

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0
		110,000	09/01/1997	WD	Download	313:1142		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SIXTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RACINE JAMES T & DAWN L 5322 OLD HICKORY DR Brighton MI 48116	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 95 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								
Topography of Site									
X	Level								
X	Rolling								
X	Low								
X	High								
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2017	2,500	0	2,500			2,500S			
2016	3,000	0	3,000			3,000S			
2015	3,000	0	3,000			3,000S			
2014	3,000	0	3,000			3,000S			

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MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SIXTH ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RACINE JAMES T & DAWN L 5322 OLD HICKORY DR Brighton MI 48116	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 96 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Cuts								
X	Standard Utilities								
X	Underground Utils.								
* 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									
Topography of Site									
X	Level								
X	Rolling								
X	Low								
X	High								
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2017	2,500	0	2,500			2,500S			
2016	3,000	0	3,000			3,000S			
2015	3,000	0	3,000			3,000S			
2014	3,000	0	3,000			3,000S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (	230,000	08/03/2007	WD	Multiple Reference	2007/2871		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RACINE JAMES T & DAWN L 5322 OLD HICKORY DR Brighton MI 48116	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 97 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								
* 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
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			2,500S			
2016	3,000	0	3,000			3,000S			
2015	3,000	0	3,000			3,000S			
2014	3,000	0	3,000			3,000S			

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MORAN THOMAS & JUDY A (HW	RACINE JAMES T & DAWN L (230,000	08/03/2007	WD	Multiple Improved	2007/2871		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8251 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RACINE JAMES T & DAWN L 5322 OLD HICKORY DR Brighton MI 48116	MAP #:					
	2017 Est TCV 141,744 TCV/TFA: 173.71					

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 LOTS 98 & 99 SAPPHIRE LAKE PLAT 2.	X		Dirt Road	Sub 600 Plat 2	80.00	121.00	0.8286	1.0000	900	100		59,660	
Comments/Influences			Gravel Road	80 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	59,660	
			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	288	45	415
			Water	Total Estimated Land Improvements True Cash Value =							415		
	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
X	Level	Rolling	2017	29,800	41,100	70,900			63,932C
	Low								
X	High	Landscaped	2016	29,800	40,100	69,900			63,362C
	Swamp								
	Wooded		2015	29,800	38,300	68,100			63,173C
	Pond								
X	Waterfront	Ravine	2014	36,000	32,800	68,800			62,179C
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC 04/19/2016	INSPECTED								
TPC 12/10/2013	INSPECTED								

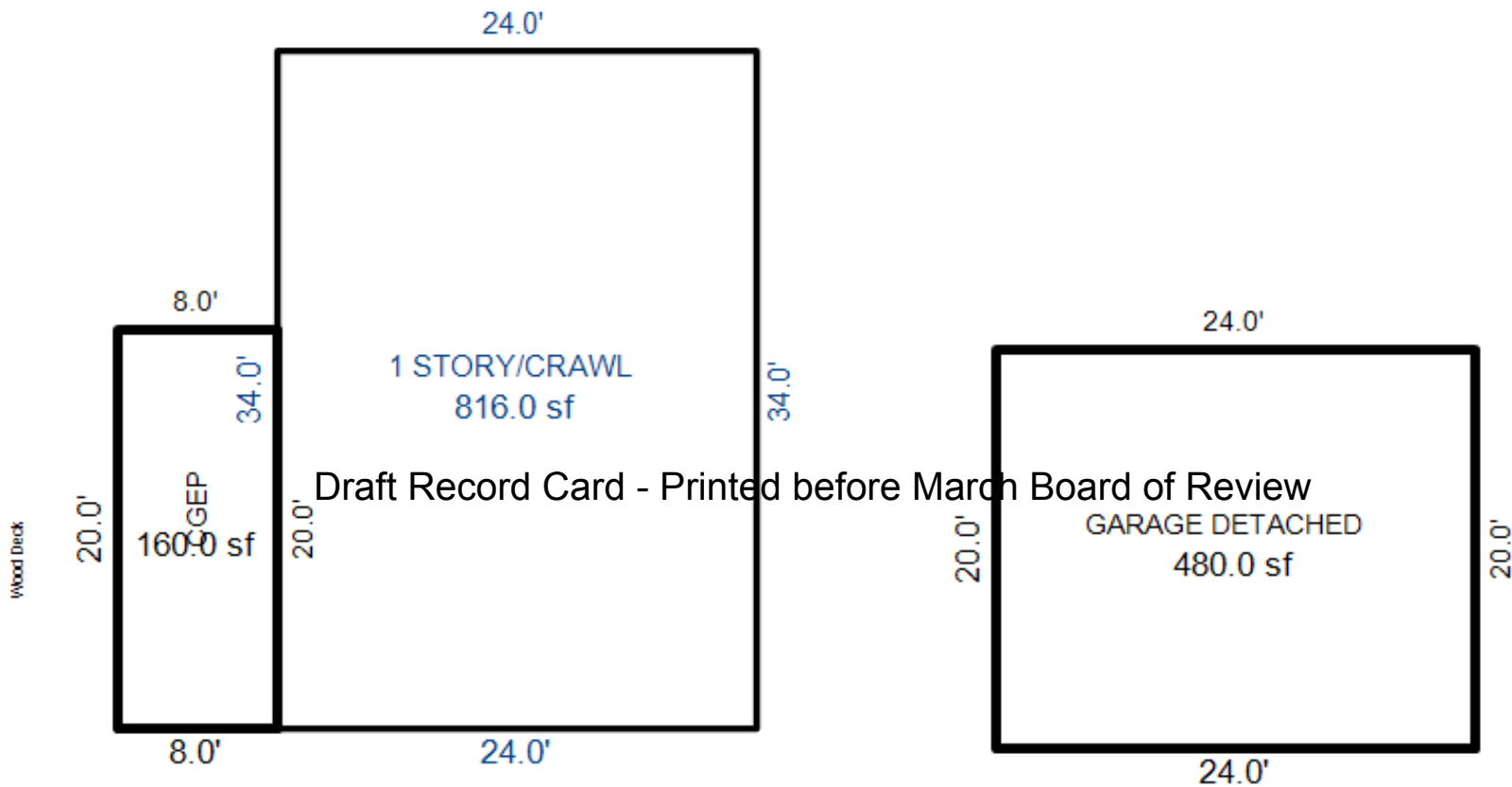
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 144	Type CGEP (1 Story) Treated Wood	Year Built: 1957 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Block Crawl Space 63.10 -9.25 0.00 816 43,942			Class: CD Effec. Age: 35 Floor Area: 816 Total Base Cost: 68,063 Total Base New : 96,650 Total Depr Cost: 62,823 Estimated T.C.V: 81,669		CntyMult X 1.420 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1957	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 0 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00			Rate		Rate				
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		Rate				
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			No. of Elec. Outlets Many X Ave. Few			Rate		Rate				
	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			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 Public Sewer 1025.00		1 1,025 1 1,575				
(1) Exterior		(7) Excavation		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic 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			1415.00 3450.00		1 1,415 1 3,450				
X	Wood/Shingle Aluminum/Vinyl Brick	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Porches CGEP (1 Story), Standard (16) Deck/Balcony Treated Wood,Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			1415.00 3450.00 34.65 7.27 18.20 350.00 1.300 => TCV of Bldg: 1 =			1 1,415 1 3,450 160 5,544 144 1,047 480 8,736 2 700 62,823 81,669						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony Treated Wood,Standard			7.27			144		1,047				
X	Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			18.20 350.00 1.300 => TCV of Bldg: 1 =			480 2 62,823 81,669						
X	Storms & Screens	(11) Heating/Cooling Gas Wood Oil Coal Elec. Steam		(12) Electric 0 Amps Service			(13) Plumbing Average Fixture(s) 630.00			Rate		Rate				
(3) Roof		(12) Electric 0 Amps Service		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:						
X	Gable Hip Flat	(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			1415.00 3450.00 34.65 7.27 18.20 350.00 1.300 => TCV of Bldg: 1 =			1 1,415 1 3,450 160 5,544 144 1,047 480 8,736 2 700 62,823 81,669						
X	Asphalt Shingle	(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: Exterior 1 Story (16) Porches CGEP (1 Story), Standard (16) Deck/Balcony Treated Wood,Standard (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			1415.00 3450.00 34.65 7.27 18.20 350.00 1.300 => TCV of Bldg: 1 =			1 1,415 1 3,450 160 5,544 144 1,047 480 8,736 2 700 62,823 81,669						
Chimney: Block		(16) Porches/Decks Area Type 160 CGEP (1 Story) 144 Treated Wood		(17) Garage Year Built: 1957 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANSEN HANS WILLIAM & REB	SWICK PAUL S	106,000	09/29/2014	WD	WARRANTY DEED	2014-03304		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8271 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/23/2014					
SWICK PAUL S 742 KELLOGG ST PLYMOUTH MI 48170	MAP #: 2017 Est TCV 94,522 TCV/TFA: 164.10					

Tax Description	Class	Value	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 10 T22N R8W LOT 100 SAPPHIRE LAKE PLAT 2.	X Improved	45,000	900	1.00	50	100	45,000
Comments/Influences	Vacant						

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,500	24,800	47,300			47,300S
2016	22,500	24,600	47,100			46,940C
2015	22,500	24,300	46,800			46,800S
2014	22,500	21,100	43,600		43,600W	37,658C

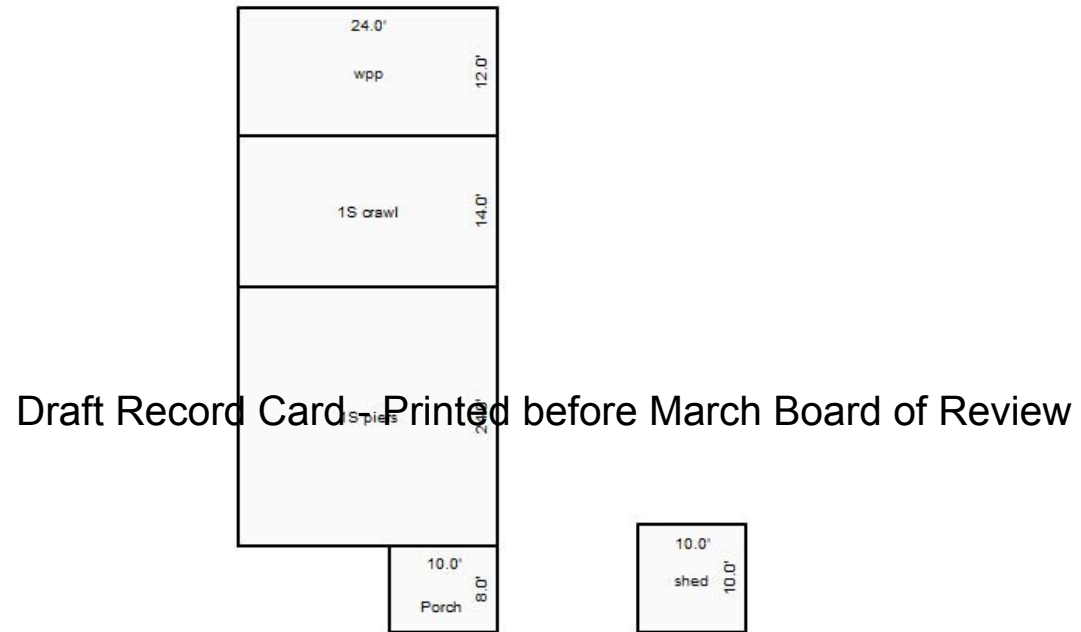
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 336 288	Type CCP (1 Story) WGEP (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	X	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Yr Built 1962	Remodeled 0	Ex X Ord Min		(12) Electric			1 Story Siding Piers 67.77 -14.71 0.97 576 31,121									
Condition for Age: Average		Lg X Ord Small		0 Amps Service			Other Additions/Adjustments Rate Size Cost									
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing									
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		Ex. Ord. X Min			Average Fixture(s) 630.00 1 630									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer									
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Public Sewer 1025.00 1 1,025									
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Water Well 250.00 1 2,550									
(2) Windows		(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces									
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			Appliance Allowance 1415.00 1 1,415 Fireplace: Wood Stove 1125.00 1 1,125 (16) Porches CCP (1 Story), Standard 30.65 80 2,452 WGEP (1 Story), Standard 25.69 336 8,632 WPP, Standard 9.02 288 2,598									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Notes: VERTICAL LOG Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 39,125 ECF (410- SAPPHERE LAKE AREA) 1.200 => TCV of Bldg: 1 = 46,950									
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Asphalt Shingle	(10) Floor Support														
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

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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.
MCCOY THOMAS E	FRANCISCO TAMMY & KIRK	185,000	07/15/2015	WD	Arms Length	2015-02425	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8281 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 08/03/2015					
FRANCISCO TAMMY & KIRK 8281 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 176,162 TCV/TFA: 174.76					

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 101 SAPPHIRE LAKE PLAT 2.	X	Dirt Road		Sub 600 Plat 2	50.00	120.00	1.0000	1.0000	900 100	45,000
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 45,000						
		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	1.0	95	950	
	X	Electric		Total Estimated Land Improvements True Cash Value =					950	
	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	22,500	65,600	88,100			85,865C
	Low								
X	High	Landscaped	2016	22,500	62,600	85,100			85,100S
	Swamp								
	Wooded		2015	22,500	59,300	81,800			62,069C
	Pond								
X	Waterfront	Ravine	2014	22,500	50,100	72,600			61,092C
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	12/11/2013	INSPECTED							

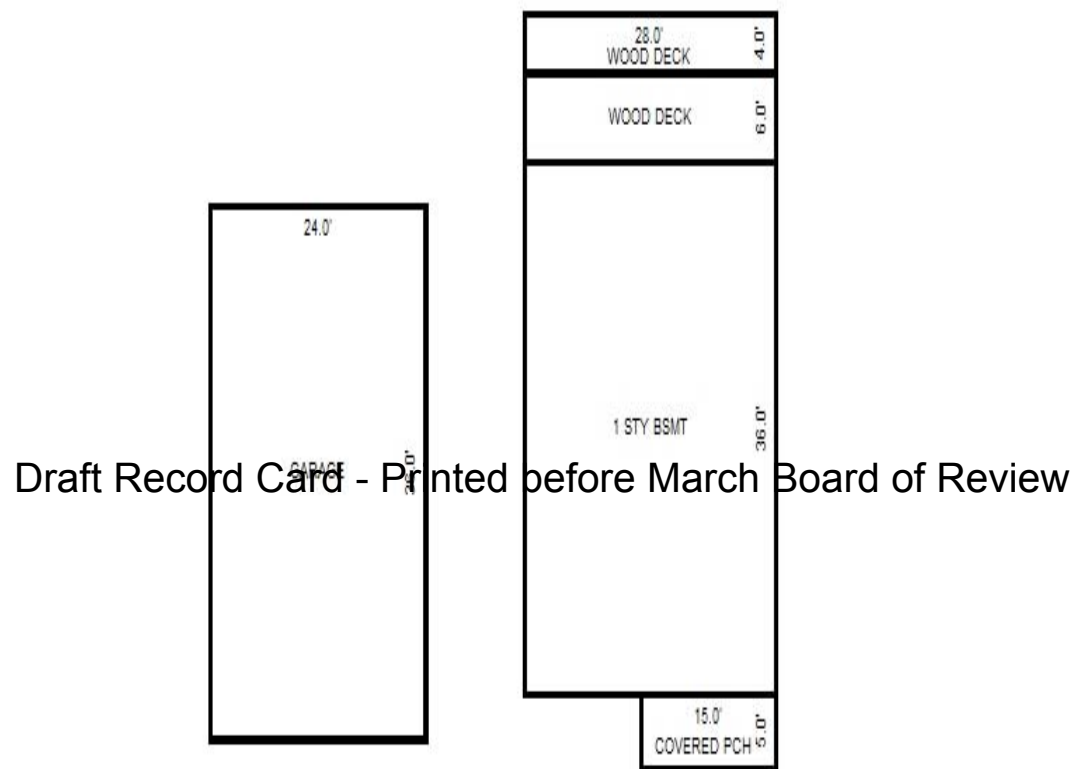
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % 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					1			75 168 280	CCP (1 Story) Treated Wood Treated Wood	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace											
Yr Built Remodeled 1966 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											
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min											
(1) Exterior		(6) Ceilings		No. of Elec. Outlets											
Wood/Shingle Aluminum/Vinyl Brick				Many X Ave. Few											
Insulation		(7) Excavation		(13) Plumbing											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. X Large Avg. X Small	(8) Basement		(14) Water/Sewer											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof		(9) Basement Finish		(15) Built-Ins & Fireplaces											
X	Gable Hip Flat Asphalt Shingle	1008 Recreation SF Living SF 1 Walkout Doors No Floor SF		(16) Water/Sewer											
Chimney: Metal				(16) Plumbing											
				(17) Garages											
				Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 14.67 864 12,675 Mechanical Doors 350.00 2 700 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 100,163 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 130,212											

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Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISCHER ROBERT & JACQUELI	LECHNER SEAN P	138,000	09/06/2013	WD	WARRANTY DEED	2013-03097 WD	PTA	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8291 W SAPPHIRE AVE	School: LAKE CITY - 57020		Reroof	09/27/2006	20060324	Complete
Owner's Name/Address	P.R.E. 0%	MAP #:				
LECHNER SEAN P 974 NOTTIGHILL COURT MONROE MI 48161	2017 Est TCV 161,501 TCV/TFA: 172.54					

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 102 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	65.00	107.00	0.9004	1.0000	900	100		52,672
Comments/Influences			65 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 52,672								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	3.20	1.00	388	71	882			
			Total Estimated Land Improvements True Cash Value = 882								

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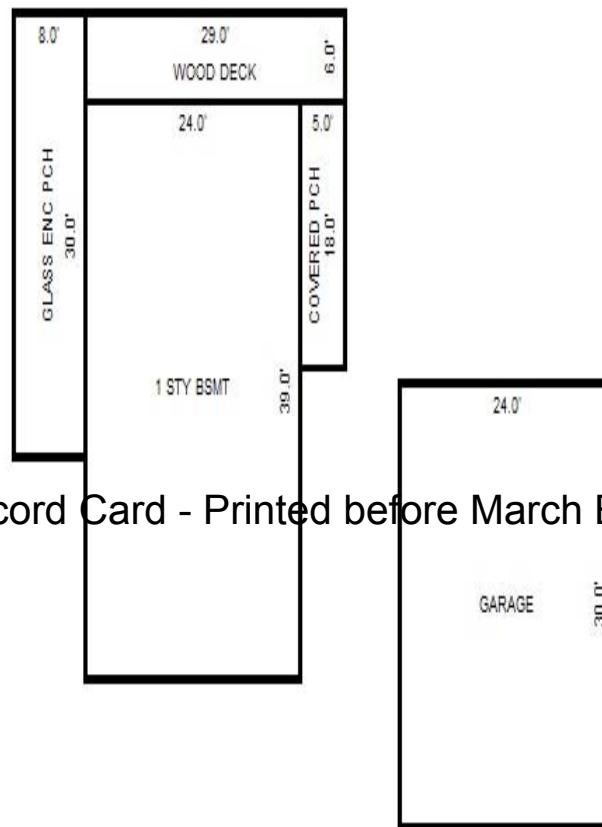
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	26,300	54,500	80,800			72,796C
X	Rolling		2016	26,300	52,000	78,300			72,147C
X	Low		2015	26,300	49,200	75,500			71,932C
X	High		2014	29,300	41,500	70,800			70,800S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	12/20/2013	INSPECTED							
TPC	08/20/2012	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 90 240 174	Type WCP (1 Story) WGEP (1 Story) Treated Wood	Year Built: 1985 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: CD Effec. Age: 35 Floor Area: 936 Total Base Cost: 93,740 Total Base New : 129,361 Total Depr Cost: 83,036 Estimated T.C.V: 107,947		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1975	Remodeled 2006	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			1 Story Siding Basement 60.17 0.00 0.00 936 56,319			Rate						
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments (1) Exterior Brick Veneer 8.00 144 1,152 Walk out Basement Door(s) 700.00 1 700			Rate						
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing All Age Groups (s) All Age Groups (s)			Rate						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(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						
(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			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
X	Many Avg. X Large Avg. Small	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
X	Patio Doors Storms & Screens	(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
(3) Roof	Gable Hip Flat Asphalt Shingle	450 Recreation SF Living SF 1 Walkout Doors No Floor SF		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
X	Gambrel Mansard Shed	(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate						
<p style="text-align: center;">Draft Record Card - Printed before March Board of Review</p>																
<p>Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 79,543</p> <p>Separately Depreciated Items: Basement Recreation Finish 11.25 450 5,063 County Multiplier = 1.38 => Cost New = 6,986 Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, Depr.Cost = 3,493 Total Depreciated Cost = 83,036 ECF (410- SAPPHERE LAKE AREA) 1.300 => TCV of Bldg: 1 = 107,947</p>																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EBELS KIMBERLY G & MICHAEL	FARMER PHILLIP C & STEVE	140,000	01/20/2012	WD	Split Improved	2012-00200	PTA	100.0
REED MARY L (KNA) POWERS	EBELS KIMBERLY G & MICHAEL	179,000	08/26/2005	WD	Arms Length	05-0/3352		100.0
		120,000	11/01/1997	WD	Download	315:137		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8303 W SAPPHIRE AVE	School: LAKE CITY - 57020		Addition	04/26/2013	2013-0113	100%
Owner's Name/Address	P.R.E. 0%					
FARMER PHILLIP C & STEVE 2865 SAMPSON RD PEMBERVILLE OH 43450	MAP #:					
	2017 Est TCV 221,616 TCV/TFA: 155.41					

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 103 SAPPHIRE LAKE PLAT 2. FULLY ASSESSED WITH PIN 009-600-198-85 DESCRIBED AS Parcel of land situated Southwesterly of and adjacent to Lot 103 and Seventh Street (vacated) I Sapphire Lake Plat No. 2 1 Section 10 1 T22N 1 R8W 1 Lake Township 1 Missaukee County/ Michigan and described as Beginning at the Southeasterly corner of said Lot 103 1 thence S48°05' 1 25nE 15.00 feet 1 thence S41°48' 1 38°W 14.57 feet/ thence S87°47'43"W 90.23 feet 1 thence N41°48' 1 38"E 77.38 feet to the	X			Sub 600 Plat 2	65.00	146.76	0.9004	1.0000	900	100		52,672
				65 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 52,672								
				Land Improvement Cost Estimates								
				Description				Rate	CountyMult.	Size	%Good	Cash Value
				Shed: Wood Frame				11.53	1.00	96	94	1,041
				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 = 3,466								

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	26,300	84,500	110,800			92,110C
X	Rolling		2016	26,300	80,700	107,000			91,289C
X	Low		2015	26,300	76,500	102,800			91,016C
X	High		2014	29,300	64,800	94,100			89,583C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC	03/30/2015	INSPECTED	2016	26,300	80,700	107,000			91,289C
TPC	12/11/2013	INSPECTED	2015	26,300	76,500	102,800			91,016C
TPC	02/19/2012	INSPECTED	2014	29,300	64,800	94,100			89,583C

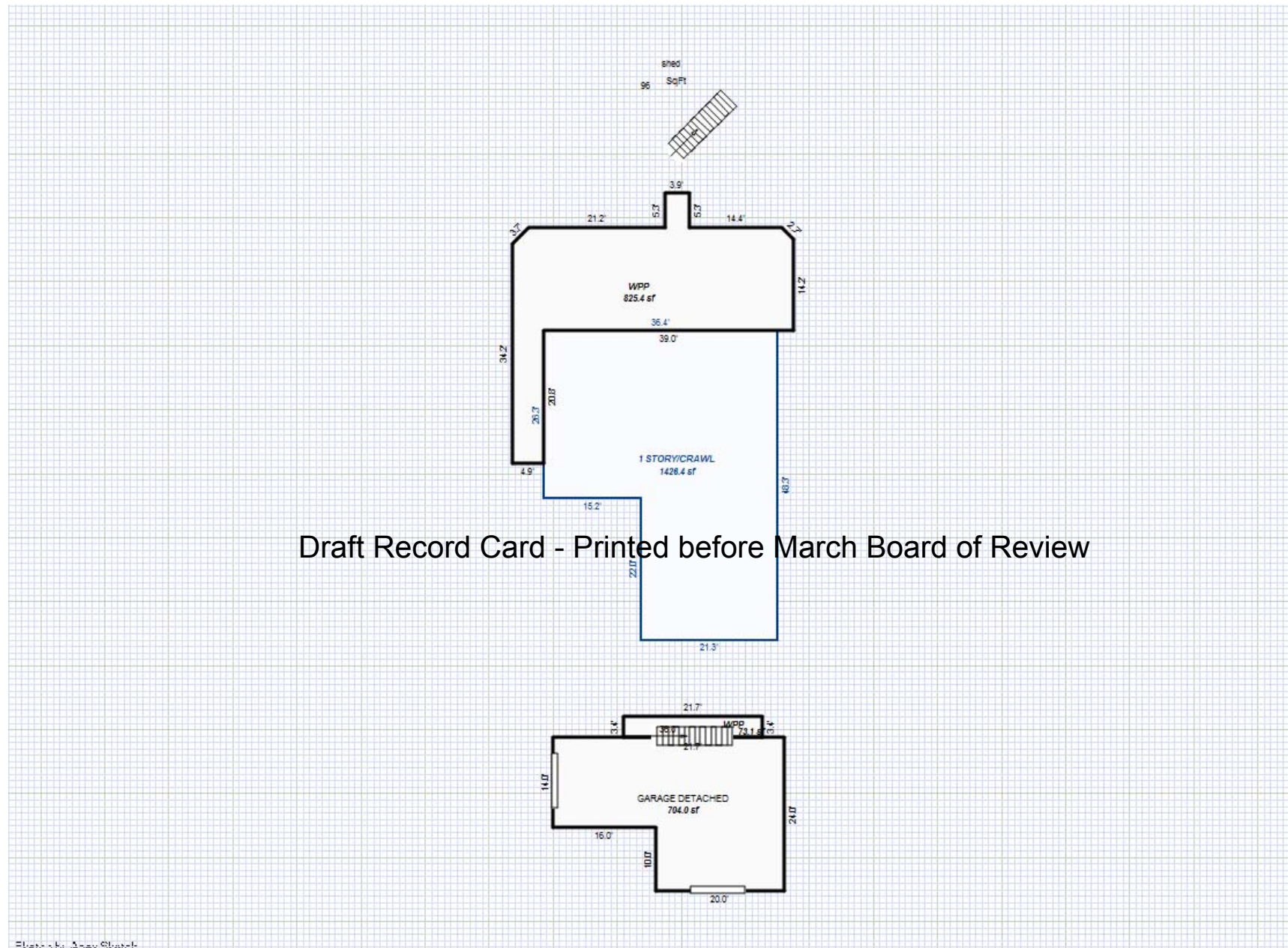
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 825 73 68	Type WPP WPP 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: 1 Area: 704 % Good: 0 Storage Area: 480 No Conc. Floor: 0			
X	Wood Frame		(4) Interior Drywall Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 20 Floor Area: 1426 Total Base Cost: 115,299 Total Base New : 159,113 Total Depr Cost: 127,290 Estimated T.C.V: 165,478			CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Crawl Space 69.58 -9.79 0.00 1426 85,261			Rate		Size Cost				
Yr Built 1972	Remodeled 2013	Size of Closets Lg X Ord Small		(12) Electric 100 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 3 Fixture Bath (14) Water/Sewer 3 Fixture Bath Well, 50 Feet			Rate		Size Cost				
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			Well, 50 Feet			1915.00		1 1,915				
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Appliance Allowance			7.10		825 5,858				
	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			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			16.32		73 1,191				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Deck/Balcony Treated Wood,Standard			9.31		68 633				
X	Insulation			(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Mechanical Doors Storage area over garage Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, ECF (410- SAPPHIRE LAKE AREA)			3.95		480 1,896		127,290 165,478		
(2) Windows	Many Avg. X Large Avg. X Small			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			17.47		704 12,299				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens									350.00		1 350				
X	Many Avg. X Large Avg. X Small									3.95		480 1,896				
X	Gable Hip Flat	Gambrel Mansard Shed								1.300 => TCV of Bldg: 1 =		1 =		165,478		
X	Asphalt Shingle															
Chimney: Metal																

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8313 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 05/01/1995					
Owner's Name/Address	MAP #:					
CAVANAUGH WM J LIFE ESTATE CAVANAUGH JAMES 2760 CLEAR LAKE GRASS LAKE MI 49240	2017 Est TCV 111,632 TCV/TFA: 131.64					

Tax Description											
. SEC 10 T22N R8W LOT 104 SAPPHIRE LAKE PLAT 2	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
	Public Improvements		* Factors *								
	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X	Gravel Road	Sub 600 Plat 2	50.00	100.00	1.0000	1.0000	900	100		45,000
		Paved Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	45,000
		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	1200	0	0			
	X	Sewer	Shed: Wood Frame	11.06	1.00	120	95	1,261			
	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	95	2,375			
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 3,636								
		Underground Utils.									

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Topography of Site								
Level	X	Rolling						
Low								
High	X							
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2017	22,500	33,300	55,800		47,355C
			2016	22,500	33,100	55,600		46,933C
			2015	22,500	32,600	55,100		46,793C
			2014	22,500	27,800	50,300		46,057C

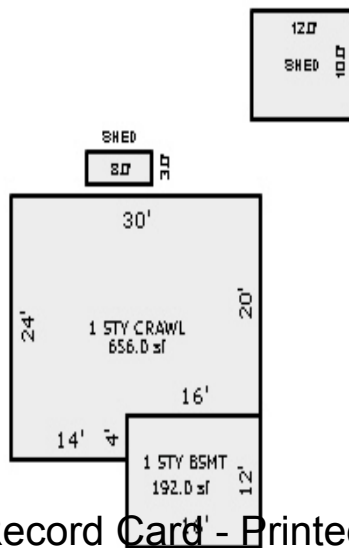
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C Effec. Age: 40 Floor Area: 848		Total Base Cost: 63,402 Total Base New : 87,494 Total Depr Cost: 52,497 Estimated T.C.V: 62,996		CntyMult X 1.380 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1964	Remodeled 0	Ex X Ord Min		(12) Electric			1 Story Siding Crawl Space 69.48 -10.22 0.00 656 38,875			Total Base Cost: 63,402		X 1.380					
Condition for Age: Average		Lg Ord X Small		100 Amps Service			1 Story Siding Basement 69.48 0.00 0.00 192 13,340			Total Base New : 87,494		E.C.F. X 1.200					
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments Rate			Total Depr Cost: 52,497							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Walk out Basement Door(s) 775.00 1 775			Total Depr Cost: 52,497							
(1) Exterior		X Tile		No. of Elec. Outlets			Plumbing Average Fixture(s) 760.00 1 760			Total Depr Cost: 52,497							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Sewer 1162.00 1 1,162			Total Depr Cost: 52,497							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Well, 100 Feet 2700.00 1 2,700			Total Depr Cost: 52,497							
X	Many Avg. X Large Avg. X Small	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Total Depr Cost: 52,497							
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer			Appliance Allowance 1915.00 1 1,915			Total Depr Cost: 52,497							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Recreation SF Living SF 1 Walkout Doors No Floor SF			Fireplace: Exterior 1 Story 3875.00 1 3,875			Total Depr Cost: 52,497							
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 52,497			Total Depr Cost: 52,497							
X	Gable Hip Flat	10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 62,996			Total Depr Cost: 52,497							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						Total Depr Cost: 52,497							
Chimney: Block										Total Depr Cost: 52,497							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK GARY E & MARIE G TR	SAPPHIRE HLDING CO LLC	0	01/30/2009	QC	Not Qualified	2009/469		0.0
CLARK GARY E & MARIE G (H	CLARK GARY E & MARIE G TR	0	11/27/2006	QC	Not Qualified	06-0/4435		0.0
CLARK ROBERT E (DECEASED)	CLARK GARY	0	03/25/2002	OTH	Not Qualified	06-0/4434		100.0
CLARK ROBERT E (WIDOW)	SELF (LE) & CLARK GARY E	0	10/17/2000	QC	Not Qualified	34-0/1292		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8323 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
SAPPHIRE HOLDING CO LLC	P.R.E. 0%					
2139 NORTHAMPTON WAY	MAP #:					
LANSING MI 48912-3529	2017 Est TCV 107,363 TCV/TFA: 138.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 105 SAPPHIRE LAKE PLAT 2 AND THAT PART OF THE VACATED ENGEL PARK ADJACENT TO SAID LOT 105. AND FULLY ASSESSED WITH PIN 009-600-193-45 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 105, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTYL MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 105, THENCE S41°45'44"W 125.54 FEET L THENCE S87°47'43"W 12.98 FEET, THENCE N00002'49"W 60.71 FEET THENCE			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			Sub 600 Plat 2	50.00	213.44	1.0000	1.0000	900	100	45,000
			50 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 45,000							

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	3.44	1.00	500	0	0
			Shed: Wood Frame	11.06	1.00	120	95	1,261
			Residential Local Cost Land Improvements					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
			Total Estimated Land Improvements True Cash Value = 3,636					

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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 RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	22,500	31,200	53,700			49,621C
TPC	03/30/2015	INSPECTED	2016	22,500	31,000	53,500			49,179C
TPC	12/11/2013	INSPECTED	2015	22,500	30,500	53,000			49,032C
			2014	22,500	26,100	48,600			48,260C

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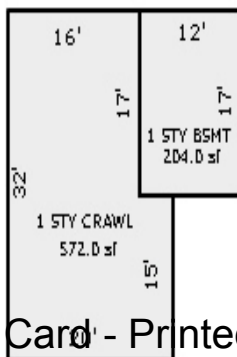
*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost									
Yr Built 1968	Remodeled 0	Ex X Ord Min		(12) Electric			1 Story Siding Basement 70.91 0.00 0.00 204 14,466									
Condition for Age: Average		Lg Ord X Small		100 Amps Service			1 Story Siding Crawl Space 70.91 -10.46 0.00 572 34,577									
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments Rate									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Walk out Basement Door(s) 775.00 1 775									
(1) Exterior		X Tile		No. of Elec. Outlets			Plumbing Average Fixture(s) 760.00 1 760									
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Public Sewer 1162.00 1 1,162									
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Well, 50 Feet 1575.00 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			(15) Built-Ins & Fireplaces									
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Appliance Allowance 1915.00 1 1,915									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Concrete Floor		(9) Basement Finish			Fireplace: Exterior 1 Story 3875.00 1 3,875									
(3) Roof		Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 48,939									
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 58,727									
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Block																

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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.
THOENES HENRY C JR & NANC	THOENES PROPERTIES LLC	1	04/18/2005	QC	Not Qualified	05-0/1450		0.0
		33,900	10/01/1996	WD	Download	307:662		0.0

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%					
THOENES PROPERTIES LLC 6371 DONALDSON TROY MI 48085-1531	MAP #:					
	2017 Est TCV 52,672					

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	
Sub 600 Plat 2	65.00	153.47	0.9004	1.0000	900	100		52,672	
65 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =								52,672	

Tax Description
 . SEC 10 T22N R8W LOT 106 & SE'LY 15 FT OF VACATED 8TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2. AND FULLY ASSESSED WITH PIN 600-193-25 DESCRIBED AS PARCEL OF LAND SITUATED SOUTHWESTERLY OF AND ADJACENT TO LOT 106 AND EIGHT STREET (VACATED), SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, ROW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 106, THENCE S41°41'14"W 89.36 FEET, THENCE N02°49'W 97.54 FEET, THENCE N41°44'04"E 16.73 FEET THENCE



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

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	26,300	0	26,300			23,930C
2016	26,300	0	26,300			23,717C
2015	26,300	0	26,300			23,647C
2014	29,300	0	29,300			23,275C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDON CYNTHIA J	BRANDON CYNTHIA J TRUST	0	06/09/2011	QC	QUIT CLAIM	2011-01938	PTA	0.0
		26,000	08/01/1998	WD	Download	03-0:5082		0.0

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%					
BRANDON CYNTHIA J TRUSTEE OF THE BRANDON CYNTHIA J TRUST 31831 GRAND RIVER AVE #67 FARMINGTON MI 48336	MAP #:					
	2017 Est TCV 52,672					

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
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	Value
. SEC 10 T22N R8W LOT 107 SAPPHIRE LAKE PLAT #2.	52,672

Comments/Influences	Total Est. Land Value =
	52,672

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	26,300	0	26,300			26,300S
X Rolling	2016	26,300	0	26,300			26,300S
Low	2015	26,300	0	26,300			26,300S
X High	2014	29,300	0	29,300			29,300S
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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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	2017	26,300	0	26,300			26,300S
TPC	12/11/2013	INSPECTED	2016	26,300	0	26,300			26,300S
			2015	26,300	0	26,300			26,300S
			2014	29,300	0	29,300			29,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FERGUSON JAMES	ROSS TERESA M	1	04/14/2016	QC	DIVORCE JUDGEMENT	2106-01841		0.0
SCHWACK	FERGUSON	150,000	10/01/2002	WD	Download	02-0:4577		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8365 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ROSS TERESA M 53383 STARLITE DR SHELBY TOWNSHIP MI 48316-2347	MAP #:					
	2017 Est TCV 163,316 TCV/TFA: 144.40					

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 LOTS 108 & 109 SAPPHIRE LAKE PLAT #2	X		* Factors *						
			Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	900	100	68,207
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 68,207						
GAVE -10% SWAMP ADJ FOR POOR FRONTAGE FOR 05 ADDED 144 SQ WD & WO BSM'T FOR 08.	X		Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	80	0	0	
			Shed: Wood Frame	12.07	1.00	80	50	483	
			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 = 958						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
X Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	34,100	47,600	81,700			71,246C
TPC 03/30/2015 INSPECTED	2016	34,100	45,400	79,500			70,611C
	2015	34,100	36,300	70,400			70,400S
	2014	45,000	44,100	89,100			80,670C

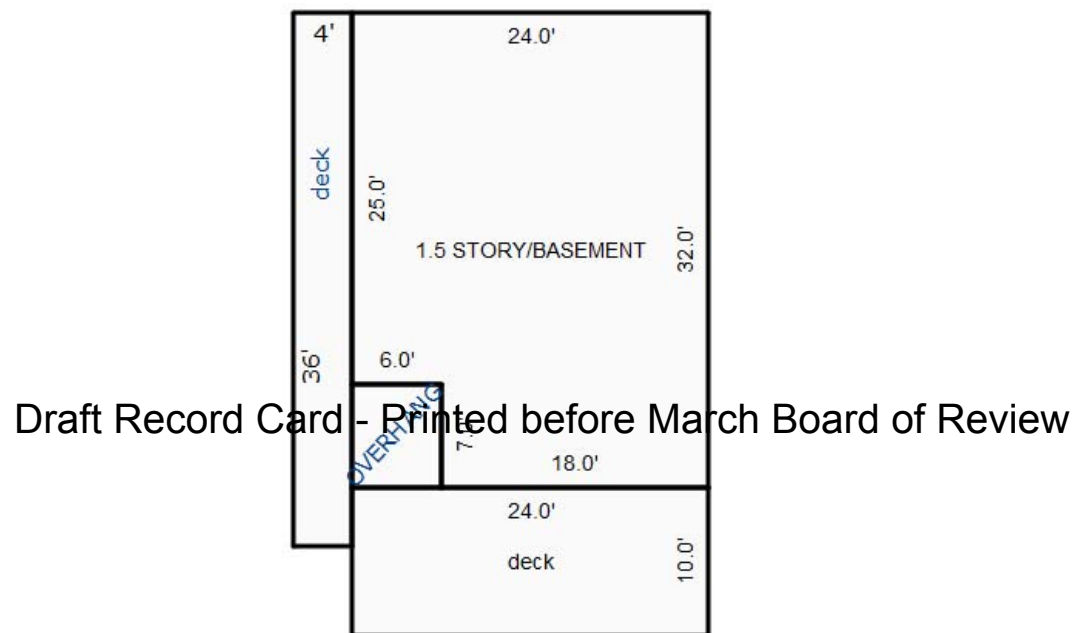
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 240 144	Type CPP Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 1131 Total Base Cost: 80,740 Total Base New : 111,421 Total Depr Cost: 72,424 Estimated T.C.V: 94,151			CntyMult X 1.380 E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost											
Yr Built 1959	Remodeled 1990	Ex	X	Ord	Min	(12) Electric			1.5	Story Siding	Basement	85.90	0.00	0.00	726	62,363		
Condition for Age: Average		Lg	X	Ord	Small	200 Amps Service			1	Story Siding	Overhang	41.18	0.00	0.00	42	1,730		
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Bsmnt-Adj		Heat-Adj		Size Cost		
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Basement Recreation Finish			11.45				384		4,397		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Walk out Basement Door(s)			775.00				1		775		
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Average Fixture(s)			760.00				1		760		
(2) Windows		(7) Excavation		(13) Plumbing			3 Fixture Bath			2400.00				1		2,400		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			1162.00		1		1,162	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			3 Fixture Bath 3 Fixture Bath Well, 50 Feet			1575.00			1		1,575			
(3) Roof		(9) Basement Finish		384 Recreation SF Living SF 1 Walkout Doors No Floor SF			(14) Water/Sewer			1915.00			1		1,915			
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			22.26			42		935			
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			6.85			240		1,644			
										7.53			144		1,084			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,			Depr.Cost =		72,424			
										ECF (410- SAPPHIRE LAKE AREA)			1.300 => TCV of Bldg: 1 =		94,151			

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLLAR DORIS V	KOLLAR DORIS V & KOLLAR D	0	05/08/2014	QC	RELATED PARTY	2014-01788		0.0
KOLLAR FRANK J	KOLLAR DORIS V	0	05/01/2014	DC	CERTIFICATE OF DEATH	2014-01707 DC		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8375 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
KOLLAR DORIS V & KOLLAR DANIEL F & PARKS JULIAN AS JOINT TENANTS PO BOX 514 CADILLAC MI 49601	MAP #:					
	2017 Est TCV 146,075 TCV/TFA: 108.69					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						Value	
			Description	Frontage	Depth	Front	Depth	Rate %Adj.		Reason
. SEC 10 T22N R8W LOT 110 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	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	

Comments/Influences

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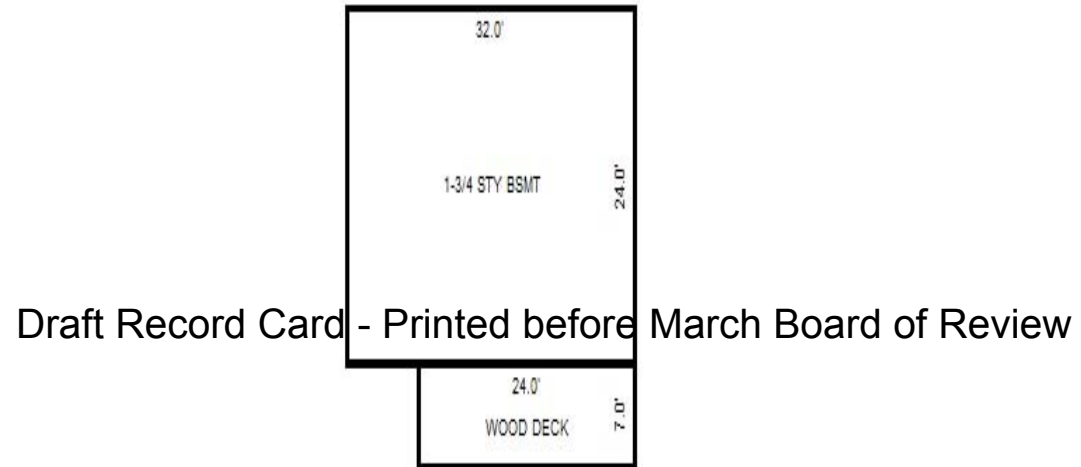
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,500	50,500	73,000			51,347C
2016	22,500	48,200	70,700			50,889C
2015	22,500	49,000	71,500		71,500A	50,737C
2014	22,500	41,400	63,900			49,938C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 20	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1	Class: CD Effec. Age: 35 Floor Area: 1344 Total Base Cost: 86,678 Total Base New : 119,615 Total Depr Cost: 77,750 Estimated T.C.V: 101,075			CntyMult X 1.380 E.C.F. X 1.300	Bsmnt Garage: Carport Area: Roof:
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost					
Yr Built Remodeled 1971 0		Ex Ord X Min		200 Amps Service			No./Qual. of Fixtures		1.75 Story Siding Basement 89.87 0.00 -0.38 768 68,728					
Condition for Age: Average		Lg Ord X Small		No. of Elec. Outlets			Ex. X Ord. Min		Other Additions/Adjustments Rate					
Room List		Doors Solid X H.C.		(13) Plumbing			Many X Ave. Few		(9) Basement Finish					
(1) Exterior		(5) Floors		Basement Recreation SF Living SF 1 Walkout Doors No Floor SF			(14) Water/Sewer		Basement Recreation Finish 11.25 500 5,625					
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Draft Record Card - Printed before March Board of Review			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		Walk out Basement Door(s) 700.00 1 700					
(2) Windows		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(15) Built-Ins & Fireplaces		Walk out Basement Door(s) 700.00 1 700					
Many Avg. X Large Avg. X Small		(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Deck/Balcony		Basement Recreation Finish 11.25 500 5,625					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass		(8) Basement		(9) Basement Finish			Appliance Allowance 1415.00 1 1,415		Walk out Basement Door(s) 700.00 1 700					
X Patio Doors Storms & Screens		500		Recreation SF Living SF 1 Walkout Doors No Floor SF			Fireplace: Exterior 2 Story 4150.00 1 4,150		Public Sewer 1025.00 1 1,025					
(3) Roof		1		Walkout Doors No Floor SF			Treated Wood,Standard 7.02 168 1,179		Well, 50 Feet 1575.00 1 1,575					
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Treated Wood,Standard 16.26 20 325		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,750					
X Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 77,750		ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 101,075					

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 20,000					

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 C> GROUP C 10K					10000	100	10,000	
			<Site Value C> GROUP C 10K					10000	100	10,000	
			100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =					20,000

Tax Description	X	Public Improvements	Value
. SEC 10 T22N R8W LOTS 111 & 112 SAPPHIRE LAKE PLAT 2.		Dirt Road	
	X	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	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling							
	Low							
	X High							
	Landscaped							
	Swamp							
	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	10,000	0	10,000			2,902C
		TPC 03/30/2015 INSPECTED	2016	10,000	0	10,000			2,877C
		TPC 05/30/2014 INSPECTED	2015	6,000	0	6,000			2,869C
			2014	6,000	0	6,000			2,824C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD	PTA	0.0
NELSON ROBERT H	NELSON GEORGIA A	0	04/13/2013	DC	CERTIFICATE OF DEATH	2013-083421 DC		0.0
		53,000	05/01/1998	WD	Download	319:555		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8407 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
NELSON FAMILY REVOCABLE TRUST 21151 WINTERBERRY WAY ESTERO FL 33928	MAP #:					
	2017 Est TCV 69,104 TCV/TFA: 96.78					

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 113 SAPPHIRE LAKE PLAT 2.	X	Dirt Road		GROUP I \$500	61.00	100.00	0.9328	1.0000	500	100		28,449
Comments/Influences		Gravel Road		61 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 28,449								
FRONTS PARK..NO ACTUAL USE OF LAKE FRONT		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Sidewalk		D/W/P: 3.5 Concrete	2.98	1.00	211	94	591			
		Water		Shed: Metal Prefab	6.69	1.00	211	50	705			
	X	Sewer		Total Estimated Land Improvements True Cash Value =							1,296	
	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	14,200	20,400	34,600			34,600S
X	Rolling			2016	14,500	20,200	34,700			34,700S
	Low			2015	15,300	19,400	34,700			34,700S
X	High			2014	18,300	16,500	34,800			34,800S
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	PRIVATE RD									
Who	When	What								
TPC	03/30/2015	INSPECTED								

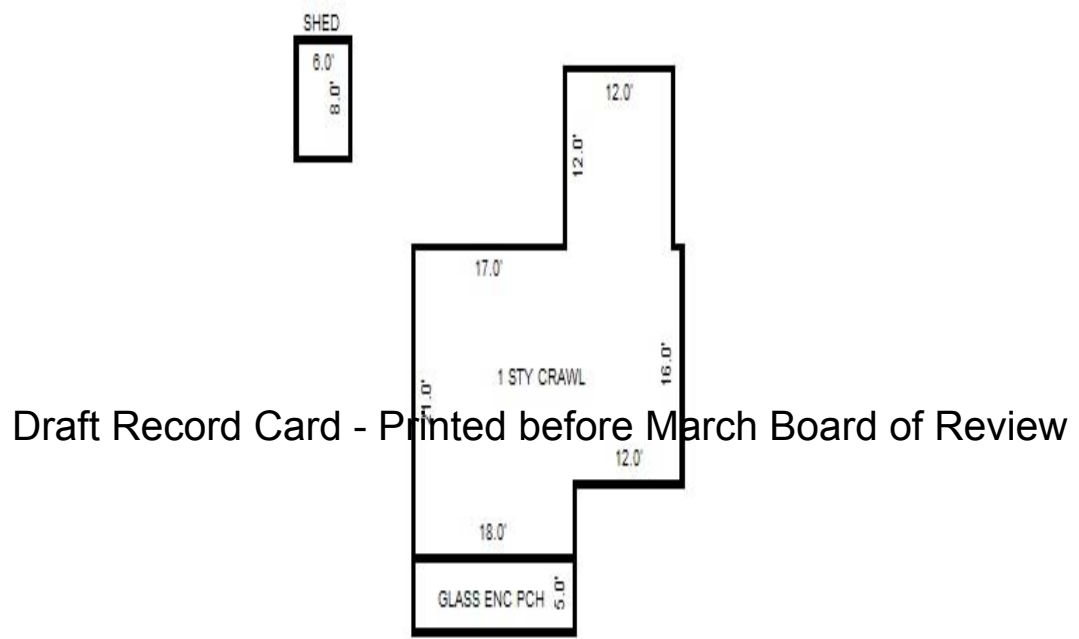
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 90	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	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 0	Ex	X Ord	Min	(12) Electric									
Condition for Age: Average		Lg	X Ord	Small	0 Amps Service									
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate Bsmnt-Adj Heat-Adj	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		Ex. Ord. X Min			1		Story Siding		Crawl Space		52.65 -9.23 0.66	
(1) Exterior		X Tile		No. of Elec. Outlets			Other Additions/Adjustments				Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Many Ave. X Few			(13) Plumbing							
Insulation		(7) Excavation		(13) Plumbing			(14) Water/Sewer							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Public Water Public Sewer			CGEP (1 Story), Standard							
X	Double Hung Horiz. Slide	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,						Depr.Cost = 32,799	
X	Casement Double Glass Patio Doors Storms & Screens			(14) Water/Sewer			ECF (410- SAPPHIRE LAKE AREA)						1.200 => TCV of Bldg: 1 = 39,359	
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle			Lump Sum Items:										
Chimney:														

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Sketch by Apex IV™

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 02/03/2004					
WILSON ROBERT J & AUDREY TRUSTEES	MAP #:					
8427 W SAPPHIRE AVENUE LAKE CITY MI 49651	2017 Est TCV 28,145					

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
			GROUP I \$500	60.00	100.00	0.9382	1.0000	500	100	28,145
			60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value =							28,145

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Cuts	Standard Utilities	Underground Utils.
WILSON ROBERT J & AUDREY TRUSTEES	X													
8427 W SAPPHIRE AVENUE LAKE CITY MI 49651	X													

Tax Description	X	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 10 T22N R8W LOT 114 SAPPHIRE LAKE PLAT 2.	X		X Rolling	2017	14,100	0	14,100			14,100S
Comments/Influences	X		X Low	2016	14,300	0	14,300			14,300S
	X		X High	2015	15,000	0	15,000			15,000S
	X		Landscaped	2014	18,000	0	18,000			15,555C
	X		Swamp							
	X		Wooded							
	X		Pond							
	X		Waterfront							
	X		Ravine							
	X		Wetland							
	X		Flood Plain							
	X		PRIVATE RD							

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8427 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 02/03/2004					
Owner's Name/Address	MAP #:					
WILSON ROBERT J & AUDREY M TRUSTEES	2017 Est TCV 186,409 TCV/TFA: 144.06					

Owner's Name/Address	Class	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
8427 W SAPPHIRE AVENUE LAKE CITY MI 49651	X Improved		* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Sub 600 Plat 2	79.00	100.00	0.8328	1.0000	900	100		59,212
			79 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 59,212								
Tax Description	Land Improvement Cost Estimates										
. SEC 10 T22N R8W LOT 115 & SE'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
Comments/Influences			Dirt Road								
	X		Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Residential Local Cost Land Improvements								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: Asphalt Paving	1.51	1.00	1400	0	0			
			Shed: Wood Frame	9.83	1.00	121	50	595			
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375			
			Total Estimated Land Improvements True Cash Value = 2,970								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	29,600	63,600	93,200			63,520C
TPC 04/27/2015 INSPECTED	2016	29,600	60,800	90,400			62,954C
	2015	29,600	50,400	80,000			62,766C
	2014	35,600	42,600	78,200			61,778C

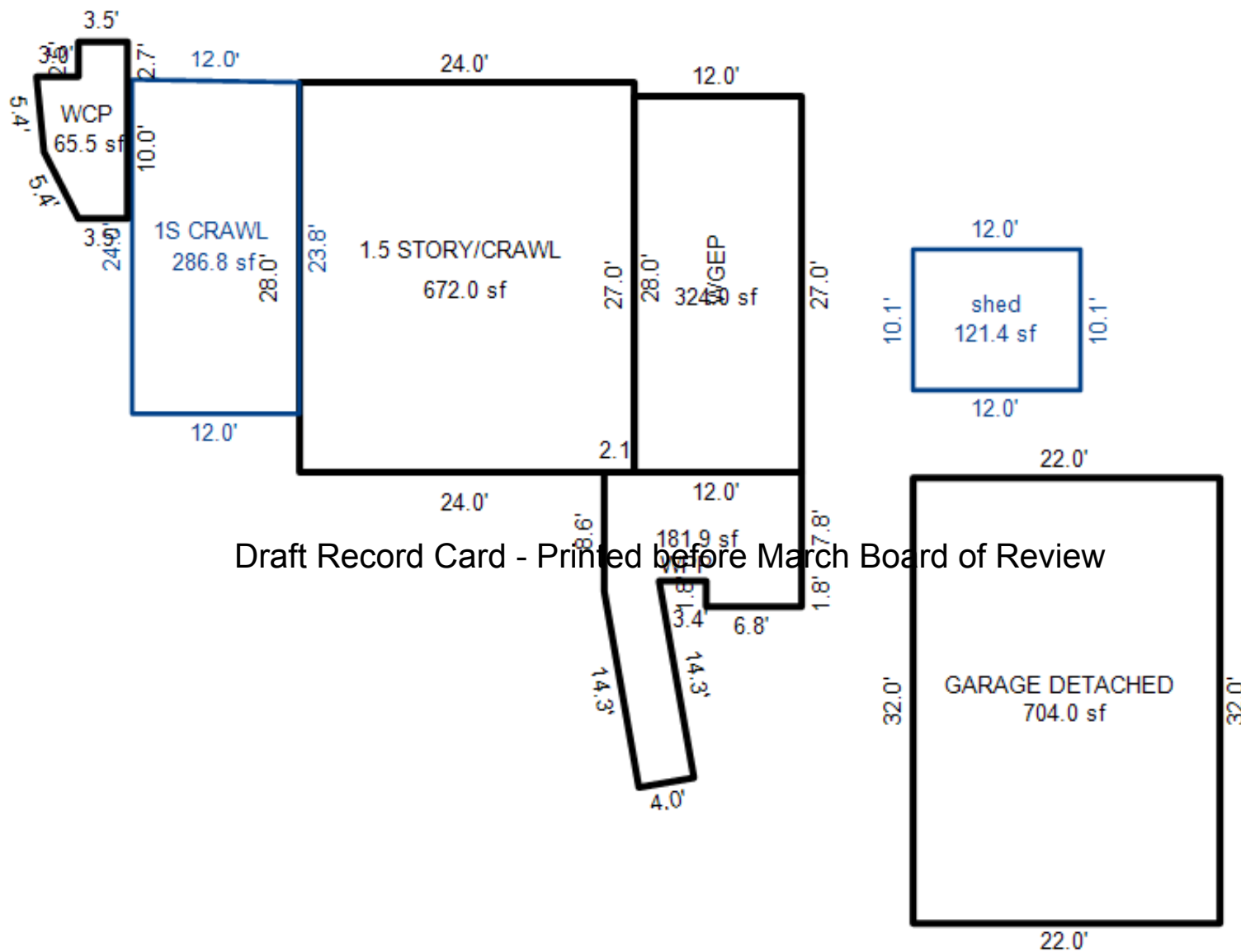
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 324 65 181	Type WGEP (1 Story) WCP (1 Story) WPP	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 704 % Good: 0 Storage Area: 470 No Conc. Floor: 0				
X	Wood Frame		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 1970	Remodeled 0	Ex X Ord Min		(12) Electric			1.5 Story Siding Crawl Space 76.32 -8.86 0.00 672 45,333										
Condition for Age: Average		Lg X Ord Small		200 Amps Service			1 Story Siding Crawl Space 59.88 -8.86 0.00 286 14,592										
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments Rate										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s) 630.00 1 630										
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath 1325.00 1 1,325										
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Public Sewer 1025.00 1 1,025										
(2) Windows		(7) Excavation		(13) Plumbing			Well, 100 Feet 2550.00 1 2,550										
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			Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			Appliance Allowance 1415.00 1 1,415										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Fireplace: Exterior 2 Story 4150.00 1 4,150										
(3) Roof		(10) Floor Support		Public Water Public Sewer			Fireplace: Wood Stove 1125.00 1 1,125										
X	Gable Hip Flat		Gambrel Mansard Shed	1 Public Water 1 Public Sewer			WGP (1 Story), Standard 25.97 324 8,414										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story), Standard 32.40 65 2,106										
Chimney: Brick		Lump Sum Items:					WPP, Standard 10.73 181 1,942										
Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 95,559										Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 16.77 704 11,806		Mechanical Doors 350.00 2 700		Storage area over garage 3.85 470 1,810	
ECF (410- SAPPHIRE LAKE AREA)										1.300 => TCV of Bldg: 1 = 124,227							

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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
8449 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 06/05/1996					
Owner's Name/Address	MAP #:					
GARTEE DENNIS R 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651	2017 Est TCV 221,095 TCV/TFA: 177.16					

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
GARTEE DENNIS R 8449 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		* Factors *						
			Sub 600 Plat 2	130.00	100.00	0.6824	1.0000	900	100	79,836
			130 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 79,836						
Tax Description	X	Electric	Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
. SEC 10 T22N R8W LOTS 116 & 117 & NW'LY 15 FT OF VACATED 10TH ST ADJACENT THERETO SAPPHIRE LAKE PLAT 2.	X	Gas	D/W/P: 3.5 Concrete	3.44	1.00	1460	0	0	
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
			Total Estimated Land Improvements True Cash Value = 2,375						

Comments/Influences
ADD SEWER FOR 05



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	39,900	70,600	110,500			92,070C
2016	39,900	67,500	107,400			91,249C
2015	39,900	69,300	109,200			90,977C
2014	58,500	58,800	117,300			89,545C

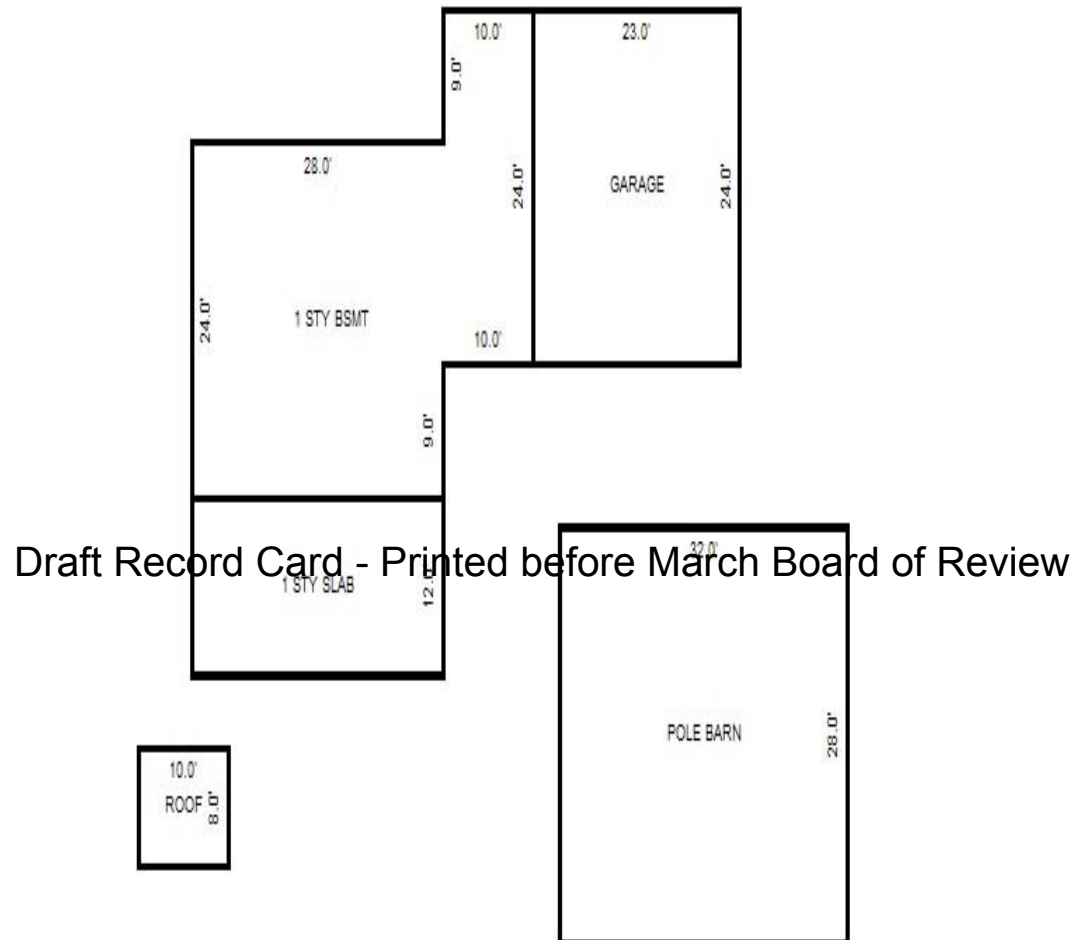
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1954 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: 1S		Trim & Decoration		Central Air Wood Furnace						Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1954	Remodeled 1974	Ex	X	Ord		Min	Size of Closets			Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Condition for Age: Average		Lg	X	Ord		Small	Doors			Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 100 Amps Service			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 100 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior	X Drywall	No./Qual. of Fixtures		Ex. X Ord. Min			1 Story Siding Slab 64.63 -11.24 0.00 336 17,939			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	No. of Elec. Outlets		Many X Ave. Few			1 Story Siding Basement 64.63 0.00 0.00 912 58,943			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(2) Windows	X Many Avg. Few	X Large Avg. Small		(7) Excavation			Basement Living Finish 17.25 624 10,764			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Walk out Basement Door(s) 775.00 1 775			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
(3) Roof	X Gable Hip Flat	X Gambrel Mansard Shed		(8) Basement			Average Fixture(s) 760.00 1 760			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	X		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath 1600.00 1 1,600			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Chimney:				(9) Basement Finish			Public Water 9.93 896 8,897			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
				624 Recreation SF Living SF 1 Walkout Doors No Floor SF			Public Sewer 325.00 2 650			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
				(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 106,518			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
				Joists: Unsupported Len: Cntr.Sup:			Separately Depreciated Items: Unit-in-Place Cost Items: ROOF STRUCT. (SQ FT) 3.97 80 318			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
				Lump Sum Items:			County Multiplier = 1.38 => Cost New = 438			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 72/100/100/100/72.0, Depr.Cost = 316			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Class: C Effec. Age: 35 Floor Area: 1248 Total Base Cost: 119,067 Total Base New : 164,312 Total Depr Cost: 106,833 Estimated T.C.V: 138,884		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	RELATED PARTY	2013-03482 WD	PTA	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	Reference	2010/630		0.0
		136,000	09/01/1995	WD	Download	298:123		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
8459 W SAPPHIRE AVE	School: LAKE CITY - 57020									
	P.R.E. 100% 07/22/2015									
Owner's Name/Address	MAP #:									
WAALKES THOMAS J TRUST & WAALKES DEANNA M TRUST 8459 W SAPPHIRE AVE LAKE CITY MI 49651	2017 Est TCV 174,572 TCV/TFA: 134.70									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 118 SAPPHIRE LAKE PLAT 2.	Public Improvements		* Factors *							
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
GRG IS ON LOT 119	X Gravel Road		Sub 600 Plat 2	50.00	101.00	1.0000	1.0000	900	100	45,000
	Paved Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,000							
	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	288	0	0		
	X Sewer		Fencing: Wd, Split, 2 Rail	8.01	1.00	40	0	0		
	X Electric		Residential Local Cost Land Improvements							
	X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Standard Utilities		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
	Underground Utils.		Total Estimated Land Improvements True Cash Value = 2,375							
	Topography of Site									
	Level									
	X Rolling									
	Low									
	X High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2017	22,500	64,800	87,300		70,931C	
	TPC 03/30/2015 INSPECTED			2016	22,500	61,900	84,400		70,299C	
	TPC 04/27/2014 INSPECTED			2015	22,500	60,800	83,300	83,300W	70,089C	
				2014	22,500	57,000	79,500		68,986C	

