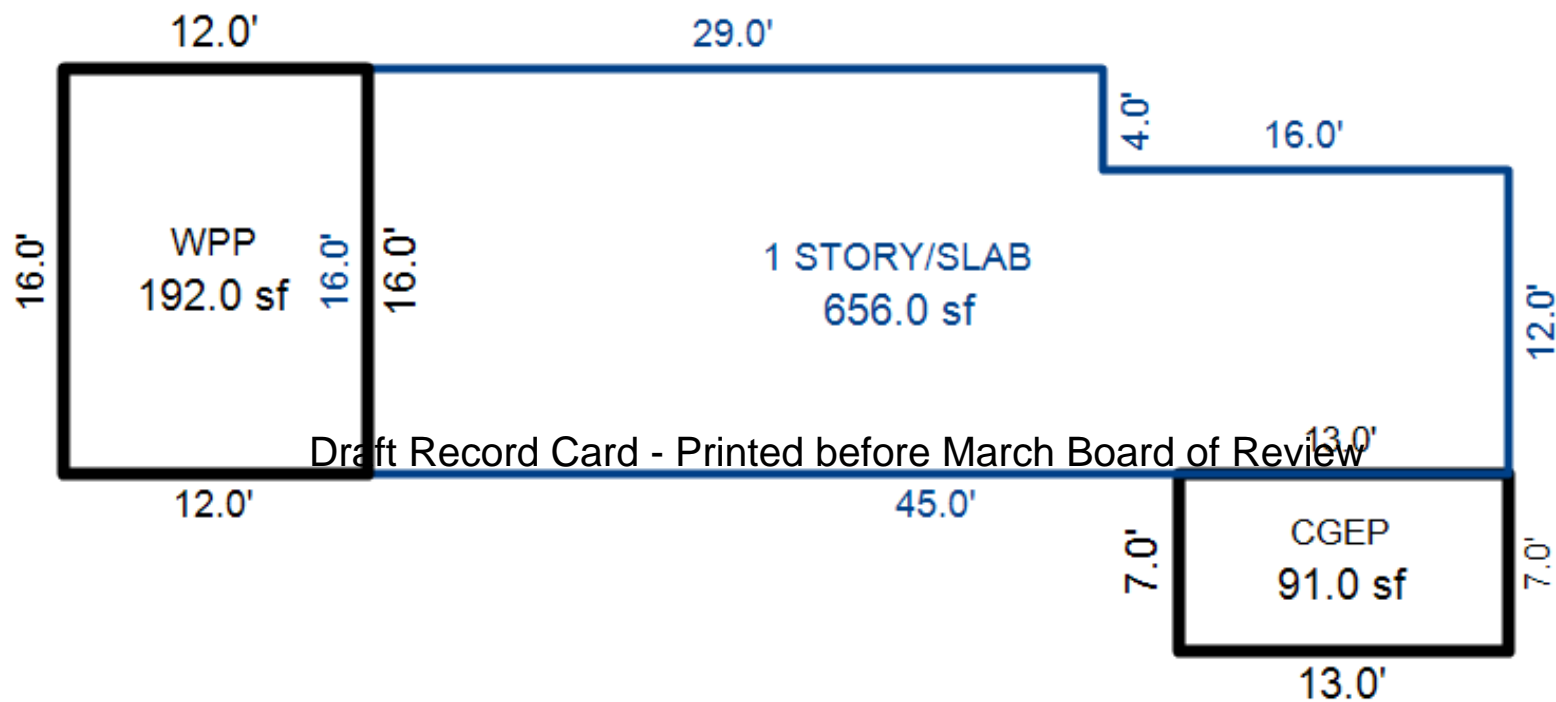
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2017	22,500	20,300	42,800			28,575C
Rolling			2016	22,500	20,100	42,600			28,321C
Low			2015	22,500	19,800	42,300			28,237C
X High			2014	22,500	16,700	39,200			27,793C
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
X Private Drive									
Who	When	What							
TPC 04/19/2016	INSPECTED								
TPC 03/30/2015	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 91 192	Type CGEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: D Effec. Age: 40 Floor Area: 656 Total Base Cost: 40,305 Total Base New : 55,621 Total Depr Cost: 33,372 Estimated T.C.V: 40,047		CntyMult X 1.380 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1963	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Condition for Age: Average		Lg	Ord	X	Small	Ex. Ord. X Min			1	Story Siding	Slab	53.82	-10.50	-1.89	656	27,178
Room List		(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost		
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Many Ave. X Few			(13) Plumbing			Average Fixture(s)		525.00		1 525		
(1) Exterior	X Tile	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Public Sewer Public Water			912.00		1 912		1 1,575		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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 Sewer Public Water		1 1,235		1 3,050		
X	Insulation	(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			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Exterior 1 Story		1235.00 3050.00		1 1,235 1 3,050		
(2) Windows	Many Avg. Few Large Avg. Small	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			CGEP (1 Story), Standard WPP, Standard		43.09 9.94		91 3,921 192 1,908		
X	Wood Sash Metal Sash Vinyl Sash	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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 1.200 => TCV of Bldg: 1 =		33,372 40,047				
X	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												
(3) Roof		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												
X	Gable Hip Flat	(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												
X	Asphalt Shingle	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												
Chimney: Block				Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERRINGTON RICHARD A	HERRINGTON KAREN S TRUSTE	0	05/17/2011	WD	WARRANTY DEED	2011-01729	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1584 S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HERRINGTON KAREN S TRUSTEE 29099 BELMONT FARM ROAD PERRYSBURG OH 43551	MAP #:					
	2017 Est TCV 154,233 TCV/TFA: 94.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOTS 21,35, 37, 38, 39, 40 SAPPHIRE LAKE PLAT. COMBINED FOR ASSESSMENT 2014. FORMERLY ASSESSED AS. SEC 10 T22N R8W LOTS 21 & 35 SAPPHIRE LAKE PLAT.			PUBLIC BEACH,#21 & 35-40								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		Dirt Road			0.5842	1.0000	900	100		26,289
	X		Gravel Road					10000	100	LOT 35	10,000
	X		Paved Road					15000	100	4 LOTS 37-40	15,000
	X		Storm Sewer					300 Actual Front Feet, 0.69 Total Acres		Total Est. Land Value =	51,289

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates							
DICK HERRINGTO 231-839-2066 AT THE COTTAGE ON THE LAKE. GARAGE IS ASSESSED ON LOT 37 BUT IS PHYSICALLY LOCATED ON LOT 21. COMBINE ALL ASSESSEMENTS TO 1 PIN. -TIM 7/8/2013				Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	X	X	D/W/P: 3.5 Concrete	3.20	1.00	102	0	0		
	X			Residential Local Cost Land Improvements							
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X			Standard Utilities			1.0	95	2,375		
	X			Underground Utils.							
				Total Estimated Land Improvements True Cash Value =							2,375



Topography of Site	X Level	X Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	25,600	51,500	77,100			73,478C
2016	35,000	51,100	86,100			72,823C
2015	35,000	50,400	85,400			72,606C
2014	32,500	42,700	75,200			71,463C

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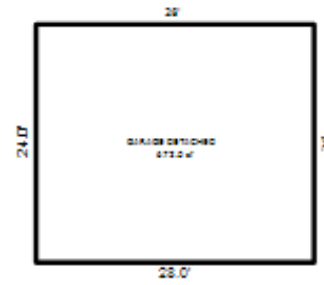
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 684	Type Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.25S		Trim & Decoration														
Yr Built 1946		Remodeled 1992		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Condition for Age: Average		(5) Floors		Kitchen: Other: Other:			Central Air Wood Furnace									
Room List		Basement 1st Floor 2nd Floor Bedrooms					(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			1 Story Siding Slab 56.95 -9.91 0.00 480 22,579 1.5 Story Siding Slab 72.47 -9.91 0.00 768 48,046 Other Additions/Adjustments Rate Size Cost						
Insulation		(7) Excavation		(13) Plumbing			Average Fixture(s) 630.00 1 630 3 Fixture Bath 1975.00 1 1,975 2 Fixture Bath 1,325.00 1 1,325									
(2) Windows		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			(14) Water/Sewer			Public Sewer 1025.00 1 1,025 Well, 50 Feet 1575.00 1 1,575						
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			Appliance Allowance 1415.00 1 1,415			
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) Deck/Balcony			Treated Wood,Standard 5.87 684 4,015			
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 23.24 280 6,507 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 15.75 672 10,584 Storage area over garage 3.85 400 1,540			
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 83,807 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 100,569							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick				Lump Sum Items:												

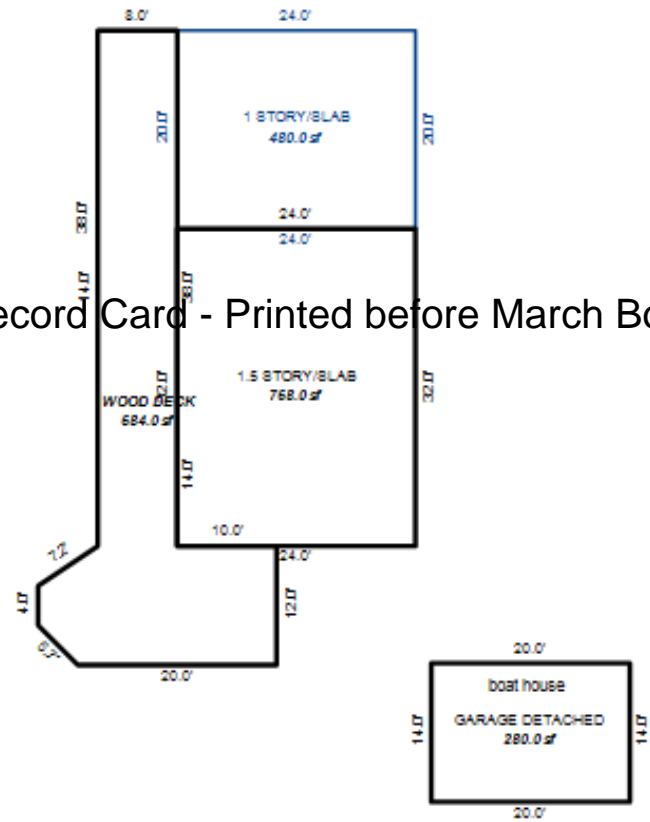
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	Multiple Improved	06-0/4076		100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	Not Qualified	06-0/3912		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1572 S SAPHIRE AVE	School: LAKE CITY - 57020		Deck/Porch	06/18/2013	2013-0231	100%
Owner's Name/Address	P.R.E. 0%					
TRAYNOR DANIEL M & MICHELLE 8325 NOBLET RD DAVISON MI 48423	MAP #:					
	2017 Est TCV 115,744 TCV/TFA: 118.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPHIRE LAKE											
				Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	PUBLIC BEACH Reason	Value				
. SEC 10 T22N R8W LOT 22 SAPHIRE LAKE PLAT.	X			Dirt Road	580	590	700	50.00	100.00	1.0000	1.0000	900	100		45,000
Comments/Influences				Gravel Road	50	Actual	Front	Feet,	0.12	Total	Acres			Total Est. Land Value =	45,000
				Paved Road	Land Improvement Cost Estimates										
				Storm Sewer	Description	Rate	County	Mult.	Size	%Good	Cash	Value			
				Sidewalk	D/W/P: 3.5 Concrete	3.44	1.00		334	0		0			
				Water	Shed: Metal Prefab	9.88	1.00		50	95		469			
	X			Sewer	Shed: Wood Frame	13.08	1.00		50	95		621			
	X			Electric	Residential Local Cost Land Improvements										
	X			Gas	Description	Rate	County	Mult.	Size	%Good	Cash	Value			
				Curb	Standard Utilities	250	1.00		1.0	95		2,375			
				Standard Utilities	Total Estimated Land Improvements True Cash Value =										
				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	22,500	35,400	57,900			51,271C
X	Rolling			2016	22,500	35,100	57,600			50,814C
	Low			2015	22,500	31,900	54,400			50,663C
X	High			2014	22,500	29,500	52,000			49,866C
	Landscaped									
	Swamp									
	Wooded									
	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
Who	When	What								
TPC	03/30/2015	INSPECTED								
TPC	12/10/2013	INSPECTED								

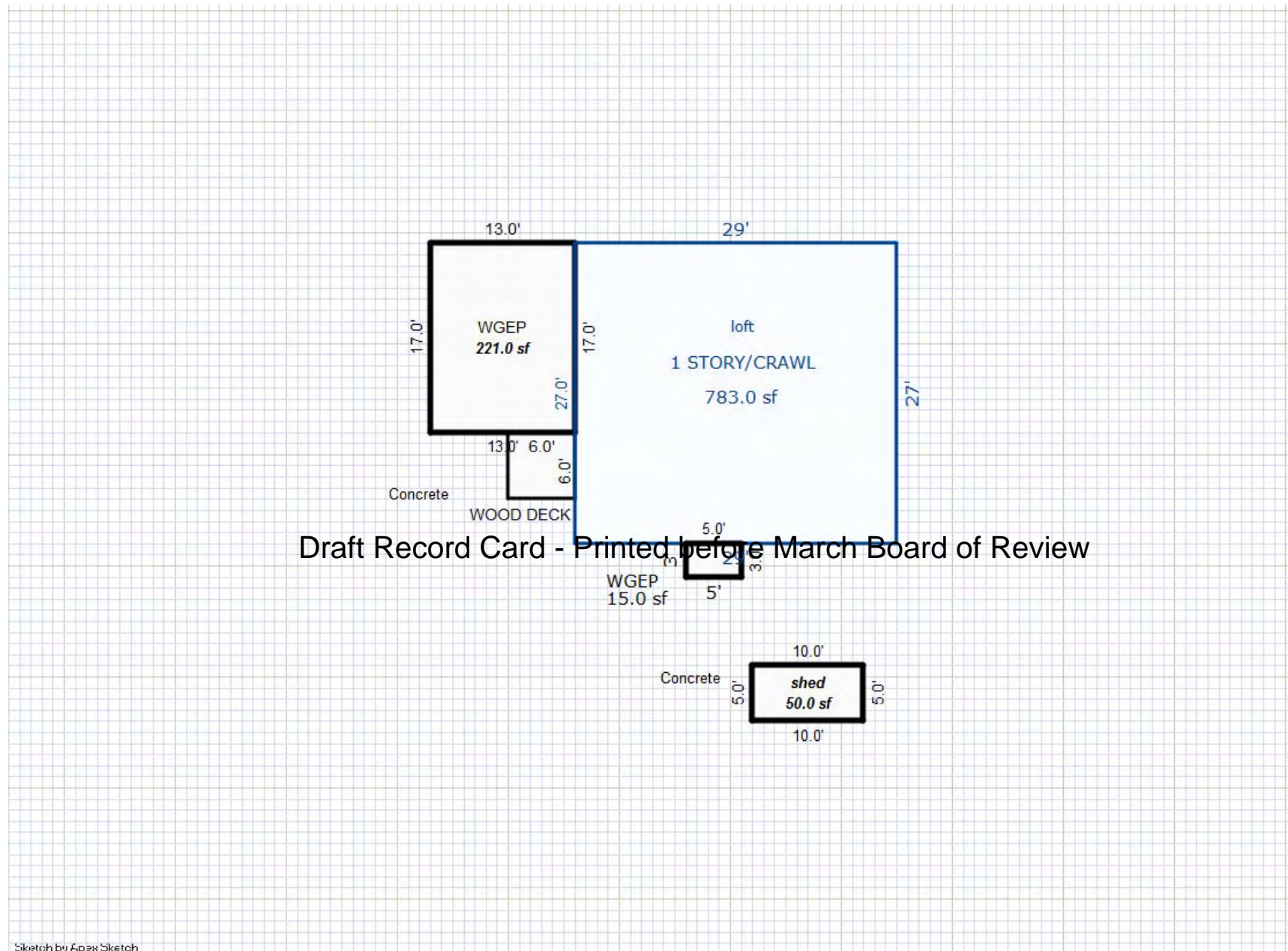
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 221 15 36 80	Type WGEP (1 Story) CGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall 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														
Yr Built 1944		Remodeled 2006		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 100 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1.25 Story Pine Logs Piers			80.23 -14.37 0.00			783 51,568			
X	Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			1 760			
X	Many Avg. X Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Sewer Public Sewer			1 1,162 1 2,700			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement					(15) Built-Ins & Fireplaces			Appliance Allowance			1 1,915			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Porches			WGEP (1 Story), Standard CGEP (1 Story), Standard			30.83 221 6,813 109.29 15 1,639			
(3) Roof		(9) Basement Finish					(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard			12.43 36 447 8.82 80 706			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF					Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)			1.200 => TCV of Bldg: 1 =			56,065 67,278			
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Brick				Lump Sum Items:												

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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.
PENDLEY DANNY & PHYLLIS (	TRAYNOR DANIEL M & MICHEL	220,000	11/08/2006	WD	Multiple Reference	06-0/4076		100.0
DAHLINE MAYRIAN H TRUST	PENDLEY DANNY & PHYLLIS (	0	10/19/2006	QC	Not Qualified	06-0/3912		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
TRAYNOR DANIEL M & MICHELLE 8325 NOBLET RD Davison MI 48423	MAP #:					
	2017 Est TCV 18,940 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 23 SAPPHIRE LAKE PLAT.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
MOVED GRG & SHED ASSESSMENT TO HERE FROM 022-00 FOR 09. ALSO ADDED FINISH TO GRG.	X		<Site Value C> GROUP C 10K					10000	100	10,000
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		10,000
			D/W/P: 3.5 Concrete		2.98		1.00	100	0	0

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	5,000	4,500	9,500			5,667C
Rolling	2016	5,000	4,400	9,400			5,617C
Low	2015	5,000	4,400	9,400			5,601C
High	2014	2,500	4,000	6,500			5,513C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

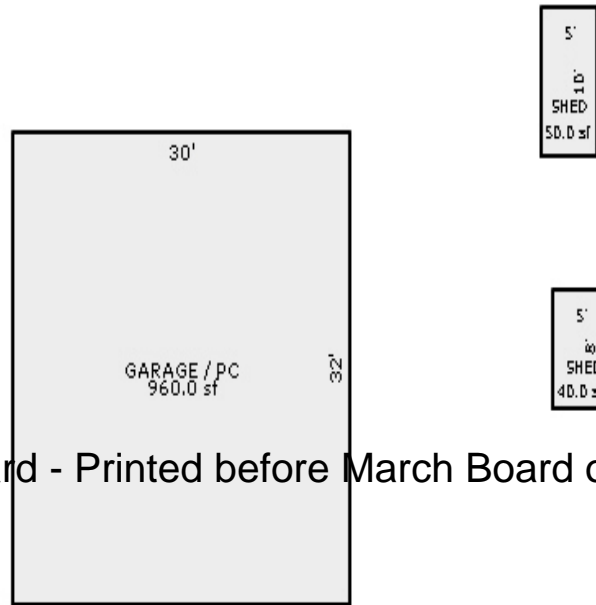
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1955 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 783 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	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 1955	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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

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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.
		74,900	07/01/2000	WD	Download	338:660		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1562 S HILL ST	School: LAKE CITY - 57020		New House	10/04/2006	20060328	Complete
Owner's Name/Address	P.R.E. 100% 08/08/2010					
NORMAN RANDY & CHRISTIE M 1562 HILL ST LAKE CITY MI 49651	MAP #: 2017 Est TCV 306,159 TCV/TFA: 125.22					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 24 SAPPHIRE LAKE PLAT.	X	Dirt Road		Sub 580,590,700	50.00	100.00	1.0000	1.0000	900	100		45,000
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000								
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 4in Ren. Conc.	3.39	1.00	600	0	0			
	X	Water		Dock: Light posts	18.00	1.00	320	0	0			
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Gas		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,375								
		Underground Utils.										

