

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY GEORGE	MISSAUKEE COUNTY	1,000	10/19/1968	WD	21-NOT USED/OTHER	171P291	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
MISSAUKEE COUNTY PARK	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MISSAUKEE COUNTY PO BOX 800 LAKE CITY MI 49651	MAP #:					
		2024 Est TCV 0				

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	350.00	545.75	0.6148	1.5284	4200	100		1,381,307
350 Actual Front Feet, 4.38 Total Acres								Total Est. Land Value = 1,381,307

Tax Description  
 SEC 1 T22N R8W ALL THAT PART OF GOVT LOT 2 OF SEC 1 LYING E'LY OF PLAT OF NORTH LAWN BEACH. EXC ANY PORTION OF GOVT LOT 2 LYING W'LY OF PRIVATE RD IN PLAT OF NORTH LAWN BEACH. 4.385A M/L

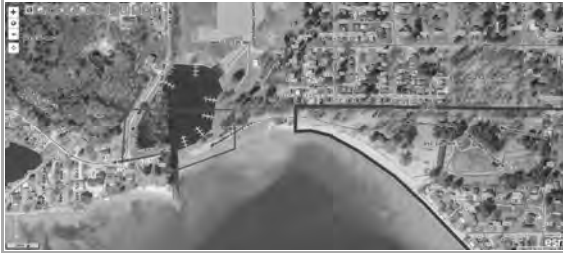
Comments/Influences  
 MARINA LAGOON & CHANNEL TO LAKE

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMSEN ALLEN CHARLES	THOMSEN ALLEN CHARLES	0	07/31/2023	QC	15-LADY BIRD	2023-02137	PROPERTY TRANSFER	0.0
THOMSEN ALLEN C & BETTY J	THOMSEN ALLEN CHARLES	0	01/05/2021	QC	09-FAMILY	2021-00036	PROPERTY TRANSFER	0.0
		130,000	06/01/1998	WD	33-TO BE DETERMINED	319:895	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6731 W NORTHSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/10/2000					

Owner's Name/Address	MAP #:
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THOMSEN ALLEN CHARLES 6731 W NORTHSHORE DRIVE LAKE CITY MI 49651	2024 Est TCV 33,237 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road		E 67' @ 170/	78.23	315.00	0.9620	1.2550	170	100		16,056
Gravel Road		78 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	16,056

Tax Description	X	Land Improvement Cost Estimates
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SEC 1 T22N R8W BEG AT PT N 48 DEG 40' W 60 FT FR NW CORLOT 29 NORTH LAWN BEACH TH N 48 DEG 40' W TO NE COR LOT 28 E 312 FT S TO PT WH LIES N 41 DEG 20'E 60 FT FROM POB, TH S 41 DEG 20'W 60 FT TO POB.	X	Description D/W/P: 4in Concrete Rate 6.49 Size % Good 144 0 Cash Value 0
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Comments/Influences	X	Residential Local Cost Land Improvements
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OWNS 520-023-00 ACROSS STREET	X	Description LAND IMPROVE 1000 Rate 1,000.00 Size % Good 1 95 Cash Value 950
	X	Total Estimated Land Improvements True Cash Value = 950

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

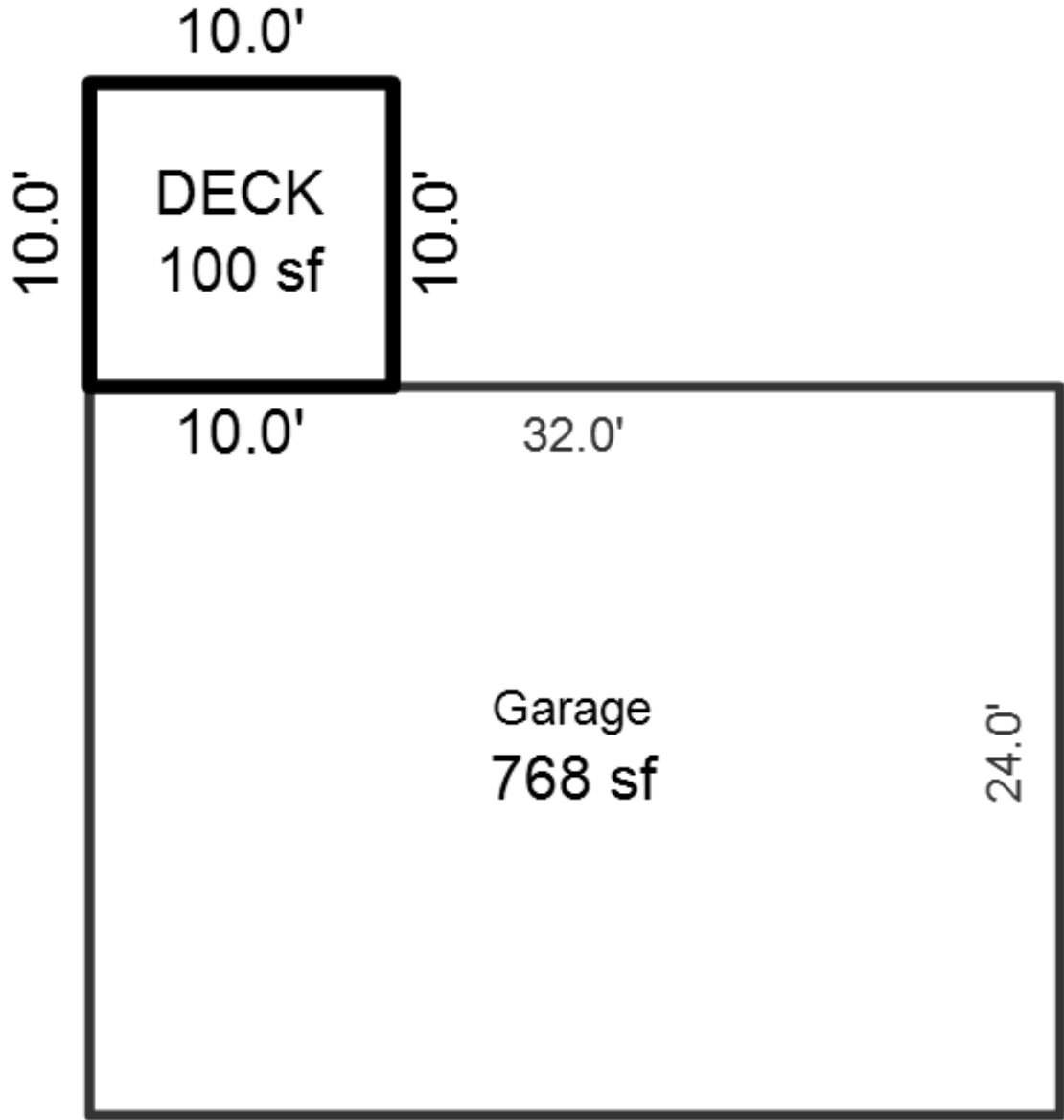
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,000	8,600	16,600			8,660C
		TPC 04/30/2021 INSPECTED	2023	8,000	8,400	16,400			8,248C
		TPC 12/27/2017 INSPECTED	2022	7,500	6,500	14,000			7,856C
		TPC 08/28/2015 INSPECTED	2021	5,000	6,000	11,000			7,606C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 100	Type Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 0 Total Base New : 26,851 Total Depr Cost: 17,453 Estimated T.C.V: 16,231			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls CD Blt 0		
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: No Heating/Cooling							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.							
	(1) Exterior	Kitchen: Other: Other:			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many Ave. Few			Building Areas							
	Insulation	(7) Excavation			(13) Plumbing			Stories Exterior Foundation			Size		Cost New Depr. Cost		
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			100		2,490 1,618		
X	Many Avg. Few Large Avg. Small	(8) Basement			Lump Sum Items:			Garages							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			768		24,361 15,835		
	(3) Roof	(9) Basement Finish			(14) Water/Sewer			Notes:							
	Gable Hip Flat Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:					16,231		
	Asphalt Shingle	(10) Floor Support						Totals:			26,851		17,453		
	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.
CROUCH THOMAS & DEBROAH T	TJ'S TRUCKING INC	200,000	06/10/2016	WD	03-ARM'S LENGTH	2016-02102	PROPERTY TRANSFER	100.0
DRUMM WILLAR & ROBINETTE	CROUCH THOMAS & DEBROAH	0	01/12/2016	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0
CROUCH THOMAS & DEBORAH	CROUCH THOMAS & DEBROAH T	0	02/14/2013	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
DRUMM WILLARD & ROBINETTE	CROUCH THOMAS & DEBORAH	210,000	09/10/2010	WD	03-ARM'S LENGTH	2010-4226WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
T J'S TRUCKING INC PO BOX 98 CADILLAC MI 49601	MAP #:					
	2024 Est TCV 26,019 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value		
X	Dirt Road		E 67' @ 170/	60.00	127.99	1.0280 1.0020	170 100	10,506
	Gravel Road		60 Actual Front Feet, 0.18 Total Acres			Total Est. Land Value =	10,506	

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		
X	Dirt Road					
X	Gravel Road					
X	Paved Road					
X	Storm Sewer					
X	Sidewalk					
X	Water					
X	Sewer					
X	Electric					
X	Gas					
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					
		Total Estimated Land Improvements		True Cash Value =		4,284



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

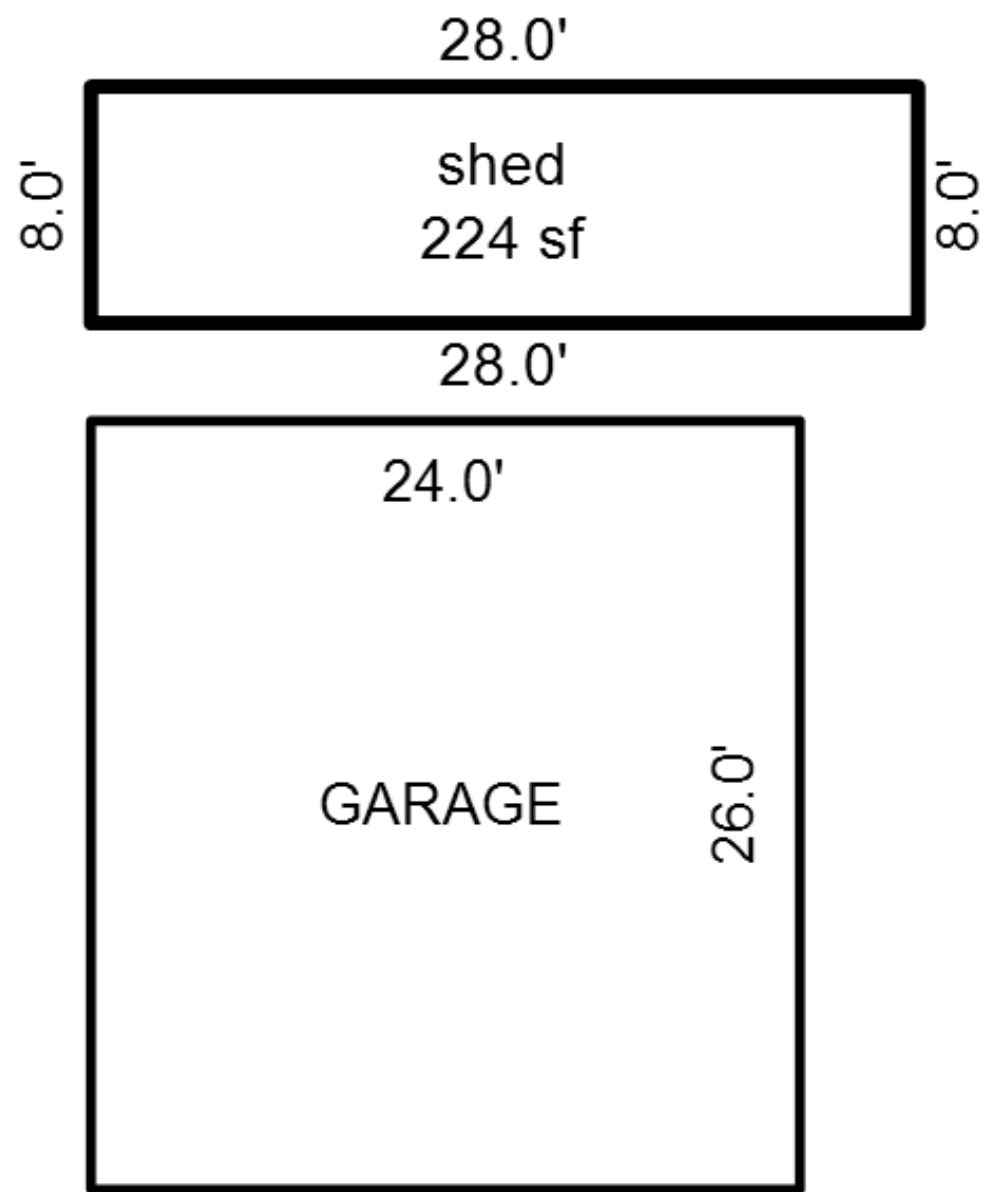
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	5,300	7,700	13,000			11,365C
		TPC 04/30/2021 INSPECTED	2023	5,300	7,400	12,700			10,824C
		TPC 12/27/2017 INSPECTED	2022	5,000	5,500	10,500			9,071C
		TPC 08/28/2015 INSPECTED	2021	4,000	5,000	9,000			8,782C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1975 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang																																													
	Mobile Home														0	0																																											
	Town Home																																																										
	Duplex																																																										
	A-Frame																																																										
Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	X	No Heating/Cooling	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 18,576 Total Depr Cost: 12,074 Estimated T.C.V: 11,229	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:	Trim & Decoration	Drywall Paneled	Plaster Wood T&G	Ex	Ord	Min																																											
Building Style: GRG		Size of Closets		Central Air Wood Furnace													(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls C	Blt 1975																																						
Yr Built		Remodeled		No. of Elec. Outlets		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																					
1975 GAR		0		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat																																			
Condition: Average		Lg		Ord		Small		X		No Heating/Cooling		Central Air		Wood Furnace		0		Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min																																	
Room List		Doors		Solid		H.C.		X		Central Air		Wood Furnace		0		Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min																																			
Basement		(5) Floors		(12) Electric		0		Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few																																			
1st Floor		Kitchen:		0		Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing																																			
2nd Floor		Other:		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		Average Fixture(s)		1																																			
Bedrooms		Other:		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat																																	
(1) Exterior		(6) Ceilings		(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																									
Wood/Shingle		(7) Excavation		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan																											
Aluminum/Vinyl		Basement: 0 S.F.		Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)																											
Brick		Insulation		(8) Basement		Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:																									
(2) Windows		Many		Large		Avg.		Small		(9) Basement Finish		Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic																			
Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic													
Insulation		(2) Windows		Many		Large		Avg.		Small		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		Asphalt Shingle		Chimney:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795													
Chimney:		Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																					
Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																							
Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																									
Water Well		1000 Gal Septic		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																													
1000 Gal Septic		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																															
2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																																	
Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																																			
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		11,229		Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																																					
Class: D Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																																									
Foundation: 18 Inch (Unfinished)		Base Cost		624		18,146		11,795		Door Opener		1		430		279																																											
Base Cost		624		18,146		11,795		Door Opener		1		430		279																																													
624		18,146		11,795		Door Opener		1		430		279																																															
18,146		11,795		Door Opener		1		430		279																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CREBASSA ANNA M TRUST &	HALE JOSEPH S & SALLY J T	10,000	07/29/2010	WD	03-ARM'S LENGTH	2010-3119WD	PROPERTY TRANSFER	100.0
CREBASSA ANNA M TRUST &		0	09/29/1995	QC	09-FAMILY	2010/2534	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W NORTSHORE DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HALE JOSEPH S & SALLY J TRUSTEES 6741 W NORTSHORE DR Lake City MI 49651	MAP #: 21002685 \$10,000					
	2024 Est TCV 26,835 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
. SEC 1 T22N R8W BEG AT SE COR LOT 68 PLAT OF CLAYTONS HARBOR TH W^LY ALONG S LINE LOT 68 TO SW COR TH S 20 DEG 54'40" E 104.16 FT TO W LINE LOT 15 PLAT OF NORTH LAWN BEACH TH N ALONG W LINE OF THE PLAT TO POB. .0482A.	X		Dirt Road										
	X		Gravel Road										
	X		Paved Road										
	X		Storm Sewer										
	X		Sidewalk										
	X		Water										
	X		Sewer										
	X		Electric										
	X		Gas										
ADJACENT TO 520-016-00 NORTH LAWN BEACH			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										

Comments/Influences	X	Topography of Site	* Factors *										
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
			41X104 IRR TRIANGLE										
			F 67' @ 300/	41.00	52.49	1.1306	0.8018	300	100			11,151	
			41 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =		11,151	



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,600	7,800	13,400			6,752C
2023	5,600	6,800	12,400			6,431C
2022	5,000	5,100	10,100			6,125C
2021	4,000	4,800	8,800			5,930C

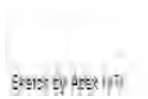
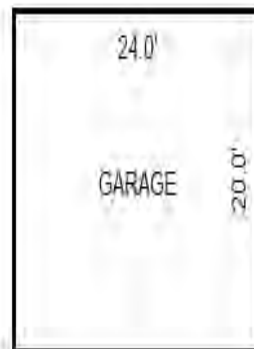
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1980 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: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 21,936 Total Depr Cost: 14,258 Estimated T.C.V: 15,684
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 1980		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		(14) Water/Sewer		Building Areas				
Yr Built 1980		Lg Ord 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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		Lump Sum Items:					(13) Plumbing		Other Additions/Adjustments				
Condition: Average		(5) Floors		Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		(13) Plumbing		Garages				
Room List		Basement 1st Floor 2nd Floor Bedrooms		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Base Cost		(13) Plumbing		Garages				
Basement		(6) Ceilings		(8) Basement			Totals:		(13) Plumbing		Garages				
1st Floor		No. of Elec. Outlets		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			480 21,936 14,258		(13) Plumbing		Garages				
2nd Floor		Many Ave. Few		(9) Basement Finish			15,684		(13) Plumbing		Garages				
Bedrooms		Ex. Ord. Min		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:		(13) Plumbing		Garages				
(1) Exterior		Lg Ord Small		(10) Floor Support			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:		(13) Plumbing		Garages				
Wood/Shingle		Doors Solid H.C.		Joists: Unsupported Len: Cntr.Sup:					(13) Plumbing		Garages				
Aluminum/Vinyl		Ex. Ord. Min		(14) Water/Sewer					(13) Plumbing		Garages				
Brick		Ex. Ord. Min		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					(13) Plumbing		Garages				
Insulation		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
(2) Windows		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Many Avg. Few		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Large Avg. Small		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Wood Sash		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Metal Sash		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Vinyl Sash		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Double Hung		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Horiz. Slide		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Casement		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Double Glass		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Patio Doors		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Storms & Screens		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
(3) Roof		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Gable		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Hip		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Flat		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Asphalt Shingle		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				
Chimney:		Ex. Ord. Min		Lump Sum Items:					(13) Plumbing		Garages				

\*\*\* 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: S CAROLYN AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 09/23/2019 Qual. Fr. PA 42

Owner's Name/Address: INDIAN LAKES L C  
 MAP #: 2024 Est TCV 986,792

MODERN BOOKKEEPING, INC.  
 8252 E LANSING RD  
 DURAND MI 48429

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements \* Factors \* ~2640X~968.948; 58.724 A