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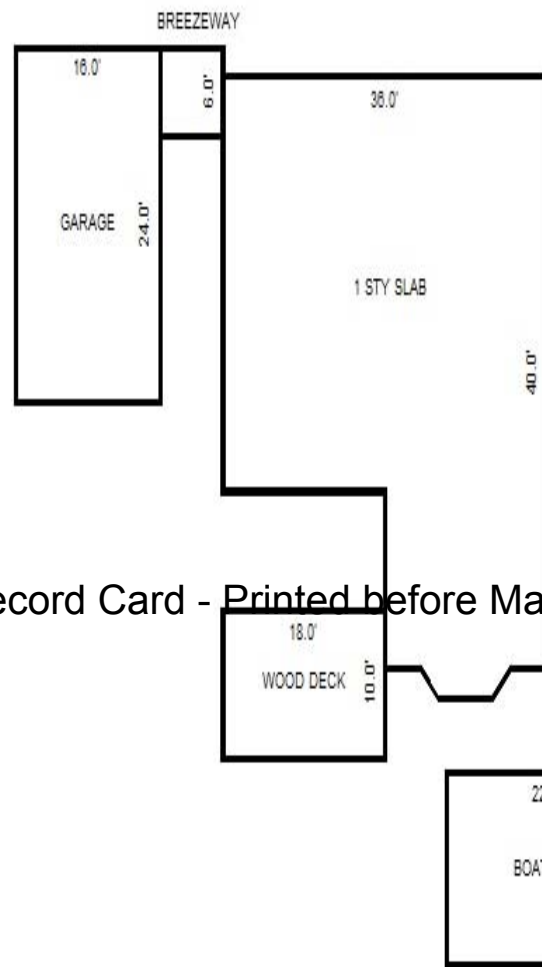
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1970 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: 384 % 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									180 72 286 42	Treated Wood Treated Wood Treated Wood Brzwy, FW	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 1958	Remodeled 0	Ex	X	Ord												
Condition for Age: Average		Lg	X	Ord												
Room List		(5) Floors		(12) Electric			Other Additions/Adjustments			Rate			Size Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			(1) Exterior			Rate			Size Cost			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stone Veneer			10.25			20 205			
X	Wood/Shingle Aluminum/Vinyl Brick				Ex.	X	Ord.		Min	Average Fixture(s)			1 760			
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			(13) Plumbing			760.00			1 760			
(2) Windows				Many X Ave. Few			(14) Water/Sewer			1162.00 1575.00			1 1,162 1 1,575			
X	Many Avg. X Large Avg. Small	(8) Basement		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			1915.00 3250.00			1 1,915 1 3,250			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(16) Deck/Balcony			7.25 9.11 6.69			180 1,305 72 656 286 1,913			
X	Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Breezeways			27.75			42 1,166			
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages			23.28 350.00			384 8,940 2 700			
X	Gable Hip Flat Gambrel Mansard Shed 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:			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			25.04 350.00			286 7,161 1 350			
Chimney: Brick							Class:C Exterior: Block Foundation: 18 Inch (Unfinished)			65/100/100/100/65.0, Depr.Cost = 97,844 1.300 => TCV of Bldg: 1 = 127,197						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAALKES DEANNA M	WAALKES DEANNA M TRUST	0	10/01/2013	WD	RELATED PARTY	2013-03482 WD	PTA	0.0
WAALKES THOMAS J	WAALKES THOMAS J TRUST	0	01/28/2010	WD	Reference	2010_630WD		0.0

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. 100% 07/22/2015					
WAALKES THOMAS J TRUST & WAALKES DEANNA M TRUST	MAP #:					
8459 W SAPPHIRE AVE	2017 Est TCV 25,969					
LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					Value		
. SEC 10 T22N R8W LOT 119 SAPPHIRE LAKE PLAT 2.	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences	X			Sub 600 Plat 2	20.00	101.00	1.4427	1.0000	900	100	25,969
GARAGE CONNECTED TO HOUSE, ASSESSED ON LOT 118				20 Actual Front Feet, 0.05 Total Acres Total Est. Land Value =							25,969

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	13,000	0	13,000			5,976C
2016	13,000	0	13,000			5,923C
2015	13,000	0	13,000		13,000W	5,906C
2014	14,000	0	14,000			5,813C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MONRO NELLIE J LE	MONRO JOHN A & DIANA K	0	01/07/2008	DC	CERTIFICATE OF DEATH	2015-00660		100.0
MONRO JAMES E & SHANNON M	MONRO JOHN A & DIANNA K H	1	07/22/1992	QC	QUIT CLAIM	272P611		0.0
MONRO NILLIE J SURVIVOR O	MONRO NILLIE J LIFE ESTAT	0	05/23/1978	QC	QUIT CLAIM	197P1397		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8479 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 10/10/2011					
Owner's Name/Address	MAP #:					
MONRO JOHN A & DIANA K 8479 W SAPPHIRE AVE LAKE CITY MI 49651	2017 Est TCV 114,932 TCV/TFA: 112.24					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 120 SAPPHIRE LAKE PLAT 2.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Sub 600 Plat 2	45.00	100.00	1.0430	1.0000	900	100		42,243
			45 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 42,243								
Comments/Influences	Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Dirt Road								
	X		Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Standard Utilities								
			Underground Utils.								
			LAND IMPROVE 1000 1000.00 1.00 0.5 95 475								
			Total Estimated Land Improvements True Cash Value = 840								

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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 RD							
Who When What	2017	21,100	36,400	57,500			45,128C
TPC 03/30/2015 INSPECTED	2016	21,100	34,500	55,600			44,726C
	2015	21,100	33,900	55,000		55,000A	44,593C
	2014	20,300	29,000	49,300	49,300D		43,891C

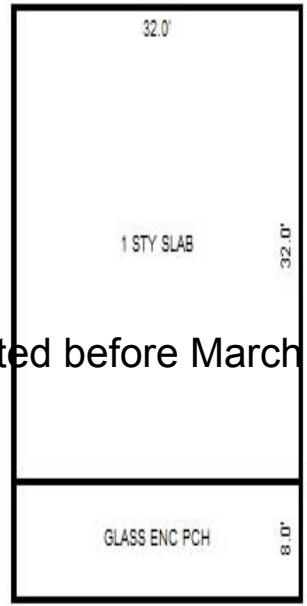
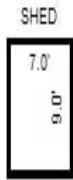
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256	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 Block	Drywall Paneled	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration Ex X Ord Min		X			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1024 Total Base Cost: 59,880 Total Base New : 85,029 Total Depr Cost: 55,269 Estimated T.C.V: 71,849			CntyMult X 1.420 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1956	Remodeled 0	Size of Closets Lg Ord X Small		Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service						
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1 Story Block Slab Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Public Sewer			Rate Bsmnt-Adj Heat-Adj 59.99 -10.40 -2.85 Rate 630.00			Size Cost 1024 47,862 Size Cost 1 630			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces Appliance Allowance (16) Porches CGEP (1 Story), Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			1025.00 1415.00 28.80 1.300 => TCV of Bldg: 1 =			1 1,025 1 1,575 1 1,415 256 7,373 55,269 71,849			
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:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
X	Gable Hip Flat	Gambrel Mansard Shed														
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				
8489 W SAPPHIRE AVE										
Owner's Name/Address	School: LAKE CITY - 57020									
DODD GEORGE G 63 GROSSE PINES DR ROCHESTER MI 48309	P.R.E. 0%									
	MAP #:									
	2017 Est TCV 166,356 TCV/TFA: 103.46									
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			Sub 600 Plat 2	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		
			D/W/P: Crushed Rock	1.22	1.00	480	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							
	X Sewer									
	X Electric									
	X Gas									
	X Curb									
	X Standard Utilities									
	X Underground Utils.									
	Topography of Site									
	Level									
	X Rolling									
	Low									
	X High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	X PRIVATE RD									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	22,500	60,700	83,200			60,067C
				2016	22,500	57,900	80,400			59,532C
				2015	22,500	51,800	74,300			59,354C
				2014	22,500	44,000	66,500			58,420C

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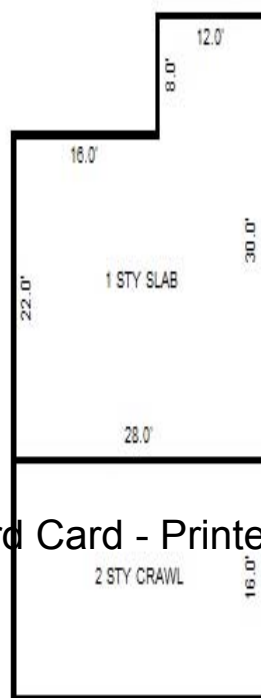
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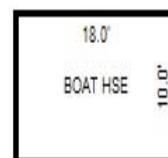
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 20	Type WPP	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % 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: CD Effec. Age: 30 Floor Area: 1608 Total Base Cost: 85,759 Total Base New : 118,348 Total Depr Cost: 92,985 Estimated T.C.V: 120,881		CntyMult X 1.380 E.C.F. X 1.300		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 1972	Remodeled 1999	Ex	Ord	X	Min	0 Amps Service			1 Story Siding Slab 57.68 -10.09 0.00 712 33,884		2 Story Siding Crawl Space 90.45 -8.43 0.00 448 36,745				
Condition for Age: Average		Lg	Ord	X	Small	No Heating/Cooling			Other Additions/Adjustments Rate		Size Cost				
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			(13) Plumbing		Average Fixture(s)		1 630	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			3 Fixture Bath 1975.00		1 1,975			
(1) Exterior	X Drywall	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Many X Ave. Few			Public Sewer 1025.00		1 1,025			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			2 3 Fixture Bath			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		2 3 Fixture Bath			2 2 Fixture Bath			(15) Built-Ins & Fireplaces		Appliance Allowance 1415.00		1 1,415	
(2) Windows	X Many Avg. Few	X	Large Avg. Small	(8) Basement			Softener, Auto Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplace: Interior 1 Story 2900.00		1 2,900			
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			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches		WPP, Standard 29.46		20 589	
(3) Roof	X Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			(17) Garages		Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 25.95 180 4,671 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 82,843			
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Square footage # 2 is depreciated at 90 %Good... Base Cost Was = 36,745 County Multiplier = 1.38 => Cost New = 50,708 Phy/Ab.+hy/Func/Econ/Comb.%Good= 20/100/100/100/20.0, Depr.Cost = 10,142 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 120,881								
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
8499 W SAPPHIRE AVE	School: LAKE CITY - 57020								
	P.R.E. 100% 07/27/1994								
Owner's Name/Address	MAP #:								
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651	2017 Est TCV 116,842 TCV/TFA: 119.72								
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	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
Taxpayer's Name/Address			Land Improvement Cost Estimates						
SPIKER ELDORA M 8499 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Fencing: Wire Mesh, #9	1.87	1.00	600	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
Tax Description									
. SEC 10 T22N R8W LOT 122 SAPPHIRE LAKE PLAT 2.	X								
	X								
	X								
Comments/Influences									

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Topography of Site									
Level									
X Rolling									
Low									
X High									
Landscaped									
Swamp									
Wooded									
Pond									
X 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	22,500	35,900	58,400			35,888C
TPC 03/30/2015 INSPECTED			2016	22,500	34,300	56,800			35,568C
			2015	22,500	32,500	55,000			35,462C
			2014	22,500	27,400	49,900			34,904C

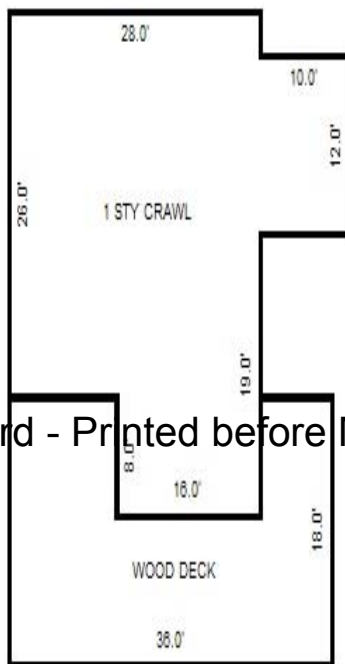
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 520	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration														
Yr Built 1958		Remodeled 0		Ex Ord X Min			Size of Closets									
Condition for Age: Average		Lg Ord X Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		X Tile		No./Qual. of Fixtures Ex. Ord. X Min			Stories Exterior Foundation 1 Story Siding Crawl Space			Rate Bsmnt-Adj Heat-Adj 59.64 -8.82 0.00			Size Cost 976 49,600			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. X Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Public Sewer			Rate 630.00			Size Cost 1 630			
(2) Windows		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			1025.00 1415.00 3450.00			1 1,025 1 1,575			
X	Many Avg. X Large Avg. X Small			(8) Basement			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Deck/Balcony Treated Wood,Standard			1415.00 3450.00 5.96			1 1,415 1 3,450			
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			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)			Depr.Cost = 1.300 => TCV of Bldg: 1 =			54,533 70,892			
(3) Roof		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	Gambrel Mansard Shed			(10) Floor Support			Lump Sum Items:									
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:												
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				
8519 W SAPPHIRE AVE		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%									
NORMAN GLORIA J TRUSTEE 9007 BAYWOOD PLYMOUTH MI 48170		MAP #:									
Taxpayer's Name/Address		2017 Est TCV 121,635 TCV/TFA: 206.86									
		X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
				Sub 600 Plat 2	111.00	100.00	0.7269 1.0000	900 100		72,615	
				111 Actual Front Feet, 0.26 Total Acres				Total Est. Land Value =	72,615		
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				Shed: Wood Frame	8.79	1.00	120	50	527		
				Total Estimated Land Improvements True Cash Value =				527			
Tax Description		X	Electric								
. SEC 10 T22N R8W LOTS 123 & 124 & VACATED WALKWAY EXC THE W 12 FT OF LOT 124 SAPPHIRE LAKE PLAT 2.		X	Gas								
Comments/Influences		X	Curb								
97 H.S. @ 7-97 BOR		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		Level									
		X	Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		X	PRIVATE RD								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2017	36,300	24,500	60,800			48,521C
		TPC 03/30/2015 INSPECTED			2016	36,300	24,300	60,600			48,089C
					2015	36,300	23,800	60,100			47,946C
					2014	50,000	20,100	70,100			47,191C

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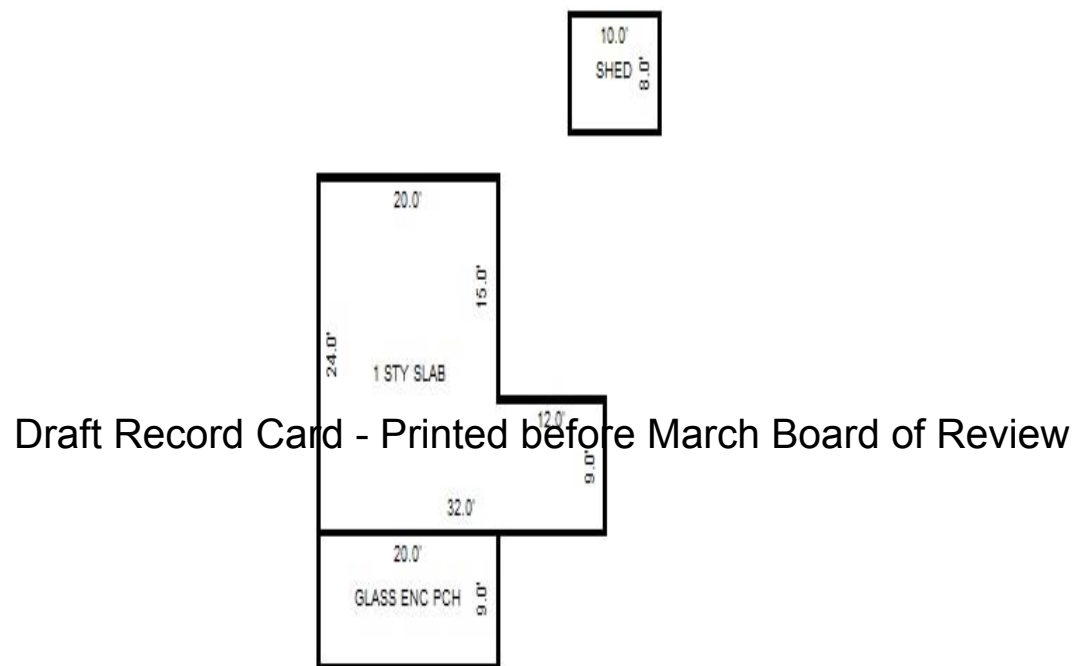
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 180 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			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost				
Yr Built 1958	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Rate		Size Cost					
Condition for Age: Average		Lg	Ord	X	Small	0 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			(13) Plumbing			Rate		Size Cost				
(1) Exterior	X	Tile				No. of Elec. Outlets			Rate		Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Rate		Size Cost				
	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			Rate		Size Cost				
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(16) Porches			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			(16) Deck/Balcony			Rate		Size Cost				
		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (410- SAPPHIRE LAKE AREA)			Rate		Size Cost				
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Rate		Size Cost				
	X	Asphalt Shingle		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Rate		Size Cost				
Chimney: Stone										Rate		Size Cost				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDSMA ANN TRUST	VANDERVEEN RUSSELL (SUCCE	0	10/06/2009	PTA	Not Qualified			100.0
VELDSMA ANN (Deceased)	VELDSMA ANN ESTATE	0	10/06/2008	OTH	Not Qualified			0.0
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	Not Qualified	2009/648		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8529 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631	MAP #:					
	2017 Est TCV 143,080 TCV/TFA: 122.29					

X Improved		Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	900	100		47,648
55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								47,648

Taxpayer's Name/Address	Tax Description	Value
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb	
. SEC 10 T22N R8W LOT 125 SAPPHIRE LAKE PLAT 2.	X Street Lights X Standard Utilities X Underground Utils.	

Comments/Influences
Property address changed from 641 N. Sapphire to 8529 N. Sapphire per owner 8-6-04.



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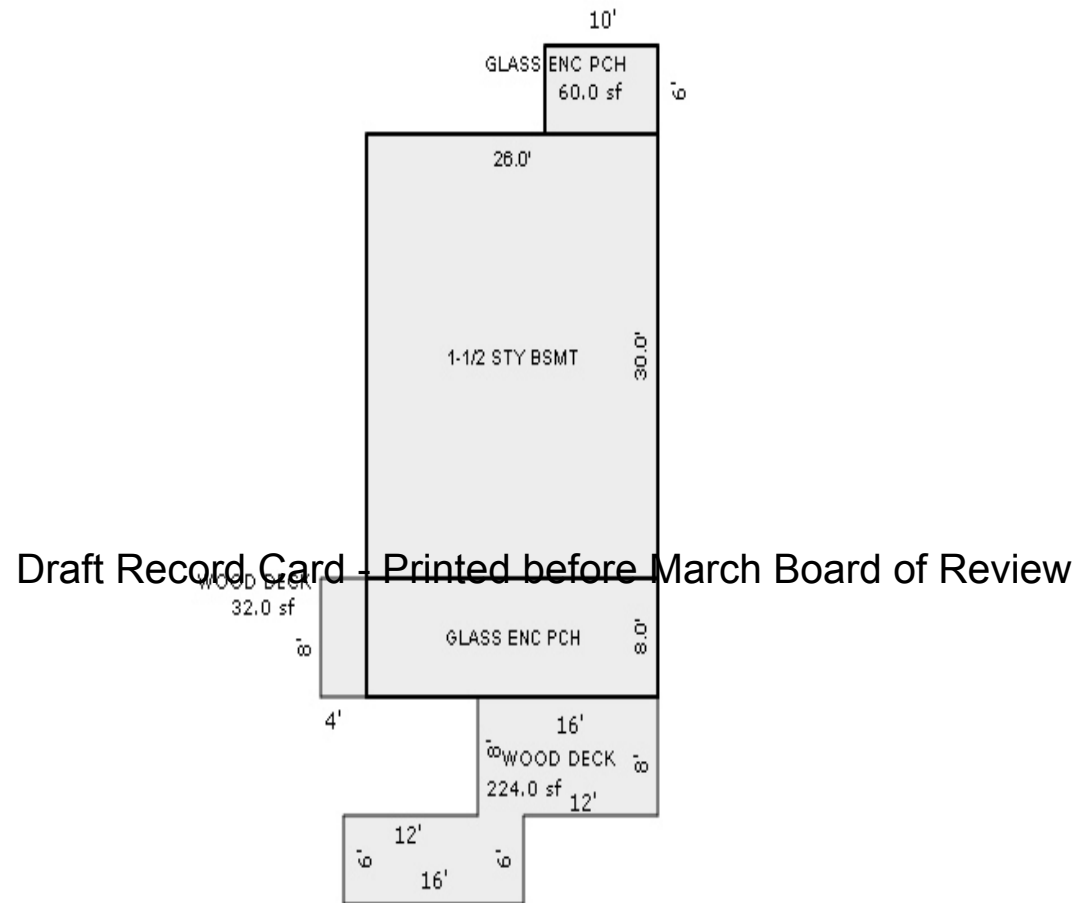
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	X Rolling	X Low	2017	23,800	47,700	71,500			58,500C
X High	X Landscaped	X Swamp	2016	23,800	45,600	69,400			57,979C
X Waterfront	X Wooded	X Pond	2015	23,800	46,600	70,400			57,806C
X Ravine	X Wetland	X Flood Plain	2014	24,800	39,300	64,100			56,896C
X PRIVATE RD									
Who	When	What							
TPC	03/30/2015	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 60 208 224	Type WGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace								
Building Style: 1.5S		Trim & Decoration					(12) Electric								
Yr Built Remodeled 1973 0		Ex	Ord	X	Min	200 Amps Service									
Condition for Age: Average		Lg	Ord	X	Small										
Room List		(5) Floors													
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost
X	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1.5	Story Siding	Basement	79.99	0.00	-0.32	780	62,143
Insulation		(7) Excavation		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			
Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		(13) Plumbing			Average Fixture(s)		630.00		1		630		
X	Many Avg. X Large Avg. X Small	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		Well, 50 Feet		1575.00		1		1,025
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood					(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1		1,415
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Concrete Floor					(16) Porches		Fireplace: Exterior 1 Story		3450.00		1		3,450
X	Asphalt Shingle	(9) Basement Finish					(16) Deck/Balcony		Treated Wood,Standard		6.65		224		1,490
Chimney: Brick		1 Recreation SF Living SF Walkout Doors No Floor SF					(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0,		Depr.Cost =		73,409		
X	Gable Hip Flat	10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(15) Fireplaces		Fireplace: Exterior 1 Story		1.300 => TCV of Bldg: 1 =		95,432		
		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8539 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
HEINRITZ CHERYL M ETAL	P.R.E. 0%					
53357 HAAS RD	MAP #:					
MENDON MI 49072	2017 Est TCV 101,054 TCV/TFA: 143.54					

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 126 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	55.00	100.00	0.9626	1.0000	900	100		47,648
Comments/Influences				55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 47,648								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	2.98	1.00	75	0	0			
	X			Shed: Wood Frame	8.79	1.00	120	50	527			
	X			Shed: Wood Frame	10.66	1.00	20	50	107			
	X			Total Estimated Land Improvements True Cash Value =								634

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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	23,800	26,700	50,500			42,934C
X	Rolling			2016	23,800	25,500	49,300			42,552C
X	Low			2015	23,800	24,300	48,100			42,425C
X	High			2014	24,800	20,500	45,300			41,757C
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
X	Ravine									
X	Wetland									
X	Flood Plain									
X	PRIVATE RD									
Who When What										
TPC 03/30/2015 INSPECTED										

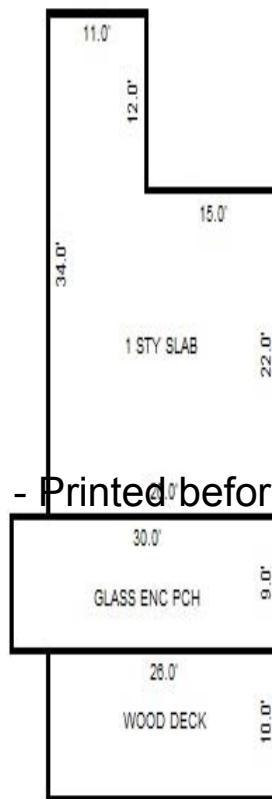
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 270 260	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	X Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1	Class: D Effec. Age: 35 Floor Area: 704 Total Base Cost: 45,255 Total Base New : 62,452 Total Depr Cost: 40,594 Estimated T.C.V: 52,772						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace							CnntyMult X 1.380		Bsmnt Garage:			
Yr Built 1957	Remodeled 0	Ex	X Ord	Min	(12) Electric			Stories Exterior Foundation		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost		
Condition for Age: Average		Lg	Ord	X Small	200 Amps Service			1 Story Siding		52.84	-10.31	0.48	704	30,279		
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments		(13) Plumbing		Rate		Size Cost			
Basement	1st Floor	Kitchen:		Ex.	X Ord.	Min	Average Fixture(s)		Average Fixture(s)		525.00		1 525			
2nd Floor	3 Bedrooms	Other:		No. of Elec. Outlets			Public Sewer		Public Sewer		912.00		1 912			
		Other:		Many	X Ave.	Few	Water/Sewer		Water/Sewer		2,425.00		1 2,425			
				(13) Plumbing			(14) Water/Sewer		(15) Built-Ins & Fireplaces							
				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			
				(8) Basement			(14) Water/Sewer		Fireplace: Wood Stove		950.00		1 950			
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer		(16) Porches		27.08		270 7,312			
				(9) Basement Finish			(14) Water/Sewer		(16) Deck/Balcony		6.22		260 1,617			
				Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer		Treated Wood,Standard		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)		Depr.Cost = 1.300 => TCV of Bldg: 1 =		40,594 52,772	
				(10) Floor Support			(14) Water/Sewer		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg: 1 =					
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: Block																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	QUIT CLAIM	2012-02361	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8545 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/10/2012					
RYAN STEVEN R & CHERYL L NORTHROP JOINT LIVING TRUST 8545 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #: 2017 Est TCV 205,150 TCV/TFA: 125.24					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 127 SAPPHIRE LAKE PLAT 2.			* Factors *								
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Sub 600 Plat 2	55.00	107.00	0.9626	1.0000	900	100		47,648
			55 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 47,648								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			D/W/P: Crushed Rock	1.24	1.00	240	0	0			
			Sewer								
			Electric								
			Gas								
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
			Total Estimated Land Improvements True Cash Value =								475

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	23,800	78,800	102,600			74,379C
TPC 03/30/2015 INSPECTED	2016	23,800	75,100	98,900			73,716C
	2015	23,800	69,100	92,900			73,496C
	2014	24,800	58,300	83,100			72,339C

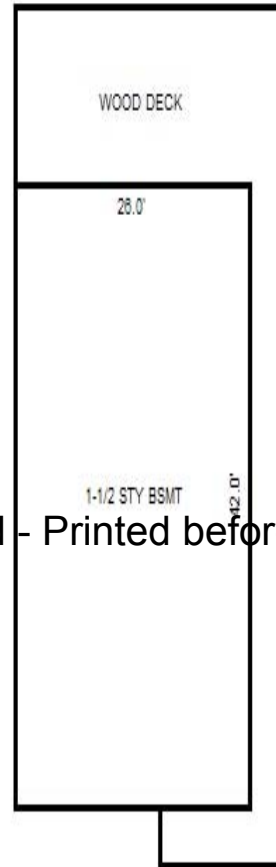
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 528	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
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: LOG		Trim & Decoration															
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition for Age: Average		Lg	X	Ord		Small	Doors			Solid	X	H.C.					
Room List		(5) Floors		Central Air Wood Furnace													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric													
				0			Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj			Size Cost				
	Wood/Shingle Aluminum/Vinyl Brick			Ex.	X	Ord.	Min	1.5	Story Cedar Logs	Basement	93.84	0.00	0.00	1092	102,473		
X	Log Insulation			No. of Elec. Outlets			Other Additions/Adjustments			Rate			Size Cost				
				Many	X	Ave.	Few	Walk out Basement Door(s)			775.00			1 775			
(2) Windows		(7) Excavation		(13) Plumbing			(13) Plumbing			Average Fixture(s)			1 760				
		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	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance			1915.00		1 1,915		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches			WPP, Standard			7.58		528 4,002		
X	Casement			(9) Basement Finish			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,			Depr.Cost =		125,621		
X	Double Glass Patio Doors	1		Recreation SF Living SF Walkout Doors No Floor SF			1			ECF (410- SAPPHIRE LAKE AREA)			1.250 => TCV of Bldg: 1 =			157,027	
X	Storms & Screens																
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
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.
KARR LARRY E & SANDRA D (	BARASA PATRICK D	229,900	10/21/2016	WD	Arms Length	2016-03505	PTA	100.0
KARR SANDRA DIANA	KARR LARRY E (LE)	0	07/06/2015	DC	CERTIFICATE OF DEATH	2015-00092		0.0
KARR LARRY E & SANDRA D (	KARR LARRY E & SANDRA D (	0	04/21/2011	WD	Reference	2011-01431WD	PTA	0.0
KARR LARRY E & SANDRA (H/	KARR LARRY E & SANDRA D	0	08/09/2007	WD	Not Qualified	2007/2971		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8561 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
BARASA PATRICK D 3377 W CARL CT ANN ARBOR MI 48105	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 179,460 TCV/TFA: 134.53					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 128 SAPPHIRE LAKE PLAT 2.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
EFF (53.66+53.66+45.2)/3 = 50.84	X		Sub 600 Plat 2	50.84	107.00	0.9934	1.0000	900	100	45,452

Public Improvements	Land Improvement Cost Estimates								
Dirt Road	Description								
Gravel Road	D/W/P: 3.5 Concrete								
Paved Road	Residential Local Cost Land Improvements								
Storm Sewer	Description								
Sidewalk	Rate CountyMult. Size %Good Cash Value								
Water	LAND IMPROVE 2500								
Sewer	Total Estimated Land Improvements True Cash Value =								
Electric	2,375								
Gas	2,375								

Standard Utilities	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Underground Utils.	2017	22,700	67,000	89,700			89,700S
	2016	22,700	64,000	86,700			66,262C
	2015	22,700	62,400	85,100			66,064C
	2014	15,300	57,700	73,000			65,024C



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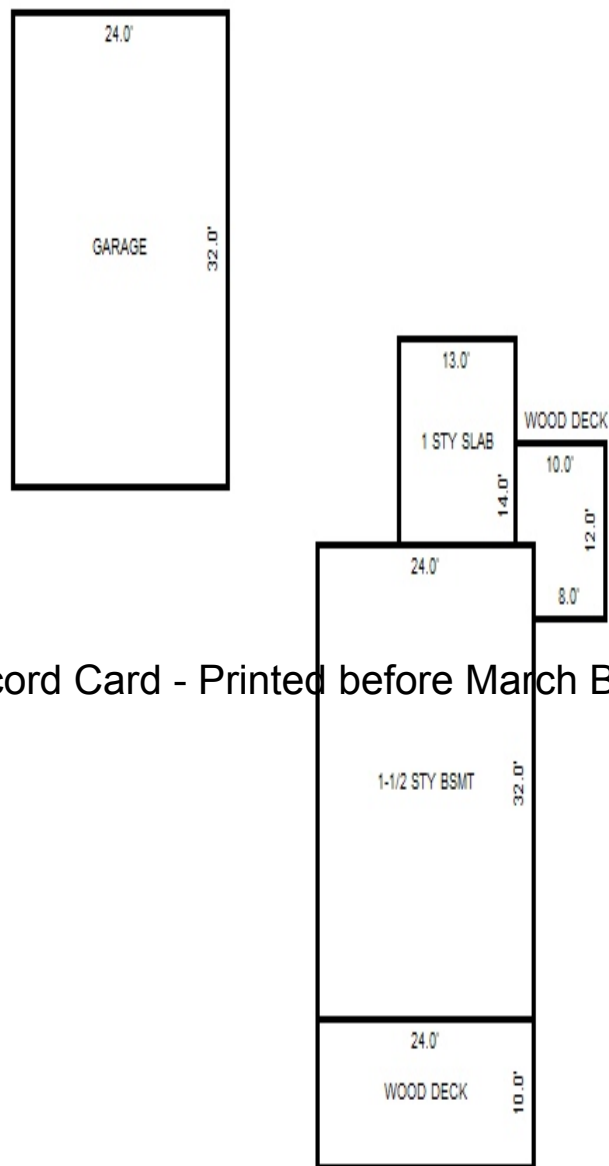
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 108 240	Type Treated Wood Treated Wood	Year Built: 1992 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: 768 % Good: 0 Storage Area: 0 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: 35 Floor Area: 1334 Total Base Cost: 114,052 Total Base New : 157,392 Total Depr Cost: 101,256 Estimated T.C.V: 131,633			CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 200 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost					
Yr Built 1970	Remodeled 0	Size of Closets		No./Qual. of Fixtures Ex. X Ord. Min			1.5 Story Siding			86.45 0.00 0.00			768 66,394					
Condition for Age: Average		Doors		No. of Elec. Outlets Many X Ave. Few			1 Story Siding			67.92 -11.93 0.00			182 10,190					
Room List		(5) Floors		(13) Plumbing Average Fixture(s) 3			Other Additions/Adjustments Walk out Basement Door(s)			775.00			1 775					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Sewer Public Sewer Well, 50 Feet			1162.00 1575.00			1 1,162 1 1,575					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 1 Story			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Interior 1 Story			1915.00 3250.00			1 1,915 1 3,250					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide 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		(16) Deck/Balcony Treated Wood, Standard			(16) Deck/Balcony Treated Wood, Standard			6.85			240 1,644					
X	Many Avg. X Large Avg. X Small	(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Separately Depreciated Items: Square footage # 2 is depreciated at 72 %Good... County Multiplier = 1.38 => Phy/Ab.+hy/Func/Econ/Comb.%Good= 7/100/100/100/7.0, (9) Basement Finish Basement Recreation Finish County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Separately Depreciated Items: Square footage # 2 is depreciated at 72 %Good... County Multiplier = 1.38 => Phy/Ab.+hy/Func/Econ/Comb.%Good= 7/100/100/100/7.0, (9) Basement Finish Basement Recreation Finish County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0,			760.00 760.00 1162.00 1575.00 1915.00 3250.00 6.85 15.47 350.00 350.00 11.45 11.45			1 760 1 2,400 1 1,162 1 1,575 1 1,915 1 3,250 240 1,644 768 11,881 1 350 91,759 10,190 14,062 984 950 10,878 15,011 7,505					
(2) Windows	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish 950 Recreation SF Living SF 1 Walkout Doors No Floor SF		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			11.45			950 10,878					
X	Gable Hip Flat	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			11.45			950 10,878					
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.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	WARRANTY DEED	2011-02680 WD	PTA	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	Not Qualified	2007/3975		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 45,452					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOTS 129 SAPPHIRE LAKE PLAT 2.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				Sub 600 Plat 2	50.84	104.00	0.9934	1.0000	900	100	45,452
				51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =							45,452

Comments/Influences

HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)

- 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
 - X Swamp
 - Wooded
 - Pond
 - X Waterfront
 - Ravine
 - Wetland
 - Flood Plain
 - X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,700	0	22,700			15,730C
2016	22,700	0	22,700			15,590C
2015	22,700	0	22,700			15,544C
2014	15,300	0	15,300			15,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011-02681	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8581 W SAPPHIRE AVE	School: LAKE CITY - 57020		New House	08/06/2015	2015-0344	100%
Owner's Name/Address	P.R.E. 0%					
ZUIDERVEEN MARY H LIVING TRUST 1771 E KELLY RD FALMOUTH MI 49632	MAP #:					
	2017 Est TCV 368,879 TCV/TFA: 146.38					

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 130 SAPPHIRE LAKE PLAT 2	X	Dirt Road		GROUP H \$800	50.84	102.00	1.0000	1.0000	800	100		40,672
Comments/Influences		Gravel Road		51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 40,672								
HOUSE APPEARS TO STRADDLE LOTS 129 & 130 (SAME OWNER)		Paved Road		Land Improvement Cost Estimates								
ADD SEWER FOR 05	X	Storm Sewer		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X	Sidewalk		D/W/P: 4in Ren. Conc.	4.21	1.00	640	0	0			
	X	Water		D/W/P: 4in Concrete	3.61	1.00	70	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			
		Curb		Total Estimated Land Improvements True Cash Value = 2,375								
		Standard Utilities										
		Underground Utils.										

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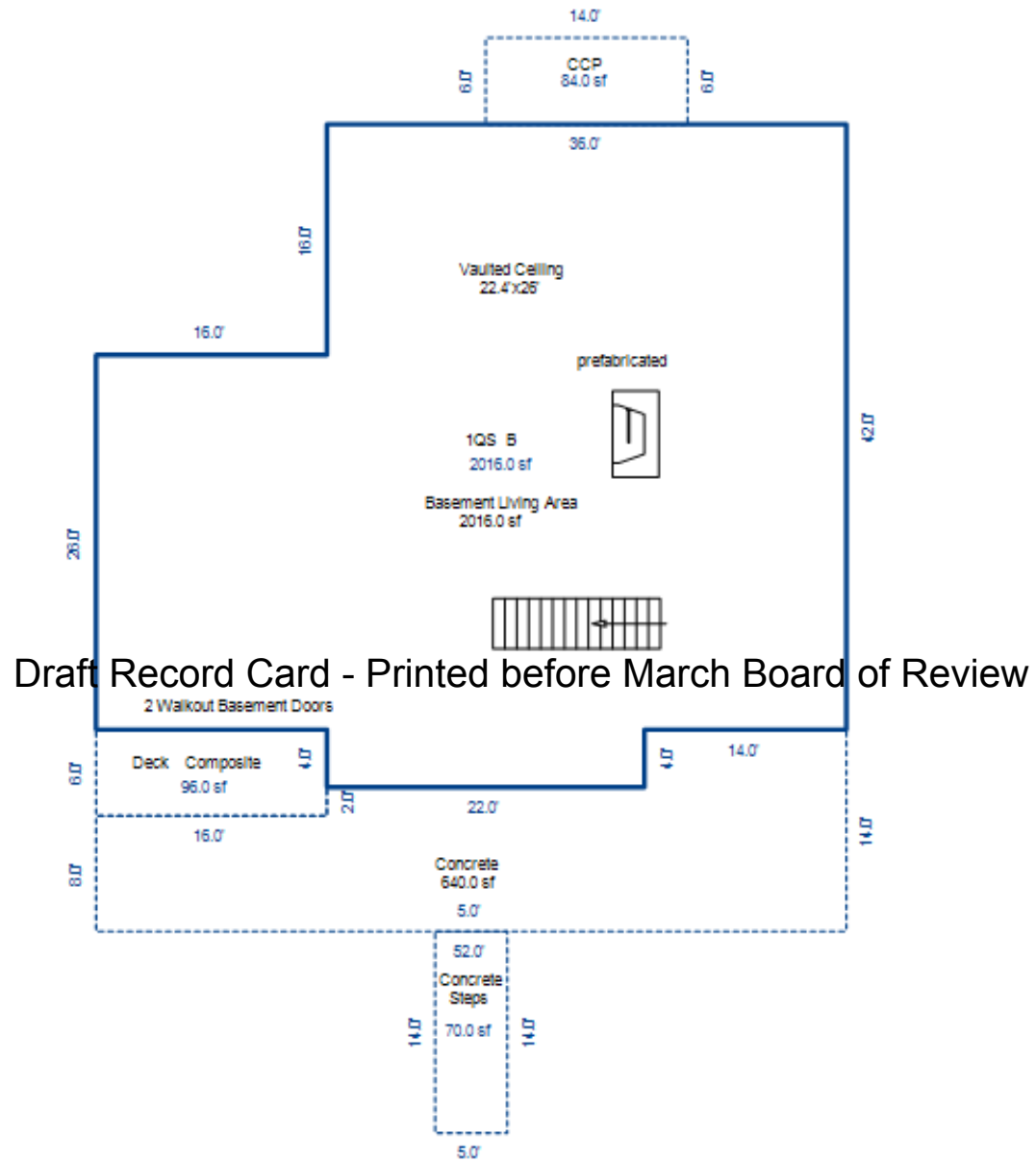
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	20,300	164,100	184,400			170,934C
X	Rolling		2016	22,900	85,000	107,900			97,755C
X	Low		2015	22,900	20,800	43,700			27,376C
X	High		2014	15,300	17,800	33,100			26,945C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow.	1	Interior 1 Story	Area	Type	Year Built:					
	Mobile Home			Wood	Coal	Steam		Cook Top		Interior 2 Story				84 CCP (1 Story) 95 WPP 96 Treated Wood	Car Capacity:			
	Town Home							Dishwasher		2nd/Same Stack						Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
	Duplex							Garbage Disposal		Two Sided								
	A-Frame							Bath Heater		Exterior 1 Story								
	Wood Frame							Vent Fan		Exterior 2 Story								
								Hot Tub		Prefab 1 Story								
								Unvented Hood		Prefab 2 Story								
								Vented Hood		Heat Circulator								
								Intercom		Raised Hearth								
				Jacuzzi Tub	Wood Stove													
Building Style: 1.25S				No Heating/Cooling	Direct-Vented Ga													
Yr Built	Remodeled																	
2016	0																	
Condition for Age: Average																		
Room List																		
Basement																		
1st Floor																		
2nd Floor																		
2 Bedrooms																		
(1) Exterior																		
Wood/Shingle																		
Aluminum/Vinyl																		
Brick																		
Insulation																		
(2) Windows																		
Many																		
Avg.																		
Few																		
Large																		
Avg.																		
Small																		
Wood Sash																		
Metal Sash																		
Vinyl Sash																		
Double Hung																		
Horiz. Slide																		
Casement																		
Double Glass																		
Patio Doors																		
Storms & Screens																		
(3) Roof																		
Gable																		
Hip																		
Flat																		
Asphalt Shingle																		
Chimney:																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011-02681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

Property Address		Class: 402 RESIDENTIAL-V		Zoning:		Building Permit(s)		Date		Number		Status					
W SAPPHIRE AVE		School: LAKE CITY - 57020		P.R.E. 0%													
Owner's Name/Address		MAP #:		2017 Est TCV 47,127													
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632		<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Vacant		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE													
Tax Description		Public Improvements		* Factors *		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value	
. SEC 10 T22N R8W LOT 131 SAPPHIRE LAKE PLAT 2.		X		Dirt Road		Sub 600 Plat 2		54.00		101.00		0.9697 1.0000		900 100		47,127	
Comments/Influences		X		Gravel Road		54 Actual Front Feet, 0.13 Total Acres		Total Est. Land Value =								47,127	
		X		Paved Road													
		X		Storm Sewer													
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
		X		Gas													
		X		Curb													
		X		Street Lights													
		X		Standard Utilities													
		X		Underground Utils.													
				Topography of Site													
		X		Level													
		X		Rolling													
				Low													
				High													
				Landscaped													
				Swamp													
				Wooded													
				Pond													
		X		Waterfront													
				Ravine													
				Wetland													
				Flood Plain													
		X		PRIVATE RD													
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2017		23,600		0		23,600		16,656C	
		TPC 03/30/2015 INSPECTED		2016		23,600		0		23,600						16,508C	
				2015		23,600		0		23,600						16,459C	
				2014		16,200		0		16,200						16,200S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	Multiple Reference	2008/2931		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020		Addition	04/02/2009	20090094	Complete
Owner's Name/Address	P.R.E. 0%					
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	MAP #:					
	2017 Est TCV 83,824 TCV/TFA: 349.27					

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 132 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	54.00	100.00	0.9697	1.0000	900	100	47,127
Comments/Influences			54 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 47,127							

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	23,600	18,300	41,900			37,084C
2016	23,600	17,500	41,100			36,754C
2015	23,600	17,200	40,800			36,645C
2014	24,300	13,400	37,700			36,068C

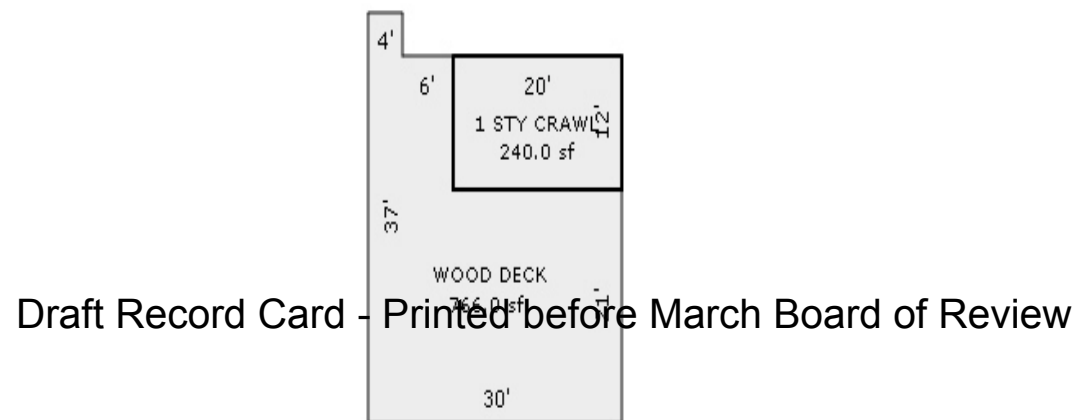
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 760	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration			X		Central Air Wood Furnace							
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	(12) Electric 200 Amps Service							
Condition for Age: Average		Lg	X	Ord		Small								
Room List		(5) Floors												
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:												
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures									
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min									
(2) Windows	Many Avg. Few	X	Large Avg. Small	No. of Elec. Outlets										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Many X Ave. Few									
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing									
X	Chimney:	(9) Basement Finish			(14) Water/Sewer									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:									
X	Stories	Joists: Unsupported Len: Cntr.Sup:			1									
Rate		Bsmnt-Adj		Heat-Adj		Size		Cost						
76.15		-11.17		-2.31		240		15,041						
Rate		Rate		Rate		Rate		Rate						
630.00		630.00		630.00		630.00		630.00						
1415.00		1415.00		1415.00		1415.00		1415.00						
5.85		5.85		5.85		5.85		5.85						
Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0,		Depr.Cost =		28,228		28,228		28,228						
ECF (410- SAPPHIRE LAKE AREA)		1.300 => TCV of Bldg:		1 =		36,697		36,697						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WROBLEWSKI RONALD (DECEAS	WROBLEWSKI S & JENNISON	0	11/04/2005	OTH	Not Qualified	06-0/3084		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8613 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WROBLEWSKI SUSAN J & JENNISON WILLIAM D & MARY ELLEN	MAP #:					
3253 SNOWDEN LANE	2017 Est TCV 104,881 TCV/TFA: 168.08					
Howell MI 48843						

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 133 SAPPHIRE LAKE PLAT 2.	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							45,000
			Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description		Rate	CountyMult.	Size	%Good	Cash Value	
			Sidewalk	D/W/P: Crushed Rock		1.22	1.00	240	0	0	
			Water	Shed: Wood Frame		9.85	1.00	120	50	591	
	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	0.5	95	475	
			Standard Utilities	Total Estimated Land Improvements True Cash Value =							1,066
			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	29,900	52,400			36,885C
	Low								
X	High	Landscaped							
	Swamp								
	Wooded								
	Pond								
X	Waterfront	Ravine							
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who When What			2017	22,500	29,900	52,400			36,885C
TPC 03/30/2015 INSPECTED			2016	22,500	28,600	51,100			36,556C
			2015	22,500	27,500	50,000			36,447C
			2014	22,500	23,300	45,800			35,874C

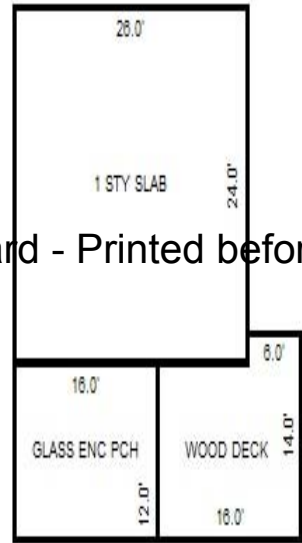
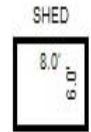
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 204	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame		(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 1967	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 100 Amps Service			1 Story Siding Slab			66.28	-11.74	0.00	624	34,033		
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 Public Sewer Water			Average Fixture(s) 630.00		1		630		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Tile		(14) Water/Sewer Public Sewer Water			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story			1025.00 1025.00		1 1		1,025 1,575		
(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		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 Treated Wood,Standard Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Separately Depreciated Items:			6.73		204		1,373		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Porches WGEP (1 Story), Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Total Depreciated Cost = ECF (410- SAPPHIRE LAKE AREA)			3450.00		1		3,450		
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 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Porches WGEP (1 Story), Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Total Depreciated Cost = ECF (410- SAPPHIRE LAKE AREA)			31.31		192		6,012		
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(16) Porches WGEP (1 Story), Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Total Depreciated Cost = ECF (410- SAPPHIRE LAKE AREA)			31.31		192		6,012		
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.
		167,500	11/01/2001	WD	Download	01-0:4621		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8633 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	MAP #:					
	2017 Est TCV 141,513 TCV/TFA: 157.24					

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 W'LY 1/2 OF LOT 134, LOT 135 & E'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	100.00	100.00	0.7579	1.0000	900	100		68,207
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 68,207								

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	34,100	36,700	70,800			67,805C
2016	34,100	36,400	70,500			67,201C
2015	34,100	32,900	67,000			67,000S
2014	45,000	28,300	73,300			68,580C

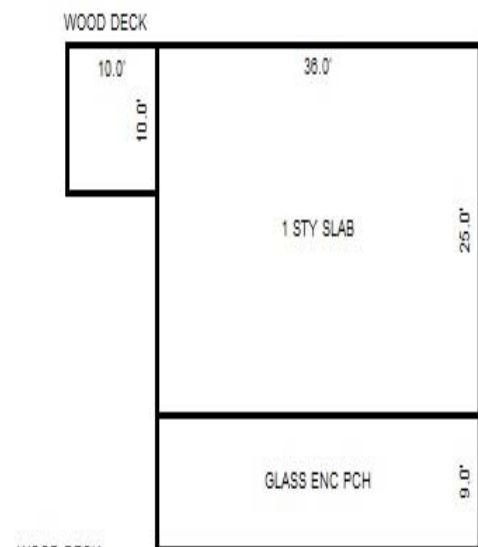
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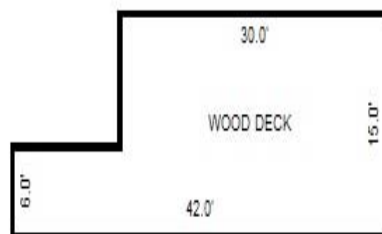
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 324 522 100 40	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration														
Yr Built Remodeled 1949 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 100 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 Story Siding Slab			68.63 -12.07 0.00			900 50,904			
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 Sewer Water Well			1162.00 27.88			1 1,162 1 1,575			
(2) Windows		(8) Basement		(14) Water/Sewer			(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			(14) Water/Sewer			(16) Porches CGEP (1 Story), Standard			27.88			324 9,033			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Deck/Balcony Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard			6.23 8.30 11.81			522 3,252 100 830 40 472			
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: VERTICAL LOG Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 61,089 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 73,306									
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer												
X	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.
WROBLEWSKI RONALD M (DECE	WROBLEWSKI S & JENNISON *	0	11/04/2005	OTH	Not Qualified	06-0/3084		0.0

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%					
WROBLEWSKI SUSAN J & JENNISON WILLIAM D & MARY ELLEN 3253 SNOWDEN LANE Howell MI 48843	MAP #:					
	2017 Est TCV 29,689					

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
			Sub 600 Plat 2	25.00	100.00	1.3195 1.0000	900 100		29,689
			25 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =						29,689

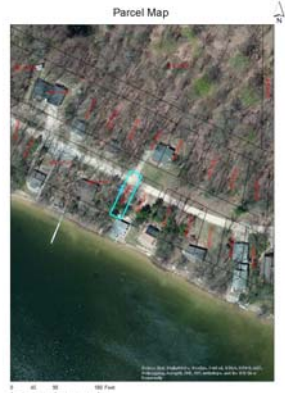
Tax Description
. SEC 10 T22N R8W E'LY 1/2 OF LOT 134
SAPPHIRE LAKE PLAT 2.

Comments/Influences

OWNS ADJOINING LOT 133

- 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 RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	14,800	0	14,800			7,425C
2016	14,800	0	14,800			7,359C
2015	14,800	0	14,800			7,337C
2014	11,300	0	11,300			7,222C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	Arms Length	2010_1265WD		100.0
		88,000	05/01/1998	WD	Download	03-0:5763		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8653 SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 130,283 TCV/TFA: 193.87					

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 137 & W'LY 1/2 OF LOT 136 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	75.00	100.00	0.8503	1.0000	900	100		57,394
Comments/Influences				75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 57,394								
ADD SEWER FOR 05 ADD WD FOR 07+2000 NEW... ADD WO BSM'T +500 AS ADD.N	X			Land Improvement Cost Estimates								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			D/W/P: Crushed Rock	1.24	1.00	240	0	0			
	X			D/W/P: 3.5 Concrete	3.44	1.00	60	0	0			
	X			Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
				Total Estimated Land Improvements True Cash Value = 475								

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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	28,700	36,400	65,100			60,275C
X	Rolling			2016	28,700	34,800	63,500			59,738C
X	Low			2015	28,700	35,600	64,300		64,300R	59,560C
X	High			2014	33,800	30,000	63,800		63,800R	58,623C
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
X	Ravine									
X	Wetland									
X	Flood Plain									
X	PRIVATE RD									
Who	When	What								
TPC	03/30/2015	INSPECTED								

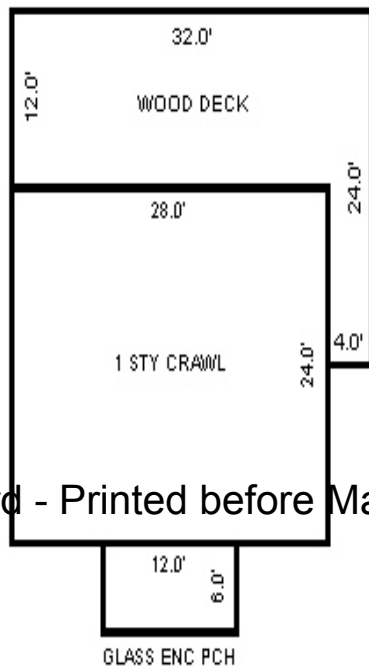
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 432	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													
Yr Built 1972		Remodeled 2006		Ex Ord X Min			Size of Closets			Lg Ord X Small		Doors Solid X H.C.			
Condition for Age: Average															
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service											
(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 73.29 -10.87 0.00		Size Cost 672 41,946			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 760.00			Rate 760.00		Size Cost 1 760			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Public Sewer 1162.00			(14) Water/Sewer Public Sewer 1162.00					1 1,162 1 1,575			
X	(2) Windows Many Avg. X Large Avg. X Small 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			(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 CGEP (1 Story), Standard 50.79			(16) Deck/Balcony Treated Wood, Standard 6.42					432 2,773			
X	(3) Roof Gable Hip Flat Asphalt Shingle	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer Public Water 1 Public Sewer 1 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 (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 =			Depr.Cost = 55,703		72,414			
X	Chimney: Metal	(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.