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,500	130,600	153,100			120,658C
2016	22,500	124,700	147,200			119,582C
2015	22,500	118,000	140,500			119,225C
2014	22,500	95,500	118,000			117,348C

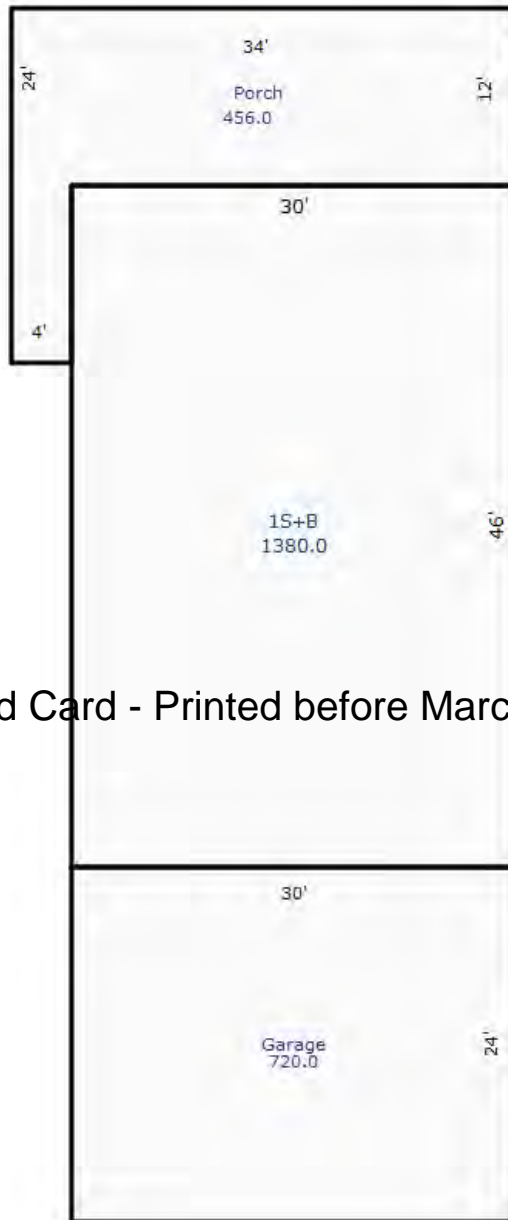
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 456	Type WPP	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration													
Yr Built Remodeled 2007 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 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			1.25 Story Siding Basement 72.39 0.00 0.00 1380 99,898 1 Story Siding Overhang 34.89 0.00 0.00 720 25,121								
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		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			Walk out Basement Door(s) 775.00 1 775 Average Fixture(s) 760.00 1 760 3 3 4,800								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer								
Wood Sash Metal Sash X Vinyl Sash Double Hung Horiz. Slide X Casement X Double Glass X Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Direct-Vented Gas 1200.00 1 1,200								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(16) Porches								
X	Gable Hip Flat	1000 Recreation SF Living SF 1 Walkout Doors No Floor SF		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			WPP, Standard 8.10 456 3,694								
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			(17) Garages								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.28 720 12,442 Common Wall: 1 Wall -1300.00 1 -1,300 Automatic Doors 375.00 2 750 Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Depr.Cost = 191,164 Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 1000 11,450 County Multiplier = 1.38 => Cost New = 15,801 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 7,901 Total Depreciated Cost = 199,064 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 258,784								

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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
1552 S HILL ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ANGER JOHN E TRUSTEE 39636 MURFIELD LANE NORTHVILLE MI 48167	MAP #:					
	2017 Est TCV 211,487 TCV/TFA: 140.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.
. SEC 10 T22N R8W LOTS 25 & 26 SAPPHIRE LAKE PLAT.	X		Public Improvements						
			* Factors * PUBLIC BEACH, LOTS 25 & 26						
Comments/Influences	X		Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			Sub 580,590,700 100.00 100.00 0.8123 1.0000 900 100 73,103						
			Land Improvement Cost Estimates						
			Description Rate CountyMult. Size %Good Cash Value						
			Shed: Wood Frame 10.75 1.00 80 94 808						
			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 = 1,758						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	36,600	69,100	105,700			88,865C
Rolling	2016	45,000	66,100	111,100			88,073C
Low	2015	45,000	62,600	107,600			87,810C
X High	2014	45,000	53,000	98,000			86,428C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What							
TPC 03/30/2015 INSPECTED							
TPC 12/10/2013 INSPECTED							

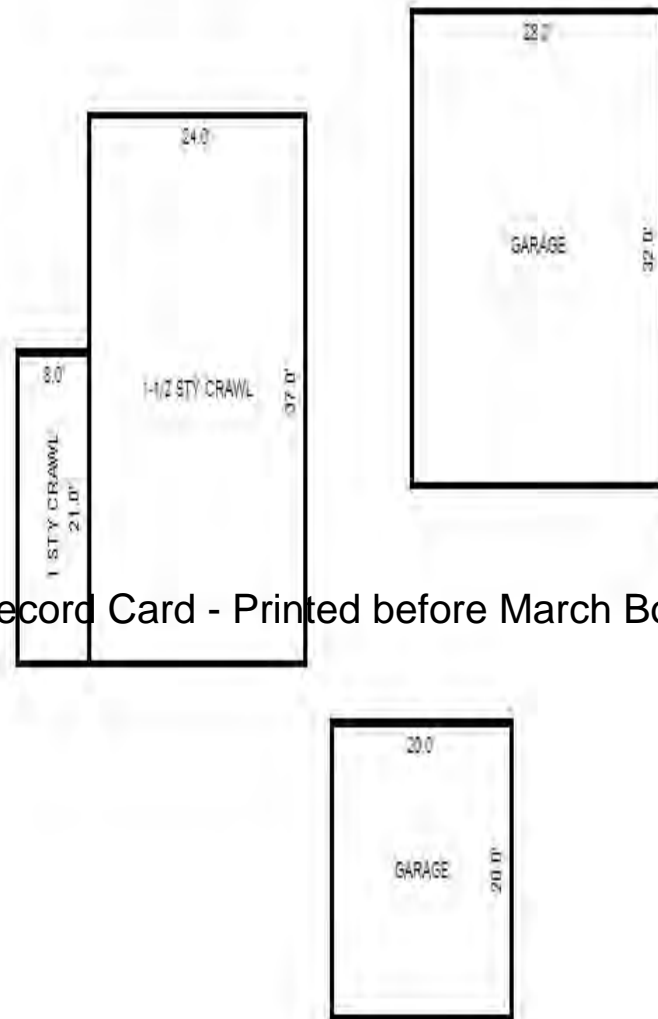
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1					
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace						Class: CD Effec. Age: 20 Floor Area: 1500 Total Base Cost: 95,196 Total Base New : 131,371 Total Depr Cost: 105,097 Estimated T.C.V: 136,626		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1993	Remodeled 0	Size of Closets		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Floor Area: 1500		Total Base Cost: 95,196		Total Base New : 131,371	
Condition for Age: Average		Doors		0 Amps Service			1.5 Story Siding Crawl Space 74.80 -8.64 0.00 888 58,750			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
Room List		(5) Floors		No./Qual. of Fixtures			1 Story Siding Crawl Space 58.72 -8.64 0.00 168 8,413			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Other Additions/Adjustments Rate			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s) 630.00 1 630			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
X	Insulation	X Drywall		Many X Ave. Few			3 Fixture Bath 1975.00 1 1,975			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
(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		(13) Plumbing			Public Sewer 1025.00 1 1,025			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		(14) Water/Sewer			Well, 100 Feet 2550.00 1 2,550			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
X	Caseament Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer			(15) Built-Ins & Fireplaces			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
(3) Roof	Gable Hip Flat	(9) Basement Finish		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(17) Garages			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class:CD Exterior: Siding Foundation: 42 Inch (Finished ) Base Cost 17.76 896 15,913 Automatic Doors 375.00 1 375 Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 105,097 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 136,626			Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
	Chimney: Stone	(10) Floor Support		Lump Sum Items:						Total Depr Cost: 105,097		Estimated T.C.V: 136,626			
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic						Total Depr Cost: 105,097		Estimated T.C.V: 136,626			

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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.
DAUGHERTY BETTY R & CURRY	SHAW TIMOTHY J	5,000	05/21/2015	QC	Arms Length	2015-02464	PTA	100.0
BROWN BETTY R	DAUGHERTY BETTY R & CURRY	100	02/16/2015	QC	QUIT CLAIM	2015-00867	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
HILL ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHAW TIMOTHY J 1375 WHITTER DR WATERFORD MI 48327	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 10 T22N R8W LOT 27 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590	50	0.12	5000	100	5,000
Comments/Influences				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 5,000					

Comments/Influences

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			2,018C
2016	2,000	0	2,000			2,000S
2015	2,500	0	2,500			1,195C
2014	2,500	0	2,500			1,177C

\*\*\* 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
HILL ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ANGER JOHN E TRUSTEE 39636 MURFIELD LN NORTHVILLE MI 48167	MAP #:					
	2017 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
. SEC 10 T22N R8W LOTS 28 & 33 SAPPHIRE LAKE PLAT.	X			<Site Value A> Bk Lot 580,590	5000	100				5,000
				<Site Value A> Bk Lot 580,590	5000	100				5,000
				100 Actual Front Feet, 0.23 Total Acres	Total Est. Land Value =					10,000

Comments/Influences

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	5,000	0	5,000			1,886C
TPC 04/19/2016	INSPECTED	2016	4,000	0	4,000		1,870C		
TPC 03/30/2015	INSPECTED	2015	5,000	0	5,000		1,865C		
TPC 12/10/2013	INSPECTED	2014	5,000	0	5,000		1,836C		

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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	HOTTENSTEIN KENNETH H	58,247	01/12/2005	OTH	Not Qualified	05-0/194		100.0
TRAMMELL KELLY R	FEDERAL HOME LOAN MORTGAG	0	09/24/2004	SD	Not Qualified	04-0/4696		0.0
		63,850	07/01/2000	WD	Download	338:1190		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
1550 S CHIPPEWA	School: LAKE CITY - 57020		Addition	08/13/2013	2013-0374	100%				
Owner's Name/Address	P.R.E. 100% 01/13/2005									
HOTTENSTEIN KENNETH H 1550 S CHIPPEWA LAKE CITY MI 49651	MAP #: 2017 Est TCV 76,048 TCV/TFA: 70.74									
Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
	Public Improvements		* Factors *							
	X		Description	Frontage	Depth	Rate %Adj. Reason Value				
			<Site Value A> Bk Lot 580,590			5000 100 LOT 29 5,000				
			<Site Value A> Bk Lot 580,590			5000 100 LOT 30 5,000				
			<Site Value A> Bk Lot 580,590			5000 100 LOTS 31 &32 5,000				
			200 Actual Front Feet, 0.46 Total Acres		Total Est. Land Value =	15,000				
	Land Improvement Cost Estimates									
	X		Description	Rate	CountyMult.	Size %Good Cash Value				
	X		Residential Local Cost Land Improvements							
	X		Description	Rate	CountyMult.	Size %Good Cash Value				
			Curb	1000.00	1.00	0.2 95 190				
			LAND IMPROVE 1000	1000.00	1.00	0.2 95 190				
			Standard Utilities				True Cash Value = 190			
			Underground Utils.							
	Topography of Site									
	X		Level							
			Rolling							
			Low							
	X		High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	7,500	30,500	38,000			36,034C
			TPC 04/19/2016 INSPECTED	2016	9,000	30,300	39,300			35,713C
			TPC 03/30/2015 INSPECTED	2015	10,000	26,600	36,600			35,607C
			TPC 12/10/2013 INSPECTED	2014	10,000	25,200	35,200			35,047C

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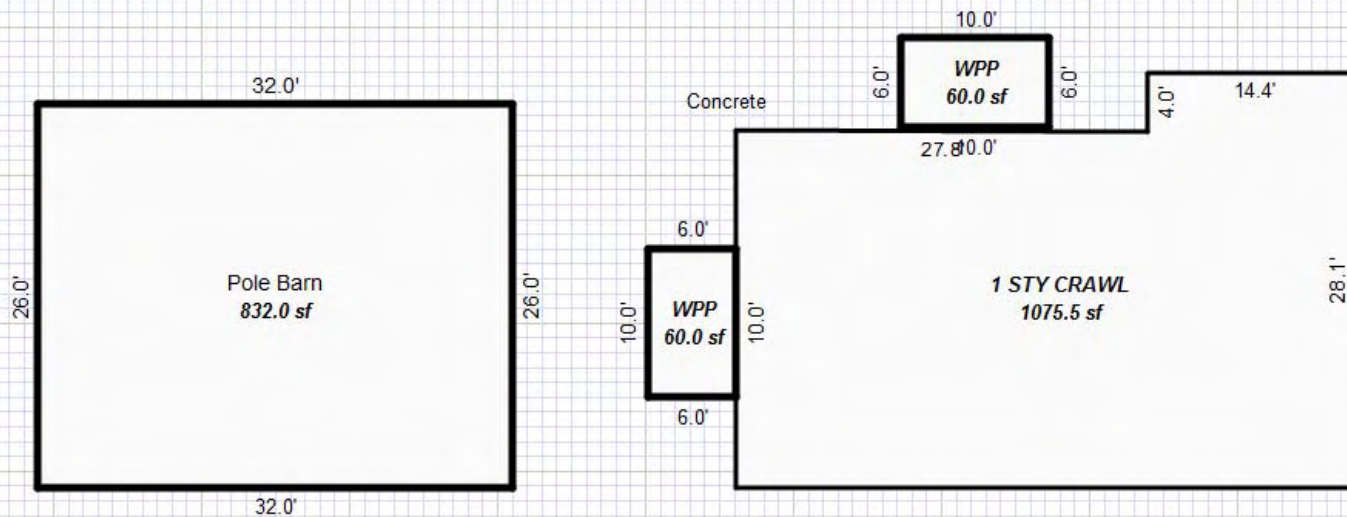
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 60 WPP 60 WPP	Type	Year Built: 1978 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Yr Built 1973	Remodeled 2013	Ex	X	Ord		Min	1 Story Siding Crawl Space 58.53 -8.60 0.00 1075 53,675									
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		100 Amps Service			Public Sewer 1025.00									
(1) Exterior		X Tile		Ex. X Ord. Min			Average Fixture(s) 630.00 1 630									
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets			Public Sewer 1025.00									
	Insulation	(7) Excavation		Many X Ave. Few			Water/Sewer 1025.00									
(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									
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(16) Porches									
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WPP, Standard 17.04 60 1,022 WPP, Standard 17.04 60 1,022									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages									
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:CD Exterior: Pole Foundation: 18 Inch (Unfinished) Base Cost 10.74 832 8,936 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 67,620 ECF (409 - RURAL SUBS) 0.900 => TCV of Bldg: 1 = 60,858									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
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
FIFTH ST						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
STANKOV MARY ETAL 296 HARPHAM COMMERCE TOWNSHIP MI 48382	2017 Est TCV 39,441 TCV/TFA: 51.36					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
STANKOV MARY ETAL 296 HARPHAM COMMERCE TOWNSHIP MI 48382	X		* Factors *							
			<Site Value A> Bk Lot 580,590				5000	100		5,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						5,000	
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Shed: Wood Frame	9.59	1.00	80	94	721		
			Total Estimated Land Improvements True Cash Value =						721	

Tax Description	X	Electric
. SEC 10 T22N R8W LOT 34 SAPPHIRE LAKE PLAT.	X	Gas
Comments/Influences	X	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	2,500	17,200	19,700			16,107C
X Rolling	2016	2,000	17,100	19,100			15,964C
X Low	2015	2,500	16,900	19,400			15,917C
X High	2014	2,500	15,300	17,800			15,667C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

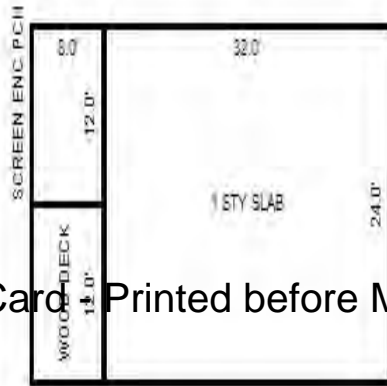
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 96	Type CSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
Yr Built 1951		Remodeled 0		No Heating/Cooling											
Condition for Age: Average		Lg		Ord			X Small								
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric											
		Doors		Solid			X H.C.								
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior				Ex.			X Ord.								
X Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets											
Insulation		(7) Excavation		Many			X Ave.								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X Many Avg.		X Large Avg.		1			3 Fixture Bath								
X Few		X Small		(8) Basement			2 Fixture Bath								
X Wood Sash Metal Sash Vinyl Sash Double Hung				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet											
X Horiz. Slide Casement Double Glass Patio Doors				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X Storms & Screens				(9) Basement Finish											
(3) Roof				Recreation SF Living SF Walkout Doors No Floor SF											
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support											
X Asphalt Shingle				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic								
Chimney: Metal							Lump Sum Items:								
										Class: D Effec. Age: 40 Floor Area: 768 Total Base Cost: 41,556 Total Base New : 57,347 Total Depr Cost: 34,408 Estimated T.C.V: 33,720		CntryMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:	
										Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Slab 51.65 -10.09 0.66 768 32,425					
										Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 525.00 1 525					
										(14) Water/Sewer Public Sewer 912.00 1 912 Public Sewer 1,575.00 1 1,575					
										(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 Fireplace: Wood Stove 950.00 1 950					
										(16) Porches CSEP (1 Story), Standard 33.28 96 3,195					
										(16) Deck/Balcony Treated Wood,Standard 7.70 96 739					
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 34,408 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 33,720					