Description Frontage Depth Front Depth Rate %Adj. Reason Value

GROUP J 430/FF 2640.00 57.72 0.8927 0.9738 430 100 986,792

2640 Actual Front Feet, 3.50 Total Acres Total Est. Land Value = 986,792

Tax Description: GOV'T LOTS 1 & 2 EXC PCL 27 A AS SHOWN IN BOOK OF SURVEY'S S-5, P223 & EXC THAT PART OF GOVT LOT 2 LYING WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N 88DEG02'50"W 252.02 FT, N 03DEG13'31"E 175.04FT, S 88DEG02'50"E 298.72FT, S18DEG04'36"W182.16FT TO POB SEC 2 T22N R82 58.7241 A SPLIT ON 04/30/2018 PART TO 009-002-001-92; FORMERLY SEC 2 T22N R8W GOV'T LOTS 1 & 2. EXC THAT PART OF GOV'T LOT 2 LYING WITHIN BEG AT NE COR LOT 27 CROWS NEST TH N 88DEG02'50"W 252.02 FT, N 03DEG13'31"E 175.04 FT, S 88DEG02'50"E 298.72 FT, S18DEG04'36"W182.16 FT TO POB SEC 2 T22N R82 58.7241 A

X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

Level Rolling Low High Landscaped Swamp Wooded Pond

X Waterfront Ravine Wetland Flood Plain

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

2024 493,400 0 493,400 407,913C

2023 567,600 0 567,600 388,489C

2022 541,200 0 541,200 369,990C

2021 528,000 0 528,000 358,171C

Who When What TPC 04/28/2017 INSPECTED

8 completed ; 2-001-00; 001-92; 002-001-92 7 COMPLETED ;

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Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Parcel Shape 2022, April 5/2021, May 2017

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HALL ROB	125,000	04/27/2018	WD	32-SPLIT VACANT	2018-01448	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
248 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		New House	06/01/2018	2018-0203	100%

Owner's Name/Address	P.R.E. 100% 03/01/2019	MAP #:
HALL ROB		

248 S CAROLYN DR LAKE CITY MI 49651	2024 Est TCV 859,163 TCV/TFA: 456.03	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE			
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Tax Description	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		B 67' @ 3000/FF	100.02	287.44	0.9047	1.2266	3000 100	332,959
		100 Actual Front Feet, 0.66 Total Acres Total Est. Land Value = 332,959						

2018-02071 L S-5P0255 A PORTION OF GOV LOT 2 AND 3, SEC2 T22N R8W LAKE TOWNSHIP MISSAUKEE MICHIGN COMM AT THE NE COR OF LOT 27 IN THE PLAT OF CROWS NEST, SAID POINT SHOWN ON SAID PLAT BEING S88DEG02'50"E 226.91FT, S 1320.81 FT AND N88DEG02'50"W 68.74FEET FROM THE NORTH 1/4 COR OF SAID SECT 2 THENCE N18DEG04'36"E 78.07 FT ALONG THE WESTERLY RIGHT OF WAY LINE OF CAROLYN DR TO THE POB, THENCE N88DEG02'50"W PARALEL TO THE NORTH LINE OF SAID PLAT TO THE SHORE OF LAKE MISSAUKEE, 272.04 FT TO A POINT ON THE TRAVERSE LINE ALONG SAID SHORE THENCE N03DEG13'31"E ALONG SAID TRAVERSE LINE 100.02 FT, THENCE S88DEG02'50"E 298.72 FT TO A POINT ON SAID WESTERLY ROW LINE OF	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
		D/W/P: 4in Ren. Conc.	8.18	1092	50	4,466	
		Total Estimated Land Improvements True Cash Value =				4,466	

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

	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	166,500	263,100	429,600			285,106C
	2023	85,000	253,700	338,700			271,530C
	2022	60,100	233,300	293,400			258,600C
	2021	51,500	210,300	261,800			250,339C

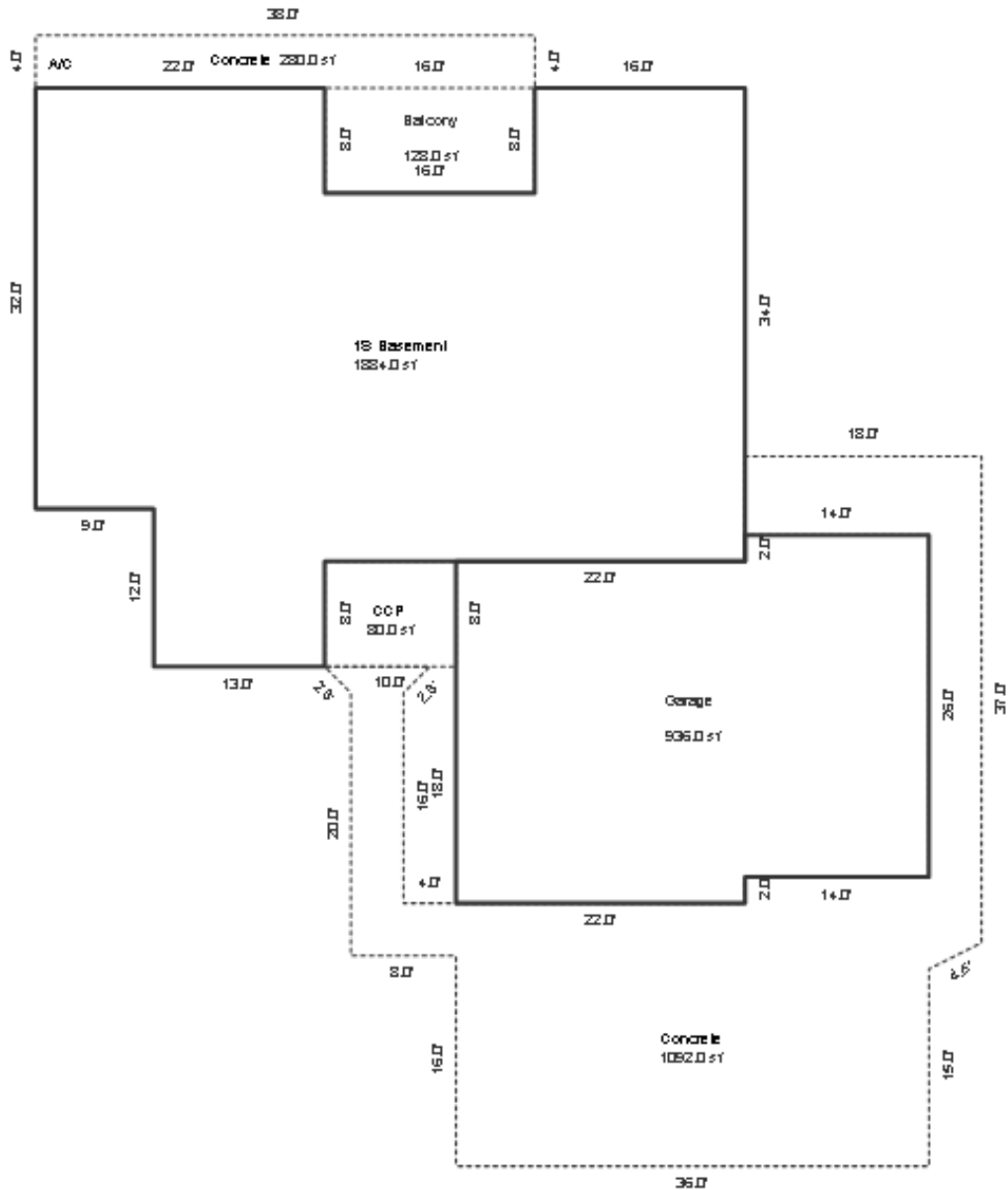
Who	When	What	2024	166,500	263,100	429,600		285,106C
			2023	85,000	253,700	338,700		271,530C
			2022	60,100	233,300	293,400		258,600C
			2021	51,500	210,300	261,800		250,339C

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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	Eavestrough	Insulation	Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built: 2018 Car Capacity: Class: C		
	Mobile Home			Wood	Coal	Steam	Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga							80
	Town Home	0	Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 6 Floor Area: 1,884 Total Base New : 380,177 Total Depr Cost: 357,355 Estimated T.C.V: 521,738									
	Duplex	0	Other Overhang		(4) Interior												
	A-Frame	(4) Interior		Drywall			Plaster										
	Wood Frame		Paneled				Wood T&G										
Building Style:		Trim & Decoration		Ex			Ord			Min							
1S				Size of Closets			Lg			Ord			Small				
Yr Built	Remodeled	Doors		Solid			H.C.										
2018	0	Condition: Average		(5) Floors			(12) Electric										
				Kitchen:			0			Amps Service							
				Other:													
				Other:													
Room List		Basement		Kitchens:													
1st Floor		2nd Floor		Other:													
2 Bedrooms		(1) Exterior		No./Qual. of Fixtures			Ex.			Ord.			Min				
				No. of Elec. Outlets			Many			Ave.			Few				
Wood/Shingle		(6) Ceilings		(13) Plumbing			1			Average Fixture(s)							
Aluminum/Vinyl				1			3			Fixture Bath							
Brick				2			2			Fixture Bath							
Insulation		(7) Excavation		2			2			Softener, Auto							
		Basement: 1884 S.F.					2			Softener, Manual							
		Crawl: 0 S.F.					2			Solar Water Heat							
		Slab: 0 S.F.					2			No Plumbing							
		Height to Joists: 0.0					2			Extra Toilet							
(2) Windows		(8) Basement					2			Extra Sink							
Many							2			Separate Shower							
Avg.							2			Ceramic Tile Floor							
Few							2			Ceramic Tile Wains							
Large							2			Ceramic Tub Alcove							
Avg.							2			Vent Fan							
Small							2			(14) Water/Sewer							
Wood Sash		(9) Basement Finish					1			Public Water							
Metal Sash							1			Public Sewer							
Vinyl Sash							1			Water Well							
Double Hung							1			1000 Gal Septic							
Horiz. Slide							1			2000 Gal Septic							
Casement							1			Lump Sum Items:							
Double Glass							1			Notes:							
Patio Doors							1			ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV:							
Storms & Screens							1			5,808							
(3) Roof		1884					1			Totals:							
Gable							1			380,177							
Hip							1			35,147							
Flat							1			-4,028							
Asphalt Shingle							1			1,093							
Chimney:							1			1,494							
							1			5,808							
							1			5,460							
							1			5,460							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLASHOWER THOMAS J & KIMB	GLASHOWER THOMAS J & KIME	0	07/19/2017	WD	09-FAMILY	2017-02281	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	GLASHOWER THOMAS J & KIMB	100,000	05/15/2017	WD	32-SPLIT VACANT	2017-01631	PROPERTY TRANSFER	100.0
MIC LIMITED	INDIAN LAKES L C	1	12/13/2016	QC	09-FAMILY	2017-01523	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/27/2018	2018-0442	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:	0.00
GLASHOWER THOMAS J & KIMERLY A 2144 EDSON DR HUDSONVILLE MI 49426				

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
	Public Improvements		* Factors *					

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	C 67' @ 2800/FF	75.02	261.29	0.9721	1.1976	2800	100		244,562
	75 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value = 244,562

2017-01631 PCL 27A S-5P223 A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 2, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 27 IN THE PLAT OF CROW'S NEST, SAID POINT SHOWN ON SAID PLAT BEING S88°02'50"E 226.91 FEET, SOUTH 1320.81 FEET, AND N88°02'50"W 68.74 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2, THENCE N88°02'50"W ALONG THE NORTH LINE OF SAID LOT 27 TO THE SHORE OF LAKE MISSAUKEE, 252.02 FEET (REC. AS 252. 85 FEET} TO A POINT ON THE TRAVERSE LINE ON SAID SHORE, THENCE N03°13'31"E ALONG SAID TRAVERSE LINE 75.02 FEET, THENCE S88°02' 50"E 272.04 FEET TO A POINT ON THE WESTERLY



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	122,300	41,400	163,700			85,783C
2023	63,000	40,400	103,400			81,699C
2022	47,400	36,300	83,700			77,809C
2021	43,400	33,500	76,900			75,324C

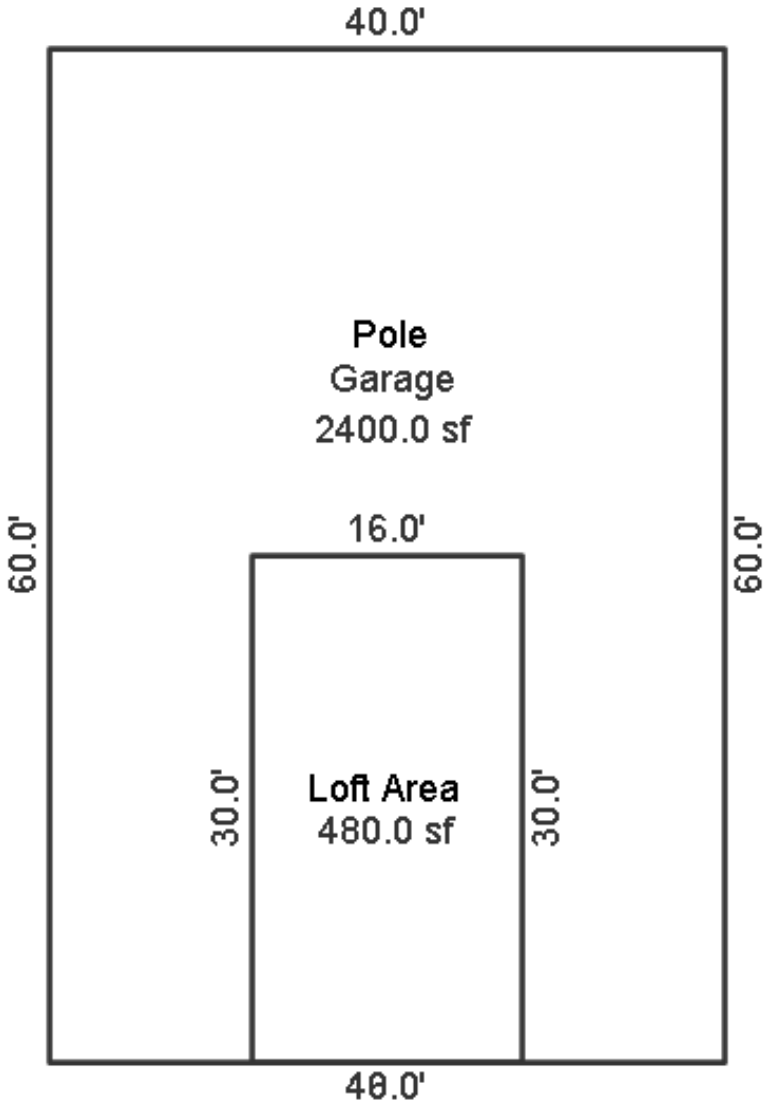
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 2400 % Good: 0 Storage Area: 480 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 60,408 Total Depr Cost: 56,783 Estimated T.C.V: 82,903
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2018		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2018		Remodeled 0		Basement 1st Floor 2nd Floor Bedrooms			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Lg Ord Small		(5) Floors			3 Fixture Bath		Other Additions/Adjustments		Class: C Exterior: Pole (Unfinished)				
Room List		Doors Solid H.C.		(6) Ceilings			2 Fixture Bath		Plumbing		Storage Over Garage		480 6,595 6,199		
Basement		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto		Garages		1 -4,646 -4,367			
1st Floor		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Softener, Manual		Solar Water Heat		Door Opener		1 547 514	
2nd Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No Plumbing		Base Cost		2400 57,912 54,437		Totals: 60,408 56,783	
Bedrooms		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Notes:		ECF (4082 LAKE MISSAUKEE NORTH SHORE ) 1.460 => TCV: 82,903			
(1) Exterior		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:					
Wood/Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Aluminum/Vinyl		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Wood Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Metal Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Vinyl Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Horiz. Slide		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Casement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Double Glass		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Patio Doors		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Gable		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Hip		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													

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





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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WEBSTER DALE A & SHARON TRUSTEES 6720 W REDMAN DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 41,868 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 2 T22N R8W THAT PART OF A PARCEL RECORDED IN LIBER S-2 PG 38 LYING E OF A LINE BEG AT A PT S 88 DEG 12' 57", E 1737.5 FT FROM N 1/4COM SEC 2 TH S TO N R/W LINE REDMAN DRIVE. APP .35A.	X		* Factors *					
			I 200' @ 200/	70.00	217.80	1.3001	0.8590	200 100
Comments/Influences	X		70 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 15,635					



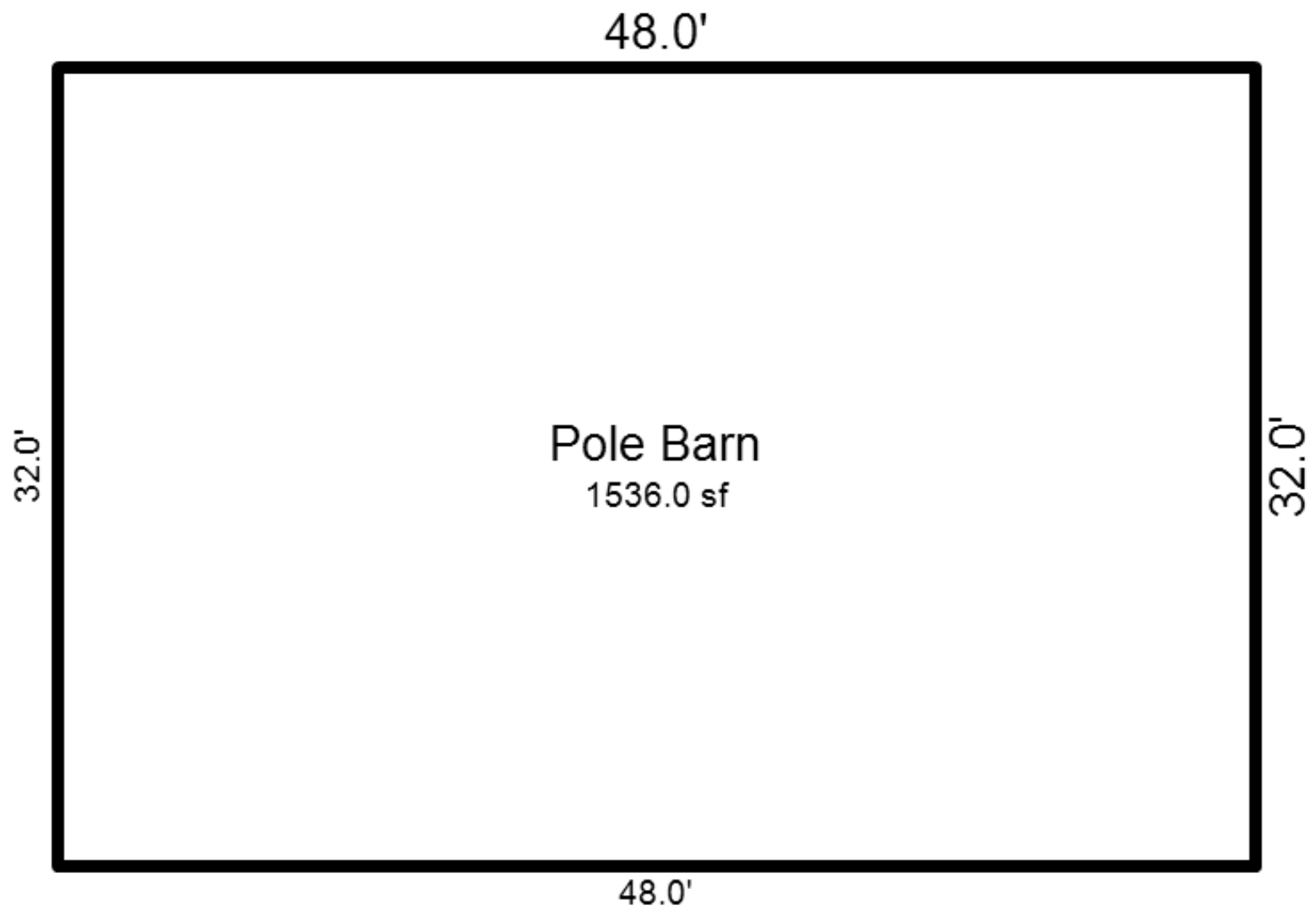
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	X Rolling	2024	7,800	13,100	20,900			12,333C
	X Low	2023	7,800	12,700	20,500			11,746C
	X High	2022	3,500	11,700	15,200			11,187C
		2021	3,000	11,000	14,000			10,830C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1987 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage:	Roof:				
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 37,611 Total Depr Cost: 28,208 Estimated T.C.V: 26,233	
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1987		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: C Exterior: Pole (Unfinished)		
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Door Opener		1 547 410		
Yr Built 1987	Remodeled 0	Ex Ord Min		(6) Ceilings			(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Base Cost		1536 37,064 27,798		Totals: 37,611 28,208		
Condition: Average		Lg Ord Small		(1) Exterior			(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 26,233		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(2) Windows			(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		
Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Insulation			Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORRIGAN TERRY D & MICHEL	CORRIGAN MICHELLE L	1	09/20/2023	QC	06-COURT JUDGEMENT	2024-00112	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/13/1999					
CORRIGAN MICHELLE L 6999 W REDMAN DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 39,490 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason
. SEC 2 T22M R8W THAT PART OF A PARCEL RECORDED IN LIBER S-2 PG 38 LYING W OF A LINE BEG AT A PT S 88 DEG 12' 57" E 1737.5 FT FROM N 1/4 COR SEC 2 TH S TO N R/W LINE REDMAN DRIVE. APP .35A.	X		* Factors *					
			I 200' @ 200/	70.00	217.80	1.3001	0.8590	200 100
			70 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 15,635					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Concrete				
				6.49	1700 50	5,516	
			Total Estimated Land Improvements True Cash Value = 5,516				