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. 100% 07/27/1994					
EGBERT EARL & MARY TRUST	MAP #:					
8675 W SAPPHIRE AVENUE	2017 Est TCV 45,000					
LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 138 SAPPHIRE LAKE PLAT 2.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			Sub 600 Plat 2	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							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	22,500	0	22,500			15,672C
2016	22,500	0	22,500			15,533C
2015	22,500	300	22,800			15,487C
2014	22,500	300	22,800			15,244C

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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
8675 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 07/27/1994					
EGBERT EARL & MARY TRUST 8675 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 131,065 TCV/TFA: 117.13					

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 139 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	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									
ADDEWER FOR 05			Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: Crushed Rock					1.20	1.00	120	0	0
	X		Residential Local Cost Land Improvements									
	X		Description					Rate	CountyMult.	Size	%Good	Cash Value
	X		LAND IMPROVE 1000					1000.00	1.00	0.3	95	285
	X		Total Estimated Land Improvements True Cash Value = 285									

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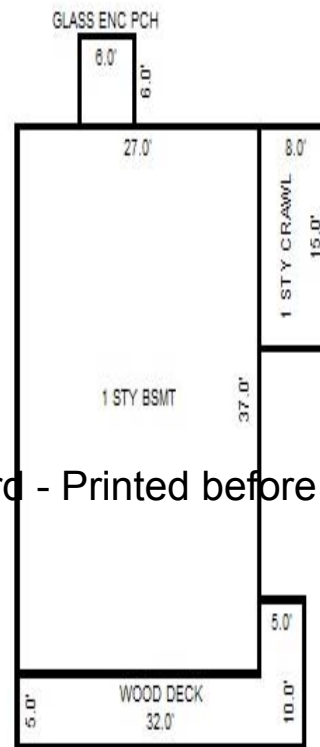
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	22,500	43,000	65,500			42,201C
TPC 04/27/2015 INSPECTED	2016	22,500	41,100	63,600			41,825C
	2015	22,500	35,500	58,000			41,700C
	2014	22,500	30,000	52,500			41,044C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	
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					1		30 185 80	CGEP (1 Story) Treated Wood Treated Wood	Class:	Exterior:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace						Class: D +10 Effec. Age: 35 Floor Area: 1119			CntyMult X 1.380		Bsmnt Garage:	
Yr Built 1943	Remodeled 0	Size of Closets		(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Total Base Cost: 73,360			X 1.380		Bsmnt Garage:	
Condition for Age: Average		Lg	X Ord	200 Amps Service			1 Story Siding Basement 52.10 0.00 1.66 999 53,706			Total Base New : 101,236			E.C.F.		Carport Area:	
Room List		(5) Floors		No./Qual. of Fixtures			1 Story Siding Crawl Space 52.10 -8.99 1.66 120 5,372			Total Depr Cost: 65,985			X 1.300		Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Other Additions/Adjustments Rate			Estimated T.C.V: 85,780						
(1) Exterior	X Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			(9) Basement Finish									
X	Insulation	X Tile		Many X Ave. Few			Basement Recreation Finish 9.65 350 3,378									
(2) Windows	X Many Avg. X Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(13) Plumbing									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 3 Fixture Bath Public Sewer Well, 50 Feet									
X	Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			(14) Water/Sewer									
(3) Roof	X Gable Hip Flat X Asphalt Shingle	350 Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
Chimney: Brick		(10) Floor Support		Lump Sum Items:			(15) Built-Ins & Fireplaces									
		Joists: Unsupported Len: Cntr.Sup:					Appliance Allowance 1235.00 1 1,235 Fireplace: Wood Stove 950.00 1 950 (16) Deck/Balcony Treated Wood,Standard 6.62 185 1,225 Treated Wood,Standard 8.08 80 646 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 63,843 Separately Depreciated Items: (16) Porches CGEP (1 Story), Standard 72.85 30 2,186 County Multiplier = 1.38 => Cost New = 3,016 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 2,141 Total Depreciated Cost = 65,985 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 85,780									

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARMENTER D BRIAN & JANET	PARMENTER D BRIAN & JANET	0	01/28/2015	WD	WARRANTY DEED	2015-00543	PTA	0.0
HILL	PARMENTER	244,000	10/01/2002	WD	Download	02-0:4601		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8695 W SAPPHIRE AVE	School: LAKE CITY - 57020		Reroof	08/30/2013	2013-0412	100%
Owner's Name/Address	P.R.E. 0%					
PARMENTER D BRIAN & JANET S 9566 W KROUSE ROAD OVID MI 48866	MAP #:					
	2017 Est TCV 233,292 TCV/TFA: 166.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
SEC 10 T22N R8W LOTS 140, 141, 174, 175 & 176. SAPPHIRE LAKE PLAT 2.	X		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	90.00	100.00	0.7905	1.0000	900 100		64,029
			<Site Value B> Back Lots	600				6000 100	LOT 174	6,000
			<Site Value F> GROUP F15K/SITE					15000 100	LOTS 175 & 176	15,000
			231 Actual Front Feet, 0.54 Total Acres		Total Est. Land Value =					85,029

Comments/Influences	X Sewer	X Electric	X Gas	Curb	Street Cuts	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
NEW ADD'N & BSM'T FOR 96 98 COMBO OF 141 & BACK LOTS 174, 175, 176 FOR 99	X	X	X					Description	Rate	CountyMult.	Size	%Good	Cash Value
								D/W/P: 4in Ren. Conc.	4.21	1.00	1000	0	0
								Fencing: Wd, Split, 2 Rail	8.01	1.00	50	0	0
								Shed: Wood Frame	13.05	1.00	51	50	333
								Street Cuts	11.66		147	50	779
								Residential Local Cost Land Improvements					
								Description	Rate	CountyMult.	Size	%Good	Cash Value
								LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375
								Total Estimated Land Improvements True Cash Value = 3,487					

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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 RD							

Who	When	What	2017	2016	2015	2014
TPC	03/30/2015	INSPECTED	42,500	42,500	31,000	49,500
TPC	05/30/2014	INSPECTED	74,100	70,900	71,300	59,000
			116,600	113,400	102,300	108,500
			103,529C	102,606C	102,300S	104,444C

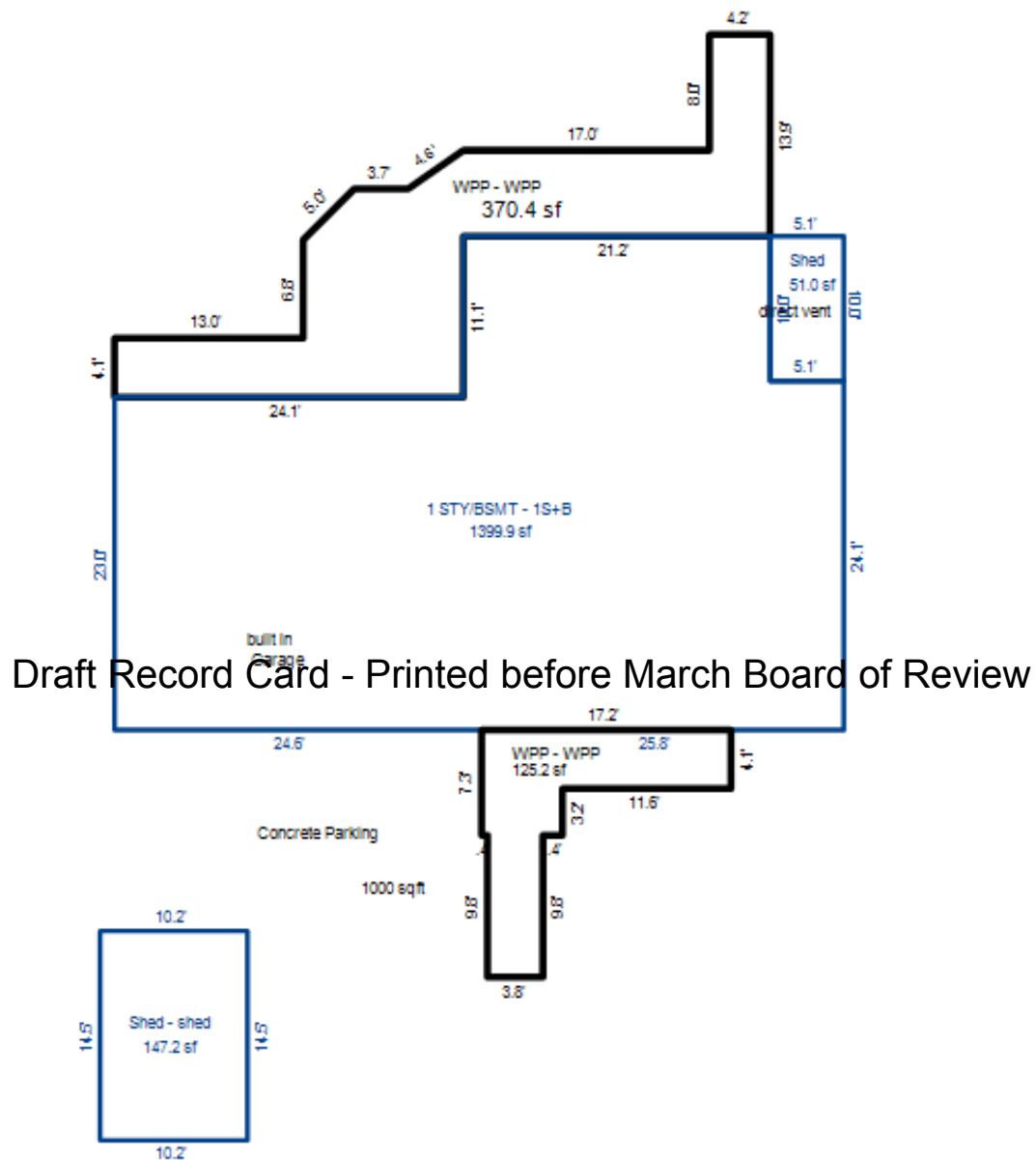
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:		
	Mobile Home			Wood	Coal	Steam		Cook Top					Interior 2 Story	370	WPP	Class:
	Town Home	0 Front Overhang	X	Forced Air w/o Ducts				Dishwasher	2nd/Same Stack	24	WCP (1 Story)	Class:	Exterior:		
	Duplex	0 Other Overhang		Forced Air w/ Ducts				Garbage Disposal	Two Sided	101	WPP	Brick Ven.:	Stone Ven.:		
	A-Frame	(4) Interior	Forced Hot Water				Bath Heater	Exterior 1 Story	316	Treated Wood	Common Wall:	Foundation:			
X	Wood Frame	X Drywall	Electric Baseboard				Vent Fan	Exterior 2 Story	48	Treated Wood	Finished ?:	Auto. Doors:			
		Plaster	Elec. Ceil. Radiant				Hot Tub	Prefab 1 Story			Mech. Doors:	Area:			
		Wood T&G	Radiant (in-floor)				Unvented Hood	Prefab 2 Story			% Good:	Storage Area:			
Building Style:		Trim & Decoration		Radiant (in-floor)				Vented Hood	Heat Circulator			No Conc. Floor:			
	1S	Ex	X	Ord			Intercom	Raised Hearth			Bsmnt Garage: 2 Car				
Yr Built	Remodeled	Size of Closets		Electric Wall Heat				Wood Stove			Carpport Area:				
1966	1995	Lg	X	Ord			Space Heater	Direct-Vented Ga			Roof:				
Condition for Age:		Doors	Solid	X	H.C.	Wall/Floor Furnace			Class: C +5		CntyMult				
Average		No Heating/Cooling		Forced Heat & Cool				Jacuzzi repl.Tub	Effic. Age: 35		X 1.380				
Room List		(5) Floors		Central Air				Oven	Floor Area: 1399		X 1.300				
	Basement	Kitchen:		Wood Furnace				Microwave	Total Base Cost: 124,154						
	1st Floor	Other:		(12) Electric				Standard Range	Total Base New : 171,333						
	2nd Floor	Other:		200 Amps Service				Self Clean Range	Total Depr Cost: 111,367						
	3 Bedrooms	(6) Ceilings		No./Qual. of Fixtures				Sauna	Estimated T.C.V: 144,776						
		X Drywall		Ex. X Ord. Min				Trash Compactor							
(1) Exterior	Wood/Shingle			No. of Elec. Outlets				Central Vacuum							
	Aluminum/Vinyl			Many X Ave. Few				Security System							
	Brick	(7) Excavation		(13) Plumbing											
	Insulation	Basement: 0 S.F.		Average Fixture(s)											
(2) Windows		Crawl: 0 S.F.		2 3 Fixture Bath											
		Slab: 0 S.F.		1 2 Fixture Bath											
X	Many Avg. Few	Height to Joists: 0.0		(8) Basement											
	X Large Avg. Small			8 Conc. Block											
				Poured Conc.											
				Stone											
X	Wood Sash			Treated Wood											
	Metal Sash			Concrete Floor											
	X Vinyl Sash			(9) Basement Finish											
	X Double Hung			528 Recreation SF											
	X Horiz. Slide			Living SF											
	Casement			1 Walkout Doors											
	Double Glass			No Floor SF											
X	Patio Doors			(14) Water/Sewer											
	X Storms & Screens			1 Public Water											
(3) Roof				1 Public Sewer											
X	Gable			1 Water Well											
	Hip			1000 Gal Septic											
	Flat			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.
MAILLARD KEVIN L & CATHRY	WRBELIS CHRISTOPHER & CHR	130,000	09/25/2008	WD	Arms Length	2008/3322		100.0
		110,000	06/01/2001	WD	Download	01-0:2281		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8705 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WRBELIS CHRISTOPHER & CHRISTINE 7753 SPRING POINT CT Rockford MI 49341	MAP #:					
	2017 Est TCV 105,990 TCV/TFA: 121.55					

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 142 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	43.99	103.00	1.0525	1.0000	900	100		41,674
Comments/Influences				39 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 41,674								
LOT IS NEXT TO BEACH ACCESS PATH				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	3.20	1.00	136	0	0			
	X			Shed: Wood Frame	11.23	1.00	64	71	510			
	X			Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
				Total Estimated Land Improvements True Cash Value = 985								

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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	20,800	32,200	53,000			38,233C
X	Rolling			2016	20,800	30,800	51,600			37,892C
X	Low			2015	19,400	29,700	49,100			37,779C
X	High			2014	17,600	23,800	41,400			37,185C
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
X	Ravine									
X	Wetland									
X	Flood Plain									
X	PRIVATE RD									
Who	When	What								
TPC	03/30/2015	INSPECTED								
TPC	05/30/2014	INSPECTED								

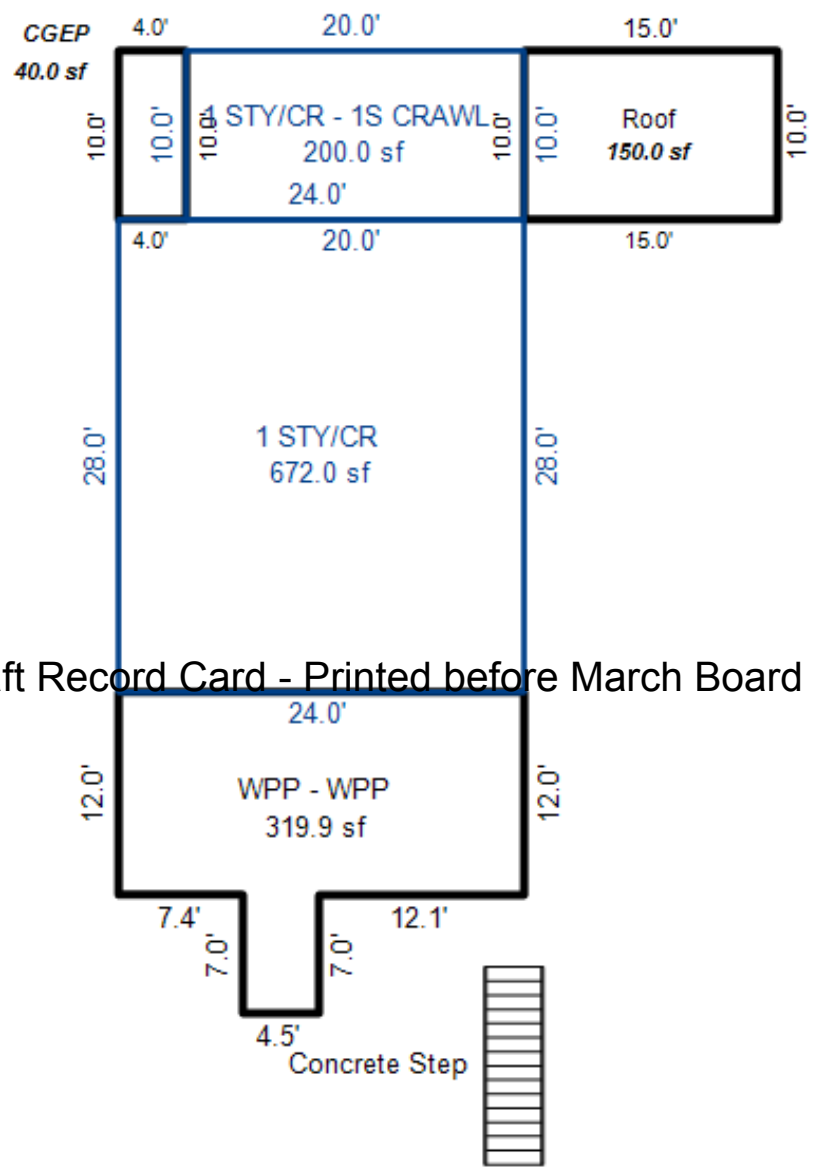
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*** Information herein deemed reliable but not guaranteed***

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 40 319 150	Type CGEP (1 Story) WPP Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration			Ex	Ord	X	Min						
Yr Built 1963	Remodeled 0	Size of Closets			Lg	Ord	X	Small						
Condition for Age: Average			Doors		Solid	X	H.C.							
Room List		(5) Floors			Central Air Wood Furnace									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric 200 Amps Service									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. X Ord. Min			1	1	1	1	1	1	1
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				No. of Elec. Outlets Many X Ave. Few			1	1	1	1	1	1	1
(2) Windows		(7) Excavation			(13) Plumbing Average Fixture(s) 1			1	1	1	1	1	1	1
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	1	1	1	1	1	1
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			1	1	1	1	1	1	1
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			1	1	1	1	1	1	1
X	Gable Hip Flat		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1	1	1	1	1	1	1
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:									
Chimney: Brick														

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8715 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
ODREN RONALD G 8715 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 263,229 TCV/TFA: 119.11					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
SEC 10 T22N R8W LOTS 143, 172 & 173. SAPPHIRE LAKE PLAT 2.			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	900 100		45,538
			<Site Value B> Back Lots	600				6000 100		6,000
			<Site Value B> Back Lots	600				6000 100		6,000
			148 Actual Front Feet, 0.35 Total Acres						Total Est. Land Value =	57,538

Comments/Influences	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates						
50X38 GRG ? FOR 03 (PERMIT?) GSA TO OHG FOR 04 @ 45% HAS BATH ETC 01 COMBO OF 172 & 173 FOR 02				Residential Local Cost Land Improvements						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 3.5 Concrete	3.44	1.00	472	0	0	
				D/W/P: Crushed Rock	1.24	1.00	288	0	0	
				Standard Utilities						
				LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
				Total Estimated Land Improvements True Cash Value =						950

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
X 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	28,800	102,800	131,600			106,555C
TPC	03/30/2015	INSPECTED	2016	28,800	98,100	126,900			105,605C
TPC	05/30/2014	INSPECTED	2015	20,900	107,300	128,200			105,290C
			2014	29,000	91,700	120,700			103,632C

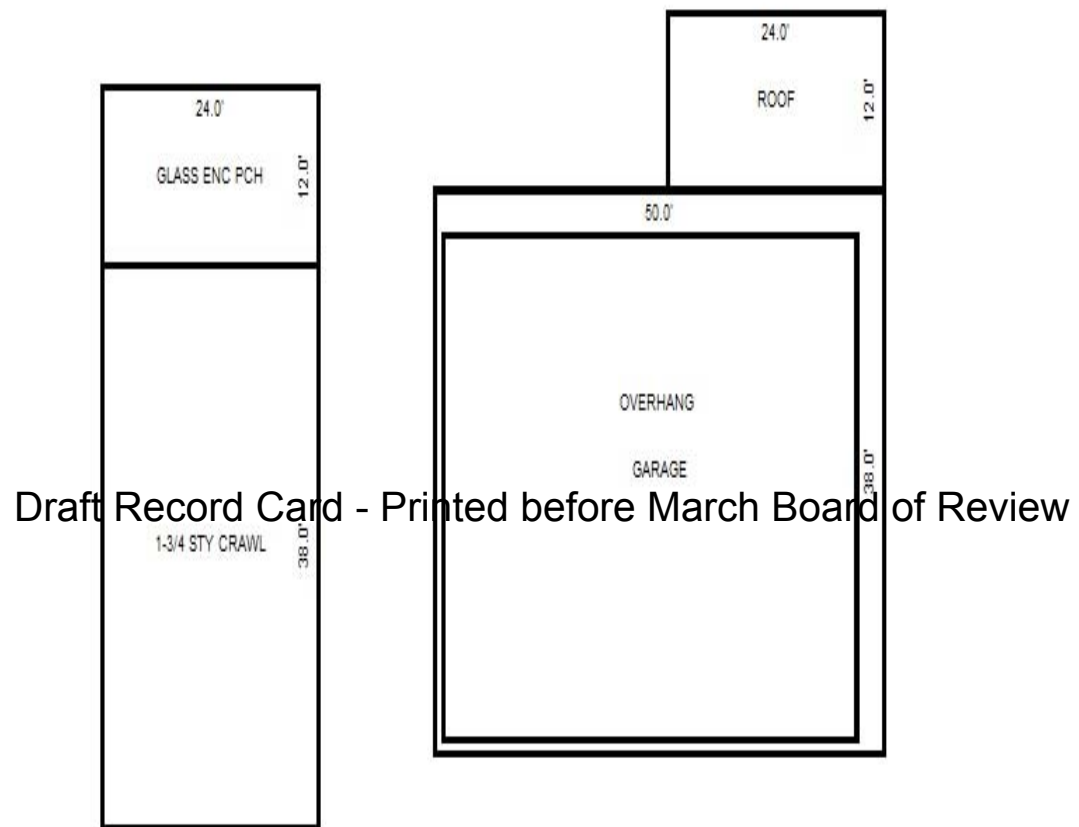
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	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	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Class: C -5 Effec. Age: 29 Floor Area: 1596		CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage:			
Yr Built 1987	Remodeled 0	Ex X Ord Min		(12) Electric			1.75 Story Siding Crawl Space 94.46 -9.52 0.00			Total Base Cost: 98,320		Total Base New : 135,682		Total Depr Cost: 96,334		Estimated T.C.V: 125,234	
Condition for Age: Average		Lg X Ord Small		200 Amps Service			Other Additions/Adjustments			Rate		Size		Cost			
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)		1		760			
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			(14) Water/Sewer			3 Fixture Bath		1		2,400			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Well, 100 Feet			2700.00		1		2,700			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			(15) Built-Ins & Fireplaces			Appliance Allowance		1915.00		1 1,915			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			(16) Porches			WGEP (1 Story), Standard		28.10		288 8,093			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0,			Fireplace: Interior 2 Story		3825.00		1 3,825			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			ECF (410- SAPPHIRE LAKE AREA)			1.300 => TCV of Bldg:		1		125,234			
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Block																	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 288	Type Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1900 % Good: 0 Storage Area: 950 No Conc. Floor: 0				
	Wood Frame	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C -5 Effec. Age: 29 Floor Area: 614			CntyMult X 1.380 E.C.F. X 1.250	Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Trim & Decoration					Central Air Wood Furnace		Rate	Bsmnt-Adj	Heat-Adj	Size	Cost			
Yr Built 2003	Remodeled 0	Ex	Ord	Min				(12) Electric	1	0.00	0.00	614	26,672			
Condition for Age: Average		Lg	Ord	Small				0	Other Additions/Adjustments	Rate		Size	Cost			
Room List		(5) Floors					No./Qual. of Fixtures	Stories	Exterior	Foundation						
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:					Ex.	1	Siding	Overhang	43.44					
(1) Exterior		(6) Ceilings					Ord.	Other Deck/Balcony								
Wood/Shingle Aluminum/Vinyl Brick							Min	(16) Deck/Balcony								
							Many	Roof Cover Only,Standard		9.80		288	2,822			
Insulation		(7) Excavation					Ave.	(17) Garages								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Few	Class:C, Exterior: Siding, Foundation: 18 Inch (Finished)				1900	30,970			
Many Avg. Few	Large Avg. Small	(8) Basement					1	Mechanical Doors		350.00		2	700			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					3	Storage area over garage		3.95		950	3,753			
(3) Roof		(9) Basement Finish					2	Notes: ON LOTS 172 & 173 ACCROSS THE STREET								
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors No Floor SF					Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 63,606								
Asphalt Shingle		(10) Floor Support					(14) Water/Sewer	ECF (410- SAPPHIRE LAKE AREA)		1.250 => TCV of Bldg: 2 =			79,507			
Chimney:		Joists: Unsupported Len: Cntr.Sup:					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.
PLEVINS	WHITNEY STEVEN & DARLENE	136,000	10/31/2003	WD	WARRANTY DEED		MLS	100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
8725 W SAPPHIRE AVE	School: LAKE CITY - 57020									
Owner's Name/Address	P.R.E. 0%									
WHITNEY STEVEN & DARLENE 14191 OAK AVENUE KENT CITY MI 49330	MAP #:									
	2017 Est TCV 109,120 TCV/TFA: 86.60									
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	900	100	45,538
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,538							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.20	1.00	961	0	0		
			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							
			Standard Utilities							
			Underground Utils.							
			Topography of Site							
			X Level							
			X Rolling							
			Low							
			X High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			X Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			X PRIVATE RD							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2017	22,800	31,800	54,600			49,829C	
			2016	22,800	31,500	54,300			49,385C	
			2015	22,800	31,100	53,900			49,238C	
			2014	23,000	26,500	49,500			48,463C	
			Who	When	What					
			TPC	03/30/2015	INSPECTED					
			TPC	05/30/2014	INSPECTED					

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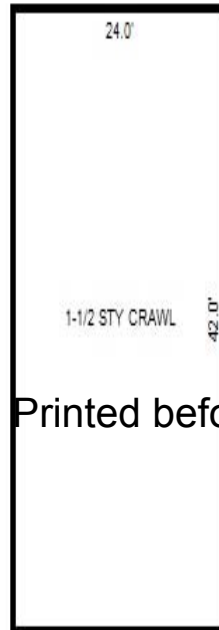
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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	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	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 Remodeled 1958 0		Ex Ord X Min		(12) Electric										
Condition for Age: Average		Lg Ord X 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 4 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min			1.25 Story Siding		Crawl Space 68.71		-8.74 0.00		1008 60,450	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments		Rate		Rate		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			(13) Plumbing		Average Fixture(s)		630.00		1 630	
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		1025.00		1 1,025	
(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		1415.00		1 1,415	
X	Many Avg. 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			Fireplace: Exterior 1 Story		3450.00		1 3,450			
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			Notes: VERTICAL LOG Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, Depr.Cost = 52,025 ECF (410- SAPPHERE LAKE AREA) 1.200 => TCV of Bldg: 1 = 62,431							
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer							
Chimney: Brick				Lump Sum Items:										

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8735 W SAPPHIRE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 06/14/2000					
Owner's Name/Address	MAP #:					
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	2017 Est TCV 235,375 TCV/TFA: 98.07					

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 145 SAPPHIRE LAKE PLAT 2.	X		Sub 600 Plat 2	51.00	101.00	0.9921	1.0000	900	100		45,538	
Comments/Influences			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 45,538									
TOTAL REMODEL UPPER STY, 1S/CR, GRG. 3 PORCHES COMP FOR 00	X		Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete					3.44	1.00	912	0	0
			Shed: Wood Frame					11.23	1.00	110	95	1,173
			Residential Local Cost Land Improvements									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 2500					2500.00	1.00	1.0	95	2,375
			Total Estimated Land Improvements True Cash Value = 3,548									

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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 RD							
Who When What	2017	22,800	94,900	117,700			87,229C
TPC 03/30/2015 INSPECTED	2016	22,800	90,500	113,300			86,451C
TPC 05/30/2014 INSPECTED	2015	22,800	85,600	108,400			86,193C
	2014	23,000	68,400	91,400			84,836C

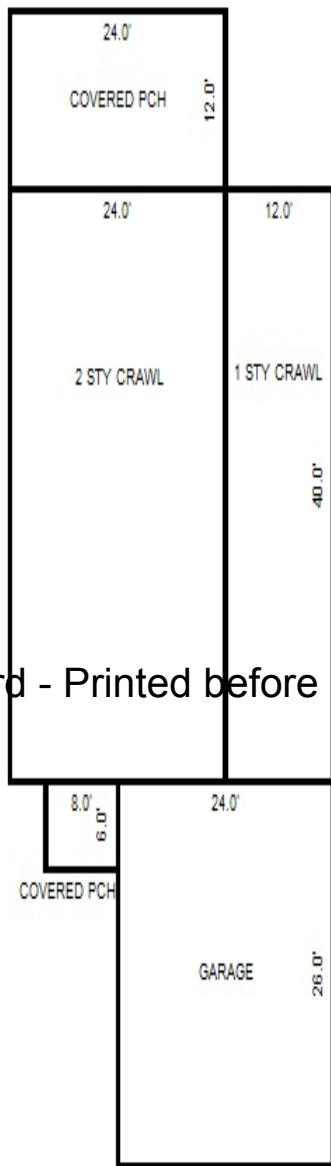
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 48 288	Type CCP (1 Story) CCP (1 Story) Pine	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % 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: 2S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +5 Effec. Age: 30 Floor Area: 2400 Total Base Cost: 154,276 Total Base New : 212,901 Total Depr Cost: 149,031 Estimated T.C.V: 186,289		CntyMult X 1.380 E.C.F. X 1.250		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1967	Remodeled 1998	Size of Closets Lg Ord X Small		(12) Electric 0 Amps Service			2 Story Siding Crawl Space 104.86 -9.32 0.00 960 91,718			Floor Area: 2400					
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex X Ord Min			1 Story Siding Crawl Space 66.33 -9.32 0.00 480 27,365			Total Base Cost: 154,276		X 1.380			
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Rate			Total Base New : 212,901		E.C.F. X 1.250			
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Tile		(13) Plumbing Average Fixture(s) 760.00			(13) Plumbing Average Fixture(s) 760.00			Total Depr Cost: 149,031					
(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 Lump Sum Items:			(14) Water/Sewer Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)			Estimated T.C.V: 186,289					
X	Insulation	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story			Total Base Cost: 154,276		X 1.380			
(2) Windows	Many X Large Avg. Avg. Few Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Porches CCP (1 Story), Standard CCP (1 Story), Standard Pine w/Roof,Standard			(16) Porches CCP (1 Story), Standard CCP (1 Story), Standard Pine w/Roof,Standard			Total Base New : 212,901		E.C.F. X 1.250			
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:		(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)			Total Base Cost: 154,276		X 1.380			
(3) Roof	X Gable Hip Flat Asphalt Shingle	Chimney: Block		(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)			(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)			Total Base Cost: 154,276		X 1.380			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITTAKER JACQUELINE J	WHITTAKER JACQUELINE J	5	06/16/2016	QC	RELATED PARTY	2016-02557		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
8745 W SAPPHIRE AVE	School: LAKE CITY - 57020								
Owner's Name/Address	P.R.E. 0%								
WHITTAKER JACQUELINE J 16610 B DRIVE SOUTH MARSHALL MI 49068	MAP #:								
	2017 Est TCV 113,954 TCV/TFA: 110.42								
	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900 100	46,072
			52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value =						46,072
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.20	1.00	410	71	932	
			Total Estimated Land Improvements True Cash Value =						932
			Topography of Site						
			Level						
			X Rolling						
			Low						
			X High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			X Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			X PRIVATE RD						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	23,000	34,000	57,000			41,707C
			2016	23,000	33,500	56,500			41,335C
			2015	23,000	33,300	56,300			41,212C
			2014	23,400	32,200	55,600			40,563C
			Who	When	What				
			TPC	03/30/2015	INSPECTED				
			TPC	05/30/2014	INSPECTED				

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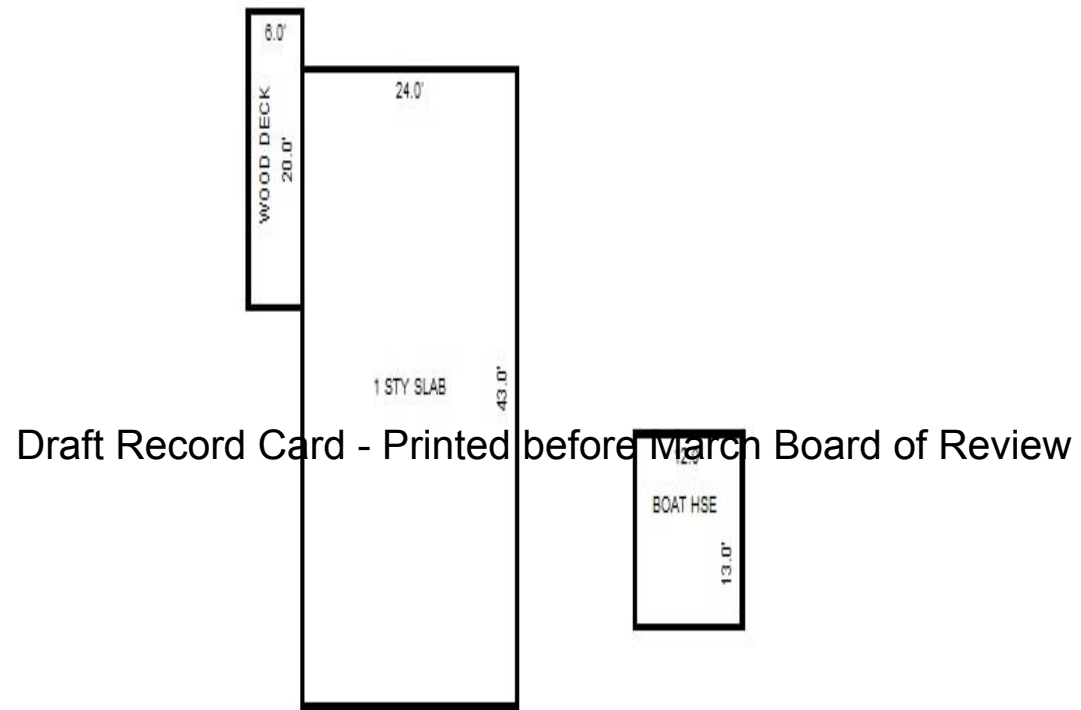
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type Treated Wood	Year Built: 1961 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 156 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1961	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											
		(6) Ceilings		No./Qual. of Fixtures											
(1) Exterior				Ex. X Ord. Min											
	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets											
X	Block Insulation	(7) Excavation		Many X Ave. Few											
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X	Many Avg. X Few	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											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF											
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle			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.
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	PROBATE COURT	2015-02859	PTA	0.0
		142,500	06/01/2001	WD	Download	01-0:2508		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
8757 W SAPPHIRE AVE	School: LAKE CITY - 57020								
Owner's Name/Address	P.R.E. 0%								
BAKER RONALD & NORMA 1945 NOBLE RD WILLIAMSTON MI 48895	MAP #:								
	2017 Est TCV 157,128 TCV/TFA: 136.40								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 147 SAPPHIRE LAKE PLAT 2.	Public Improvements		* Factors *						
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X Gravel Road		Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900 100	46,072
	Paved Road		52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 46,072						
	Storm Sewer		Land Improvement Cost Estimates						
	X Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	Water		Shed: Wood Frame	12.07	1.00	80	74	715	
	X Sewer		Total Estimated Land Improvements True Cash Value = 715						
	X Electric		<div style="text-align: center; font-size: 24px; font-weight: bold; opacity: 0.5;">Draft Record Card - Printed before March Board of Review</div>						
	X Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site								
	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling		2017	23,000	55,600	78,600			60,275C
	Low								
	X High		2016	23,000	53,100	76,100			59,738C
	Landscaped		2015	23,000	50,200	73,200			59,560C
	Swamp		2014	23,400	43,000	66,400			58,623C
	Wooded								
	Pond								
	X Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	X PRIVATE RD								
	Who	When	What						
	TPC	03/30/2015	INSPECTED						
	TPC	05/30/2014	INSPECTED						



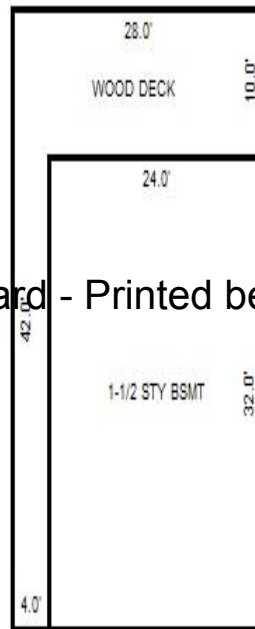
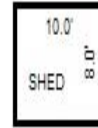
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 408	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1	Class: C Effec. Age: 25 Floor Area: 1152 Total Base Cost: 82,007 Total Base New : 113,170 Total Depr Cost: 84,877 Estimated T.C.V: 110,341				
Building Style: 1.5S		Trim & Decoration													
Yr Built 1984		Remodeled 0		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Condition for Age: Average															
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 200 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1.5 Story Siding Basement			Rate Bsmnt-Adj Heat-Adj 90.42 0.00 0.00		Size Cost 768 69,443			
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			
X	Insulation	(7) Excavation		(13) Plumbing Average Fixture(s) 3 Fixture Bath 410-Septic Tank			Rate 760.00 2400.00			Size Cost 1 760 1 2,400					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Rate 1162.00 1575.00			Size Cost 1 1,162 1 1,575					
X	Many Avg. X Large Avg. X Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Wood Stove			Rate 1915.00 1350.00		Size Cost 1 1,915 1 1,350			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony Treated Wood, Standard			Rate 6.44		Size Cost 408 2,628		Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0, Depr.Cost = 84,877 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 110,341	
(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:											
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.
OLSON MATHEW K & NATALIE	PARSONS CHARLES & SUSAN (	193,000	10/24/2005	WD	Arms Length	05-0/4281		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8767 W SAPPHIRE AVE	School: LAKE CITY - 57020		REPAIR	07/05/2013	2013-0280	100%

Owner's Name/Address	MAP #:
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651	2017 Est TCV 152,172 TCV/TFA: 172.14

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE																											
PARSONS CHARLES & SUSAN 8670 W JENNINGS RD P O BOX 499 Lake City MI 49651			<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>Sub 600 Plat 2</td> <td>52.00</td> <td>104.00</td> <td>0.9844</td> <td>1.0000</td> <td>900</td> <td>100</td> <td></td> <td>46,072</td> </tr> <tr> <td colspan="8">52 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 46,072</td> </tr> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072	52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 46,072
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072																						
52 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 46,072																						

Tax Description	X Electric	X Gas	Rate	CountyMult.	Size	%Good	Cash Value
. SEC 10 T22N R8W LOT 148 SAPPHIRE LAKE PLAT 2.			2500.00	1.00	1.0	95	2,375

Comments/Influences	Standard Utilities	Underground Utils.	Topography of Site
ADD SEWER FOR 05			<p>Level</p> <p>X Rolling</p> <p>Low</p> <p>X High</p> <p>Landscaped</p> <p>Swamp</p> <p>Wooded</p> <p>Pond</p> <p>X Waterfront</p> <p>Ravine</p> <p>Wetland</p> <p>Flood Plain</p> <p>X PRIVATE RD</p>



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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	2017	23,000	53,100	76,100			58,187C
TPC	05/30/2014	INSPECTED	2016	23,000	50,700	73,700			57,668C
			2015	23,000	48,100	71,100			57,496C
			2014	23,400	40,000	63,400			56,591C

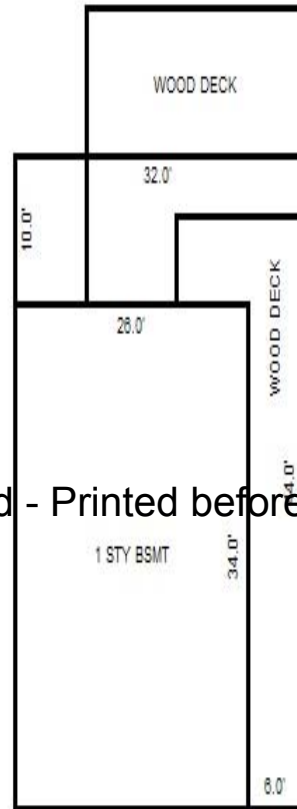
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 524 396	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall 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 X Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Trim & Decoration			Central Air Wood Furnace										
Yr Built 1981	Remodeled 0	Ex	X Ord	Min											
Condition for Age: Average		Lg	X Ord	Small											
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric											
		Doors		Solid	X	H.C.	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	Story Siding	Basement	68.89	0.00	1.92	884	62,596
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost	
		Many	X	Ave.	Few										
(2) Windows		(8) Basement		(13) Plumbing			(9) Basement Finish								
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	2			Basement Recreation Finish Walk out Basement Door(s)			11.45 775.00		440 1		5,038 775	
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide	8		3			(14) Water/Sewer			2400.00		1		2,400	
X	Casement Double Glass Patio Doors X Storms & Screens	X		2			Public Sewer Well, 50 Feet			1162.00 1575.00		1 1		1,162 1,575	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			(15) Built-Ins & Fireplaces			1915.00		1		1,915	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors No Floor SF	1			Appliance Allowance Treated Wood,Standard Treated Wood,Standard			6.23 6.45		524 396		3,265 2,554	
X	Asphalt Shingle	(10) Floor Support		1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (410- SAPPHIRE LAKE AREA)			1.300 => TCV of Bldg:		1		103,026	
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		1			Vent Fan								
		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 SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2011					
STEELE KENNETH E & MARCIA A TRUSTEES	MAP #:					
8787 W SAPPHIRE AVE LAKE CITY MI 49651	2017 Est TCV 46,072					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					Value		
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 10 T22N R8W LOT 149 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100	46,072
				52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 46,072							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X		Level Rolling Low	2017	23,000	0	23,000			15,832C
X		High Landscaped Swamp Wooded Pond	2016	23,000	0	23,000			15,691C
X		Waterfront Ravine Wetland Flood Plain	2015	23,000	0	23,000			15,645C
X		PRIVATE RD	2014	23,400	0	23,400			15,399C

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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
8787 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2011					
STEELE KENNETH E & MARCIA A TRUSTEES	MAP #:					
8787 W SAPPHIRE AVE LAKE CITY MI 49651	2017 Est TCV 101,526 TCV/TFA: 102.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 150 SAPPHIRE LAKE PLAT 2.			* Factors *								
ADD SEWER FOR 05			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
			52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 46,072								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	2.98	1.00	208	0	0			
	X		Shed: Wood Frame	8.46	1.00	144	94	1,145			
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
			Total Estimated Land Improvements True Cash Value = 1,620								

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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 RD							
Who When What	2017	23,000	27,800	50,800			34,062C
TPC 03/30/2015 INSPECTED	2016	23,000	26,400	49,400			33,759C
TPC 05/30/2014 INSPECTED	2015	23,000	25,200	48,200			33,659C
	2014	23,400	22,100	45,500			33,129C

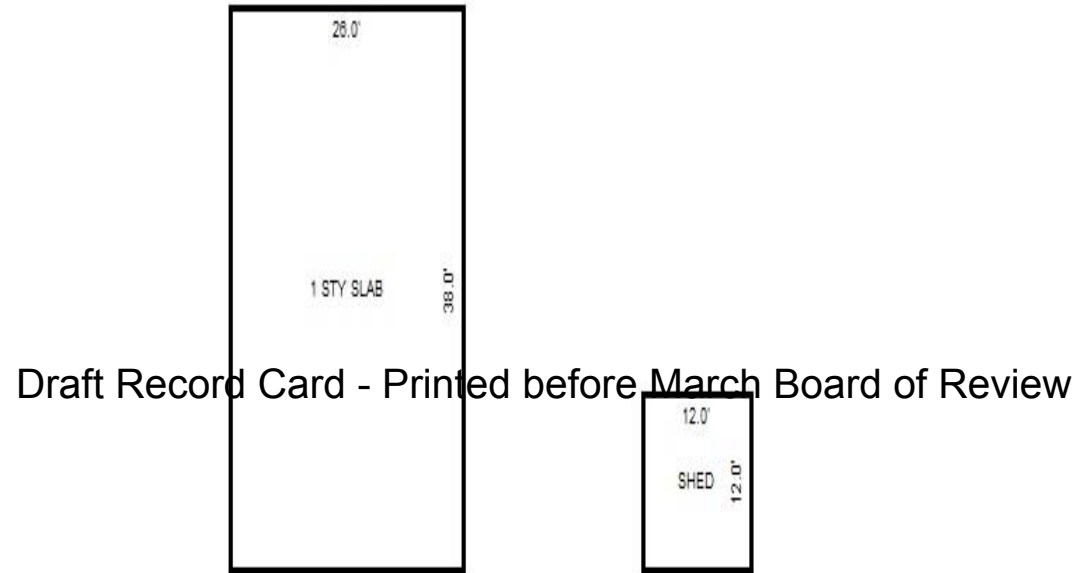
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 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					1				
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		Class: D Effec. Age: 35 Floor Area: 988 Total Base Cost: 44,865 Total Base New : 63,709 Total Depr Cost: 41,411 Estimated T.C.V: 53,834		CnntyMult X 1.420 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1972	Remodeled 0	Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments (13) Plumbing Average Fixture(s)		Rate		Rate		Size Cost	
Condition for Age: Average		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			Public Sewer Public Sewer		525.00		912.00		1 912 1 1,575	
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service			(14) Water/Sewer (15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Wood Stove Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (410- SAPPHIRE LAKE AREA)		1235.00 950.00		1.300 => TCV of Bldg: 1 =		1 1,235 1 950 41,411 53,834	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:							
X	(2) Windows 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:										
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 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
(3) Roof X Gable Hip Flat X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
Chimney: Block														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status			
8809 W SAPPHIRE AVE	School: LAKE CITY - 57020								
Owner's Name/Address	P.R.E. 0%								
SCHEBLER TIMOTHY G & HAEFELE SUE A 114 GRATIOT COURT SAGINAW MI 48602	MAP #:								
Tax Description	2017 Est TCV 105,139 TCV/TFA: 145.82								
. SEC 10 T22N R8W LOTS 151 & 152 SAPPHIRE LAKE PLAT 2.	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
ADD SEWER FOR 05	Public Improvements		* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X Gravel Road		Sub 600 Plat 2	104.00	104.00	0.7461 1.0000	900 100		69,831
	Paved Road		104 Actual Front Feet, 0.25 Total Acres				Total Est. Land Value =		69,831
	Storm Sewer		Land Improvement Cost Estimates						
	Sidewalk		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X Water		D/W/P: 3.5 Concrete	2.98	1.00	320	66	629	
	X Sewer		Shed: Wood Frame	10.39	1.00	50	50	260	
	X Electric		Shed: Wood Frame	8.79	1.00	120	50	527	
	X Gas		Total Estimated Land Improvements True Cash Value =						1,416
	Curb		Standard Utilities						
	Underground Utils.		Topography of Site						
	Level		X Rolling						
	Low		X High						
	Landscaped		Swamp						
	Wooded		Pond						
	X Waterfront		Ravine						
	Wetland		Flood Plain						
	X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2017	34,900	17,700	52,600		52,600S
	TPC 03/30/2015	INSPECTED		2016	34,900	17,500	52,400		52,356C
	TPC 05/30/2014	INSPECTED		2015	34,900	17,300	52,200		52,200S
				2014	46,800	17,700	64,500		46,057C

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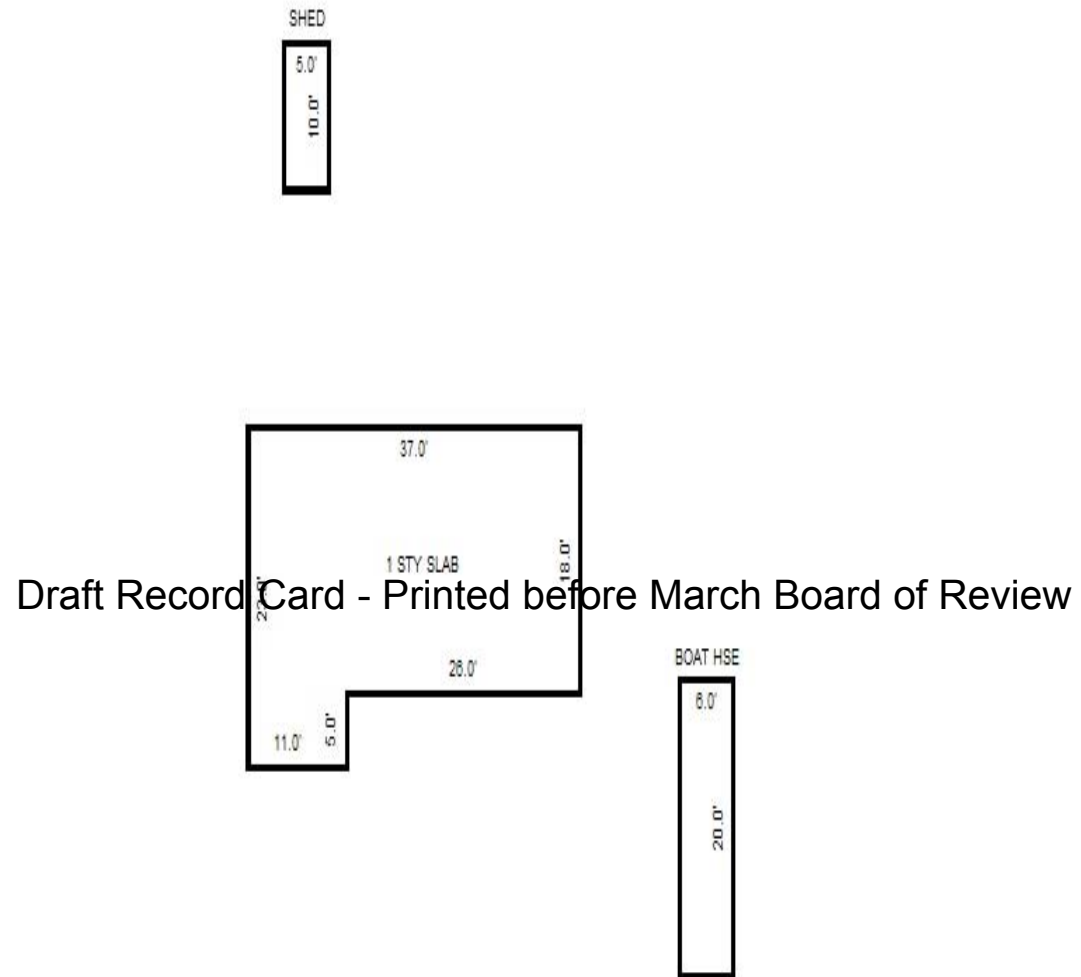
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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		X			X			X			X		X		
Yr Built 1955	Remodeled 0	Ex	Ord	X	Min	Size of Closets			Lg			Ord	X	Small	Doors		
Condition for Age: Average						X	H.C.	Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 721 Total Base Cost: 37,211 Total Base New : 51,352 Total Depr Cost: 28,243 Estimated T.C.V: 33,892			CntryMult X 1.380 E.C.F. X 1.200		Bsmnt Garage: Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 150 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Slab 52.52 -10.25 -0.78 721 29,914 Other Additions/Adjustments Rate Size Cost (13) Plumbing Average Fixture(s) 525.00 1 525 (14) Water/Sewer Public Sewer 912.00 1 912 Mains 500.00 1 1,575 (15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 Fireplace: Exterior 1 Story 3050.00 1 3,050 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/55.0, Depr.Cost = 28,243 ECF (410- SAPPHIRE LAKE AREA) 1.200 => TCV of Bldg: 1 = 33,892							
(1) Exterior	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(2) Windows	Many Avg. X Few	Large Avg. X Small	(8) Basement		(9) Basement Finish			(14) Water/Sewer									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
X	Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																
Chimney: Stone																	

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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
8819 W SAPPHIRE AVE	School: LAKE CITY - 57020		Shed	07/16/2015	2015-0716	100%
Owner's Name/Address	P.R.E. 100% 07/27/1994					
VARRERO CATHERINE	MAP #:					
8819 SAPPHIRE LAKE AVE	2017 Est TCV 122,112 TCV/TFA: 79.50					
LAKE CITY MI 49651						

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
VARRERO CATHERINE	X		* Factors *								
8819 SAPPHIRE LAKE AVE			Sub 600 Plat 2	52.00	104.00	0.9844	1.0000	900	100		46,072
LAKE CITY MI 49651			52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 46,072								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	2.98	1.00	420	66	826			
			Shed: Wood Frame	9.17	1.00	96	50	440			
			Total Estimated Land Improvements True Cash Value = 1,266								

Tax Description
X SEC 10 T22N R8W LOT 153 SAPPHIRE LAKE PLAT 2.
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	23,000	38,100	61,100			44,865C
X	Rolling		2016	23,000	37,800	60,800			44,465C
X	Low		2015	23,000	40,700	63,700			44,333C
X	High		2014	23,400	36,200	59,600			43,635C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
	Who	When	What						
	TPC	03/30/2015	INSPECTED	2016	23,000	37,800	60,800		44,465C
	TPC	05/29/2014	INSPECTED	2015	23,000	40,700	63,700		44,333C
	TPC	01/20/2014	INSPECTED	2014	23,400	36,200	59,600		43,635C

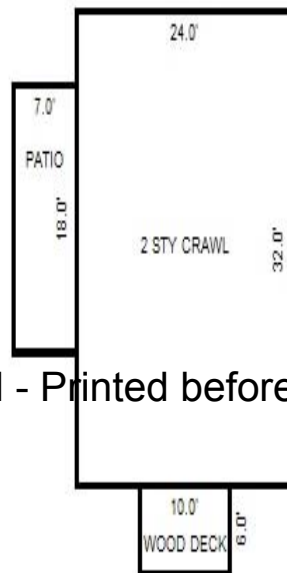
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 126 60 170 100 64	Type WCP (1 Story) Treated Wood Treated Wood Treated Wood Wood Balcony	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	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		Central Air Wood Furnace										
Yr Built 1958		Remodeled 1990		No Heating/Cooling										
Condition for Age: Average		Lg Doors		X Ord Solid			H.C.							
Room List		(5) Floors		(12) Electric										
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		0 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate	
X Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			2		Story Siding		Mich Bsmnt.		90.20	
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	
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing						Cost	
X Many Avg. X Few Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Average Fixture(s)				525.00		1	
X Wood Sash Metal Sash Vinyl Sash		(8) Basement		2 3 Fixture Bath			3 Fixture Bath				1650.00		1	
X Double Hung Horiz. Slide		Conc. Block Poured Conc. Stone		2 2 Fixture Bath			Well, 50 Feet				1575.00		1	
X Casement Double Glass Patio Doors		Recreation SF Living SF Walkout Doors No Floor SF		Softener, Auto			(15) Built-Ins & Fireplaces				1235.00		1	
X Storms & Screens		(9) Basement Finish		Solar Water Heat			Appliance Allowance				3700.00		1	
(3) Roof		(10) Floor Support		No Plumbing			Fireplace: Exterior 2 Story				23.54		126	
Gable Hip X Flat Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		Extra Toilet			(16) Porches				8.92		60	
X Asphalt Shingle				Extra Sink			WCP (1 Story), Standard				6.73		170	
Chimney:				Separate Shower			(16) Deck/Balcony				7.60		100	
				Ceramic Tile Floor			Treated Wood, Standard				13.00		64	
				Ceramic Tile Wains			Treated Wood, Standard						832	
				Ceramic Tub Alcove			Wood Balcony						62,312	
				Vent Fan			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,				1.200 => TCV of Bldg: 1 =		74,774	
				Lump Sum Items:			ECF (410- SAPPHIRE LAKE AREA)							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERTRICH VICTORIA M	HERTRICH HANS J & VICTORI	0	09/12/2016	WD	PROBATE COURT	2016-03429	PTA	0.0
HERTRICH HANS J & VICTORI	HERTRICH TRUST	0	09/12/2016	WD	RELATED PARTY	2016-03583	PTA	0.0
COCHRAN BETTY SUE	COCHRAN WILLIAM J & BETTY	0	04/25/2014	QC	PROBATE COURT	2014-01614	PTA	0.0
PROBATE JUDGE	RUSSELL ELIZABETH CO-CONS	0	02/12/2013	LOA	PROBATE COURT	2014-01613	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8833 W SAPPHIRE AVE						
	School: LAKE CITY - 57020					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
COCHRAN WILLIAM J & BETTY SUE TRUST 603 W WASHINGTON ST HOWELL MI 48843	2017 Est TCV 146,016 TCV/TFA: 136.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
2014-01614 . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2, INCLUDING ANY ND ALL RIGHTS IN THAT PART OF FIFTEEN ST AS VACATED AS IS OWNED BY THE SELLER FORMERLY ABV AS . SEC 10 T22N R8W LOT 154 SAPPHIRE LAKE PLAT 2.	X			Sub 600 Plat 2	67.00	104.00	0.8895	1.0000	900	100	53,638
Comments/Influences	X			67 Actual Front Feet, 0.16 Total Acres Total Est. Land Value = 53,638							
	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 1000	1000.00	1.00	0.5	95	475		
	X			Total Estimated Land Improvements True Cash Value = 475							

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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 RD	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	26,800	46,200	73,000			54,838C
2016	26,800	43,800	70,600			54,349C
2015	26,800	40,400	67,200			54,187C
2014	30,200	34,500	64,700			53,334C

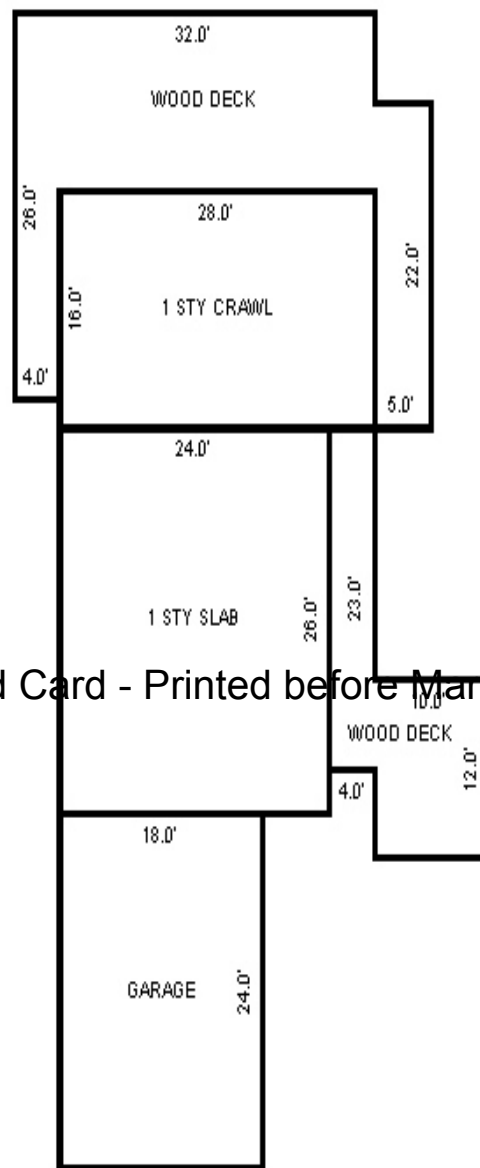
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 698 120 230	Type Treated Wood Treated Wood Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
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: CD Effec. Age: 35 Floor Area: 1072 Total Base Cost: 76,592 Total Base New : 108,761 Total Depr Cost: 70,695 Estimated T.C.V: 91,903		CntyMult X 1.420 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost		Bsmnt-Adj Heat-Adj Size Cost		Bsmnt-Adj Heat-Adj Size Cost		Bsmnt-Adj Heat-Adj Size Cost		
Yr Built 1958	Remodeled 1982	Size of Closets Lg Ord X Small		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Block Slab 59.46 -10.29 0.00 624 30,682		1 Story Siding Crawl Space 58.56 -8.61 0.00 448 22,378		1 700.00 1 700		1 630.00 1 630		
Condition for Age: Average		Doors Solid X H.C.		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Walk out Basement Door(s) 700.00		Average Fixture(s) Public Sewer 1025.00 Well, 50 Feet 1575.00		1 1,025		1 1,575		
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 100 Amps Service			(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Plumbing Public Sewer Well, 50 Feet		1 1,415		1 3,450		
(1) Exterior		X Tile		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Plumbing Public Sewer Well, 50 Feet		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		1 1,415		1 3,450		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00		(16) Deck/Balcony Treated Wood,Standard 5.85 Treated Wood,Standard 7.59 Treated Wood,Standard 6.63		1 1,415		1 3,450		
(2) Windows		Many Avg. Few Large Avg. Small		(9) Basement Finish Recreation SF Living SF 1 Walkout Doors No Floor SF			(16) Deck/Balcony Treated Wood,Standard 5.85 Treated Wood,Standard 7.59 Treated Wood,Standard 6.63		(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		1 1,415		1 3,450		
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 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		1 1,415		1 3,450		
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		1 1,415		1 3,450		
X	Asphalt Shingle	Chimney: Block		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		(17) Garages Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 21.05 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 70,695 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 91,903		1 1,415		1 3,450		

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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.
PUTNAM GARY L & SANDRA J,	BAYER TRUST & ASSIGNEES	0	09/09/2013	OTH	EASEMENT	2013-03514 EAS	PTA	0.0
PUTMAN GARY L	PUTNAM GARY L & SANDRA J,	0	10/20/2008	WD	Not Qualified	2008/3998		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8834 W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 31,977 TCV/TFA: 66.62					

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 155 SAPPHIRE LAKE PLAT 2.	X			* Factors *							
				<Site Value B> Back Lots	600			6000	100		6,000
				67 Actual Front Feet, 0.16 Total Acres				Total Est. Land Value =			6,000
				Land Improvement Cost Estimates							
				Description	Rate	CountyMult.	Size	%Good	Cash Value		
				D/W/P: 3.5 Concrete	2.98	1.00	108	0	0		
				Shed: Wood Frame	8.46	1.00	144	50	609		
				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 = 1,084							

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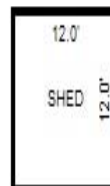
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	3,000	13,000	16,000			13,285C
X	Rolling			2016	3,000	12,900	15,900			13,167C
X	Low			2015	3,000	12,600	15,600			13,128C
X	High			2014	3,000	11,400	14,400			12,922C
X	Landscaped									
X	Swamp									
X	Wooded									
X	Pond									
X	Waterfront									
X	Ravine									
X	Wetland									
X	Flood Plain									
X	PRIVATE RD									
	Who	When	What							
	TPC 03/30/2015	INSPECTED								
	TPC 02/23/2012	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	Drywall Paneled	Plaster Wood T&G	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 1948		Remodeled 1963		Class: D Effec. Age: 40 Floor Area: 480 Total Base Cost: 30,678 Total Base New : 42,335 Total Depr Cost: 25,401 Estimated T.C.V: 24,893			CntryMult X 1.380 E.C.F. X 0.980						Bsmnt Garage: Carport Area: Roof:	
Condition for Age: Average		Lg Doors		100 Amps Service										
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric			1		Story		Slab		59.39	
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			Other		Additions/Adjustments		Rate		Size	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			(13) Plumbing		(14) Water/Sewer		525.00		1	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Public Sewer		912.00				1	
(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		1235.00		1	
X	Many Avg.	X	Large Avg.	Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplace: Exterior 1 Story		3050.00		1		1,235	
X	Few	X	Small	Public Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		25,401		24,893	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			ECF (412 - SAPPHIRE LAKE BACK LOTS RES)		0.980 => TCV of Bldg:		1		=	
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							
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Public Sewer							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Chimney: Block														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

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%					
SCHEBLER TIMOTHY G & HAEFELE SUE A 114 GRATIOT COURT SAGINAW MI 48602	MAP #:					
	2017 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 156 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
	Street Cuts								
	Standard Utilities								
	Underground Utils.								
Topography of Site									
X	Level								
	Rolling								
	Low								
X	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	3,000	0	3,000			1,390C			
2016	3,000	0	3,000			1,378C			
2015	3,000	0	3,000			1,374C			
2014	3,000	0	3,000			1,353C			

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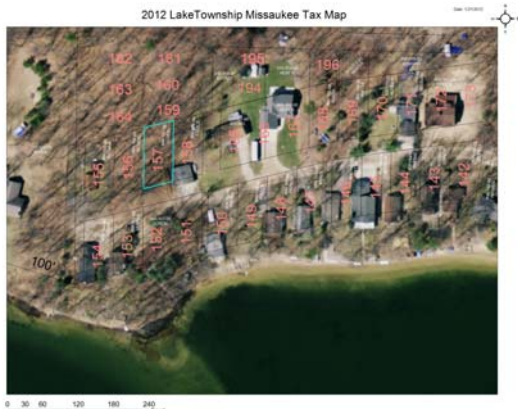
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHEBLER EVELYN M ESTATE	SCHEBLER TIMOTHY G & HAEF	0	03/17/2014	QC	PROBATE COURT	2014-01170		100.0
SCHEBLER EVELYN M WIDOW	SCHEBLER EVELYN M ESTATE	0	10/12/2013	DC	CERTIFICATE OF DEATH	SOC SEC RECORD		0.0

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%					
SCHEBLER TIMOTHY G & HAEFELE SUE A 114 GRATIOT COURT SAGINAW MI 48602	MAP #:					
	2017 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 157 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Standard Utilities								
X	Underground Utils.								
Topography of Site									
X	Level								
X	Rolling								
X	Low								
X	High								
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2017	3,000	0	3,000			3,000S			
2016	3,000	0	3,000			3,000S			
2015	3,000	0	3,000			3,000S			
2014	3,000	0	3,000			1,353C			

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/11/2011					
STEELE KENNETH E & MARCIA A TRUSTEES	MAP #:					
8787 W SAPPHIRE AVE LAKE CITY MI 49651	2017 Est TCV 18,725 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 158 SAPPHIRE LAKE PLAT 2.			
Comments/Influences			
ADJUSTED AV FOR 05..LOT WAS INCORRECTLY CODED RESULTING IN LOWER VALUE THAN REST OF SUB. CODE WAS CORRECTED LAST YEAR, BUT WAS PRICED WRONG..(SEE OTHER LOTS)			

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Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
X	Dirt Road							
X	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
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							
Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

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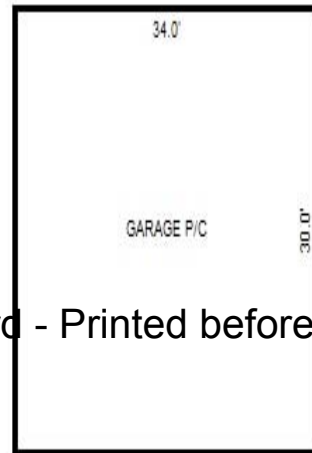
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	3,000	6,400	9,400			7,346C
		TPC 03/30/2015 INSPECTED	2016	3,000	6,300	9,300			7,281C
			2015	3,000	6,200	9,200			7,260C
			2014	3,000	5,600	8,600			7,146C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1996 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump												
	Building Style: GRG	Trim & Decoration Ex Ord Min	X No Heating/Cooling			Central Air Wood Furnace									
	Yr Built 1996	Remodeled 0	Size of Closets Lg Ord Small			(12) Electric 0 Amps Service									
	Condition for Age: Average	Doors Solid H.C.	(5) Floors Kitchen: Other: Other:												
	Room List Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	No./Qual. of Fixtures Ex. Ord. Min												
	(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	No. of Elec. Outlets Many Ave. Few												
	(2) Windows Many Avg. Few Large Avg. Small	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
	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												
	(3) Roof Gable Hip Flat Asphalt Shingle	(10) Floor Support 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.
SUNDERMAN	BOOMS	70,000	05/01/2000	WD	Download	337:324		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8778 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 04/30/2001					
BOOMS LAWRENCE E & JUDY M 8778 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 101,227 TCV/TFA: 74.87					

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 165 & W 1/2 OF LOT 166. SAPPHIRE LAKE PLAT 2.	X	Dirt Road		<Site Value B> Back Lots	600			6000	100		6,000
Comments/Influences		Gravel Road		<Site Value B> Back Lots	600			6000	50	1/2 LOT 166	3,000
02 COMBO W/166-50 FPR 03		Paved Road		93 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =			9,000
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description			Rate	CountyMult.	Size	%Good	Cash Value
	X	Water		D/W/P: 4in Ren. Conc.			3.78	1.00	240	0	0
	X	Sewer		Shed: Wood Frame			10.75	1.00	80	50	430
	X	Electric		Residential Local Cost Land Improvements							
	X	Gas		Description			Rate	CountyMult.	Size	%Good	Cash Value
		Curb		Street Lots			0000		1.0	95	950
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,380							
		Underground Utils.									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	4,500	46,100	50,600			41,183C
	Rolling		2016	4,500	45,800	50,300			40,816C
	Low		2015	4,500	45,600	50,100			40,694C
	High		2014	4,500	41,300	45,800			40,054C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC 03/30/2015	INSPECTED								
TPC 01/20/2014	INSPECTED								

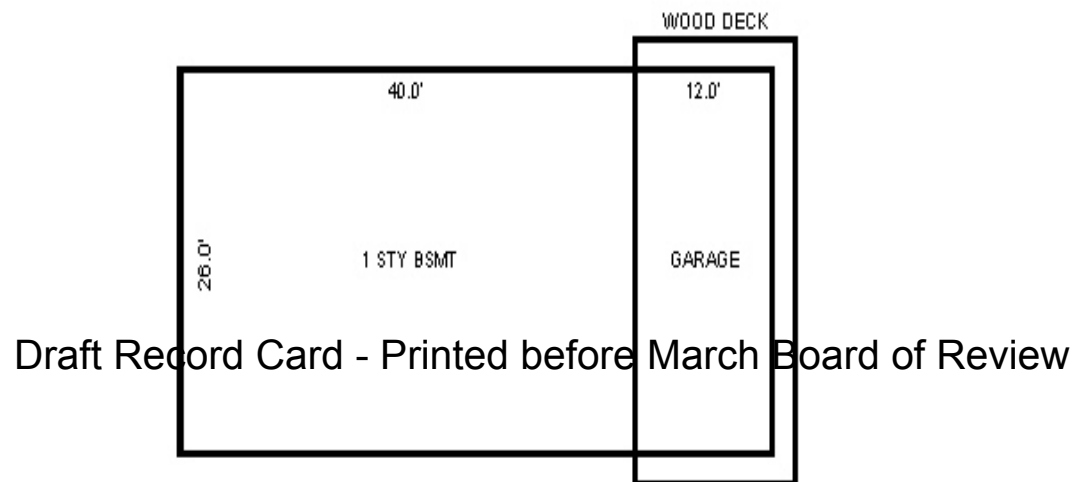
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 364	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: CD Effec. Age: 27 Floor Area: 1352 Total Base Cost: 92,020 Total Base New : 126,987 Total Depr Cost: 92,701 Estimated T.C.V: 90,847			CntyMult X 1.380 E.C.F. X 0.980 Bsmnt Garage: 2 Car 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 1985	Remodeled 0	Ex X Ord Min		No./Qual. of Fixtures			1 Story Siding Basement 56.18 0.00 0.00 1352 75,955			Other Additions/Adjustments Rate		Size Cost			
Condition for Age: Average		Lg X Ord Small		Ex. X Ord Min			No. of Elec. Outlets			(9) Basement Finish					
Room List		Doors Solid X H.C.		Many X Ave. Few			Basement Recreation Finish 11.25 350 3,938			Basement Recreation Finish					
(1) Exterior		(5) Floors		(13) Plumbing			(14) Water/Sewer			Average Fixture(s) 630.00					
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		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			Public Sewer Well, 50 Feet (15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Wood Stove (16) Deck/Balcony Treated Wood,Standard (17) Basement Garages Basement Garage: 2 Car Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =			1 630 1 1,325 1 1,025 1 1,575 1 1,415 1 1,125 364 2,257 2075.00 1 2,075 350.00 2 700 Depr.Cost = 92,701 = 90,847		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(8) Basement			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 73/100/100/100/73.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =					
	Insulation	(7) Excavation		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:								
	(2) Windows	(9) Basement Finish		350 Recreation SF Living SF Walkout Doors No Floor SF											
X	Many Avg. X Large Avg. X Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide														
X	Casement Double Glass Patio Doors Storms & Screens														
	(3) Roof														
X	Gable Hip Flat														
X	Asphalt Shingle														
	Chimney: Block														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHNABEL MARILEE E(WIDOW)	POST JERRY M & SANDRA (H/	0	02/22/2008	QC	Not Qualified	2008/601		0.0
		70,000	08/01/1998	WD	Download	321:508		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8758 W SAPPHIRE AVE	School: LAKE CITY - 57020		New House	05/12/2005	20050115	Complete
Owner's Name/Address	P.R.E. 100% 04/11/1997					
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 246,434 TCV/TFA: 106.59					

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	
KENT KEVIN 8758 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		Dirt Road	<Site Value B>	Back Lots	600			6000	100		6,000
			Gravel Road	<Site Value B>	Back Lots	600			6000	50	1/2 OF LOT 166	3,000
			Paved Road	78 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value =		9,000	
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Water	D/W/P: 4in Ren. Conc.	5.31	1.00	520	0	0			
	X		Sewer	D/W/P: Crushed Rock	1.29	1.00	260	0	0			
	X		Electric	Residential Local Cost Land Improvements								
	X		Gas	Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Curb	Street Cuts	1.00	1.00	200	1.0	95	2,375		
			Standard Utilities	Total Estimated Land Improvements True Cash Value =							2,375	
			Underground Utils.									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	4,500	118,700	123,200			106,864C
	Rolling		2016	4,500	117,900	122,400			105,911C
	Low		2015	4,500	115,700	120,200			105,595C
	High		2014	4,500	104,700	109,200			103,933C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
	TPC 04/27/2015	INSPECTED							
	TPC 01/20/2014	INSPECTED							

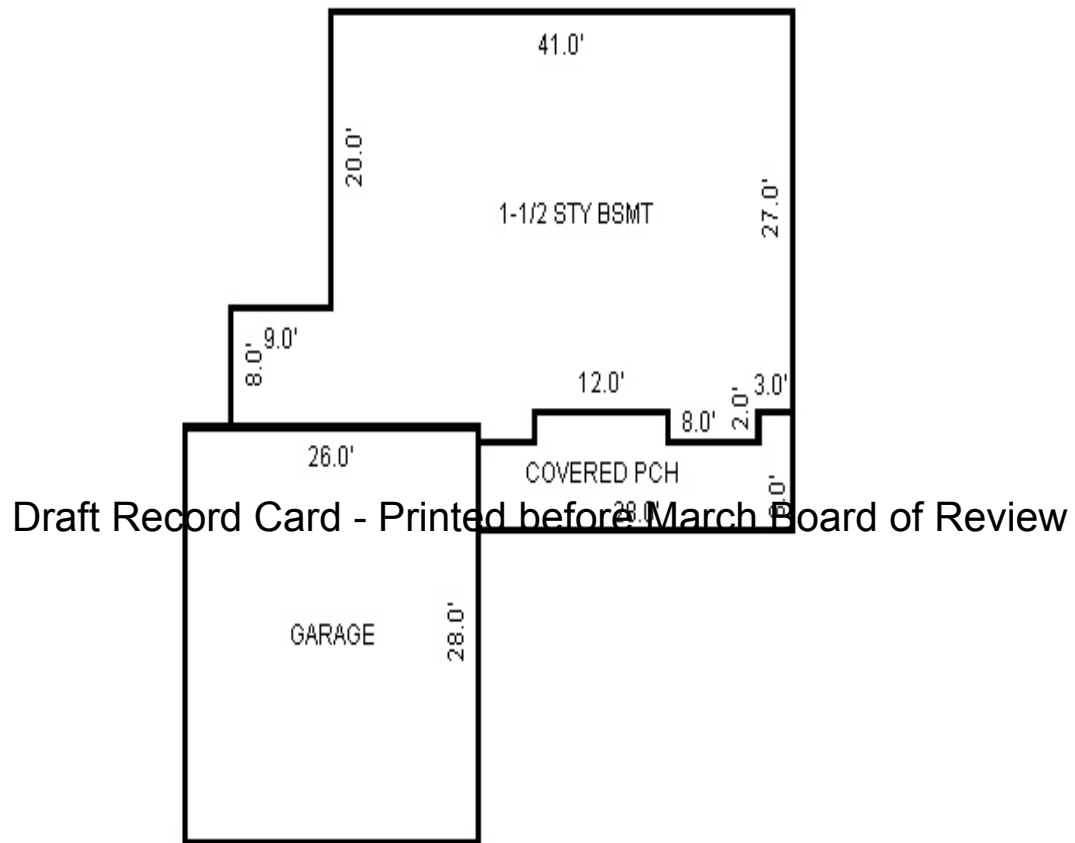
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 198	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior X Drywall Plaster 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 X Forced Heat & Cool Heat Pump No Heating/Cooling								Class: BC Effec. Age: 5 Floor Area: 2312 Total Base Cost: 182,957 Total Base New : 252,481 Total Depr Cost: 239,857 Estimated T.C.V: 235,059		
Building Style: 1.5S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			CntyMult		Bsmnt Garage:			
Yr Built 2005	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 200 Amps Service			1.5 Story Siding Basement			X 1.380					
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Overhang			0.00		X 0.980			
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (1) Exterior Stone Veneer			Rate		Size Cost			
Basement	1st Floor	Kitchen: Other: Other:		(13) Plumbing 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 Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			42.80		485 20,758			
2nd Floor	3 Bedrooms	(6) Ceilings X Drywall		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story (16) Porches CCP (1 Story), Standard (17) Garages Class:BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES)			0.00		1218 121,191 20,758			
(1) Exterior Wood/Shingle X Aluminum/Vinyl Brick Insulation		(7) Excavation		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(16) Porches CCP (1 Story), Standard (17) Garages Class:BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES)			0.00		64 717 1 1,120 1 3,525 1 2,350 1 1,487 1 3,050 1 2,610 1 4,925 198 4,863 728 17,661 1 -2,150 2 850 239,857 235,059			
(2) Windows X Many Avg. Few X Large Avg. Small		(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages Class:BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES)			0.00		485 20,758			
X Gable Hip Flat X Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages Class:BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1.5 Wall Automatic Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 95/100/100/100/95.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES)			0.00		485 20,758			
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.
BAKER RONALD & NORMA	BAKER RONALD & NORMA	0	08/19/2015	WD	RELATED PARTY	2015-02859	PTA	0.0

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%					
BAKER RONALD & NORMA 1945 NOBLE RD WILLIAMSTON MI 48895	MAP #:					
	2017 Est TCV 6,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value B> Back Lots	600		6000 100	6,000
			52 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =	6,000

Tax Description
. SEC 10 T22N R8W LOT 168 SAPPHIRE LAKE PLAT 2.