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Sketch by Apex I/V/T

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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 SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
TVORIK ROBERT 13932 HARDENBURG TR EAGLE MI 48822	MAP #:					
	2017 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 36 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements				* Factors *										
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
<Site Value C> GROUP C 10K					10000	100		10,000						
50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			10,000						
Topography of Site														
X Level														
X Rolling														
Low														
X High														
Landscaped														
Swamp														
Wooded														
Pond														
Waterfront														
Ravine														
Wetland														
Flood Plain														
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value								
Who	When	What	2017	5,000	0	5,000					1,208C			
TPC	04/19/2016	INSPECTED	2016	5,000	0	5,000					1,198C			
TPC	03/30/2015	INSPECTED	2015	5,000	0	5,000					1,195C			
TPC	05/30/2014	INSPECTED	2014	2,500	0	2,500					1,177C			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	07/09/2015	WD	LAND CONTRACT	2015-02526		0.0
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	LAND CONTRACT	PTA	PTA	100.0
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTION ORDER	2013-01801 JMI		0.0
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	65,000	09/02/2009	LC	Arms Length	2009/3164		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1620 CHIPPEWA AVE		School: LAKE CITY - 57020	ALTERATION	07/25/2013	2013-0340	100%
Owner's Name/Address	P.R.E. 0%					
CHASE DOUGLAS KELLEY KEVIN C & TAMMY S 1625 HARDIG DR BIG RAPIDS MI 49307	MAP #:					
	2017 Est TCV 80,604 TCV/TFA: 52.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 41 SAPPHIRE LAKE PLAT.			* Factors *						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	X		<Site Value A> Bk Lot 580,590					5000 100	5,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						5,000
			Land Improvement Cost Estimates						

Comments/Influences	Description	Rate	CountyMult.	Size	%Good	Cash Value
PB FINISHED AS RESIDENCE	D/W/P: 3.5 Concrete	3.20	1.00	500	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	37,800	40,300			33,380C
Rolling	2016	2,000	35,600	37,600			33,083C
Low	2015	2,500	31,200	33,700			32,985C
High	2014	2,500	21,600	24,100			24,100S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/16/2016	INSPECTED	2016	2,000	35,600	37,600			33,083C
TPC	10/27/2015	INSPECTED	2015	2,500	31,200	33,700			32,985C
TPC	10/20/2014	INSPECTED	2014	2,500	21,600	24,100			24,100S

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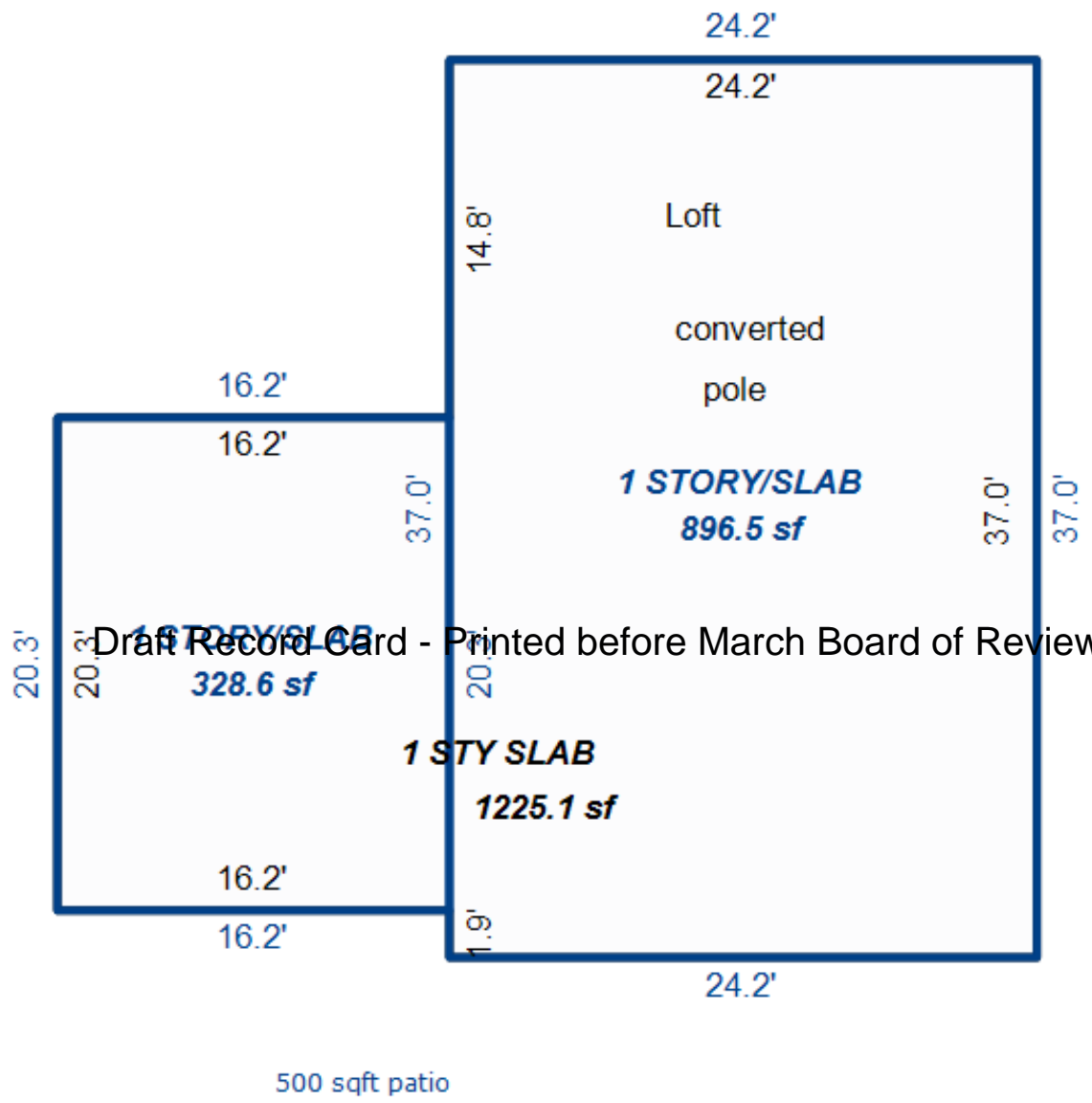
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1980 201		Remodeled 2013		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Condition for Age: Average		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Class: CD Effec. Age: 25 Floor Area: 1531		CntryMult X 1.380 E.C.F. X 0.950		Bsmnt Garage: Carport Area: Roof:	
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Size Cost			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Metal Insulation		(7) Excavation			(13) Plumbing			Average Fixture(s) 630.00		1		630	
(2) Windows		Many Avg. Large X Few X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer 1025.00 Well, 50 Feet 1575.00		1 1 1		1,025 1,575	
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		(8) Basement			(14) Water/Sewer			(15) Built-Ins & Fireplaces		Appliance Allowance 1415.00		1 1,415	
(3) Roof		X Gable Hip Flat		X Gambrel Mansard Shed			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Fireplace: Wood Stove 1125.00		1 1,125		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 78,583 ECF (409 - RURAL SUBS) 0.950 => TCV of Bldg: 1 = 74,654	
X Asphalt Shingle Metal		Chimney: Block		(9) Basement Finish											
				Recreation SF Living SF Walkout Doors No Floor SF											
				(10) Floor Support			Lump Sum Items:								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	PTA	PTA	PTA	100.0
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTION ORDER	2013-01801 JMI		0.0
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	0	09/02/2009	LC	Multiple Reference	2009/3164		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FOURTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CHASE DOUGLAS 1625 HARDIG DR BIG RAPIDS MI 49307	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 42 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	<Site Value A>	Bk Lot 580,590			5000	100		5,000	
	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
X	Sewer									
X	Electric									
X	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
Topography of Site										
X	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2017	2,500	0	2,500			2,018C	
TPC 04/19/2016	INSPECTED		2016	2,000	0	2,000			2,000S	
TPC 10/27/2015	INSPECTED		2015	2,500	0	2,500			2,500S	
			2014	2,500	0	2,500			2,500S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLEY KEVIN C & TAMMY S	CHASE DOUGLAS	50,000	05/27/2013	PTA	PTA	PTA	PTA	100.0
HANSEN MARK & MOLLY	KELLEY KEVIN C & TAMMY S	0	02/12/2013	OTH	EVICTION ORDER	2013-01801 JMI		0.0
KELLEY KEVIN C & TAMMY S	HANSEN MARK & MOLLY (H/W)	0	09/02/2009	LC	Multiple Reference	2009/3164		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FOURTH ST	School: LAKE CITY - 57020		Shed	07/16/2015	2015-0299	100%
Owner's Name/Address	P.R.E. 0%					
CHASE DOUGLAS 1625 HARDIG DR BIG RAPIDS MI 49307	MAP #:					
	2017 Est TCV 9,298					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 43 SAPPHIRE LAKE PLAT.	Public Improvements			* Factors *								
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road	X		<Site Value A> Bk Lot 580,590					5000	100		5,000
	Paved Road			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 5,000								
	Storm Sewer			Land Improvement Cost Estimates								
	Sidewalk			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	Water			Shed: Wood Frame	8.23	1.00	255	94	1,972			
	Sewer	X		Shed: Wood Frame	7.78	1.00	318	94	2,325			
	Electric	X		Total Estimated Land Improvements True Cash Value = 4,298								
	Gas	X										
	Curb											
	Street Lights											
	Standard Utilities											
	Underground Utils.											

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,500	2,100	4,600			4,136C
Rolling	2016	2,000	2,100	4,100			4,100S
Low	2015	2,500	0	2,500			2,500S
High	2014	2,500	0	2,500			2,500S
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	2,500	2,100	4,600			4,136C
TPC 04/19/2016 INSPECTED	2016	2,000	2,100	4,100			4,100S
TPC 10/27/2015 INSPECTED	2015	2,500	0	2,500			2,500S
TPC 06/10/2013 INSPECTED	2014	2,500	0	2,500			2,500S

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FOURTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KELLY WILLIAM G 2185 PALMER DR DAVISON MI 48423	MAP #:					
	2017 Est TCV 11,250					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W N 1/2 OF LOT 44 & LOT 45 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,600	0	5,600			1,347C
2016	5,500	0	5,500			1,335C
2015	5,600	0	5,600			1,332C
2014	3,800	0	3,800			1,312C

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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
1624 S SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 04/11/1997					
Owner's Name/Address	MAP #:					
WOLFORD BEN W 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651	2017 Est TCV 32,540 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
WOLFORD BEN W 1624 S SAPPHIRE AVENUE LAKE CITY MI 49651	X		Dirt Road	<Site Value C>	GROUP C 10K				10000	100		10,000
	X		Gravel Road	<Site Value A>	Bk Lot 580,590				5000	25	1/2 LOT 44, WET	1,250
			Paved Road	100 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							11,250	
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									

Tax Description	Topography of Site
. SEC 10 T22N R8W LOT 46 & S 1/2 OF LOT 44 SAPPHIRE LAKE PLAT.	X Level
	X Rolling
	Low
	High
	Landscaped
	Swamp
	X Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2017	5,600	10,700	16,300			8,389C
	2016	5,500	10,600	16,100			8,315C
	2015	5,600	9,900	15,500			8,291C
	2014	3,100	9,000	12,100	12,100M		8,161C



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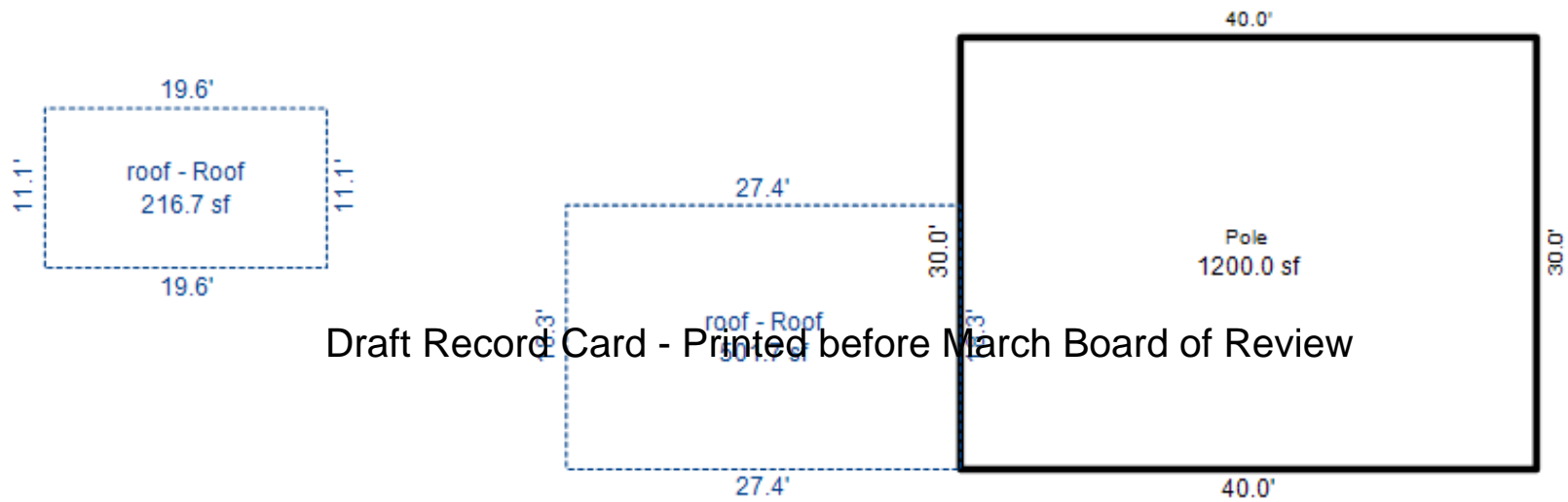
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family	Eavestrough	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 501	Type Roof Cover Onl Roof Cover Onl	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt-Adj Rate	Heat-Adj	Size Size	Cost Cost											
	Mobile Home	Insulation	Wood	Coal	Steam																				
	Town Home	0 Front Overhang	Forced Air w/o Ducts												Class: CD	Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980								
	Duplex	0 Other Overhang	Forced Air w/ Ducts												Effec. Age: 20										
	A-Frame	(4) Interior	Forced Hot Water												Floor Area: 0										
	Wood Frame	Drywall	Plaster	Electric Baseboard											Bsmnt-Adj Rate			Heat-Adj	Size Size	Cost Cost					
	Building Style: GRG	Paneled	Wood T&G	Elec. Ceil. Radiant																	Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980			
		Trim & Decoration	Radiant (in-floor)																				Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980	
	Yr Built	Remodeled	Ex	Ord	Min																Electric Wall Heat				Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290
	1992	0	Size of Closets																		Space Heater			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	
Condition for Age: Average	Lg	Ord	Small	Wall/Floor Furnace			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Room List	Doors	Solid	H.C.	Forced Heat & Cool					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Basement	(5) Floors			Heat Pump			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
1st Floor	Kitchen:			No Heating/Cooling					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
2nd Floor	Other:			Central Air			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Bedrooms	Other:			Wood Furnace					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
(1) Exterior	(6) Ceilings			(12) Electric			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Wood/Shingle	No./Qual. of Fixtures			0 Amps Service					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Aluminum/Vinyl	Ex.			No. of Elec. Outlets			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Brick	Ord.			Many					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Insulation	Min			Ave.			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
(2) Windows	No. of Elec. Outlets			Few					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Many	Basement: 0 S.F.			(13) Plumbing			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Avg.	Crawl: 0 S.F.			1 3 Fixture Bath					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Few	Slab: 0 S.F.			2 Fixture Bath			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Large	Height to Joists: 0.0			Softener, Auto					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Avg.	(8) Basement			Softener, Manual			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Small	Conc. Block			Solar Water Heat					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Wood Sash	Poured Conc.			No Plumbing			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Metal Sash	Stone			Extra Toilet					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Vinyl Sash	Treated Wood			Extra Sink			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Double Hung	Concrete Floor			Separate Shower					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Horiz. Slide	(9) Basement Finish			Ceramic Tile Floor			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Casement	Recreation SF			Ceramic Tile Wains					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Double Glass	Living SF			Ceramic Tub Alcove			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Patio Doors	Walkout Doors			Vent Fan					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Storms & Screens	No Floor SF			(14) Water/Sewer			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
(3) Roof	(10) Floor Support			Public Water					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Gable	Joists:			Public Sewer			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Hip	Unsupported Len:			Water Well					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Flat	Cntr.Sup:			1000 Gal Septic			Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	
Asphalt Shingle	Lump Sum Items:			2000 Gal Septic					Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980															
Chimney:							Total Base Cost: 19,678 Total Base New : 27,156 Total Depr Cost: 21,725 Estimated T.C.V: 21,290	CnntyMult X 1.380 E.C.F. X 0.980																	

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



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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
KISER JACK 1636 S SAPPHIRE AVENUE LAKE CITY MI 49651	2017 Est TCV 25,641 TCV/TFA: 0.00					
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			<Site Value C> GROUP C 10K			10000 100 10,000
			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 10,000
Taxpayer's Name/Address	Land Improvement Cost Estimates					
NORTHWESTERN MORTGAGE CO P O BOX 809 625 S GARFIELD Traverse City MI 49685-0809	X		Description	Rate	CountyMult.	Size %Good Cash Value
			D/W/P: 4in Ren. Conc.	3.78	1.00	400 0 0
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	CountyMult.	Size %Good Cash Value
			LAND IMPROVE 1000	1000.00	1.00	1.0 95 950
	X		Total Estimated Land Improvements True Cash Value = 950			
Tax Description						
. SEC 10 T22N R8W LOT 47 SAPPHIRE LAKE PLAT.						
Comments/Influences						