Topography of Site	X Level	Rolling	X Low	High	Landscaped	X Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													2023	7,800	11,500	19,300			10,936C
													2022	3,500	8,700	12,200			10,416C
													2021	3,000	8,500	11,500			10,084C

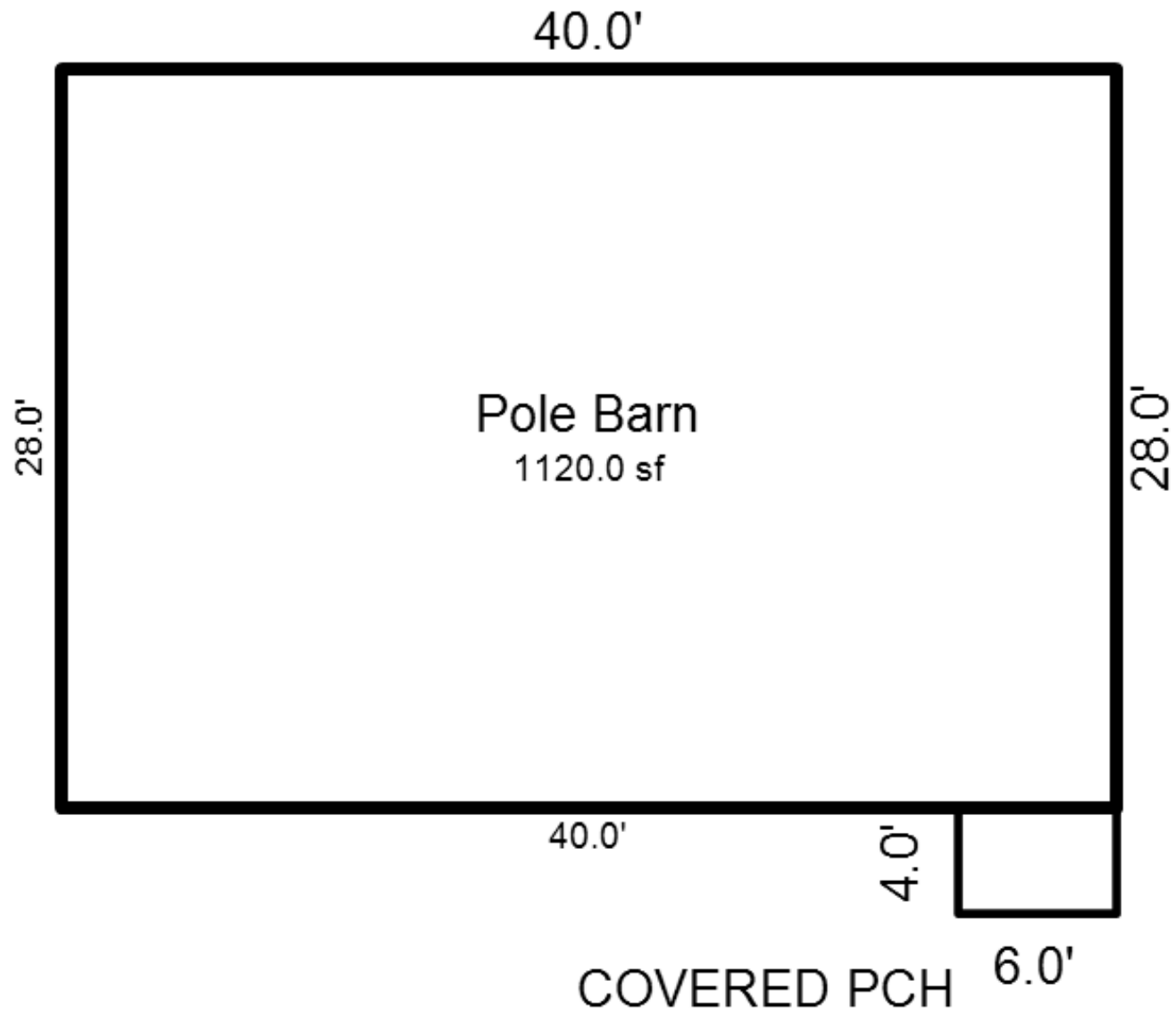
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Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	7,800	7,800	3,500	3,000
TPC	12/27/2017	INSPECTED	7,800	7,800	3,500	3,000
TPC	08/01/2016	INSPECTED	7,800	7,800	3,500	3,000


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	24	CCP (1 Story)	Year Built: 1998 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Mobile Home														0 Front Overhang
	Town Home	0 Other Overhang	(4) Interior			X No Heating/Cooling	Central Air Wood Furnace	(12) Electric	0	Amps Service	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls CD	Blt 1998	
	Duplex		Drywall Paneled	Plaster Wood T&G	Ex.										Ord
	A-Frame		Trim & Decoration			(13) Plumbing			Average Fixture(s)			Garages			
	Wood Frame		Size of Closets			1			3 Fixture Bath			Class: CD Exterior: Pole (Unfinished)			
	Building Style: GRG		Lg			2			2 Fixture Bath			Door Opener			
	Yr Built 1998	Remodeled 0	Ord			3			Softener, Auto			Base Cost			
	Condition: Average		Small			4			Softener, Manual			Porches			
	Room List		Doors			5			Solar Water Heat			CCP (1 Story)			
	Basement		Solid			6			No Plumbing			Totals:			
	1st Floor		H.C.			7			Extra Toilet			26,293			
	2nd Floor					8			Extra Sink			1,131			
	Bedrooms					9			Separate Shower			848			
	(1) Exterior					10			Ceramic Tile Floor			19,719			
	Wood/Shingle					11			Ceramic Tile Wains			ECF (416 RURAL METES & BOUNDS) 0.930 => TC			
	Aluminum/Vinyl					12			Ceramic Tub Alcove			18,339			
	Brick					13			Vent Fan						
	Insulation					14									
	(2) Windows					15									
	Many	Large				16									
	Avg.	Avg.				17									
	Few	Small				18									
	Wood Sash					19									
	Metal Sash					20									
	Vinyl Sash					21									
	Double Hung					22									
	Horiz. Slide					23									
	Casement					24									
	Double Glass					25									
	Patio Doors					26									
	Storms & Screens					27									
	(3) Roof					28									
	Gable	Gambrel				29									
	Hip	Mansard				30									
	Flat	Shed				31									
	Asphalt Shingle					32									
	Chimney:					33									
						34									

\*\*\* 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.				
SADOWSKI JOHN & KAREN	ELENBAAS LYNN J & LUANNE	38,000	06/13/2016	WD	03-ARM'S LENGTH	2016-02076	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W REDMAN DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 30,900				
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
ELENBAAS LYNN J & LUANNE TURST 4635 ABIGAIL CT HOLLAND MI 49423		Public Improvements		* Factors *								
Tax Description		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 2 T22N R8W PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-2, PP 39-46 INCL. EXC PCL H-1 OF THE SURVEY RECORDED IN LIBER S-6 P? 10.3A. 10/29/2021 SPLIT PART TO 009-002-002-90 FORMERLY. SEC 2 T22N R8W PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-2, PP 39-46 INCL. 12.3A.		Dirt Road		Residentia 18	-29	@\$3000	10.30	Acres	3000	100		30,900
Comments/Influences		Topography of Site		10.30 Total Acres Total Est. Land Value = 30,900								
ALSO OWNS ADJ 9A IN CALDWELL Split/Comb. on 10/29/2021 completed 10/29/2021 TIM		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	2024	15,500	0	15,500			10,585C		
TPC 05/06/2018 INSPECTED		2023	13,400	0	13,400					10,081C		
TPC 12/27/2017 INSPECTED		2022	10,300	0	10,300					9,601C		
TPC 08/01/2016 INSPECTED		2021	11,100	0	11,100					11,100S		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELENBAAS LYNN J & LUANNE	PARMER KEITH	50,000	11/03/2021	WD	32-SPLIT VACANT	2021-03714	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6972 W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST		Carpport	09/07/2022	2022-0630	100%
Owner's Name/Address	P.R.E. 100% 05/17/2022		Pole Barn	02/10/2022	2022-0067	100%
PARMER KEITH 6969 W REDMAN DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 132,516 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
SEC 2 T22N R8W PCL H-1 OF SURVEY RECORDED IN BOOK OF SURVEYS LIBER S-6, P? 2.0A. SPLIT ON 10/29/2021 FROM 009-002-002-50; Comments/Influences			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		E 67' @ 170/	200.00	435.60	0.7608	1.3609	170 100	35,202
			200 Actual Front Feet, 2.00 Total Acres		Total Est. Land Value =				35,202

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates				
Split/Comb. on 10/29/2021 completed 10/29/2021 TIM ; Parent Parcel(s): 009-002-002-50; Child Parcel(s): 009-002-002-90;			Description	Rate	Size	% Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	10.26	1588	50	8,146
			Total Estimated Land Improvements True Cash Value =				8,146

Topography of Site	X Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X		2024	17,600	48,700	66,300			57,965C
Rolling			2023	17,600	47,400	65,000			55,205C
Low			2022	7,500	600	8,100			8,100S
High			2021	0	0	0			0
Landscaped									
Swamp	X								
Wooded	X								
Pond	X								
Waterfront									
Ravine									
Wetland									
Flood Plain									

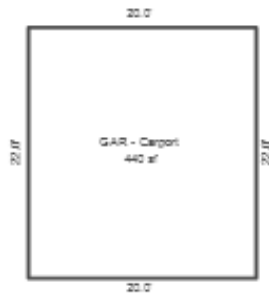


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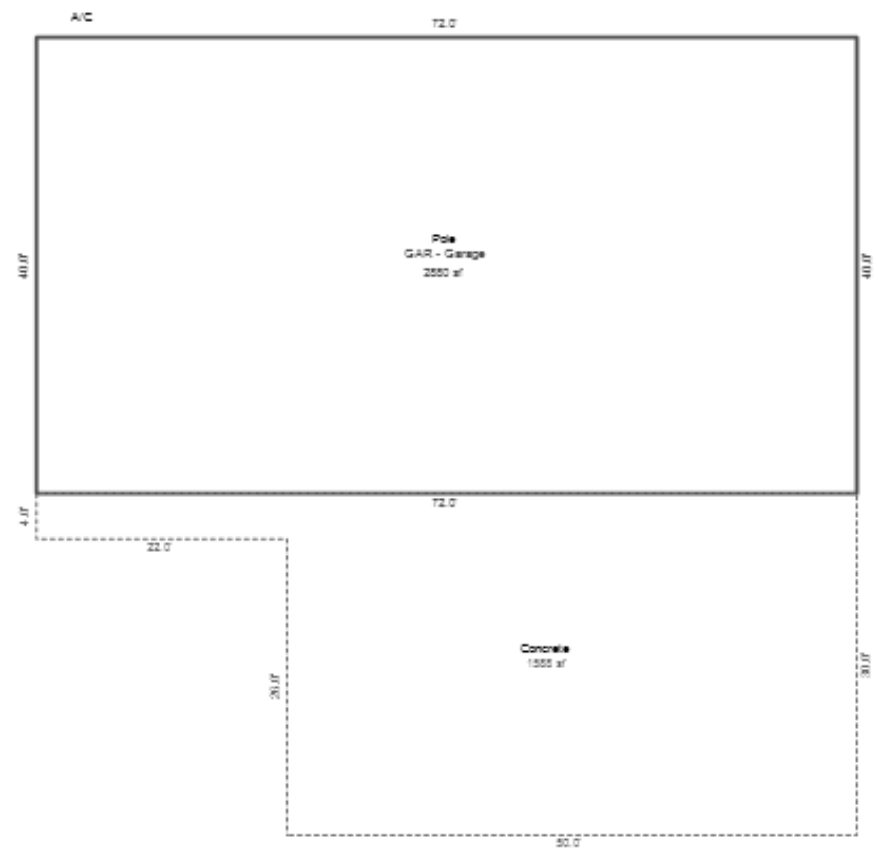
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 2880 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 0.930	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Wood Frame		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls BC Blt 2022	
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98		Building Areas	
Yr Built 2022	Remodeled 0	Ex	Ord	Min	Size of Closets			Many Ave. Few		(13) Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Lg	Ord	Small	Doors Solid H.C.			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Plumbing 3 Fixture Bath		1 -6,832 -6,695		
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: BC Exterior: Pole (Unfinished) Door Opener		3 2,049 2,008	
Basement	1st Floor	(6) Ceilings		Height to Joists: 0.0			(8) Basement		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Class: C Exterior: Pole (Unfinished) Base Cost		2880 91,699 89,865			
2nd Floor	Bedrooms	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F.			(9) Basement Finish		Notes:		Class: C Exterior: Pole (Unfinished) Base Cost		440 13,842 13,565			
(1) Exterior		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support		Lump Sum Items:		No Concrete Floor		440 -2,922 -2,864			
Wood/Shingle	Aluminum/Vinyl	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(11) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Totals:		97,836 95,879		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 89,168	
Brick	Insulation	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(12) Water/Sewer									
(2) Windows		(11) Floor Support					(13) Water/Sewer									
Many	Large	(12) Water/Sewer					(14) Water/Sewer									
Avg.	Avg.	(13) Water/Sewer					(15) Water/Sewer									
Few	Small	(14) Water/Sewer					(16) Water/Sewer									
Wood Sash		(15) Water/Sewer					(17) Water/Sewer									
Metal Sash		(16) Water/Sewer					(18) Water/Sewer									
Vinyl Sash		(17) Water/Sewer					(19) Water/Sewer									
Double Hung		(18) Water/Sewer					(20) Water/Sewer									
Horiz. Slide		(19) Water/Sewer					(21) Water/Sewer									
Casement		(20) Water/Sewer					(22) Water/Sewer									
Double Glass		(21) Water/Sewer					(23) Water/Sewer									
Patio Doors		(22) Water/Sewer					(24) Water/Sewer									
Storms & Screens		(23) Water/Sewer					(25) Water/Sewer									
(3) Roof		(24) Water/Sewer					(26) Water/Sewer									
Gable	Gambrel	(25) Water/Sewer					(27) Water/Sewer									
Hip	Mansard	(26) Water/Sewer					(28) Water/Sewer									
Flat	Shed	(27) Water/Sewer					(29) Water/Sewer									
Asphalt Shingle		(28) Water/Sewer					(30) Water/Sewer									
Chimney:		(29) Water/Sewer					(31) Water/Sewer									

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



Pre-Existing Shed Removed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRONSON DAVID E & JEAN A	ROGERS CORY L & RACHEL R	2,500	09/04/2012	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
ROGERS CORY L & RACHEL R	ROGERS CORY L & RACHEL R	0	12/05/2008	WD	21-NOT USED/OTHER	2009/063	DEED	0.0
		93,000	01/01/2003	WD	33-TO BE DETERMINED	03-0:0488	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7200 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	06/10/2011	2011-0258	100%
	P.R.E. 100% 05/01/2004		New House	04/23/2003	20030414	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 635,377 TCV/TFA: 185.78
ROGERS CORY L & RACHEL R TRUST 7200 W WHITE BIRCH AVE LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			Residentia 30 - 65	\$3000	38.14	Acres	3000	100			114,414	
			38.14 Total Acres			Total Est. Land Value =						114,414
			Land Improvement Cost Estimates									
			Description	Rate	Size	% Good	Cash Value					
			Residential Local Cost Land Improvements									
			Description	Rate	Size	% Good	Cash Value					
			LAND IMPROVE 10000	10,000.00	1	100	10,000					
			Total Estimated Land Improvements True Cash Value =			10,000						