Comments/Influences

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

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- Topography of Site
- Level
- X Rolling
- Low
- X 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	3,000	0	3,000			3,000S
2016	3,000	0	3,000			3,000S
2015	3,000	0	3,000			3,000S
2014	3,000	0	3,000			3,000S

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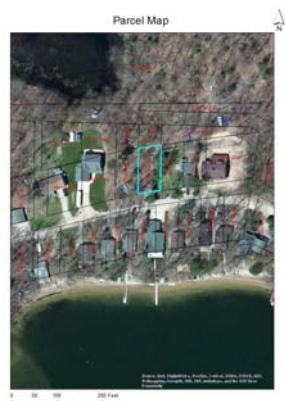
*** Information herein deemed reliable but not guaranteed***

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

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
WHITTAKER JACQUELINE 16610 B DRIVE SOUTH MARSHALL MI 49068	MAP #:					
	2017 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 169 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								
* Factors *									
	<Site Value B> Back Lots	600				6000	100		6,000
	51 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	6,000
Topography of Site									
X	Level								
X	Rolling								
X	Low								
X	High								
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
2017	3,000	0	3,000			1,390C			
2016	3,000	0	3,000			1,378C			
2015	3,000	0	3,000			1,374C			
2014	3,000	0	3,000			1,353C			
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.

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. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 6,950					

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
Dirt Road			<Site Value B>	Back Lots	600		6000	100		6,000
Gravel Road			51 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value =		6,000		
Paved Road			Land Improvement Cost Estimates							
Storm Sewer			Description	Rate	CountyMult.	Size	%Good	Cash Value		
Sidewalk			Fencing: Vnyl, 2 Rail	8.16	1.00	150	0	0		
Water			Residential Local Cost Land Improvements							
Sewer			Description	Rate	CountyMult.	Size	%Good	Cash Value		
Electric			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950		
Gas			Total Estimated Land Improvements True Cash Value =						950	
Curb										
Standard Utilities										
Underground Utils.										

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	3,000	500	3,500			1,390C
TPC 03/30/2015 INSPECTED	2016	3,000	500	3,500			1,378C
	2015	3,000	0	3,000			1,374C
	2014	3,000	0	3,000			1,353C

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 17,697 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
BOUGHNER DALE K & JUDITH 8735 W SAPPHIRE AVENUE LAKE CITY MI 49651	X		* Factors *							
			<Site Value B> Back Lots	600				6000	100		6,000
			51 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 6,000							
Tax Description	Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		Residential Local Cost Land Improvements							
. SEC 10 T22N R8W LOT 171 SAPPHIRE LAKE PLAT 2.	X		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
	X		Total Estimated Land Improvements True Cash Value =					2,375		

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							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	3,000	5,800	8,800			3,974C
TPC 03/30/2015 INSPECTED	2016	3,000	5,800	8,800			3,939C
TPC 05/30/2014 INSPECTED	2015	3,000	5,700	8,700			3,928C
	2014	3,000	3,700	6,700			3,867C

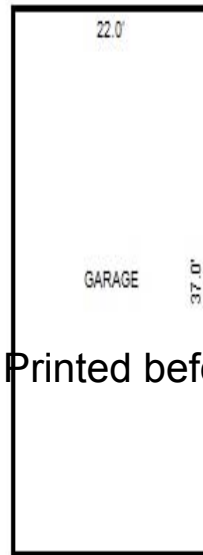
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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: 1958 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 4 Area: 814 % 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: 45 Floor Area: 0 Total Base Cost: 12,533 Total Base New : 17,296 Total Depr Cost: 9,513 Estimated T.C.V: 9,322												
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling			Bsmnt-Adj			Heat-Adj		Size		Cost					
	Yr Built 1958	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	(13) Plumbing			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		(14) Water/Sewer			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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Rate			Rate		Rate		Rate		Rate		Rate	
	Many Avg. Few	(8) Basement		Lump Sum Items:			Rate			Rate		Rate		Rate		Rate		Rate	
	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					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					Rate			Rate		Rate		Rate		Rate		Rate	
	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF					Rate			Rate		Rate		Rate		Rate		Rate	
	Gable Hip Flat	(10) Floor Support					Rate			Rate		Rate		Rate		Rate		Rate	
	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:					Rate			Rate		Rate		Rate		Rate		Rate	
	Asphalt Shingle						Rate			Rate		Rate		Rate		Rate		Rate	
	Chimney:						Rate			Rate		Rate		Rate		Rate		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
8654 W SAPPHIRE LAKE AVE	School: LAKE CITY - 57020					
	P.R.E. 100% 08/17/2000					
Owner's Name/Address	MAP #:					
KELLEY DONNA J TRUST 8654 W SAPPHIRE LAKE AVE LAKE CITY MI 49651	2017 Est TCV 94,607 TCV/TFA: 70.39					

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	
KELLEY DONNA J TRUST 8654 W SAPPHIRE LAKE AVE LAKE CITY MI 49651	X		* Factors * LOTS 178 & 177									
			<Site Value B> Back Lots 600					6000	100		6,000	
			<Site Value B> Back Lots 600						6000	100		6,000
			97 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 12,000									
			Land Improvement Cost Estimates									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
	X		D/W/P: Crushed Rock	1.22	1.00	480	0	0				
	X		Shed: Metal Prefab	7.98	1.00	120	50	479				
	X		Residential Local Cost Land Improvements									
			Description	Rate	CountyMult.	Size	%Good	Cash Value				
			Standard Utilities			0.5	95	475				
			Total Estimated Land Improvements True Cash Value = 954									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	6,000	41,300	47,300			42,465C
	Rolling								
X	Low		2016	6,000	41,000	47,000			42,087C
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD		2015	5,300	40,800	46,100			41,962C
			2014	5,300	37,000	42,300			41,302C

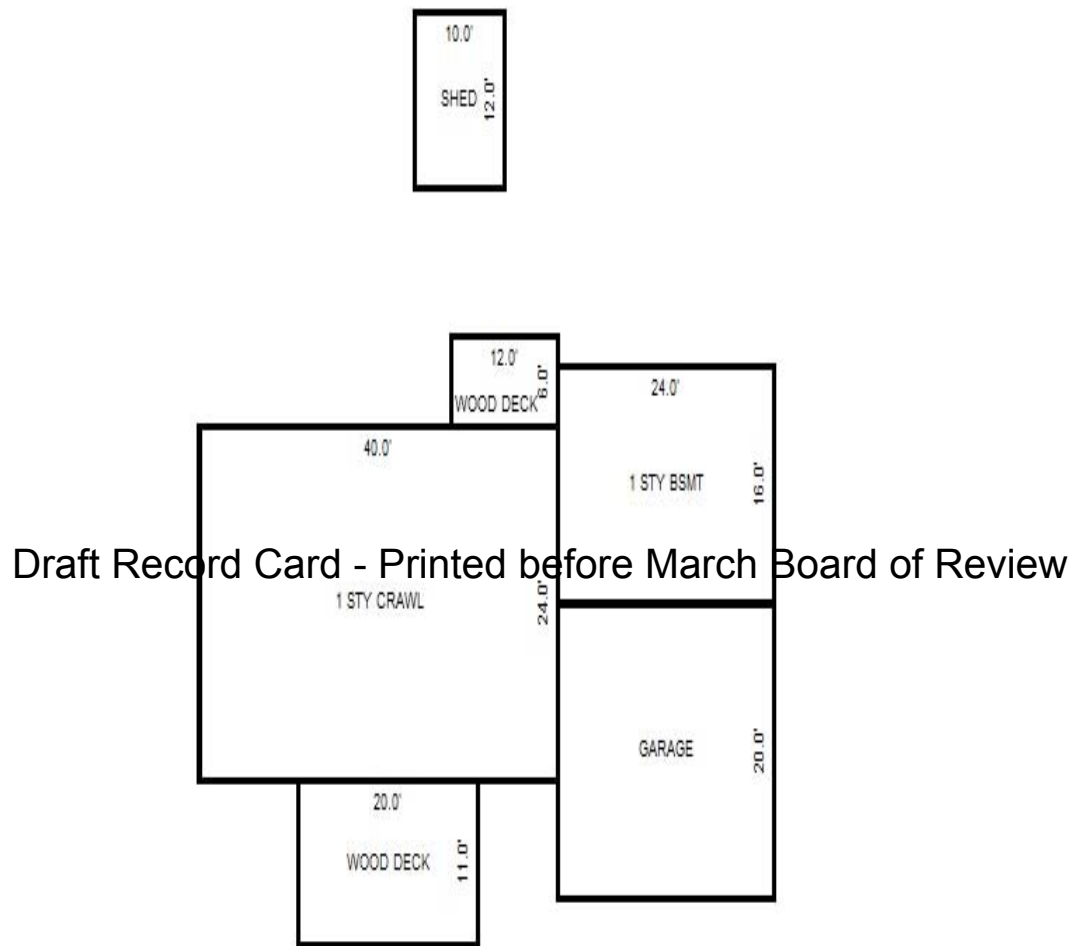
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*** Information herein deemed reliable but not guaranteed***

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 220 72	Type Treated Wood Treated Wood	Year Built: 1992 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 30 Floor Area: 1344 Total Base Cost: 86,252 Total Base New : 119,028 Total Depr Cost: 83,319 Estimated T.C.V: 81,653		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Ex			X	Ord	Min	Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Bsmnt Garage:			
Yr Built 1975	Remodeled 1992	Size of Closets		Lg			Ord	X	Small	1 Story Siding Crawl Space 56.24 -8.10 0.00 960 46,214			Bsmnt Garage:			
Condition for Age: Average		Doors		Solid			X	H.C.	1 Story Siding Basement 56.24 0.00 0.00 384 21,596			Bsmnt Garage:				
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments Rate			Bsmnt Garage:			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchens: Other: Other:		100			Amps Service			Estimated T.C.V: 81,653			Bsmnt Garage:			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex			X	Ord	Min	Size Cost			
X	Insulation	X Drywall		No. of Elec. Outlets			Many			X	Ave.	Few	Size Cost			
(2) Windows	Many Avg. Few	X	Large Avg. Small	(7) Excavation			(13) Plumbing			Average Fixture(s)			Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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			1975.00 1025.00 2550.00			1 630 1 1,975			
X	Gable Hip Flat	X	Gambrel Mansard Shed	(8) Basement			(14) Water/Sewer			Public Sewer Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1,025 1 2,550			
X	Asphalt Shingle	X Concrete Floor		(9) Basement Finish			Lump Sum Items:			Well, 100 Feet			1 2,550			
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(15) Built-Ins & Fireplaces			1 1,415			
		Joists: Unsupported Len: Cntr.Sup:		8			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Appliance Allowance			1 1,415			
				(16) Deck/Balcony			Treated Wood,Standard Treated Wood,Standard			6.67 8.75			220 1,467 72 630			
				(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost Common Wall: 1 Wall Mechanical Doors			20.05 -1225.00 350.00		480 9,624 1 -1,225 1 350	
				(18) Other			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =			Depr.Cost = 83,319			83,319			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYNOLDS JEFFREY B & MARI	MANNES DAVID L & SHIRLEY	145,000	04/15/2010	WD	Download	2010_1265WD		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MANNES DAVID L & SHIRLEY K PO BOX 825 GRANDVILLE MI 49468	MAP #:					
	2017 Est TCV 16,182 TCV/TFA: 0.00					

Tax Description	Class	Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
SEC 10 T22N R8W LOT 179 SAPPHIRE LAKE PLAT 2.	X			* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value B> Back Lots	600				6000	100		6,000
				50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 6,000								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 4in Ren. Conc.	3.39	1.00	84	0	0			
				D/W/P: Crushed Rock	1.20	1.00	240	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								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	3,000	5,100	8,100			7,164C
Rolling	2016	3,000	5,100	8,100			7,101C
Low	2015	3,000	4,400	7,400		7,400R	7,080C
High	2014	3,000	4,000	7,000		7,000R	6,969C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 03/30/2015 INSPECTED							

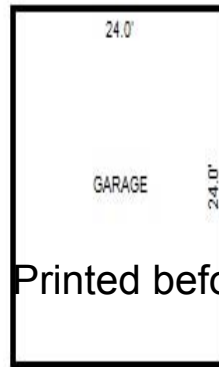
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 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				
	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 1976	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														
	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: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 6,000					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE				
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895								

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	X	Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		* Factors *								
		<Site Value B> Back Lots	600				6000	100		6,000
		50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =			6,000

Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 10 T22N R8W LOT 180 SAPPHIRE LAKE PLAT 2.								
Comments/Influences								

Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	3,000	0	3,000			3,000S
		TPC 03/30/2015 INSPECTED	2016	3,000	0	3,000			3,000S
			2015	3,000	0	3,000			3,000S
			2014	3,000	0	3,000			3,000S

*** 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
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BURKE ARTHUR R & SUZANNE S 105 AGATE WAY WILLIAMSTON MI 48895	MAP #:					
	2017 Est TCV 13,503 TCV/TFA: 0.00					

Tax Description	Class	Value	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 181 SAPPHIRE LAKE PLAT 2.	X Improved		
Comments/Influences	Vacant		
	Public Improvements		* Factors *
	Dirt Road		Description Frontage Depth Front Depth Rate %Adj. Reason Value
	X Gravel Road		<Site Value B> Back Lots 600 6000 100 6,000
	Paved Road		50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 6,000
	Storm Sewer		Land Improvement Cost Estimates
	Sidewalk		Description Rate CountyMult. Size %Good Cash Value
	Water		D/W/P: 3.5 Concrete 2.98 1.00 70 50 104
	X Sewer		Total Estimated Land Improvements True Cash Value = 104
	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	3,000	3,800	6,800			6,364C
Rolling	2016	3,000	3,700	6,700			6,308C
Low	2015	3,000	4,200	7,200			6,290C
X High	2014	3,000	3,800	6,800			6,191C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 03/30/2015 INSPECTED							

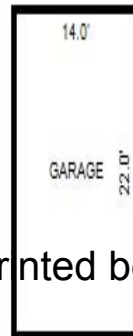
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 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: 308 % 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: 20 Floor Area: 0 Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399											
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace			Bsmnt-Adj Rate			Heat-Adj Rate		Size Cost			
	Yr Built 1974	Remodeled 0	Ex Ord Min		No Heating/Cooling			Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			X 1.380 E.C.F. X 0.980			CntryMult 1.380		Bsmnt Garage:		
	Condition for Age: Average	Lg Ord Small		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Room List	(5) Floors		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	(1) Exterior	(6) Ceilings		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Insulation	Ex. Ord. Min		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	(2) Windows	No. of Elec. Outlets		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Many Avg. Few Large Avg. Small	Many Ave. Few		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	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		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	(3) Roof	(8) Basement		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Asphalt Shingle	(9) Basement Finish		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
	Chimney:	Recreation SF Living SF Walkout Doors No Floor SF		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
		(10) Floor Support		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
		Joists: Unsupported Len: Cntr.Sup:		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	
		Lump Sum Items:		Central Air Wood Furnace			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base Cost: 6,839 Total Base New : 9,438 Total Depr Cost: 7,550 Estimated T.C.V: 7,399			X 1.380 E.C.F. X 0.980		CntryMult 1.380		Bsmnt Garage:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	0	08/01/2008	WD	Multiple Reference	2008/2931		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status				
W SAPPHIRE AVE	School: LAKE CITY - 57020									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	2017 Est TCV 6,000									
	Improved <input checked="" type="checkbox"/> 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 B> Back Lots	600			6000 100 6,000				
		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value = 6,000				
Taxpayer's Name/Address	X Dirt Road	<div style="text-align: center; font-size: 24px; font-weight: bold; opacity: 0.5;"> Draft Record Card - Printed before March Board of Review </div>								
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	X Gravel Road									
	X Paved Road									
	X Storm Sewer									
	X Sidewalk									
	X Water									
	X Sewer									
	X Electric									
	X Gas									
	X Curb									
Tax Description	X Street Lights									
. SEC 10 T22N R8W LOT 182 SAPPHIRE LAKE PLAT 2.	X Standard Utilities									
Comments/Influences	X Underground Utils.									
	Topography of Site									
	X Level									
	X Rolling									
	X Low									
	X High									
	X Landscaped									
	X Swamp									
	X Wooded									
	X Pond									
	X Waterfront									
	X Ravine									
	X Wetland									
	X Flood Plain									
	X PRIVATE RD									
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2017	3,000	0	3,000			3,000S
				2016	3,000	0	3,000			3,000S
				2015	3,000	0	3,000			3,000S
				2014	3,000	0	3,000			3,000S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARRANT KATHERINE	HARWOOD CHESTER & LINDA (	125,000	08/01/2008	WD	Multiple Improved	2008/2931		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8602 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	MAP #:					
	2017 Est TCV 48,060 TCV/TFA: 61.62					

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	
HARWOOD CHESTER & LINDA 2378 EAGLE TRACE DR Kissimmee FL 34746	X		* Factors *								
			<Site Value B> Back Lots	600				6000	100		6,000
			65 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =							6,000	

Tax Description	X	Land Improvement Cost Estimates								
		Description	Rate	CountyMult.	Size	%Good	Cash Value			
. SEC 10 T22N R8W LOT 183 SAPPHIRE LAKE PLAT 2.	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								
			Total Estimated Land Improvements True Cash Value =							220

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	3,000	21,000	24,000			22,034C
	Rolling	2016	3,000	20,900	23,900			21,838C
	Low	2015	3,000	20,600	23,600			21,773C
	High	2014	3,000	18,600	21,600			21,431C
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
X	PRIVATE RD							
Who	When	What						

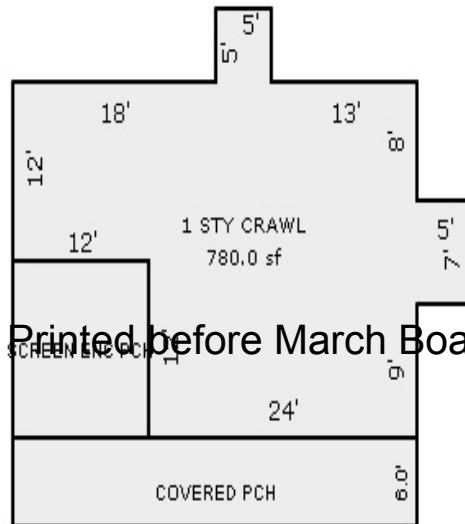
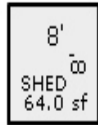
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 144 216	Type CSEP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	Drywall X Paneled	Plaster Wood T&G	X (4) Interior Trim & Decoration Ex Ord X Min Lg Ord X Small Doors Solid X H.C.			X Central Air Wood Furnace		Class: D Effec. Age: 35 Floor Area: 780		CntyMult X 1.380 E.C.F. X 0.980		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		X			No./Qual. of Fixtures Ex. X Ord. Min		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj		Rate		Size Cost	
Yr Built 1961	Remodeled 0	Size of Closets		X			No. of Elec. Outlets Many X Ave. Few		1 Story Siding Crawl Space 51.44 -9.01 -1.39		Rate		780 32,011	
Condition for Age: Average		Doors		X			(13) Plumbing Average Fixture(s) Public Sewer		Other Additions/Adjustments (13) Plumbing		Rate		Size Cost	
Room List		(5) Floors		X			(14) Water/Sewer Public Sewer		525.00		525.00		1 525	
Basement	1st Floor	Kitchen:		X			(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story		912.00		912.00		1 912	
2nd Floor	Bedrooms	Other:		X			(16) Porches CSEP (1 Story), Standard CCP (1 Story), Standard		1235.00		1235.00		1 1,235	
(1) Exterior		Other:		X			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES)		3050.00		3050.00		1 3,050	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		X			(16) Porches CSEP (1 Story), Standard CCP (1 Story), Standard		27.48		27.48		144 3,957	
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (412 - SAPPHIRE LAKE BACK LOTS RES)		20.05		20.05		216 4,331	
(2) Windows		(7) Excavation		X			Depr.Cost = 42,694 TCV of Bldg: 1 = 41,840		0.980 =>		0.980		1 = 41,840	
X	Many Avg. Few	X	Large Avg. Small	X			(14) Water/Sewer 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	(8) Basement		X										
X	Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		X										
(3) Roof		(9) Basement Finish		X										
X	Gable Hip Flat	X	Gambrel Mansard Shed	X										
X	Asphalt Shingle	(10) Floor Support		X										
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		X										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,196	08/26/2011	WD	WARRANTY DEED	2011-02681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

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%					
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	MAP #:					
	2017 Est TCV 6,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
. SEC 10 T22N R8W LOT 184 SAPPHIRE LAKE PLAT 2.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
X	Sewer								
X	Electric								
X	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
Topography of Site									
	Level								
X	Rolling								
	Low								
X	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	3,000	0	3,000			3,000S
TPC 03/30/2015 INSPECTED			2016	3,000	0	3,000			3,000S
			2015	3,000	0	3,000			3,000S
			2014	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS & BETTY TR	ZUIDERVEEN MARY H LIVING	107,169	08/26/2011	WD	WARRANTY DEED	2011--2681 WD	PTA	100.0
GALLANT THOMAS J	GALLANT THOMAS & BETTY TR	0	08/23/2010	QC	FAMILY SALE	2010-4016QC	PTA	0.0

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%							
ZUIDERVEEN MARY H TRUST 1771 E KELLY RD FALMOUTH MI 49632	MAP #:							
Tax Description	2017 Est TCV 6,000							
. SEC 10 T22N R8W LOT 185 SAPPHIRE LAKE PLAT 2.	Improved <input checked="" type="checkbox"/> Vacant <input checked="" type="checkbox"/>	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
Comments/Influences	Public Improvements	* Factors *						
	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
	X Gravel Road	<Site Value B> Back Lots	600			6000 100	6,000	
	Paved Road	58 Actual Front Feet, 0.14 Total Acres					Total Est. Land Value =	6,000
	Storm Sewer							
	Sidewalk							
	Water							
	X Sewer							
	X Electric							
	X Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	X Rolling							
	X Low							
	X 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	3,000	0	3,000			3,000S
	TPC 03/30/2015 INSPECTED	2016	3,000	0	3,000			3,000S
		2015	3,000	0	3,000			3,000S
		2014	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLANT THOMAS J JR & ELI	ZUIDERVEEN MARY H LIVING	46,831	08/26/2011	WD	WARRANTY DEED	2011-02680 WD	PTA	100.0
GALLANT THOMAS J & BETTY	GALLANT THOMAS J JR & ELI	0	11/09/2007	QC	Not Qualified	2007/3975		100.0

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%								
ZUIDERVEEN MARY H TRUST 1771 E KELLY ROAD FALMOUTH MI 49632	MAP #:								
Tax Description	2017 Est TCV 6,000		Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 186 SAPPHIRE LAKE PLAT 2.	Improved	X	Vacant	* Factors *					
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
	X		<Site Value B> Back Lots	600			6000 100	6,000	
			58 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	6,000	
	X		Dirt Road						
	X		Gravel Road						
	X		Paved Road						
	X		Storm Sewer						
	X		Sidewalk						
	X		Water						
	X		Sewer						
	X		Electric						
	X		Gas						
	X		Curb						
	X		Street Lights						
	X		Standard Utilities						
	X		Underground Utils.						
	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X		Level						
	X		Rolling						
	X		Low						
	X		High						
	X		Landscaped						
	X		Swamp						
	X		Wooded						
	X		Pond						
	X		Waterfront						
	X		Ravine						
	X		Wetland						
	X		Flood Plain						
	X		PRIVATE RD	2017	3,000	0	3,000		3,000S
	Who When What		2016	3,000	0	3,000			3,000S
	TPC 03/30/2015 INSPECTED		2015	3,000	0	3,000			3,000S
			2014	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN STEVEN R & CHERYL L	RYAN STEVEN R & CHERYL L	0	06/25/2012	QC	QUIT CLAIM	2012-02361	PTA	0.0
		6,000	07/01/2000	WD	Download	338:637		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
RYAN STEVEN R & CHERYL L NORTHROP JOINT LIVING TRUST 8545 W SAPPHIRE AVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 19,667 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT 187 SAPPHIRE LAKE PLAT 2.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		<Site Value B> Back Lots	600				6000 100		6,000
			69 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =						6,000	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2017	3,000	6,800	9,800			8,774C
Who When What	2016	3,000	6,800	9,800			8,696C
TPC 03/30/2015 INSPECTED	2015	3,000	6,200	9,200			8,670C
TPC 11/26/2012 INSPECTED	2014	3,000	5,600	8,600			8,534C

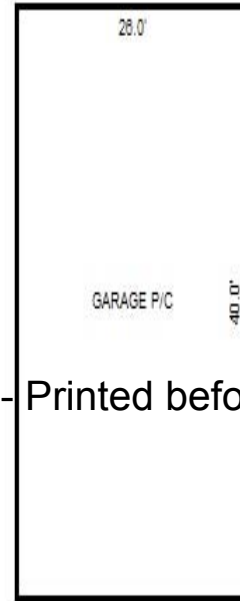
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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: 2001 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1040 % 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: 10 Floor Area: 0 Total Base Cost: 11,228 Total Base New : 15,495 Total Depr Cost: 13,946 Estimated T.C.V: 13,667												
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace			Bsmnt-Adj Rate			Heat-Adj Rate		Size Cost				
	Yr Built 2001 GAR	Remodeled 0	Ex	Ord	Min	(12) Electric			Stories Exterior Foundation Rate			Bsmnt-Adj Rate		Heat-Adj Rate		Size Cost			
	Condition for Age: Average	Lg	Ord	Small	0 Amps Service			Other Additions/Adjustments (17) Garages Class:CD Exterior: Pole Foundation: 42 Inch (Unfinished)			Rate		Heat-Adj Rate		Size Cost				
	Room List	(5) Floors		No./Qual. of Fixtures			Base Cost			Mechanical Doors			Depr. Cost =		TCV of Bldg: 1 =		Size Cost		
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. Ord. Min			10.46			350.00			1		13,946		13,667		
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Phy./Ab. Phy./Fnc/Econ/Comb.%Good= 90/100/100/100/90.0,			Phy./Ab. Phy./Fnc/Econ/Comb.%Good= 90/100/100/100/90.0,			Depr. Cost =		TCV of Bldg: 1 =		Size Cost		
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many Ave. Few			1			3			2		Softener, Auto Softener, Manual		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			1			3			2		Softener, Auto 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	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
	Many Avg. Few Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Lump Sum Items:												
	(3) Roof	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												
	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			Lump Sum Items:												
	Asphalt Shingle	Chimney:		Lump Sum Items:			Lump Sum Items:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DODDE ARNOLD R & LINDA (H	VANDERMEULEN MICHELL (S/F	40,000	09/26/2009	LC	Arms Length	2009/3445		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8530 W SAPPHIRE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/01/2010					
VANDERMEULEN MICHELL PO BOX 274 LAKE CITY MI 49651-0274	MAP #:					
	2017 Est TCV 47,615 TCV/TFA: 44.71					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE						
. SEC 10 T22N R8W LOT 188 SAPPHIRE LAKE PLAT 2.			* Factors *						
Comments/Influences	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
TOTAL REMODEL FOR 02..NO PERMIT ADD SEWER FOR 05	X		<Site Value B> Back Lots	600			6000 100		6,000
	X		54 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =		6,000

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	3,000	20,800	23,800			20,255C
X	Rolling		2016	3,000	20,700	23,700			20,075C
X	Low		2015	3,000	18,500	21,500			20,015C
X	High		2014	3,000	16,700	19,700			19,700S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC	03/30/2015	INSPECTED							
TPC	11/26/2012	INSPECTED							

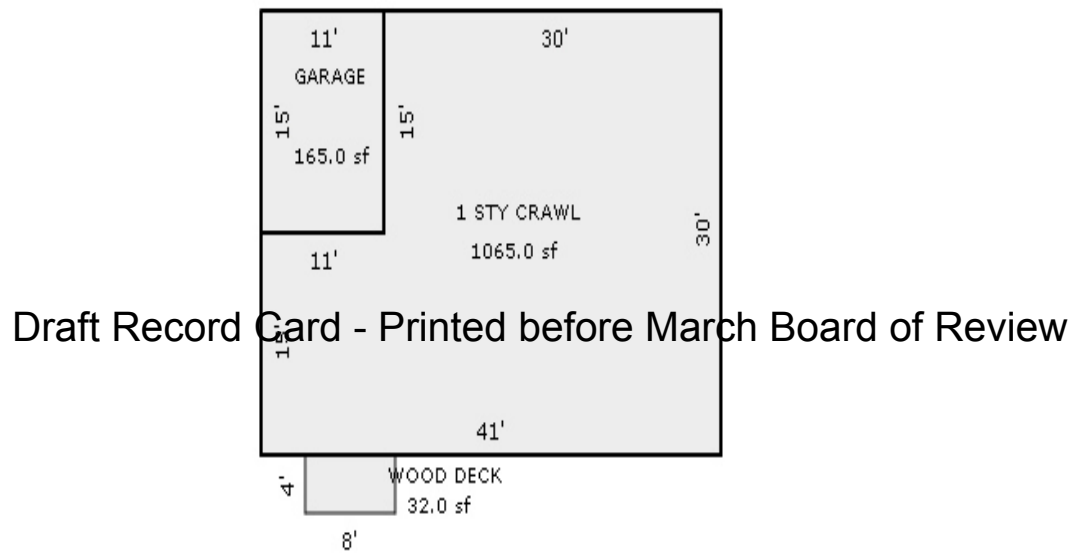
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 20	Type Pine Treated Wood	Year Built: 1946 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 165 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost										
Yr Built 1946	Remodeled 2001	Ex Ord X Min		(12) Electric			1 Story Siding Crawl Space 47.85 -8.28 0.66 1065 42,845										
Condition for Age: Average		Lg Ord X Small		0 Amps Service			Other Additions/Adjustments Rate										
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing										
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s) 525.00 1 525										
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer										
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Public Sewer 912.00 1 912 Public Sewer 1,575.00 1 1,575										
(2) Windows	Many Avg. X Large Avg. X Small	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Appliance Allowance 1235.00 1 1,235										
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			(16) Deck/Balcony										
	Chimney: Block	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Pine,Standard 9.43 32 302 Treated Wood,Standard 15.57 20 311										
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages										
X	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 26.85 165 4,430 Common Wall: 1 Wall -1175.00 1 -1,175 Mechanical Doors 325.00 1 325 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 42,464 ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 = 41,615										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELDSMA ANN TRUST	VANDERVEEN RUSSELL SUCCE	0	10/07/2009	PTA	Not Qualified			100.0
VELDSMA ANN	VELDSMA ANN ESTATE	0	10/06/2008	OTH	Not Qualified			0.0
VELDSMA ANN	VELDSMA ANN I TRUST	0	03/13/2000	QC	Not Qualified	2009/647		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
N SAPPHIRE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631	MAP #:					
	2017 Est TCV 12,899 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
VANDERVEEN RUSSELL P O BOX 680 415 W FIRST STREET EVART MI 49631	X		* Factors *					
			<Site Value B> Back Lots 600				6000 100		6,000
			54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 6,000					
			Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete	2.98	1.00	160	66	315
			Total Estimated Land Improvements True Cash Value = 315					

Tax Description	X	Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 10 T22N R8W LOT 189 SAPPHIRE LAKE PLAT 2.	X	Dirt Road	2017	3,000	3,400	6,400			6,400S
Comments/Influences	X	Gravel Road	2016	3,000	3,400	6,400			6,400S
	X	Paved Road	2015	3,000	3,900	6,900			6,606C
	X	Storm Sewer	2014	3,000	3,600	6,600			6,502C
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
	X	Curb							
	X	Standard Utilities							
	X	Underground Utils.							

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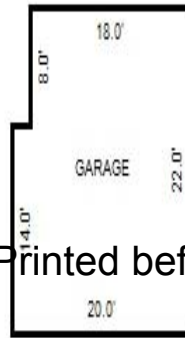
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: 1975 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: 424 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump													
	Building Style: GRG	Trim & Decoration Ex Ord Min	No Heating/Cooling													
	Yr Built 1975	Remodeled 0	Size of Closets Lg Ord Small													
	Condition for Age: Average	Doors Solid H.C.	Central Air Wood Furnace													
	Room List Basement 1st Floor 2nd Floor Bedrooms	(5) Floors Kitchen: Other: Other:	(12) Electric 0 Amps Service													
	(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	No./Qual. of Fixtures Ex. Ord. Min													
	(2) Windows Many Avg. Few	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	No. of Elec. Outlets Many Ave. Few													
	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	(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													
	(3) Roof Gable Hip Flat	(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													
	Asphalt Shingle	(10) Floor Support 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.
CARROLL KELLY R	CARROLL THOMAS G & KAY H	1	10/21/2013	QC	RELATED PARTY	2013-03773		50.0
HANCHETT KYLE (S/M)	CARROLL KELLY ROSE & KAY	0	11/20/2006	QC	Not Qualified	07-0/268		100.0
MARTINDALE JOSEPH P (WIDO)	HANCHETT KYLE (SM)	0	07/31/2006	QC	Not Qualified	2007/265		0.0
BATOHA MARTIN G & MINNIE	KANCHETT KYLE (SM)	0	02/13/2006	QC	Not Qualified	2007/266		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
8510 W SAPPHIRE AVE			ALTERATION	05/31/2016	2016-9999	100%
Owner's Name/Address	MAP #:					
CARROLL THOMAS G & KAY H 8510 W SAPPHIRE AVE LAKE CITY MI 49651	2017 Est TCV 48,198 TCV/TFA: 66.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE								
. SEC 10 T22N R8W LOT 190 SAPPHIRE LAKE PLAT 2.			* Factors *								
ADD SEWER FOR 05			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
	X		<Site Value B> Back Lots	600			6000	100		6,000	
			54 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 6,000								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		Shed: Wood Frame	8.34	1.00	240	50	1,001			
	X		Shed: Wood Frame	10.75	1.00	80	50	430			
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
			LAND IMPROVE 1000	1000.00	1.00	0.5	95	475			
			Total Estimated Land Improvements True Cash Value = 1,906								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
High							
X Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
X Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	3,000	21,100	24,100			21,707C
JWV 09/08/2016 INSPECTED	2016	3,000	20,700	23,700			21,514C
TPC 03/30/2015 INSPECTED	2015	3,000	20,300	23,300			21,450C
TPC 11/26/2012 INSPECTED	2014	3,000	18,500	21,500			21,113C

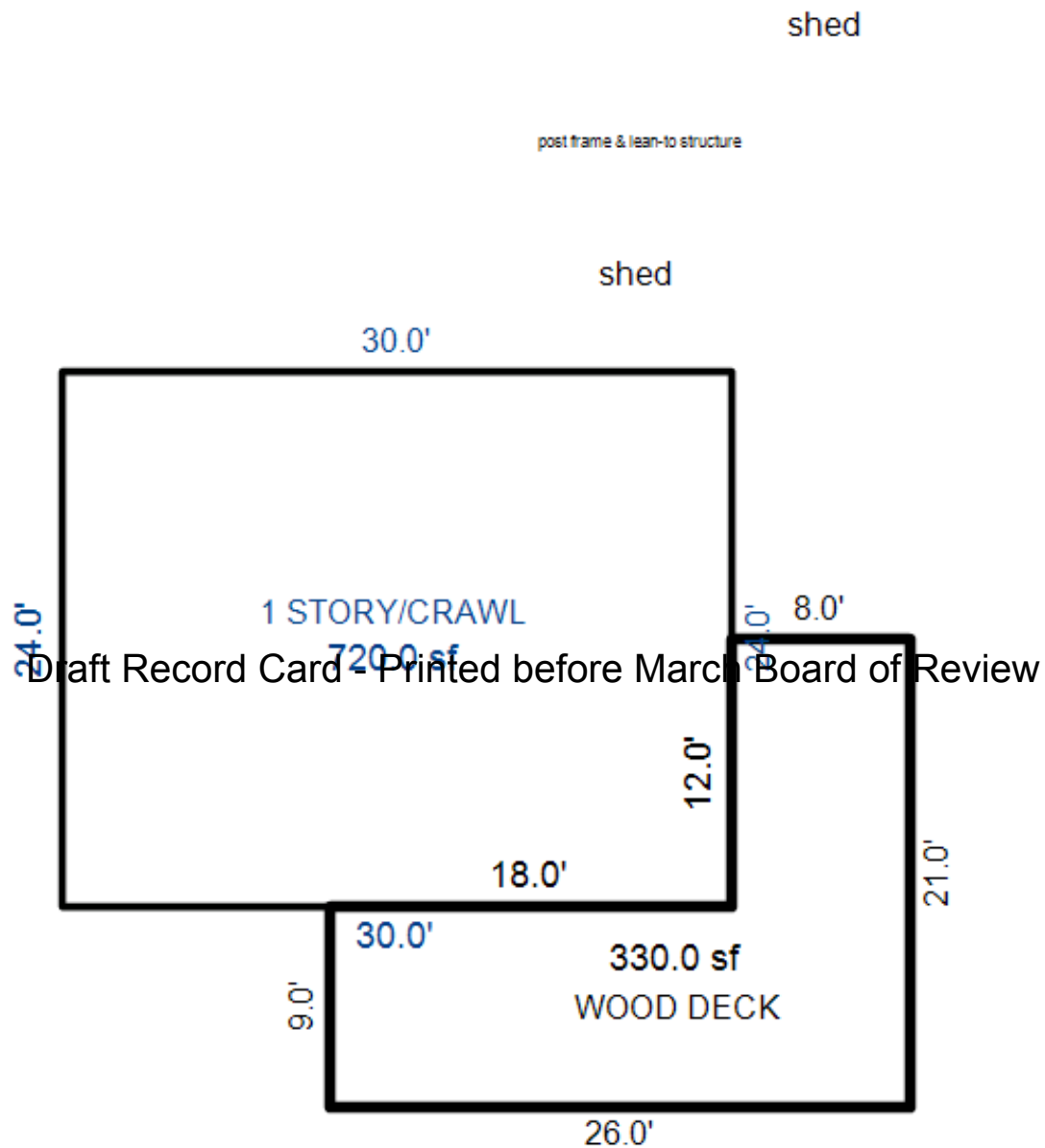
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 330	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace										
Yr Built 1969		Remodeled 0		No Heating/Cooling										
Condition for Age: Average		Lg Doors		Ord Solid			X H.C.							
Room List		(5) Floors		(12) Electric										
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		0 Amps Service										
(1) Exterior		X Tile		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate	
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1		Story Siding		Crawl Space		63.90	
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	
(2) Windows		Many Avg. X Few		Many X Ave. Few			(13) Plumbing		Average Fixture(s)		630.00		1	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			(14) Water/Sewer		Public Sewer		1025.00		1	
X	Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance		1415.00		1	
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony		Treated Wood,Standard		6.26		330	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Public Water		Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/65.0,		Depr.Cost =		41,115	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		ECF (412 - SAPPHIRE LAKE BACK LOTS RES) 0.980 => TCV of Bldg: 1 =		40,292			
Chimney: Block														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD	PTA	0.0
NELSON ROBERT H	NELSON GEORGIA A SURVIVOR	0	06/30/2013	DC	CERTIFICATE OF DEATH	2013-03585	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status				
8387 W SAPPHIRE AVE	School: LAKE CITY - 57020									
Owner's Name/Address	P.R.E. 0%									
NELSON FAMILY REVOCABLE TRUST 21151 WINTERBERRY WAY ESTERO FL 33928	MAP #:									
	2017 Est TCV 194,457 TCV/TFA: 139.80									
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE							
. SEC 10 T22N R8W LOT A SAPPHIRE LAKE PLAT 2.	Public Improvements		* Factors *							
Comments/Influences	Dirt Road		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
	X Gravel Road		GROUP G \$1000	66.00	128.00	1.0000	1.0000	1000	100	66,000
	Paved Road		66 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 66,000							
	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	1350	0	0		
	X Sewer		Shed: Wood Frame	11.06	1.00	120	50	663		
	X Electric		Residential Local Cost Land Improvements							
	X Gas		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	Standard Utilities		LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375		
	Underground Utils.		Total Estimated Land Improvements True Cash Value = 3,038							
	Topography of Site									
	Level									
	X Rolling									
	Low									
	X High									
	X Landscaped									
	Swamp									
	X Wooded									
	Pond									
	X Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2017	33,000	64,200	97,200		90,639C	
	TPC 03/30/2015 INSPECTED			2016	33,000	61,400	94,400		89,831C	
				2015	33,000	63,700	96,700		89,563C	
				2014	46,200	54,100	100,300		88,153C	

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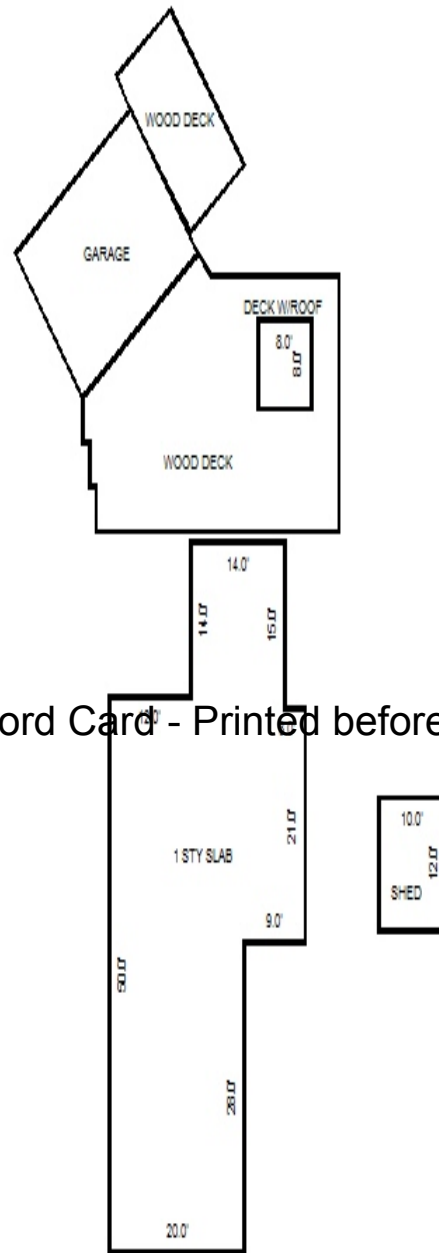
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 925 187 64	Type Treated Wood Treated Wood Treated Wood	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 421 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1391 Total Base Cost: 107,555 Total Base New : 148,425 Total Depr Cost: 96,476 Estimated T.C.V: 125,419			CntyMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1953	Remodeled 1990	Ex X Ord Min		X Forced Heat & Cool Heat Pump No Heating/Cooling			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Slab 63.49 -10.99 1.92 1391 75,698			Rate		Size Cost			
Condition for Age: Average		Lg X Ord Small		X Forced Heat & Cool Heat Pump No Heating/Cooling			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 760.00 1 760 2 Fixture Bath 1600.00 1 1,600			Rate		Size Cost			
Room List		(5) Floors		X Many Ave. Few			(14) Water/Sewer Well, 100 Feet 2700.00 1 2,700			Rate		Size Cost			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		X Many Ave. Few			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 1 1,915 Fireplace: Exterior 1 Story 3875.00 1 3,875			Rate		Size Cost			
(1) Exterior	X Drywall	(6) Ceilings		X Many Ave. Few			(16) Deck/Balcony Treated Wood,Standard 6.10 925 5,643 Treated Wood,Standard 7.18 187 1,343 Treated Wood w/Roof,Standard 24.50 64 1,568			Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	No./Qual. of Fixtures Ex. X Ord. Min		X Many Ave. Few			(17) Garages Class:C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 26.82 421 11,291 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419			Rate		Size Cost			
	Insulation	(7) Excavation		X Many Ave. Few			(16) Deck/Balcony Treated Wood,Standard 6.10 925 5,643 Treated Wood,Standard 7.18 187 1,343 Treated Wood w/Roof,Standard 24.50 64 1,568			Rate		Size Cost			
(2) Windows	X Many X Large Avg. Avg. Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X Many Ave. Few			(17) Garages Class:C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 26.82 421 11,291 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419			Rate		Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		X Many Ave. Few			(16) Deck/Balcony Treated Wood,Standard 6.10 925 5,643 Treated Wood,Standard 7.18 187 1,343 Treated Wood w/Roof,Standard 24.50 64 1,568			Rate		Size Cost			
X	Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		X Many Ave. Few			(17) Garages Class:C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 26.82 421 11,291 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419			Rate		Size Cost			
X	Double Glass Patio Doors	(9) Basement Finish		X Many Ave. Few			(16) Deck/Balcony Treated Wood,Standard 6.10 925 5,643 Treated Wood,Standard 7.18 187 1,343 Treated Wood w/Roof,Standard 24.50 64 1,568			Rate		Size Cost			
X	Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		X Many Ave. Few			(17) Garages Class:C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 26.82 421 11,291 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419			Rate		Size Cost			
(3) Roof	X Gable Hip Flat	(10) Floor Support		X Many Ave. Few			(16) Deck/Balcony Treated Wood,Standard 6.10 925 5,643 Treated Wood,Standard 7.18 187 1,343 Treated Wood w/Roof,Standard 24.50 64 1,568			Rate		Size Cost			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		X Many Ave. Few			(17) Garages Class:C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 26.82 421 11,291 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419			Rate		Size Cost			
	Chimney: Stone	No Floor SF		X Many Ave. Few			(16) Deck/Balcony Treated Wood,Standard 6.10 925 5,643 Treated Wood,Standard 7.18 187 1,343 Treated Wood w/Roof,Standard 24.50 64 1,568			Rate		Size Cost			
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		X Many Ave. Few			(17) Garages Class:C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 26.82 421 11,291 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 96,476 ECF (410- SAPPHIRE LAKE AREA) 1.300 => TCV of Bldg: 1 = 125,419			Rate		Size Cost			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON ROBERT H & GEROGIA	NELSON FAMILY REVOCABLE T	1	10/16/2013	QC	RELATED PARTY	2013-03585 QD		0.0
		75,000	08/01/1999	WD	Download	330:1191		0.0

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%					
NELSON FAMILY REVOCABLE TRUST 21151 WINTERBERRY WAY ESTERO FL 33928	MAP #:					
	2017 Est TCV 47,654					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					Value		
WOLCOTT PARK. SAPPHIRE LAKE PLAT 2.				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X			Sub 600 Plat 2	50.00	125.45	0.6444	1.0000	900	100	28,998
				GROUP J 250	100.00	125.45	0.7463	1.0000	250	100	18,656
				150 Actual Front Feet, 0.43 Total Acres Total Est. Land Value =							47,654

Comments/Influences	Public Improvements	Taxable Value									
	Dirt Road	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	X Gravel Road	2017	23,800	0	23,800			23,800S			
	Paved Road	2016	28,200	0	28,200			28,200S			
	Storm Sewer	2015	40,200	0	40,200			39,737C			
	Sidewalk	2014	48,800	0	48,800			39,112C			
	Water										
	X Sewer										
	X Electric										
	X Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	EBELS MICHAEL J & KIMBERL	2,500	09/11/2011	WD	WARRANTY DEED	2011-02960	PTA	0.0
INDIAN LAKES DEVELOPMENT	THOENES PROPERITES LLC	3,267	09/09/2011	WD	WARRANTY DEED	2011-03334	PTA	0.0

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%									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	MAP #:									
Tax Description	2017 Est TCV 1,275									
ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 REMAINDER OF NORTH PART OF ENGEL PARK AFTER SPLITS: SPLIT ON 12/03/2011 INTO 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;	Improved X Vacant									
Comments/Influences	Public Improvements									
RETURNED TO ROLL FOR 00 Split/Comb. on 12/03/2011 completed 12/03/2011 TIM SPLIT ; Parent Parcel(s): 009-600-193-00; Child Parcel(s): 009-600-193-11, 009-600-193-85, 009-600-193-65, 009-600-193-45, 009-600-193-25;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Cuts Standard Utilities Underground Utils.									
	Topography of Site									
	Level X Rolling Low High Landscaped Swamp Wooded Pond X 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	600	0	600			600S
				2016	600	0	600			600S
				2015	600	0	600			600S
				2014	600	0	600			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: 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%					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. PO BOX 408 DURAND MI 48429	MAP #:					
	2017 Est TCV 750					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE					
	Public Improvements				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
ENGEL PARK. SAPPHIRE LAKE PLAT 2. VACATED BY CIRCUIT COURT L161P242 ON 12/6/1963 Split on 12/03/2011 from 009-600-193-00;	X			<Site Value F> GROUP F15K/SITE	15000	5	PRT OF SIDEWALK	750	
				15 Actual Front Feet, 0.00 Total Acres	Total Est. Land Value =			750	

Comments/Influences
 RETURNED TO ROLL FOR 00
 Split/Comb. on 12/03/2011 completed
 12/03/2011 TIM SPLIT ;
 Parent Parcel(s): 009-600-193-00;
 Child Parcel(s): 009-600-193-11,
 009-600-193-05, 009-600-193-65,
 009-600-193-25;

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling X Low High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE RD	2017	400	0	400			400S
Who When What	2016	400	0	400			400S
TPC 03/30/2015 INSPECTED	2015	400	0	400			400S
	2014	400	0	400			400S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAVANAUGH JAMES & JUDITH	CAVANAUGH M L & CAVANAUGH	1	10/24/2011	QC	QUIT CLAIM	2011-03363 QCD	PTA	100.0
INDIAN LAKES DEVELOPMENT	CAVANAUGH JAMES	3,267	09/09/2011	WD	WARRANTY DEED	2011-03362		100.0

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. 100% 12/03/2011					
CAVANAUGH JAMES & DORSEY JEANNE & CAVANAUGH MARGARET & WINEGAR MARY 2760 CLEAR LAKE ROAD GRASS LAKE MI 49240	MAP #:					
	2017 Est TCV 3,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 9.SAPPHIRE LAKE
Public Improvements				* Factors *
X Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value
X Gravel Road				<Site Value F> GROUP F15K/SITE 15000 20 PRT OF ABAND SIDEWALK 3
X Paved Road				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 3,000
X Storm Sewer				
X Sidewalk				
X Water				
X Sewer				
X Electric				
Gas				
Curb				
Street Lights				
Standard Utilities				
Underground Utils.				

PARCEL OF LAND SITUATED SOUTHEASTERLY OF AND ADJACENT TO LOT 104, SAPPHIRE LAKE PLAT NO.2, SECTION 10, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN AND DESCRIBED AS BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 104, THENCE S47°48'38"W 77.38 FEET, THENCE S87°47'43"W 69.28 FEET, THENCE N41°45'44"E 125.54 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 104, THENCE S48°09'43"E 49.93 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES MORE OR LESS. SUBJECT TO EASEMENTS.

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Lake Township Missaukee County



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD	2017	1,500	0	1,500			1,500S
Who When What	2016	1,500	0	1,500			1,500S
TPC 03/30/2015 INSPECTED	2015	1,500	0	1,500			1,500S
	2014	1,600	0	1,600			1,600S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	TD	RELATED PARTY	2016-02559	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7870 W FOREST DR	School: LAKE CITY - 57020		New House	10/21/2016	2016-0551	40%
Owner's Name/Address	P.R.E. 0%		Demolition/Removal	09/09/2016	2016-0434	100%
ADLER KELLY M 5004 HEMATITE JACKSON MI 49201	MAP #:					
	2017 Est TCV 239,361 TCV/TFA: 181.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS									
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W W 75 FT OF LOT 1, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF. Comments/Influences	X		Dirt Road									
	X		Gravel Road	75.00	85.00	0.9036	1.0000	2200	100			149,094
			Paved Road	75 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	149,094
			Storm Sewer									
			Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
			D/W/P: 3.5 Concrete					3.44	1.00	160	0	0

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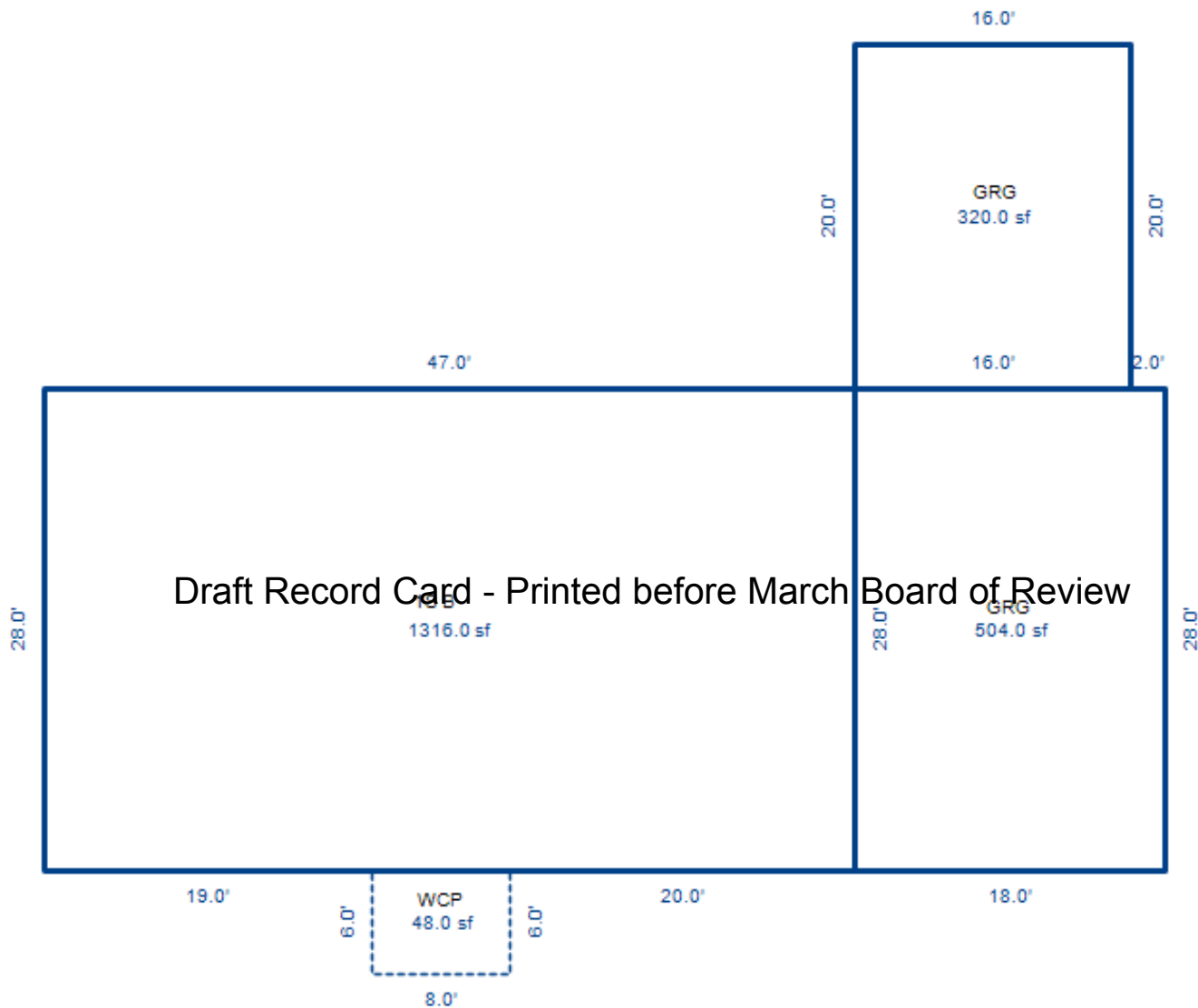
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	74,500	45,200	119,700			90,330C
2016	62,200	34,900	97,100			71,315C
2015	67,500	33,200	100,700			71,102C
2014	67,500	28,200	95,700			69,983C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top	Interior 1 Story	Area	Type	Year Built: 2016	48	WCP (1 Story)	Car Capacity:	Class: C	Exterior: Siding
	Mobile Home															0 Front Overhang	Forced Air w/o Ducts	Dishwasher	Interior 2 Story	Class: C	Exterior: Siding
	Town Home	0 Other Overhang	Forced Air w/ Ducts			Garbage Disposal	2nd/Same Stack			Brick Ven.: 0			Stone Ven.: 0	Common Wall: 1 Wall	
	Duplex	(4) Interior	Forced Hot Water			Bath Heater	Two Sided			Foundation: 42 Inch			Finished ?:	Auto. Doors: 0	
	A-Frame		Drywall Paneled	Electric Baseboard			Vent Fan	Exterior 1 Story			Mech. Doors: 0			Area: 504	% Good: 0
	Wood Frame	Plaster Wood T&G	Elec. Ceil. Radiant			Unvented Hood	Exterior 2 Story			Storage Area: 0			No Conc. Floor: 0	Bsmnt Garage:	
Building Style: 1S		Trim & Decoration			Radiant (in-floor)									Carport Area:	
	Yr Built	Ex	Ord	Min	Electric Wall Heat									Roof:	
	Remodeled	Size of Closets			Space Heater										
	2016	Lg	Ord	Small	Wall/Floor Furnace										
Condition for Age: Average		Doors	Solid	H.C.	Forced Heat & Cool										
Room List		(5) Floors			Heat Pump										
	Basement	Kitchen:			Central Air										
	1st Floor	Other:			Wood Furnace										
	2nd Floor	Other:			(12) Electric										
	Bedrooms				0 Amps Service										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures										
	Wood/Shingle				Ex. Ord. Min										
	Aluminum/Vinyl				No. of Elec. Outlets										
	Brick				Many Ave. Few										
	Insulation	(7) Excavation			(13) Plumbing										
(2) Windows		Basement: 0 S.F.			3 Fixture Bath										
	Many Avg. Few	Crawl: 0 S.F.			2 Fixture Bath										
	Large Avg. Small	Slab: 0 S.F.			Softener, Auto										
	Wood Sash	Height to Joists: 0.0			Softener, Manual										
	Metal Sash	(8) Basement			Solar Water Heat										
	Vinyl Sash	Conc. Block			No Plumbing										
	Double Hung	Poured Conc.			Extra Toilet										
	Horiz. Slide	Stone			Extra Sink										
	Casement	Treated Wood			Separate Shower										
	Double Glass	Concrete Floor			Ceramic Tile Floor										
	Patio Doors	(9) Basement Finish			Ceramic Tile Wains										
	Storms & Screens	Recreation SF			Ceramic Tub Alcove										
(3) Roof		Living SF			(14) Water/Sewer										
	Gable	Walkout Doors			Public Water										
	Hip	No Floor SF			Public Sewer										
	Flat	Joists:			Water Well										
	Asphalt Shingle	Unsupported Len:			1000 Gal Septic										
	Chimney:	Cntr.Sup:			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.
SERR JEFFERSON (WIDOWER)	SERR JEFFERSON TRUSTEE	0	03/13/2007	QC	Not Qualified	2007/1069		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7856 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SERR JEFFERSON TRUSTEE JEFFERSON D SERR LIVING TRUST 3270 W MAIN ST OWOSSO MI 48867	MAP #:					
	2017 Est TCV 241,719 TCV/TFA: 172.41					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SERR JEFFERSON TRUSTEE 3270 W MAIN ST OWOSSO MI 48867	X		GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
			75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 149,094								
Tax Description	X	Electric	Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
. SEC 11 T22N R8W BEG ON N LOT LINE 191 FT FR NE COR TH NW'LY ALONG LOT LINE 75 FT S'LY PAR TO W LOT LINE TO S LOT LINE SE'LY ON LOT LINE 65 FT N'LY TO POB LOT 1 ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X		Shed: Wood Frame	9.49	1.00	84	94			749	
	X		Residential Local Cost Land Improvements								
	X		LAND IMPROVE 1000	1000.00	1.00	1.0	95			950	
	X		Total Estimated Land Improvements True Cash Value = 1,699								

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	74,500	46,400	120,900			77,568C
2016	62,200	42,800	105,000			76,877C
2015	67,500	42,100	109,600			76,648C
2014	67,500	35,700	103,200			75,441C

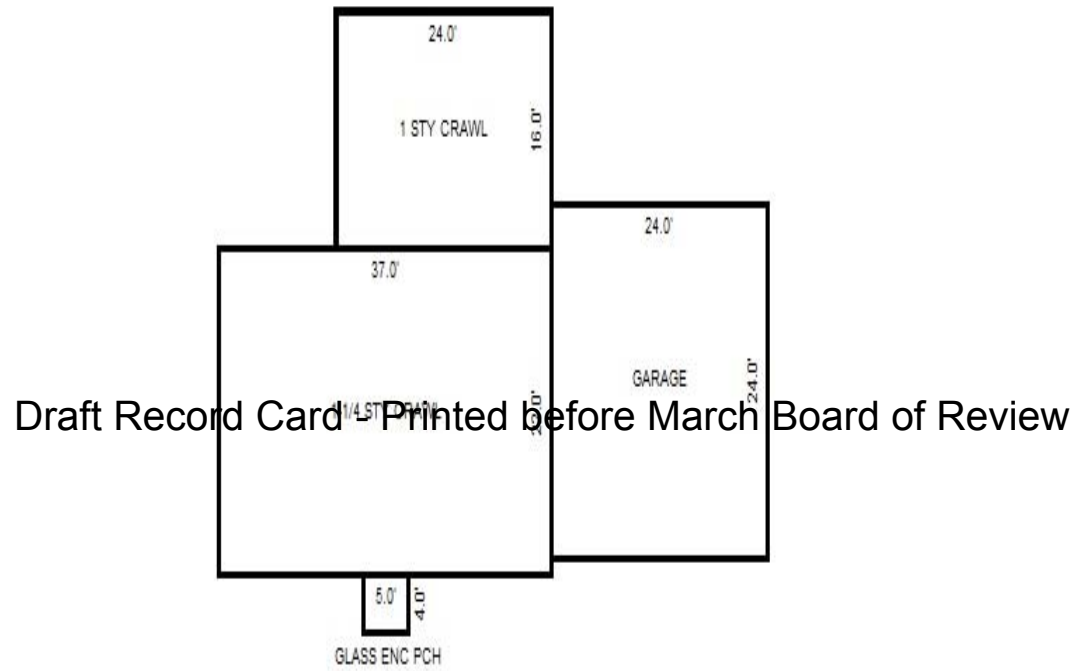
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 CGEP (1 Story)	Year Built: 1960 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: D Effec. Age: 40 Floor Area: 1402 Total Base Cost: 71,644 Total Base New : 98,869 Total Depr Cost: 64,947 Estimated T.C.V: 90,926		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1960	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 200 Amps Service			1.25 Story Siding Crawl Space 54.06 -8.02 0.83 814 38,152			54.06 -8.02 0.83 384 15,099						
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			1 Story Siding Crawl Space 46.68 -8.02 0.66 384 15,099			Other Additions/Adjustments Rate						
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 525.00 1 525									
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings X Tile		(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:			Well, 50 Feet 1575.00 1 1,575						
(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		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance 1235.00 1 1,235 Fireplace: Exterior 1 Story 3050.00 1 3,050			CGEP (1 Story), Standard 88.98 20 1,780						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement Recreation SF Living SF Walkout Doors No Floor SF		(9) Basement Finish			(16) Porches CGEP (1 Story), Standard 88.98 20 1,780			Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 17.65 576 10,166 Common Wall: 1 Wall -1175.00 1 -1,175 Mechanical Doors 325.00 1 325						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(17) Garages Phy/Ab.+hy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 59,321 Separately Depreciated Items: Square footage # 2 is depreciated at 87 %Good... Base Cost Was = 15,099 County Multiplier = 1.38 => Cost New = 20,836 Phy/Ab.+hy/Func/Econ/Comb.%Good= 27/100/100/100/27.0, Depr.Cost = 5,626 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 90,926									
X	Gable Hip Flat		Gambrel Mansard Shed	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:												
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.
PASSENGER DON & JANESE		0	09/10/2010	OTH	RELATED PARTY	2010-4320PWR A	PTA	0.0
		262,000	08/02/2002	WD	Arms Length		PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7842 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 262,190 TCV/TFA: 227.60					

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

			GROUP B 2200	75.00	85.00	0.9036	1.0000	2200 100	149,094	
			75 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	149,094

Tax Description			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	

	X	Dirt Road	Shed: Wood Frame	11.94	1.00	84	94	943
	X	Gravel Road	Residential Local Cost Land Improvements					
	X	Paved Road	Description	Rate	CountyMult.	Size	%Good	Cash Value

	X	Storm Sewer	LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
	X	Sidewalk	Total Estimated Land Improvements True Cash Value =						1,893

	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						

		Standard Utilities						
		Underground Utils.						