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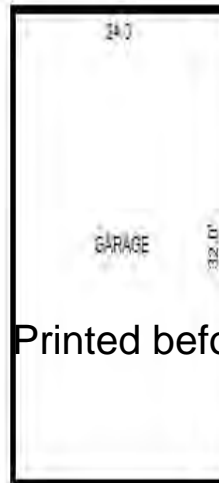
Topography of Site								
X Level								
X Rolling								
Low								
High								
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2017	5,000	7,800	12,800		7,465C
TPC 04/19/2016	INSPECTED		2016	5,000	7,800	12,800		7,399C
TPC 10/27/2015	INSPECTED		2015	5,000	7,700	12,700		7,377C
TPC 10/20/2014	INSPECTED		2014	2,500	6,400	8,900		7,261C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built: 1991	Car Capacity:	Class: CD	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0			
	Mobile Home															0 Front Overhang	Forced Air w/o Ducts	Dishwasher
	Town Home	0 Front Overhang			Forced Air w/ Ducts	Dishwasher	2nd/Same Stack			Common Wall: Detache	Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0
	Duplex	0 Other Overhang			Forced Hot Water	Garbage Disposal	Two Sided			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	A-Frame				Electric Baseboard	Bath Heater	Exterior 1 Story			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Wood Frame				Elec. Ceil. Radiant	Vent Fan	Exterior 2 Story			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Building Style: GRG	Drywall Paneled		Plaster Wood T&G	Radiant (in-floor)	Unvented Hood	Prefab 1 Story			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Yr Built 1991	Trim & Decoration			Electric Wall Heat	Vented Hood	Prefab 2 Story			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Remodeled 0	Ex	Ord	Min	Space Heater	Intercom	Heat Circulator			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Condition for Age: Average	Size of Closets			Wall/Floor Furnace	Jacuzzi Tub	Raised Hearth			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Room List	Lg	Ord	Small	Forced Heat & Cool	Jacuzzi repl.Tub	Wood Stove			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Basement	Doors	Solid	H.C.	Heat Pump	Oven	1 Direct-Vented Ga			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	1st Floor				No Heating/Cooling	Microwave	Class: CD			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	2nd Floor				Central Air	Standard Range	Effec. Age: 20			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Bedrooms	(5) Floors			Wood Furnace	Self Clean Range	Floor Area: 0			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	(1) Exterior	Kitchen:			(12) Electric	Sauna	Total Base Cost: 13,578			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Wood/Shingle	Other:			0 Amps Service	Trash Compactor	Total Base New : 18,738			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Aluminum/Vinyl	Other:			No./Qual. of Fixtures	Central Vacuum	Total Depr Cost: 14,991			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Brick	(6) Ceilings			Ex.	Security System	Estimated T.C.V: 14,691			Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Insulation	No./Qual. of Fixtures			Ord.					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	(2) Windows	Ex.	Ord.	Min	No. of Elec. Outlets					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Many Avg. Few	Many	Ave.	Few	(7) Excavation					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Large Avg. Small	Basement: 0 S.F.			Basement					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Wood Sash	Crawl: 0 S.F.			Conc. Block					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Metal Sash	Slab: 0 S.F.			Poured Conc.					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Vinyl Sash	Height to Joists: 0.0			Stone					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Double Hung	(8) Basement			Treated Wood					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Horiz. Slide	Recreation SF			Concrete Floor					Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Casement	Living SF								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Double Glass	Walkout Doors								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Patio Doors	No Floor SF								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Storms & Screens	(9) Basement Finish								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	(3) Roof	Recreation SF								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Gable	Living SF								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Hip	Walkout Doors								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Flat	No Floor SF								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Asphalt Shingle	(10) Floor Support								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
	Chimney:	Joists:								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
		Unsupported Len:								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
		Cntr.Sup:								Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 0	
										Foundation: 42 Inch	Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 768	% Good: 0	Storage Area: 0	No Conc. Floor: 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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1646 SAPPHIRE AVE			Garage	10/26/2004	20040429	Complete
Owner's Name/Address	P.R.E. 0%					
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	MAP #:					
	2017 Est TCV 28,957 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
WILLIAMS JIMMY R & JUDY A 1853 LUAGATE LANE ROCHESTER MI 48309	X		Dirt Road	<Site Value C> GROUP C 10K				10000	100		10,000
			Gravel Road	50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =			10,000

Tax Description	X	Public Improvements	* Factors *
. SEC 10 T22N R8W LOT 48 SAPPHIRE LAKE PLAT.	X	Dirt Road	
	X	Gravel Road	
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
	X	Underground Utils.	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	9,500	14,500			10,695C
2016	5,000	9,400	14,400			10,600C
2015	5,000	9,300	14,300			10,569C
2014	2,500	9,100	11,600			10,403C



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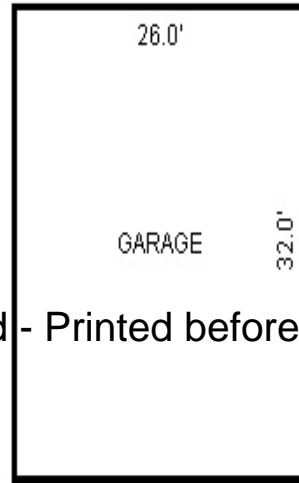
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 554 No Conc. Floor: 0										
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 15,575 Total Base New : 21,494 Total Depr Cost: 19,344 Estimated T.C.V: 18,957													
	Building Style: GRG	Trim & Decoration		Central Air Wood Furnace			Bsmnt-Adj			Heat-Adj		Size		Cost						
	Yr Built 2005	Ex	Ord	Min	(12) Electric			Rate			Bsmnt-Adj		Heat-Adj		Size		Cost			
	Remodeled 0	Size of Closets		0 Amps Service			Rate			Rate		Rate		Rate		Rate		Rate		
	Condition for Age: Average	Lg	Ord	Small	No Heating/Cooling			Rate			Rate		Rate		Rate		Rate		Rate	
	Doors	Solid	H.C.	X			Rate			Rate		Rate		Rate		Rate		Rate		
	Room List	(5) Floors		No./Qual. of Fixtures			Rate			Rate		Rate		Rate		Rate		Rate		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			Rate			Rate		Rate		Rate		Rate		Rate		
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Rate			Rate		Rate		Rate		Rate		Rate		
	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures		Many Ave. Few			Rate			Rate		Rate		Rate		Rate		Rate		
	Insulation	(7) Excavation		(13) Plumbing			Rate			Rate		Rate		Rate		Rate		Rate		
	(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			Rate			Rate		Rate		Rate		Rate		Rate		
	Many Avg. Few	(8) Basement		(14) Water/Sewer			Rate			Rate		Rate		Rate		Rate		Rate		
	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Rate		Rate		Rate		Rate		Rate		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Rate			Rate		Rate		Rate		Rate		Rate		
	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF		Rate			Rate			Rate		Rate		Rate		Rate		Rate		
	Gable Hip Flat	(10) Floor Support		Rate			Rate			Rate		Rate		Rate		Rate		Rate		
	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Rate			Rate			Rate		Rate		Rate		Rate		Rate		
	Asphalt Shingle	Rate		Rate			Rate			Rate		Rate		Rate		Rate		Rate		
	Chimney:	Rate		Rate			Rate			Rate		Rate		Rate		Rate		Rate		

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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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8229 W FOURTH ST	School: LAKE CITY - 57020		Carpport	04/17/2015	2015-0086	100%
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W FORTH ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 34,823 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE									
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W LOT 49 SAPPHIRE LAKE PLAT.	X		* Factors *									
			<Site Value A> Bk Lot 580,590					5000	100		5,000	
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			5,000	
			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
			D/W/P: 3.5 Concrete	3.44	1.00	160	81				446	
			Total Estimated Land Improvements True Cash Value =									446

Comments/Influences  
 Add finish to Grg & Well/Sewer for 08  
 Well could be on 050 (Same Owner)

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,500	14,900	17,400			14,629C
Rolling	2016	2,000	14,300	16,300			14,499C
Low	2015	2,500	8,300	10,800			8,574C
High	2014	2,500	7,500	10,000			8,439C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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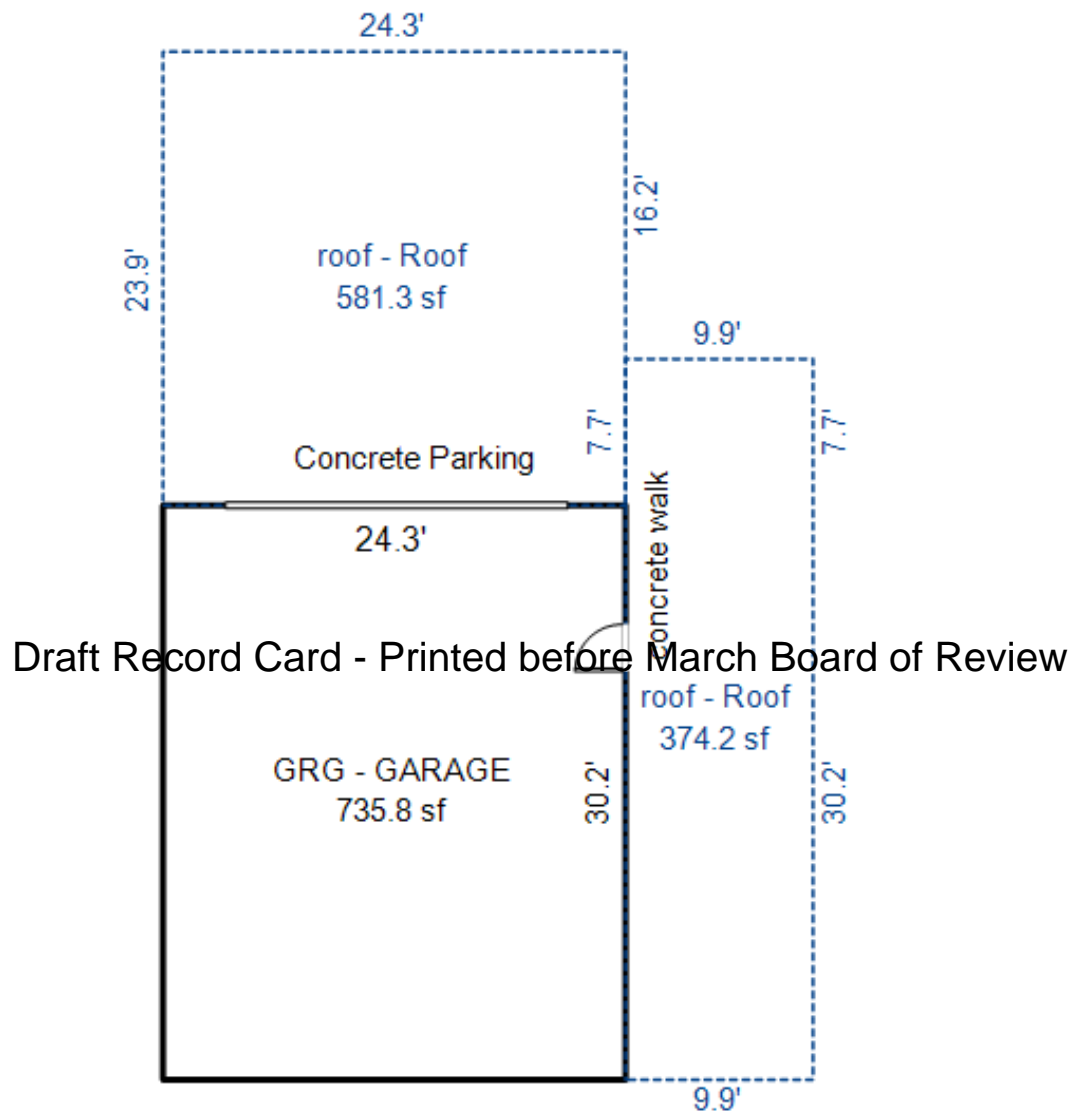
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/19/2016	INSPECTED	2016	2,000	14,300	16,300			14,499C
TPC	10/27/2015	INSPECTED	2015	2,500	8,300	10,800			8,574C
			2014	2,500	7,500	10,000			8,439C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage											
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built: 1990	Car Capacity:	Class: C	Exterior: Pole	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 18 Inch	Finished?: Yes	Auto. Doors: 0	Mech. Doors: 0	Area: 720	% Good: 0	Storage Area: 0	No Conc. Floor: 0		
	Mobile Home																								0 Front Overhang	Forced Air w/o Ducts
	Town Home	0 Other Overhang				Garbage Disposal	Two Sided	581	Roof Cover Onl																	
	Duplex					Bath Heater	Exterior 1 Story																			
	A-Frame					Vent Fan	Exterior 2 Story																			
	Wood Frame	(4) Interior				Hot Tub	Prefab 1 Story																			
		Drywall Paneled				Unvented Hood	Prefab 2 Story																			
		Plaster Wood T&G				Vented Hood	Heat Circulator																			
	Building Style:	Trim & Decoration				Intercom	Raised Hearth																			
	GRG	Ex	Ord	Min		Space Heater	Wood Stove																			
	Yr Built	Size of Closets				Wall/Floor Furnace	Direct-Vented Ga																			
	Remodeled	Lg	Ord	Small		Forced Heat & Cool	Class: C																			
	1990	Doors	Solid	H.C.		Heat Pump	Effec. Age: 10																			
	Condition for Age:					No Heating/Cooling	Floor Area: 0																			
	Average					Central Air	Total Base Cost: 24,136																			
	Room List	(5) Floors				Wood Furnace	Total Base New : 33,307																			
		Kitchen:				(12) Electric	Total Depr Cost: 29,977																			
	Basement	Other:				0 Amps Service	Estimated T.C.V: 29,377																			
	1st Floor	Other:																								
	2nd Floor																									
	Bedrooms	(6) Ceilings				No./Qual. of Fixtures																				
						Ex.	Stories																			
	(1) Exterior					Ord.	Exterior																			
						Min	Foundation																			
	Wood/Shingle					No. of Elec. Outlets	Rate																			
	Aluminum/Vinyl					Many	Rate																			
	Brick					Ave.	Rate																			
	Insulation	(7) Excavation				Few	Rate																			
						(13) Plumbing	Rate																			
	(2) Windows	Basement: 0 S.F.				1	Rate																			
		Crawl: 0 S.F.				2	Rate																			
	Many	Slab: 0 S.F.				3	Rate																			
	Avg.	Height to Joists: 0.0				2	Rate																			
	Few	(8) Basement				Softener, Auto	Rate																			
	Large					Softener, Manual	Rate																			
	Avg.	Conc. Block				Solar Water Heat	Rate																			
	Small	Poured Conc.				No Plumbing	Rate																			
	Wood Sash	Stone				Extra Toilet	Rate																			
	Metal Sash	Treated Wood				1	Rate																			
	Vinyl Sash	Concrete Floor				Separate Shower	Rate																			
	Double Hung	(9) Basement Finish				Ceramic Tile Floor	Rate																			
	Horiz. Slide					Ceramic Tile Wains	Rate																			
	Casement	Recreation SF				Ceramic Tub Alcove	Rate																			
	Double Glass	Living SF				Vent Fan	Rate																			
	Patio Doors	Walkout Doors				(14) Water/Sewer	Rate																			
	Storms & Screens	No Floor SF				1	Rate																			
	(3) Roof					Public Water	Rate																			
		(10) Floor Support				1	Rate																			
	Gable	Joists:				Public Sewer	Rate																			
	Hip	Unsupported Len:				1	Rate																			
	Flat	Cntr.Sup:				Water Well	Rate																			
	Asphalt Shingle					1000 Gal Septic	Rate																			
	Chimney:					2000 Gal Septic	Rate																			
						Lump Sum Items:	Rate																			

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8211 W FOURTH ST	School: LAKE CITY - 57020		New House	06/10/2016	2016-0228	40%
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8122 W FORTH ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 121,417 TCV/TFA: 70.51					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 50 SAPPHIRE LAKE PLAT.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Add shed for 08.	X		<Site Value A> Bk Lot 580,590				5000 100		5,000
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		5,000
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X		Shed: Wood Frame	10.65	1.00	144	50	767	
	X		Total Estimated Land Improvements True Cash Value =						767

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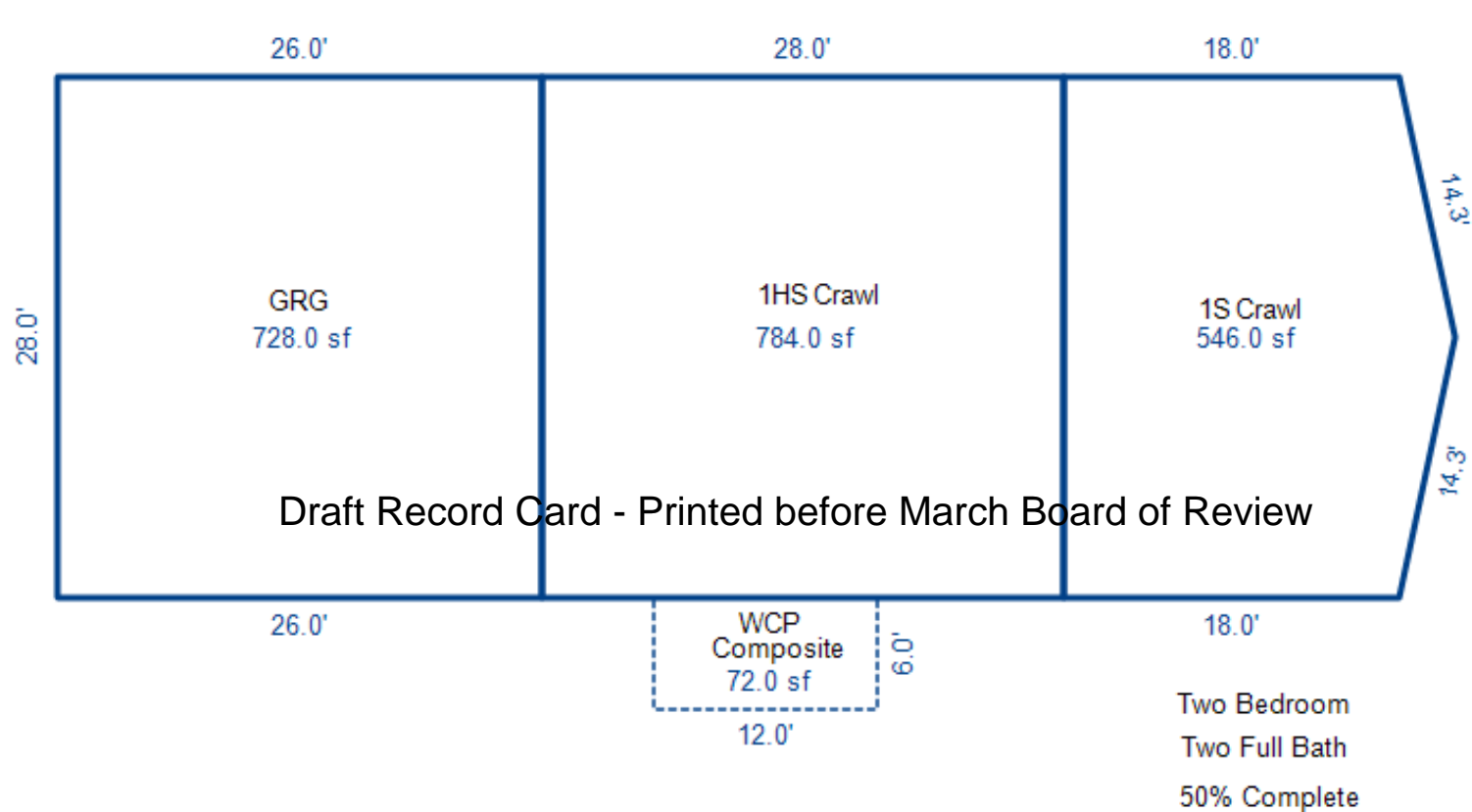
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	2,500	58,200	60,700			59,221C
TPC	12/24/2016	INSPECTED	2016	2,000	300	2,300			1,508C
JWV	10/08/2016	INSPECTED	2015	2,500	300	2,800			1,504C
TPC	04/19/2016	INSPECTED	2014	2,500	300	2,800			1,481C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Class: C +5 Effec. Age: 1 Floor Area: 1722 Total Base Cost: 107,973 Total Base New : 149,003 Total Depr Cost: 147,513 Estimated T.C.V: 144,563	72	WCP (1 Story)	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Mobile Home													0 Front Overhang	0 Other Overhang	Ex	Ord	Min
	Town Home	(4) Interior		Forced Air w/o Ducts				Stories	Exterior		Foundation							
	Duplex	Drywall Paneled	Plaster Wood T&G	Forced Air w/ Ducts				1.5	Siding		Crawl Space	85.55		-9.52	-6.21	784	54,739	
	A-Frame	Trim & Decoration		Forced Hot Water				1	Siding		Crawl Space	67.17		-9.52	-4.15	546	29,211	
	Wood Frame	Size of Closets		Electric Baseboard				Other Additions/Adjustments			Rate			Size Cost				
	Building Style: 1.5S	Ex Ord Min		Elec. Ceil. Radiant				(13) Plumbing			Average Fixture(s)			1 760				
	Yr Built 2016	Lg Ord Small		Radiant (in-floor)				Average Fixture Bath			3 Fixture Bath			1 2,400				
	Remodeled 0	Doors Solid H.C.		Electric Wall Heat				Well, 50 Feet			1575.00			1 1,575				
	Condition for Age: Average	No Heating/Cooling		Space Heater				2000 Gal Septic			5000.00			1 5,000				
Room List	(5) Floors		Wall/Floor Furnace			(16) Porches			WCP (1 Story), Standard			32.28 72 2,324						
Basement	Kitchen:		Forced Heat & Cool			(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)									
1st Floor	Other:		Heat Pump			Base Cost			17.19			728 12,514						
2nd Floor	Other:		X Central Air Wood Furnace			Common Wall: 1 Wall			-1300.00			1 -1,300						
2 Bedrooms	(6) Ceilings		No Heating/Cooling			Automatic Doors			375.00			2 750						
(1) Exterior	No./Qual. of Fixtures		Central Air Wood Furnace			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,			Depr.Cost =			147,513						
Wood/Shingle	Ex. Ord. Min		(12) Electric			ECF (412 - SAPPHIRE LAKE BACK LOTS RES)			0.980 => TCV of Bldg: 1 =			144,563						
Aluminum/Vinyl	No. of Elec. Outlets		(12) Electric			80 % Completed => Est. True Cash Value 2017 =			115,650									
Brick	Many Ave. Few		0 Amps Service															
Insulation	(7) Excavation		(13) Plumbing															
(2) Windows	Basement: 0 S.F.		(13) Plumbing															
Many Avg. Few	Crawl: 0 S.F.		2 3 Fixture Bath															
Large Avg. Small	Slab: 0 S.F.		2 2 Fixture Bath															
Wood Sash	Height to Joists: 0.0		Softener, Auto															
Metal Sash	(8) Basement		Solar Water Heat															
Vinyl Sash	Conc. Block		No Plumbing															
Double Hung	Poured Conc.		Extra Toilet															
Horiz. Slide	Stone		Separate Shower															
Casement	Treated Wood		Ceramic Tile Floor															
Double Glass	Concrete Floor		Ceramic Tile Wains															
Patio Doors	(9) Basement Finish		Ceramic Tub Alcove															
Storms & Screens	Recreation SF		Vent Fan															
(3) Roof	Living SF		(14) Water/Sewer															
Gable	Walkout Doors		Public Water															
Hip	No Floor SF		Public Sewer															
Flat	Joists:		1 Water Well															
Asphalt Shingle	Unsupported Len:		1000 Gal Septic															
Chimney:	Cntr.Sup:		1 2000 Gal Septic															
			Lump Sum Items:															