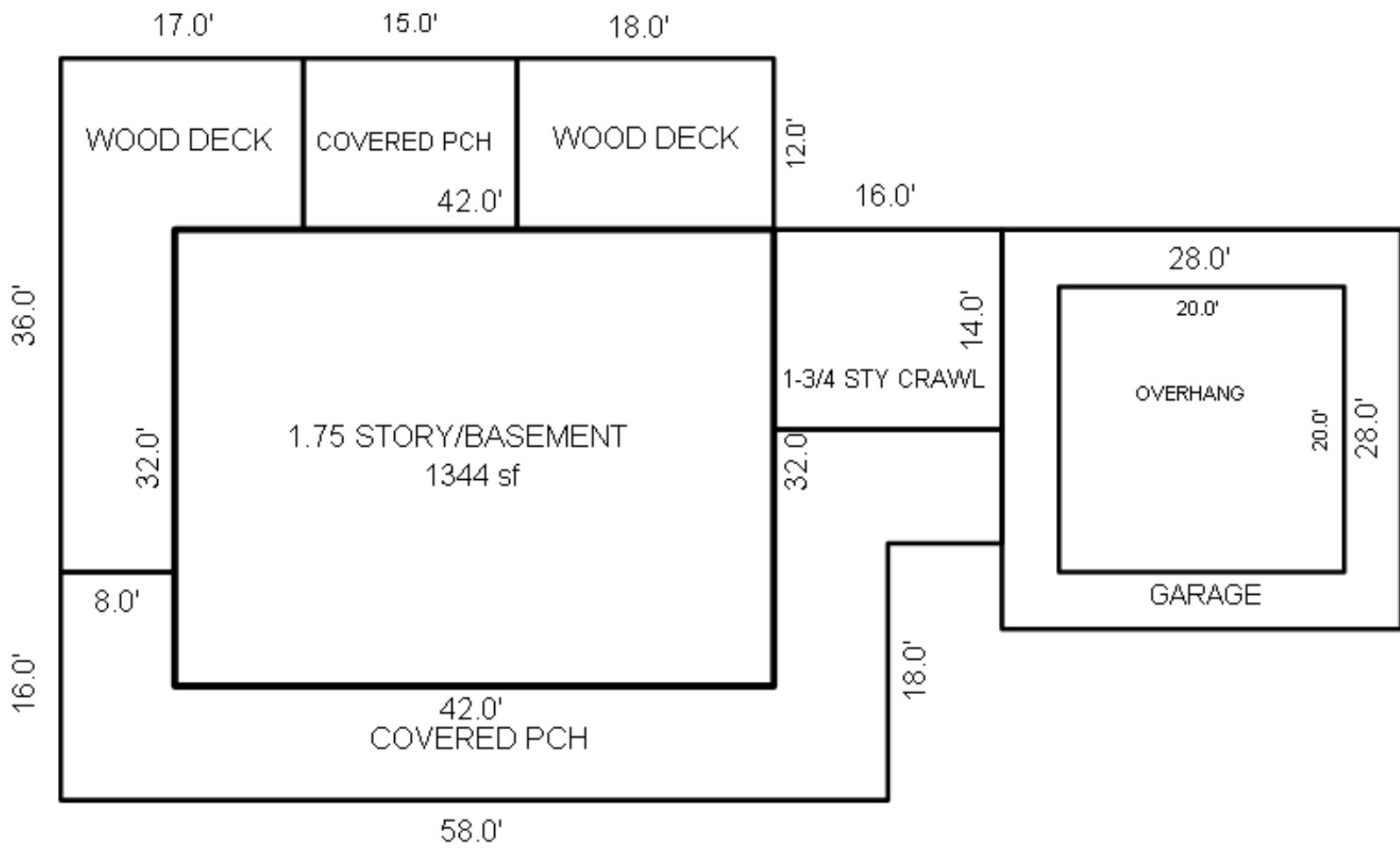
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Topography of Site	2024	57,200	260,500	317,700			204,813C
		X Level	2023	46,000	265,000	311,000			192,087C
		X Rolling	2022	34,500	244,000	278,500			182,940C
		Low	2021	34,500	223,300	257,800			177,096C
		X High							
		Landscaped							
		X Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 720 216 396	Type WCP (1 Story) WCP (1 Story) Treated Wood Treated Wood	Year Built: 2003 Car Capacity: 2 Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G											
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: BC Effec. Age: 20 Floor Area: 3,420 Total Base New : 686,779 Total Depr Cost: 549,423 Estimated T.C.V: 510,963			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		X	Ord		Small	No. of Elec. Outlets			Building Areas						
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls BC		Blt 2004		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1568 SF Floor Area = 3420 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Ex.	X	Ord.		Min	Many	X	Ave.		Few	1.75 Story Siding Basement 1,344			
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			1.75 Story Siding Crawl Space 224							
X	Many Avg. X Few	Large Avg. X Small	Basement: 1344 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding Overhang 676			Total: 476,301 381,041					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath			2,172 1,738 13,663 10,930				
(3) Roof		(9) Basement Finish		Water/Sewer			Porches WCP (1 Story) WCP (1 Story)			Deck Treated Wood Treated Wood			5,636 4,509 6,244 4,995				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener			784 39,670 31,736 1 -3,117 -2,494 1 683 546					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Deck Treated Wood			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Door Opener			2 1,366 1,093				
Chimney:		Joists: Unsupported Len: Cntr.Sup:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROGERS CORY L & RACHEL R	CURRIER ROBERT J TRUST	60,000	06/23/2023	WD	32-SPLIT VACANT	2023-01686&016	PROPERTY TRANSFER	100.0

Property Address: 7532 W WHITE BIRCH AVE  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: CURRIER ROBERT J TRUST  
 2363 GULF SHORE BLVD NORTH  
 NAPLES FL 34103  
 2024 Est TCV 20,726

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			F 67' @ 300/	66.03	150.00	1.0037	1.0425	300	100		20,726
66 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 20,726											

Tax Description: SEC2T22NR8W BEG AT SW COR LOT 28 TOM'S BAY NO 2, TH N 73DEG 52' 20" W 66.03 FT, N18DEG 16'29"E 150 FT, S73DEG 43'31"E TO THE W LINE TOM'S BAY NO 2, S 18DEG16'29"W TO POB.  
 SPLIT ON 6/12/2023 FROM 009-002-003

Comments/Influences: Split/Comb. on 06/12/2023 completed 06/12/2023 TIM ;  
 Parent Parcel(s): 009-002-003-00;  
 Child Parcel(s): 009-002-003-35;

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

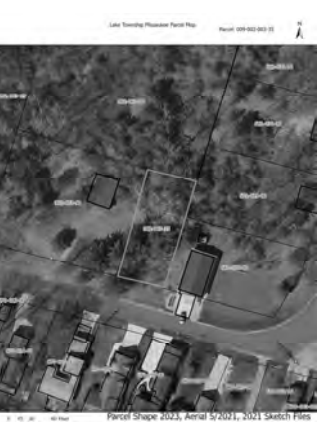
Topography of Site: Level, Rolling, Low, High, Landscaped, Swamp, Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,400	0	10,400			10,400S
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

Who When What: TPC 04/30/2021 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROGERS CORY & RACHEL R TR	VERBERKMOES DANIEL D & DA	6,500	06/22/2017	QC	32-SPLIT VACANT	2017-02232	PROPERTY TRANSFER	100.0
ROGERS CORY & RACHEL R	ROGERS CORY L & RACHEL R	0	12/05/2008	WD	09-FAMILY	2009P063	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/10/2017	2017-0375	100%

Owner's Name/Address	P.R.E. 0%	MAP #:				
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VERBERKMOES DANIEL D & DAWN TRUST 7749 W WHITE BIRCH AVE LAKE CITY MI 49651	2024 Est TCV 43,417 TCV/TFA: 0.00					
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Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
			Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = 118.84 FEET, LONG CHORD = N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.65 FEET ALONG A CURVE TO THE LEFT (RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE S06DEG037'24"E, 102.01 FEET; THENCE			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value J> CAROLYN'S AREA	73 Actual Front Feet, 0.23 Total Acres	20000	100	Total Est. Land Value =	20,000

2017-01912L:S-5P0227CSUR SPLIT PART .23 FROM PIN 009-002-003-00 A PART OF GOVERNMENT LOT 3, SECTION 2, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT IF 18, CAROLYN'S PLAT; TRIENCE NORTHEASTERLY ALONG THE RIGHT-OF-WAY FOR GREEN ROAD, 73.45 FEET ALONG A CURVE TO THE LEFT (RADIUS = 118.84 FEET, LONG CHORD = N48°27'52"E, 73.44 FEET) TO THE SOUTH RIGHT-OF-WAY OF REDMAN DRIVE; THENCE SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY, 47.65 FEET ALONG A CURVE TO THE LEFT (RADIUS= 163.54 FEET, LONG CHORD = S55°30'35"E, 47.48 FEET); THENCE S06DEG037'24"E, 102.01 FEET; THENCE



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	10,000	11,700	21,700			12,288C
	2023	7,500	11,800	19,300			11,703C
	2022	4,000	10,700	14,700			11,146C
	2021	3,500	10,300	13,800			10,790C

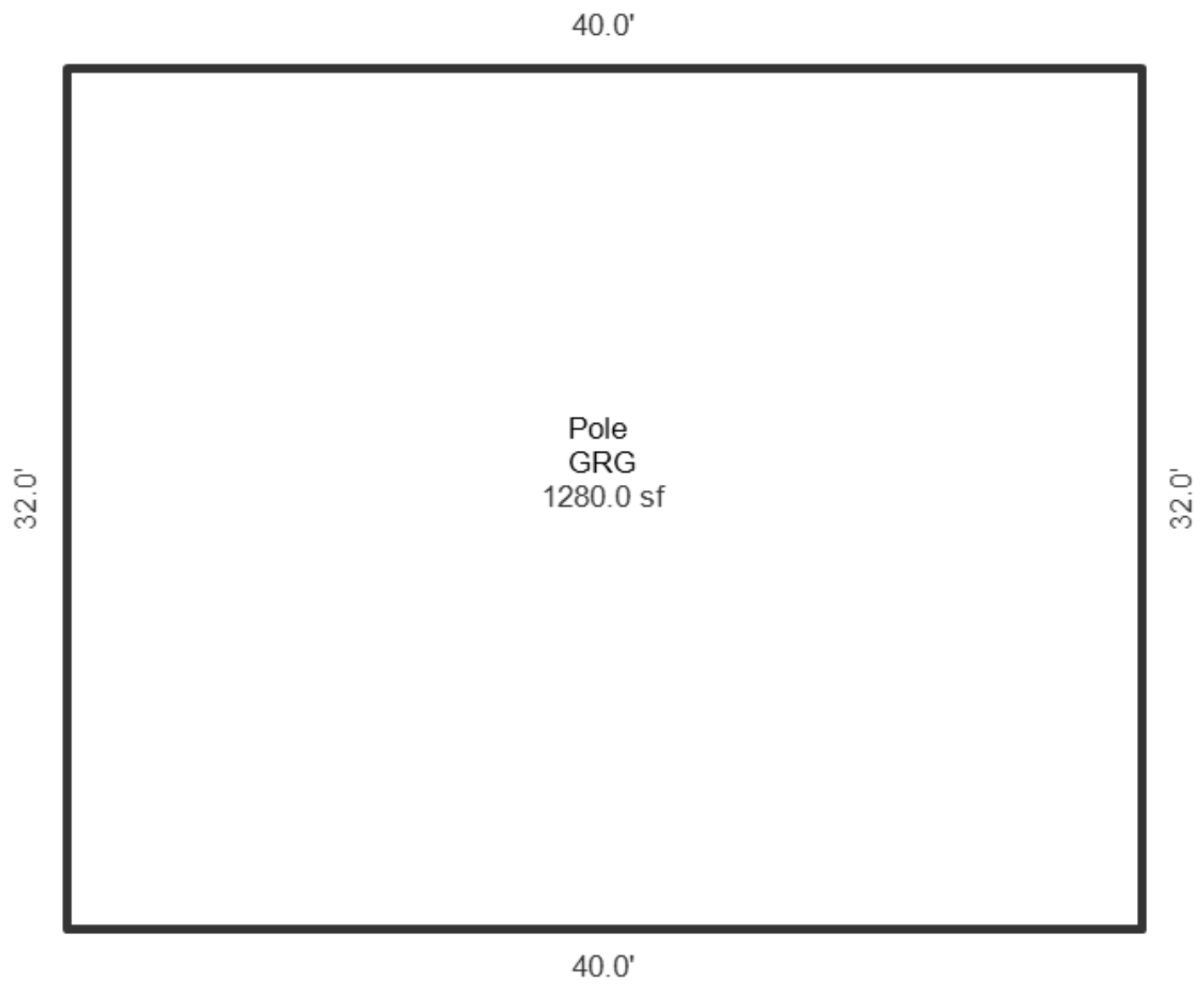
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 26,787 Total Depr Cost: 25,180 Estimated T.C.V: 23,417
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2018	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		Plumbing		3 Fixture Bath		Garages		Class: C Exterior: Pole (Unfinished)	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing	
Yr Built 2018	Remodeled 0	Kitchens: Other: Other:		Kitchen: Other: Other:			Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains	
Condition: Average		Lg Ord Small		(6) Ceilings			Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove	
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation			Vent Fan		(14) Water/Sewer		Public Water		Public Sewer		Water Well	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		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	
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(8) Basement			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
(2) Windows		Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Many Avg. Few		Large Avg. Small		(9) Basement Finish			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
(3) Roof		Gable Hip Flat		Asphalt Shingle			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Gable Hip Flat		Gambrel Mansard Shed		Chimney:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Asphalt Shingle		Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAUGHT MICHAEL J	ORAZEN MICHAEL C & KERRIE	629,900	02/10/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00397	PROPERTY TRANSFER	100.0
BROWN LEONARD E & DIANE R	FAUGHT MICHAEL	6,000	03/11/2017	WD	03-ARM'S LENGTH	2017-00707	PROPERTY TRANSFER	100.0
ROGERS CORY L & RACHEL R	BROWN LEONARD E & DIANE R	1	10/18/2005	QC	21-NOT USED/OTHER	05-0/4112	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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ORAZEN MICHAEL C & KERRIE L 52 AMBROSE DR HUDSON OH 44236	2024 Est TCV 10,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value B> GROUP B 10K					10000	100		10,000
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42 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			10,000
--	--	--	--	--	-------------------------	--	--	--------

Tax Description	X	Level
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SEC 2 T22N R8W	X	Rolling
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BEG AT INT OF NE COR ROB TRAIL & LOT 6		Low
--	--	-----

NANCY PLAT, TH N87 DEG 22'W 42 FT, N'LY		High
---	--	------

AND PAR WITH W LINE LOT 6, 67 FT, E'LY TO		Landscaped
---	--	------------

A PT LYING N OF NW COR LOT 6, S TO POB.		Swamp
---	--	-------

.065A.	X	Wooded
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	X	Pond
--	---	------

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

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

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

	X	Flood Plain
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Comments/Influences	Topography of Site
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Split from 009-002-003-00 for 06.	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

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

W WHITE BIRCH AVE School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0% MAP #:

Owner's Name/Address: 2024 Est TCV 18,162

RHODE ROY & MARY ANN  
7108 W WHITEBIRCH AVE  
LAKE CITY MI 49651

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	127.26	119.80	0.8518	0.9855	170	100		18,162
X	Gravel Road	127 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 18,162							
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								

Tax Description  
SEC 2 T22N R8W (0\*2001) BEG AT NE COR OF LOT 7 NANCY PLAT TH W'LY ALONG N LINE OF LOTS 7 & 8 TO NW COR LOT 8, N 06 DEG 52'30"W 127.26 FT, E TO ROB TRAIL, S'LY ALONG W LINE OF ROBTRAIL TO POB. .35A. 01 SPLIT FROM 003-00 FOR 02

Comments/Influences  
01 SPLIT FROM 003-00 FOR 02



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Who	When	What
X	2024	9,100
X	2023	9,100
X	2022	12,500
X	2021	13,100

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,100	0	9,100			2,816C
2023	9,100	0	9,100			2,682C
2022	12,500	0	12,500			2,555C
2021	13,100	0	13,100			2,474C

\*\*\* 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: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
MULDER JOHN A 301 ST LAWRENCE BLVD NORTHVILLE MI 48168		MAP #:		2024 Est TCV 67,662 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
. SEC 2 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL. Comments/Influences		Public Improvements		* Factors * 70X200								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		F 67' @ 300/	70.00	200.00	0.9891	1.1202	300	100		23,269
		Paved Road		70 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 23,269								
		Storm Sewer										
		Sidewalk										
		Water										
		X	Sewer									
		X	Electric									
		X	Gas									
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X	Level									
		X	Rolling									
		Low										
		High										
		X	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		
		Who	When	What	2024	11,600	22,200	33,800		22,025C		
		TPC 04/30/2021 INSPECTED		2023	11,600	19,300	30,900			20,977C		
		TPC 05/06/2018 INSPECTED		2022	12,500	17,400	29,900			19,979C		
		TPC 12/27/2017 INSPECTED		2021	12,000	16,100	28,100			19,341C		

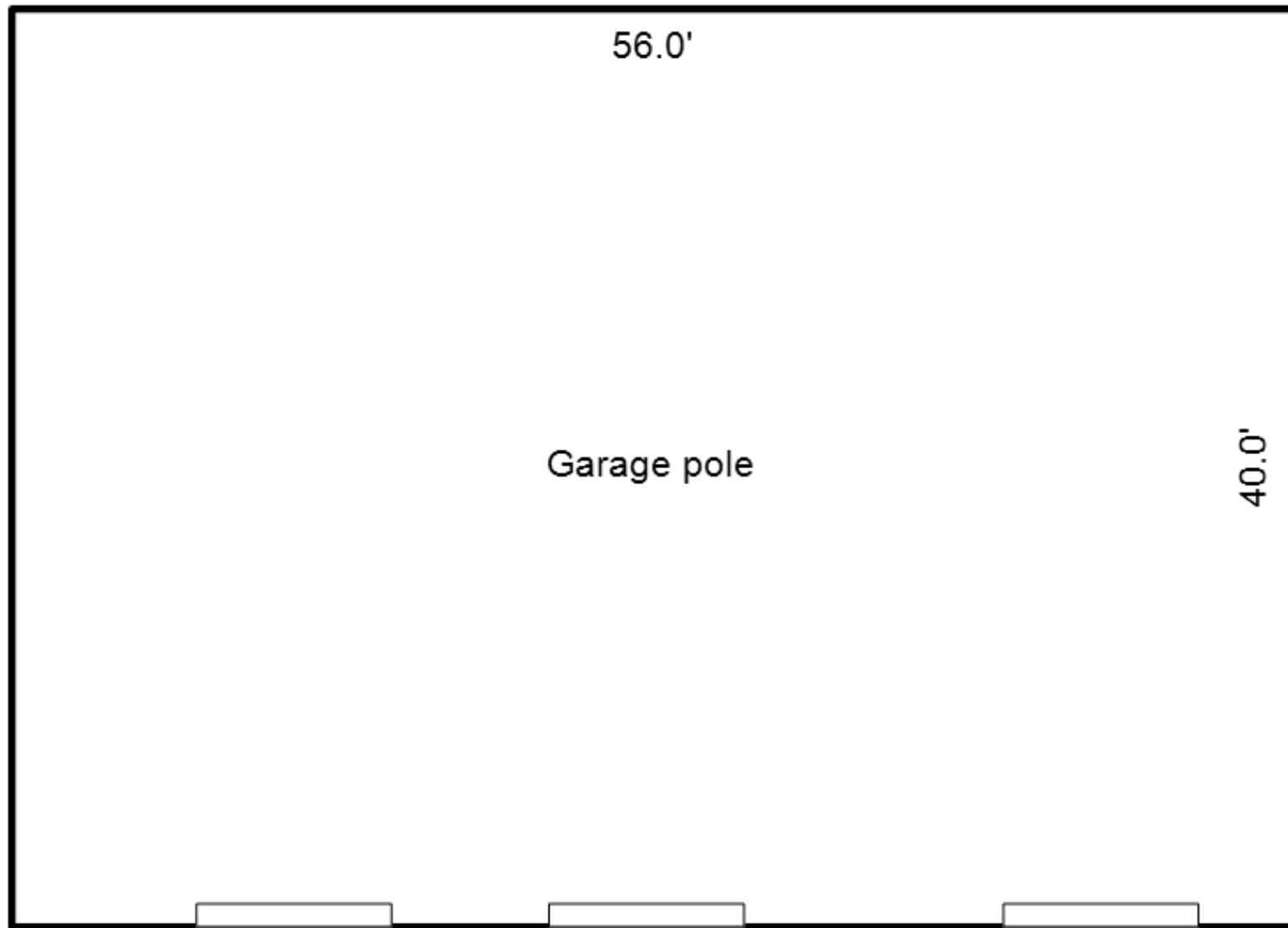


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 2230 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior	
	Town Home														
	Duplex														
	A-Frame														
	Wood Frame														
	Building Style: GRG	Drywall Paneled		Plaster Wood T&G											
	Yr Built 1993 GAR	Trim & Decoration													
	Remodeled 0	Ex	Ord	Min											
	Condition: Average	Size of Closets													
	Room List	Lg	Ord	Small											
	Basement	Doors	Solid	H.C.											
	1st Floor	(5) Floors													
	2nd Floor	Kitchen:													
	Bedrooms	Other:													
	(1) Exterior	Other:													
	Wood/Shingle	(6) Ceilings													
	Aluminum/Vinyl	No./Qual. of Fixtures													
	Brick	Ex.	Ord.	Min											
	Insulation	No. of Elec. Outlets													
	(2) Windows	Many	Ave.	Few											
	Many	(7) Excavation													
	Avg.	Basement: 0 S.F.													
	Few	Crawl: 0 S.F.													
	Large	Slab: 0 S.F.													
	Avg.	Height to Joists: 0.0													
	Small	(8) Basement													
	Wood Sash	Conc. Block													
	Metal Sash	Poured Conc.													
	Vinyl Sash	Stone													
	Double Hung	Treated Wood													
	Horiz. Slide	Concrete Floor													
	Casement	(9) Basement Finish													
	Double Glass	(14) Water/Sewer													
	Patio Doors	Public Water													
	Storms & Screens	Public Sewer													
	(3) Roof	Water Well													
	Gable	1000 Gal Septic													
	Hip	2000 Gal Septic													
	Flat	Lump Sum Items:													
	Asphalt Shingle	(10) Floor Support													
	Chimney:	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKINNON DONALD J & MARIL	UTECH KEITH & MEGHAN	130,000	01/01/2024	MLC	03-ARM'S LENGTH	2024-00018	PROPERTY TRANSFER	100.0
MCKINNON DONALD J & MARIL	MCKINNON DONALD J & MARIL	0	11/06/2002	QC	09-FAMILY	2002-05654	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
UTECH KEITH & MEGHAN 121 S MARK TRL LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 101,793 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
SEC 2 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 148-150 INCL. Comments/Influences	X		* Factors * 140X180 IRR Description Frontage Depth Front Depth Rate %Adj. Reason Value F 67' @ 300/ 140.00 180.00 0.8317 1.0911 300 100 38,116 140 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 38,116				