Comments/Influences			Topography of Site						
	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value

	X	Rolling	2017	74,500	56,600	131,100			109,491C
--	---	---------	------	--------	--------	---------	--	--	----------

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

		Who	When	What					
--	--	-----	------	------	--	--	--	--	--

		TPC 11/27/2012 INSPECTED	2016	62,200	52,200	114,400			108,515C
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			2015	67,500	51,500	119,000			108,191C
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			2014	67,500	45,200	112,700			106,488C
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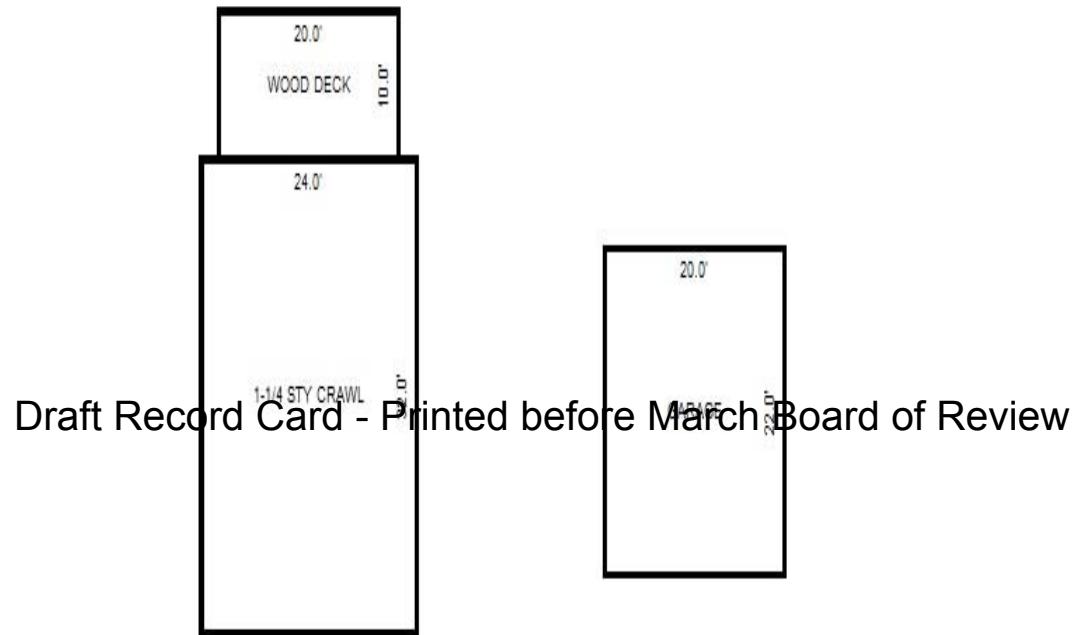
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 200	Type Treated Wood	Year Built: 1978 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace														
Yr Built 1978	Remodeled 0	Ex X Ord Min		(12) Electric														
Condition for Age: Average		Lg X Ord Small		100 Amps Service														
Room List		(5) Floors		No./Qual. of Fixtures														
Basement 4 1st Floor 2 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		Ex. X Ord. Min														
(1) Exterior		X Drywall		No. of Elec. Outlets														
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few														
Insulation		(7) Excavation		(13) Plumbing														
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X	Many Avg. Few	X	Large Avg. Small	(8) Basement														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish														
X	Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer														
(3) Roof		(10) Floor Support		Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:														
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																	
Chimney: Metal																		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMERS GARY LEE & PEGGY J	VELDEER JAMES D & MARYANN	265,000	09/01/2004	WD	Arms Length	04-0/3763		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7812 W FOREST DR	School: LAKE CITY - 57020		Addition	10/22/2008	20080691	100%
Owner's Name/Address	P.R.E. 0%		Addition	11/06/2006	20060109	Complete
VELDHEER JAMES D & MARYANNE 4274 S OLD GRAND RIVER TRAIL NE GRAND RAPIDS MI 49525-9415	MAP #:					
	2017 Est TCV 333,883 TCV/TFA: 194.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W BEG ON N LOT LINE 41 FT FR NE COR TH NW'LY ON LOT LINE 75 FT S'LY TO A PT ON S LOT LINE 75 FT FR SE COR SE'LY TO SE COR N'LY TO POB LOT 1, ALSO ADJ BEACH AREA. SILVER BEACH BLUFF.	X		GROUP B 2200	75.00	85.00	0.9036	1.0000	2200	100		149,094
Comments/Influences			75 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 149,094								
ADD SEWER FOR 05 For 08...Chg patio to deck, add 6x14 wd, add 12x12 vinyl deck.	X		Land Improvement Cost Estimates								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		D/W/P: Patio Blocks	8.13	1.00	50	0	0			
	X		D/W/P: 4in Ren. Conc.	4.21	1.00	500	0	0			
	X		Shed: Wood Frame	11.06	1.00	120	94	1,247			
	X		Dock: Light posts	21.31	1.00	600	94	12,019			
	X		Residential Local Cost Land Improvements								
	X		Standard Utilities	Rate	CountyMult.	Size	%Good	Cash Value			
	X		LAND IMPROVE 2500	2500.00	1.00	1.0	97	2,425			
			Total Estimated Land Improvements True Cash Value = 15,691								

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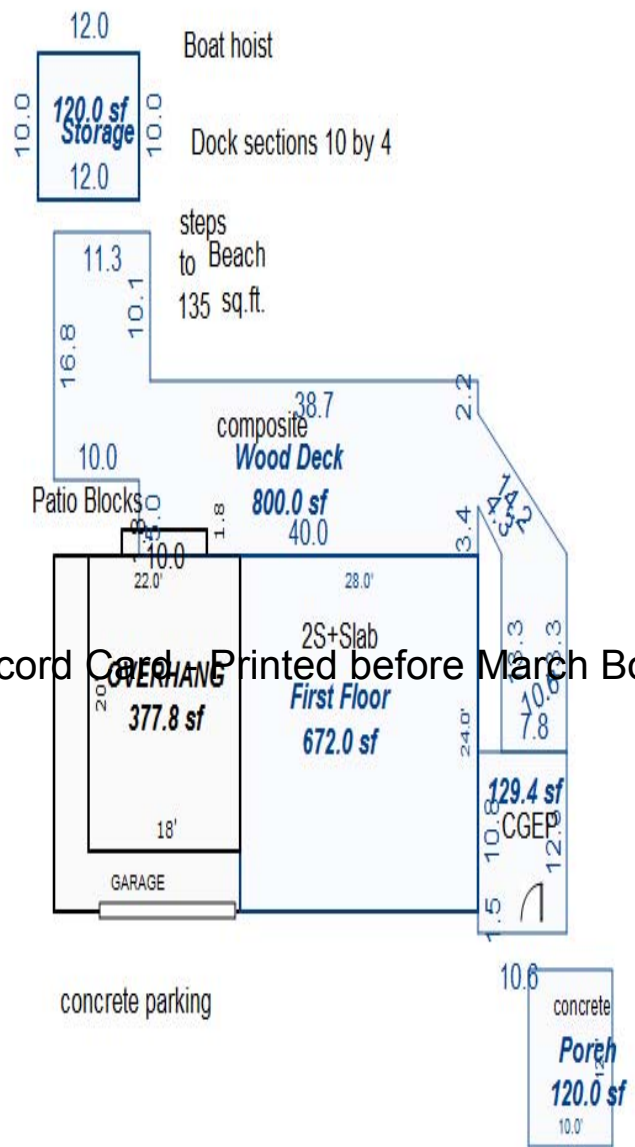
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	74,500	92,400	166,900			139,014C
	Rolling		2016	62,200	85,800	148,000			137,775C
	Low		2015	67,500	84,600	152,100			137,363C
	High		2014	67,500	67,700	135,200			135,200S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Road								
Who	When	What							
TPC	11/27/2012	INSPECTED							
TPC	11/09/2010	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 135 800	Type CGEP (1 Story) WPP Composite	Year Built: 1978 Car Capacity: 2 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: 528 % 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: 2S		Trim & Decoration		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: C +5 Effec. Age: 26 Floor Area: 1714		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1978	Remodeled 2009	Ex X Ord Min		(12) Electric			2 Story Siding Slab 121.55 -13.50 0.00 672 72,610			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
Condition for Age: Average		Lg X Ord Small		200 Amps Service			1 Story Siding Overhang 42.46 0.00 0.00 370 15,710			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments Rate			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
	Basement 1st Floor 2nd Floor 6 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Average Fixture(s) 760.00 1 760			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
(1) Exterior		X Drywall		No. of Elec. Outlets			3 Fixture Bath 2400.00 1 2,400			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
X	Wood/Shingle Aluminum/Vinyl Brick			Many X Ave. Few			Public Sewer 1162.00 1 1,162			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Well, 100 Feet 2700.00 1 2,700			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
X	Many Avg. Few X Large Avg. Small	(8) Basement		(14) Water/Sewer			Appliance Allowance 1915.00 1 1,915			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
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 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			CGEP (1 Story), Standard 40.96 120 4,915 WPP, Standard 12.54 135 1,693 Composite, Standard 6.44 800 5,152			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			(17) Garages			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
Chimney: Brick		Recreation SF Living SF Walkout Doors No Floor SF					Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 20.00 528 10,560 Common Wall: 1 Wall -1300.00 1 -1,300			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
(3) Roof		(10) Floor Support					Phy/Ab.Phy/Func/Econ/Comb.%Good= 74/100/100/100/74.0, Depr.Cost = 120,784 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 169,098			Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
X	Gable Hip Flat	Joists: Unsupported Len: Cntr.Sup:								Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		
X	Gambrel Mansard Shed									Total Base Cost: 118,277		Total Base New : 163,222		Total Depr Cost: 120,784		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDRIE JOHN TRUST (DECEA	VANDRIE SUSAN TRUST	0	01/02/2007	WD	Not Qualified	2007/32		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7808 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
VANDRIE SUSAN TRUST 404 EUCLID ST MC BAIN MI 49657	MAP #:					
	2017 Est TCV 234,760 TCV/TFA: 244.54					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
VANDRIE SUSAN TRUST 404 EUCLID ST MC BAIN MI 49657	X		GROUP B 2200	75.00	101.00	0.9036	1.0000	2200	100		149,094
			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 149,094								
Tax Description			Land Improvement Cost Estimates								
. SEC 11 T22N R8W BEG AT NE COR LOT 1 TH W'LY ON N LINE 41 FT TH S'LY ON STRAIGHT LINE TO SE COR SD LOT TH E'LY ON S LINE TO SE COR LOT 2 TH N'LY ON STRAIGHT LINE TO PT ON N LINE LOT 1 WHICH LIES 34 FT E'LY OF NW COR LOT 2 TH W'LY 34 FT TO	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		D/W/P: 3.5 Concrete	3.20	1.00	336	0	0			
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
			Total Estimated Land Improvements True Cash Value = 950								

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	74,500	42,900	117,400			77,109C
2016	62,200	41,100	103,300			76,422C
2015	67,500	39,000	106,500			76,194C
2014	67,500	34,200	101,700			74,995C

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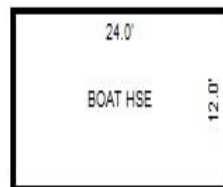
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 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	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 1967		Remodeled 0		Ex X Ord 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 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 120 Amps Service										
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior 1 Story Siding Slab		Rate Bsmnt-Adj Heat-Adj 59.86 -10.56 -0.21		Size Cost 960 47,126			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 630.00		Rate 630.00		Size Cost 1 630			
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Public Sewer 1025.00			(14) Water/Sewer Public Sewer 1025.00				1 1,025		1 2,550	
X	(2) Windows Many Avg. X Large Avg. Small	(8) Basement 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 Fireplace: Exterior 1 Story 3450.00				1 1,415 1 3,450			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer Public Water Public Sewer			(17) Carports Comp.Shingle 7.75				520 4,030			
X	Double Glass Patio Doors Storms & Screens			1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 23.90 Mechanical Doors 350.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =		Depr.Cost = 60,511		288 6,883 1 350		60,511 84,716	
(3) Roof		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed												
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.
RIX EULEEN TRUST	SUSSKIND CAROL A TRUST	0	05/03/2007	QC	FAMILY SALE	2007/1704		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7804 FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SUSSKIND CAROL A TRUST COUNTY NATIONAL BANK TRUST DEPT 740 W MICHIGAN AVE JACKSON MI 49201	MAP #:					
	2017 Est TCV 304,892 TCV/TFA: 217.47					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W THAT PART OF LOT 2 E'LY OF A LINE FR A PT ON N LOT LINE 16 FT FR NE COR TO SE COR ALL OF LOT 3 & W'LY 1/2 OF LOT 4, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		GROUP B 2200	91.00	95.00	0.8610	1.0000	2200	100		172,364
			91 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 172,364								
			Land Improvement Cost Estimates								
Description	Rate	CountyMult.	Size	%Good	Cash Value						
D/W/P: 3.5 Concrete	3.44	1.00	1482	0	0						
			Residential Local Cost Land Improvements								
Description	Rate	CountyMult.	Size	%Good	Cash Value						
LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375						
					Total Estimated Land Improvements True Cash Value = 2,375						

Comments/Influences

- X Electric
- X Gas
- X Curb
- Street Cuts
- 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	
X Private Road	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	86,200	66,200	152,400			136,921C
2016	72,700	63,000	135,700			135,700S
2015	81,900	60,300	142,200			137,871C
2014	81,900	53,800	135,700			135,700S

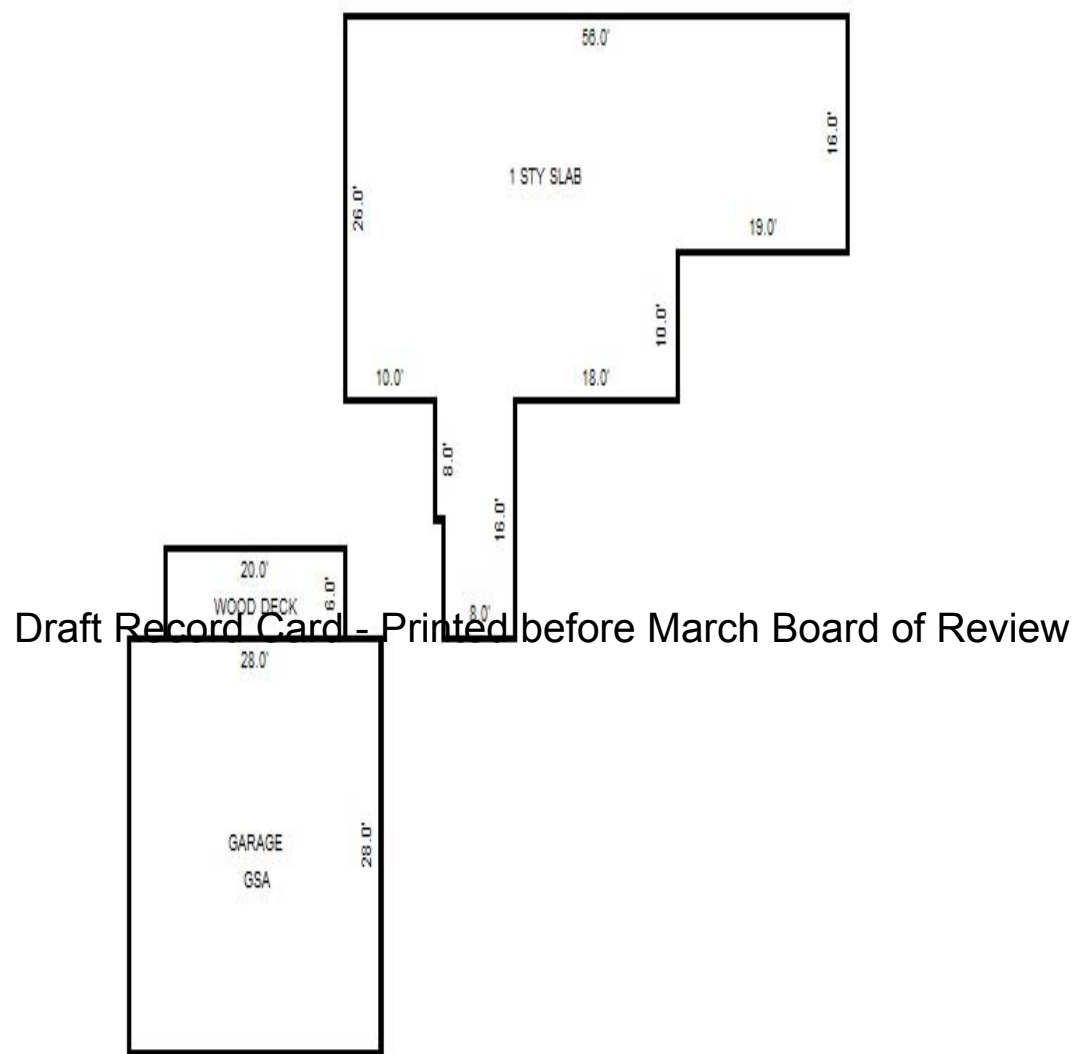
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation		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: 1978 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % Good: 0 Storage Area: 784 No Conc. Floor: 0		
		0 Front Overhang 0 Other Overhang	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water			X	Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 1402 Total Base Cost: 100,722 Total Base New : 143,025 Total Depr Cost: 92,967 Estimated T.C.V: 130,153	120	Treated Wood	Bsmnt Garage:		
		Wood Frame Block	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration Ex X Ord Min		Central Air Wood Furnace						CntyMult X 1.420 E.C.F. X 1.400		Carport Area: Roof:
Building Style: 1S	Size of Closets Lg X Ord Small		(5) Floors		(12) Electric 150 Amps Service		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Block Slab 64.79 -10.97 -0.27 1402 75,077						Other Additions/Adjustments Rate Size Cost 760.00 1 760		
Yr Built 1954	Remodeled 0	Doors Solid X H.C.		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min		Rate							
Condition for Age: Average		(7) Excavation		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing		Average Fixture(s) 760.00							
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		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 1162.00 Public Sewer 1162.00							
(1) Exterior		X Tile		(8) Basement		(14) Water/Sewer		(15) Built-Ins & Fireplaces							
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00							
X Many Avg. Few X Large Avg. Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support		Lump Sum Items:		Treated Wood,Standard 7.90 Class:C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 15.61 Mechanical Doors 350.00 Storage area over garage 3.95							
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement								Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =							
X Double Glass Patio Doors Storms & Screens								15.61 784 12,238 350.00 2 700 3.95 784 3,097							
(3) Roof								Depr.Cost = 92,967 1.400 => TCV of Bldg: 1 = 130,153							
X Gable Hip Flat		Gambrel Mansard Shed													
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.
NORBERG GEORGE W & PATRIC	PECKHAM DANIEL C	460,000	11/03/2016	WD	Arms Length	2016-03634	PTA	100.0
NORBERG GEORGE W & PATRIC	NORBERG GEORGE W & PATRIC	0	03/15/2005	QC	Not Qualified	05-0/1030		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7800 W FOREST DR	School: LAKE CITY - 57020		New House	06/12/2006	20060150	Complete
	P.R.E. 0%		Demolition/Removal	06/01/2006	20060131	Complete

Owner's Name/Address	MAP #:	2017 Est TCV 446,606 TCV/TFA: 238.57
PECKHAM DANIEL C 1011 JEANINE LN DEWITT MI 48820-8736		

Tax Description	Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS																											
. SEC 11 T22N R8W E 1/2 OF LOT 4 & LOT 5 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP B 2200</td> <td>75.00</td> <td>100.00</td> <td>0.9036</td> <td>1.0000</td> <td>2200</td> <td>100</td> <td></td> <td>149,094</td> </tr> <tr> <td colspan="8">75 Actual Front Feet, 0.17 Total Acres</td> <td>Total Est. Land Value = 149,094</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100		149,094	75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 149,094
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
GROUP B 2200	75.00	100.00	0.9036	1.0000	2200	100		149,094																					
75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 149,094																					

Comments/Influences	Land Improvement Cost Estimates																		
X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>CountyMult.</th> <th>Size</th> <th>%Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>3.44</td> <td>1.00</td> <td>700</td> <td>50</td> <td>1,204</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value =</td> <td>1,204</td> </tr> </tbody> </table>	Description	Rate	CountyMult.	Size	%Good	Cash Value	D/W/P: 3.5 Concrete	3.44	1.00	700	50	1,204	Total Estimated Land Improvements True Cash Value =					1,204
Description	Rate	CountyMult.	Size	%Good	Cash Value														
D/W/P: 3.5 Concrete	3.44	1.00	700	50	1,204														
Total Estimated Land Improvements True Cash Value =					1,204														

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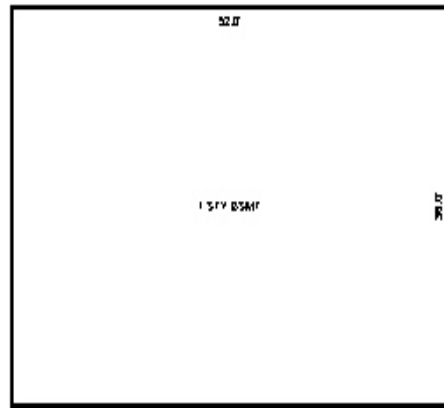
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain X PRIVATE RD	2017	74,500	148,800	223,300			223,300S
Who When What	2016	62,200	145,300	207,500			185,342C
TPC 11/27/2012 INSPECTED	2015	67,500	137,900	205,400			184,788C
	2014	67,500	115,400	182,900			181,878C

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

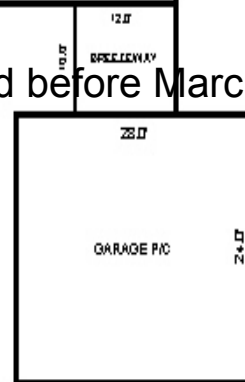
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type Brzwy, FW	Year Built: 1991 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration																
Yr Built 2006		Remodeled 0		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.					
Condition for Age: Average																		
Room List		(5) Floors		Central Air Wood Furnace														
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service														
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation 1 Story Siding Basement 66.92 0.00 2.11			Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments Rate			Size Cost 1872 129,224					
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 3 Fixture Bath 2400.00 2 Fixture Bath 1600.00 Public Sewer 1162.00 Well, 50 Feet 1575.00						Size Cost 1 760 2 4,800 1 1,600					
(2) Windows		Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer 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											
X	Many Avg. Few	X	Large Avg. Small	(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces Appliance Allowance 1915.00											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide			(9) Basement Finish 1872 Recreation SF Living SF Walkout Doors No Floor SF			(16) Breezeways Frame Wall,Unfinished 23.25											
X	Casement Double Glass Patio Doors Storms & Screens						County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 90/100/100/100/90.0, Separately Depreciated Items: (9) Basement Finish Basement Recreation Finish 11.45 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 50/100/100/100/50.0, (16) Breezeways Frame Wall,Unfinished 23.25 County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 98/100/100/100/98.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =			Depr.Cost = 193,086			1872 21,434 Cost New = 29,579 Depr.Cost = 14,790		240 6,504 1 350 1872 21,434 Cost New = 29,579 Depr.Cost = 14,790		1 1,915 1 1,162 1 1,575 1 1,915 672 7,573 240 6,504 1 350 193,086 11.45 23.25 3,850 3,773 211,649 296,308	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:												
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.
OWEN THOMAS D & DEBORAH G	MARCUS BRIAN G & ELIZABET	245,000	08/16/2009	WD	Arms Length	2009/3120		100.0
		275,000	03/01/2003	WD	Download	03-0:1180		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7794 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MARCUS BRIAN G & ELIZABETH 8246 ROSSMAN HWY Dimondale MI 48821	MAP #:					
	2017 Est TCV 284,893 TCV/TFA: 209.79					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 6 & 7 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X			GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
Comments/Influences				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997								
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				D/W/P: 3.5 Concrete	3.20	1.00	434	0	0			
	X			Shed: Wood Frame	10.27	1.00	96	71	700			
	X			Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
				Total Estimated Land Improvements True Cash Value = 1,650								

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	92,500	49,900	142,400			127,033C
Rolling	2016	78,300	47,600	125,900			125,900S
Low	2015	90,000	45,500	135,500			131,165C
X High	2014	90,000	39,100	129,100			129,100S
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

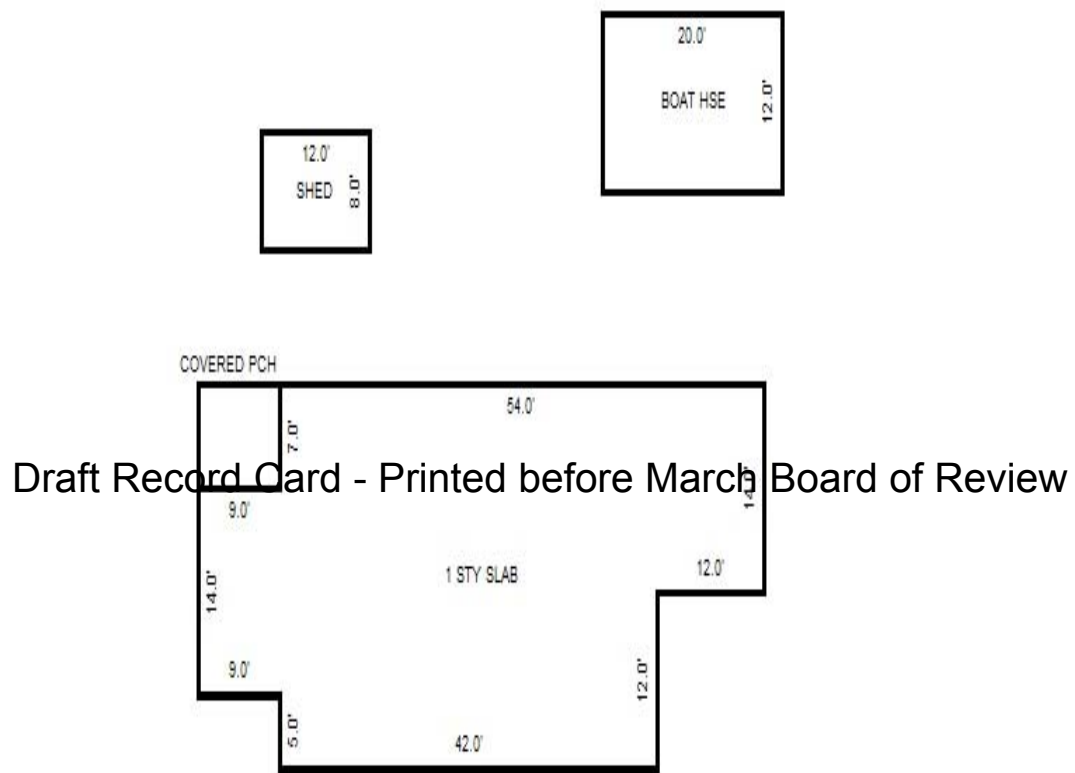
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 63	Type CCP (1 Story)	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block		Drywall X Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built 1965	Remodeled 0	Size of Closets													
Condition for Age: Average		Doors													
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric											
(1) Exterior		(6) Ceilings		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			56.90 -9.71 0.00		1358 64,084			
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
Many Avg. X Large Avg. X Few Small				Many X Ave. Few			(13) Plumbing			Average Fixture(s)		630.00		1 630	
X Wood Sash Metal Sash Vinyl Sash Double Hung		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath			(14) Water/Sewer			2 Fixture Bath		1325.00		1 1,325	
X 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		1415.00		1 1,415	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 1 2 Fixture Bath			(16) Porches			Fireplace: Interior 1 Story		2900.00		1 2,900	
X Gable X 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			CCP (1 Story), Standard		33.55		63 2,114	
X Asphalt Shingle		Recreation SF Living SF Walkout Doors No Floor SF		1 3 Fixture Bath 1 2 Fixture Bath			Class:CD Exterior: Block Foundation: 42 Inch (Unfinished)			Base Cost		28.95		240 6,948	
Chimney:		(10) Floor Support		1 3 Fixture Bath 1 2 Fixture Bath			Mechanical Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		350.00		1 350	
		Joists: Unsupported Len: Cntr.Sup:		1 3 Fixture Bath 1 2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		70,176			
				1 3 Fixture Bath 1 2 Fixture Bath			ECF (403 - LAKE MISSAUKEE AREA RES)			1.400 => TCV of Bldg: 1 =		98,246			
				Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		165,000	08/01/2001	WD	Download	01-0:3153		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7764 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE DRIVE CADILLAC MI 49601	MAP #:					
	2017 Est TCV 157,671 TCV/TFA: 218.99					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
. SEC 11 T22N R8W LOT 8 SILVER BIRCH BLUFF.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100	120,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	2.98	1.00	53	0	0		
	X		Shed: Wood Frame	10.45	1.00	48	94	471		
	X		Shed: Wood Frame	9.17	1.00	96	94	827		
	X		Residential Local Cost Land Improvements							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			Standard Utilities	0.08	1.00	100	95	950		
			Total Estimated Land Improvements True Cash Value =							2,249

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	60,000	18,800	78,800			66,125C
Rolling							
Low							
X High	2016	55,000	18,100	73,100			65,536C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront	2015	50,000	17,200	67,200			65,340C
Ravine							
Wetland							
Flood Plain	2014	55,000	14,700	69,700			64,312C

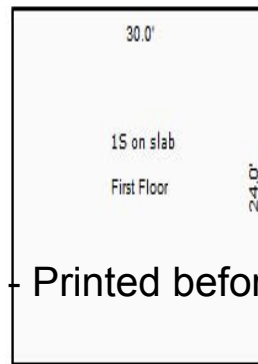
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 720 Total Base Cost: 33,335 Total Base New : 46,002 Total Depr Cost: 25,301 Estimated T.C.V: 35,422			CntryMult X 1.380 E.C.F. X 1.400		Bsmnt Garage:			
Yr Built	Remodeled	Ex	X	Ord		Min												
1950	0	Size of Closets		Lg	X	Ord		Small										
Condition for Age: Average		Doors		Solid	X	H.C.												
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms						0 Amps Service			1	Story Siding	Slab	52.54	-10.25	-1.89	720	29,088	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost	
	Insulation			Ex. X Ord. Min			Many X Ave. Few			(13) Plumbing			Average Fixture(s)		1		525	
(2) Windows	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Public Sewer			912.00		1		912	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance			1235.00		1		1,235	
X	Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Depr.Cost =		25,301		ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 35,422	
(3) Roof	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	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																
Chimney: Brick																		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	Not Qualified	05-0/2411		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7750 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
OSBORN REV DOUGLAS, TRUSTEE DOUGLAS OSBORN TRUST 402 E MADISON APT C DEWITT MI 48820	MAP #:					
	2017 Est TCV 229,684 TCV/TFA: 358.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 9 & 10 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X		GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997								
			Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: Patio Blocks			6.84	1.00	24	61	100	
			Total Estimated Land Improvements True Cash Value = 100								

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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	92,500	22,300	114,800			80,602C
	Low								
X	High	Landscaped	2016	78,300	21,400	99,700			79,884C
	Swamp	Wooded	2015	90,000	20,300	110,300			79,646C
	Pond		2014	90,000	17,200	107,200			78,392C
X	Waterfront	Ravine							
	Wetland								
	Flood Plain								
Who When What			2017	92,500	22,300	114,800			80,602C
TPC 11/27/2012 INSPECTED			2016	78,300	21,400	99,700			79,884C
			2015	90,000	20,300	110,300			79,646C
			2014	90,000	17,200	107,200			78,392C

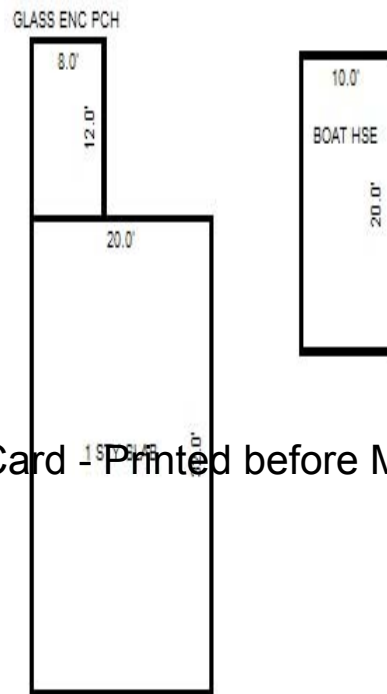
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type CGEP (1 Story)	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % 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 1 Story Siding Slab 54.21 -10.56 0.66 640 28,358			Class: D Effec. Age: 45 Floor Area: 640 Total Base Cost: 41,960 Total Base New : 57,905 Total Depr Cost: 31,848 Estimated T.C.V: 44,587			CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1944	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 525.00			Rate 525.00			Size 1		Cost 525				
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 912.00			Rate 912.00		Size 1		Cost 912		
Room List		(5) Floors Kitchen: Other: Other:		Basement 1st Floor 2nd Floor 2 Bedrooms			No. of Elec. Outlets Many X Ave. Few			Public Sewer 1,575.00			Rate 1,575.00		Size 1		Cost 1,575		
(1) Exterior		(6) Ceilings		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			Rate 1235.00		Size 1		Cost 1,235		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(8) Basement 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			(16) Porches CGEP (1 Story), Standard 42.29			Rate 42.29		Size 96		Cost 4,060		
X	Insulation	(2) Windows		(9) Basement Finish 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			(17) Garages Class:D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 24.85 Mechanical Doors 325.00 Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/55.0, Depr.Cost = 31,848 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 44,587			Rate 325.00			Size 1		Cost 325	
X	Many Avg. X Large Avg. Small	(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	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
X	Gable Hip Flat	(3) Roof		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
X	Asphalt Shingle	(3) Roof		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
Chimney: Brick		(3) Roof		(14) Water/Sewer Public Water Public Sewer 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.
SHIVLIE LOUIE G	VANDRIE IRENE J FKA SHIVL	0	03/19/2015	QC	QUIT CLAIM	2015-00932	PTA	0.0
	SHIVILIE LOUIE G	150,000	09/01/2001	WD	Download	2001-3997		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7728 FOREST DR	School: LAKE CITY - 57020		Addition	04/27/2007	20070207	Complete
Owner's Name/Address	P.R.E. 100% 04/21/2003					
VANDRIE IRENE J 7728 FOREST DRIVE LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 323,448 TCV/TFA: 190.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 11 & W 10 FT OF LOT 12 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X			GROUP A 2400/FF	60.00	100.00	0.9554	1.0000	2400	100		137,584
Comments/Influences				60 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 137,584								
01 SPLIT 34' TO 012-00 FOR 02 NEW GRG FOR 03	X			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	95	950			
	X			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	68,800	92,900	161,700			131,713C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2016	52,100	89,000	141,100			130,539C
TPC 10/23/2012 INSPECTED			2015	54,000	84,500	138,500			130,149C
			2014	54,000	74,100	128,100			128,100S

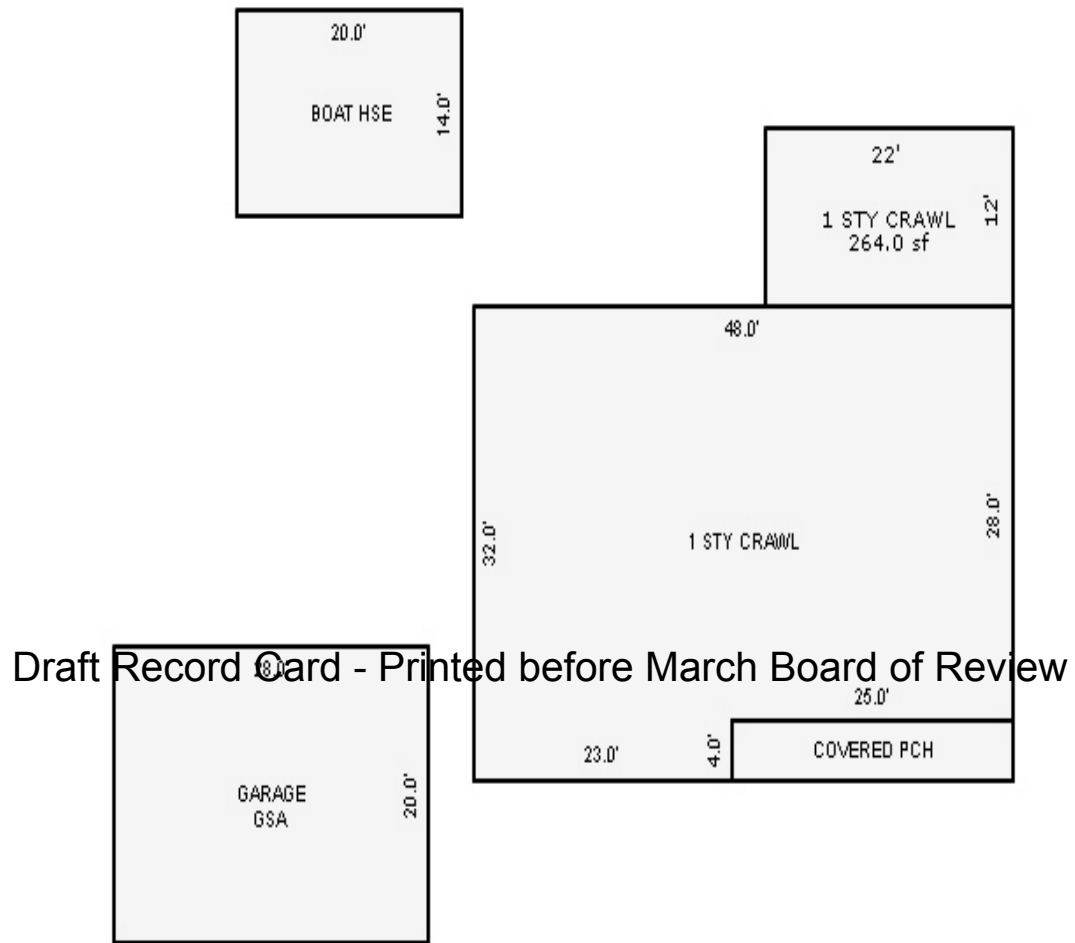
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 100	Type CCP (1 Story)	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 560 % Good: 0 Storage Area: 375 No Conc. Floor: 0
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace												
Yr Built 1960 200		Remodeled 2002		No Heating/Cooling												
Condition for Age: Average		X Lg Doors		200 Amps Service												
Room List		(5) Floors		(12) Electric												
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		200												
(1) Exterior		X Drywall		No./Qual. of Fixtures			Stories Exterior			Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost		
Wood/Shingle Aluminum/Vinyl Brick				Ex. X Ord. Min			1 Story Siding			Crawl Space		61.64 -8.49 0.00		1436 76,323		
Insulation				No. of Elec. Outlets			1 Story Siding			Crawl Space		61.64 -8.49 0.00		264 14,032		
(2) Windows		X Many Avg. X Few		Many X Ave. Few			Other Additions/Adjustments			Rate				Size Cost		
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X Large Avg. X Small		(7) Excavation			(13) Plumbing			Average Fixture(s)		760.00		1 760		
X Asphalt Shingle		X Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Fixture Bath 1600.00 Public Sewer 1162.00 Well, 50 Feet 1575.00			1 1,600			
Chimney: Brick				(8) Basement			(14) Water/Sewer			1915.00				1 1,915		
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			3250.00				1 3,250		
				(9) Basement Finish			Lump Sum Items:			29.85				100 2,985		
				Recreation SF Living SF Walkout Doors No Floor SF						Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)				560 10,903		
				(10) Floor Support						19.47				1 375		
				Joists: Unsupported Len: Cntr.Sup:						375.00				375 1,481		
										3.95				280 6,787		
										24.24				1 350		
										350.00				1 350		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Depr.Cost =		127,821		
										Separately Depreciated Items:						
										Square footage # 2 is depreciated at 97 %Good...		Base Cost Was =		14,032		
										County Multiplier = 1.38 =>		Cost New =		19,364		
										Phy/Ab.+hy/Func/Econ/Comb.%Good= 22/100/100/100/22.0,		Depr.Cost =		4,260		
										ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =				184,914		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIVLIE LOUIE	VANDRIE IRENE F/K/A SHIVL	1	12/24/2014	QC	DIVORCE JUDGEMENT	2015-01019		0.0
VOELKER PATRICK W & LINDA	SHIVLIE IRENE	0	09/07/2010	WD	FAMILY SALE	2010-4219	PTA	100.0
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	Not Qualified	2008/4469		0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	Not Qualified	2007/679		100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 09/07/2010					
Owner's Name/Address	MAP #:					
VANDRIE IRENE 7728 W FOREST DR LAKE CITY MI 49651	2017 Est TCV 89,859					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
LOT 12 EXC W 10 FT THOF ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.				* Factors *						
Comments/Influences				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
01 SPLIT FROM 011-00 FOR 02				GROUP A 2400/FF	34.00	100.00	1.1012 1.0000	2400	100	89,859
				34 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 89,859						

Comments/Influences

01 SPLIT FROM 011-00 FOR 02

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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	44,900	0	44,900			34,408C
2016	40,400	0	40,400			34,102C
2015	34,000	0	34,000			34,000S
2014	37,400	0	37,400			34,511C

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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
7710 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MORGAN COURTNEY E 1336 THREE MILE GROSSE POINTE MI 48230	MAP #:					
	2017 Est TCV 256,812 TCV/TFA: 195.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W LOT 13 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		* Factors *						
			GROUP A 2400/FF	44.00	100.00	1.0325	1.0000	2400	100	109,029
Comments/Influences			44 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 109,029						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	3.44	1.00	72	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	54,500	73,900	128,400			84,260C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	2016	49,700	68,100	117,800			83,509C
			2015	44,000	67,200	111,200			83,260C
			2014	48,400	59,000	107,400			81,949C

TPC 10/23/2012 INSPECTED

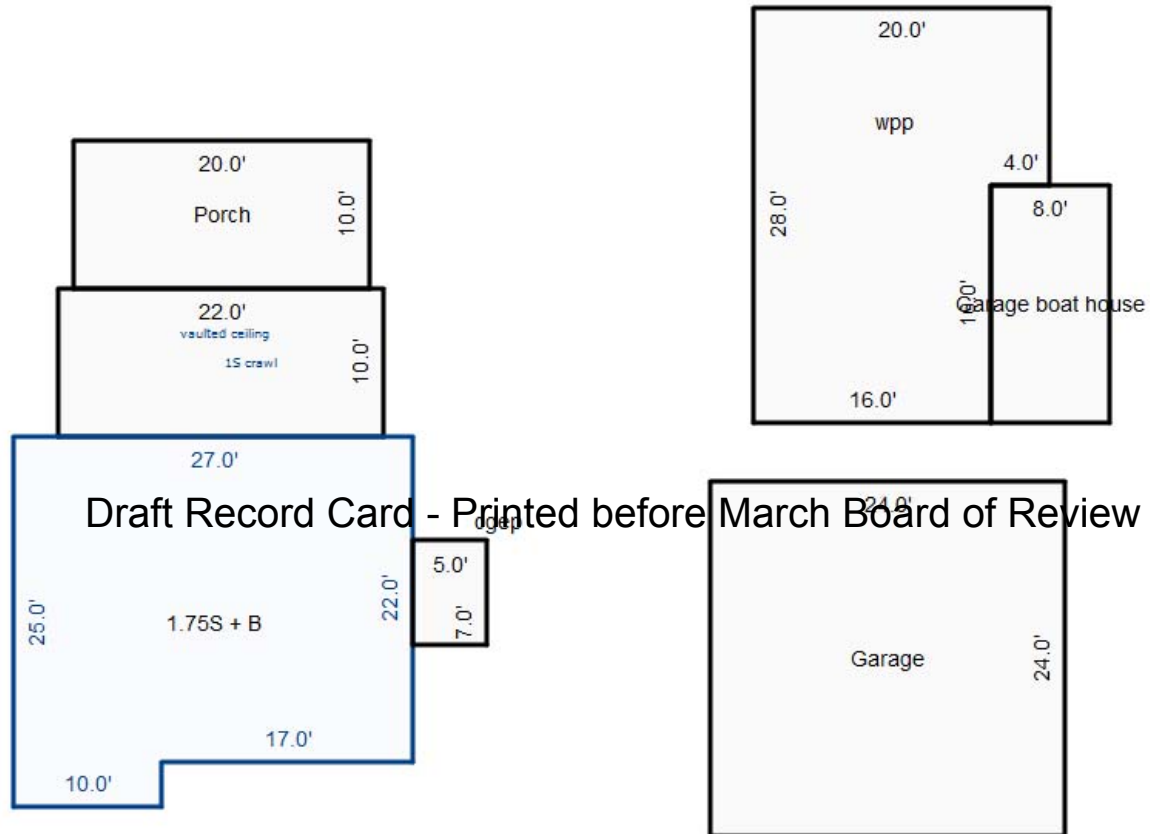
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 200 35 496	Type WPP CGEP (1 Story) Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	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: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 35 Floor Area: 1312		CntyMult X 1.380 E.C.F. X 1.400		Bsmnt Garage:			
Yr Built 1948	Remodeled 1992	Ex	X	Ord		Min	200 Amps Service			Total Base Cost: 116,924		Total Base New : 161,355		Total Depr Cost: 104,881			
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Estimated T.C.V: 146,833							
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:		(12) Electric			Ex. X Ord. Min			1.75 Story Siding		Basement 111.13 0.00		0.00		624 69,345	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			1 Story Siding		Crawl Space 76.52 -11.25		0.00		220 14,359	
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments		Rate		Rate		Size Cost	
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		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 4) Clean Out			Public Sewer 1162.00 Well, 50 Feet 1575.00		Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00				1 760 1 2,400 1 1,162 1 1,575	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		(14) Water/Sewer			(15) Built-Ins & Fireplaces		Appliance Allowance 1915.00 Fireplace: Interior 1 Story 3250.00				1 1,915 1 3,250		
X	Wood Sash Metal Sash Vinyl Sash	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer			(16) Porches			WPP, Standard 10.65 CGEP (1 Story), Standard 74.14				200 2,130 35 2,595			
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			Treated Wood,Standard 6.31				496 3,130			
(3) Roof		(10) Floor Support		1 Public Water 1 Public Sewer			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 17.55 Automatic Doors 375.00							576 10,109 1 375			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:	1 Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 27.10 Mechanical Doors 350.00							128 3,469 1 350			
X	Asphalt Shingle	Lump Sum Items:					Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =							104,881 146,833			
Chimney: Brick																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WITERFIELD	PALLAY	250,000	07/01/2001	WD	Download	01-0:2993		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7686 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
PALLAY DAVID & SHARON 1417 OTTAWA ROYAL OAK MI 48073	MAP #:					
	2017 Est TCV 282,774 TCV/TFA: 207.01					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 14 & 15 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X			GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
Comments/Influences				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997								
ON STATE RECIND LIST BUT NO HS FOR 95 & 96 (WALLINGTON)				Land Improvement Cost Estimates		Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X			D/W/P: Asphalt Paving			1.51	1.00	960	0	0	
	X			Residential Local Cost Land Improvements								
	X			Description	Rate	CountyMult.	Size	%Good	Cash Value			
	X			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
	X			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	92,500	48,900	141,400			126,326C
	Rolling		2016	78,300	46,900	125,200			125,200S
	Low		2015	90,000	44,500	134,500			128,524C
X	High		2014	90,000	36,500	126,500			126,500S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/23/2014	INSPECTED							
TPC	10/23/2012	INSPECTED							

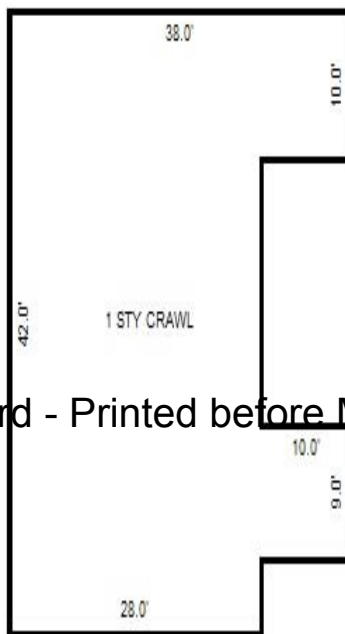
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 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													
Yr Built 1940		Remodeled 1995		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Condition for Age: Average															
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Crawl Space 56.08 -8.07 1.87			Other Additions/Adjustments Rate		Size Cost 1366 68,136			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(13) Plumbing Average Fixture(s) 630.00			1		630			
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing Public Sewer 1025.00 Water Sewer 1575.00			(14) Water/Sewer Public Sewer 1025.00 Water Sewer 1575.00								
X	(2) Windows	Many Avg. X Large Avg. X Small		(15) Built-Ins & Fireplaces Appliance Allowance 1415.00 Fireplace: Exterior 1 Story 3450.00			(17) Garages Class:CD Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 28.95 240 6,948 Mechanical Doors 350.00 1 350 Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 69,162 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 96,827								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement Softener, Auto 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	(3) Roof	Gable Hip Flat Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
	Chimney: Metal	Gambrel Mansard Shed													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REYERS HARLAN & SHARON L	HUNT BAZIL & JUDY	450,000	12/19/2013	WD	WARRANTY DEED	2013-04257 WD	PTA	100.0
		95,000	02/01/2000	WD	Download	335:261		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7678 W FOREST DR	School: LAKE CITY - 57020		Garage	10/16/2014	2014-0459	100%
Owner's Name/Address	P.R.E. 0%					
HUNT BAZIL & JUDY 2478 WARWICK TROY MI 48084	MAP #:					
	2017 Est TCV 488,816 TCV/TFA: 186.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 16 ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			120,000

Public Improvements	X	Description	Rate	CountyMult.	Size	%Good	Cash Value
Gravel Road							
Paved Road	X	D/W/P: 4in Ren. Conc.	4.21	1.00	1200	0	0
Storm Sewer		D/W/P: 4in Ren. Conc.	4.21	1.00	512	0	0
Sidewalk		D/W/P: 3.5 Concrete	3.44	1.00	66	0	0
Water	X	Shed: Wood Frame	10.24	1.00	168	94	1,617
Sewer	X	Residential Local Cost Land Improvements					
Electric	X	Standard Utilities					
Gas	X	Underground Utils.					
Curb		LAND IMPROVE 5000	5000.00	1.00	1.0	95	4,750
Street Lights		Total Estimated Land Improvements True Cash Value =					6,367

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Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2017	60,000	184,400	244,400			220,419C
	Rolling							
	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	12/23/2014	INSPECTED	2016	55,000	170,200	225,200			218,453C
TPC	08/03/2011	INSPECTED	2015	50,000	167,800	217,800			217,800S
			2014	55,000	162,300	217,300			217,300S

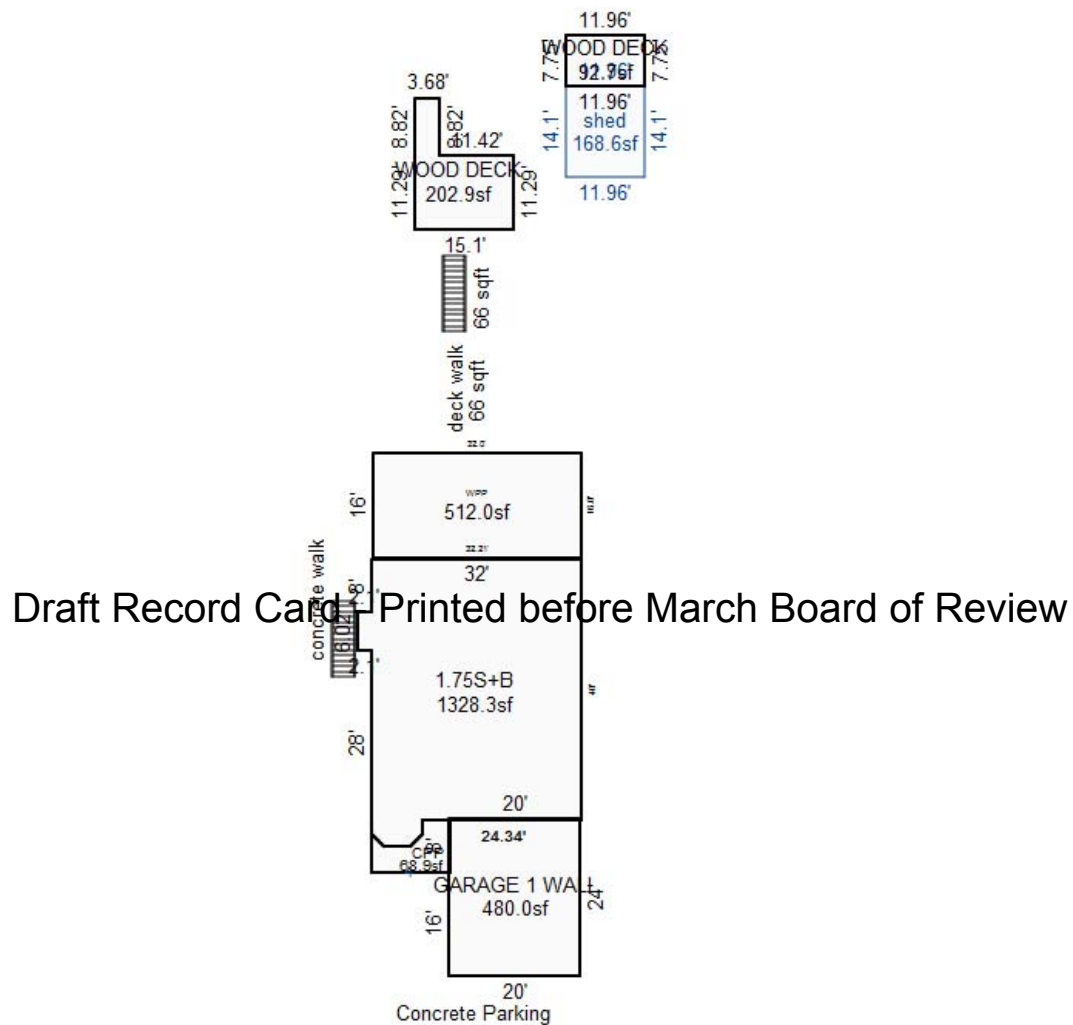
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 1 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 68 512 202 132 92	Type CCP (1 Story) WPP Treated Wood Treated Wood Treated Wood	Year Built: 2002 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: 480 % 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		Ex X Ord Min			Size of Closets			Lg X Ord Small			Doors Solid X H.C.			
Yr Built Remodeled 2002 0																
Condition for Age: Average																
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 6 Bedrooms		Kitchen: Other: Other:		(12) Electric			200 Amps Service									
(1) Exterior		X Drywall		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
Wood/Shingle Aluminum/Vinyl Brick				No. of Elec. Outlets			Many X Ave. Few			1.75 Story Siding Basement 105.22 0.00 3.70 1 Story Siding Overhang 37.17 0.00 0.00			300 11,151			
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						(9) Basement Finish Average Fixture(s) 760.00 3 Fixture Bath 2400.00			1 760 2 4,800			
X	Many Avg. Few X Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor						(14) Water/Sewer Public Sewer 1162.00 Well, 100 Feet 2700.00			1 1,162 1 2,700			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		1000 Recreation SF Living SF 2 Walkout Doors No Floor SF						(15) Built-Ins & Fireplaces Appliance Allowance 1915.00 Fireplace: 2nd on Same Stack 2650.00 Fireplace: Prefab 2 Story 2505.00 Fireplace: Direct-Vented Gas 1200.00			1 1,915 1 2,650 1 2,505 1 1,200			
X	Double Glass Patio Doors Storms & Screens									(16) Porches CCP (1 Story), Standard 33.92 WPP, Standard 7.68			68 2,307 512 3,932			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(16) Deck/Balcony Treated Wood,Standard 7.04 Treated Wood,Standard 7.70 Treated Wood,Standard 8.51			202 1,422 132 1,016 92 783			
X	Asphalt Shingle			Lump Sum Items:						(17) Garages Class:C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 24.55			480 11,784			
Chimney:										<<<< 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.
MOULTON DONNA S TRUST	MOULTON CRAIG A (SM)	0	05/18/2007	QC	Not Qualified	2007/1985		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7670 W FOREST DR	School: LAKE CITY - 57020		Pole Barn	09/12/2006	20060298	Complete
Owner's Name/Address	P.R.E. 0%	MAP #:				
MOULTON CRAIG A 2213 HOLT RD Williamston MI 48895	2017 Est TCV 452,603 TCV/TFA: 205.64					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 17 & 18 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X			GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
Comments/Influences				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997								
MISC IS 144 SQ FT OLD BOAT HOUSE	X			Land Improvement Cost Estimates								
	X			Description				Rate	CountyMult.	Size	%Good	Cash Value
	X			D/W/P: 3.5 Concrete				3.44	1.00	1200	0	0
	X			Residential Local Cost Land Improvements								
	X			Description				Rate	CountyMult.	Size	%Good	Cash Value
	X			LAND IMPROVE 5000				5000.00	1.00	1.0	95	4,750
	X			Total Estimated Land Improvements True Cash Value = 4,750								

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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	92,500	133,800	226,300			202,660C
	Low								
X	High	Landscaped	2016	78,300	123,600	201,900			200,853C
	Swamp	Wooded	2015	90,000	121,800	211,800			200,253C
	Pond		2014	90,000	107,100	197,100			197,100S
X	Waterfront	Ravine							
	Wetland								
	Flood Plain								
Who	When	What							
TPC 12/23/2014	INSPECTED								
TPC 10/23/2012	INSPECTED								

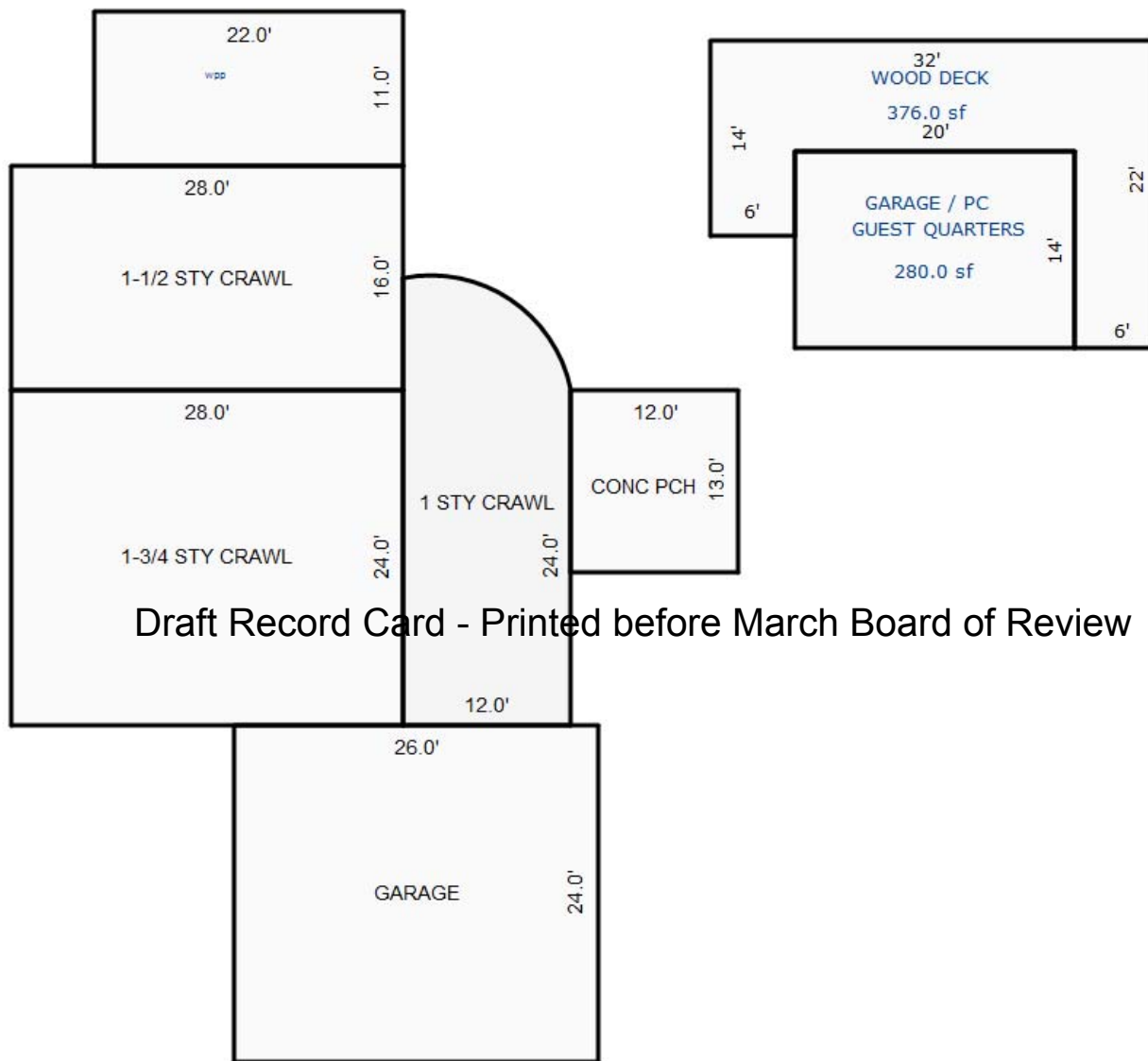
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 156 242 376	Type CPP WPP Treated Wood	Year Built: 1990 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1.75S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C +10 Effec. Age: 15 Floor Area: 2201			CntyMult X 1.380		Bsmnt Garage:	
Yr Built 1990	Remodeled 0	Ex X Ord Min		200 Amps Service			Total Base Cost: 160,064			Total Base New : 220,888			E.C.F. X 1.400		Carport Area: Roof:	
Condition for Age: Average		Lg X Ord Small		No Heating/Cooling			Total Depr Cost: 187,755			Estimated T.C.V: 262,856						
Room List		(5) Floors		Kitchen: Other: Other:			Stories Exterior			Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost	
	Basement 4 1st Floor 3 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			1.75 Story Siding			Crawl Space 100.50			-9.70 2.15		672 62,462	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			1 Story Siding			Crawl Space 69.26			-9.70 1.22		353 21,455	
X	Insulation	(7) Excavation		No. of Elec. Outlets			1.5 Story Siding			Crawl Space 88.21			-9.70 1.83		448 35,992	
(2) Windows	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few			Other Additions/Adjustments			Rate			Rate		Size Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	(8) Basement		(13) Plumbing			(1) Exterior			Brick Veneer			8.25		192 1,584	
X	Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Average Fixture(s)			760.00			1 760			
(3) Roof	Gable Hip Flat X Asphalt Shingle	(9) Basement Finish		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			3 Fixture Bath			2400.00			1 2,400			
X	Chimney: Brick	Recreation SF Living SF Walkout Doors No Floor SF		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			2 Fixture Bath			1600.00			1 1,600			
X		(10) Floor Support		(14) Water/Sewer			(14) Water/Sewer			Public Sewer			1162.00		1 1,162	
X		Joists: Unsupported Len: Cntr.Sup:		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				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Porches			CPP, Standard			12.64		156 1,972	
X				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(16) Deck/Balcony			WPP, Standard			9.98		242 2,415	
X				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages			Treated Wood, Standard			6.47		376 2,433	
X				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost			26.30		624 16,411	
X				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Common Wall: 1 Wall			Automatic Doors			425.00		1 -1,425	
X				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:D Exterior: Pole Foundation: 18 Inch (Finished)			Base Cost			20.72		280 5,802	
X				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 85/100/100/100/85.0, Depr.Cost = 187,755			ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 262,856						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	QUIT CLAIM	2014-01586	PTA	100.0
ANDERSON BETTY JEAN A REV	ANDERSON BETTY JEAN A TRU	0	04/14/2014	DC	CERTIFICATE OF DEATH	2014-01585		0.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY JEAN A TRU	0	04/07/2009	QC	Not Qualified	2009/1271		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7634 W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 06/02/2015					
Owner's Name/Address	MAP #:					
ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	2017 Est TCV 189,039 TCV/TFA: 218.80					