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOURTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W FOURTH ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			<Site Value A> Bk Lot 580,590				5000 100	5,000	
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	5,000

Tax Description  
. SEC 10 T22N R8W LOT 51 SAPPHIRE LAKE PLAT.

Comments/Influences

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

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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	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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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 FOURTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W 4TH ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 52 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	<Site Value A>	Bk Lot 580,590			5000	100		5,000	
	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
X	Sewer									
X	Electric									
X	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	2,500	0	2,500			940C
	Rolling			2016	2,000	0	2,000			932C
	Low			2015	2,500	0	2,500			930C
	High			2014	2,500	0	2,500			916C
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Who	When	What							
	TPC	04/19/2016	INSPECTED							
	TPC	03/30/2015	INSPECTED							

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
THIRD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ARMSTRONG TIMOTHY D 18601 SAVAGE ROAD BELLEVILLE MI 48111	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value A> Bk Lot 580,590				5000 100	5,000
			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	5,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
ARMSTRONG TIMOTHY D 18601 SAVAGE ROAD BELLEVILLE MI 48111	X													

Tax Description	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 10 T22N R8W LOT 53 SAPPHIRE LAKE PLAT.	X	2017	2,500	0	2,500			940C
	X	2016	2,000	0	2,000			932C
	X	2015	2,500	0	2,500			930C
	X	2014	2,500	0	2,500			916C

Comments/Influences

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINK CAROL A TRUST	YOUNGS DON R	6,000	09/04/2015	WD	Arms Length	2015-03006	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W THIRD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W 4TH ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
Public Improvements			* Factors * LOTS 54 & 55						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value A> Bk Lot 580,590				5000 100		5,000
			<Site Value A> Bk Lot 580,590				5000 100		5,000
			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =						10,000

Tax Description  
. SEC 10 T22N R8W LOTS 54 & 55 SAPPHIRE LAKE PLAT.

Comments/Influences

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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	5,000	0	5,000			4,036C
2016	4,000	0	4,000			4,000S
2015	5,000	0	5,000			1,599C
2014	5,000	0	5,000			1,574C

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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 THIRD ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
YOUNGS DON R 8211 W 4TH ST LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 56 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Value	Rate									
X			<Site Value A> Bk Lot 580,590					5000	100		5,000
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			5,000
X			Dirt Road								
X			Gravel Road								
X			Paved Road								
X			Storm Sewer								
X			Sidewalk								
X			Water								
X			Sewer								
X			Electric								
X			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
Topography of Site											
X			Level								
			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	2,500	0	2,500			940C					
2016	2,000	0	2,000			932C					
2015	2,500	0	2,500			930C					
2014	2,500	0	2,500			916C					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COON JAMES H & MARILYN C	MULLEN ERIN	140,000	08/17/2012	WD	WARRANTY DEED	2012-02878	PTA	100.0
		159,900	07/01/2001	WD	Download	01-0:2962		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MULLEN ERIN 2758 WABASH DR NE GRAND RAPIDS MI 49525	MAP #:					
	2017 Est TCV 23,972 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 10 T22N R8W LOT 57 SAPPHIRE LAKE PLAT.	X		<Site Value C> GROUP C 10K				10000	100		10,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =			10,000

Comments/Influences

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	5,000	7,000	12,000			8,668C
Rolling	2016	5,000	6,900	11,900			8,591C
Low	2015	5,000	6,800	11,800			8,566C
High	2014	2,500	6,500	9,000			8,432C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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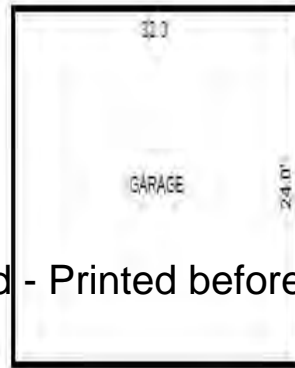
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 15 Floor Area: 0		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Building Style: GRG	Trim & Decoration		Central Air Wood Furnace			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Yr Built 1997	Remodeled 0	Ex	Ord	Min	X No Heating/Cooling			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Heat-Adj Rate		Size Cost
	Condition for Age: Average	Lg	Ord	Small	X No Heating/Cooling			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Heat-Adj Rate		Size Cost	
	Room List	(5) Floors		Central Air Wood Furnace			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets Many Ave. Few		(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			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Insulation	(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj 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 Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Many Avg. Few Large Avg. Small	(8) Basement		Lump Sum Items:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	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:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	(3) Roof	(9) Basement Finish		Lump Sum Items:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost
	Chimney:	Lump Sum Items:		Lump Sum Items:			Total Base Cost: 12,155 Total Base New : 16,774 Total Depr Cost: 14,258 Estimated T.C.V: 13,972		X 1.380 E.C.F. X 0.980		Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost

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Sketch by Apex IVT

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020		Garage	04/26/2013	2013-0109	100%
Owner's Name/Address	P.R.E. 0%					
HERRINGTON DOUGLAS A & LAUREL 6176 BRIMLEY WHITEHOUSE OH 43571	MAP #:					
	2017 Est TCV 26,965 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W LOT 58 SAPPHIRE LAKE PLAT.	X	Dirt Road		<Site Value C> GROUP C 10K				10000	100		10,000
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		10,000	
		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		
	X	Sewer		LAND IMPROVE 1000	1000.00	1.00	0.5	95	475		
	X	Electric		Total Estimated Land Improvements True Cash Value =						475	
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2017	5,000	8,500	13,500			9,314C
	Low	High	2016	5,000	8,400	13,400			9,231C
	Landscaped	Swamp	2015	5,000	8,300	13,300			9,204C
X	Wooded	Pond	2014	2,500	7,500	10,000			9,060C
	Waterfront	Ravine							
	Wetland	Flood Plain							
Who	When	What							
TPC	04/19/2016	INSPECTED							
TPC	03/30/2015	INSPECTED							
TPC	12/11/2013	INSPECTED							

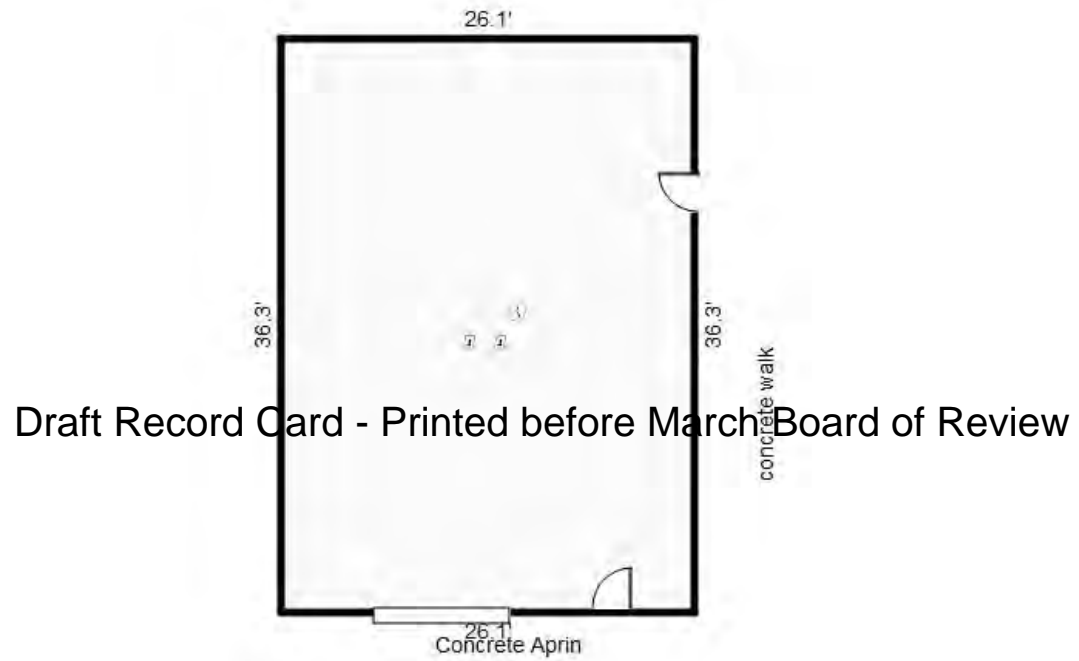
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 946 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	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			Central Air Wood Furnace								
	Yr Built 2013	Remodeled 0		Ex	Ord	Min	(12) Electric								
	Condition for Age: Average			Lg	Ord	Small	0 Amps Service								
	Room List	(5) Floors		Doors			Solid	H.C.							
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No Heating/Cooling											
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures											
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	Ord.	Min									
	Insulation			No. of Elec. Outlets											
	(2) Windows	(7) Excavation		Many	Ave.	Few	(13) Plumbing								
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF											
	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer								
	Asphalt Shingle			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	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: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1689 S SAPPHIRE AVE	School: LAKE CITY - 57020		Pole Barn	06/02/2009	20090214	Complete
Owner's Name/Address	P.R.E. 100% 04/11/1997					
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 60,174 TCV/TFA: 92.86					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GLOVER WILLIAM III 1689 S SAPPHIRE AVENUE LAKE CITY MI 49651	X		Dirt Road	<Site Value C>	GROUP C	10K	10000	100	LOT 59		10,000
	X		Gravel Road	<Site Value A>	Bk Lot	580,590	5000	100	LOT 60		5,000
	X		Paved Road	<Site Value A>	Bk Lot	580,590	5000	100	LOT 61		5,000
	X		Storm Sewer	150 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value =			20,000

Tax Description	X	Land Improvement Cost Estimates						
		Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 10 T22N R8W LOTS 59, 60, & 61 SAPPHIRE LAKE PLAT.	X	D/W/P: 3.5 Concrete	2.98	1.00	126	71	267	
	X	Shed: Wood Frame	10.42	1.00	49	71	363	
		Total Estimated Land Improvements					True Cash Value =	630

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Comments/Influences  
2007 Combined w/059-00 & 061-00 for 2008.



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	10,000	20,100	30,100			22,676C
Rolling	2016	9,000	19,800	28,800			22,474C
Low	2015	10,000	19,700	29,700			22,407C
High	2014	7,500	18,100	25,600			22,055C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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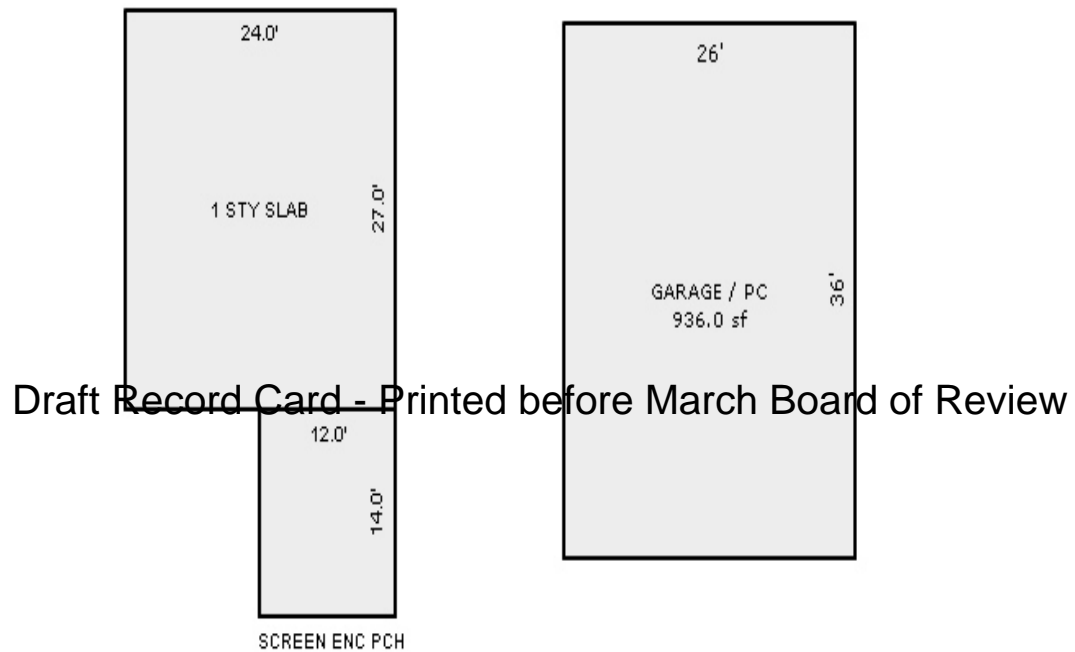
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 168	Type CSEP (1 Story)	Year Built: 2009 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 936 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block	X	Drywall Paneled	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1968	Remodeled 0	Size of Closets														
Condition for Age: Average		Doors														
Room List		(5) Floors														
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric												
		60		Amps Service												
(1) Exterior		X Tile		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation			Ex. X Ord. Min			1 Story Block Slab			54.53 -10.53 0.66			648 28,940			
(2) Windows		X		No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost			
	Many Avg. Few X Large Avg. Small	X		Many X Ave. Few			(13) Plumbing			Average Fixture(s)			525.00 1 525			
(3) Roof		X		(14) Water/Sewer			(15) Built-Ins & Fireplaces			Public Sewer			912.00 1 912			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance			1235.00 1 1,235			
(4) Interior		X		(16) Porches			(17) Garages			CSEP (1 Story), Standard			25.99 168 4,366			
	Wood Frame Block	X		(17) Garages			Class:D Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost			9.73 936 9,107			
(5) Floors		X		(18) Basement			Automatic Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost =			350.00 2 700			
	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			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =			39,544			
(6) Ceilings		X		(19) Basement Finish			(20) Water/Sewer									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(7) Excavation		X		(21) Electric			Lump Sum Items:									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		60												
(8) Basement		X		(22) Plumbing												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
(9) Basement Finish		X		(23) Plumbing												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		1												
(10) Floor Support		X		(24) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
(11) Heating/Cooling		X		(25) Water/Sewer												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Lump Sum Items:												

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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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ONAN PHILLIP D 3111 FERNSIDE STREET MIDLAND MI 48641	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 62 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	* Factors *	Rate %Adj.	Reason	Value
X	Dirt Road						
X	Gravel Road						
X	Paved Road						
X	Storm Sewer						
X	Sidewalk						
X	Water						
X	Sewer						
X	Electric						
X	Gas						
X	Curb						
X	Street Lights						
X	Standard Utilities						
X	Underground Utils.						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,500	0	2,500			940C
X Rolling	2016	2,000	0	2,000			932C
X Low	2015	2,500	0	2,500			930C
X High	2014	2,500	0	2,500			916C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ST PIERRE DAVID L & LISA M 1011 KILLDEER MASON MI 48854	MAP #:					
	2017 Est TCV 5,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE				
Public Improvements				Description	Frontage	Depth	* Factors *	Value
				<Site Value A> Bk Lot 580,590	50	0.12	5000 100	5,000
				50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value = 5,000

Tax Description  
. SEC 10 T22N R8W LOT 63 SAPPHIRE LAKE PLAT.