Public Improvements

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

Topography of Site

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



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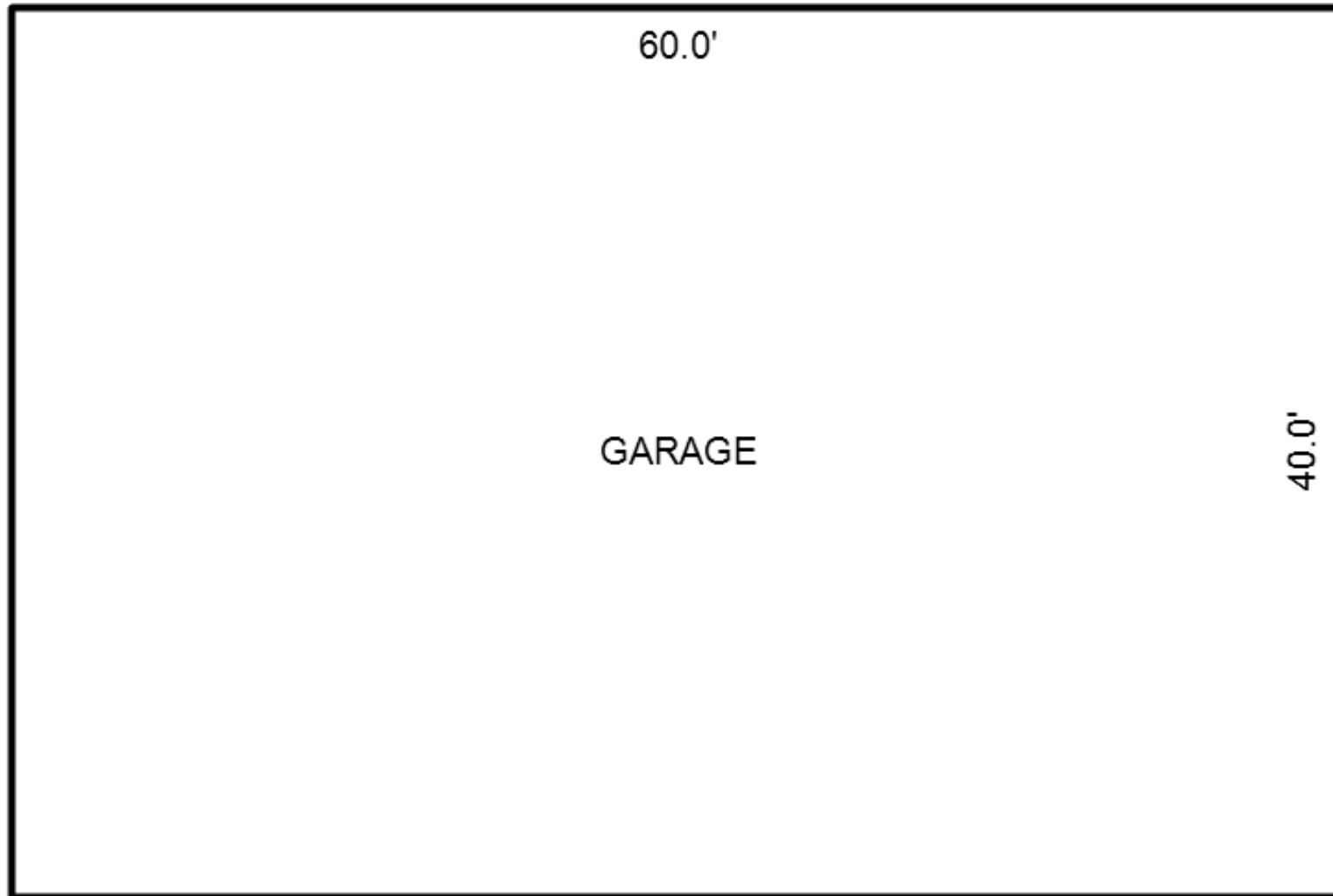
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	19,100	31,800	50,900			22,834C
TPC 05/06/2018	INSPECTED		2023	19,100	27,700	46,800			21,747C
TPC 12/27/2017	INSPECTED		2022	20,000	25,000	45,000			20,712C
			2021	21,700	23,000	44,700			20,051C

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 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: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage:	Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace								
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric								
A-Frame		Trim & Decoration		Ex Ord Min			0 Amps Service								
Wood Frame		Size of Closets		Lg Ord Small			No./Qual. of Fixtures								
Building Style: GRG		Doors		Solid H.C.			Ex. Ord. Min								
Yr Built 1993	Remodeled 0	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets								
Condition: Average		Lg Ord Small		No. of Elec. Outlets			Many Ave. Few								
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			(13) Plumbing								
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
(2) Windows		Many Avg. Few		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								
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 (B) No Floor SF Walkout Doors (A)			Lump Sum Items:								
(3) Roof		Gable Hip Flat		Asphalt Shingle			Chimney:								
Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
Notes:				ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:											
Building Areas				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 2400 77,184 57,888 Totals: 77,184 57,888											
Stories Exterior Foundation Size Cost New Depr. Cost															
Other Additions/Adjustments															
Garages															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANHOPE ROBERT G ETAL	STANHOPE KRISTY L	0	10/26/2021	PTA	09-FAMILY	2021-03615	DEED	0.0
WAINRIGHT & ENGLISH (H/W)	MAROLE ENGLISH TRUST	0	02/28/2008	QC	21-NOT USED/OTHER	2008/1823	DEED	0.0
		45,000	10/01/2000	WD	33-TO BE DETERMINED	341:437	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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STANHOPE KRISTY L ETAL 271 S NORA DRIVE LAKE CITY MI 49651	2024 Est TCV 72,480 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE				
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Public Improvements	* Factors * 78X160 IRR				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	78.00	160.00	0.9627	1.0594	300	100		23,867
78 Actual Front Feet, 0.29 Total Acres								Total Est. Land Value = 23,867

Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	96	50	334
D/W/P: 4in Concrete	6.97	144	50	502
Total Estimated Land Improvements True Cash Value =				836

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

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

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	11,900	24,300	36,200			30,136C
TPC	04/30/2021	INSPECTED	2023	11,900	21,200	33,100			28,701C
JWV	04/28/2018	INSPECTED	2022	12,500	19,100	31,600			27,335C
TPC	12/27/2017	INSPECTED	2021	10,800	18,700	29,500			26,462C

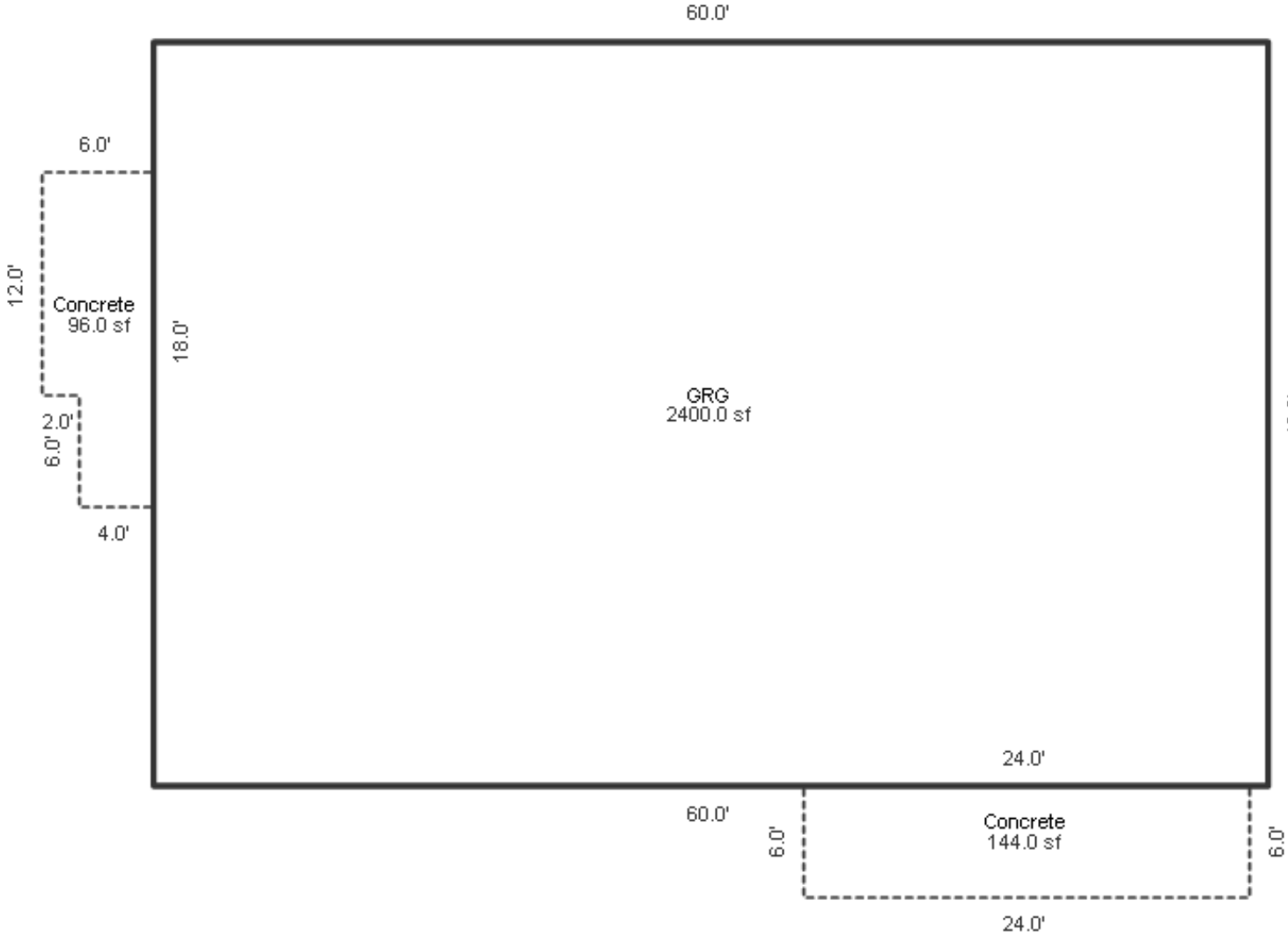
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1993 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 57,912 Total Depr Cost: 43,434 Estimated T.C.V: 47,777								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 1993 GAR	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	No Heating/Cooling								
	Room List	Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	C	Blt	1993	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Total Base New : 57,912 Total Depr Cost: 43,434 Estimated T.C.V: 47,777					
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation			Ex.	Ord.	Min	Many	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost					
	(2) Windows	(7) Excavation		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Garages					
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			Class: C Exterior: Pole (Unfinished) Base Cost			2400 57,912 43,434 Totals: 57,912 43,434					
	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: ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCVC: 47,777								
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	Lump Sum Items:											
	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																	
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 34,563																			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																				
MIC LIMITED 8252 EAST LANSING ROAD DURAND MI 48429		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value												
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water		Sewer		Electric		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.	
THAT PART OF GOVT LOTS 3 & 4 LYING N L/Y OF PLAT OF CROWS NEST W'LY OF CAROLYN AVE EXC N 400FT THOF & EXC PCL 27A AS SHOWN IN LIER S-5 P223 7 ECX THAT PART OF GOVT LOT 3 LYING WITHIN BEG A NE COR LOT 27 CROWS NEST TH N88DEG 02'50"W 252.02', N03DEG13'31"E175.04FT, 588DEG02'50"E298.72FT, S18DEG04'36"W182.16FT TO POB SEC2 T22N R8W 11.521 A SPLIT ON 4/30/18 TO 002-003-63 FORMERLY SEC 2 T22N R8W (5*2000) THAT PART OF GOV'T LOTS 3 & 4 LYING N'LYOF		Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
LY OF CAROLYN AVE PT THOF & EXC LYING WITHIN BEG EST TH N88DEG 13'31"E 75.02', 8DEG04'36"W		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value													
09-002-003-64 ON FILE***		Who		When		What		2024		17,300		0		17,300		6,795C											
3 completed		TPC 05/08/2017 INSPECTED		2023		16,100		0		16,100		6,472C															
2-003-50; 2-003-63;		2022		14,400		0		14,400		6,164C																	
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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: S CAROLYN AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: INDIAN LAKES L C  
 MODERN BOOKKEEPING, INC.  
 8252 E LANSING RD  
 DURAND MI 48429

2024 Est TCV 48,125

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors * 400 X 1006.236						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	400.00	1006.24	0.8409	1.2594	90 100	38,125
			<Site Value A> GROUP A	\$10000			10000	100	10,000
			400 Actual Front Feet, 9.24 Total Acres Total Est. Land Value =						48,125

Tax Description: SEC 2 T22N R8W (0\*2000) N 400 FT OF GOV'T LOTS 3 & 4 LYING N'LY OF PLAT OF CROW'S NEST & W'LY OF CAROLYNAVE & COUNTY ROAD. 9.2424A. 00 SPLIT FROM 003-50 FOR 01

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

Comments/Influences: 00 SPLIT FROM 003-50 FOR 01



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,100	0	24,100			13,392C
2023	18,300	0	18,300			12,755C
2022	17,000	0	17,000			12,148C
2021	13,000	0	13,000			11,760C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIEGRIST MICHAEL E & MARG	VEURINK RUTH M TRUST	90,000	08/18/2016	WD	03-ARM'S LENGTH	2016-02780	PROPERTY TRANSFER	100.0
SIEGRIST MICHAEL & MARGAE	SIEGRIST MICHAEL E & MARG	0	11/03/2013	QC	09-FAMILY	2013-03861 QD	PROPERTY TRANSFER	0.0
BRONSON DAVID E & JEAN A	SIEGRIST MICHAEL & MARGAE	16,000	08/31/2012	WD	32-SPLIT VACANT	2012-02925	PROPERTY TRANSFER	100.0
BRONSON DAVID E & JEAN A	BRONSON DAVID E & JEAN A	1	04/11/2012	PTA	21-NOT USED/OTHER	2012-01720 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/07/2014	2014-0304	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
VEURINK RUTH M TRUST 4951 ROSABELLE BEACH HOLLAND MI 49424	2024 Est TCV 126,247 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
F 67' @ 300/	210.01	829.67	0.7516	1.5987	300	100		75,700
210 Actual Front Feet, 4.00 Total Acres						Total Est. Land Value =		75,700

Tax Description	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value	
SPLIT ON 08/28/2012 INTO 009-002-003-83; NEW PARCEL 4.00 ACRES A PARCEL OF LAND BEING PART OF PARCELS B-1 AND B-2 IN A SURVEY DATED 09/18/1996 BY PHIL CASE P.S.#30079, BEING PART OF GOVERNMENT LOT #4 OF SECTION 2, T22N-R08W, LAKE TOWNSHIP MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT NORTH ONE-QUARTER CORNER OF SAID SECTION; THENCE S88°02'50"E, 244.54 FEET (RECORDED AS 226.91 FEET); THENCE SOUTH, 1308.70 FEET (RECORDED AS 1320.81 FEET) TO POB OF PLAT OF CROWS NEST; THENCE S18°10'40"W	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	28.72	80	95	2,183	
	X	Sewer	Total Estimated Land Improvements True Cash Value =			2,183	
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	37,900	25,200	63,100			33,375C
2023	21,400	25,800	47,200			31,786C
2022	15,000	23,700	38,700			30,273C
2021	10,000	21,800	31,800			29,306C

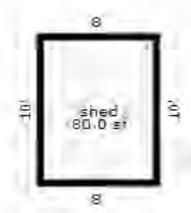
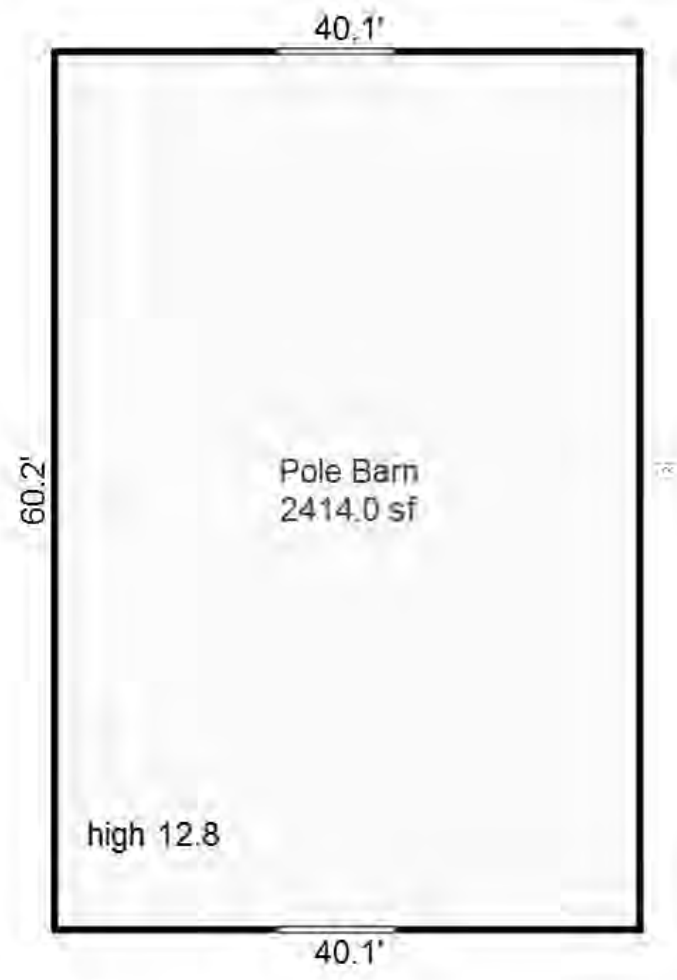
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2414 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 57,782 Total Depr Cost: 52,004 Estimated T.C.V: 48,364			E.C.F. X 0.930		Bsmnt Garage:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			No./Qual. of Fixtures								
Yr Built 2014		Remodeled 0	Trim & Decoration	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls CD	Blt 2014		
Condition: Average		Ex	Ord	Min	0 Amps Service			Ground Area = 0 SF Floor Area = 0 SF.							
Room List		Lg	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		X			Building Areas								
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Stories Exterior Foundation			Size		Cost New	Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1		5,640	5,076		
(2) Windows		(7) Excavation		1			Garages								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Class: CD Exterior: Pole (Unfinished) Base Cost					2414	52,142	46,928	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Many			Notes:					Totals:	57,782	52,004	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ave.			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:							48,364	
Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Few			Lump Sum Items:								
Asphalt Shingle		(10) Floor Support		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											