Tax Description	Public Improvements	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
. SEC 11 T22N R8W LOT 19 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X Improved X Vacant X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	* Factors *								
Comments/Influences		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
		50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	120,000
		Land Improvement Cost Estimates								
		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		Residential Local Cost Land Improvements								
		Description	Rate	CountyMult.	Size	%Good	Cash Value			
		LAND IMPROVE 1000	1000.00	1.00	1.0	95	950			
		Total Estimated Land Improvements True Cash Value =							950	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low X High Landscaped Swamp Wooded Pond X Waterfront Ravine Wetland Flood Plain	2017	60,000	34,500	94,500			82,378C
TPC 11/06/2012 INSPECTED	2016	55,000	32,800	87,800			81,644C
	2015	50,000	31,400	81,400	81,400D		81,400S
	2014	55,000	27,000	82,000			57,052C

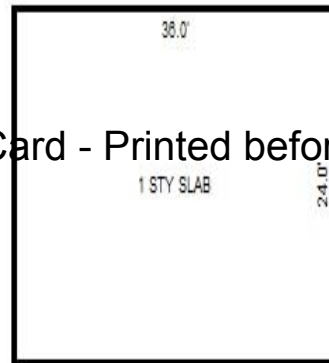
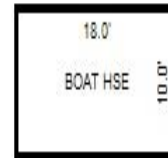
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 180 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G														
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 864 Total Base Cost: 57,084 Total Base New : 81,059 Total Depr Cost: 48,635 Estimated T.C.V: 68,089		CntyMult X 1.420 E.C.F. X 1.400		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1963	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Stories			Rate		Bsmnt-Adj		Heat-Adj		Size		Cost	
Condition for Age: Average		Doors		Ex. X Ord. Min			1			62.23		-10.84		-1.63		864		42,993	
Room List		(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Rate									
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Many X Ave. Few			(13) Plumbing			Average Fixture(s)		630.00		1		630			
(1) Exterior		(6) Ceilings		(12) Electric			(14) Water/Sewer			Public Sewer		1025.00		1		1,025			
X	Wood/Shingle Aluminum/Vinyl Brick	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		0 Amps Service			Public Sewer			250.00		1		1		2,550			
(2) Windows		(7) Excavation		1			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1		1,415			
X	Many Avg. Few	X	Large Avg. Small	3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Fireplace: Exterior 1 Story		3450.00		1		3,450			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Class:CD Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost		25.95		180		4,671			
(3) Roof		(9) Basement Finish		1			Mechanical Doors			350.00		1		350					
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors No Floor SF	1			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =			Depr.Cost =		48,635		68,089					
X	Asphalt Shingle	(10) Floor Support		1			(14) Water/Sewer			Public Water		1		Public Sewer		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		1															

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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
7624 W FOREST DR						
Owner's Name/Address	School: LAKE CITY - 57020					
ARDIS WILLIAM ETAL	P.R.E. 0%					
3065 BANNOCKBURN DR SE	MAP #:					
ADA MI 49301	2017 Est TCV 210,877 TCV/TFA: 218.98					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301	X		* Factors *						
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000						
			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	2.0	95	1,900	
			Total Estimated Land Improvements True Cash Value = 1,900						

Comments/Influences

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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	60,000	45,400	105,400			59,328C
2016	55,000	43,500	98,500			58,799C
2015	50,000	41,400	91,400			58,624C
2014	55,000	36,400	91,400			57,701C

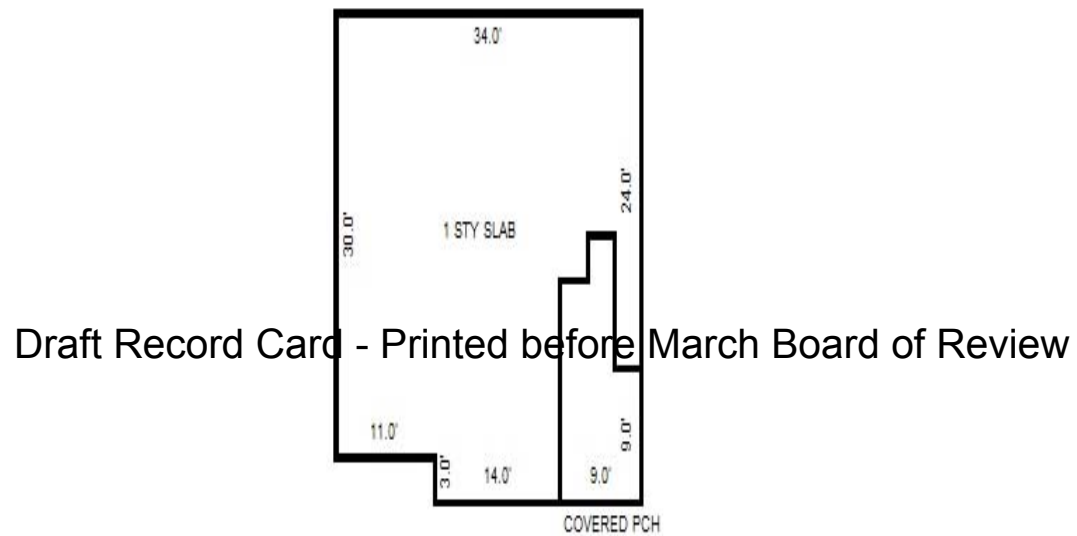
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace																			
Yr Built 1951	Remodeled 0	Ex	Ord	X	Min	(12) Electric			Class: C +5 Effec. Age: 35 Floor Area: 963		CntyMult X 1.380		Bsmnt Garage:										
Condition for Age: Average		Lg	Ord	X	Small	100 Amps Service			Total Base Cost: 70,853 Total Base New : 97,777 Total Depr Cost: 63,555 Estimated T.C.V: 88,977		E.C.F. X 1.400		Carport Area: Roof:										
Room List		(5) Floors		No./Qual. of Fixtures			Stories		Exterior		Foundation		Rate		Bsmnt-Adj		Heat-Adj		Size		Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			1		Story Siding		Slab		71.12		-12.49		0.00		963		56,461		
(1) Exterior	X	Tile	No. of Elec. Outlets			Other Additions/Adjustments		(13) Plumbing		Rate								Size		Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Many X Ave. Few			Average Fixture(s)		760.00								1		760			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			3 Fixture Bath		2400.00								1		2,400			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower		Well, 50 Feet		1575.00						1		1,162		
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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		Appliance Allowance		1915.00						1		1,915	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors No Floor SF			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Fireplace: Interior 1 Story		3250.00								1		3,250	
(3) Roof		(10) Floor Support			(14) Water/Sewer			1		CCP (1 Story), Standard		26.43						126		3,330			
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= 65/100/100/100/65.0, ECF (403 - LAKE MISSAUKEE AREA RES)		1.400 => TCV of Bldg: 1 =						63,555		88,977		
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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7620 W FOREST DR	School: LAKE CITY - 57020		Garage	01/12/2005	20050008	Complete
Owner's Name/Address	P.R.E. 100% 08/25/2016					
LEVANDOWSKI RICHARD & CLARISSA	MAP #:					
7620 W FOREST DR	2017 Est TCV 247,505 TCV/TFA: 180.79					
LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W LOT 21 SILVER BIRCH	X			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400 100	120,000
BLUFF ALSO ADJ BEACH AREA	X			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000						
Comments/Influences				Land Improvement Cost Estimates						
				Description						
				Shed: Wood Frame				12.07	1.00	80 80 773
	X			Residential Local Cost Land Improvements						
	X			Description						
	X			LAND IMPROVE 1000				1000.00	1.00	0.5 95 475
	X			Total Estimated Land Improvements True Cash Value = 1,248						

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	60,000	63,800	123,800			88,309C
2016	55,000	62,300	117,300		117,300W	87,522C
2015	50,000	59,100	109,100			87,261C
2014	55,000	50,000	105,000			85,887C

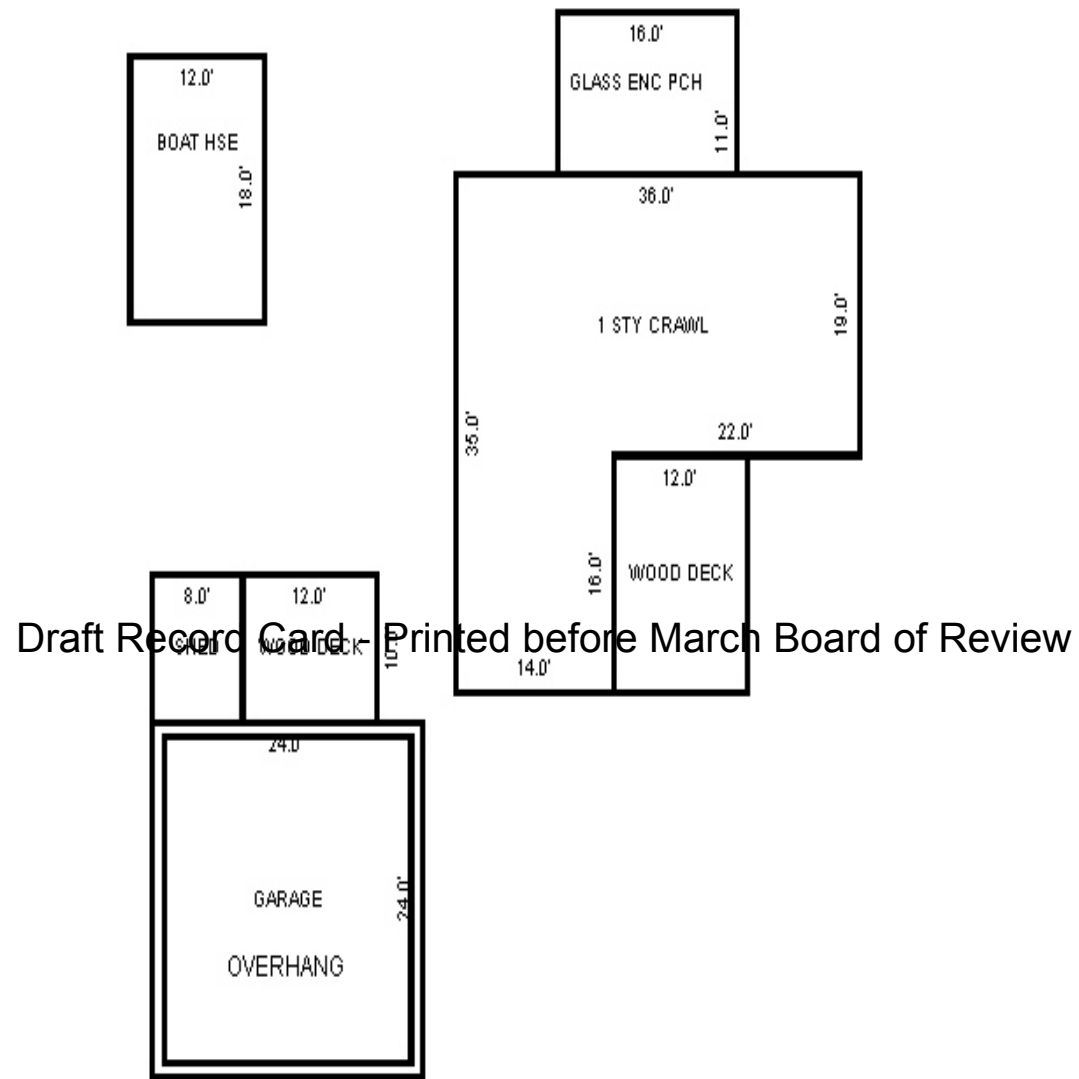
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1990 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame		Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built Remodeled 1968 0		Ex X Ord Min		Size of Closets											
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.											
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost								
X	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding Crawl Space 68.52 -10.04 0.00 908 53,100								
X	Insulation			No. of Elec. Outlets			1 Story Siding Overhang 39.74 0.00 0.00 461 18,320								
(2) Windows		(7) Excavation		Many X Ave. Few			Other Additions/Adjustments Rate								
X	Many Avg. Few	X	Large Avg. Small				(13) Plumbing								
X	Wood Sash			(13) Plumbing			Average Fixture(s) 760.00 1 760								
X	Metal Sash			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2400.00 1 2,400								
X	Vinyl Sash			(8) Basement			Public Sewer 1162.00 1 1,162								
X	Double Hung			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Well, 50 Feet 1575.00 1 1,575								
X	Horiz. Slide			Softener, Auto 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	Casement			(9) Basement Finish			Appliance Allowance 1915.00 1 1,915								
X	Double Glass			Recreation SF Living SF Walkout Doors No Floor SF			Fireplace: Interior 1 Story 3250.00 1 3,250								
X	Storms & Screens			(14) Water/Sewer			(16) Porches								
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			CGEP (1 Story), Standard 34.77 176 6,120								
X	Gable Hip Flat	X	Gambrel Mansard Shed	1 Public Water 1 Public Sewer			(16) Deck/Balcony								
X	Asphalt Shingle			1 Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard 7.90 120 948								
Chimney: Brick							Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 19.20 576 11,059 Mechanical Doors 350.00 1 350								
							Class:C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 27.10 218 5,908 Mechanical Doors 350.00 1 350								
							Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, Depr.Cost = 89,124 Separately Depreciated Items: (16) Deck/Balcony Treated Wood,Standard 7.90 120 948 County Multiplier = 1.38 => Cost New = 1,308 Phy/Ab.Phy/Func/Econ/Comb.%Good= 81/100/100/100/81.0, Depr.Cost = 1,060 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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Sketch by Apex IV™

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7610 W FOREST DR	School: LAKE CITY - 57020		Other	09/10/2012	2012-7610	100%
Owner's Name/Address	P.R.E. 0%					
ELZINGA MONTY L TRUSTEE 2022 TALL MEADOW LANE GRAND RAPIDS MI 49505	MAP #:					
	2017 Est TCV 292,957 TCV/TFA: 169.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 22 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X			* Factors *						
Comments/Influences				GROUP A 2400/FF 50.00 100.00 1.0000 1.0000 2400 100 120,000						
GRG IS GUEST HOUSE (ON CHILD)	X			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000						
				Land Improvement Cost Estimates						
				Description	Rate	CountyMult.	Size	%Good	Cash Value	
				D/W/P: 3.5 Concrete	3.44	1.00	78	0	0	
	X			Shed: Wood Frame	10.72	1.00	140	94	1,410	
	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	
				Total Estimated Land Improvements True Cash Value = 2,360						

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	60,000	86,500	146,500			91,285C
	Rolling								
	Low								
X	High		2016	55,000	80,500	135,500			90,471C
	Landscaped		2015	50,000	78,700	128,700			90,201C
	Swamp		2014	55,000	69,100	124,100			88,781C
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	09/10/2012	INSPECTED							

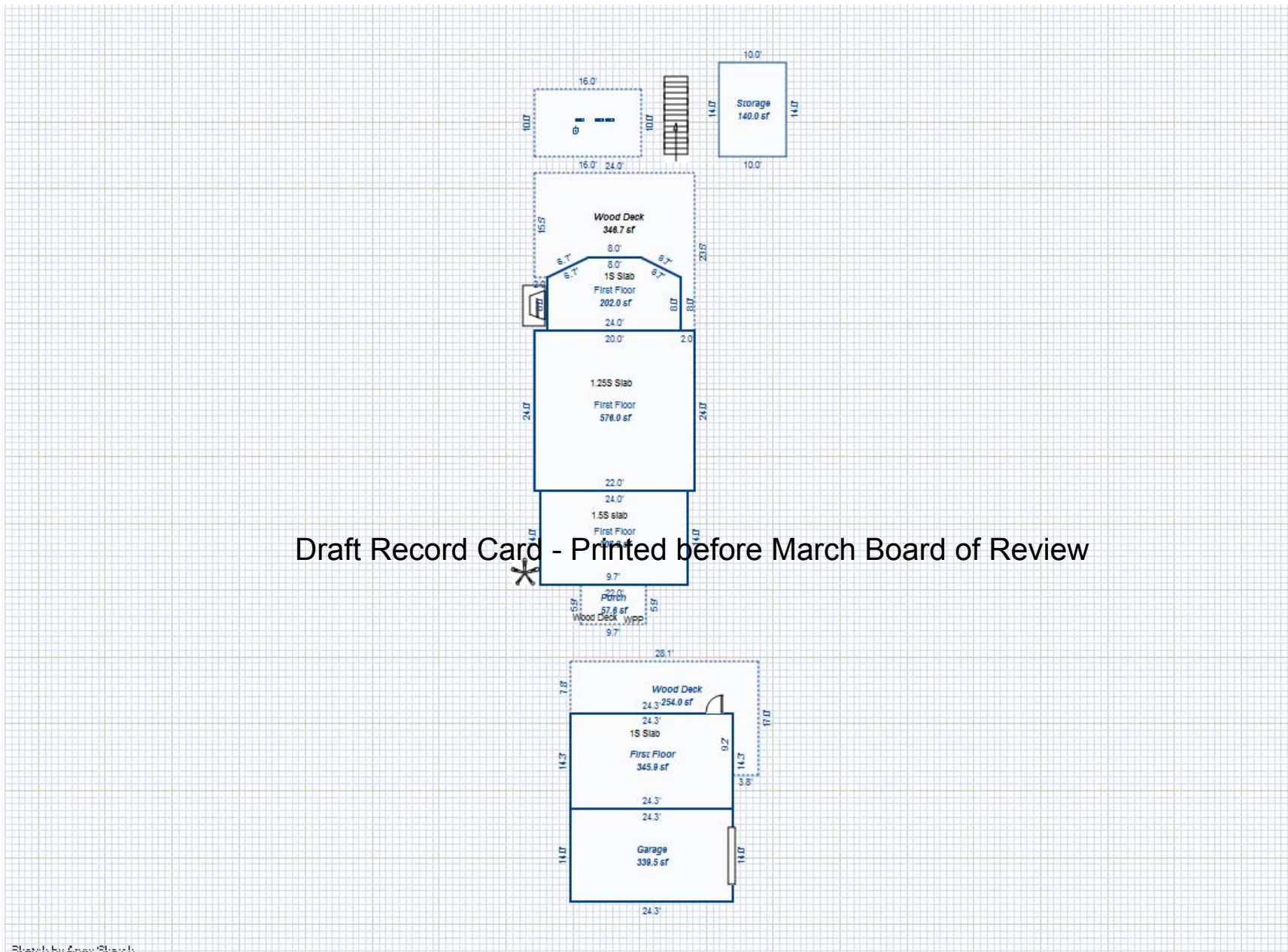
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 57 57 346 68 160	Type WPP Treated Wood 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										
Building Style: 1.25S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.			
Yr Built 1972	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 200 Amps Service											
(1) Exterior		X Drywall		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			1.25 Story Siding Slab 1 Story Siding Slab 1.5 Story Siding Slab			83.78 -12.75 2.67 72.84 -12.75 2.11 92.75 -12.75 3.16		576 42,451 202 12,564 308 25,613			
Insulation		(7) Excavation		(13) Plumbing			(13) Plumbing			Average Fixture(s) 760.00		1 760			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			1162.00 2700.00		1 1,162 1 2,700			
X	Many Avg. Large Few Avg. Small	X		(8) Basement			(15) Built-Ins & Fireplaces			Appliance Allowance Fireplace: Exterior 1 Story		1915.00 3875.00		1 1,915 1 3,875	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(16) Porches			WPP, Standard		18.08		57 1,031	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony			(16) Porches			Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard Treated Wood,Standard		9.89 6.51 9.31 7.39		57 564 346 2,252 68 633 160 1,182	
(3) Roof		X Gable Hip Flat		Gambrel Mansard Shed			(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/71.0, ECF (403 - LAKE MISSAUKEE AREA RES)		1.400 => TCV of Bldg: 1 =		94,750 132,650	
X	Chimney: Metal	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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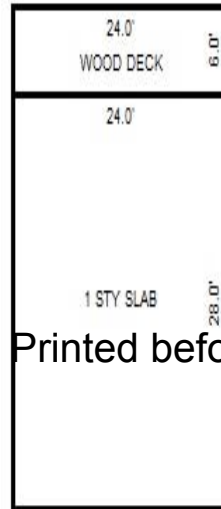
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil 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 254	Type Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 339 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	Drywall Paneled	Plaster Wood T&G													
Building Style: 1S		Trim & Decoration														
Yr Built Remodeled 0 0		Ex X Ord Min		Size of Closets												
Condition for Age: Average		Lg X Ord Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj 1 Story Siding Slab 63.46 -11.86 -1.89			Rate Bsmnt-Adj Heat-Adj Other Additions/Adjustments			Size Cost 345 17,150			
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Sewer			Rate 912.00			Size Cost 1 912			
Insulation		(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Standard 6.24			254 1,585			
(2) Windows		(8) Basement					Class:D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 22.69 339 7,692 Mechanical Doors 325.00 1 325									
X	Many Avg. X Large Avg. X Small						Notes: GUEST HOUSE: GARAGE Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 27,105 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 2 = 37,947									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			1 Public Water Public Sewer Water Well 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.

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7600 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MORROW RICHARD 7600 W FOREST DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 342,483 TCV/TFA: 145.49					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 23 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X		* Factors *						
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 1000	1000.00	1.00	1.0	95	950	
			Total Estimated Land Improvements True Cash Value = 950						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	60,000	111,200	171,200			119,307C
Rolling							
Low	2016	55,000	102,600	157,600			118,243C
X High							
Landscaped	2015	50,000	101,100	151,100			117,890C
Swamp							
Wooded	2014	55,000	88,700	143,700			116,034C
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What	2017	60,000	111,200	171,200			119,307C
TPC 10/23/2012 INSPECTED	2016	55,000	102,600	157,600			118,243C
	2015	50,000	101,100	151,100			117,890C
	2014	55,000	88,700	143,700			116,034C

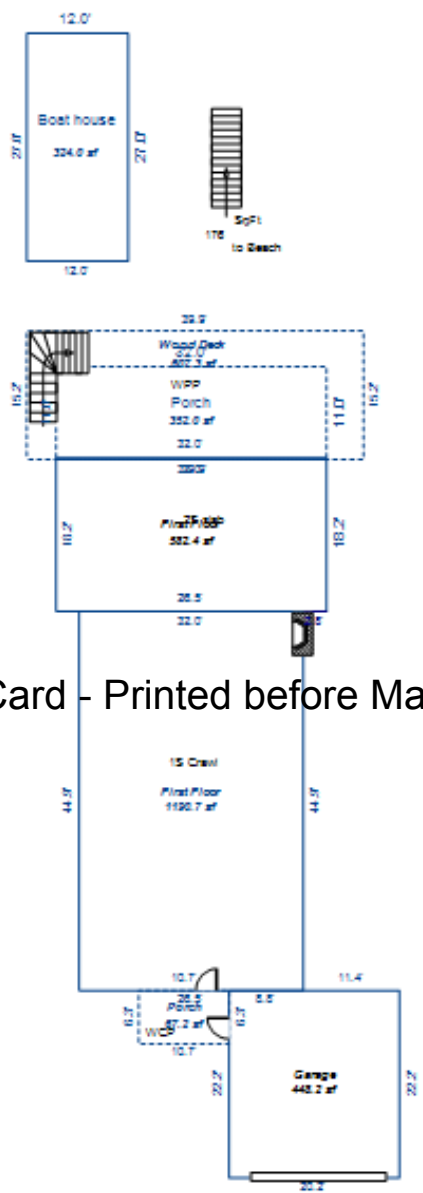
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 50 607 176	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: 1955 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: 448 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C +10 Effec. Age: 29 Floor Area: 2354		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			Size of Closets			Total Base Cost: 161,500		Total Base New : 222,870		Total Depr Cost: 158,238		
Yr Built 1955	Remodeled 1990	Lg	X	Ord		Small	Doors Solid X H.C.			Estimated T.C.V: 221,533						
Condition for Age: Average		(5) Floors		Central Air Wood Furnace			(12) Electric			200		Amps Service				
Room List		Kitchen: Other: Other:		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			1 Story Siding Crawl Space 67.44 -9.24 0.00 1190 69,258		2 Story Siding Slab 106.66 -11.46 0.00 582 55,406		Other Additions/Adjustments Rate Size Cost		
(1) Exterior	X	Drywall				Ex.	X	Ord.	Min	(13) Plumbing		Average Fixture(s) 760.00 1 760		3 Fixture Bath 2400.00 1 2,400		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			2 3 Fixture Bath 2 Fixture Bath			Public Sewer 1162.00 1 1,162		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		(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		Fireplace: Exterior 1 Story 3875.00 1 3,875		
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			(16) Porches		WCP (1 Story), Standard 36.90 50 1,845		(16) Deck/Balcony	
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		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 19.55 448 8,758 Mechanical Doors 350.00 1 350			Treated Wood,Standard 6.14 607 3,727 Treated Wood,Standard 7.29 176 1,283		(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 23.52 324 7,620 Mechanical Doors 350.00 1 350		
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 324 1,215 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 158,238 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 221,533			(16) Deck/Balcony		Treated Wood,Standard 6.14 607 3,727 Treated Wood,Standard 7.29 176 1,283				
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 23.52 324 7,620 Mechanical Doors 350.00 1 350			(16) Deck/Balcony		Treated Wood,Standard 6.14 607 3,727 Treated Wood,Standard 7.29 176 1,283			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 324 1,215 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 158,238 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 221,533			(16) Deck/Balcony		Treated Wood,Standard 6.14 607 3,727 Treated Wood,Standard 7.29 176 1,283				
Chimney: Metal		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Unit-in-Place Cost Items: BOAT HOUSE (BY SQ FT 3.75 324 1,215 Phy/Ab.Phy/Func/Econ/Comb.%Good= 71/100/100/100/71.0, Depr.Cost = 158,238 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 221,533			(16) Deck/Balcony		Treated Wood,Standard 6.14 607 3,727 Treated Wood,Standard 7.29 176 1,283				

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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
7580 W FOREST DR	School: LAKE CITY - 57020		New House	11/30/2006	20060497	Complete
Owner's Name/Address	P.R.E. 100% 07/01/2007					
HOEWE JOAN L & MICHAEL P 12801 SCOTT ROAD FREELAND MI 48623	MAP #: 2017 Est TCV 594,726 TCV/TFA: 273.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS						
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 24 & 25 SILVER BIRCH BLUFF ALSO ADJ BEACH AREA	X		* Factors *						
			GROUP B 2200	100.00	100.00	0.8409	1.0000	2200	100		184,997
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 184,997						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
			Total Estimated Land Improvements True Cash Value = 2,375						

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	92,500	204,900	297,400			253,248C
X	Rolling		2016	78,300	196,200	274,500			250,990C
X	Low		2015	90,000	186,200	276,200			250,240C
X	High		2014	90,000	156,300	246,300			246,300S
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
Who	When	What							
TPC	10/23/2012	INSPECTED							

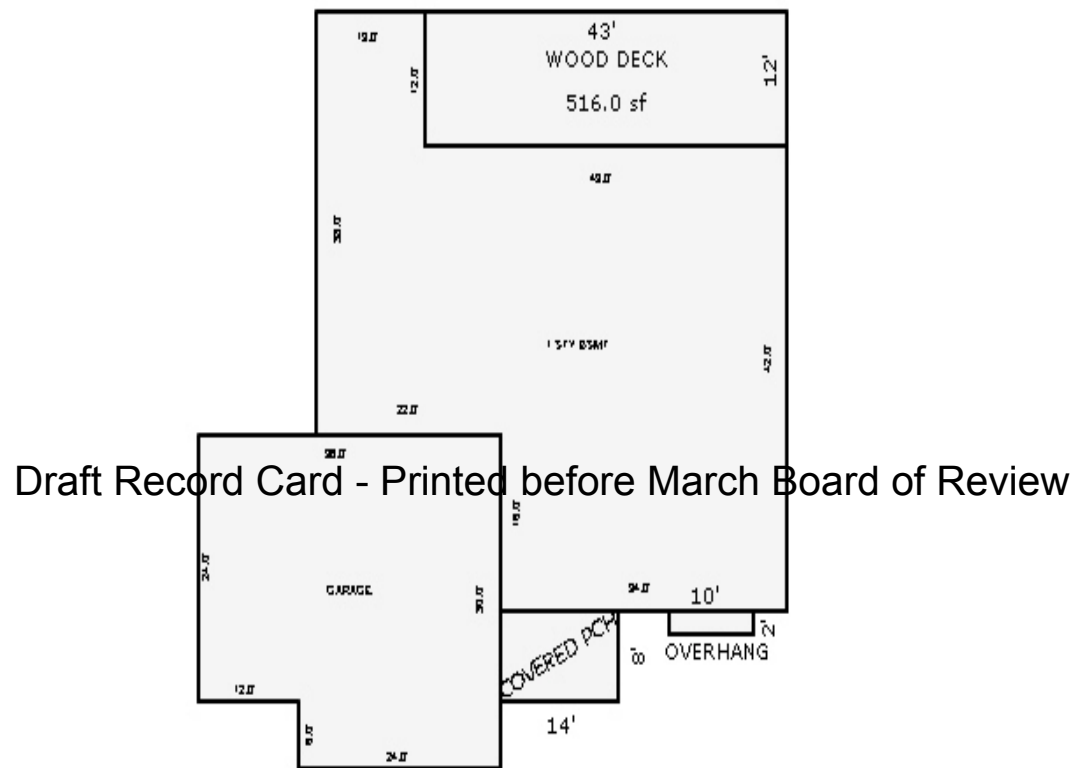
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 516	Type 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: 1080 % 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 2007	Remodeled 0	Ex	X	Ord		Min	1 Story Siding Basement 72.04 0.00 1.85 2156 159,307												
Condition for Age: Average		Lg	X	Ord		Small	1 Story Siding Overhang 38.92 0.00 0.00 20 778												
Room List		(5) Floors		No./Qual. of Fixtures			Other Additions/Adjustments Rate												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			(1) Exterior												
				0 Amps Service			(1) Exterior												
		(6) Ceilings		No./Qual. of Fixtures			Stone Veneer 11.20 168 1,882												
		X	Drywall	Ex.	X	Ord.	Min	(9) Basement Finish											
				No. of Elec. Outlets			Average Fixture(s)												
		Many	X	Ave.		Few	3 Fixture Bath 3525.00 1 3,525												
		(7) Excavation		(13) Plumbing			2 Fixture Bath 2350.00 1 2,350												
		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			Walk out Basement Door(s) 1025.00 1 1,025									
		(8) Basement		8 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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath									
		(9) Basement Finish		1500 Recreation SF Living SF 1 Walkout Doors No Floor SF			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well, 200 Feet 5700.00 1 5,700									
		(3) Roof		(10) Floor Support			(14) Water/Sewer			Public Sewer Public Sewer									
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			Public Sewer Public Sewer									
X	Asphalt Shingle						Lump Sum Items:			Class:BC Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 20.95 1080 22,626 Common Wall: 1 Wall -1425.00 1 -1,425 Automatic Doors 425.00 2 850 Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0, Depr.Cost = 290,967 ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 = 407,354									
Chimney:																			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LONSBERRY JEAN L	LONSBERRY JEAN & GRAHAM S	0	01/11/2011	QC	FAMILY SALE	2011-170QC	PTA	0.0
LONSBERRY EDWARD L	LONSBERRY JEAN L	0	12/06/2010	DC	DEATH CERTIFICATE	2011-0006DC	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7570 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LONSBERRY JEAN L 9622 W GRAND RIVER HWY GRAND LEDGE MI 48837	MAP #:					
	2017 Est TCV 264,440 TCV/TFA: 145.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS							
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 26, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		* Factors *							
			GROUP A 2400/FF	50.00	100.00	1.0000	1.0000	2400	100		120,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 120,000							
			Land Improvement Cost Estimates							
			Description			Rate	CountyMult.	Size	%Good	Cash Value
			Shed: Wood Frame			9.85	1.00	120	73	863
			Total Estimated Land Improvements True Cash Value = 863							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	60,000	72,200	132,200			88,622C
		TPC 10/23/2012 INSPECTED	2016	55,000	69,200	124,200			87,832C
			2015	50,000	65,600	115,600			87,570C
			2014	55,000	57,600	112,600			86,191C

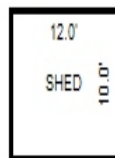
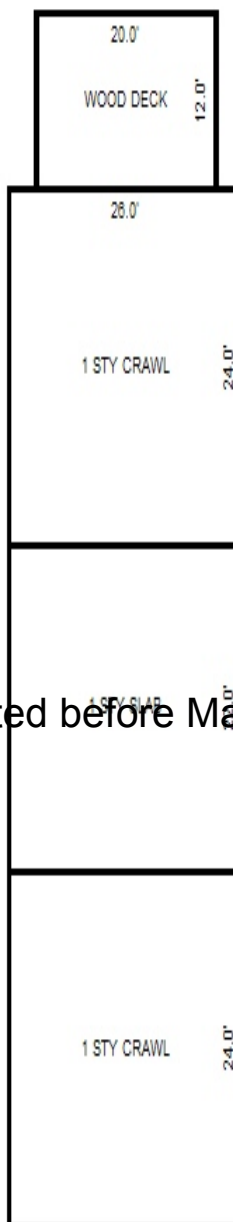
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	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		(4) Interior Drywall Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration Ex X Ord Min					Size of Closets Lg X Ord Small		Doors Solid X H.C.							
Yr Built 1958	Remodeled 1989															
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 Story Siding 1 Story Siding 1 Story Siding		Slab Crawl Space Crawl Space		53.63 -9.04 53.63 -7.48 53.63 -7.48		0.00 0.00 0.00		572 25,505 624 28,798 624 28,798	
	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		Average Fixture(s) 3			(14) Water/Sewer		630.00 1025.00 1575.00				1 630 1 1,975			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(15) Built-Ins & Fireplaces		1415.00				1 1,415			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No Plumbing Extra Toilet Extra Sink Separate Shower			Appliance Allowance Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		1415.00		Depr.Cost =		28,798 39,741			
X	Horiz. Slide Casement Double Glass	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Separately Depreciated Items: Square footage # 2 is depreciated at 80 %Good... County Multiplier = 1.38 =>		5/100/100/100/5.0,		Depr.Cost =		1,987 28,798 39,741			
X	Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Deck/Balcony		15/100/100/100/15.0,		Depr.Cost =		5,961			
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood,Standard		6.59				240 1,582 2,183			
X	Gable Hip Flat		Gambrel Mansard Shed	1 1			County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0,		1025.00 1575.00		Depr.Cost =		1,746 102,555			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			ECF (403 - LAKE MISSAUKEE AREA RES)		1.400 =>		TCV of Bldg: 1 =		143,577			
Chimney: Brick																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		164,500	08/01/2000	WD	Download	03-0:4795		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7558 W FOREST DR	School: LAKE CITY - 57020		New House	08/29/2014	2014-0350	100%
Owner's Name/Address	P.R.E. 100% 08/22/2014					
DREWS KENNETH P & IRENE A 7558 W FOREST DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 353,233 TCV/TFA: 191.14					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOT 27, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.	X		Dirt Road	41	102.00	1.0509	1.0000	2400	100		103,405
Comments/Influences			Gravel Road	41 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 103,405							
	X		Paved Road	Land Improvement Cost Estimates							
			Storm Sewer	Description Rate CountyMult. Size %Good Cash Value							
			Sidewalk	Shed: Wood Frame 10.92 1.00 128 71 993							
	X		Water	Total Estimated Land Improvements True Cash Value = 993							
	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	51,700	124,900	176,600			156,703C
	Rolling		2016	46,900	115,200	162,100			155,306C
	Low		2015	41,000	16,800	57,800			56,936C
X	High		2014	45,100	33,400	78,500		78,500W	73,456C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/23/2014	INSPECTED							
TPC	10/29/2014	INSPECTED							
TPC	10/23/2012	INSPECTED							

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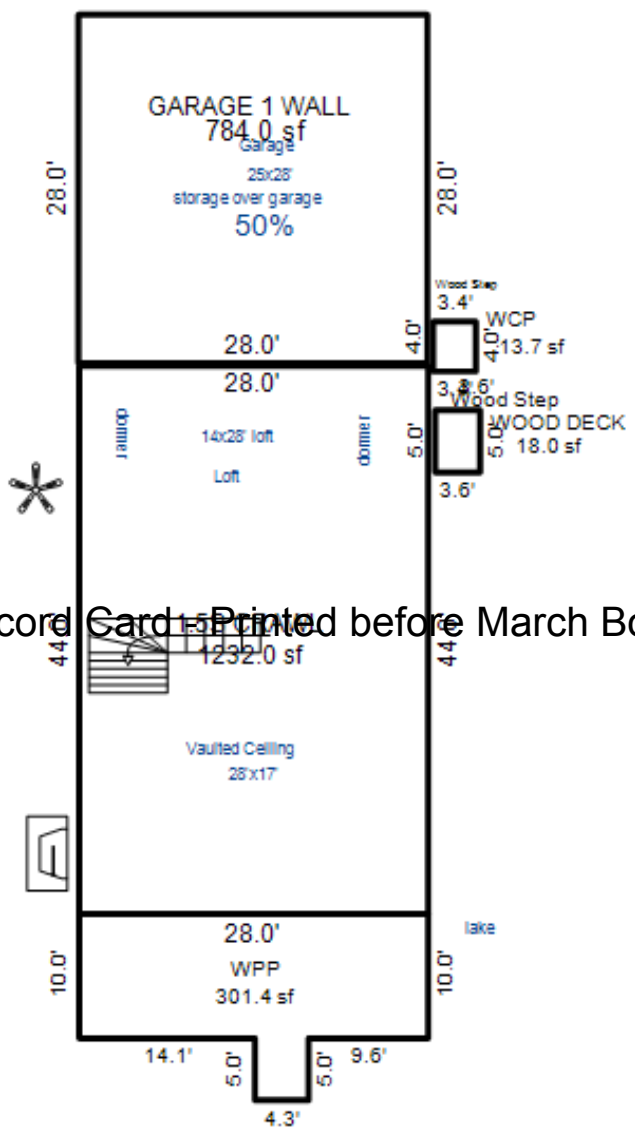
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area	Type	Year Built: 2015 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: 392 No Conc. Floor: 0	301	WPP			
	Mobile Home			Wood	Coal	Steam		Cook Top							301	WPP	
	Town Home			Forced Air w/o Ducts	Forced Air w/ Ducts	Forced Hot Water		Dishwasher							13	WCP (1 Story)	
	Duplex			(4) Interior				Electric Baseboard							18	Treated Wood	
	A-Frame			Drywall	Plaster	Elec. Ceil. Radiant		Garbage Disposal									
	Wood Frame			Paneled	Wood T&G	Radiant (in-floor)		Bath Heater									
	Building Style:			Trim & Decoration				Elec. Radiant							Vent Fan		
	1.5S			Ex	Ord	Min		Hot Tub									
	Yr Built			Size of Closets				Unvented Hood									
	Remodeled			Lg	Ord	Small		Vented Hood									
2015	Doors	Solid	H.C.	Intercom													
0				Jacuzzi Tub													
Condition for Age:				Jacuzzi repl.Tub													
Average				Oven													
Room List	(5) Floors			Central Air													
Basement	Kitchen:			Wood Furnace													
1st Floor	Other:			(12) Electric													
2nd Floor	Other:			0 Amps Service													
Bedrooms	(6) Ceilings			No./Qual. of Fixtures													
(1) Exterior				Ex.	Ord.	Min											
Wood/Shingle				No. of Elec. Outlets													
Aluminum/Vinyl				Many	Ave.	Few											
Brick	(7) Excavation			(13) Plumbing													
Insulation	Basement: 0 S.F.			Average Fixture(s)													
(2) Windows	Crawl: 0 S.F.			3 Fixture Bath													
Many	Slab: 0 S.F.			2 Fixture Bath													
Avg.	Height to Joists: 0.0			Public Sewer													
Few	(8) Basement			Well, 100 Feet													
Large	Conc. Block			(15) Built-Ins & Fireplaces													
Avg.	Poured Conc.			Appliance Allowance													
Small	Stone			Fireplace: Direct-Vented Gas													
Wood Sash	Treated Wood			(16) Porches													
Metal Sash	Concrete Floor			WPP, Standard													
Vinyl Sash	(9) Basement Finish			WCP (1 Story), Standard													
Double Hung	Recreation SF			(16) Deck/Balcony													
Horiz. Slide	Living SF			Treated Wood, Standard													
Double Glass	Walkout Doors			(17) Garages													
Patio Doors	No Floor SF			Class:C Exterior: Siding Foundation: 42 Inch (Finished)													
Storms & Screens				Base Cost													
(3) Roof	(10) Floor Support			Common Wall: 1 Wall													
Gable	1 Public Water			Automatic Doors													
Hip	1 Public Sewer			Storage area over garage													
Flat	1 Water Well			Phy/Ab.Phy/Func/Econ/Comb.%Good= 99/100/100/100/99.0,													
Asphalt Shingle	1000 Gal Septic			ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =													
Chimney:	2000 Gal Septic			Lump Sum Items:													

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15.6*28 SqFt



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDANIEL MARK S & MARY F	MCDANIEL MARY F REV TRUST	0	06/28/2012	WD	WARRANTY DEED	2013-02365 WD	PTA	0.0
MCDANIEL MARY F TRUST	MCDANIEL MARK S & MARY F	1	12/15/2011	WD	WARRANTY DEED	2012-00082	PTA	0.0
MCDANIEL MARY F TRUST		1	12/14/2011	TR	Reference	2012-00081	PTA	0.0
MCDANIEL MARK S & MARY F	MCDANIEL MARK S & MARY F,	0	11/27/2007	QC	Not Qualified	2007/4274		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7552 W FOREST DR			Remodel	02/20/2004	20040014	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MCDANIEL MARY F REV TRUST 1057 CAMBRIA DRIVE EAST LANSING MI 48823	2017 Est TCV 229,009 TCV/TFA: 178.22

X	Improved	Vacant	Land Value Estimates for Land Table Res10.LAKE MISSAUKEE SOUTH SHORE AREAS								
	Public Improvements		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			GROUP A 2400/FF	41.00	102.00	1.0509	1.0000	2400	100		103,405
			41 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =		103,405		

Tax Description	X	Description	Rate	CountyMult.	Size	%Good	Cash Value	
2013-02365 WD Lot 28, Silver Birch Bluff, according to the plat thereof, and all that part of Section 11, Town 22 North, range 8 West, lying Northerly of Lot 28 of Silver Birch Bluff, between the Easterly and Westerly lot Lines of said Lot 28 extended to the waters edge of Lake Missaukee.	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						
		LAND IMPROVE 1000		1000.00	1.00	1.0	95	950
		Total Estimated Land Improvements True Cash Value = 950						

FORMERLY DESCRIBED AS: SEC 11 T22N R8W LOT 28, ALSO ADJ BEACH AREA. SILVER BIRCH BLUFF.



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	51,700	62,800	114,500			91,512C
	Rolling								
	Low								
X	High		2016	46,900	60,200	107,100			90,696C
	Landscaped								
	Swamp		2015	41,000	57,100	98,100			90,425C
	Wooded								
	Pond		2014	45,100	50,100	95,200			89,001C
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

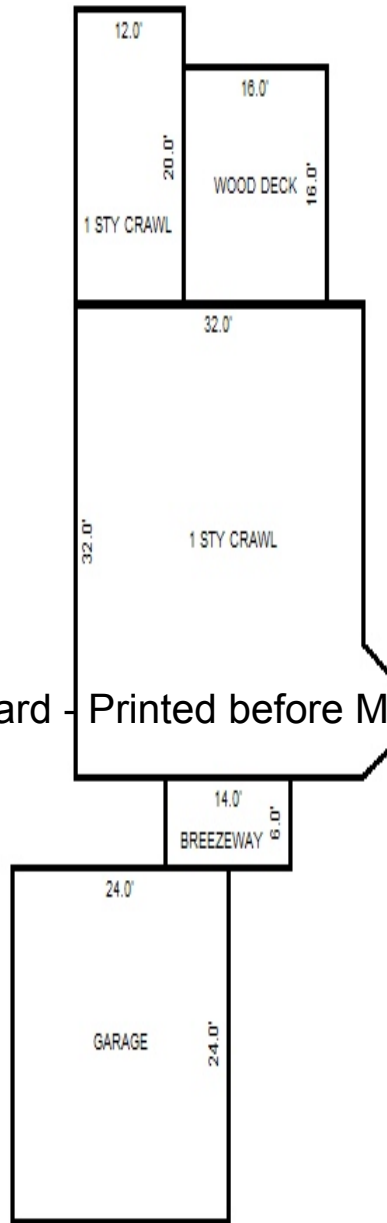
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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam 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 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 256 Treated Wood 84 Brzwy, FW	Year Built: 1996 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: 86 Storage Area: 0 No Conc. Floor: 0
X Wood Frame	X Drywall Paneled Plaster Wood T&G					
Building Style: 1S	Trim & Decoration X Ex Ord Min					
Yr Built 1962 Remodeled 1996	Size of Closets X Lg Ord Small Doors Solid X H.C.					
Condition for Age: Average						
Room List	(5) Floors Kitchen: Other: Other:	Central Air Wood Furnace				
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	(12) Electric 200 Amps Service				
(1) Exterior		No./Qual. of Fixtures Ex. X Ord. Min	Stories Exterior 1 Story Siding 1 Story Siding Other Additions/Adjustments	Foundation Rate Crawl Space 64.31 Crawl Space 64.31 Rate	Bsmnt-Adj Heat-Adj -9.15 0.00 -9.15 0.00 Rate	Size Cost 1045 57,642 240 13,238 Size Cost
X Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation	(13) Plumbing Average Fixture(s) (14) Water/Sewer Average Fixture(s) 2 1/2" Water	(13) Plumbing Average Fixture(s) (14) Water/Sewer Average Fixture(s) 2 1/2" Water			
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 (16) Breezeways Frame Wall,Finished Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Separately Depreciated Items: Square footage # 2 is depreciated at 89 %Good... County Multiplier = 1.38 => Phy/Ab.+hy/Func/Econ/Comb.%Good= 24/100/100/100/24.0, (16) Deck/Balcony Treated Wood,Standard County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 89/100/100/100/89.0,			
(2) Windows	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost County Multiplier = 1.38 => Phy/Ab.Phy/Func/Econ/Comb.%Good= 86/100/100/100/86.0, Total Depreciated Cost = ECF (403 - LAKE MISSAUKEE AREA RES) 1.400 => TCV of Bldg: 1 =			
X Many Avg. Few X Large Avg. 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 Lump Sum Items:				
X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide X Casement X Double Glass Patio Doors Storms & Screens						
(3) Roof	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:					
X Gable Hip Flat Gambrel Mansard Shed						
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.
LENNOX SHELDON A	LEVINE JERRY & ROBIN	85,000	06/15/2015	WD	WARRANTY DEED	2015-02109	PTA	100.0
LENNOX ANN P	LENNOX SHELDON A	1	12/13/2011	QC	DIVORCE JUDGEMENT	2012-00128	PTA	0.0
		64,900	08/01/1999	WD	Download	330:50		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7555 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LEVINE JERRY & ROBIN 7555 W FOREST DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 51,342 TCV/TFA: 61.12					

Tax Description	Public Improvements	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOT 29 SILVER BIRCH BLUFF.	X Improved	* Factors *
Comments/Influences	Vacant	Description Frontage Depth Front Depth Rate %Adj. Reason Value
ADD SEWER FOR 05	X Sewer	<Site Value A> GROUP A 8K 8000 100 8,000
	X Electric	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 8,000
	X Gas	Land Improvement Cost Estimates
	X Curb	Description Rate CountyMult. Size %Good Cash Value
	X Standard Utilities	Shed: Wood Frame 8.24 1.00 160 71 937
	X Underground Utils.	Total Estimated Land Improvements True Cash Value = 937

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	4,000	21,700	25,700			25,700S
Rolling	2016	5,000	22,500	27,500			27,500S
Low	2015	5,000	22,200	27,200			25,599C
High	2014	5,000	20,500	25,500			25,196C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

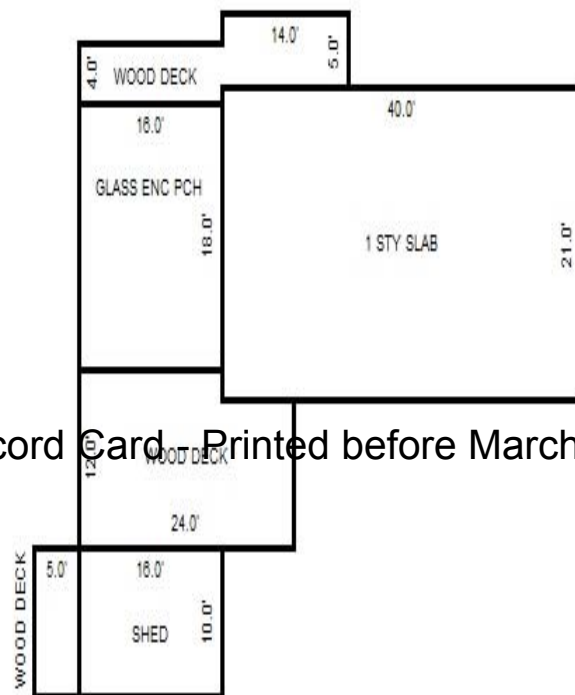
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 134 272 50	Type CGEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		Drywall Paneled		Plaster Wood T&G					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 1935	Remodeled 0	Ex X Ord Min		(12) Electric			1 Story Siding Slab			50.45 -9.87 -1.89			840 32,500					
Condition for Age: Average		Lg Ord X Small		0 Amps Service			Other Additions/Adjustments			Rate			Size Cost					
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			Average Fixture(s)			525.00		1 525			
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Public Sewer			912.00		1 912			
(1) Exterior		(6) Ceilings		Many X Ave. Few			1 3 Fixture Bath			Appliance Allowance			1235.00		1 1,235			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(13) Plumbing			2 Fixture Bath			Fireplace: Wood Stove			950.00		1 950			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Softener, Auto			(16) Porches			26.52		288 7,638			
X	Many Avg. X Large Avg. X Small	(8) Basement		1 3 Fixture Bath			Solar Water Heat			(16) Deck/Balcony			6.18		272 1,681			
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 Fixture Bath			No Plumbing			Treated Wood,Standard			9.40		50 470			
(3) Roof		(9) Basement Finish		3 Fixture Bath			Extra Toilet			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,			Depr.Cost =		39,318			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		Softener, Manual			Separate Shower			Separately Depreciated Items:			7.04		134 943			
X	Asphalt Shingle	(10) Floor Support		Ceramic Tile Floor			Ceramic Tile Wains			(16) Deck/Balcony			Treated Wood,Standard		7.04		134 943	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Alcove			Ceramic Tub Alcove			County Multiplier = 1.38 =>			Phy/Ab.Phy/Func/Econ/Comb.%Good= 82/100/100/100/82.0,		Depr.Cost =		1,068	
		No Floor SF		Vented Fan			Public Water			Total Depreciated Cost =			40,385		ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =		42,405	
		Lump Sum Items:		Public Sewer			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.
MCDANIEL MARK S & MARY F	1850 DIVISION STREET LLC	99	09/08/2005	WD	Not Qualified	05-0/3818		0.0
CANNING DONNA RAE TRUSTEE	MCDANIEL MARK S & MARY F	104,000	08/05/2005	PRD	Arms Length	05-0/3039		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1850 S DIVISION ST	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
1850 DIVISION STREET LLC 1057 CAMBRIA DRIVE EAST LANSING MI 48823	MAP #:					
Tax Description	2017 Est TCV 63,826 TCV/TFA: 88.04					
. SEC 11 T22N R8W LOT 30 SILVER BIRCH BLUFF.	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE			
Comments/Influences	Public Improvements		* Factors *			
	Dirt Road		Description	Frontage	Depth	Rate %Adj. Reason Value
	Gravel Road		<Site Value A> GROUP A 8K			8000 100 8,000
	X Paved Road		50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 8,000
	Storm Sewer		Land Improvement Cost Estimates			
	Sidewalk		Description	Rate	CountyMult.	Size %Good Cash Value
	Water		Shed: Metal Prefab	8.92	1.00	99 71 627
	X Sewer		Total Estimated Land Improvements True Cash Value = 627			
	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	4,000	27,900	31,900			28,881C
	Rolling								
	Low								
X	High		2016	5,000	29,000	34,000			28,624C
	Landscaped		2015	5,000	28,600	33,600			28,539C
	Swamp		2014	6,500	29,600	36,100			28,090C
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	04/02/2013	INSPECTED							

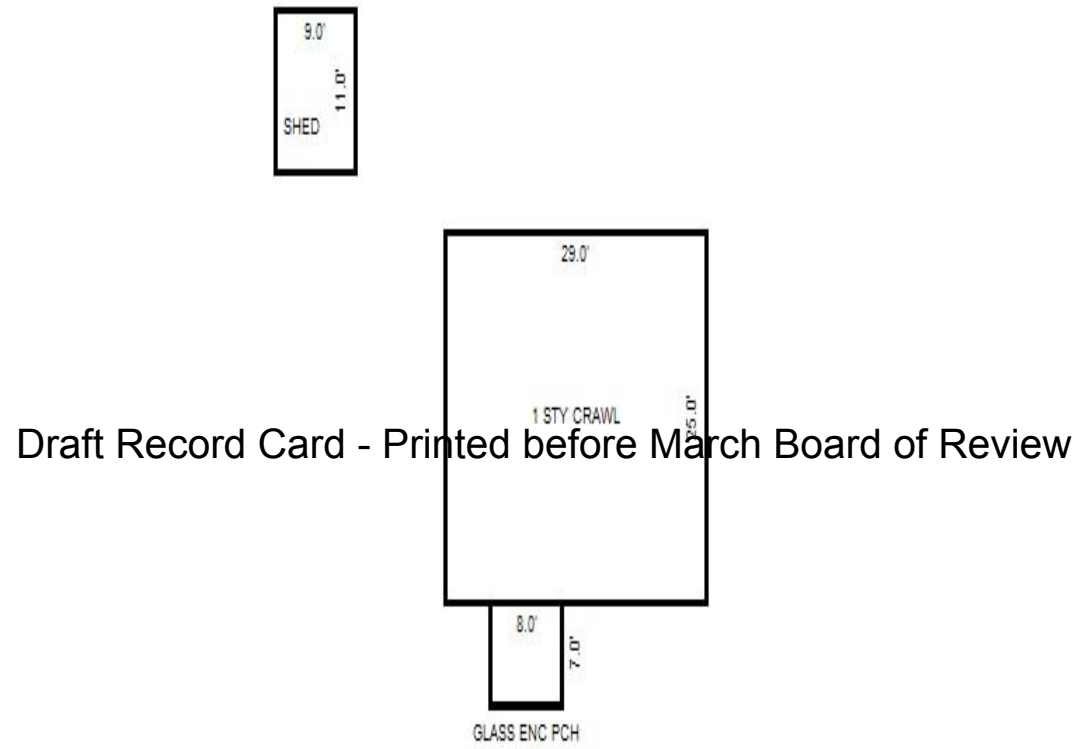
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	Oil Coal	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 56	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 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 1972	Remodeled 0	Ex	X Ord	Min	(12) Electric									
Condition for Age: Average		X Lg	Ord	Small	200 Amps Service									
Room List		(5) Floors		No./Qual. of Fixtures			Stories	Exterior	Foundation	Rate	Bsmnt-Adj	Heat-Adj	Size	Cost
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex.	X Ord.	Min	1	Story Siding	Crawl Space	72.02	-10.65	-0.27	725	44,298
(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							
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			(15) Built-Ins & Fireplaces							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			(16) Porches							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			WGEP (1 Story), Standard		55.56				56	3,111
X	Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces		Appliance Allowance		1915.00		1	1,915
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			(16) Porches		Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,		Depr.Cost =			52,571
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(14) Water/Sewer		ECF (404 - MISSAUKEE LAKE BACK LOTS RES)		1.050 => TCV of Bldg:		1	= 55,199
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer							
Chimney:				Lump Sum Items:										

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1870 S DIVISION ST	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
FOX DENNIS J 1870 S DIVISION ST LAKE CITY MI 49651	2017 Est TCV 97,697 TCV/TFA: 74.46					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
FOX DENNIS J 1870 S DIVISION ST LAKE CITY MI 49651	X		* Factors * LOTS 31,32,33 & 34							
			<Site Value B> GROUP B 25K				25000	100	LOTS 31 & 32	25,000
			<Site Value C> GROUP C 5K SITE				5000	100		5,000
			174 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 30,000							

Tax Description	X
. SEC 11 T22N R8W LOTS 31,32,33 & 34	X
SILVER BIRCH BLUFF.	X
Comments/Influences	

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

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	15,000	33,800	48,800			38,755C
	Rolling		2016	12,500	35,200	47,700			38,410C
	Low		2015	12,500	34,700	47,200			38,296C
	High		2014	12,500	32,000	44,500			37,693C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who When What			2017	15,000	33,800	48,800			38,755C
TPC 04/02/2013 INSPECTED			2016	12,500	35,200	47,700			38,410C
			2015	12,500	34,700	47,200			38,296C
			2014	12,500	32,000	44,500			37,693C

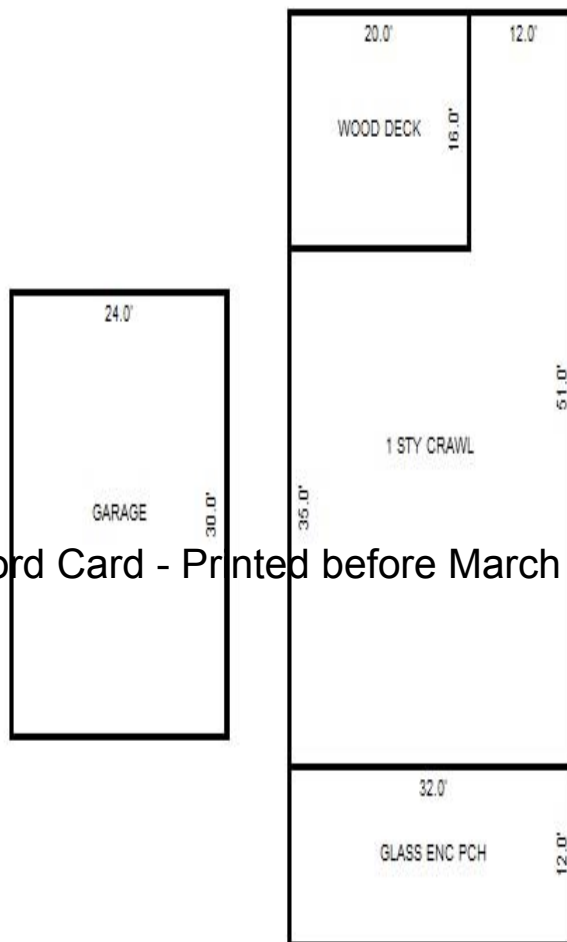
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil 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 384 320	Type WGEP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 78 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Plaster X Paneled Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1967	Remodeled 0	Ex	X Ord	Min													
Condition for Age: Average		Lg	X Ord	Small													
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation		Rate Bsmnt-Adj		Heat-Adj		Size Cost		
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X Ord.	Min	1	1	Story Siding	Crawl Space	45.90	-7.82	0.48	1312	50,591		
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	X Ave.	Few	(13) Plumbing	Average Fixture(s)		525.00		1		525			
X	Many Avg. Few	X	Large Avg. Small	1 3 Fixture Bath 1 2 Fixture Bath			(14) Water/Sewer		2 Fixture Bath		1100.00		1		1,100		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 3 Fixture Bath 1 2 Fixture Bath			Well, 50 Feet		(15) Built-Ins & Fireplaces		1235.00		1		1,235		
X	Double Hung	Conc. Block Poured Conc. Stone		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower			Appliance Allowance		Fireplace: Exterior 1 Story		3050.00		1		3,050		
X	Horiz. Slide	Treated Wood Concrete Floor		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches		WGEP (1 Story), Standard		23.74		384		9,116		
X	Storms & Screens	(9) Basement Finish		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Deck/Balcony		Treated Wood,Standard		6.04		320		1,933		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,		Separately Depreciated Items:				Depr.Cost =		53,158		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			(17) Garages		Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		720		10,512	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			County Multiplier = 1.38 =>		Phy/Ab.Phy/Func/Econ/Comb.%Good= 78/100/100/100/78.0,		Total Depreciated Cost =		64,473		ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 67,697		
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
1871 W POPLAR ST	School: LAKE CITY - 57020					
	P.R.E. 100% 07/27/1994					
Owner's Name/Address	MAP #:					
ORTIZ REYES S 1871 W POPLAR ST LAKE CITY MI 49651	2017 Est TCV 134,223 TCV/TFA: 127.83					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE							
. SEC 11 T22N R8W LOTS 35, 36 & 37 SILVER BIRCH BLUFF.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value B> GROUP B 25K					25000 100	LOT 35	25,000
			145 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 25,000							
			Land Improvement Cost Estimates							
			Description	Rate	CountyMult.	Size	%Good	Cash Value		
			D/W/P: 3.5 Concrete	3.44	1.00	540	81	1,505		
			Total Estimated Land Improvements True Cash Value =							1,505

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	12,500	54,600	67,100			57,711C
X Rolling	2016	12,500	65,800	78,300			57,197C
Low	2015	15,000	64,800	79,800			57,026C
High	2014	15,000	69,600	84,600			56,128C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 10/22/2012 INSPECTED							

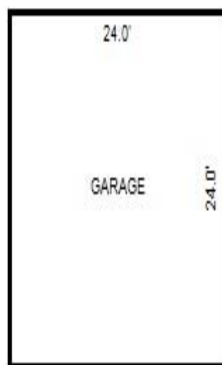
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*** Information herein deemed reliable but not guaranteed***

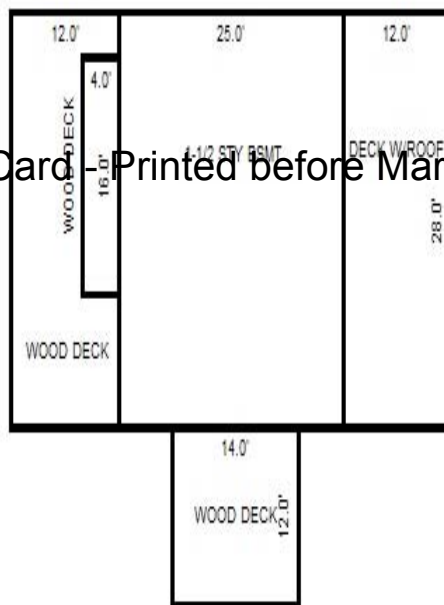
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 64 168 336	Type Treated Wood Treated Wood Treated Wood Pine	Year Built: 1991 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 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			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost						
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	1.5 Story Siding			96.97	0.00	0.00	700	67,879				
Condition for Age: Average		Lg	X	Ord		Small	Other Additions/Adjustments			Rate		Size Cost						
Room List		(5) Floors		No./Qual. of Fixtures			(9) Basement Finish			17.25		350		6,038				
	Basement 5 1st Floor 4 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		(12) Electric			(13) Plumbing			Average Fixture(s)		760.00		1 760				
				200 Amps Service			No. of Elec. Outlets			3		2,400						
				Ex. X Ord. Min			(14) Water/Sewer			1162.00		1		1,162				
				Many X Ave. Few			Public Sewer			1575.00		1		1,575				
(1) Exterior	X	Drywall		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Well, 50 Feet			1575.00		1		1,575	
X	Wood/Shingle Aluminum/Vinyl Brick			(8) Basement			Public Water			1915.00			1		1,915			
	Insulation			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Sewer			3875.00			1		3,875			
(2) Windows				(9) Basement Finish			Water Well			6.54			336		2,197			
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors No Floor SF			1000 Gal Septic 2000 Gal Septic			9.52			64		609			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(10) Floor Support			Lump Sum Items:			7.34			168		1,233			
				Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			576		10,109			
(3) Roof							(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0,			Depr.Cost =		96,361			
	Gable Hip Flat	X	Gambrel Mansard Shed				Public Water			Separately Depreciated Items:								
X	Asphalt Shingle						Public Sewer			Pine w/Roof,Standard			14.60		336		4,906	
	Chimney: Brick						Water Well			County Multiplier = 1.38 =>							6,770	
							1000 Gal Septic			Phy/Ab.Phy/Func/Econ/Comb.%Good= 92/100/100/100/92.0,							6,228	
							2000 Gal Septic			Total Depreciated Cost =							102,589	
										ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =							107,718	