Comments/Influences

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

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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	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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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.
MERGENTHALER KATHERINE U	ST PIERRE DAVID L & LISA	7,000	11/05/2004	WD	Arms Length	04-0/4587		100.0
WEBER HENRY R	MERGENTHALER KATHERINE TR	0	10/25/2004	QC	Not Qualified	04-0/4586		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value A> Bk Lot 580,590				5000 100		5,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						5,000

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
ST PIERRE DAVID L & LISA M 1011 KILDEER DR MASON MI 48854	X						

Tax Description	X	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
. SEC 10 T22N R8W LOT 64 SAPPHIRE LAKE PLAT.	X							

Comments/Influences

**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
	X												

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			1,205C
2016	2,000	0	2,000			1,195C
2015	2,500	0	2,500			1,192C
2014	2,500	0	2,500			1,174C

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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.
KAMM JAMES L & SHERRY E	BOUGHNER JOHN & CARON	15,000	08/05/2011	WD	WARRANTY DEED	2011-02453	PTA	100.0
KAMM JAMES L & SHERRY E	KAMM JAMES L & SHERRY E T	0	02/06/2009	OTH	Not Qualified	2009/534		0.0
		2,500	03/01/1997	WD	Download	309:814		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
CHIPPEWA AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BOUGHNER JOHN & CARON 610 N UNION AUBURN MI 48611	MAP #:					
	2017 Est TCV 19,199 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 65 SAPPHIRE LAKE PLAT.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		<Site Value A> Bk Lot 580,590				5000 100		5,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						5,000

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,500	7,100	9,600			8,341C
Rolling	2016	2,000	7,000	9,000			8,267C
Low	2015	2,500	6,900	9,400			8,243C
High	2014	2,500	6,800	9,300			8,114C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/19/2016 INSPECTED							
TPC 03/30/2015 INSPECTED							
TPC 04/27/2014 INSPECTED							

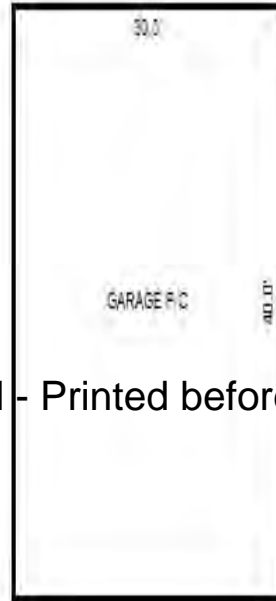
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family	Eavestrough	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1998 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt-Adj	Heat-Adj	Size	Cost																													
	Mobile Home	Insulation	Wood	Coal	Steam																																						
	Town Home	0 Front Overhang	Forced Air w/o Ducts												Class: CD	Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980	Bsmnt Garage:																							
	Duplex	0 Other Overhang	Forced Air w/ Ducts												Effec. Age: 15																												
	A-Frame	(4) Interior	Forced Hot Water												Floor Area: 0																												
	Wood Frame	Drywall	Plaster	Electric Baseboard											Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199						X 1.380	E.C.F.	X 0.980																				
	Building Style: GRG	Paneled	Wood T&G	Elec. Ceil. Radiant																				Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																
		Trim & Decoration	Radiant (in-floor)																									Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980												
	Yr Built	Remodeled	Ex	Ord	Min																											Electric Wall Heat			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980					
	1998	0	Size of Closets																													Space Heater							Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980	
Condition for Age: Average	Lg	Ord	Small	Wall/Floor Furnace			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																																	
	Doors	Solid	H.C.	Forced Heat & Cool							Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																													
Room List	(5) Floors	Central Air			Heat Pump											Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																								
Basement	Kitchen:	Wood Furnace			Wall/Floor Furnace															Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199												X 1.380	E.C.F.	X 0.980									
1st Floor	Other:	(12) Electric			Forced Heat & Cool																																						Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199
2nd Floor	Other:	0 Amps Service			Heat Pump										Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199						X 1.380	E.C.F.	X 0.980																				
Bedrooms	(6) Ceilings	No./Qual. of Fixtures			No Heating/Cooling																			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																
(1) Exterior	Ex.	Ord.	Min	Central Air																								Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980												
Wood/Shingle	No. of Elec. Outlets			Wood Furnace																															Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980					
Aluminum/Vinyl	Many	Ave.	Few	Wood Furnace																																			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980	
Brick	(7) Excavation			Wood Furnace			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																																	
Insulation	Basement: 0 S.F.			Wood Furnace							Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																													
(2) Windows	Crawl: 0 S.F.			Wood Furnace												Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																								
Many Avg. Few	Slab: 0 S.F.			Wood Furnace																Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199												X 1.380	E.C.F.	X 0.980									
Large Avg. Small	Height to Joists: 0.0			Wood Furnace																																							Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199
Wood Sash	(8) Basement			Wood Furnace											Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199						X 1.380	E.C.F.	X 0.980																				
Metal Sash	Conc. Block			Wood Furnace																				Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																
Vinyl Sash	Poured Conc.			Wood Furnace																								Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980												
Double Hung	Stone			Wood Furnace																															Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980					
Horiz. Slide	Treated Wood			Wood Furnace																																			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980	
Casement	Concrete Floor			Wood Furnace			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																																	
Double Glass	(9) Basement Finish			Wood Furnace							Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																													
Patio Doors	Recreation SF			Wood Furnace												Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																								
Storms & Screens	Living SF			Wood Furnace																Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199												X 1.380	E.C.F.	X 0.980									
(3) Roof	Walkout Doors			Wood Furnace																																							Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199
Gable	No Floor SF			Wood Furnace											Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199						X 1.380	E.C.F.	X 0.980																				
Hip	(10) Floor Support			Wood Furnace																				Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																
Flat	Joists:			Wood Furnace																								Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980												
Asphalt Shingle	Unsupported Len:			Wood Furnace																															Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980					
Chimney:	Cntr.Sup:			Wood Furnace																																			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980	
	Lump Sum Items:			Wood Furnace			Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 14,489 Estimated T.C.V: 14,199	X 1.380	E.C.F.	X 0.980																																	

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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.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	Arms Length	2016-03121	PTA	100.0
		11,000	10/01/1998	WD	Download	322:1044		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SECOND ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SKUKALEK MIKE 2188 GLENN CANYON SE CALEDONIA MI 49316	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 66 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	<Site Value A> Bk Lot 580,590				5000	100		5,000
	Gravel Road	50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	5,000
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
Topography of Site									
X	Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2017	2,500	0	2,500			2,500S
TPC 04/19/2016	INSPECTED		2016	2,000	0	2,000			932C
TPC 03/30/2015	INSPECTED		2015	2,500	0	2,500			930C
			2014	2,500	0	2,500			916C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARBOUR STEVEN G & LEANN L	SKUKALEK MIKE	14,900	09/21/2016	WD	Arms Length	2016-03121	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SKUKALEK MIKE 2188 GLENN CANYON SE CALEDONIA MI 49316	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			<Site Value A> Bk Lot 580,590				5000 100		5,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						5,000

Tax Description  
SEC 10 T22N R8W LOT 67 SAPPHIRE LAKE PLAT

Comments/Influences

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

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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	2,500	0	2,500			2,500S
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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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.
LANGENECK ROBERT W & KARE	PROMER JODY R & MARLENE K	165,600	06/18/2004	WD	Multiple Reference	04-0/2773		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PROMER JODY R & MARLENE K 9183 LOOKOUT CIRCLE GRAND LEDGE MI 48837	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> Bk Lot 580,590					5000 100		5,000
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =	5,000

Tax Description  
. SEC 10 T22N R8W LOT 68 SAPPHIRE LAKE PLAT.

Comments/Influences  
4/12/11 - COUNTY CHANGED ADDRES TO JERRYSON DR. -TIM  
2010 ACN RETURN

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			1,205C
2016	2,000	0	2,000			1,195C
2015	2,500	0	2,500			1,192C
2014	2,500	0	2,500			1,174C

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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
SAPPHIRE AVE	School: LAKE CITY - 57020		Garage	08/23/2016	2016-0389	100%
Owner's Name/Address	P.R.E. 0%					
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108	MAP #:					
	2017 Est TCV 43,853 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason
KERASTAS MICHAEL & ANNA MARIE 1691 PARK SIDE COURT ANN ARBOR MI 48108	X		* Factors *						
			<Site Value C> GROUP C 10K				10000	100	
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000						
Tax Description	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 10 T22N R8W LOT 69 SAPPHIRE LAKE PLAT.	X		Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Standard Utilities						
			Underground Utils.						
			Total Estimated Land Improvements True Cash Value = 950						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	5,000	16,900	21,900			18,008C
X Rolling	2016	5,000	0	5,000			1,198C
X Low	2015	5,000	0	5,000			1,195C
X High	2014	2,500	0	2,500			1,177C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



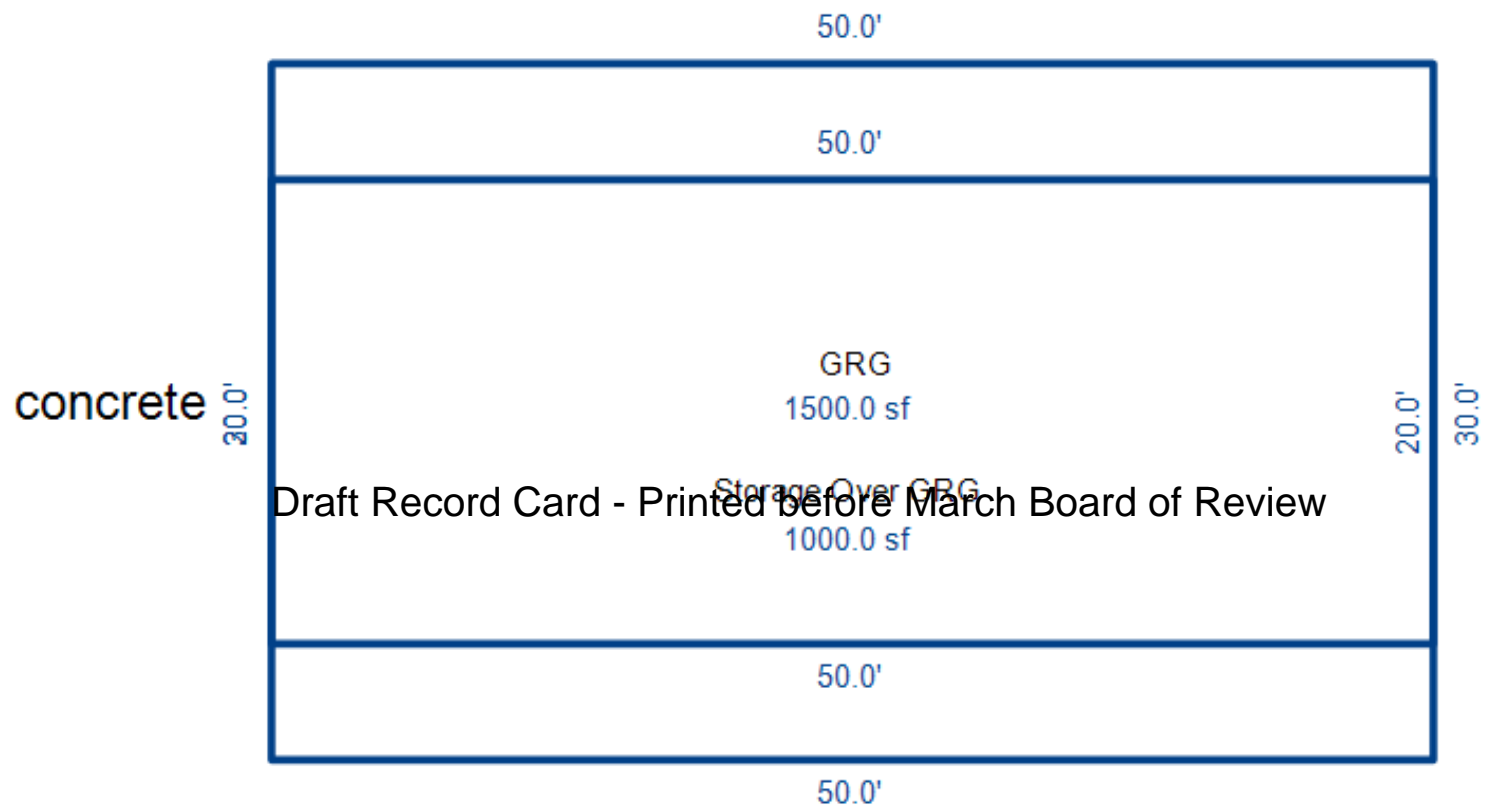
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 1500 % Good: 0 Storage Area: 1000 No Conc. Floor: 0							
	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												
	Building Style: GRG	Trim & Decoration		Ex	Ord	Min	X	No Heating/Cooling											
	Yr Built 2016	Remodeled 0	Size of Closets			Lg	Ord	Small											
	Condition for Age: Average	Doors	Solid	H.C.	(5) Floors			Central Air Wood Furnace											
	Room List	Kitchen: Other: Other:		(6) Ceilings			No./Qual. of Fixtures												
	Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Ex.	Ord.	Min	Stories	Exterior	Foundation	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			No. of Elec. Outlets	Many	Ave.	Few	Other Additions/Adjustments	(17) Garages	Class:C	Exterior: Siding	Foundation: 18 Inch (Unfinished)				
	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			(13) Plumbing	1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Base Cost	Automatic Doors	Storage area over garage						
	Insulation			(9) Basement Finish			(14) Water/Sewer	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	(2) Windows			Recreation SF Living SF Walkout Doors No Floor SF															
	Many Avg. Few	Large Avg. Small				(10) Floor Support													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Joists: Unsupported Len: Cntr.Sup:															
	(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:															
	Asphalt Shingle																		
	Chimney:																		

Draft Record Card Printed before March Board of Review

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



Draft Record Card - Printed before March Board of Review

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN SAMIR S	PROMER JODY R & MARLANE K	2,400	11/17/2010	WD	Arms Length	2010-5125WD	PTA	100.0
AMIN ADAM S	AMIN SAMIR S (S/M)	0	06/08/2009	QC	Not Qualified	2009/2248		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
1718 S SAPPHIRE AVE	School: LAKE CITY - 57020		Garage	05/10/2011	2011-01081	100%
Owner's Name/Address	P.R.E. 0%					
PROMER JODY R & MARLANE K 9183 LOOKOUT CIRCLE GRAND LEDGE MI 48837	MAP #:					
	2017 Est TCV 29,654 TCV/TFA: 0.00					

Tax Description	Class	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE																														
. SEC 10 T22N R8W LOT 70 SAPPHIRE LAKE PLAT.	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>&lt;Site Value C&gt; GROUP C 10K</td> <td></td> <td></td> <td></td> <td></td> <td>10000</td> <td>100</td> <td></td> <td>10,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 10,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> GROUP C 10K					10000	100		10,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 10,000			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																										
<Site Value C> GROUP C 10K					10000	100		10,000																										
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 10,000																										
Comments/Influences				<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>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>CountyMult.</td> <td>Size</td> <td>%Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1000.00</td> <td>1.00</td> <td>0.5</td> <td>95</td> <td>475</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>475</td> </tr> </tbody> </table>	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
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																													

**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	9,800	14,800			10,199C
2016	5,000	9,800	14,800			10,109C
2015	5,000	9,600	14,600			10,079C
2014	2,500	9,000	11,500			9,921C

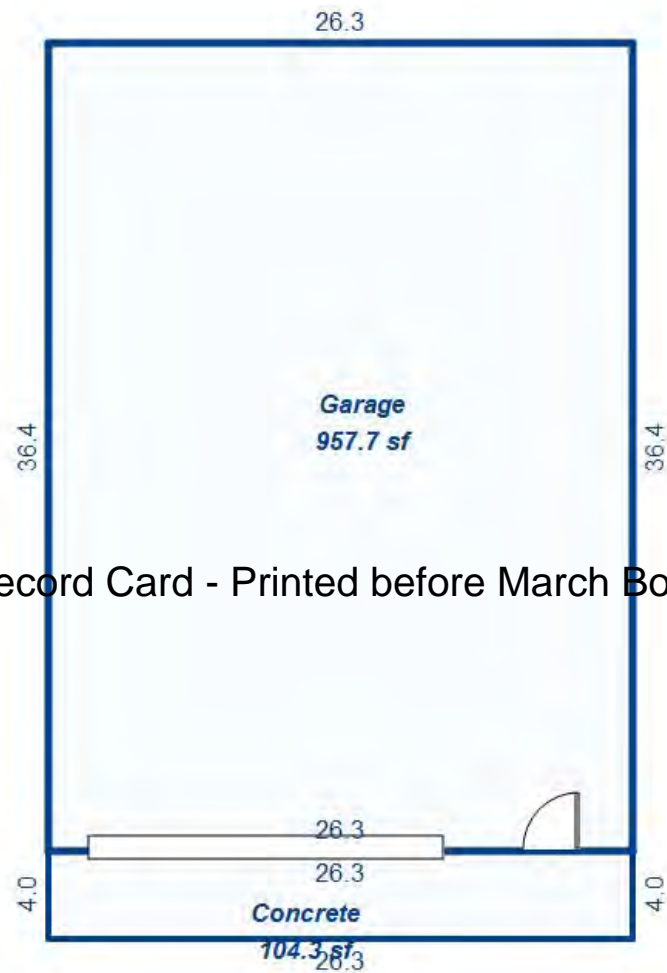
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 957 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base Cost: 14,772 Total Base New : 20,385 Total Depr Cost: 19,570 Estimated T.C.V: 19,179										
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace		Bsmnt-Adj Rate		Heat-Adj Rate		Size Size		Cost Cost		
	Yr Built 2011	Remodeled 0	Ex	Ord	Min	(12) Electric			Stories Exterior Foundation		Rate		Bsmnt-Adj		Heat-Adj		
	Condition for Age: Average	Lg	Ord	Small	0 Amps Service			Other Additions/Adjustments		Rate		Rate		Rate		Rate	
	Room List	(5) Floors		No./Qual. of Fixtures			No. of Elec. Outlets		Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)		Rate		Rate		Rate		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			Many Ave. Few			Base Cost		Rate		Rate		Rate	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Mechanical Doors		Rate		Rate		Rate	
	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	Insulation	(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	(2) Windows	(8) Basement		Lump Sum Items:			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	Gable Hip Flat	(10) Floor Support		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	
	Chimney:			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179			Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179		Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 96/100/100/100/96.0, Depr.Cost = 19,570 TCV of Bldg: 1 = 19,179	

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Sketch by Apex Sketch

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
109 SAPPHERE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 10,000					

LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE					
				* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	<Site Value C> GROUP C 10K				10000	100		10,000
. SEC 10 T22N R8W LOT 71 SAPPHERE LAKE PLAT.		Gravel Road	51 Actual Front Feet, 0.06 Total Acres	Total Est. Land Value =						10,000
Comments/Influences		Paved Road								

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

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	5,000	0	5,000			1,076C
	Rolling		2016	5,000	0	5,000			1,067C
	Low		2015	5,000	0	5,000			1,064C
	High		2014	2,500	6,600	9,100			1,048C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	04/19/2016	INSPECTED							
TPC	03/30/2015	INSPECTED							
TPC	11/22/2011	INSPECTED							

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

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127	MAP #:					
	2017 Est TCV 23,364 TCV/TFA: 0.00					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
LOGUSZ ROMAN ETAL 25039 ROUGE RIVER ROAD DEARBORN HEIGHTS MI 48127	X		Dirt Road	<Site Value C> GROUP C 10K				10000	100		10,000
			Gravel Road	51 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =			10,000

Tax Description	X	Public Improvements	* Factors *
. SEC 10 T22N R8W LOT 72 SAPPHIRE LAKE PLAT.	X	Dirt Road	
	X	Gravel Road	
	X	Paved Road	
	X	Storm Sewer	
	X	Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
	X	Underground Utils.	