\*\*\* 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.
MILLER KEITH E	MILLER JUDITH A TRUST	0	10/13/2004	QC	21-NOT USED/OTHER	04--/0439	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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MILLER JUDITH A TRUST 1808 DEERPATH TRL OXFORD MI 48371	2024 Est TCV 49,360
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Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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F 67' @ 300/	109.701052.27	0.8840	1.6966	300	100			49,360
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110 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	49,360
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Tax Description	X	Value
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SEC 2 T22N R8W BEG S 88 DEG 02'50"E	X	
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244.54 FT, S 1308.7FT, S 18 DEG 10'40"W		
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227.41 FT, S 71 DEG49'20"E 795.66 FT FROM		
---	--	--

N 1/4 COR, TH S 18 DEG 12'33"W 1047.72 FT		
---	--	--

S 67 DEG 53' 27"E110 FT, N 18 DEG	X	
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12'24"E 1055.26 FT,N 71 DEG 49'20"W 109.7	X	
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FT TO POB. 2.65A.	X	
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Comments/Influences	Value
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SPLIT FROM 003-80 FOR 98	
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Level	2024	24,700	0	24,700			5,673C
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Rolling	2023	9,000	0	9,000			5,403C
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X Low	2022	7,500	0	7,500			5,146C
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X High	2021	6,300	0	6,300			4,982C
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Landscaped							
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Swamp							
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X Wooded							
----------	--	--	--	--	--	--	--

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

Ravine							
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Wetland							
---------	--	--	--	--	--	--	--

Flood Plain							
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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TPC 04/30/2021	INSPECTED		2024	24,700	0	24,700			5,673C
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TPC 12/27/2017	INSPECTED		2023	9,000	0	9,000			5,403C
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TPC 08/20/2017	INSPECTED		2022	7,500	0	7,500			5,146C
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			2021	6,300	0	6,300			4,982C
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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.
MCPHILLIPS TRUST NO. 1	LEHMAN DUANE S TRUST	50,000	08/15/2017	WD	03-ARM'S LENGTH	2017-02535	PROPERTY TRANSFER	100.0
MC PHILLIPS MICHAEL E & D	MC PHILLIPS TRUST NO.1	0	06/19/2001	QC	21-NOT USED/OTHER	06-0/2488	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LEHMAN DUANE S TRUST 1725 JUNIPER PL APT 101 GOSHEN IN 46526	MAP #:					
	2024 Est TCV 69,028 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE					
			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 2 T22N R8W THAT PART OF GOV'T LOT 4 COMM AT N 1/4 COR OF SEC 2 1685.41 FT TH S 06 DEG 54' 17" W AT RIGHT ANGLES TO N SEC LINE 1711.06 FT TH S 52 DEG 45' 08" E 151.65 FT TO A PT ON THE W'LY R/W LINE TH S 37 DEG 50' W ALONG R/W LINE 161.37 FT TH S 37 DEG 14' 52" W ALONG R/W LINE 125.64 FT TH S 28 DEG 04' 14" W ALONG R/W LINE 313.02 FT TH S 16 DEG 36' 16" WALONG R/W LINE 628.77 FT TH S 32 DEG 49' 10" W ALONG R/W 73.09 FT TH N 73 DEG55' 47" W ALONG N'LY R/W LINE OF WHITE BIRCH AVE 41.39 FT TO POB OF TOM'S BAY TH N 73 DEG T TO POB OF THIS	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

32' 20"W ALG R/W

' 20"W ALG R/W

40"E 153.32 FT TH

FT TH S 18 DEG

64A.



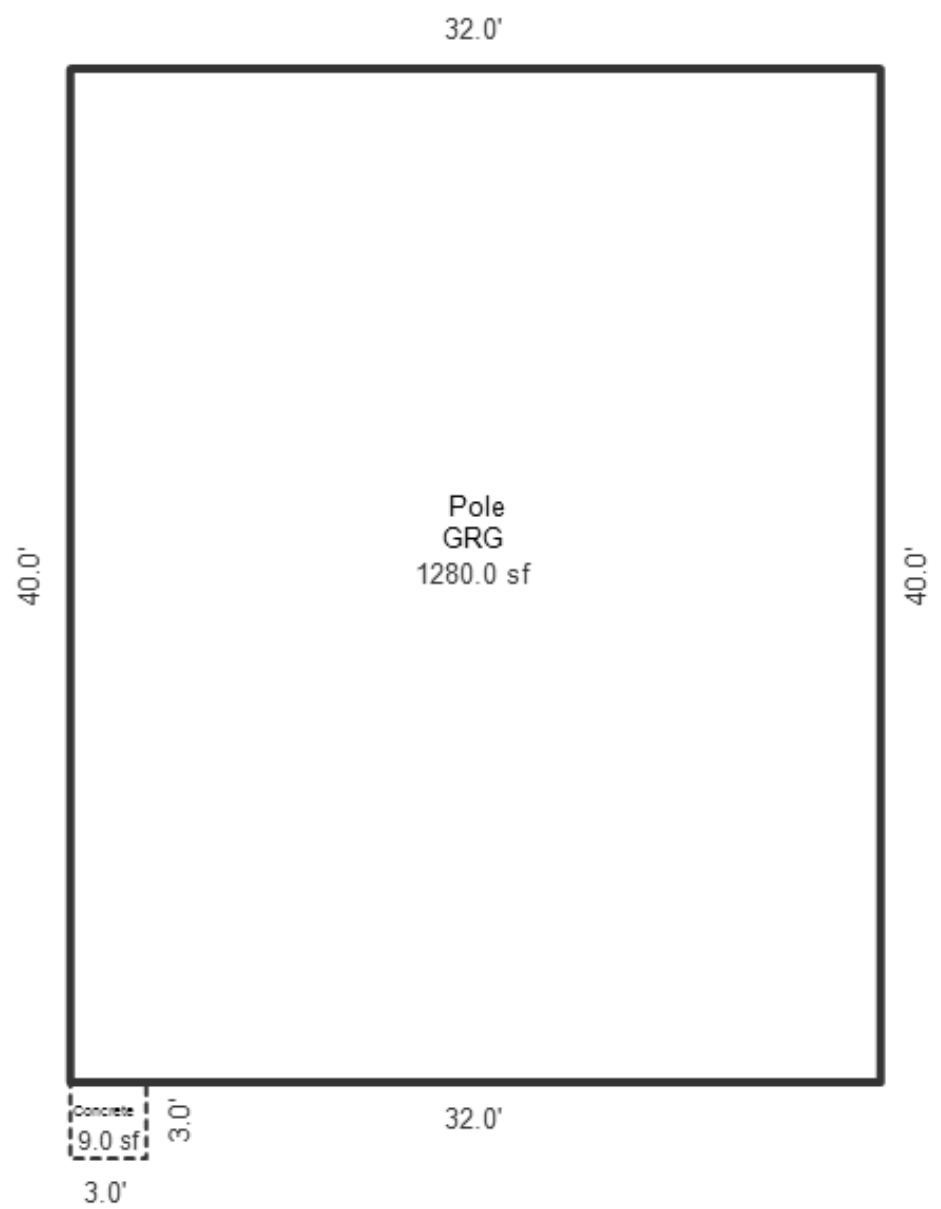
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	22,300	12,200	34,500			18,129C
2023	9,000	11,800	20,800			17,266C
2022	7,500	10,900	18,400			16,444C
2021	6,300	9,900	16,200			15,919C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 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: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior			X No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 30,886 Total Depr Cost: 26,253 Estimated T.C.V: 24,415		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 0	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG				Cls C		Blt 0	
Room List		Doors	Solid	H.C.	(12) Electric			(11) Heating System: No Heating/Cooling							
	Basement	(5) Floors			0 Amps Service			Ground Area = 0 SF							
	1st Floor	Kitchen:			No./Qual. of Fixtures			Floor Area = 0 SF.							
	2nd Floor	Other:			Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
	Bedrooms	Other:			Many Ave. Few			Building Areas							
(1) Exterior		(6) Ceilings			(13) Plumbing			Stories Exterior Foundation							
	Wood/Shingle				Average Fixture(s)			Size Cost New Depr. Cost							
	Aluminum/Vinyl				1			Garages							
	Brick				3 Fixture Bath			Class: C Exterior: Pole (Unfinished)							
	Insulation				2 Fixture Bath			Base Cost							
(2) Windows		(7) Excavation			Softener, Auto			Notes:							
	Many	Basement: 0 S.F.			Softener, Manual			ECF (416 RURAL METES & BOUNDS) 0.930 => TC							
	Avg.	Crawl: 0 S.F.			Solar Water Heat			Totals:							
	Few	Slab: 0 S.F.			No Plumbing										
	Large	Height to Joists: 0.0			Extra Toilet										
	Avg.				Extra Sink										
	Small				Separate Shower										
	Wood Sash	(8) Basement			Ceramic Tile Floor										
	Metal Sash	Conc. Block			Ceramic Tile Wains										
	Vinyl Sash	Poured Conc.			Ceramic Tub Alcove										
	Double Hung	Stone			Vent Fan										
	Horiz. Slide	Treated Wood													
	Casement	Concrete Floor													
	Double Glass	(9) Basement Finish													
	Patio Doors														
	Storms & Screens														
(3) Roof															
	Gable	Recreation SF													
	Hip	Living SF													
	Flat	Walkout Doors (B)													
	Asphalt Shingle	No Floor SF													
	Chimney:	Walkout Doors (A)													
		(10) Floor Support													
		Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS GERALDINE M & EDWA	MORRIS GERALDINE M	0	11/04/2022	QC	09-FAMILY	2022-03566	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7149 W WHITE BIRCH AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/20/1994					
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Owner's Name/Address	MAP #:
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MORRIS GERALDINE M 7149 W WHITEBIRCH AVE LAKE CITY MI 49651	2024 Est TCV 62,942 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
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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.						

Tax Description  
 SEC 2 T22N R8W COMM AT N 1/4 COR SEC 2,  
 TH S 83 DEG 05'43" E 1843.44 FT, TH S 06  
 DEG 54'17" W 1353.22 FT TO POB, TH N 56  
 DEG 33' E 176.91 FT, N 67 DEG 50' E  
 151.29 FT, N 80 DEG 45' E 109.81 FT, S 06  
 DEG 52'30" E 200.17 FT, S 80 DEG 45' W  
 78.88 FT, S 67 DEG 50' W 108.89 FT, S 56  
 DEG 33' W 124.19 FT, N 42 DEG 48'30" W  
 202.7 FT TOPOB. 1.75A.

Comments/Influences



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

* Factors *							
Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	
E 67' @ 170/	312.88	236.68	0.6803	1.1684	170	100	
313 Actual Front Feet, 1.70 Total Acres						Total Est. Land Value =	42,276

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
Wood Frame	29.96	72 50	1,078
Total Estimated Land Improvements True Cash Value =			1,078

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	21,100	10,400	31,500			12,045C
2023	21,100	10,000	31,100			11,472C
2022	20,300	8,800	29,100			10,926C
2021	19,600	7,900	27,500			10,577C

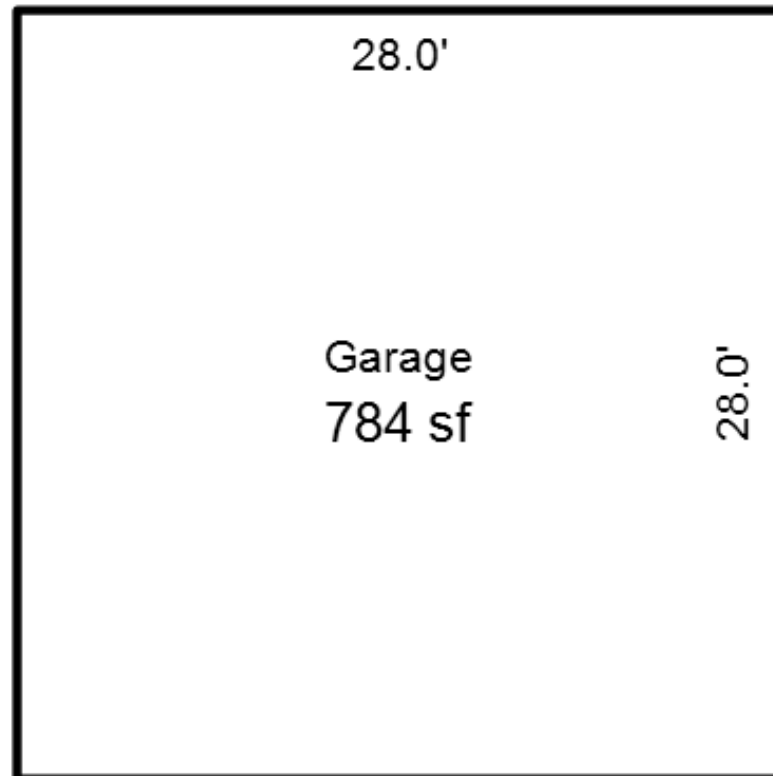
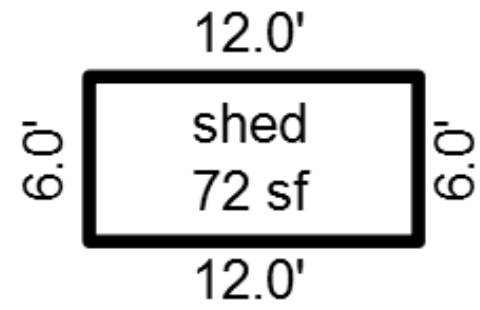
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1986 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame	(4) Interior			X No Heating/Cooling			1					Bsmnt Garage:		
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 28,083 Total Depr Cost: 21,062 Estimated T.C.V: 19,588		E.C.F. X 0.930		Roof:	
Yr Built 1986	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Total Base New : 28,083		Cls CD		
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			Total Depr Cost: 21,062		Blt 1986		
Room List		Doors	Solid	H.C.	(12) Electric			Ground Area = 0 SF Floor Area = 0 SF.			Total Depr Cost: 21,062		Storage Area: 0		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Estimated T.C.V: 19,588		No Conc. Floor: 0		
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			Building Areas			Estimated T.C.V: 19,588		Carport Area:		
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Ex. Ord. Min			Stories Exterior Foundation			Estimated T.C.V: 19,588		Roof:		
	Insulation				Many Ave. Few			Other Additions/Adjustments			Estimated T.C.V: 19,588				
(2) Windows		(7) Excavation			(13) Plumbing			Plumbing			Estimated T.C.V: 19,588				
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			Estimated T.C.V: 19,588				
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			Garages			Estimated T.C.V: 19,588				
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			Estimated T.C.V: 19,588				
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			Estimated T.C.V: 19,588				
Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Fireplaces			Estimated T.C.V: 19,588				
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Wood Stove			Estimated T.C.V: 19,588				
<p>Notes: ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCY: 19,588</p> <p>Totals: 28,083 21,062 18,528 1,612 21,062</p>															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAGNER JEFF & AMY	HINDY GERARD T & MOLLIE M	20,000	05/11/2018	WD	03-ARM'S LENGTH	2018-01576	PROPERTY TRANSFER	100.0
BARTHOLOMEW SAMUEL M & ED	WAGNER JEFF & AMY	0	05/11/2018	WD	16-LC PAYOFF	PTA	PROPERTY TRANSFER	0.0
BARTHOLOMEW SAMUEL & EDIT	WAGNER JEFF & AMY	10,000	11/12/2014	PTA	16-LC PAYOFF	PTA	PROPERTY TRANSFER	100.0
BARTHOLOMEW SAMUEL M	BARTHOLOMEW SAMUEL & EDIT	1	05/24/2012	QC	21-NOT USED/OTHER	2013-01916	PROPERTY TRANSFER	0.0

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

Owner's Name/Address	MAP #:
HINDY GERARD T & MOLLIE M 7939 W PINE DR LAKE CITY MI 49651	2024 Est TCV 41,900

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE
Public Improvements			* Factors * BETWEEN PINE DR & WA, IRR
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			G 67' @ 800/ 37.06 280.14 1.1595 1.2187 800 100 41,900
			25 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 41,900

Tax Description	X	Value
. SEC 2 T22N R8W PARCEL DESC IN THE SURVEY RECORDED IN BLOOK OF SURVEYS S-6 P55 EXC LOT 26 DESC AS: THAT AREA SHOWN AS NOT INCLUDED IN THIS PLAT IN THE PLAT OF CROW'S NEST. APP 1.07 A.		

Comments/Influences	X	Value
AREA BETWEEN PINE DR & WALLEYE CHANNEL		

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	21,000	0	21,000			5,694C
2023	11,200	0	11,200			5,423C
2022	7,500	0	7,500			5,165C
2021	5,000	0	5,000			5,000S

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



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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PRAY JOSEPH E	MAP #:					
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316 W SEMINARY ST	2024 Est TCV 64,267					
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CHARLOTTE MI 48813	Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE		
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Tax Description	Public Improvements	* Factors *		298' X 1463 IRR		
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. SEC 2 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEY'S S-1 P 377 MISS CO REC BEING A PART OF GOV'T LOT 4. 10.01 A.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Comments/Influences	X	Gravel Road	E 67' @ 170/	298.001463.00	0.6886	1.8423	170	100		64,267
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	X	Paved Road	298 Actual Front Feet, 10.01 Total Acres		Total Est. Land Value =					64,267
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	X	Storm Sewer								
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	X	Sidewalk								
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	X	Water								
--	---	-------	--	--	--	--	--	--	--	--

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

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

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

		Street Lights								
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		Standard Utilities								
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		Underground Utils.								
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		Topography of Site								
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		Level								
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	X	Rolling								
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		Low								
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	X	High								
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		Landscaped								
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	X	Swamp								
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	X	Wooded								
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		Pond								
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		Waterfront								
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	X	Ravine								
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		Wetland								
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		Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2024	32,100	0	32,100		6,758C
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					2023	14,000	0	14,000		6,437C
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					2022	16,400	0	16,400		6,131C
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					2021	14,900	0	14,900		5,936C
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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: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status							
W WHITE BIRCH AVE		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 13,563									
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE											
LAKE MISSAUKEE ISLAND ASSOC AYOTTE TODD TREASURER 7139 W WHITE BIRCH AVE LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		E 67' @ 170/ 80.00 150.00 0.9566 1.0425 170 100 ACCESS POINT ONLY 13,563		80 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 13,563											
SEC 2 T22N R8W THAT PART OF SEC 1 & 2 LYING NE'LY OF WHITE BIRCH AVE & SE'LY OF LOT 1 NANCY'S PLAT EXC E 175 FT THOF.		X Paved Road															
Comments/Influences		X Storm Sewer															
WETLAND / LAKE ACCESS - ADJ ROAD RIGHT OF WAY		X Sewer															
		X Electric															
		X Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		X Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		X Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		6,800		0		6,800		386C	
		TPC 04/30/2021		INSPECTED				2023		6,800		0		6,800		368C	
		TPC 12/27/2017		INSPECTED				2022		7,500		0		7,500		351C	
								2021		5,000		0		5,000		340C	



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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: W WHITE BIRCH AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: LAKE MISSAUKEE ISLAND ASSOC  
 AYOTTE TODD TREASURER  
 7139 W WHITE BIRCH AVE  
 LAKE CITY MI 49651

2024 Est TCV 12,396

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements \* Factors \* TRIANGULAR SHAPE

Description Frontage Depth Front Depth Rate %Adj. Reason Value

E 67' @ 170/ 175.00 10.00 0.7866 0.5297 170 100 ACCESS POINT ONLY 12,396

175 Actual Front Feet, 0.04 Total Acres Total Est. Land Value = 12,396

Tax Description: SEC 2 T22N R8W E 175 FT OF ALL THAT PART

SEC 1 & 2 LYING NE'LY OF WHITE BIRCH AVE & SE'LY OF LOT 1 NANCY'S PLAT.