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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
7575 FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 05/08/1996					
Owner's Name/Address	MAP #:					
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651	2017 Est TCV 137,948 TCV/TFA: 111.61					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651	X		* Factors *									
			<Site Value B> GROUP B 25K					25000	100	LOT 38	25,000	
GILL KEVIN G 7575 FOREST DR LAKE CITY MI 49651	X		<Site Value C> GROUP C 5K SITE					5000	100	LOT 39	5,000	
			162 Actual Front Feet, 0.37 Total Acres Total Est. Land Value =							30,000		
Tax Description	X		Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
SEC 11 T22N R8W LOT 38, 39 & 40. SILVER BIRCH BLUFF.	X		D/W/P: 3.5 Concrete					3.44	1.00	306	50	526
			Shed: Wood Frame					11.06	1.00	120	50	663
Comments/Influences	X		Total Estimated Land Improvements True Cash Value =							1,189		

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	15,000	54,000	69,000			55,137C
Rolling	2016	15,000	60,700	75,700			54,646C
Low	2015	15,000	59,800	74,800			54,483C
High	2014	15,000	64,200	79,200			53,625C
Landscaped	Who When What						
Swamp	TPC 05/04/2016 INSPECTED						
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

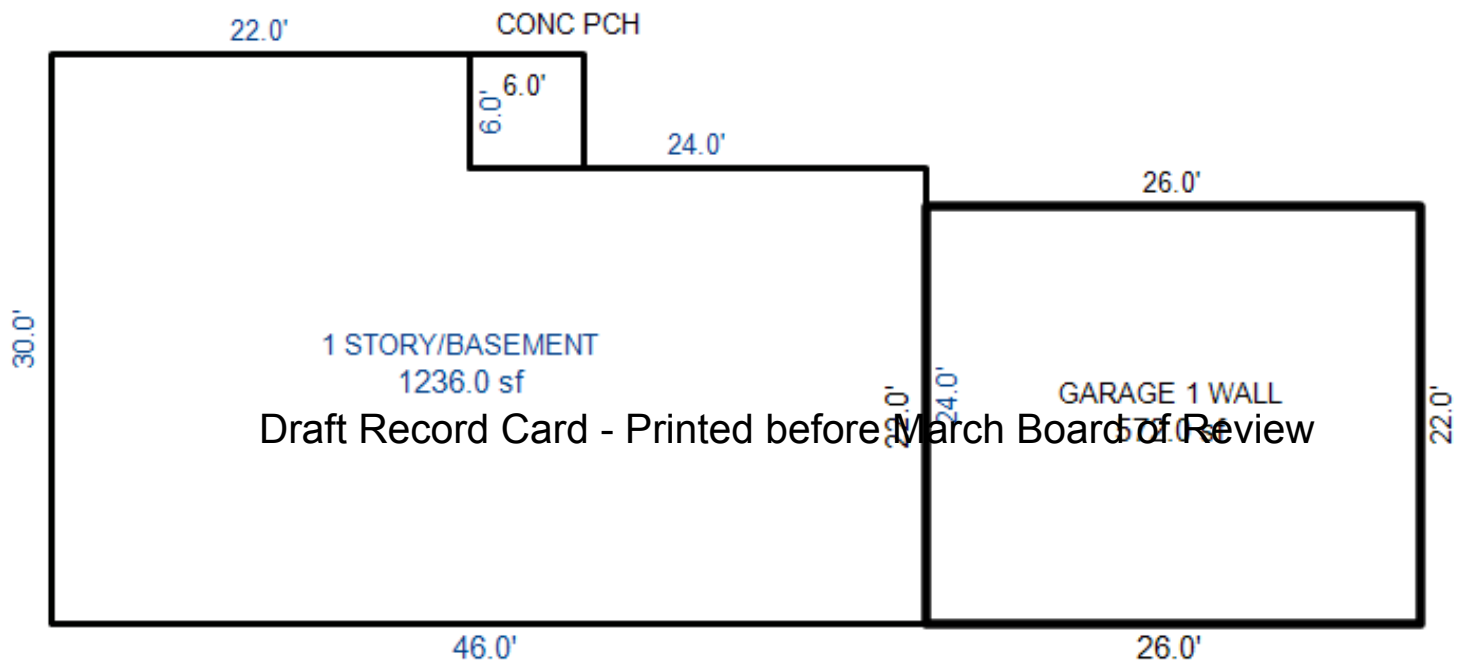
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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	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 36	Type CPP	Year Built: 1972 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: 572 % 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: 30 Floor Area: 1236 Total Base Cost: 105,254 Total Base New : 145,250 Total Depr Cost: 101,675 Estimated T.C.V: 106,759		CntyMult X 1.380 E.C.F. X 1.050		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 1972	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Rate		Size Cost				
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Other Additions/Adjustments		Rate		Size Cost		
Room List		(5) Floors		No./Qual. of Fixtures			Plumbing			Rate		Size Cost				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			No. of Elec. Outlets			Rate		Size Cost				
(1) Exterior	X	Drywall					Many X Ave. Few			Rate		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing			Average Fixture(s)			Rate		Size Cost				
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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			1162.00 2700.00		1 1,162 1 2,700				
(2) Windows	X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			1162.00 2700.00		1 1,162 1 2,700			
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =			1915.00 3250.00		1 1,915 1 3,250				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Automatic Doors			24.21		36 872				
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =			19.27 -1300.00 375.00		572 11,022 1 -1,300 1 375			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =			24.21		36 872				
Chimney: Brick																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY J	MOORE ROGER W & CINDY J	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7601 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MOORE ROGER W & CINDY J N 3863 16 MILE LAKE RD MUNISING MI 49862	MAP #:					
	2017 Est TCV 114,454 TCV/TFA: 60.88					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE						
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 41 & 42 SILVER BIRCH BLUFF.	X		* Factors * LOTS 41 & 42						
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			Dirt Road <Site Value A> GROUP A 8K 8000 100 8,000						
			Gravel Road 62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 8,000						
			Paved Road Land Improvement Cost Estimates						
			Storm Sewer Description Rate CountyMult. Size %Good Cash Value						
			Sidewalk Shed: Wood Frame 10.15 1.00 100 71 721						
			Water Total Estimated Land Improvements True Cash Value = 721						
	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	4,000	53,200	57,200			50,684C
	Rolling		2016	10,000	55,300	65,300			50,232C
	Low		2015	10,000	54,500	64,500			50,082C
	High		2014	5,000	59,700	64,700			49,294C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	10/23/2012	INSPECTED						

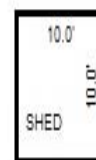
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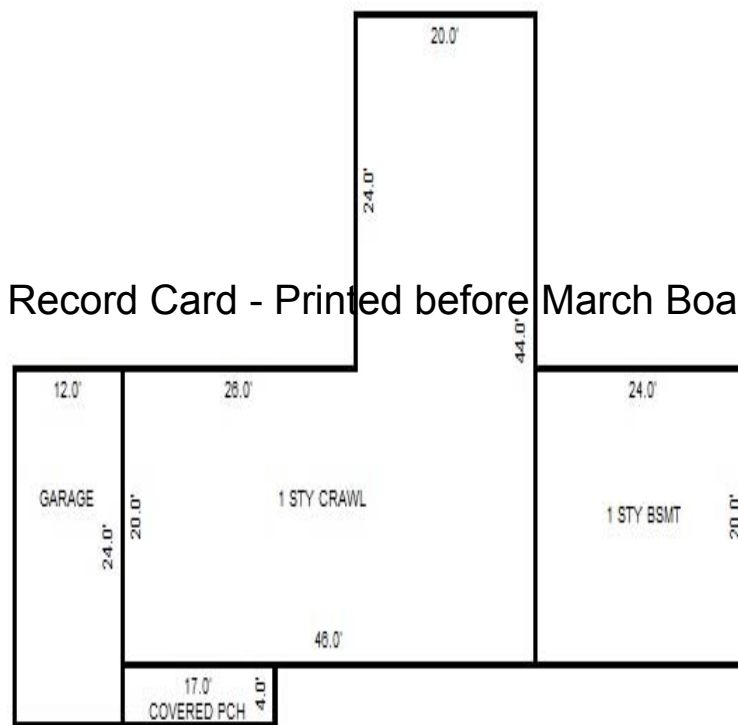
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 68	Type CCP (1 Story)	Year Built: 1972 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: 288 % 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: 35 Floor Area: 1880 Total Base Cost: 108,317 Total Base New : 149,477 Total Depr Cost: 100,698 Estimated T.C.V: 105,733			CntyMult X 1.380 E.C.F. X 1.050		Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Bsmnt-Adj		Heat-Adj		Size Cost		
Yr Built 1972	Remodeled 1985	Ex	X Ord	Min	200 Amps Service			Stories Exterior Foundation Rate			Bsmnt-Adj Heat-Adj		Size Cost			
Condition for Age: Average		Lg	X Ord	Small	No Heating/Cooling			1 Story Siding Crawl Space 53.41 -7.41 0.00 1400 64,400			0.00 0.00		480 25,637			
Room List		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			Other Additions/Adjustments			Rate		Size Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric			Ex. X Ord. Min			Rate			Size Cost			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Rate			Size Cost			
X	Insulation	(7) Excavation		(13) Plumbing			Average Fixture(s)			Rate			Size Cost			
(2) Windows	Many Avg. Few X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 1975.00 Public Sewer 1025.00 Well, 50 Feet 1575.00			Rate			Size Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(15) Built-Ins & Fireplaces			Appliance Allowance 1415.00 Fireplace: Interior 1 Story 2900.00			1 1,415 1 2,900			
X	Asphalt Shingle	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(16) Porches			CCP (1 Story), Standard 32.55			68 2,213			
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(17) Garages			Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 25.77 Common Wall: 1 Wall -1225.00 Mechanical Doors 350.00			288 7,422 1 -1,225 1 350			
X	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 97,160			Separately Depreciated Items: Square footage # 2 is depreciated at 75 %Good... Base Cost Was = 25,637 County Multiplier = 1.38 => Cost New = 35,379 Phy/Ab.+hy/Func/Econ/Comb.%Good= 10/100/100/100/10.0, Depr.Cost = 3,538 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 105,733			1 = 105,733			
		Lump Sum Items:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S POPLAR ST						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 18,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE																																													
. SEC 11 T22N R8W LOTS 43, 44, 45 & 46 SILVER BIRCH BLUFF.				<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td><Site Value C> GROUP C 5K SITE</td> <td></td> <td></td> <td>5000</td> <td>100</td> <td></td> <td></td> <td>4 LOTS</td> <td>5,000</td> </tr> <tr> <td><Site Value A> GROUP A 8K</td> <td></td> <td></td> <td>8000</td> <td>100</td> <td></td> <td></td> <td></td> <td>8,000</td> </tr> <tr> <td><Site Value C> GROUP C 5K SITE</td> <td></td> <td></td> <td>5000</td> <td>100</td> <td></td> <td></td> <td></td> <td>5,000</td> </tr> <tr> <td colspan="8">183 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =</td> <td>18,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> GROUP C 5K SITE			5000	100			4 LOTS	5,000	<Site Value A> GROUP A 8K			8000	100				8,000	<Site Value C> GROUP C 5K SITE			5000	100				5,000	183 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								18,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																									
<Site Value C> GROUP C 5K SITE			5000	100			4 LOTS	5,000																																									
<Site Value A> GROUP A 8K			8000	100				8,000																																									
<Site Value C> GROUP C 5K SITE			5000	100				5,000																																									
183 Actual Front Feet, 0.42 Total Acres Total Est. Land Value =								18,000																																									

Comments/Influences	Public Improvements	Value
	X Dirt Road	5,000
	Gravel Road	8,000
	Paved Road	5,000
	Storm Sewer	
	Sidewalk	
	Water	
	X Sewer	
	X Electric	
	X Gas	
	Curb	
	Street Lights	
	Standard Utilities	
	Underground Utils.	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	9,000	0	9,000			4,277C
Rolling	2016	12,500	0	12,500			4,239C
Low	2015	12,500	0	12,500			4,227C
High	2014	11,000	0	11,000			4,161C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MOORE ROGER W & CINDY JO N 3863 16 MILE LAKE RD MUNISING MI 49862	MAP #:					
	2017 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE				
Public Improvements			* Factors *		LOTS 47&48		
			Description	Frontage	Depth	Rate %Adj.	Reason
			<Site Value A> GROUP A 8K			8000 100	
			68 Actual Front Feet, 0.16 Total Acres			Total Est. Land Value =	8,000

Tax Description
. SEC 11 T22N R8W LOTS 47 & 48 SILVER BIRCH BLUFF.

Comments/Influences

- Dirt Road
- 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	4,000	0	4,000			1,495C
2016	5,000	0	5,000			1,482C
2015	5,000	0	5,000			1,478C
2014	3,400	0	3,400			1,455C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOORE ROGER W & CINDY JO	MOORE ROGER W & CINDY JO	0	05/31/2002	OTH	Not Qualified	05-0/2440		0.0

Property Address	Class	Zoning	Building Permit(s)	Date	Number	Status
BIRCH AVE	402 RESIDENTIAL-V					
Owner's Name/Address	School: LAKE CITY - 57020					
MOORE ROGER W & CINDY JO N 3863 16 MILE LAKE RD MUNISING MI 49862	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE					
. SEC 11 T22N R8W LOTS 49 & 50 SILVER BIRCH BLUFF.				* Factors * LOTS 49 & 50					
Comments/Influences	X			Description	Frontage	Depth	Rate %Adj.	Reason	Value
				<Site Value A> GROUP A 8K			8000 100		8,000
				100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 8,000					

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Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2017	4,000	0	4,000			1,923C
	Rolling			2016	10,000	0	10,000			1,906C
	Low			2015	10,000	0	10,000			1,901C
	High			2014	4,500	0	4,500			1,872C
	Landscaped									
	Swamp									
X	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
			2017	4,000	0	4,000			1,923C	
			2016	10,000	0	10,000			1,906C	
			2015	10,000	0	10,000			1,901C	
			2014	4,500	0	4,500			1,872C	

*** 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
W FOREST DR	School: LAKE CITY - 57020		Garage	05/01/2014	2014-0098	100%
Owner's Name/Address	P.R.E. 0%					
ARDIS WILLIAM ETAL 3065 BANNOCKBURN DR SE ADA MI 49301	MAP #:					
	2017 Est TCV 30,505 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE					
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W E 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.	X		* Factors * E 1/2 OF LOTS 51 & 52					
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
			Dirt Road <Site Value A> GROUP A 8K 8000 100 8,000					
			Gravel Road 52 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 8,000					
	X		Land Improvement Cost Estimates					
			Description	Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 4in Ren. Conc.	4.21	1.00	600	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
	X		Total Estimated Land Improvements True Cash Value = 2,375					

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	4,000	11,300	15,300			13,762C
Rolling	2016	7,500	11,700	19,200			13,640C
Low	2015	7,500	11,500	19,000			13,600C
High	2014	5,000	700	5,700			2,756C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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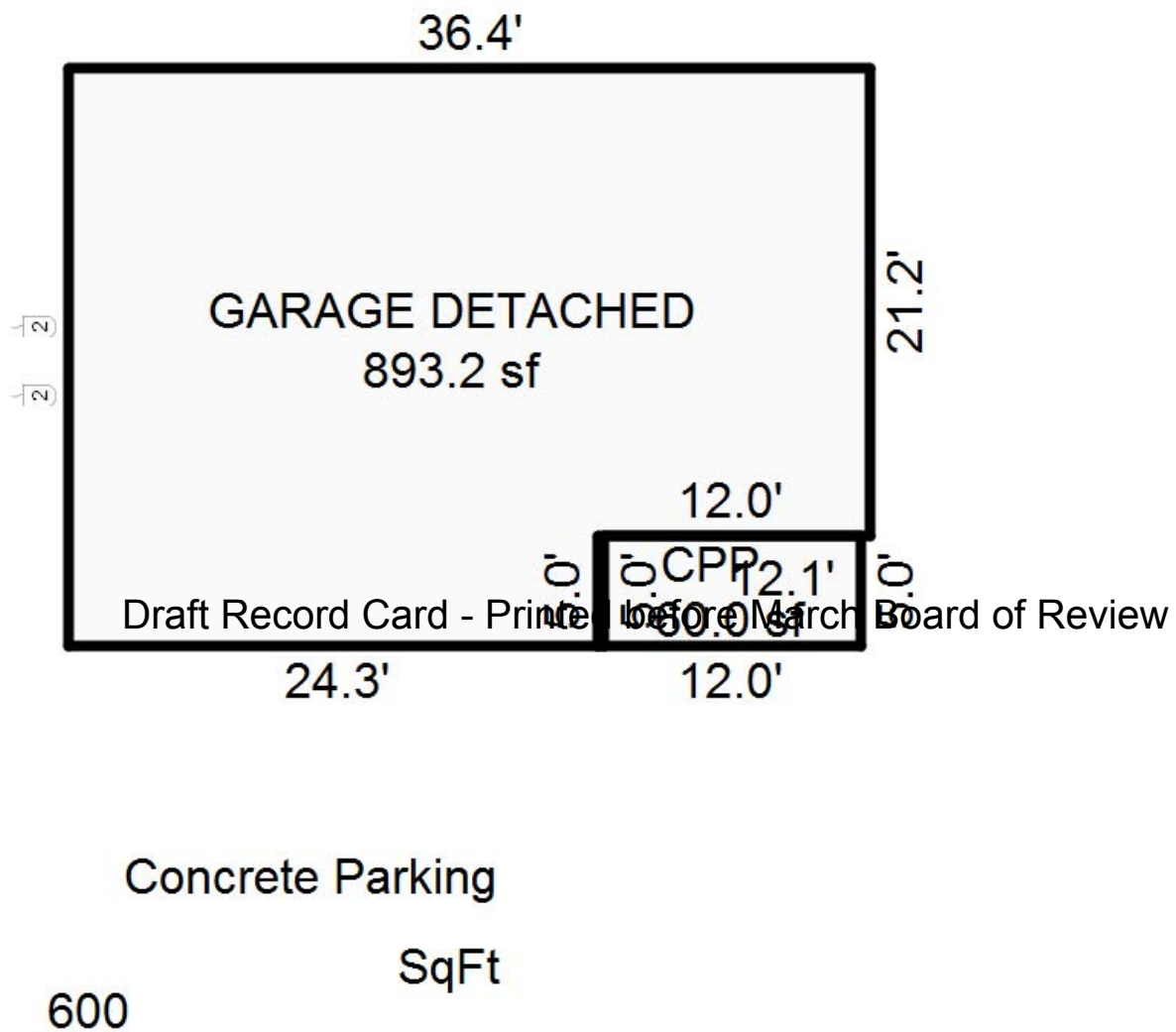
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/23/2012	INSPECTED	2017	4,000	11,300	15,300			13,762C
			2016	7,500	11,700	19,200			13,640C
			2015	7,500	11,500	19,000			13,600C
			2014	5,000	700	5,700			2,756C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	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 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few (13) Plumbing (14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 Type CCP (1 Story)	Year Built: 2014 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: 893 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt-Adj Rate 2400.00 35.60 15.59 375.00 19,172 20,130	Heat-Adj Rate -1 60 893 1 19,172 20,130	Size Cost -1 -2,400 60 2,136 893 13,922 1 375 19,172 20,130																			
	Mobile Home													0 Front Overhang	(4) Interior	Drywall Paneled Plaster Wood T&G	Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.	(15) Fireplaces Class: C +5 Effec. Age: 1 Floor Area: 0 Total Base Cost: 14,033 Total Base New : 19,365 Total Depr Cost: 19,172 Estimated T.C.V: 20,130	CntyMult X 1.380 E.C.F. X 1.050	Bsmnt Garage: Carport Area: Roof:												
	Town Home	0 Other Overhang																														
	Duplex	(5) Floors	Kitchen: Other: Other:	(6) Ceilings (7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:	Chimney:																
	A-Frame																Wood Frame															
	Building Style: GRG	Condition for Age: Average	Room List	Basement	1st Floor									2nd Floor	Bedrooms	(1) Exterior	Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors	Storms & Screens
	Yr Built 2014	Remodeled 0	Room List	Basement	1st Floor									2nd Floor	Bedrooms	(1) Exterior	Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	(2) Windows	Many Avg. Few	Large Avg. Small	Wood Sash	Metal Sash	Vinyl Sash	Double Hung	Horiz. Slide	Casement	Double Glass	Patio Doors	Storms & Screens

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BETTY JEAN A TRU	ANDERSON DAVID W	0	04/25/2014	QC	QUIT CLAIM	2014-01586	PTA	100.0
ANDERSON BETTY J & QUENTI	ANDERSON BETTY J TTEE	0	04/07/2009	QC	Not Qualified	2009/1271		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY - 57020					
	P.R.E. 100% 06/02/2015					
Owner's Name/Address	MAP #:					
ANDERSON DAVID W PO BOX 717 LAKE CITY MI 49651	2017 Est TCV 8,400					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
. SEC 11 T22N R8W W 1/2 LOTS 51 & 52 SILVER BIRCH BLUFF.				* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				<Site Value A> GROUP A 8K					8000	100		8,000
				52 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			8,000
				Land Improvement Cost Estimates								
				Description	Rate	CountyMult.	Size	%Good	Cash Value			
				Shed: Wood Frame	10.29	1.00	54	72	400			
				Total Estimated Land Improvements True Cash Value =								400

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	4,000	200	4,200			4,200S
Rolling	2016	7,500	200	7,700			7,700S
Low	2015	7,500	200	7,700	7,700D		7,700S
High	2014	5,400	200	5,600			2,496C
Landscaped	Who When What						
Swamp	TPC 11/06/2012 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOULTON CRAIG A (MM)	MOULTON CRAIG TRUST **	0	04/11/2008	QC	Not Qualified	2008/1397		0.0
MOULTON DONNA S TRUSTEE	MOULTON CRAIG A (SM)	0	05/18/2007	QC	Not Qualified	2007/1986		0.0
ARDIS WILLIAM & JOAN FAMI	MOULTON DONNA S TRUSTEE	15,000	07/01/2005	WD	Arms Length	05-0/2602		100.0
		11,750	09/01/2000	WD	Download	01-0:5111		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR			New House	08/31/2012	2012-0449	100%
	School: LAKE CITY - 57020					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MOULTON CRAIG A TTEE & MOULTON TARA K TTEE 2213 HOLT RD Williamston MI 48895	2017 Est TCV 138,738 TCV/TFA: 127.40

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
Public Improvements			* Factors * W1/2 LOTS 53 - 58
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value C> GROUP C 5K SITE 5000 100 5,000
			<Site Value C> GROUP C 5K SITE 5000 100 5,000
			150 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 10,000

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

Topography of Site	Description	Rate	CountyMult.	Size	%Good	Cash Value
	Shed: Wood Frame	12.17	1.00	77	94	881
	Total Estimated Land Improvements True Cash Value =					881

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	5,000	64,400	69,400			63,340C
2016	12,500	69,000	81,500			62,776C
2015	15,000	68,000	83,000			62,589C
2014	12,500	62,700	75,200			61,604C



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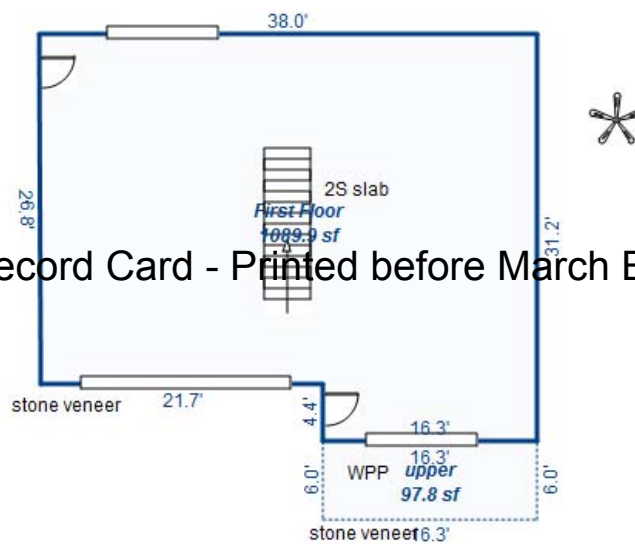
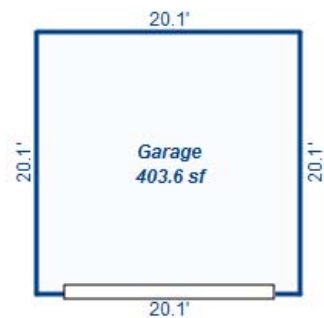
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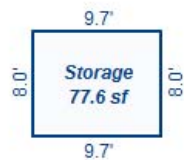
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage											
X	Single Family	Eavestrough Insulation	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 2013	Car Capacity:	Class: C	Exterior: Siding	Brick Ven.: 0	Stone Ven.: 0	Common Wall: Detache	Foundation: 42 Inch	Finished?: Yes	Auto. Doors: 3	Mech. Doors: 0	Area: 1089	% Good: 0	Storage Area: 0	No Conc. Floor: 0		
	Mobile Home																								0 Front Overhang	0 Other Overhang
	Town Home					Forced Air w/o Ducts	2nd/Same Stack																			
	Duplex					Forced Air w/ Ducts	Two Sided																			
	A-Frame					Forced Hot Water	Exterior 1 Story																			
	Wood Frame	(4) Interior				Electric Baseboard	Exterior 2 Story																			
		Drywall				Elec. Ceil. Radiant	Prefab 1 Story																			
		Paneled				Radiant (in-floor)	Prefab 2 Story																			
	Building Style:	Trim & Decoration				Electric Wall Heat	Heat Circulator																			
	2S	Ex	Ord	Min		Space Heater	Raised Hearth																			
	Yr Built	Size of Closets				Wall/Floor Furnace	Wood Stove																			
	2013	Lg	Ord	Small		Forced Heat & Cool	Direct-Vented Ga																			
	Remodeled	Doors	Solid	H.C.		Heat Pump	Class: C +10																			
	0					No Heating/Cooling	Effec. Age: 4																			
	Condition for Age:	(5) Floors				Central Air	Floor Area: 1089																			
	Average	Kitchen:				Wood Furnace	Total Base Cost: 91,915																			
	Room List	Other:				(12) Electric	Total Base New : 126,842																			
	Basement	Other:				0 Amps Service	Total Depr Cost: 121,769																			
	1st Floor						Estimated T.C.V: 127,857																			
	2nd Floor	(6) Ceilings				No./Qual. of Fixtures																				
	Bedrooms	Ex		Ord	Min	Ex																				
						Ord																				
		No. of Elec. Outlets				Min																				
		Many		Ave.	Few	Many																				
	(1) Exterior	(7) Excavation				(13) Plumbing																				
	Wood/Shingle	Basement: 0 S.F.				Average Fixture(s)																				
	Aluminum/Vinyl	Crawl: 0 S.F.				1																				
	Brick	Slab: 0 S.F.				3 Fixture Bath																				
	Insulation	Height to Joists: 0.0				2 Fixture Bath																				
	(2) Windows	(8) Basement				Softener, Auto																				
	Many	Conc. Block				Softener, Manual																				
	Avg.	Poured Conc.				Solar Water Heat																				
	Few	Stone				No Plumbing																				
	Large	Treated Wood				Extra Toilet																				
	Avg.	Concrete Floor				Extra Sink																				
	Small	(9) Basement Finish				Separate Shower																				
	Wood Sash	Recreation SF				Ceramic Tile Floor																				
	Metal Sash	Living SF				Ceramic Tile Wains																				
	Vinyl Sash	Walkout Doors				Ceramic Tub Alcove																				
	Double Hung	No Floor SF				Vent Fan																				
	Horiz. Slide	(10) Floor Support				(14) Water/Sewer																				
	Casement	1 Public Water				1 Public Sewer																				
	Double Glass	1 Public Sewer				1 Water Well																				
	Patio Doors	1000 Gal Septic				2000 Gal Septic																				
	Storms & Screens	Lump Sum Items:																								
	(3) Roof																									
	Gable																									
	Hip																									
	Flat																									
	Asphalt Shingle																									
	Chimney:																									

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Sketch by Apex Sketch

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7600 W FOREST DR	School: LAKE CITY - 57020		Pole Barn	08/28/2009	20090438	Complete
Owner's Name/Address	P.R.E. 0%					
MORROW RICHARD MORROW RICHARD A & MARGARET A 7600 W FOREST DR Lake City MI 49651	MAP #:					
	2017 Est TCV 35,677 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE									
			Description	Frontage	Depth	* Factors * Front Depth	Rate	%Adj.	Reason	Value		
E 1/2 OF LOTS 53 THRU 58. SILVER BIRCH BLUFF.	X		Dirt Road	<Site Value C> GROUP C 5K SITE				5000	100		5,000	
	X		Gravel Road	<Site Value C> GROUP C 5K SITE				5000	100		5,000	
			Paved Road	150 Actual Front Feet, 0.32 Total Acres				Total Est. Land Value =				10,000

Comments/Influences	X	Land Improvement Cost Estimates							
		Description	Rate	CountyMult.	Size	%Good	Cash Value		
	X	Water	D/W/P: Crushed Rock	1.24	1.00	400	0	0	
	X	Sewer	Residential Local Cost Land Improvements						
	X	Electric	Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X	Gas	LAND IMPROVE 1000	1000.00	1.00	0.1	95	95	
			Standard Utilities Underground Utils.						True Cash Value = 95

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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	12,800	17,800			14,760C
X	Rolling		2016	12,500	12,800	25,300			14,629C
	Low		2015	15,000	12,600	27,600			14,586C
	High		2014	12,500	11,800	24,300			14,357C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	05/04/2016	INSPECTED							
TPC	04/02/2013	INSPECTED							

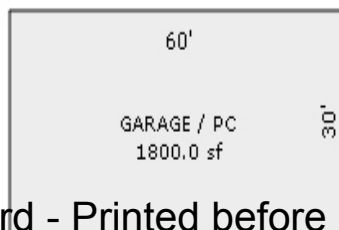
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	Drywall Paneled	Plaster Wood T&G		(4) Interior										
	Building Style: GRG	Trim & Decoration													
	Yr Built 2009	Remodeled 0			Ex	Ord	Min								
	Condition for Age: Average				Lg	Ord	Small								
	Room List	(5) Floors			Doors	Solid	H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:			(12) Electric										
		(6) Ceilings			No./Qual. of Fixtures										
	(1) Exterior				Ex.	X	Ord.	Min							
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets			Many	X	Ave.	Few							
	Insulation	(7) Excavation			(13) Plumbing										
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. Few	X	Large Avg. Small		(8) Basement										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
	Chimney:	Lump Sum Items:													
		Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Other Additions/Adjustments Rate Size Cost										
		Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)			Base Cost 10.13 1800 18,234										
		Mechanical Doors 350.00 1 350			Phy/Ab. Phy/Fnc/Econ/Comb.%Good= 95/100/100/100/95.0, Depr.Cost = 24,364										
		TCV of Bldg: 1 = 25,582													

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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
MAPLE AVE						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 5,000					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE						
BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312				* Factors * LOTS 59 - 62						
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				<Site Value C> GROUP C 5K SITE				5000 100		5,000
				400 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 5,000						

Taxpayer's Name/Address	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	X	Sewer
BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312								

Tax Description	X	Electric	X	Gas	X	Curb	Street Cuts	Standard Utilities	Underground Utils.
. SEC 11 T22N R8W LOTS 59,60,61 & 62 SILVER BIRCH BLUFF.									



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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	0	2,500			2,500S
Rolling	2016	12,500	0	12,500	5,000M		2,860C
Low	2015	12,500	0	12,500			2,852C
High	2014	10,000	0	10,000			2,808C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/04/2016 INSPECTED							
TPC 10/23/2012 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.
		130,000	04/01/2002	WD	Download	02-0:1759		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
7685 W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BYTZ PAUL L & ANNA M 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	MAP #:					
	2017 Est TCV 97,545 TCV/TFA: 81.29					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE						
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W LOTS 63 & 64 SILVER BIRCH BLUFF.	X		* Factors * LOTS 63 & 64						
Comments/Influences			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
			88 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 8,000						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: 3.5 Concrete	2.98	1.00	760	0	0	
			D/W/P: Asphalt Paving	1.42	1.00	450	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	4,000	44,800	48,800			48,800S
Rolling	2016	10,000	66,600	76,600	54,000M		54,000C
Low	2015	10,000	65,700	75,700			59,035C
High	2014	7,500	70,500	78,000			58,106C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/04/2016 INSPECTED							
TPC 10/23/2012 INSPECTED							

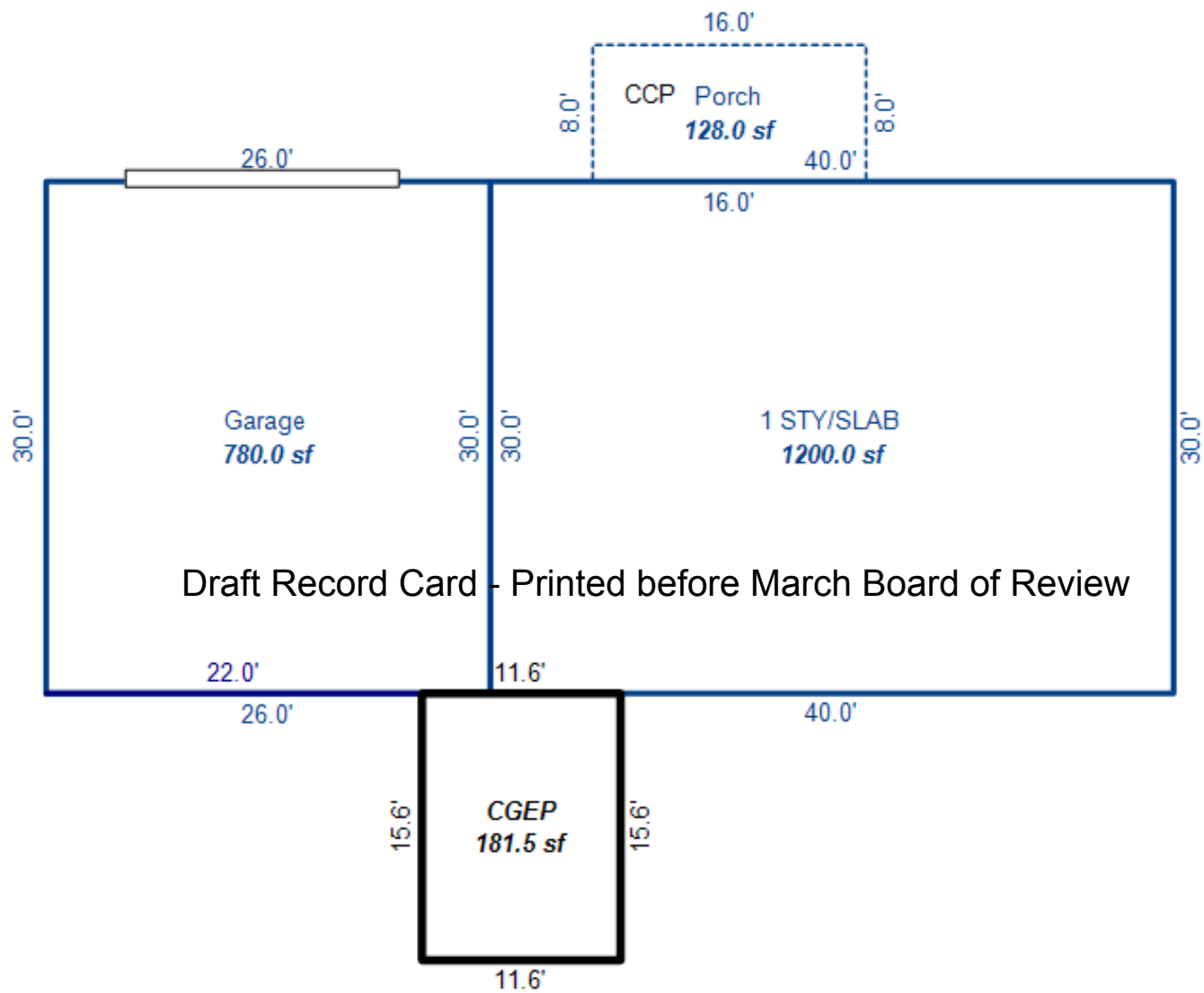
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 181	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1986 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost			
Yr Built 1999 200	Remodeled 2016	Ex	X	Ord		Min	200 Amps Service			1 Story Siding Slab 51.33 -9.93 0.72			1200 50,544			
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Other Additions/Adjustments			Rate			
Room List		(5) Floors		No./Qual. of Fixtures			(13) Plumbing			(14) Water/Sewer			Rate			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			3 Fixture Bath 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath Well, 100 Feet			525.00 1 525 1650.00 1 1,650			
(1) Exterior		X Drywall		No. of Elec. Outlets			(15) Built-Ins & Fireplaces			(16) Porches			Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		Many X Ave. Few			Appliance Allowance			CCP (1 Story), Standard CGEP (1 Story), Standard			1 1,235 128 3,099 181 5,705			
(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			(17) Garages			Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 14.08 780 10,982 Common Wall: 1 Wall -975.00 1 -975 Mechanical Doors 325.00 1 325			
X	Many Avg. X Large Avg. X Small	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(14) Water/Sewer			Notes: FORMERLY A GARAGE - BEDROOMS DOORS NOT CLOSING IN WINTER - SLAB HEAVING Phy/Ab.Phy/Func/Econ/Comb.%Good= 80/100/100/100/80.0, Depr.Cost = 84,376 ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 = 88,595						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF		Lump Sum Items:												
(3) Roof		(10) Floor Support														
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.
VOELKER PATRICK W & LINDA	VOELKER PATRICK W & LINDA	0	11/04/2008	QC	Not Qualified	2008/4469		0.0
VOELKER WILLIAM A (DECEAS	VOELKER PATRICK W & LINDA	0	02/23/2007	QC	Not Qualified	2007/679		100.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
VOELKER PATRICK W & LINDA TRUST 3043 CRESTWOOD CT Bay City MI 48706	MAP #:					
	2017 Est TCV 5,196					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOT 65 EXC THE EASTERN PART BEING 37 FT ON THE S SIDE & 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.				
Comments/Influences				

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



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	2,300	300	2,600			1,495C
Rolling	2016	4,500	300	4,800			1,482C
Low	2015	4,500	300	4,800			1,478C
High	2014	4,000	300	4,300			1,455C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who When What
 TPC 05/04/2016 INSPECTED
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
MORGAN PATRICIA 1336 THREE MILE ROAD GROSSE POINTE MI 48230	MAP #:					
	2017 Est TCV 2,500					

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value C> GROUP C 5K SITE			5000 50 PRT OF LOT 50	2,500
			37 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =				2,500

Tax Description
. SEC 11 T22N R8W THE EASTERN PART OF LOT 65 BEING 37 FT ON THE S SIDE AND 33 FT ON THE N SIDE. SILVER BIRCH BLUFF.

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 Cuts
- Standard Utilities
- Underground Utils.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	1,300	0	1,300			1,068C
2016	2,500	0	2,500			1,059C
2015	2,500	0	2,500			1,056C
2014	2,000	0	2,000			1,040C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	WARRANTY DEED	2014-02639	PTA	100.0
		13,000	08/01/1997	WD	Download	313:1028		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BYTZ PAUL & ANA 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	MAP #:					
	2017 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOTS 66 & 67 SILVER BIRCH BLUFF.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	<Site Value A> GROUP A 8K			8000	100		8,000	
Gravel Road	100 Actual Front Feet, 0.23 Total Acres					Total Est. Land Value =	8,000	
Paved Road								
Storm Sewer								
Sidewalk								
Water								
X Sewer								
X Electric								
X Gas								
Curb								
Standard Utilities								
Underground Utils.								
Topography of Site								
X Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2017	4,000	0	4,000		4,000S
TPC 05/04/2016	INSPECTED		2016	10,000	0	10,000	7,500M	7,500S
			2015	10,000	0	10,000		10,000S
			2014	5,000	0	5,000		1,664C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT KEITH A ETAL	BYTZ PAUL & ANA	38,000	07/29/2014	WD	WARRANTY DEED	2014-02639	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
MAPLE AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BYTZ PAUL & ANA 36322 BRIARCLIFF STERLING HEIGHTS MI 48312	MAP #:					
	2017 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE				
Public Improvements			* Factors *		LOTS 68, 69, 70		
			Description	Frontage	Depth	Rate %Adj.	Reason Value
			<Site Value A> GROUP A 8K			8000 100	8,000
			150 Actual Front Feet, 0.34 Total Acres		Total Est. Land Value =		8,000

Tax Description
. SEC 11 T22N R8W LOTS 68,69 & 70 SILVER BIRCH BLUFF.

Comments/Influences

- Dirt Road
- 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
 - Wooded
 - Pond
 - 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			4,000S
2016	12,500	0	12,500	7,500M		7,500S
2015	13,200	0	13,200			13,200S
2014	5,700	0	5,700			2,392C

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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 OAK AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BARRETT KEITH A ETAL 608 S MEAD ST SAINT JOHNS MI 48879	MAP #:					
	2017 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOTS 71,72,73 & S 1/2 OF LOT 74 SILVER BIRCH BLUFF.				
Comments/Influences				

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Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value			
X	Dirt Road										
X	Gravel Road										
X	Paved Road										
X	Storm Sewer										
X	Sidewalk										
X	Water										
X	Sewer										
X	Electric										
X	Gas										
X	Curb										
X	Street Cuts										
X	Standard Utilities										
X	Underground Utils.										
Topography of Site											
X	Level										
X	Rolling										
X	Low										
X	High										
X	Landscaped										
X	Swamp										
X	Wooded										
X	Pond										
X	Waterfront										
X	Ravine										
X	Wetland										
X	Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who				When	What	2017	4,000	0	4,000		2,885C
TPC 05/04/2016 INSPECTED						2016	12,500	0	12,500		2,860C
						2015	12,500	0	12,500		2,852C
						2014	10,000	0	10,000		2,808C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRETT NANCY A	BARRETT KEITH A	0	12/28/2013	DC	CERTIFICATE OF DEATH	2014-02638		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
1805 S OAK AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BARRETT KEITH A 608 S MEAD ST SAINT JOHNS MI 48879	MAP #:					
	2017 Est TCV 93,812 TCV/TFA: 110.37					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 11 T22N R8W N 1/2 OF LOT 74 & LOT 75. SILVER BIRCH BLUFF.	X	Dirt Road		<Site Value A> GROUP A 8K				8000	100		8,000	
Comments/Influences		Gravel Road		25 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value =			8,000	
		Paved Road		Land Improvement Cost Estimates								
		Storm Sewer		Description				Rate	CountyMult.	Size	%Good	Cash Value
		Sidewalk		D/W/P: 4in Concrete				3.61	1.00	100	0	0
		Water		Fencing: Wd, Picket, 12-24				9.06	1.00	30	0	0
	X	Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description				Rate	CountyMult.	Size	%Good	Cash Value
	X	Gas		LAND IMPROVE 1000				1000.00	1.00	0.5	95	475
		Standard Utilities		Total Estimated Land Improvements True Cash Value =							475	
		Underground Utils.										

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	4,000	42,900	46,900			38,926C
	Rolling		2016	7,500	43,200	50,700			38,579C
	Low		2015	7,500	42,600	50,100			38,464C
	High		2014	5,000	44,100	49,100			37,859C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

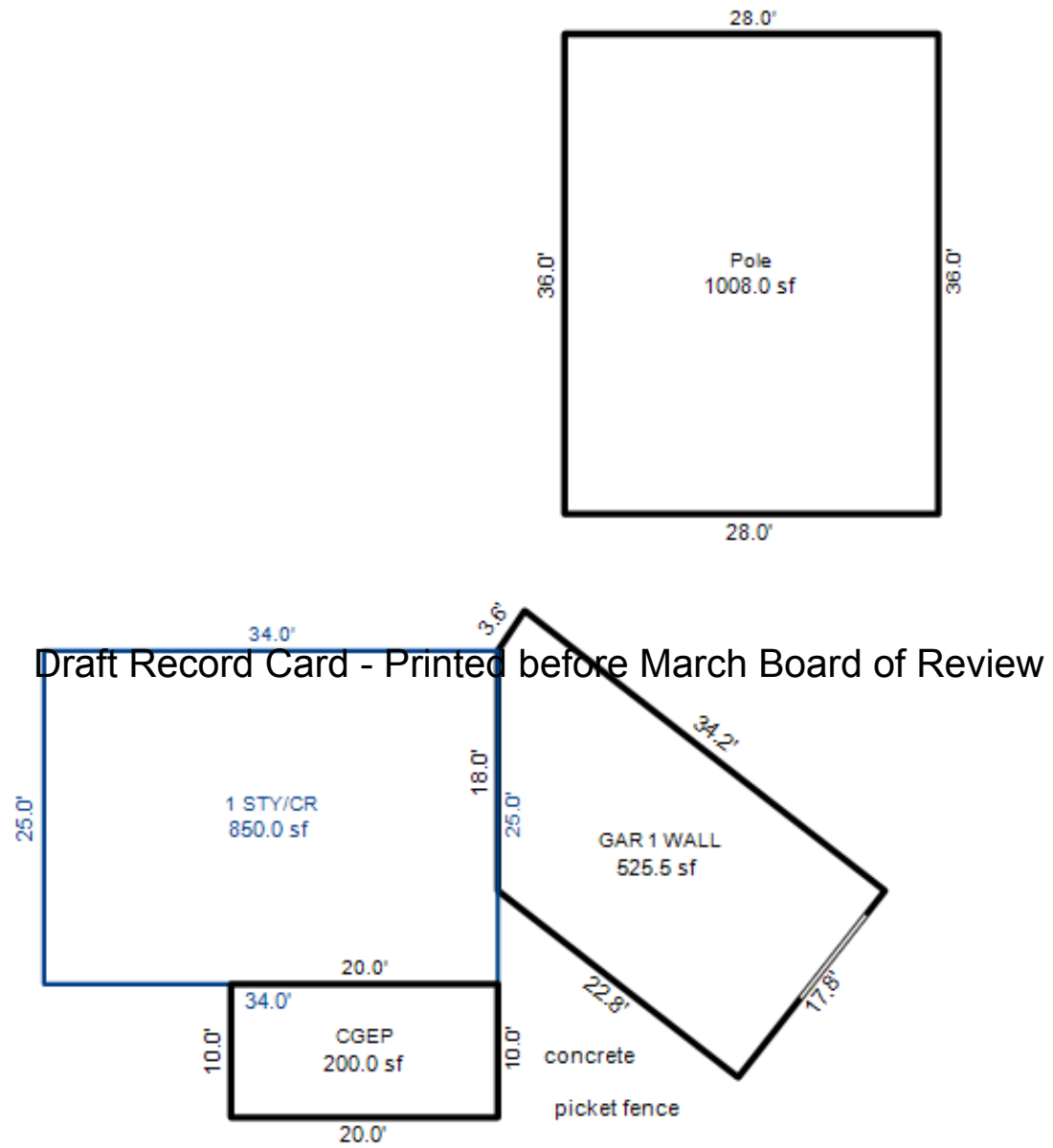
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type CGEP (1 Story)	Year Built: 1970 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 525 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace														
Yr Built 1970	Remodeled 0	Ex	X	Ord		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:		200 Amps Service														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior		Foundation Rate		Bsmnt-Adj Heat-Adj		Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall	Ex.	X	Ord.	Min	1	Story Siding	Crawl Space	72.91	-10.72	-0.28	850	52,624			
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	X	Ave.	Few	(13) Plumbing		Average Fixture(s)				760.00				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(14) Water/Sewer		Public Sewer		1162.00		1		1,162			
X	Wood Sash Metal Sash Vinyl Sash	(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	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Porches		CGEP (1 Story), Standard		32.75		200		6,550			
X	Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			(17) Garages		Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		18.29		525		9,602	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			(17) Garages		Common Wall: 1 Wall		-1025.00		1		-1,025			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Mechanical Doors		350.00		1		350				
X	Asphalt Shingle	Lump Sum Items:					Class:C Exterior: Pole Foundation: 18 Inch (Unfinished)		Base Cost		10.19		1008		10,272			
Chimney: Brick							Mechanical Doors		350.00		1		350				Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 81,274	
							ECF (404 - MISSAUKEE LAKE BACK LOTS RES) 1.050 => TCV of Bldg: 1 =								85,337			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSBORN REV DOUGLAS, TRUST	BARRETT KEITH	1	07/29/2014	QC	QUIT CLAIM	2014-02640		100.0
OSBORN REV DOUGLAS R	OSBORN REV DOUGLAS, TRUST	0	06/10/2005	QC	Not Qualified	05-0/2411		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
W FOREST DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
BARRETT KEITH 608 S MEAD ST SAINT JOHNS MI 48879	MAP #:					
	2017 Est TCV 5,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res11.LAKE MISSAUKEE SUBS SOUTH SHORE
. SEC 11 T22N R8W LOT 76 SILVER BIRCH BLUFF.				
Comments/Influences				

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value C> GROUP C 5K SITE					5000	100		5,000
X Gravel Road	94 Actual Front Feet, 0.23 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	0	2,500			2,500S
Rolling	2016	5,000	0	5,000			5,000S
Low	2015	5,000	0	5,000			5,000S
High	2014	5,000	0	5,000			2,600C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2017	2,500	0	2,500			2,500S
		TPC 05/04/2016 INSPECTED	2016	5,000	0	5,000			5,000S
			2015	5,000	0	5,000			5,000S
			2014	5,000	0	5,000			2,600C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		19,000	05/01/2001	WD	Download	03-0:4499		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAK AVE	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	MAP #:					
	2017 Est TCV 14,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors * 6 LOTS ALONG OAK AVE						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		<Site Value B> SITE 7000				7000	100	7,000
			<Site Value B> SITE 7000				7000	100	7,000
			200 Actual Front Feet, 0.61 Total Acres				Total Est. Land Value =		14,000

Tax Description

. SEC 11 T22N R8W LOTS 77 TO 82 INCL

SILVER BIRCH BLUFF.

Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	7,000	0	7,000			3,672C
2016	7,000	0	7,000			3,640C
2015	7,000	0	7,000			3,630C
2014	12,000	0	12,000			3,573C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	09/01/1999	WD	Download	03-0:4499		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	MAP #:					
	2017 Est TCV 7,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS			
Public Improvements			* Factors * 3 BACK LOTS & PRT OF 92			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			<Site Value B> SITE 7000			7000 100 SEE COMMENTS 7,000
			150 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value = 7,000

Taxpayer's Name/Address	<input type="checkbox"/> Dirt Road <input type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sidewalk <input type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Curb <input type="checkbox"/> Street Cuts <input type="checkbox"/> Standard Utilities <input type="checkbox"/> Underground Utils.
CLEARY LAWRENCE E & CHRISTINE 1827 CHERRY RIDGE STREET CADILLAC MI 49601	

Tax Description	Comments/Influences
. SEC 11 T22N R8W LOTS 83,84 & 85 & THAT PART OF LOT 92 LYING E OF A LINE EXTENDING DUE N FROM NW COR LOT 85 SILVER BIRCH BLUFF.	

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
<input checked="" type="checkbox"/> Level Rolling <input checked="" type="checkbox"/> Low High <input checked="" type="checkbox"/> Landscaped <input checked="" type="checkbox"/> Swamp Wooded <input checked="" type="checkbox"/> Pond Waterfront <input checked="" type="checkbox"/> Ravine <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood Plain	2017	3,500	0	3,500			3,084C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 11/27/2012 INSPECTED			2016	3,500	0	3,500			3,057C
			2015	3,500	0	3,500			3,048C
			2014	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	TD	FAMILY SALE	2016-00969	PTA	0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
BIRCH BLUFF	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149	MAP #:					
	2017 Est TCV 7,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RESIDENTIAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X			<Site Value B> SITE 7000				7000 100		7,000
			311 Actual Front Feet, 0.71 Total Acres				Total Est. Land Value =		7,000

Tax Description
 . SEC 11 T22N R8W LOTS 86 THRU 91 & THAT PART OF LOT 92 LYING W OF A LINE EXTENDING DUE N FROM NW COR OF LOT 85 SILVER BIRCH BLUFF.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	3,500	0	3,500			2,885C
2016	3,500	0	3,500			2,860C
2015	3,500	0	3,500			2,852C
2014	5,000	0	5,000			2,808C

Who When What
 TPC 11/02/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE D D TRUST	SILVER MICHAEL & BONNIE	310,000	08/15/2014	WD	WARRANTY DEED	2014-02883	PTA	100.0
DELINE ELMA SURVIVOR OF D	DELINE DENZEL D TRUST	0	08/06/2014	QC	QUIT CLAIM	2014-02881		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
720 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 10/28/2016					
SILVER MICHAEL & BONNIE 720 S OAK DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 324,719 TCV/TFA: 170.37					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
LOTS 20, 21, 22 & 23 & N'LY 1/2 OF VACATED ALLEY LYING S'LY OF LOT 20. SOUTHGATE PLAT 2.	X			GROUP A\$1100/FF	210.00	289.00	0.6051	1.0000	1100 100	139,790
Comments/Influences				210 Actual Front Feet, 1.39 Total Acres Total Est. Land Value = 139,790						
ADD 10' VACATED ALLEY	X			Land Improvement Cost Estimates						
ADD SEWER FOR 05	X			Description	Rate	CountyMult.	Size	%Good	Cash Value	
	X			Dirt Road						
	X			Gravel Road						
	X			Paved Road						
	X			Storm Sewer						
	X			Sidewalk						
	X			Water	D/W/P: 3.5 Concrete	3.44	1.00	700	0	0
	X			Sewer	D/W/P: Crushed Rock	1.24	1.00	2500	0	0
	X			Electric	Dock: Light posts	21.31	1.00	270	0	0
	X			Gas	Residential Local Cost Land Improvements					
	X			Curb	Description	Rate	CountyMult.	Size	%Good	Cash Value
	X			Street Lights	Standard	250	1.00	1.0	95	2,375
	X			Standard Utilities	Total Estimated Land Improvements True Cash Value =					2,375
	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	69,900	92,500	162,400			157,977C
X	Rolling			2016	80,700	79,100	159,800		159,800W	156,568C
	Low			2015	84,000	72,100	156,100			156,100S
X	High			2014	84,000	56,800	140,800			117,321C
X	Landscaped									
	Swamp									
	Wooded									
X	Pond									
X	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
X	Private Road									
Who	When	What								
TPC	04/18/2016	INSPECTED								
TPC	04/27/2015	INSPECTED								
TPC	06/16/2014	INSPECTED								

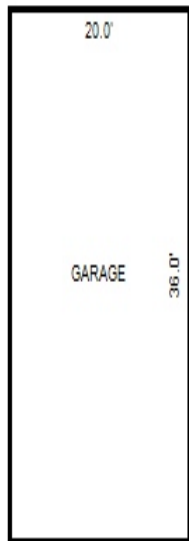
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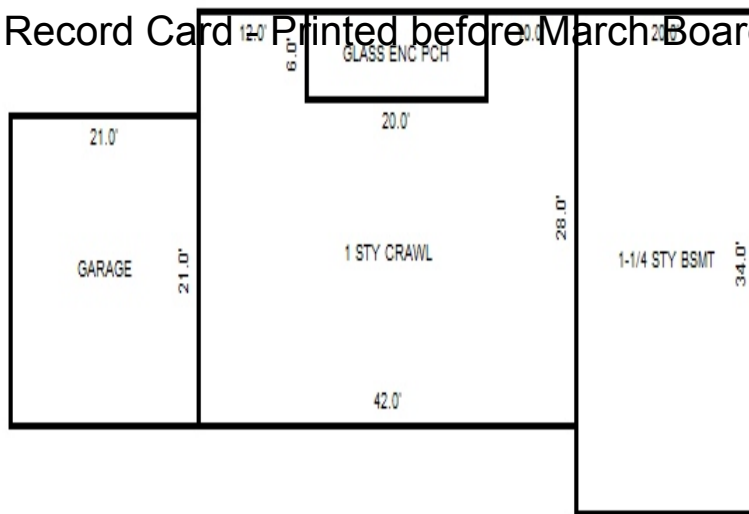
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1948 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: 441 % 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 X 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 1948 GEO	Remodeled 1991	Ex	X Ord	Min	(12) Electric			1	1.25	1	58.43	-8.03	1.82	1056	55,144			
Condition for Age: Average		Lg	X Ord	Small	100 Amps Service			1.25	Other Additions/Adjustments	Basement	67.18	0.00	2.30	680	47,246			
Room List		Doors		Solid	X	H.C.	No Heating/Cooling			Walk out Basement Door(s)	775.00			1	775			
1 Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures			(13) Plumbing	Average Fixture(s)	760.00		1	760			
(1) Exterior		X Drywall		Ex.	X	Ord.	Min	Exterior Siding			Crawl Space	58.43	-8.03	1.82	1056	55,144		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			No. of Elec. Outlets			Many	X	Ave.	Few	Other Additions/Adjustments			Rate	Size	Cost		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Walk out Basement Door(s)			775.00	1	775			
X	Many Avg. X Large Avg. X Small			(8) Basement			(13) Plumbing			Average Fixture(s)			760.00	1	760			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25			680	47,246	
(3) Roof				(9) Basement Finish			(14) Water/Sewer			Class:C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	21.73	441	9,583		
X	Gable Hip Flat Asphalt Shingle			1 Recreation SF Living SF 1 Walkout Doors No Floor SF			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Common Wall: 1 Wall Automatic Doors Class:C Exterior: Siding Foundation: 18 Inch (Unfinished)			-1300.00	1	-1,300
Chimney: Stone							Lump Sum Items:			Base Cost			15.95	720	11,484			
										Mechanical Doors			350.00	2	700			
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost =			135,225		135,225			
										ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 =			182,554		182,554			

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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.
STOREMSKI LORI L	OBRIEN KATHLEEN & STOREMS	1	10/02/2015	QC	RELATED PARTY	2015-03319		0.0
GILMAN ATHENA & DOUGLAS E	STOREMSKI LORI L	165,000	09/20/2013	WD	WARRANTY DEED	2013-03240 WD	PTA	100.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
SW OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
OBRIEN KATHLEEN & STOREMSKI LORI 37581 N DIANNE LANE NEW BOSTON MI 48164	MAP #:					
	2017 Est TCV 11,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE							
S'LY 1/2 OF VACATED ALLEY LYING S OF LOT 20. SOUTHGATE PLAT 2.				* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
ADD 1/2 VACATED ALLEY FOR 00				GROUP A\$1100/FF	10.00	321.00	1.0000	1.0000	1100	100	11,000
				10 Actual Front Feet, 0.07 Total Acres Total Est. Land Value =							11,000

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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	5,500	0	5,500			5,500S
2016	5,500	0	5,500			5,500S
2015	6,000	0	6,000			6,000S
2014	6,000	0	6,000			6,000S

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
690 SW OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
GALVIN TIM A & LUCILLE L 8255 MULLIKEN ROAD MULLIKEN MI 48861	MAP #:					
	2017 Est TCV 177,086 TCV/TFA: 169.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOTS 24 & 25 SOUTHGATE PLAT 2.	X		GROUP A\$1100/FF	100.00	259.00	0.7846	1.0000	1100	100		86,304	
Comments/Influences			100 Actual Front Feet, 0.59 Total Acres Total Est. Land Value = 86,304									
			Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete					3.20	1.00	72	0	0
	X		Residential Local Cost Land Improvements									
	X		Description					Rate	CountyMult.	Size	%Good	Cash Value
			Gas					1000.00	1.00	0.5	95	475
			Total Estimated Land Improvements True Cash Value = 475									

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	43,200	45,300	88,500			73,212C
2016	46,200	43,100	89,300			72,559C
2015	60,000	42,700	102,700			72,342C
2014	60,000	40,100	100,100			71,203C

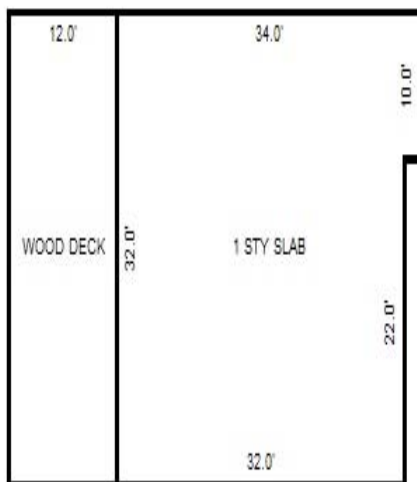
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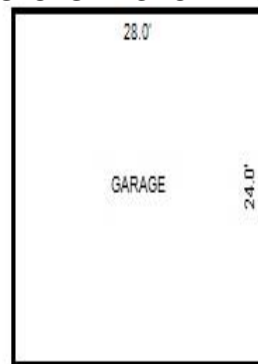
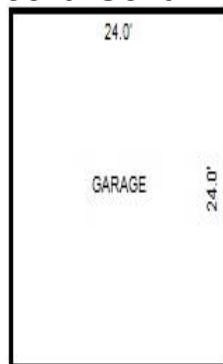
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 384	Type Treated Wood	Year Built: 1977 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame Block	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Trim & Decoration Ex X Ord Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Block Slab 59.76 -10.35 0.00 1044 51,584			Class: CD Effec. Age: 40 Floor Area: 1044 Total Base Cost: 81,534 Total Base New : 115,778 Total Depr Cost: 69,467 Estimated T.C.V: 90,307		CntyMult X 1.420 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1958	Remodeled 0	Size of Closets X Lg Ord Small		No./Qual. of Fixtures Ex. Ord. X Min			Other Additions/Adjustments (13) Plumbing Average Fixture(s) (14) Water/Sewer Public Sewer 1025.00 M.C. 100 Feet 250.00			Rate		Rate		Size Cost		
Condition for Age: Average		Doors Solid X H.C.		No. of Elec. Outlets Many Ave. X Few			(15) Built-Ins & Fireplaces Appliance Allowance 1415.00			Rate		Rate		Size Cost		
Room List		(5) Floors Kitchen: Other: Other:		(12) Electric 0 Amps Service			(16) Deck/Balcony Treated Wood,Standard 6.20			Rate		Rate		Size Cost		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings X Tile		(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			(17) Garages Class:CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 17.30 Mechanical Doors 350.00 Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 15.75 Mechanical Doors 350.00			Rate		Rate		Size Cost		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Block Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer 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, ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 =			Rate		Rate		Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Depr.Cost = 69,467			Rate		Rate		Size Cost		
X	Horiz. Slide Casement	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF					Depr.Cost = 90,307			Rate		Rate		Size Cost		
X	Double Glass Patio Doors Storms & Screens									Rate		Rate		Size Cost		
(3) Roof	Many Avg. Few X Large Avg. Small									Rate		Rate		Size Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:								Rate		Rate		Size Cost		
X	Horiz. Slide Casement									Rate		Rate		Size Cost		
X	Double Glass Patio Doors Storms & Screens									Rate		Rate		Size Cost		
(3) Roof	Many Avg. Few X Large Avg. Small									Rate		Rate		Size Cost		
X	Gable Hip Flat	Gambrel Mansard Shed								Rate		Rate		Size Cost		
X	Asphalt Shingle									Rate		Rate		Size Cost		
Chimney: Metal										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
670 SW OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 100% 05/01/2010					
LANDRIS BECKY	MAP #:					
670 SW OAK DRIVE	2017 Est TCV 217,594 TCV/TFA: 151.11					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOTS 26 & 27 SOUTHGATE PLAT 2.	X		GROUP A\$1100/FF	100.00	239.00	0.7846	1.0000	1100	100		86,304	
Comments/Influences			100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 86,304									
			Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete					3.44	1.00	120	71	293
	X		Residential Local Cost Land Improvements									
	X		Description					Rate	CountyMult.	Size	%Good	Cash Value
			LAND IMPROVE 1000					1000.00	1.00	1.0	94	940
			Total Estimated Land Improvements True Cash Value = 1,233									

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	43,200	65,600	108,800			107,559C
2016	46,200	60,400	106,600			106,600S
2015	60,000	59,500	119,500			119,500S
2014	60,000	61,700	121,700			117,754C