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



**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	6,700	11,700			7,131C
2016	5,000	6,600	11,600			7,068C
2015	5,000	6,500	11,500			7,047C
2014	2,500	6,700	9,200			6,937C

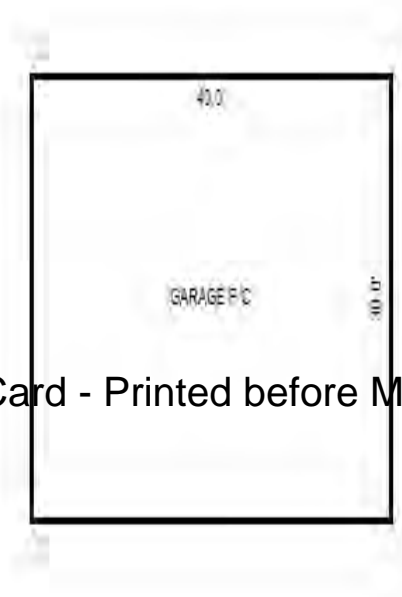
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family	Eavestrough	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt-Adj	Heat-Adj	Size	Cost												
	Mobile Home	Insulation	Wood	Coal	Steam																					
	Town Home	0 Front Overhang	Forced Air w/o Ducts												Class: CD Effec. Age: 20 Floor Area: 0 Total Base Cost: 12,352 Total Base New : 17,046 Total Depr Cost: 13,637 Estimated T.C.V: 13,364	X 1.380	E.C.F.	X 0.980	Bsmnt Garage:							
	Duplex	0 Other Overhang	Forced Air w/ Ducts																							
	A-Frame	(4) Interior	Forced Hot Water																	CntryMult	X 1.380	E.C.F.	X 0.980	Carport Area: Roof:		
	Wood Frame	Drywall	Plaster	Electric Baseboard																						
		Paneled	Wood T&G	Elec. Ceil. Radiant																						
	Building Style:	Trim & Decoration			Radiant (in-floor)																					
	GRG	Ex	Ord	Min	Electric Wall Heat																					
	Yr Built	Size of Closets			Space Heater																					
Remodeled	Lg	Ord	Small	Wall/Floor Furnace																						
1992	0			Forced Heat & Cool																						
Condition for Age:	Doors	Solid	H.C.	Heat Pump																						
Average				X No Heating/Cooling																						
Room List	(5) Floors			Central Air			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost											
	Basement	Kitchen:			Wood Furnace			Rate		Rate		Size		Cost												
	1st Floor	Other:			(12) Electric			Rate		Rate		Size		Cost												
	2nd Floor	Other:			0 Amps Service			Rate		Rate		Size		Cost												
	Bedrooms	(6) Ceilings			No./Qual. of Fixtures			Rate		Rate		Size		Cost												
(1) Exterior		Ex.	Ord.	Min	Ex.			Rate		Rate		Size		Cost												
Wood/Shingle					No. of Elec. Outlets			Rate		Rate		Size		Cost												
Aluminum/Vinyl					Many			Rate		Rate		Size		Cost												
Brick					Ave.			Rate		Rate		Size		Cost												
Insulation					Few			Rate		Rate		Size		Cost												
(2) Windows					(13) Plumbing			Rate		Rate		Size		Cost												
Many	Large	Basement: 0 S.F.			1 3 Fixture Bath			Rate		Rate		Size		Cost												
Avg.	Avg.	Crawl: 0 S.F.			2 Fixture Bath			Rate		Rate		Size		Cost												
Few	Small	Slab: 0 S.F.			Softener, Auto			Rate		Rate		Size		Cost												
Wood Sash		Height to Joists: 0.0			Softener, Manual			Rate		Rate		Size		Cost												
Metal Sash		(8) Basement			Solar Water Heat			Rate		Rate		Size		Cost												
Vinyl Sash		Conc. Block			No Plumbing			Rate		Rate		Size		Cost												
Double Hung		Poured Conc.			Extra Toilet			Rate		Rate		Size		Cost												
Horiz. Slide		Stone			Extra Sink			Rate		Rate		Size		Cost												
Casement		Treated Wood			Separate Shower			Rate		Rate		Size		Cost												
Double Glass		Concrete Floor			Ceramic Tile Floor			Rate		Rate		Size		Cost												
Patio Doors		(9) Basement Finish			Ceramic Tile Wains			Rate		Rate		Size		Cost												
Storms & Screens		Recreation SF			Ceramic Tub Alcove			Rate		Rate		Size		Cost												
(3) Roof		Living SF			Vent Fan			Rate		Rate		Size		Cost												
Gable	Gambrel	Walkout Doors			(14) Water/Sewer			Rate		Rate		Size		Cost												
Hip	Mansard	No Floor SF			Public Water			Rate		Rate		Size		Cost												
Flat	Shed	Joists:			Public Sewer			Rate		Rate		Size		Cost												
Asphalt Shingle		Unsupported Len:			Water Well			Rate		Rate		Size		Cost												
Chimney:		Cntr.Sup:			1000 Gal Septic			Rate		Rate		Size		Cost												
					2000 Gal Septic			Rate		Rate		Size		Cost												
					Lump Sum Items:			Rate		Rate		Size		Cost												

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
109 SAPPHERE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
KAMMER DANIEL J JR 3884 W SAGINAW NATIONAL CITY MI 48748	MAP #:					
	2017 Est TCV 27,467 TCV/TFA: 47.03					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHERE LAKE						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
KAMMER DANIEL J JR 3884 W SAGINAW NATIONAL CITY MI 48748	X		* Factors *						
			<Site Value A> Bk Lot 580,590					5000 100	
			51 Actual Front Feet, 0.09 Total Acres Total Est. Land Value = 5,000						
Tax Description			Land Improvement Cost Estimates						
. SEC 10 T22N R8W LOT 73 SAPPHERE LAKE PLAT.	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	2.98	1.00	153	56	255	
			Total Estimated Land Improvements True Cash Value = 255						

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Draft Record Card - Printed before March Board of Review	X Level	2017	2,500	11,200	13,700			12,620C
	X Rolling	2016	2,000	11,800	13,800			12,508C
	X Low	2015	2,500	10,400	12,900			12,471C
	X High	2014	2,500	11,800	14,300			12,275C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							
	X PRIVATE RD							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G																
Building Style: 1+S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 584 Total Base Cost: 34,430 Total Base New : 47,513 Total Depr Cost: 26,132 Estimated T.C.V: 22,212			CntyMult X 1.380 E.C.F. X 0.850		Bsmnt Garage: Carport Area: Roof:						
Yr Built 1948	Remodeled 0	Ex		Ord	X	Min	Central Air Wood Furnace			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost			
Condition for Age: Average		Lg		Ord	X	Small	(12) Electric			Stories			Exterior		Foundation		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
Room List		(5) Floors		Kitchens: Other: Other:			0 Amps Service			1+ Story Siding			Crawl Space			58.10	-9.75	-1.89	584	27,133	
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Bsmnt-Adj		Heat-Adj		Size	Cost
(1) Exterior				Ex.			Ord.	X	Min	(13) Plumbing			Average Fixture(s)			525.00		1		525	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Sewer 912.00			1		912
	Insulation			Basement						(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1		1,235	
(2) Windows				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Fireplace: Exterior 1 Story			3050.00			1		3,050			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/55.0,			Depr.Cost =			26,132					
X	Wood Sash Metal Sash Vinyl Sash			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			ECF (409 - RURAL SUBS)			0.850 => TCV of Bldg: 1 =			22,212					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			(14) Water/Sewer														
(3) Roof				(10) Floor Support			(14) Water/Sewer														
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			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.
		5,000	03/01/2000	WD	Download	335:829		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SECOND ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ST PIERRE KEVIN J 2939 NORTH DRIVE TRAVERSE CITY MI 49684	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 74 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	<Site Value A>	Bk Lot 580,590			5000	100		5,000	
	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
X	Sewer									
X	Electric									
X	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	2,500	0	2,500			940C
	Rolling			2016	2,000	0	2,000			932C
	Low			2015	2,500	0	2,500			930C
	High			2014	2,500	0	2,500			916C
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	PRIVATE RD									
Who	When	What								
TPC	04/19/2016	INSPECTED								
TPC	03/30/2015	INSPECTED								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		3,450	03/01/2000	WD	Download	335:826		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
SECOND ST	School: LAKE CITY - 57020									
Owner's Name/Address	P.R.E. 0%									
ST PIERRE KEVIN J 2939 NORTH DRIVE TRAVERSE CITY MI 49684	MAP #:									
	2017 Est TCV 5,000									
	<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
	Public Improvements	* Factors *								
Tax Description		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W LOT 75 SAPPHIRE LAKE PLAT.	X	Dirt Road	<Site Value A> Bk Lot 580,590			5000 100	5,000			
Comments/Influences		Gravel Road	50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	5,000	
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2017	2,500	0	2,500		940C
		TPC 04/19/2016 INSPECTED	2016	2,000	0	2,000			932C	
		TPC 03/30/2015 INSPECTED	2015	2,500	0	2,500			930C	
			2014	2,500	0	2,500			916C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		1,400	03/01/1995	WD	Download	293:323		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SECOND ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ST PIERRE BRIAN & JOANN 317 INVERNESS STREET HOWELL MI 48843	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 76 SAPPHIRE LAKE PLAT.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X	Dirt Road	<Site Value A>	Bk Lot 580,590			5000	100		5,000	
	Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	5,000
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
X	Sewer									
X	Electric									
X	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
X	Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	Who	When	What	2017	2,500	0	2,500		940C	
	TPC 04/19/2016	INSPECTED		2016	2,000	0	2,000		932C	
	TPC 03/30/2015	INSPECTED		2015	2,500	0	2,500		930C	
				2014	2,500	0	2,500		916C	

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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
SECOND ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ST PIERRE BRIAN & JOANN 317 INVERNESS STREETT HOWELL MI 48843	MAP #:					
	2017 Est TCV 5,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
Tax Description	Public Improvements			* Factors *							
. SEC 10 T22N R8W LOT 77 SAPPHIRE LAKE PLAT.	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences				<Site Value A> Bk Lot 580,590					5000	100	5,000
				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		5,000

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLIVER TERRY L	VORPAGEL KEVIN D	111,000	12/18/2015	WD	Arms Length	2015-04133	PTA	100.0
	OLIVER	85,500	12/01/2000	WD	Download	00-0:1361		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8210 W FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 12/18/2015					
VORPAGEL KEVIN D 8210 W FIRST STREET LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 118,462 TCV/TFA: 109.69					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 78 & 79 SAPPHIRE LAKE PLAT.			* Factors * LOT 78 & 79							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		<Site Value A> Bk Lot 580,590					5000 100		5,000
	X		<Site Value A> Bk Lot 580,590					5000 100		5,000
			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =						10,000	

Comments/Influences	Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Dirt Road							
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer	D/W/P: 4in Ren. Conc.	4.21	1.00	800	94	3,166	
	X		Electric	Shed: Wood Frame	9.69	1.00	200	50	969	
	X		Gas	Residential Local Cost Land Improvements						
			Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Street Lights	Standard Utility	00.00		100	1.0	94	940
			Standard Utilities	Total Estimated Land Improvements True Cash Value =						5,075
			Underground Utils.							

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	5,000	54,200	59,200			55,696C
			2016	4,000	51,200	55,200			55,200S
			2015	5,000	42,300	47,300			45,212C
			2014	5,000	40,300	45,300			44,500C

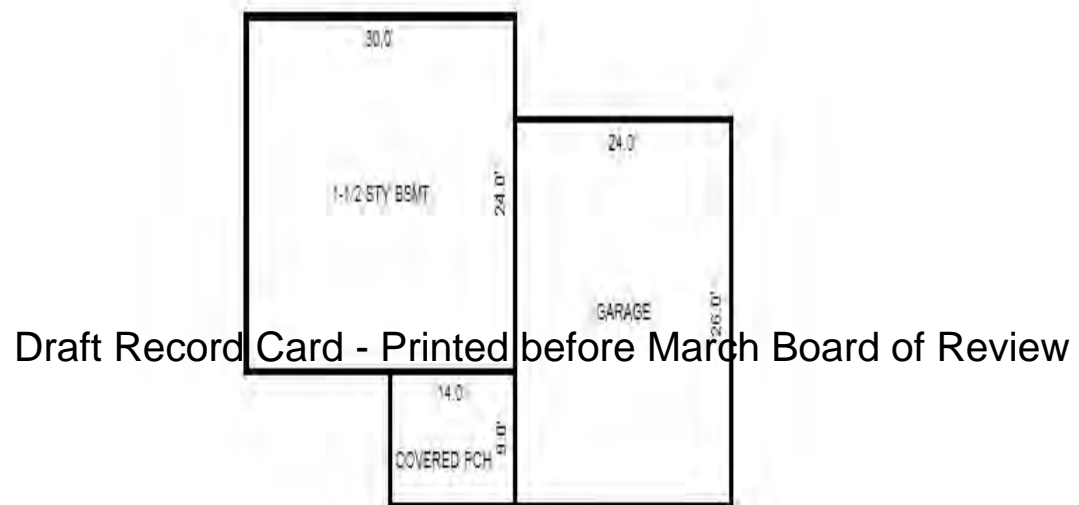
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 126 40	Type WCP (1 Story) WPP	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1.5S		Trim & Decoration															
Yr Built Remodeled 1993 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 Ex. X Ord. Min			Stories Exterior Foundation 1.5 Story Siding Basement			Rate Bsmnt-Adj Heat-Adj 91.76 0.00 1.66		Size Cost 720 67,262					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (9) Basement Finish Basement Recreation Finish Walk out Basement Door(s)			Rate 11.45 775.00		Size Cost 500 5,725 1 775					
(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			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Direct-Vented Gas (16) Porches 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= 80/100/100/100/80.0, Depr.Cost = ECF (409 - RURAL SUBS)		Rate 2400.00 1162.00 2700.00 1915.00 1200.00 25.68 22.13 18.40 -1300.00 375.00 0.950 => TCV of Bldg: 1 =		Size Cost 1 760 1 2,400 1 1,162 1 2,700 1 1,915 1 1,200 126 3,236 40 885 624 11,482 1 -1,300 1 375 108,829 103,387			
X	Many Avg. X Large Avg. X Small			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish 500 Recreation SF Living SF 1 Walkout Doors No Floor SF													
(3) Roof				(10) Floor Support Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed															
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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
FIRST ST	School: LAKE CITY - 57020									
	P.R.E. 100% 07/27/1994									
Owner's Name/Address	MAP #:									
OLIVER TERRY L 8210 W FIRST STREET LAKE CITY MI 49651	2017 Est TCV 5,000									
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
	Public Improvements	* Factors *								
Taxpayer's Name/Address		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
OLIVER TERRY L 8210 W FIRST STREET LAKE CITY MI 49651	X	Dirt Road	<Site Value A> Bk Lot 580,590			5000 100	5,000			
		Gravel Road	50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =	5,000			
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	X	PRIVATE RD								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	2,500	0	2,500			940C
	TPC 03/30/2015 INSPECTED			2016	2,000	0	2,000			932C
	TPC 12/11/2013 INSPECTED			2015	2,500	0	2,500			930C
				2014	2,500	0	2,500			916C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	Not Qualified	04-0/4732		0.0
		82,500	09/01/2001	WD	Download	01-0:3713		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
FIRST ST	School: LAKE CITY - 57020									
	P.R.E. 100% 04/14/1999									
Owner's Name/Address	MAP #:									
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	2017 Est TCV 5,000									
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
		<Site Value A> Bk Lot 580,590				5000 100	5,000			
		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	5,000			
Taxpayer's Name/Address	X	Dirt Road								
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
Tax Description	X	Electric								
. SEC 10 T22N R8W LOT 81 SAPPHIRE LAKE PLAT.	X	Gas								
Comments/Influences		Curb								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	X	PRIVATE RD								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	2,500	0	2,500			940C
	TPC 03/30/2015 INSPECTED			2016	2,000	0	2,000			932C
				2015	2,500	0	2,500			930C
				2014	2,500	0	2,500			916C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUTZIN GERALD	BUTZIN GERALD & CYNTHIA A	0	11/17/2004	QC	Not Qualified	04-0/4732		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8240 W FIRST ST	School: LAKE CITY - 57020		Addition	11/30/2004	20040454	Complete
Owner's Name/Address	P.R.E. 100% 04/14/1999					
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	MAP #: 2017 Est TCV 163,775 TCV/TFA: 85.30					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
BUTZIN GERALD & CYNTHIA ANN 8240 FIRST STREET LAKE CITY MI 49651	X		* Factors *								
			<Site Value A> Bk Lot 580,590					5000	100		5,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							5,000	
Tax Description			Land Improvement Cost Estimates								
Description	Rate	CountyMult.	Size	%Good	Cash Value						
X Dirt Road											
X Gravel Road											
X Paved Road											
X Storm Sewer											
X Sidewalk											
X Water	12.07	1.00	80	94	908						
X Sewer	12.07	1.00	80	94	908						
Residential Local Cost Land Improvements			Description	Rate	CountyMult.	Size	%Good	Cash Value			
X Electric			Shed: Wood Frame	12.07	1.00	80	94	908			
X Gas			Shed: Wood Frame	12.07	1.00	80	94	908			
X Curb			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
Standard Utilities			True Cash Value =							2,766	
Underground Utils.											