Comments/Influences

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

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
2024	6,200	0	6,200			257C
2023	6,200	0	6,200			245C
2022	7,500	0	7,500			234C
2021	5,000	0	5,000			227C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

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

Property Address: ISLAND IN LAKE MISSAUKEE AVE  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: LAKE MISSAUKEE ISLAND ASSOC  
 AYOTTE TODD TREASURER  
 7139 W WHITE BIRCH AVE  
 LAKE CITY MI 49651

2024 Est TCV 16,717

Improved X Vacant Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE

Public Improvements \* Factors \* ISLAND

Description Frontage Depth Front Depth Rate %Adj. Reason Value

E 67' @ 170/ 76.24 399.95 0.9682 1.3321 170 100 16,717

76 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 16,717

Tax Description: SEC 2 T22N R8W A PCL OF LAND BEING AN ISLAND IN LAKE MISSAUKEE DESC AS COM AT SW COR LOT 67 REDMAN'S ISLE N 2 DEG 25'03" W 258.67 FT TO POB. TH N 11 DEG 20'09" E 76.24 FT N 44 DEG 44'20" E 128.25 FT N 24 DEG 34'17" E 139.75 FT, TH S 35 DEG 41'30" E 96.77 FT, S 21 DEG 27'37" W 93.55 FT, S 55 DEG 33'28" W 225.06 FT, TO POB. .7A

Comments/Influences

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,400	0	8,400			652C
2023	8,400	0	8,400			621C
2022	7,500	0	7,500			592C
2021	5,000	0	5,000			574C

Who When What

TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED

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

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

Property Address: S MARK TRL  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: PIEKACZ KENNETH & WEBER LISA  
 5375 WRIGHT DR  
 TROY MI 48098  
 2024 Est TCV 7,082

Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE  
 \* Factors \* 268'X13'(TO WATERS EDGE)  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 F 67' @ 300/ 13.00 268.00 1.5067 1.2053 300 100 ACCESS POINT ONLY 7,082  
 13 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 7,082

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

Tax Description  
 SEC 2 T22N T8W COM AT N COR LOT 15  
 CLAYTON'S HARBOR S 44 DEG 21' E 10.38 FT  
 TO POB. N 31 DEG 11'30" E 134.65 FT, N 45  
 DEG 57'50" E 134.9 FT, N 24 DEG 48'10" E  
 44.32 FT, TO S COR LOT 14 CLAYTON'S  
 HARBOR, W TO WATERS EDGE SW'LY ALONG  
 WATERS EDGE TO NE PROPERTY LINE LOT 15 TH  
 ALONG NE LINES 43 DEG 21' E TO POB.

Comments/Influences  
 ADJ TO LOT 14 & ALONG S MARK TRL



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,500	0	3,500			847C
2023	3,500	0	3,500			807C
2022	5,000	0	5,000			769C
2021	4,000	0	4,000			745C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITZPATRICK JOSEPH T & EL	PAULITE PAUL	1	06/24/2012	QC	03-ARM'S LENGTH	2018-04196	DEED	100.0
LOPER BRUCE	FITZPATRICK JOSEPH T & EL	500	08/14/2008	QC	03-ARM'S LENGTH		DEED	100.0
DNR	LOPER BRUCE	0	06/25/1999	QC	21-NOT USED/OTHER	2008/2784	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W REDMAN DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PAULITE PAUL 532 GITCHEGUMEE DR BUCKLEY MI 49620	MAP #: 2024 Est TCV 3,592					

Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
E 67' @ 170/	213.00	0.25	0.7489	0.1325	170	100		3,592	
			0.00 Total Acres		Total Est. Land Value =			3,592	

Tax Description  
 . SEC 2 T22N R8W COM AT WATERS EDGE E OF N COR LOT 29 CLAYTON'S HARBOR W TO N COR LOT 29, NE'LY ALONG S SIDE OF REDMAN DRIVE TO NW COR OF LOT 30 TH ALONG WATERS EDGE TO POB.  
 Comments/Influences  
 FROM DNR FOR 00

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	1,800	0	1,800			1,800S
TPC 04/30/2021	INSPECTED		2023	2,900	0	2,900			1,794C
TPC 12/27/2017	INSPECTED		2022	2,800	0	2,800			1,709C
TPC 02/07/2012	INSPECTED		2021	2,600	0	2,600			1,655C

\*\*\* 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: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/06/2023 Qual. Fr. PA 42									
Owner's Name/Address		MAP #:		2024 Est TCV 1,373,760									
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		Improved	X	Vacant	Land Value Estimates for Land Table 4082.4082 LAKE MISSAUKEE NORTH SHORE								
Tax Description		Public Improvements			* Factors *								
SPLIT ON 12/06/2023 FROM 009-003-001-00, RETIRE PIN SYSTEM NOW REQUIRED BY STATE TAX COMMISSION. SEC 3 T22N R8W (18*2023) (20*1999) ENT FRL SEC 3 EXC PLATS OF CROOKED LAKE CHIPPEW A SHORES, SOUTHGATE NO 2, CROOKED LAKE ANNEX, CHEROKEE SHORES & INDIAN LAKES WEST & EXC BEGS 0 DEG 12'26"W 1489.21 FT, S 89 DEG 47'34"E 917.13 FT, N 20 DEG 18'41"E 101.09 FT FROM NW COR OF SEC 3, TH N 68 DEG 16'41'E 100 FT, S 20 DEG 26'07"E 200 FT, S 68 DEG 16'45"W 100 FT. N 20 DEG 26'05"W 200 FT TO POB & EXC AS SHOWN IN BOOK		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Topography of Site			/ACRE	3600/ACRE	381.60 Acres	3600	100				1,373,760
		Level			381.60 Total Acres Total Est. Land Value = 1,373,760								
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
3 completed ; 3-001-00; -001-02,					2024	686,900	0	686,900			592,196C		
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					2022	0	0	0			0		
					2021	0	0	0			0		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAIDWOOD JOHN W TRUST	HAWKINS KRYSTAL L	1	04/21/2023	WD	09-FAMILY	2023-01161	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	BRAIDWOOD JOHN W TRUST	20,000	08/01/2018	WD	32-SPLIT VACANT	2019-00074	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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HAWKINS KRYSTAL L 7836 N 30TH ST RICHLAND MI 49083	2024 Est TCV 18,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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<Site Value D> INDIAN LK SPLIT					18000	100		18,000
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75 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 18,000
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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2019-00074 BEG S0DEG12'26"W 1651.77FT AND S89DEG47'34"E 1048.65 FT FROM NW COR OF NW1/4 TH N20DEG15'52"W 75 FT, N68DEG16'45"E 100FT, S20DEG15'52"E 75FT, S68DEG16'45"W100FT TO POB. FORMERLY PART OF 009-003-001-00													
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Comments/Influences
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SPLIT ON 02/05/2019 COMPLETED 02/05/2019 TIM 2019-00074 SOLD 8/1/2018; PARENT PARCEL(S): 009-003-001-00; CHILD PARCEL(S): 009-003-001-80;
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Topography of Site
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Level
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Rolling
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Low
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High
------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	9,000	0	9,000			9,000S
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2023	9,000	0	9,000			9,000S
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2022	9,000	0	9,000			9,000S
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2021	9,000	0	9,000			9,000S
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 05/06/2018	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.
INDIAN LAKES L C	HABEL MICHAEL A & ELAINE	33,000	10/28/2023	WD	32-SPLIT VACANT	2024-00181	DEED	100.0

Property Address: S OAK DR  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: HABEL MICHAEL A & ELAINE TRUST  
 45521 LILAC LN  
 BELLEVILLE MI 48111  
 2024 Est TCV 18,000

Improved  Vacant  Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value D> INDIAN LK SPLIT 18000 100 18,000  
 112 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 18,000

Tax Description: BEG 246.4 FT E, 132.7FT S, S 39DEG 21'00" E 25.7 FT FROM NW COR TH S 39DEG21'00" E 112 FT N 50DEG39'00"E 100 FT, N 39DEG 21'00"W 112FT, S 50DEG 39'00" W 100 FT TO POB. SEC3 T22N R8W .26A  
 SPLIT ON 12/06/2023 FROM 009-003-001-00;  
 Comments/Influences: Split/Comb. on 12/06/2023 completed 12/06/2023 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-02, 009-003-001-81;

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

Who When What: TPC 04/30/2021 INSPECTED

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



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
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Owner's Name/Address	MAP #:					
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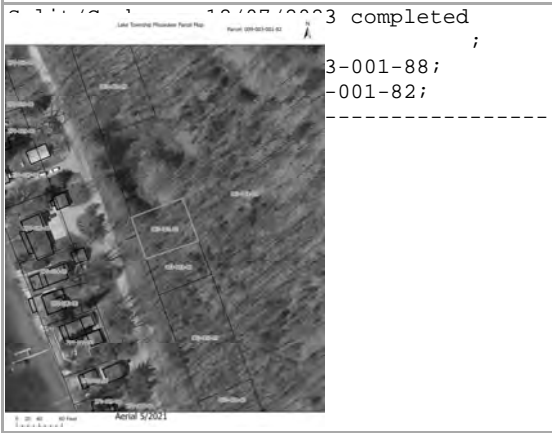
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 18,000					
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Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
Public Improvements			

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			18,000

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
SEC 3 T22N RSW BEG E 246.4 FT, S 132.7 FT S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 450 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 75 FT, N 69 DEG 31'03"E 100 FT, N 20 DEG 28'58"W 75 FT, S 69 DEG 31'02"W 100 FT TO POB. .17A. SPLIT ON 03/20/2023 FROM 009-003-001-00; SPLIT/COMBINED ON 12/07/2023 FROM 009-003-001-88;	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,000	0	9,000			275C
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HAUCK EDMUND CHRIS TRUST	22,000	10/28/2023	WD	32-SPLIT VACANT	2024-00126	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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HAUCK EDMUND CHRIS TRUST 5470 BROOKDALE RD BLOOMFIELD HILLS MI 48304		2024 Est TCV 18,000				
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Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000 100		18,000
75 Actual Front Feet, 0.18 Total Acres Total Est. Land Value =							18,000

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
SEC 3 T22N R8W BEG 246.4 FT E, 132.7 FT S, S39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT FROM NW COR SEC 3, S 20 DEG 28'58"E 75 FT, N 69 DEG 31'02"E 100 FT, N 20 DEG 28'58"W 84.43 FT, S64DEG 42"30" W 100.61 FT TO POB. .18 A M/L SPLIT ON 3/20/2023 FROM 009-003-001-00; SPLIT ON 12/07/2023 FROM 009-003-001-89;		


Comments/Influences		
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Split/Comb. on 12/07/2023 completed 12/07/2023 TIM ;		
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Parent Parcel(s): 009-003-001-89;		
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009-003-001-83;		
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	Topography of Site	
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	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
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

Who	When	What				
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	TPC 04/30/2021 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.
INDIAN LAKES L C	ANDERSEN CHRISTIAN J TRUS	44,000	10/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023-03352	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	MAP #:					
	2024 Est TCV 18,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
X			<Site Value D> INDIAN LK SPLIT	75	Actual	Front Feet, 0.17	Total Acres	18,000
			Total Est. Land Value =					18,000

**Tax Description**  
 SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"W 75 FT, FROM NW COR, TH S 20 DEG 28'58"W 75 FT, TH N69 DEG 31'02" E 100 FT, N 20DEG 28'58" W 75 FT, S 69 DEG 31'02" W 100 FT TO POB. .17 A M/L  
 SPLIT ON 3/20/2023 FROM 009-003-001-00;  
 SPLIT ON 12/07/2023 FROM 009-003-001-89;

**Comments/Influences**

Split/Comb. on 12/07/2023 completed 12/07/2023 TIM

009-003-001-89;  
 001-84,  
 001-86;



Topography of Site

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

Who When What

TPC 04/30/2021 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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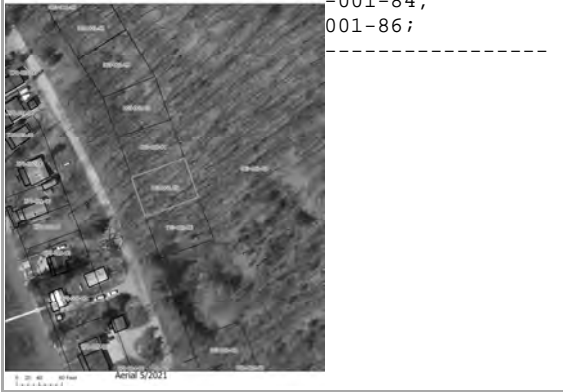
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	ANDERSEN CHRISTIAN J TRUS	44,000	10/28/2023	WD	19-MULTI PARCEL ARM'S LE	2023-03352	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
ANDERSEN CHRISTIAN J TRUST 3521 E KELLY RD FALMOUTH MI 49632	2024 Est TCV 18,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
SEC 3 T22N R8W BEG 246.4 FT E, 132.7 FT S S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 150 FT, FROM NW COR TH, S 20 DEG 28'58"W 75 FT, N 69 DEG 31'02"E 100 FT, N 20 DEG 28'58"W 75 FT, S69 DEG 31'02" W 100.00 FT TO POB. .17 A M/L SPLIT ON 3/20/2023 FROM 009-003-001-00; SPLIT ON 12/07/2023 FROM 009-003-001-89;		X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value D> INDIAN LK SPLIT	75 Actual Front Feet,	0.17 Total Acres	18000	100	Total Est. Land Value =			18,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	9,000	0	9,000			9,000S
TPC 04/30/2021 INSPECTED	2023	0	0	0			0
	2022	0	0	0			0
	2021	0	0	0			0

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Missaukee, Michigan

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	LOVE ROBERT B	22,000	10/28/2023	WD	32-SPLIT VACANT	2023-03304	DEED	100.0

Property Address: S OAK DR  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

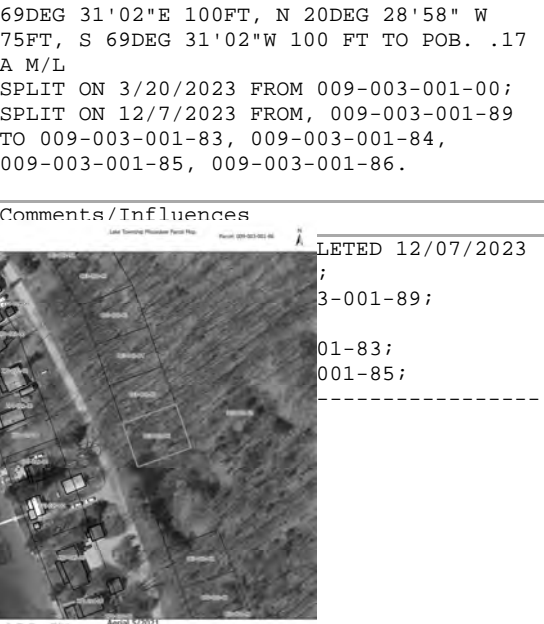
School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: LOVE ROBERT B  
 312 GRAND RIVER RD  
 BANCROFT MI 48414  
 2024 Est TCV 18,000

Improved X Vacant Land Value Estimates for Land Table 4085.4085 CROOKED LAKE  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75, S 20 DEG 28'58"E 225 FT, FROM NW COR TH, S 20DEG 28'58" E 75FT, N 69DEG 31'02"E 100FT, N 20DEG 28'58" W 75FT, S 69DEG 31'02"W 100 FT TO POB. .17 A M/L  
 SPLIT ON 3/20/2023 FROM 009-003-001-00; SPLIT ON 12/7/2023 FROM, 009-003-001-89 TO 009-003-001-83, 009-003-001-84, 009-003-001-85, 009-003-001-86.  
 X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences: LETED 12/07/2023 ; 3-001-89; 01-83; 001-85; -----  
 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
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
S OAK DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 18,000		
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		Dirt Road		<Site Value D> INDIAN LK SPLIT		18000 100 18,000				
BEG E 246.4 FT, S 132.7 FT, S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT, S 20 DEG 28'58"E 525 FT FROM NW COR SEC 3, TH S 20 DEG 28'58"E 70.22 FT, N 68 DEG 16'45"E 100 FT, N 20 DEG 28'58"W 68.05 FT, S 69 DEG 31'02"W 100 FT TO POB. .16A. SPLIT ON 12/7/2023 PART TO 009-003-001-89 FORMERLY AT 3/2023 SEC 3 T22N RSW (1 *2023) BEG E 246.4 FT, S 132.7 FT, S 39 DEG 2L'00"E 360.26 FT, S 31 DEG 35'00"E 499.75 FT. S 20 DEG 28'58"E 450 FT FROM		Gravel Road		70 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value = 18,000				
LAKES PLANNING BOARD FILE # 2023-003-001-00; 3 completed ; 3-001-88; -001-82; ----- 3 completed ; 3-001-00; -001-88,		Paved Road		Topography of Site		Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Storm Sewer		X Level		2024 9,000 0 9,000 258C				
		Sidewalk		Rolling		2023 0 0 0 0				
		Water		Low		2022 0 0 0 0				
		Sewer		High		2021 0 0 0 0				
		Electric		Landscaped						
		Gas		Swamp						
		Curb		X Wooded						
		Street Lights		Pond						
		Standard Utilities		Waterfront						
		Underground Utils.		Ravine						
		Who		When		What				
		TPC 04/30/2021 INSPECTED								



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	PEASE DAVID J & KIMBERLY	22,000	10/28/2023	WD	32-SPLIT VACANT	2024-00033	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PEASE DAVID J & KIMBERLY G 364 E LEIGH ST HOMER MI 49245		2024 Est TCV 18,000				

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			<Site Value D> INDIAN LK SPLIT 18000 100 18,000
			86 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 18,000

**Tax Description**  
 SEC 3 T22N R8W BEG E 246.4 FT, S 132.7 FT S 39 DEG 21'00"E 360.26 FT, S 31 DEG 35'00"E 413.83 FT FROM NW COR SEC 3, TH S 31 DEG 35'00"E 85.92 FT, N 64 DEG 42'30" E 100.61 FT, N 31 DEG 26'05"W 96.92 FT, TH S58 DEG 25'00" W 100.00 FT TO POB. .21 A M/L  
 SPLIT ON 3/20/2023 FROM 009-003-001-00;  
 SPLIT ONT 12/7/2023 TO 009-003-001-83, 009-003-001-84, 009-003-001-85, 009-003-001-86.