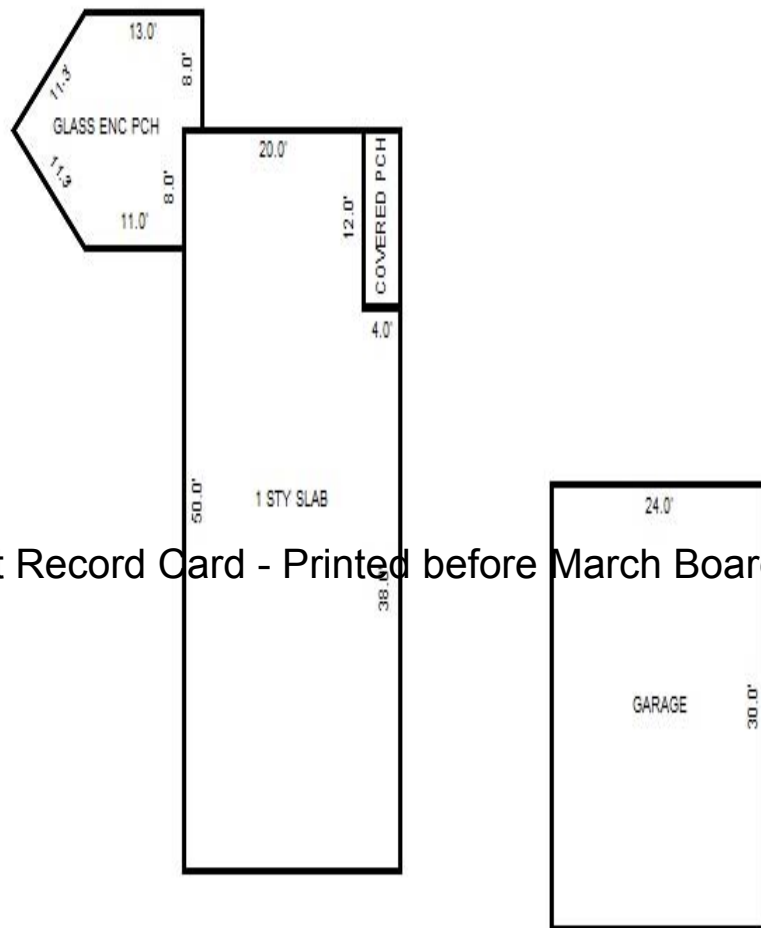
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 256	Type CCP (1 Story) CGEP (1 Story)	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 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		X			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1440 Total Base Cost: 107,400 Total Base New : 148,213 Total Depr Cost: 96,338 Estimated T.C.V: 130,057		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1971	Remodeled 1979	Ex	X	Ord		Min	No Heating/Cooling			Total Base Cost: 107,400		X 1.380		Bsmnt Garage:	
Condition for Age: Average		Lg	X	Ord		Small	No Heating/Cooling			Total Base New : 148,213		E.C.F. X 1.350		Carport Area: Roof:	
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Total Depr Cost: 96,338		Estimated T.C.V: 130,057		Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(12) Electric 0 Amps Service			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost 1 Story Siding Slab 63.17 -10.91 0.00 1440 75,254			Total Depr Cost: 96,338		Estimated T.C.V: 130,057		Roof:	
(1) Exterior	X	Drywall					No./Qual. of Fixtures Ex. X Ord. Min			Other Additions/Adjustments Rate		Size Cost			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		(13) Plumbing Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many X Ave. Few			Average Fixture(s) 760.00		1		760	
X	Insulation	(8) Basement		(14) Water/Sewer Public Sewer 1162.00			1			Public Sewer 1162.00		1		1,162	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(15) Built-Ins & Fireplaces Appliance Allowance Fireplace: Exterior 1 Story			1			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		(16) Porches CCP (1 Story), Standard CGEP (1 Story), Standard			1			CCP (1 Story), Standard 38.96		48		1,870	
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed	(17) Garages Class:C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Mechanical Doors Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 =			1			Base Cost 15.95		2		700	
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Fireplace: Exterior 1 Story 3875.00		1		3,875	
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Fireplace: Exterior 1 Story 3875.00		1		3,875	

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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
660 SW OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SHANAVER THOMAS E & ROSE M 27770 PRESCOTT STREET ROMULUS MI 48174	MAP #:					
	2017 Est TCV 177,606 TCV/TFA: 129.83					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 28 & 29 SOUTHGATE PLAT 2.	X	Dirt Road		GROUP A\$1100/FF	100.00	227.00	0.7846	1.0000	1100	100		86,304
Comments/Influences		Gravel Road		100 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 86,304								
ADD SEWER FOR 05		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	1.0	95	950			
	X	Electric		Total Estimated Land Improvements True Cash Value = 950								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2017	43,200	45,600	88,800			88,800S
Rolling			2016	46,200	47,000	93,200			93,200S
Low			2015	60,000	46,300	106,300			106,115C
X High			2014	60,000	47,400	107,400			104,444C
Landscaped									
Swamp									
Wooded									
Pond									
X Waterfront									
Ravine									
Wetland									
Flood Plain									
X PRIVATE RD									
Who	When	What							
TPC 04/27/2015	INSPECTED								
TPC 06/16/2014	INSPECTED								

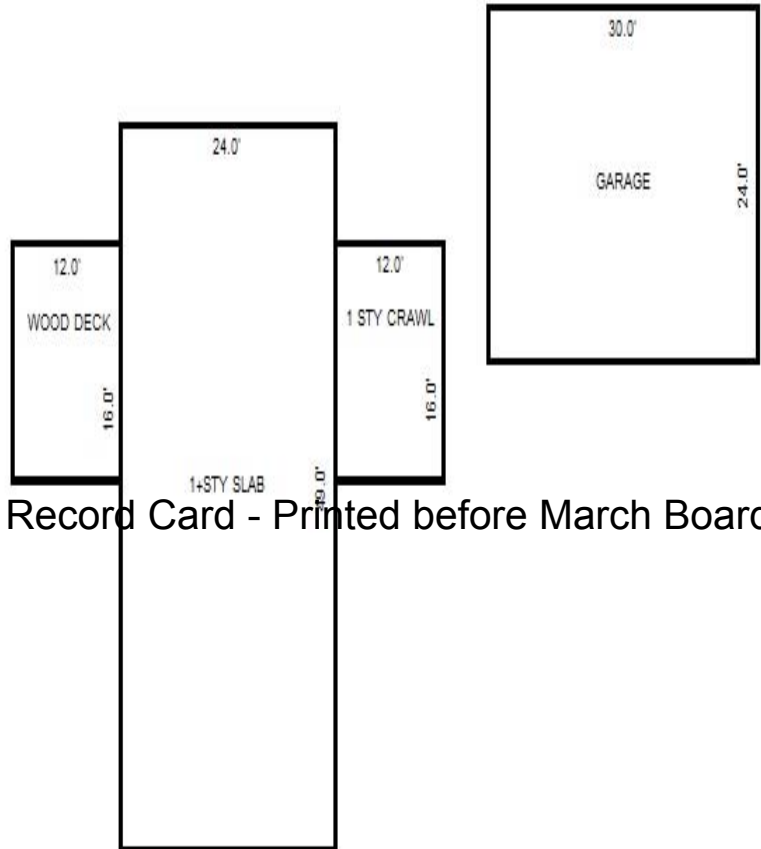
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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	Type Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % 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+S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1968		Remodeled 0		No Heating/Cooling													
Condition for Age: Average		Lg Doors		200 Amps Service													
Room List		(5) Floors		(12) Electric													
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		200 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation			Rate Bsmnt-Adj Heat-Adj		Size Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	X	Tile	Ex.	X	Ord.	Min	1+	Story Siding	Slab	58.11	-9.69	0.00	1176	56,942		
X	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 Story Siding			Crawl Space	56.06	-8.06	0.00	192	9,216		
X	(2) Windows	(7) Excavation		Many	X	Ave.	Few	Other Additions/Adjustments			Rate		Size Cost				
X	Many Avg. Few	X	Large Avg. Small	(13) Plumbing			(13) Plumbing			Average Fixture(s)		1		630			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Crawl Space			(14) Crawl Space			2 Fixture Bath		1325.00		1		1,325	
X	(3) Roof	(9) Basement Finish		(15) Built-Ins & Fireplaces			(15) Built-Ins & Fireplaces			Public Sewer		1025.00		1		1,025	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony			(16) Deck/Balcony			Well, 50 Feet		1575.00		1		1,575	
X	Asphalt Shingle	Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(17) Garages			(17) Garages			Appliance Allowance		1415.00		1		1,415	
Chimney: Metal		Lump Sum Items:		Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Fireplace: Interior 1 Story		2900.00		1		2,900	
				Base Cost			Base Cost			Treated Wood,Standard		6.81		192		1,308	
				Mechanical Doors			Mechanical Doors			Treated Wood,Standard		6.81		192		1,308	
				Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0,			Treated Wood,Standard		6.81		192		1,308	
				Depr.Cost =			Depr.Cost =			Treated Wood,Standard		6.81		192		1,308	
				Square footage # 2 is depreciated at 76 %Good...			Square footage # 2 is depreciated at 76 %Good...			Treated Wood,Standard		6.81		192		1,308	
				County Multiplier = 1.38 =>			County Multiplier = 1.38 =>			Treated Wood,Standard		6.81		192		1,308	
				Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0,			Phy/Ab.+hy/Func/Econ/Comb.%Good= 21/100/100/100/21.0,			Treated Wood,Standard		6.81		192		1,308	
				ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 =			ECF (402R - CROOKED LAKE RESIDENTIAL) 1.300 => TCV of Bldg: 1 =			Treated Wood,Standard		6.81		192		1,308	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYNCH DENNIS & LARAIA KAT	LYNCH DENNIS P TRUST	0	06/30/2016	QC	RELATED PARTY	2016-02644		0.0
LYNCH DENNIS	LYNCH DENNIS & LA RAIA KA	0	12/13/2004	QC	Not Qualified	04-0/5124		0.0
		238,750	08/01/2002	WD	Download	02-0:3622		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
630 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LYNCH DENNIS P TRUST 2638 W CROWN DR TRAVERSE CITY MI 49685	MAP #:					
	2017 Est TCV 223,339 TCV/TFA: 145.40					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE						
. LOTS 30 & 31 SOUTHGATE PLAT 2.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		GROUP A\$1100/FF	100.00	220.00	0.7846	1.0000	1100 100	86,304
			100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 86,304						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: Asphalt Paving	1.51	1.00	1368	0	0	
	X		Shed: Wood Frame	9.24	1.00	160	94	1,389	
	X		Residential Local Cost Land Improvements						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			LAND IMPROVE 2500	2500.00	1.00	1.0	95	2,375	
			Total Estimated Land Improvements True Cash Value = 3,764						

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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							
X PRIVATE RD							
Who When What	2017	43,200	68,500	111,700			110,384C
TPC 04/19/2016 INSPECTED	2016	46,200	63,200	109,400			109,400S
TPC 04/27/2015 INSPECTED	2015	60,000	62,200	122,200			116,231C
TPC 06/16/2014 INSPECTED	2014	60,000	58,100	118,100			114,401C

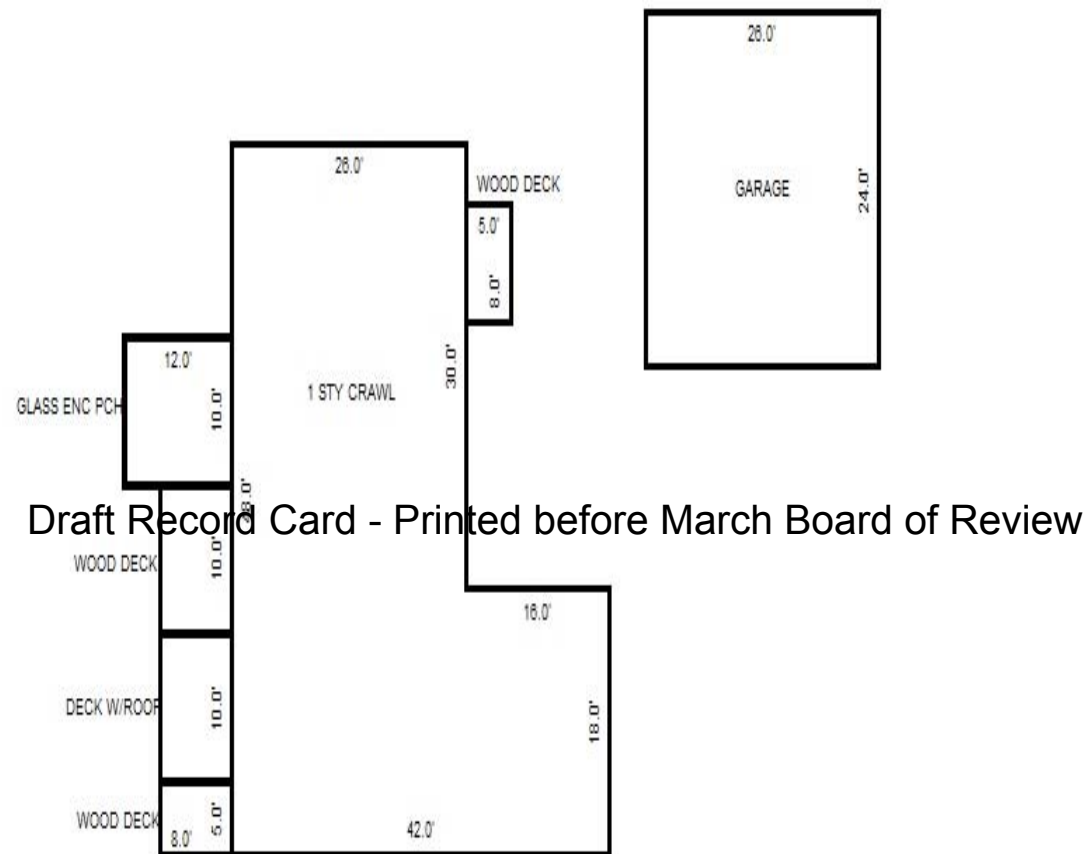
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1983 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration													
Yr Built Remodeled 1958 0		Ex X Ord Min		Size of Closets											
Condition for Age: Average		Lg Ord X Small		Doors Solid X H.C.											
Room List		(5) Floors		Central Air Wood Furnace											
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric											
				0 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				Ex. X Ord. Min			1 Story Siding Crawl Space			55.05 -7.82 1.87		1536 75,418			
Insulation				No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size Cost			
(2) Windows				Many Ave. X Few			(13) Plumbing			Average Fixture(s)		630.00		1 630	
Many Avg. X Large Avg. X Small				(13) Plumbing			(14) Water/Sewer			Public Sewer		1025.00		1 1,025	
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces			Appliance Allowance		1415.00		1 1,415	
		(8) Basement					(16) Porches			Fireplace: Interior 1 Story		2900.00		1 2,900	
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					(16) Deck/Balcony			CGEP (1 Story), Standard		39.32		120 4,718	
		(9) Basement Finish					(17) Garages			Treated Wood,Standard		8.47		80 678	
		Recreation SF Living SF Walkout Doors No Floor SF					Class:CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Treated Wood,Standard		11.33		40 453	
(3) Roof				(14) Water/Sewer			Phy/Ab.Phy/Func/Econ/Comb.%Good= 70/100/100/100/70.0, Depr.Cost = 98,719			Treated Wood w/Roof,Standard		23.55		80 1,884	
X Gable Hip Flat		Gambrel Mansard Shed		1 Public Water 1 Public Sewer			ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 133,271			Treated Wood,Standard		11.33		40 453	
X Asphalt Shingle				1 Water Well 1000 Gal Septic 2000 Gal Septic						Base Cost		17.70		624 11,045	
Chimney: Brick				Lump Sum Items:											

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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	Prct. Trans.

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR						
Owner's Name/Address	School: LAKE CITY - 57020					
	P.R.E. 0%					
	MAP #:					
	2017 Est TCV 86,304					

Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE
BARRATT DENNIS R 21961 SHADYBROOK DRIVE NOVI MI 48375-5154				

Taxpayer's Name/Address	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BARRATT DENNIS R 21961 SHADYBROOK DRIVE NOVI MI 48375-5154	X		GROUP A\$1100/FF	100.00	219.00	0.7846	1.0000	1100	100		86,304
			100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	86,304

Tax Description	X	Topography of Site
. LOTS 32 & 33 SOUTHGATE PLAT 2.		
X Sewer	X	Level
X Electric		Rolling
		Low
		X High
		Landscaped
		Swamp
		Wooded
		Pond
		X Waterfront
		Ravine
		Wetland
		Flood Plain
		X PRIVATE RD

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2017	43,200	0	43,200			36,386C
	2016	46,200	0	46,200			36,062C
	2015	60,000	0	60,000			35,955C
	2014	60,000	0	60,000			35,389C

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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	
590 S OAK DR		School: LAKE CITY - 57020									
Owner's Name/Address		P.R.E. 0%		MAP #:							
SCHMIEGE C J TRUSTEE 4025 ISABELLE PORTAGE MI 49081		2017 Est TCV 190,776 TCV/TFA: 164.18									
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 1.CROOKED LAKE					
. LOTS 34 & 35 SOUTHGATE PLAT 2.		Public Improvements				* Factors *					
Comments/Influences		X Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
ADD SEWER FOR 05		Gravel Road				GROUP A\$1100/FF 100.00 224.00 0.7846 1.0000 1100 100 86,304					
		Paved Road				100 Actual Front Feet, 0.51 Total Acres Total Est. Land Value = 86,304					
		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 1200 71 2,726					
		X Sewer				Total Estimated Land Improvements True Cash Value = 2,726					
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		X PRIVATE RD									
		Who		When		What					
		TPC 04/19/2016 INSPECTED		2017		43,200		52,200		95,400	
		TPC 04/27/2015 INSPECTED		2016		46,200		48,200		94,400	
				2015		60,000		45,800		105,800	
				2014		60,000		43,400		103,400	
										91,833C	
										91,014C	
										90,742C	
										89,313C	

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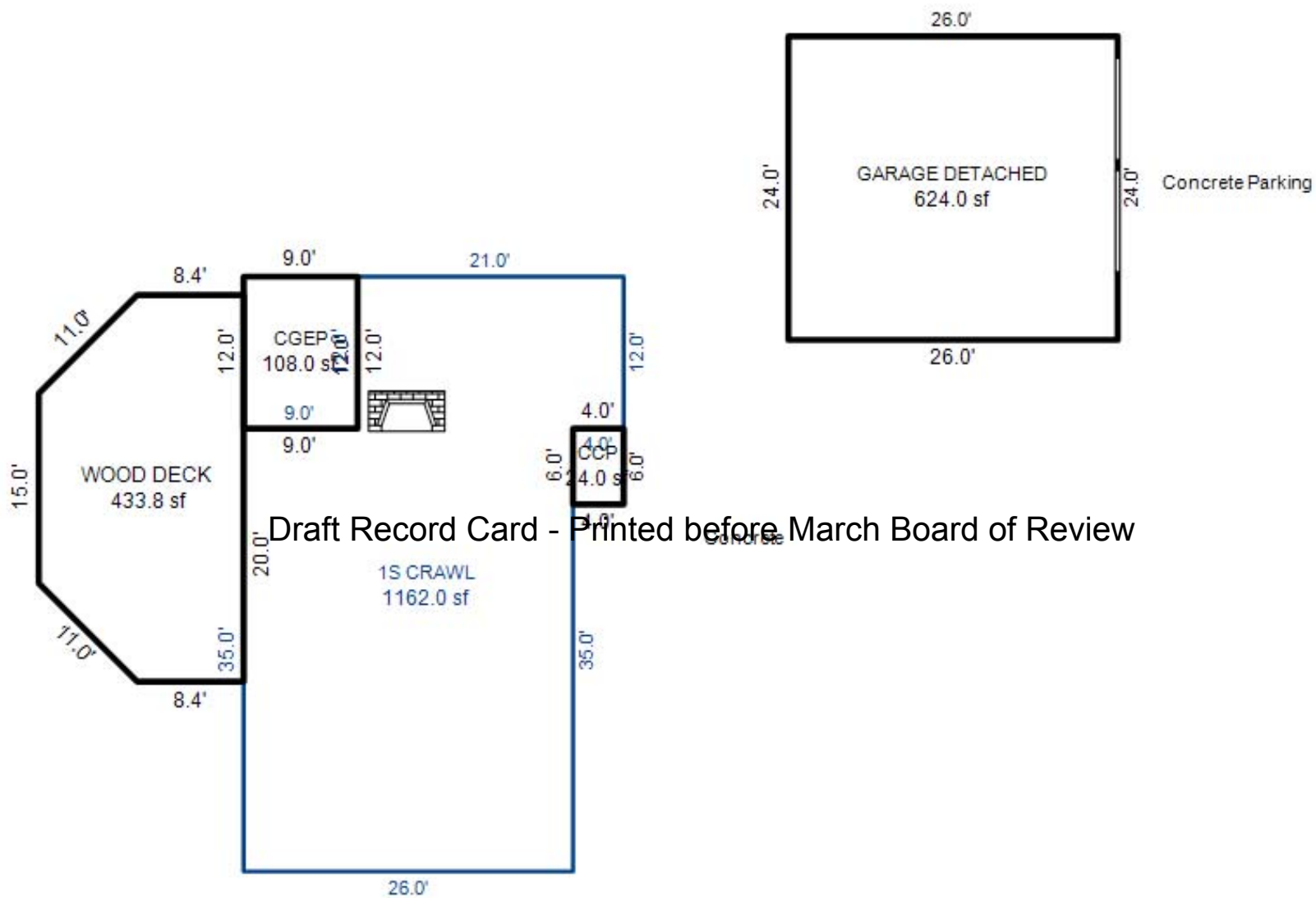
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 24 108 433	Type CCP (1 Story) CGEP (1 Story) Treated Wood	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: 2 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: CD Effec. Age: 35 Floor Area: 1162 Total Base Cost: 84,022 Total Base New : 115,950 Total Depr Cost: 75,367 Estimated T.C.V: 101,746			CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1963	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Rate Bsmnt-Adj Heat-Adj Size Cost						
Condition for Age: Average		Doors		No. of Elec. Outlets			Other Additions/Adjustments			Rate						
Room List		(5) Floors		Many X Ave. Few			(13) Plumbing			Average Fixture(s)						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(13) Plumbing			(14) Water/Sewer			Public Sewer						
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(15) Built-Ins & Fireplaces			1025.00						
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(8) Basement			Appliance Allowance			1415.00						
X	(2) Windows	Basement		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Fireplace: Interior 1 Story			2900.00						
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(16) Porches			52.78						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			(16) Deck/Balcony			41.89						
X	(3) Roof	Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages			6.17						
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)			16.20						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tub Alcove Vent Fan			Base Cost			350.00						
Chimney: Brick							Mechanical Doors			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,367						
							ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 101,746									

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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
570 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FISH STEVE & CYNTHIA G 722 PENDLETON DRIVE NE COMSTOCK PARK MI 49321	MAP #:					
	2017 Est TCV 181,257 TCV/TFA: 154.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 36 & 37 SOUTHGATE PLAT 2.	X		GROUP A\$1100/FF	100.00	218.00	0.7846	1.0000	1100	100		86,304
Comments/Influences			100 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 86,304								
ADD SEWER FOR 05			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			Shed: Wood Frame	9.85	1.00	120	50	591			
			Total Estimated Land Improvements True Cash Value =							591	

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	43,200	47,400	90,600			61,933C
	Rolling		2016	46,200	43,700	89,900			61,381C
	Low		2015	60,000	32,500	92,500			61,198C
	High		2014	60,000	30,800	90,800			60,235C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC 04/19/2016	INSPECTED								
TPC 04/27/2015	INSPECTED								

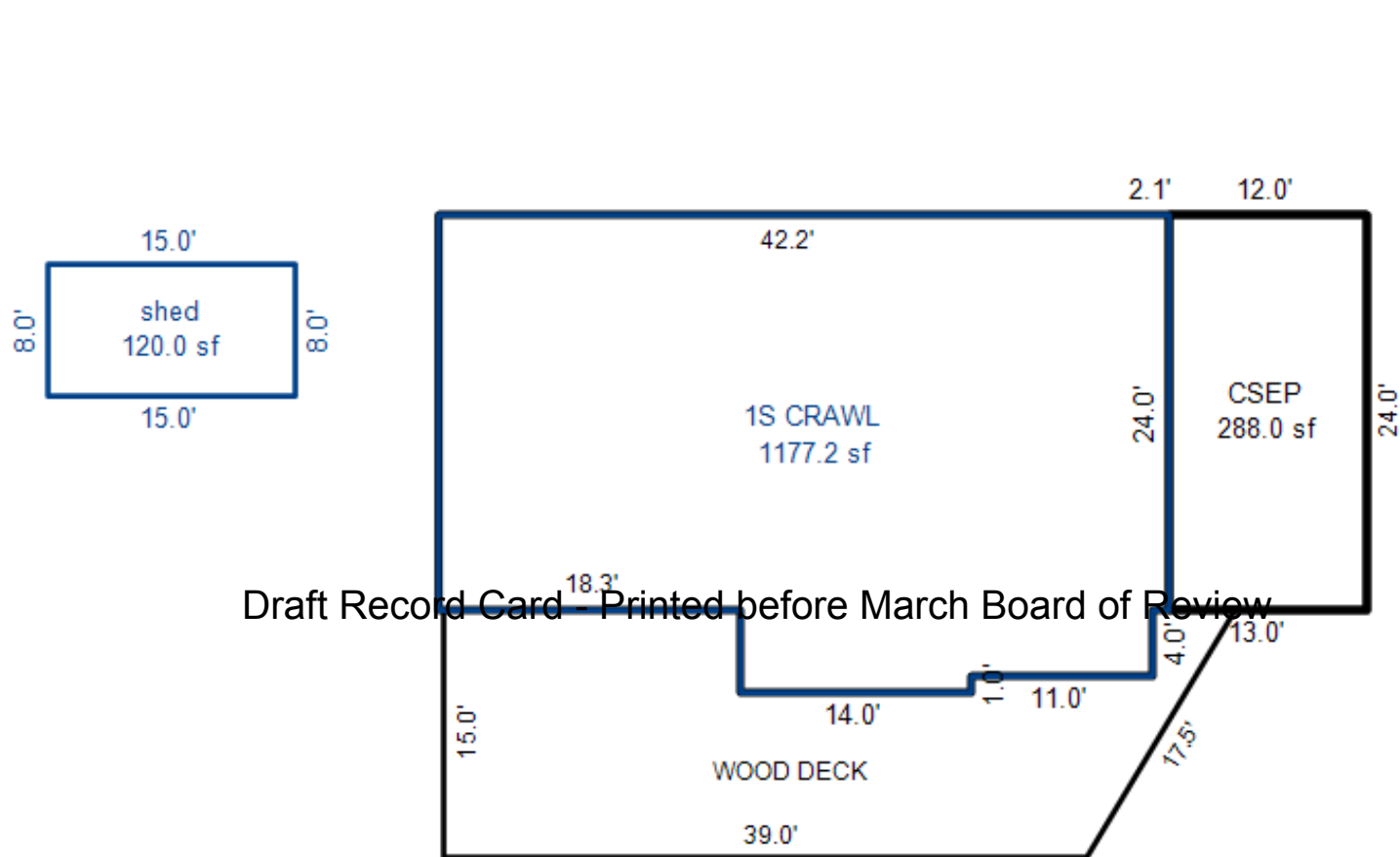
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 538	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	X	Drywall Plaster X Paneled Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace													
Yr Built 1971 YR	Remodeled 0	Ex	X	Ord		Min											
Condition for Age: Average		Lg	X	Ord		Small											
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		0 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj Heat-Adj		Size Cost	
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall Tile	Ex.	X	Ord.	Min	1 Story Siding			Crawl Space		57.52 -8.40 0.00		1177 57,814		
X	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	(2) Windows	(7) Excavation		Many	X	Ave.	Few	(13) Plumbing									
X	Many Avg. 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			(14) Water/Sewer			Public Sewer Public Sewer		1025.00 1025.00		1 1,025 1 1,575			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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 Fireplace: Interior 1 Story		1415.00 2900.00		1 1,415 2 5,800			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(16) Porches			CSEP (1 Story), Standard		22.50		288 6,480			
X	(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			(16) Deck/Balcony			Treated Wood, Standard		5.92		538 3,185			
X	Gable Hip Flat	Gambrel Mansard Shed		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= 65/100/100/100/65.0, ECF (402R - CROOKED LAKE RESIDENTIAL)		1.350 => TCV of Bldg: 1 =		69,898 94,362			
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			(14) Water/Sewer			Public Water Public Sewer 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.
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0
		137,000	08/01/1997	WD	Download	327:1068		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FISH MICHAEL D & NORMA J 2241 SPRUCEWOOD COURT BELMONT MI 49306	MAP #:					
	2017 Est TCV 55,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X			Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
X			Sewer							
X			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			GROUP A\$1100/FF 50.00 195.00 1.0000 1.0000 1100 100 55,000							
			50 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 55,000							

Tax Description
. LOT 38 SOUTHGATE PLAT 2.
Comments/Influences

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	27,500	0	27,500			19,542C
2016	27,500	0	27,500			19,368C
2015	27,500	0	27,500			19,311C
2014	27,500	0	27,500			19,007C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0
FISH MICHAEL D & NORMA J	FISH MICHAEL D & NORMA J	0	04/29/2014	QC	QUIT CLAIM	2014-01844		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
540 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FISH MICHAEL D & NORMA J 2241 SPRUCEWOOD COURT BELMONT MI 49306	MAP #:					
	2017 Est TCV 172,163 TCV/TFA: 95.22					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOT 39 SOUTHGATE PLAT 2.	X		GROUP A\$1100/FF	50.00	167.00	1.0000	1.0000	1100	100		55,000	
Comments/Influences			50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 55,000									
			Land Improvement Cost Estimates									
			Description					Rate	CountyMult.	Size	%Good	Cash Value
			D/W/P: 3.5 Concrete					3.20	1.00	458	71	1,041
			Total Estimated Land Improvements True Cash Value = 1,041									

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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2017	27,500	58,600	86,100			69,549C
	Rolling								
	Low								
X	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What	2017	27,500	58,600	86,100			69,549C
TPC 04/19/2016	INSPECTED		2016	27,500	53,900	81,400			68,929C
TPC 04/27/2015	INSPECTED		2015	27,500	53,100	80,600			68,723C
			2014	27,500	48,500	76,000			67,641C

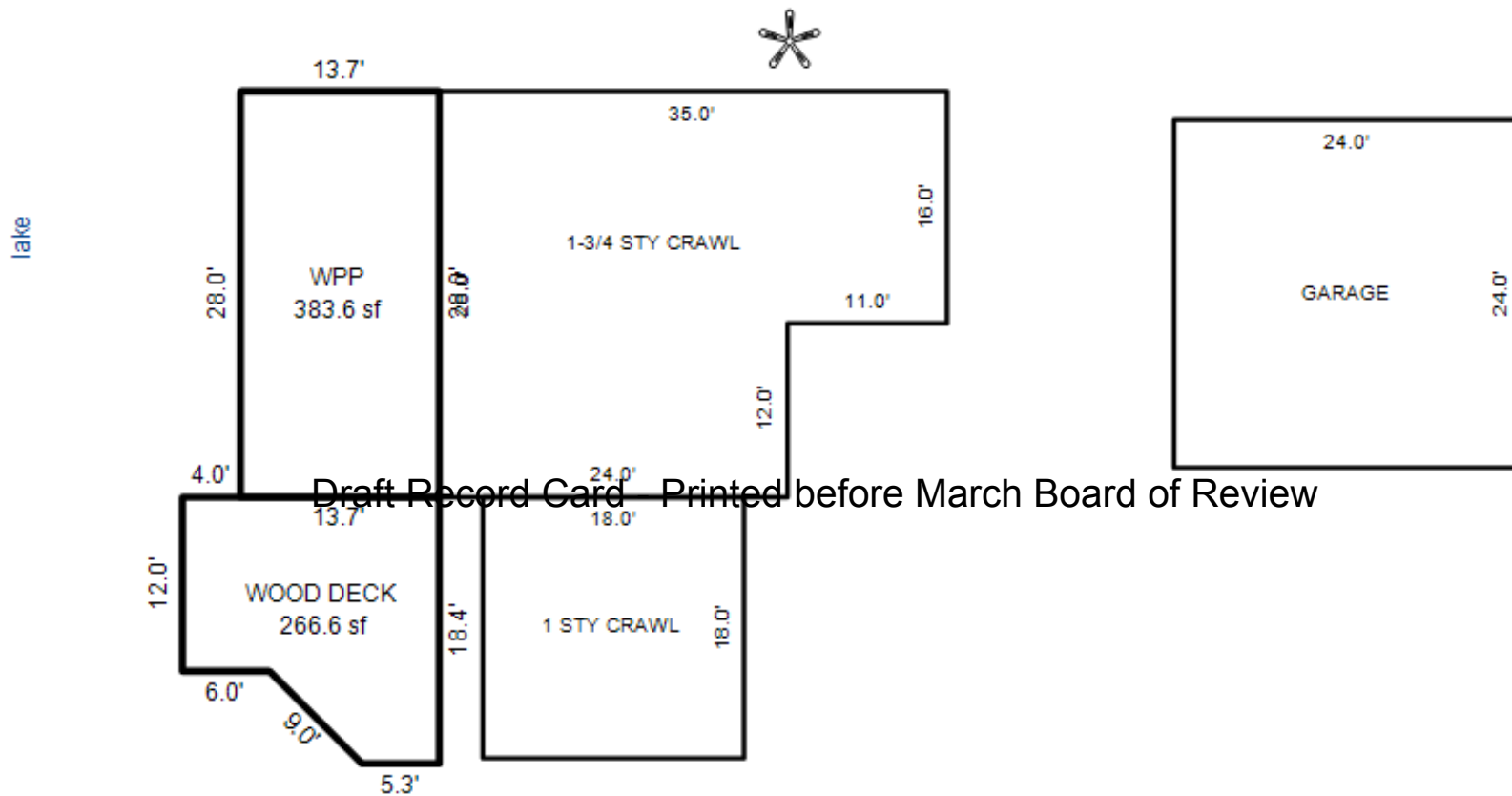
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 504	Type Treated Wood	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior Drywall X Paneled Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.75S		Trim & Decoration Ex Ord X Min		Central Air Wood Furnace			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj Size Cost			Class: CD Effec. Age: 35 Floor Area: 1808 Total Base Cost: 95,893 Total Base New : 132,333 Total Depr Cost: 86,016 Estimated T.C.V: 116,122		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1968	Remodeled 0	Size of Closets Lg Ord X Small		(12) Electric 0 Amps Service			1.75 Story Siding Crawl Space 82.26 -8.41 0.00 848 62,625			Floor Area: 1808		Total Base Cost: 95,893		Total Base New : 132,333		
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. Ord. X Min			1 Story Siding Crawl Space 57.57 -8.41 0.00 324 15,928			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
Room List		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many Ave. X Few			Other Additions/Adjustments Rate			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings X Tile		(13) Plumbing Average Fixture(s) 630.00			Estimated T.C.V: 116,122			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
(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		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,016 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 116,122			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
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 1415.00 (16) Deck/Balcony Treated Wood,Standard 5.99 (17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,016 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 116,122			Rate			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
X	Many Avg. X Large Avg. X Small	(9) Basement Finish Recreation SF Living SF Walkout Doors No Floor SF		(16) Deck/Balcony Treated Wood,Standard 5.99			Rate			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
X	Gable Hip Flat	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(17) Garages Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 16.80 Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 86,016 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 116,122			Rate			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
X	Asphalt Shingle			(18) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			Rate			Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		
Chimney: Metal										Total Depr Cost: 86,016		Total Base New : 132,333		Total Base Cost: 95,893		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISH NORMA J TRUST	FISH MICHAEL D & NORMA J	1	04/29/2014	QC	RELATED PARTY	2014-01695		0.0

Property Address	Class: 402 RESIDENTIAL-V	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
FISH MICHAEL D & NORMA J 2241 SPRUCEWOOD COURT BELMONT MI 49306	MAP #:					
	2017 Est TCV 55,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
X			GROUP A\$1100/FF	50.00	144.00	1.0000	1.0000	1100 100	55,000	
			50 Actual Front Feet, 0.17 Total Acres						Total Est. Land Value =	55,000

Tax Description
. LOT 40 SOUTHGATE PLAT 2.
Comments/Influences

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2017	27,500	0	27,500			16,708C
2016	27,500	0	27,500			16,559C
2015	27,500	0	27,500			16,510C
2014	27,500	0	27,500			16,250C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	10/04/2016	QC	RELATED PARTY	2016-03342		0.0
HARTWIG STEVEN M	HARTWIG STEVEN M & CHERYL	0	01/07/2013	QC	QUIT CLAIM	2013-00321	PTA	0.0
HARTWIG DON ETAL *	HARTWIG STEVEN M	0	05/24/2006	QC	Not Qualified	06-0/1935		88.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
510 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
HARTWIG STEVEN M & CHERYL A 482 DORCHESTER WAY Milford MI 48381	MAP #:					
	2017 Est TCV 129,599 TCV/TFA: 186.21					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE							
LOTS 41 & 42 SOUTHGATE PLAT 2. Combination of 640-041 & 640-042 for 07. Comments/Influences			Public Improvements							
ADD SEWER FOR 05 CORRECTED SEWER VALUE FOR 07. 06 COMBINE W640-041-00 FOR 07.	X		* Factors * LOT 41 & 42							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	X		GROUP A\$1100/FF	50.00	111.00	0.7846	1.0000	1100	100	43,152
			GROUP A\$1100/FF	50.00	123.00	0.7846	1.0000	1100	100	43,152
			100 Actual Front Feet, 0.27 Total Acres Total Est. Land Value =							86,304

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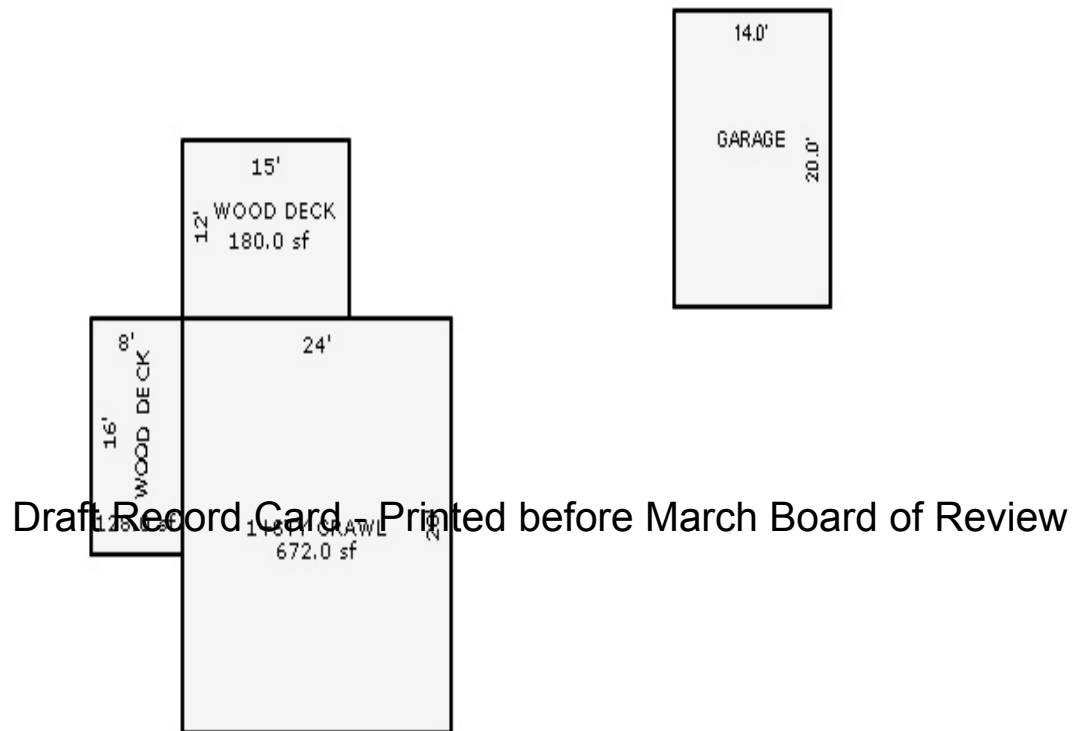
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What	2017	43,200	21,600	64,800			59,122C
TPC 04/19/2016 INSPECTED	2016	46,200	20,700	66,900			58,595C
TPC 04/27/2015 INSPECTED	2015	36,000	22,700	58,700			58,420C
	2014	36,000	21,500	57,500			57,500S

*** 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 180 128	Type Pine Pine	Year Built: 1980 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % 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: 1+S		Trim & Decoration														
Yr Built 1956		Remodeled 0		Ex Ord X Min			Size of Closets									
Condition for Age: Average		Lg Ord X Small		Doors Solid X H.C.												
Room List		(5) Floors		Central Air Wood Furnace												
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric 0 Amps Service												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. X Min			Stories Exterior 1+ Story Siding			Foundation Crawl Space			Rate Bsmnt-Adj Heat-Adj 55.22 -9.30 -0.78		Size Cost 696 31,417	
X	Wood/Shingle Aluminum/Vinyl Brick			No. of Elec. Outlets Many Ave. X Few			Other Additions/Adjustments (13) Plumbing Average Fixture(s)			Rate 525.00			Size Cost 1 525			
Insulation		(7) Excavation		(13) Plumbing Public Sewer Water			(14) Water/Sewer Public Sewer Water			Rate 912.00 1,575.00			Size Cost 1 912 1 1,575			
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(15) Built-Ins & Fireplaces Appliance Allowance			Rate 1235.00			Size Cost 1 1,235			
X	Many Avg. Few Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(16) Deck/Balcony Pine,Standard Pine,Standard			Rate 5.23 5.67			Size Cost 180 941 128 726			
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish			(17) Garages Class:D Exterior: Siding Foundation: 18 Inch (Unfinished)			Rate 22.22 325.00			Size Cost 280 6,222 1 325			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors No Floor SF					Phy/Ab.Phy/Func/Econ/Comb.%Good= 55/100/100/100/55.0, ECF (402R - CROOKED LAKE RESIDENTIAL)			Depr.Cost = 1.300 => TCV of Bldg: 1 =			33,304 43,295			
(3) Roof		(10) Floor Support		(14) Water/Sewer 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:												
X	Asphalt Shingle															
Chimney: Block																

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Sketch by Apex Medina™

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

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
500 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
LEITCH CAROL H 2029 PAULINE COURT ANN ARBOR MI 48103	MAP #:					
	2017 Est TCV 131,486 TCV/TFA: 152.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE						
. LOTS 43 & 44 SOUTHGATE PLAT 2.			* Factors *						
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			GROUP A\$1100/FF	100.00	107.00	0.7846	1.0000	1100 100	86,304
			100 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 86,304						
			Land Improvement Cost Estimates						
			Description	Rate	CountyMult.	Size	%Good	Cash Value	
			D/W/P: Patio Blocks	6.84	1.00	84	71	408	
			Shed: Metal Prefab	7.80	1.00	78	45	274	
			Total Estimated Land Improvements True Cash Value = 682						

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2017	43,200	22,500	65,700			41,785C
Rolling	2016	46,200	21,600	67,800			41,413C
Low	2015	40,000	21,300	61,300			41,290C
High	2014	40,000	20,100	60,100			40,640C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
TPC 04/19/2016 INSPECTED							
TPC 04/27/2015 INSPECTED							

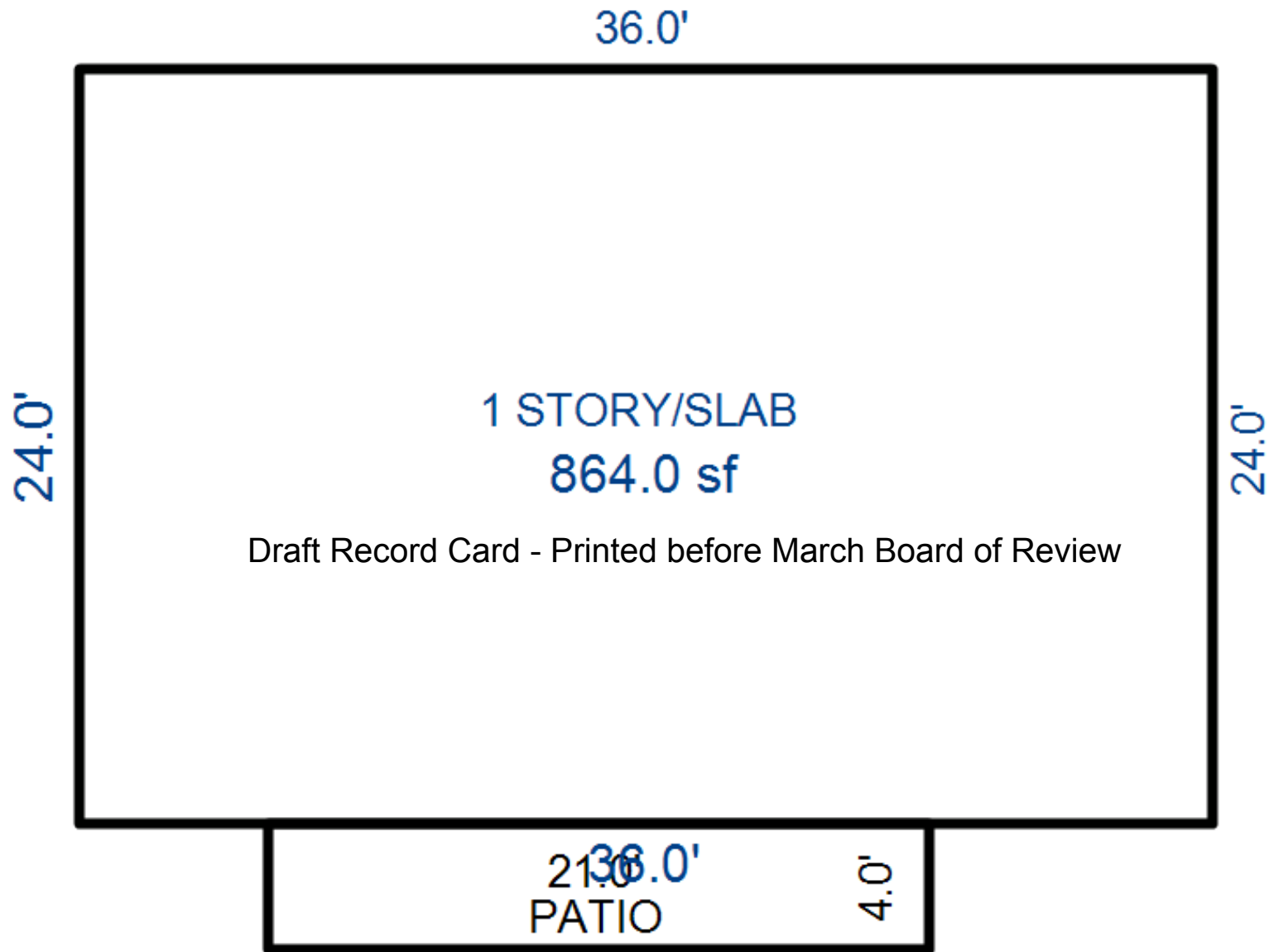
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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			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: 40 Floor Area: 864 Total Base Cost: 41,342 Total Base New : 57,052 Total Depr Cost: 34,231 Estimated T.C.V: 44,500		CntryMult X 1.380 E.C.F. X 1.300		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1956	Remodeled 0	Ex X Ord		Size of Closets						Total Base Cost: 41,342 Total Base New : 57,052 Total Depr Cost: 34,231 Estimated T.C.V: 44,500		CntryMult X 1.380 E.C.F. X 1.300			
Condition for Age: Average		Lg X Ord		Small						Total Base Cost: 41,342 Total Base New : 57,052 Total Depr Cost: 34,231 Estimated T.C.V: 44,500		CntryMult X 1.380 E.C.F. X 1.300			
Room List		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service			Rate		Bsmnt-Adj		Heat-Adj	
	Basement 1st Floor 2nd Floor 3 Bedrooms									50.11		-9.80		-1.89	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior			Foundation		Rate		Bsmnt-Adj	
	Wood/Shingle Aluminum/Vinyl Brick			Ex. X Ord. Min			1 Story Siding			Slab		50.11		-9.80	
X	Insulation	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size		Cost	
				Many X Ave. Few			(13) Plumbing			Average Fixture(s)		525.00		1 525	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			(14) Water/Sewer			Public Sewer		912.00		1 912	
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			Appliance Allowance		1235.00		1 1,235	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (402R - CROOKED LAKE RESIDENTIAL)			Fireplace: Exterior 1 Story		3050.00		1 3,050	
X	Many Avg. X Large Avg. X Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors No Floor SF			Depr.Cost = 34,231			Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0, ECF (402R - CROOKED LAKE RESIDENTIAL)		1.300 => TCV of Bldg: 1 =		44,500	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water		1		Public Sewer	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 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.
OSBORN RICHARD HAROLD	OSBORN RICHARD HAROLD	0	11/09/1998	QC	RELATED PARTY	2016-02975	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
470 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
OSBORN RICHARD HAROLD 470 S OAK DR LAKE CITY MI 49651	MAP #:					
	2017 Est TCV 188,222 TCV/TFA: 145.23					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 45 & 46 SOUTHGATE PLAT 2.	X		GROUP A\$1100/FF	100.00	100.00	0.7846	1.0000	1100	100		86,304
Comments/Influences			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 86,304								
			Land Improvement Cost Estimates								
			Description	Rate	CountyMult.	Size	%Good	Cash Value			
			D/W/P: 3.5 Concrete	3.20	1.00	72	71	164			
			Total Estimated Land Improvements True Cash Value =								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	43,200	50,900	94,100			61,224C
	Rolling								
	Low								
X	High		2016	46,200	46,900	93,100			60,678C
	Landscaped								
	Swamp		2015	40,000	46,200	86,200			60,497C
	Wooded								
	Pond		2014	40,000	43,700	83,700			59,545C
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								
Who	When	What							
TPC	04/19/2016	MTT							
TPC	04/27/2015	INSPECTED							
TPC	08/20/2012	INSPECTED							

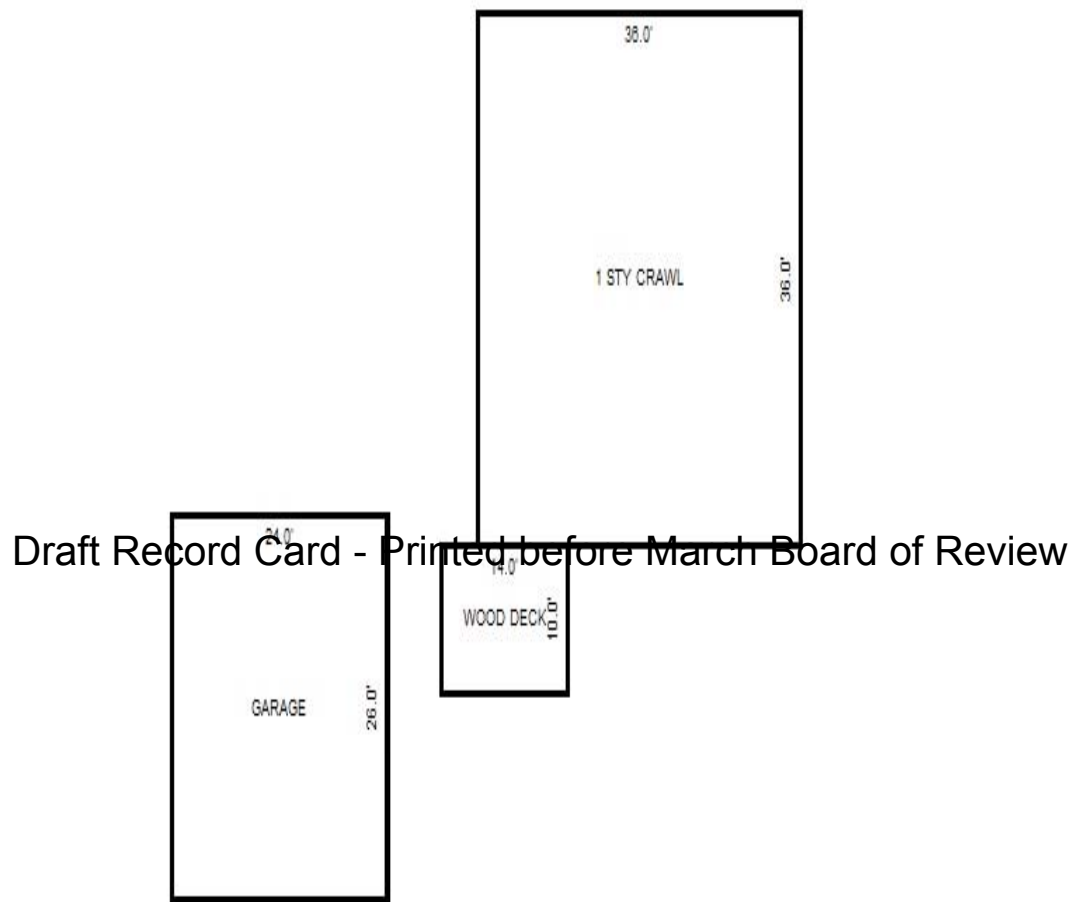
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 140	Type Treated Wood	Year Built: 1980 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Stories Exterior Foundation Rate Bsmnt-Adj Heat-Adj			Size Cost				
Yr Built 1969	Remodeled 1980	Ex	X	Ord		Min	No./Qual. of Fixtures			1	Story Siding	Crawl Space	56.55	-8.19	0.00	1296	62,675
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:			(13) Plumbing			(13) Plumbing			Average Fixture(s)		1 630		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			(14) Water/Sewer			3 Fixture Bath		1 1,975		
(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			(15) Built-Ins & Fireplaces			(15) Built-Ins & Fireplaces			Appliance Allowance		1 1,415		
X	Insulation	(8) Basement		Recreation SF Living SF Walkout Doors No Floor SF			(16) Deck/Balcony			(16) Deck/Balcony			Treated Wood,Standard		7.32 140 1,025		
(2) Windows	Many Avg. X Large Avg. Few Small	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			(17) Garages			(17) Garages			Class:CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost 16.20 624 10,109 Mechanical Doors 350.00 2 700		
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:			Phy/Ab.Phy/Func/Econ/Comb.%Good= 65/100/100/100/65.0, Depr.Cost = 75,373 ECF (402R - CROOKED LAKE RESIDENTIAL) 1.350 => TCV of Bldg: 1 = 101,754										
(3) Roof	X Gable Hip Flat X Asphalt Shingle Chimney: Brick	Gambrel Mansard Shed															

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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.
OSBORN RICHARD H & CATHER	AULER JEFFREY D & CATHY	140,000	02/22/2013	WD	WARRANTY DEED	2013-00541 WD	PTA	100.0
		100,000	07/01/2000	WD	Download	338:1208		0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
450 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
AULER JEFFREY D & CATHY 26960 COACHLIGHT TRENTON MI 48183	MAP #:					
	2017 Est TCV 140,580 TCV/TFA: 244.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
LOTS 47 & 48. SOUTHGATE PLAT 2.	X		Public Improvements	GROUP A\$1100/FF	100.00	97.00	0.7846	1.0000	1100	100		86,304	
Comments/Influences			Land Improvement Cost Estimates	100 Actual Front Feet,	0.22	Total Acres			Total Est. Land Value =			86,304	
03 COMBO W/048 FOR 04	X		Dirt Road	Shed: Wood Frame					9.97	1.00	112	74	826
	X		Gravel Road	Shed: Metal Prefab					8.83	1.00	60	45	238
	X		Paved Road	Total Estimated Land Improvements True Cash Value = 1,064									
	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	43,200	27,100	70,300			66,010C
	Rolling		2016	46,200	26,000	72,200			65,422C
	Low		2015	40,000	25,600	65,600			65,227C
X	High		2014	40,000	24,200	64,200			64,200S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	Private Drive								
Who	When	What							
TPC	04/19/2016	INSPECTED							
TPC	04/27/2015	INSPECTED							
TPC	08/20/2012	INSPECTED							

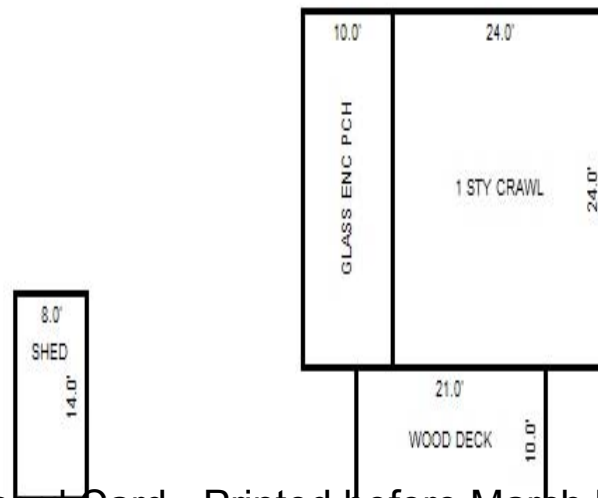
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 240 210 144	Type 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: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: CD Effec. Age: 40 Floor Area: 576		Bsmnt-Adj X 1.380 E.C.F.		Bsmnt Garage:		
Yr Built 1969	Remodeled 0	Ex	Ord	X	Min	0 Amps Service			Total Base Cost: 49,174		CntyMult X 1.380		Bsmnt Garage:			
Condition for Age: Average		Lg	Ord	X	Small	No Heating/Cooling			Total Base New : 67,860		E.C.F.		Carport Area:			
Room List		Doors		Solid	X	H.C.	Heat Pump			Total Depr Cost: 40,933		X 1.300		Roof:		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. /Qual. of Fixtures			Rate		Heat-Adj -2.85		Size 576		
(1) Exterior		X	Drywall	Ex.	Ord.	X	Min	Stories Exterior Foundation			Bsmnt-Adj -10.15		Cost 31,548			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments			Rate		Size 1		Cost 630		
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			Ave.	X	Few	(13) Plumbing			630.00		1	
(2) Windows		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		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			1415.00		1		1,415		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Softener, Auto 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			3450.00		1		3,450		
(3) Roof		Recreation SF Living SF Walkout Doors No Floor SF		Public Water Public Sewer			Public Sewer			29.48		240		7,075		
X	Gable Hip Flat	Gambrel Mansard Shed		1			1			6.71		210		1,409		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			7.27		144		1,047		
Chimney: Block		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:			ECF (402R - CROOKED LAKE RESIDENTIAL)			7.27		144		1,047		
										County Multiplier = 1.38 =>		Cost New =		1,445		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 60/100/100/100/60.0,		Depr.Cost =		1,084		
										Phy/Ab.Phy/Func/Econ/Comb.%Good= 75/100/100/100/75.0,		Total Depreciated Cost =		40,933		
										1.300 => TCV of Bldg: 1 =				53,212		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH SUSAN K	SMITH SUSAN K TRUST	1	11/16/2015	WD	RELATED PARTY	2016-00635	PTA	0.0

Property Address	Class: 401 RESIDENTIAL-I	Zoning:	Building Permit(s)	Date	Number	Status
430 S OAK DR	School: LAKE CITY - 57020					
Owner's Name/Address	P.R.E. 0%					
SMITH SUSAN K TRUST 3006 WOODLAND DR FORT GRATIOT MI 48059	MAP #:					
	2017 Est TCV 217,076 TCV/TFA: 177.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 1.CROOKED LAKE								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 50 & 51 & 49 SOUTHGATE PLAT 2. 2015-02621 LOT 49 SOUTHGATE PLAT 2 EXCEPTING AND RESERVING AN EASEMENT OVER AND ACROSS THE SOUTHERLY 10 FEET THERE OF FOR BURIED PIPE LINE, AND OR DRAIN TUBE. COMBINED 009-640-049-00 ON 5/6/2016 FORMERLY . LOTS 50 & 51 SOUTHGATE PLAT 2	X		GROUP A\$1100/FF	100.00	123.00	0.6974	1.0000	1100	100		76,716
	X		GROUP A\$1100/FF	40.00	123.00	0.6974	1.0000	1100	100		30,687
			140 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 107,403								
Land Improvement Cost Estimates											
Description	Rate	CountyMlt.	Size	%Good	Cash Value						
X Sewer D/W/P: 3.5 Concrete	3.44	1.00	110	71	269						
X Electric	Total Estimated Land Improvements True Cash Value =				269						

Comments/Influences

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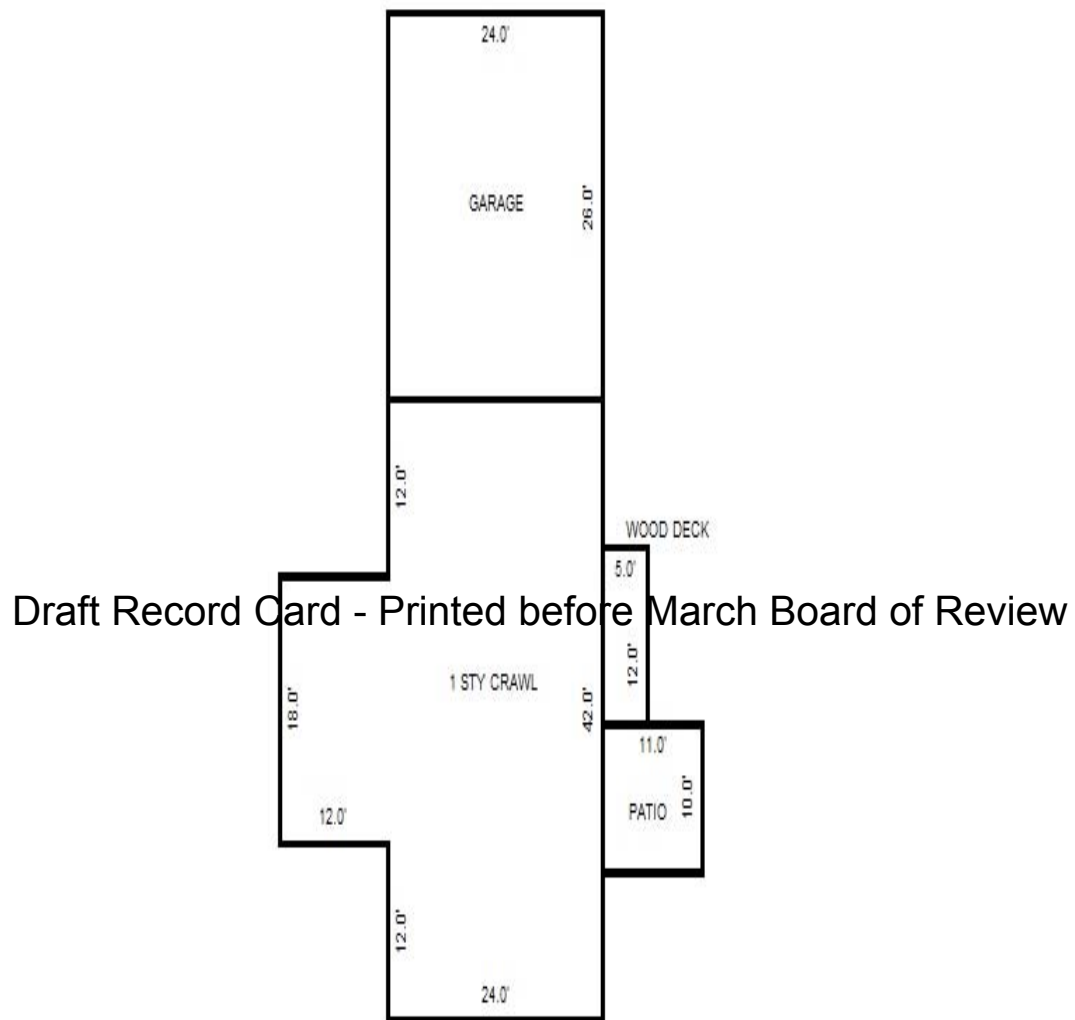
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling	2017	53,700	54,800	108,500			75,141C
X	Low High Landscaped	2016	46,200	50,500	96,700		118,700A	74,471C
X	Swamp Wooded Pond	2015	40,000	49,700	89,700			65,300C
X	Waterfront Ravine Wetland Flood Plain	2014	40,000	47,000	87,000			64,272C
X	PRIVATE RD							
Who	When	What						
TPC	04/19/2016	INSPECTED						
TPC	04/27/2015	INSPECTED						
TPC	08/20/2012	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 624 % 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									Class: C Effec. Age: 35 Floor Area: 1224 Total Base Cost: 90,346 Total Base New : 124,677 Total Depr Cost: 81,040 Estimated T.C.V: 109,404		
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 64.82 -9.27 0.00			Bsmnt-Adj Heat-Adj Rate		CntyMult X 1.380 E.C.F. X 1.350		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1972	Remodeled 0	Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Other Additions/Adjustments (13) Plumbing Average Fixture(s) 2 Fixture Bath			Rate		Size Cost				
Condition for Age: Average		Doors Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate		Size Cost				
Room List		(5) Floors Kitchen: Other: Other:		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate		Size Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings X Tile		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate		Size Cost				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate		Size Cost				
X	(2) Windows 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		Size Cost				
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		Size Cost				
X	(3) Roof Gable Hip Flat 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		Size Cost				
	Chimney: Block			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Rate		Size Cost				
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