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Comments/Influences  
ADD GRG FOR 96  
ADD WW, CS,CHG GRG TP 1S, 2 SHDS FOR 99  
(NO PERMITS)



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2017	2,500	79,400	81,900			66,730C
Rolling			2016	2,000	74,700	76,700			66,135C
Low			2015	2,500	65,600	68,100			65,938C
High			2014	2,500	62,400	64,900			64,900S
Landscaped									
Swamp									
X Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
X PRIVATE RD									
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	12/11/2013	INSPECTED							
TPC	11/22/2011	INSPECTED							

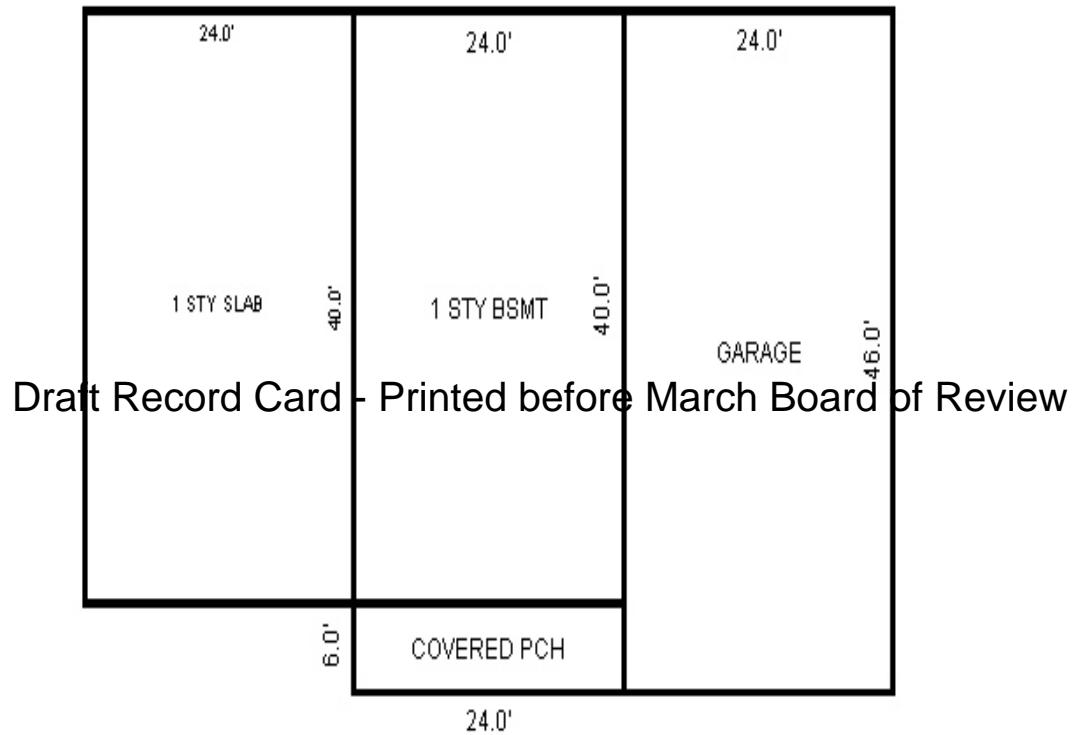
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 2 Mech. Doors: 0 Area: 1104 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																											
Building Style: 1S		Trim & Decoration		Ex			X	Ord		Min																																																																																																																																																						
Yr Built 1998	Remodeled 2005	Size of Closets		X	Lg		Ord		Small	Doors		Solid	X	H.C.																																																																																																																																																		
Condition for Age: Average		X	Lg		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 Insulation			No. of Elec. Outlets			Many			X	Ave.		Few																																																																																																																																																			
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			760.00			1		760																																																																																																																																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 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			1162.00 2700.00			1 1		1,162 2,700																																																																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer			1		Public Water																																																																																																																																																	
X	Chimney: Metal	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			1			Water Well 1000 Gal Septic 2000 Gal Septic			1		Water Well																																																																																																																																																	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																																																																																																																						
X	Asphalt Shingle																																																																																																																																																															
<table border="1"> <thead> <tr> <th>Stories</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>1</td> <td>Story Siding</td> <td>Slab</td> <td>60.66</td> <td>-10.25</td> <td>1.92</td> <td>960</td> <td>50,237</td> </tr> <tr> <td>1</td> <td>Story Siding</td> <td>Basement</td> <td>60.66</td> <td>0.00</td> <td>1.92</td> <td>960</td> <td>60,077</td> </tr> <tr> <td colspan="8">Other Additions/Adjustments</td> </tr> <tr> <td colspan="8">(13) Plumbing</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">Average Fixture(s)</td> <td colspan="2"></td> <td></td> </tr> <tr> <td colspan="3"></td> <td colspan="2">3 Fixture Bath</td> <td colspan="2"></td> <td>2,400.00</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">2 Fixture Bath</td> <td colspan="2"></td> <td>1,600.00</td> </tr> <tr> <td colspan="3">(14) Water/Sewer</td> <td colspan="2">Public Sewer</td> <td colspan="2"></td> <td>1162.00</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">Well, 100 Feet</td> <td colspan="2"></td> <td>2700.00</td> </tr> <tr> <td colspan="3">(15) Built-Ins &amp; Fireplaces</td> <td colspan="2">Appliance Allowance</td> <td colspan="2"></td> <td>1915.00</td> </tr> <tr> <td colspan="3">(16) Porches</td> <td colspan="2">CCP (1 Story), Standard</td> <td colspan="2"></td> <td>25.25</td> </tr> <tr> <td colspan="3">(17) Garages</td> <td colspan="2">Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> <td colspan="2"></td> <td></td> </tr> <tr> <td colspan="3"></td> <td colspan="2">Base Cost</td> <td colspan="2"></td> <td>14.55</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">Common Wall: 1 Wall</td> <td colspan="2"></td> <td>-1300.00</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">Automatic Doors</td> <td colspan="2"></td> <td>375.00</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,</td> <td colspan="2">Depr.Cost =</td> <td>164,220</td> </tr> <tr> <td colspan="3"></td> <td colspan="2">ECF (409 - RURAL SUBS)</td> <td colspan="2">0.950 =&gt; TCV of Bldg: 1 =</td> <td>156,009</td> </tr> </tbody> </table>																	Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	1	Story Siding	Slab	60.66	-10.25	1.92	960	50,237	1	Story Siding	Basement	60.66	0.00	1.92	960	60,077	Other Additions/Adjustments								(13) Plumbing											Average Fixture(s)								3 Fixture Bath				2,400.00				2 Fixture Bath				1,600.00	(14) Water/Sewer			Public Sewer				1162.00				Well, 100 Feet				2700.00	(15) Built-Ins & Fireplaces			Appliance Allowance				1915.00	(16) Porches			CCP (1 Story), Standard				25.25	(17) Garages			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost				14.55				Common Wall: 1 Wall				-1300.00				Automatic Doors				375.00				Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0,		Depr.Cost =		164,220				ECF (409 - RURAL SUBS)		0.950 => TCV of Bldg: 1 =		156,009
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			ECF (409 - RURAL SUBS)		0.950 => TCV of Bldg: 1 =		156,009																																																																																																																																																									

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1750 S SAPPHIRE ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RITCHIE J C & GILLESPIE M J JT LE & GILLESPIE, BUNTING, MOCERI & CARLEY 4753 BIRCH HAVEN JACKSON MI 49201	MAP #:					
	2017 Est TCV 17,810 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 10 T22N R8W LOT 83 SAPPHIRE LAKE PLAT.	X		<Site Value C> GROUP C 10K				10000	100		10,000	
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =			10,000	
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	3.20	1.00	20	71	45			
			Total Estimated Land Improvements True Cash Value =							45	

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	5,000	3,900	8,900			4,640C
	Rolling		2016	5,000	3,900	8,900			4,599C
	Low		2015	5,000	3,800	8,800			4,586C
	High		2014	2,500	4,300	6,800			4,514C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	04/27/2014	INSPECTED							
TPC	11/22/2011	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	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	CmtyMult	Rate	Heat-Adj	Size	Cost								
	Mobile Home	Insulation	Wood	Coal	Steam																				
	Town Home	0 Front Overhang	Forced Air w/o Ducts															Class: CD	Effec. Age: 40	Floor Area: 0	Total Base Cost: 9,570	X 1.380	Total Base New : 13,206	X 0.980	Estimated T.C.V: 7,765
	Duplex	0 Other Overhang	Forced Air w/ Ducts															Electric Baseboard	Exterior: Siding	Foundation: 18 Inch (Unfinished)	Base Cost	16.05	576	9,245	
	A-Frame	(4) Interior	Forced Hot Water															Elec. Ceil. Radiant	Foundation: 18 Inch	Mechanical Doors	325.00	1	325		
	Wood Frame	Drywall	Plaster	Electric Baseboard														Radiant (in-floor)	Phy/Ab. Phy/Fanc/Econ/Comb.%Good= 60/100/100/100/60.0,	Depr.Cost =		7,924			
		Paneled	Wood T&G	Elec. Ceil. Radiant														Radiant (in-floor)	TCV of Bldg: 1 =		7,765				
	Building Style: GRG	Trim & Decoration			Electric Wall Heat													Rate		Size	Cost				
	Yr Built 1968	Remodeled 0	Ex	Ord	Min													Space Heater			Rate		Size	Cost	
	Condition for Age: Average	Size of Closets			Wall/Floor Furnace													Rate		Size	Cost				
Room List	Lg	Ord	Small	Forced Heat & Cool			Rate		Size	Cost															
Basement	Doors	Solid	H.C.	Heat Pump			Rate		Size	Cost															
1st Floor	(5) Floors			No Heating/Cooling			Rate		Size	Cost															
2nd Floor	Kitchen:			Central Air			Rate		Size	Cost															
Bedrooms	Other:			Wood Furnace			Rate		Size	Cost															
(1) Exterior	Other:			(12) Electric			Rate		Size	Cost															
Wood/Shingle	No./Qual. of Fixtures			0 Amps Service			Rate		Size	Cost															
Aluminum/Vinyl	Ex.	Ord.	Min	No. of Elec. Outlets			Rate		Size	Cost															
Brick	Many	Ave.	Few	(13) Plumbing			Rate		Size	Cost															
Insulation	(7) Excavation			1 3 Fixture Bath			Rate		Size	Cost															
(2) Windows	Basement: 0 S.F.			2 Fixture Bath			Rate		Size	Cost															
Many Avg. Few	Crawl: 0 S.F.			Softener, Auto			Rate		Size	Cost															
Large Avg. Small	Slab: 0 S.F.			Softener, Manual			Rate		Size	Cost															
Wood Sash	Height to Joists: 0.0			Solar Water Heat			Rate		Size	Cost															
Metal Sash	(8) Basement			No Plumbing			Rate		Size	Cost															
Vinyl Sash	Conc. Block			Extra Toilet			Rate		Size	Cost															
Double Hung	Poured Conc.			Extra Sink			Rate		Size	Cost															
Horiz. Slide	Stone			Separate Shower			Rate		Size	Cost															
Casement	Treated Wood			Ceramic Tile Floor			Rate		Size	Cost															
Double Glass	Concrete Floor			Ceramic Tile Wains			Rate		Size	Cost															
Patio Doors	(9) Basement Finish			Ceramic Tub Alcove			Rate		Size	Cost															
Storms & Screens	Recreation SF			Vent Fan			Rate		Size	Cost															
(3) Roof	Living SF			(14) Water/Sewer			Rate		Size	Cost															
Gable	Walkout Doors			Public Water			Rate		Size	Cost															
Hip	No Floor SF			Public Sewer			Rate		Size	Cost															
Flat	Joists:			Water Well			Rate		Size	Cost															
Asphalt Shingle	Unsupported Len:			1000 Gal Septic			Rate		Size	Cost															
Chimney:	Cntr.Sup:			2000 Gal Septic			Rate		Size	Cost															
	Lump Sum Items:						Rate		Size	Cost															

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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.
STAFFORD CHARLES P	STAFFORD CHARLES E ETAL	0	08/12/2010	DC	CERTIFICATE OF DEATH	2014-03905		0.0
STAFFORD JANET M	STAFFORD CHARLES E & JANE	0	07/16/2004	DC	CERTIFICATE OF DEATH	2014-03904		0.0
STAFFORD CHARLES E	STAFFORD CHARLES E & JANE	0	06/08/2004	QC	Not Qualified	04-0/2991		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
STAFFORD CHARLES E ETAL 7139 ROCKINGHAM COURT LAMBERTVILLE MI 48144	MAP #:					
	2017 Est TCV 25,648 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 84 SAPPHIRE LAKE PLAT.			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		<Site Value C> GROUP C 10K				10000 100		10,000
			51 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =						10,000

Comments/Influences	X	Public Improvements	* Factors *						
	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	5,000	7,800	12,800			8,341C
Rolling	2016	5,000	7,800	12,800			8,267C
Low	2015	5,000	7,700	12,700			8,243C
High	2014	2,500	6,800	9,300			8,114C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 03/30/2015 INSPECTED							
TPC 04/27/2014 INSPECTED							
TPC 11/22/2011 INSPECTED							

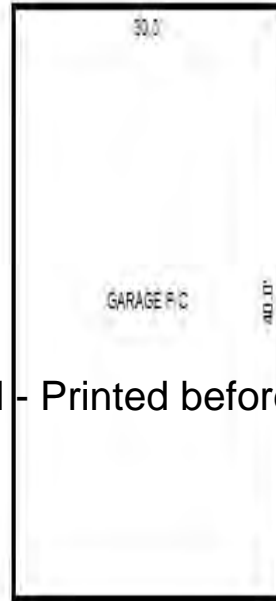
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base Cost: 12,856 Total Base New : 17,741 Total Depr Cost: 15,967 Estimated T.C.V: 15,648									
	Building Style: GRG	Trim & Decoration		Central Air Wood Furnace			Bsmnt-Adj		Heat-Adj		Rate		Size		Cost	
	Yr Built 2000	Ex	Ord	Min	(12) Electric			Rate		Rate		Size		Cost		
	Remodeled 0	Size of Closets		0 Amps Service			Rate		Rate		Size		Cost			
	Condition for Age: Average	Lg	Ord	Small	No Heating/Cooling			Rate		Rate		Size		Cost		
	Doors	Solid	H.C.	X			Rate		Rate		Size		Cost			
	Room List	(5) Floors		No./Qual. of Fixtures			Rate		Rate		Size		Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			Rate		Rate		Size		Cost			
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Rate		Rate		Size		Cost			
	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures		Many Ave. Few			Rate		Rate		Size		Cost			
	Insulation	(7) Excavation		(13) Plumbing			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			Rate		Rate		Size		Cost			
	Many Avg. Few	(8) Basement		(14) Water/Sewer			Rate		Rate		Size		Cost			
	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate		Rate		Size		Cost			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Rate		Rate		Size		Cost			
	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF					Rate		Rate		Size		Cost			
	Gable Hip Flat	(10) Floor Support					Rate		Rate		Size		Cost			
	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:					Rate		Rate		Size		Cost			
	Asphalt Shingle						Rate		Rate		Size		Cost			
	Chimney:						Rate		Rate		Size		Cost			

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Draft Record Card - Printed before March Board of Review

Sketch by Apex IVT

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

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:					
	2017 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 85 SAPPHIRE LAKE PLAT.				

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X		Dirt Road	<Site Value C>	GROUP C	10K		10000	100		10,000	
			Gravel Road	51 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	10,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C
2015	5,000	0	5,000			1,195C
2014	2,500	0	2,500			1,177C

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CARLSON SARA L LE 4229 MAHONEY PORTAGE MI 49002	MAP #:					
	2017 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 86 SAPPHIRE LAKE PLAT.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value C> GROUP C 10K					10000	100		10,000
X Gravel Road	51 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	10,000

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	0	5,000			1,208C
2016	5,000	0	5,000			1,198C
2015	5,000	0	5,000			1,195C
2014	2,500	0	2,500			1,177C

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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 FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BECK JOHN M & MARY LOU 1770 S SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 87 SAPPHIRE LAKE PLAT.	Public Improvements			* Factors *
Comments/Influences	X			Description Frontage Depth Front Depth Rate %Adj. Reason Value
FROM DNR FOR 00	Dirt Road			<Site Value A> Bk Lot 580,590 5000 100 5,000
	Gravel Road			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 5,000
	Paved Road			
	Storm Sewer			
	Sidewalk			
	Water			
	X Sewer			
	X Electric			
	X Gas			
	Curb			
	Street Lights			
	Standard Utilities			
	Underground Utils.			

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Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
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	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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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 FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LILEY WALLACE A & TIMOTHY W 245 OXFORD LAKE DR OXFORD MI 48371	MAP #:					
	2017 Est TCV 5,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> Bk Lot 580,590					5000 100		5,000
			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =		5,000

Tax Description	X	Description	Value
. SEC 10 T22N R8W LOT 88 SAPPHIRE LAKE PLAT.			

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0
		44,500	07/01/1998	WD	Download	320:946		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
W FIRST ST	School: LAKE CITY - 57020									
	P.R.E. 100% 05/03/1999									
Owner's Name/Address	MAP #:									
LAWTON MARCIA J 8221 W 1ST STREET LAKE CITY MI 49651	2017 Est TCV 5,000									
	Improved <input checked="" type="checkbox"/> Vacant <input type="checkbox"/>	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
		<Site Value A> Bk Lot 580,590				5000 100	5,000			
		60 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	5,000			
Tax Description	X	Dirt Road								
. SEC 10 T22N R8W LOT 89 & W 10 FT OF LOT 90 SAPPHIRE LAKE PLAT.		Gravel Road								
Comments/Influences		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
	X	Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2017	2,500	0	2,500		1,347C
		TPC 03/30/2015 INSPECTED			2016	2,000	0	2,000		1,335C
		TPC 04/28/2014 INSPECTED			2015	2,500	0	2,500		1,332C
					2014	2,500	0	2,500		1,312C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8221 W FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
LAWTON MARCIA JEAN 8221 W 1ST STREET LAKE CITY MI 49651	MAP #: 2017 Est TCV 35,521 TCV/TFA: 62.65					

Tax Description	Class	Value	Rate	County	Mult.	Size	%Good	Cash Value
. SEC 10 T22N R8W E 40 FT OF LOT 90, AND LOT 91 SAPPHIRE LAKE PLAT.	X Improved	10,000	5000	100			94	947
Comments/Influences	X Sewer	721	9.59	1.00		80	94	721
	X Electric	947						
	X Gas	1,668						

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	12,800	17,800			14,653C
2016	4,000	13,400	17,400			14,523C
2015	5,000	11,800	16,800			14,480C
2014	5,000	11,800	16,800			14,252C

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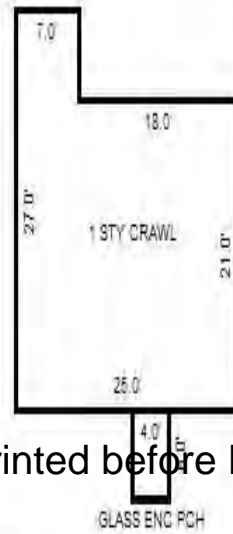
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24 150	Type WGEF (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 40 Floor Area: 567 Total Base Cost: 33,891 Total Base New : 46,770 Total Depr Cost: 28,062 Estimated T.C.V: 23,853	CntyMult X 1.380 E.C.F. X 0.850	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	Ex		Ord	X	Min	No./Qual. of Fixtures			1 Story Siding Crawl Space 56.23 -9.83 -0.78			567 25,867			
0	1984	Lg		Ord	X	Small	Ex. Ord. X Min			Other Additions/Adjustments			Rate			
Condition for Age: Average		Doors		Solid	X	H.C.	No. of Elec. Outlets			(13) Plumbing			Rate			
Room List		(5) Floors		Kitchen: Other: Other:			Many Ave. X Few			Average Fixture(s)			525.00			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		(13) Plumbing			(14) Water/Sewer			Public Sewer 912.00			1 912			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			1235.00			
X	Insulation	(7) Excavation		(8) Basement			(14) Water/Sewer			Appliance Allowance			1 1,235			
(2) Windows	Many Avg. Large Few Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(14) Water/Sewer			(16) Porches			79.17			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Public Water Public Sewer		(10) Floor Support			(14) Water/Sewer			WGEF (1 Story), Standard			6.85			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			(14) Water/Sewer			Treated Wood,Standard			150 1,028			
	Chimney: Metal	Lump Sum Items:		(14) Water/Sewer			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (409 - RURAL SUBS)			Depr.Cost = 28,062 0.850 => TCV of Bldg: 1 = 23,853			

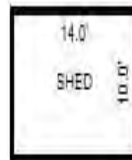
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWTON WAYNE E	LAWTON MARCIA	0	04/08/2011	CD	CERTIFICATE OF DEATH	2011-0038		0.0
LAWTON WAYNE E & CAROLYN	LAWTON WAYNE E & MARCIA J	1	03/07/2011	QC	QUIT CLAIM	2011-00632		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FIRST ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
LAWTON MARCIA J 8221 W 1ST STREET LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 92 SAPPHIRE LAKE PLAT.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value A>	Bk Lot 580,590				5000	100	5,000
				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							5,000

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
- X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	2,500	0	2,500			940C
2016	2,000	0	2,000			932C
2015	2,500	0	2,500			930C
2014	2,500	0	2,500			916C

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