**Comments/Influences**



3-001-89;  
 -001-86;  
 -----  
 LETED 12/07/2023  
 ;  
 3-001-89;  
 001-83,  
 001-85,

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

Topography of Site

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

Who When What

TPC 04/30/2021 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,000	0	9,000			9,000S
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	MORTENSON RONALD L TRUST	12,000	11/13/2017	WD	32-SPLIT VACANT	2017-03726	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
689 SW OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	03/29/2018	2018-0077	100%
Owner's Name/Address	P.R.E. 0%					
MORTENSON RONALD L TRUST 790 SW OAK DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 50,382 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID			<Site Value D> INDIAN LK SPLIT	18000	100				18,000
				50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =	18,000

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID	D/W/P: 4in Ren. Conc.	8.18	129 50	527
	Total Estimated Land Improvements True Cash Value =			527

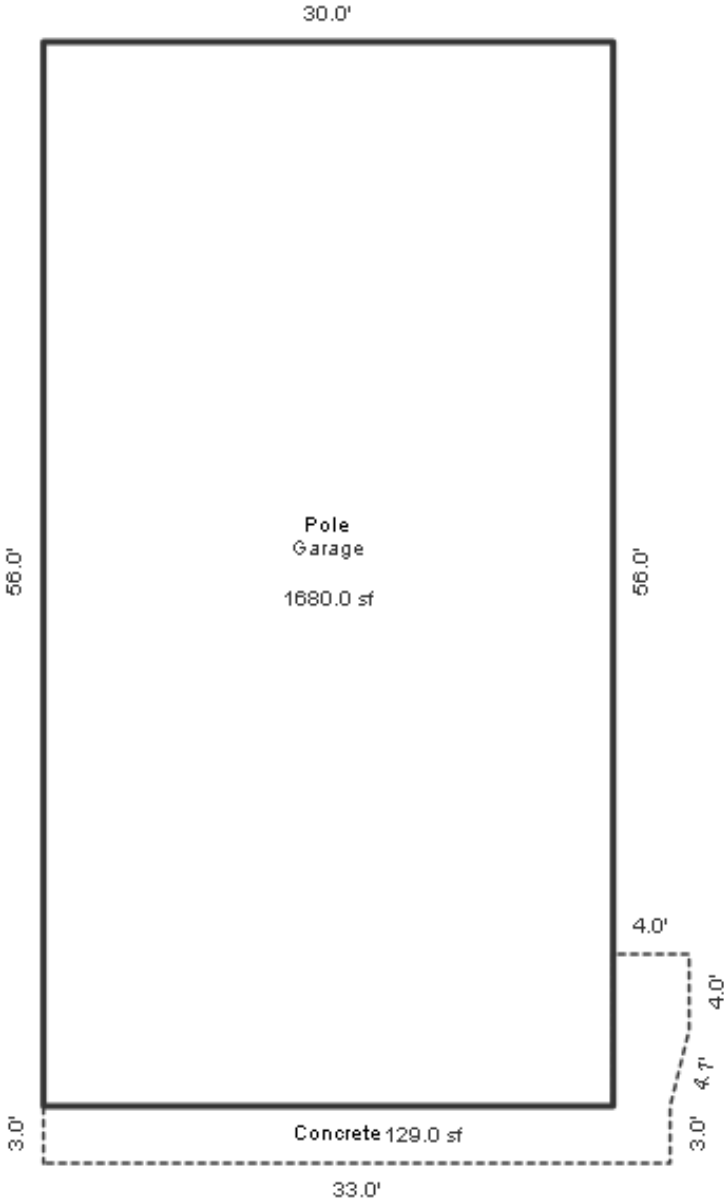
Tax Description	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID	Topography of Site	2024	9,000	16,200	25,200			21,414C
	Level	2023	9,000	15,800	24,800			20,395C
PARCEL B ON SURVEY THAT PART OF THE WEST 1/4 SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO. 2, THENCE N17DEG57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO.2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N17°57'E 50.00 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, THENCE S63°20'E 101.17 FEET, THENCE S17°57'W 50.00 FEET PARELLEL TO AND 100 FEET PERPENDICULAR TO SAID	Rolling	2022	7,500	14,700	22,200			19,424C
	Low	2021	6,000	13,900	19,900			18,804C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1680 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 6 Floor Area: 0 Total Base New : 36,439 Total Depr Cost: 34,253 Estimated T.C.V: 31,855
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2018		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Building Areas				
Yr Built 2018		Remodeled 0		Doors Solid H.C.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			Lump Sum Items:			3 Fixture Bath		Other Additions/Adjustments		1 -4,646 -4,367			
Room List		Basement			Lump Sum Items:			Garages		Class: C Exterior: Pole (Unfinished)		1 547 514			
Basement		1st Floor			Lump Sum Items:			Door Opener		Base Cost		1680 40,538 38,106			
1st Floor		2nd Floor			Lump Sum Items:			Base Cost		Notes:		Totals: 36,439 34,253			
2nd Floor		Bedrooms			Lump Sum Items:			Base Cost		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		31,855			
Bedrooms		(6) Ceilings			Lump Sum Items:			Base Cost							
(1) Exterior		Wood/Shingle			Lump Sum Items:			Base Cost							
Wood/Shingle		Aluminum/Vinyl			Lump Sum Items:			Base Cost							
Aluminum/Vinyl		Brick			Lump Sum Items:			Base Cost							
Brick		Insulation			Lump Sum Items:			Base Cost							
Insulation		(7) Excavation			Lump Sum Items:			Base Cost							
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Base Cost							
Many Avg. Few		Large Avg. Small			Lump Sum Items:			Base Cost							
Wood Sash		(8) Basement			Lump Sum Items:			Base Cost							
Metal Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Base Cost							
Vinyl Sash		(9) Basement Finish			Lump Sum Items:			Base Cost							
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Base Cost							
Horiz. Slide		(10) Floor Support			Lump Sum Items:			Base Cost							
Casement		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Base Cost							
Double Glass		Asphalt Shingle			Lump Sum Items:			Base Cost							
Patio Doors		Chimney:			Lump Sum Items:			Base Cost							
Storms & Screens		*** Information herein deemed reliable but not guaranteed***			Lump Sum Items:			Base Cost							



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	SILVER MICHAEL & BONNIE	12,000	11/13/2017	WD	03-ARM'S LENGTH	2017-03866	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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SW OAK DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/02/2019					

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

SILVER MICHAEL & BONNIE 720 SW OAK DR LAKE CITY MI 49651	2024 Est TCV 18,000
--	---------------------

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
Public Improvements			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value D> INDIAN LK SPLIT 18000 100 18,000 50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 18,000

Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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PARCEL 23A FROM SURVEY PART OF THE WEST 1/4, SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 20, OF THE PLAT OF SOUTHGATE NO.2, THENCE N17°57'E 236.90 FEET ALONG THE WESTERLY LINE OF THE PLATTED ROAD OF OAK DRIVE TO THE CORNER COMMON TO LOTS 23 & 24 OF SAID PLAT OF SOUTHGATE NO. 2, THENCE S72°03'E 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR SAID OAK DRIVE AND TO THE POINT

20'E 101.17 FEET  
ALLEL TO AND 100  
ID EASTERLY RIGHT  
20'W 101.17 FEET  
RLY RIGHT OF WAY  
00 FEET ALONG  
LINE TO THE POINT  
0.115 ACRES MORE  
N ON FILE\*\*\*

7 completed  
;  
8-001-00;  
-001-90,

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Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	9,000	0	9,000			6,832C
TPC 05/06/2018	INSPECTED		2023	9,000	0	9,000			6,507C
TPC 12/27/2017	INSPECTED		2022	7,500	0	7,500			6,198C
			2021	6,000	0	6,000			6,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	HELMSTADTER DONALD	18,000	06/09/2017	WD	32-SPLIT VACANT	2017-01875	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HELMSTADTER DONALD 48638 PINE HILL DR PLYMOUTH MI 48170	MAP #:					
	2024 Est TCV 18,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value D> INDIAN LK SPLIT					18000	100		18,000
75 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			18,000

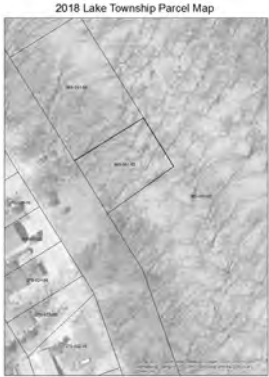
**Tax Description**  
 SPLIT ON 05/15/2017 FROM 009-003-001-00 PART OF NW 1/4 SEC3T22NR8W BEG S0DEG12'26"W 700.67' & S89DEG47'35"E 656.81' FROM NW COR SEC3 TH N58DEG25'E 100', S31DEG35'E 75', S58DEG25'W 10', N31DEG35'W 75' TO POB .17A

**Comments/Influences**  
 Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ;  
 Parent Parcel(s): 009-003-001-00;  
 Child Parcel(s): 009-003-001-94, 009-003-001-93, 009-003-001-92;

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

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- 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
2024	9,000	0	9,000			9,000S
2023	9,000	0	9,000			9,000S
2022	9,000	0	9,000			9,000S
2021	9,000	0	9,000			9,000S

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

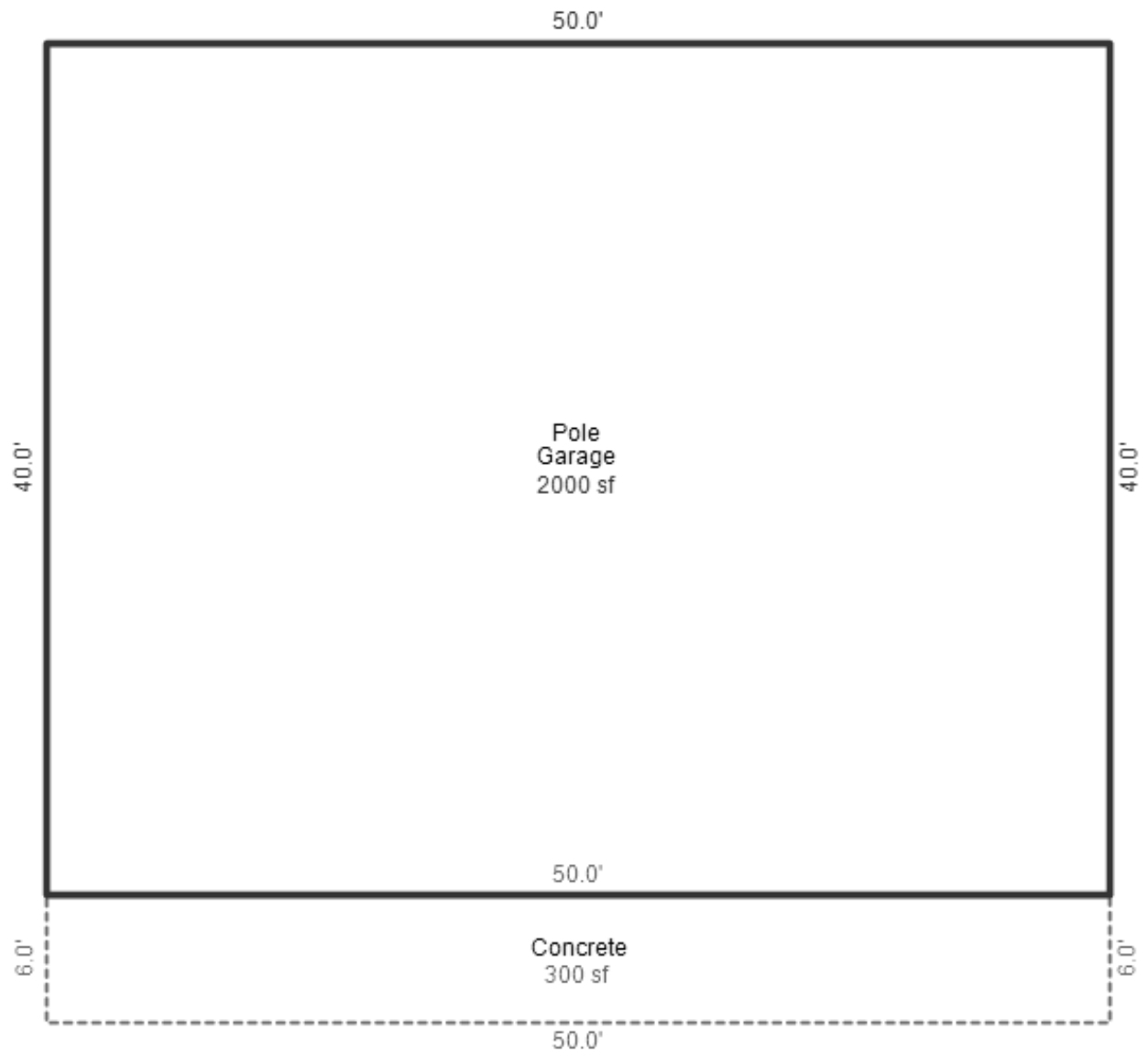


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	12/19/2023	QC	09-FAMILY	2023-03384	PROPERTY TRANSFER	0.0					
SKAGGS MATTHEW D & STACY	SKAGGS MATTHEW D & STACY	0	11/07/2018	QC	09-FAMILY	2018-03975	DEED	0.0					
MOORE GABRIEL G & STACY L	SKAGGS MATTHEW D & STACY	192,000	11/06/2018	WD	19-MULTI PARCEL ARM'S LE	2018-03732	DEED	100.0					
INDIAN LAKES L C	MOORE GABRIEL G & STACY L	18,000	05/12/2017	WD	32-SPLIT VACANT	2017-01615	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
S OAK DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/27/2022		2022-0679	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 59,973 TCV/TFA: 0.00							
SKAGGS MATTHEW D & STACY D & SKAGGS MICHELLE R 111 HIGHFIELD RD BATTLE CREEK MI 49017		X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE									
Tax Description		Public Improvements		* Factors *									
5/2017 SPLIT FROM 009-003-001-00 PART OF THE NW 1/4 SEC3T22NR8W BEG S0DEG12'26"W 573.17' & S89DEG47'34"E 577.79' FROM NW COR SEC3 TH N31DEG 35'W 75', N58DEG25' 100', S31DEG35'E 75', S58DEG25'W 100' TO POB. .17A		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Topography of Site		D/W/P: 4in Ren. Conc.		8.18	300	50	Total Estimated Land Improvements True Cash Value =		1,227		
Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ; Parent Parcel(s): 009-003-001-00; Child Parcel(s): 009-003-001-94, 009-003-001-93, 009-003-001-92;		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X	Who	When	What	2024	9,000	21,000	30,000	30,000S			
		X	JWV	12/03/2022	INSPECTED	2023	9,000	20,500	29,500	29,500S			
		X	JWV	11/04/2022	INSPECTED	2022	9,000	0	9,000	9,000S			
		X	TPC	05/06/2018	INSPECTED	2021	9,000	0	9,000	9,000S			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																													
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2000 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:																																															
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 2 Floor Area: 0 Total Base New : 44,707 Total Depr Cost: 43,813 Estimated T.C.V: 40,746																																												
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 0.930																																																		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric																																																				
A-Frame		Trim & Decoration		No./Qual. of Fixtures			0 Amps Service																																																				
Wood Frame		Ex		Ord			Min																																																				
Building Style: GRG		Size of Closets		Lg			Ord		Small																																																		
Yr Built 2022		Remodeled 0		Doors			Solid		H.C.																																																		
Condition: Average		(5) Floors		Kitchen:			Other:																																																				
Room List		Basement		1st Floor			2nd Floor		Bedrooms																																																		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing																																																				
Wood/Shingle		Many		Avg.			Large		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																		
Aluminum/Vinyl		Ex.		Ord.			Min																																																				
Brick		Many		Ave.			Few																																																				
Insulation		(7) Excavation		Average Fixture(s)			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																				
(2) Windows		(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																				
Wood Sash		Conc. Block		Lump Sum Items:																																																							
Metal Sash		Poured Conc.																																																									
Vinyl Sash		Stone																																																									
Double Hung		Treated Wood																																																									
Horiz. Slide		Concrete Floor																																																									
Casement		(9) Basement Finish																																																									
Double Glass		Recreation SF																																																									
Patio Doors		Living SF																																																									
Storms & Screens		Walkout Doors (B)																																																									
(3) Roof		No Floor SF																																																									
Gable		Walkout Doors (A)																																																									
Hip		(10) Floor Support																																																									
Flat		Joists:																																																									
Asphalt Shingle		Unsupported Len:																																																									
Chimney:		Cntr.Sup:																																																									
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2022 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>-4,646</td> <td>-4,553</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>2</td> <td>1,093</td> <td>1,071</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>2000</td> <td>48,260</td> <td>47,295</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>44,707</td> <td>43,813</td> </tr> </tbody> </table> Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 40,746												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-4,646	-4,553	Garages						Class: C Exterior: Pole (Unfinished)						Door Opener			2	1,093	1,071	Base Cost			2000	48,260	47,295	Totals:				44,707	43,813
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																						
Plumbing																																																											
3 Fixture Bath			1	-4,646	-4,553																																																						
Garages																																																											
Class: C Exterior: Pole (Unfinished)																																																											
Door Opener			2	1,093	1,071																																																						
Base Cost			2000	48,260	47,295																																																						
Totals:				44,707	43,813																																																						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	LANTERMAN BRENT R & SUSAN	18,000	05/12/2017	WD	32-SPLIT VACANT	2017-02143	PROPERTY TRANSFER	100.0

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

S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
----------	------------------------------------	--	--	--	--	--

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

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

LANTERMAN BRENT R & SUSANNE M 17 MARTIN RD TEWKSBURY MA 01876	2024 Est TCV 18,000					
---	---------------------	--	--	--	--	--

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
----------	---	--------	--	--	--	--

Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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<Site Value D> INDIAN LK SPLIT					18000 100		18,000
--------------------------------	--	--	--	--	-----------	--	--------

75 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	18,000
--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road					
-----------------	---	-----------	--	--	--	--	--

SPLIT ON 05/15/2017 FROM 009-003-001-00		Gravel Road					
---	--	-------------	--	--	--	--	--

PART OF NW1/4 SEC3T22NR8W BEG		Paved Road					
-------------------------------	--	------------	--	--	--	--	--

S0DEG12'26"W445.68' & S89DEG47'34"E		Storm Sewer					
-------------------------------------	--	-------------	--	--	--	--	--

498.76' FROM NW COR SEC 3 TH		Sidewalk					
------------------------------	--	----------	--	--	--	--	--

N50DEG39'11"E 10.93', S31DEG35'E88.63',		Water					
---	--	-------	--	--	--	--	--

S58DEG25'W 10', N31DEG35'W75' TO POB. .19		Sewer					
---	--	-------	--	--	--	--	--

A		Electric					
---	--	----------	--	--	--	--	--

Comments/Influences		Gas					
---------------------	--	-----	--	--	--	--	--

Split/Comb. on 05/16/2017 completed		Curb					
-------------------------------------	--	------	--	--	--	--	--

05/16/2017 TIM ;		Street Lights					
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Parent Parcel(s): 009-003-001-00;		Standard Utilities					
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Child Parcel(s): 009-003-001-94,		Underground Utils.					
----------------------------------	--	--------------------	--	--	--	--	--

009-003-001-92, 009-003-001-92;		Topography of Site					
---------------------------------	--	--------------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

		PRIVATE RD					
--	--	------------	--	--	--	--	--

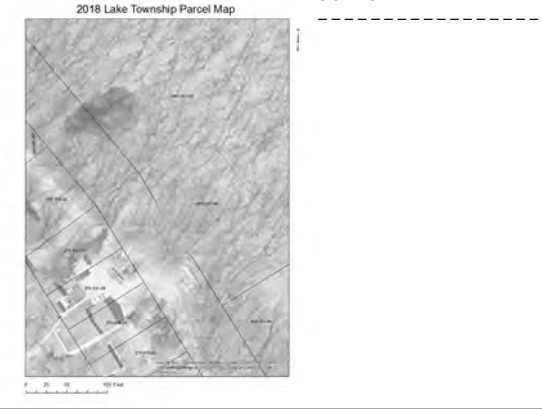
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
------	------------	----------------	----------------	-----------------	----------------	---------------

2024	9,000	0	9,000			9,000S
------	-------	---	-------	--	--	--------

2023	9,000	0	9,000			9,000S
------	-------	---	-------	--	--	--------

2022	9,000	0	9,000			9,000S
------	-------	---	-------	--	--	--------

2021	9,000	0	9,000			9,000S
------	-------	---	-------	--	--	--------



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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.
INDIAN LAKES L C	ESAU STEVEN & PICARD ROBE	36,000	07/09/2016	WD	32-SPLIT VACANT	2016-02581	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ESAU STEVEN & PICARD ROBERTA 4992 W LIBERTY RD ANN ARBOR MI 48103	MAP #:					
	2024 Est TCV 25,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> BACK LOT					25000	100	25,000
			100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =							25,000

**Tax Description**  
 2016-02581 PART OF THE NORTHWEST 1/4, SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S00°L2126"W 573.17 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47' 34"E 577.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FOR OAK DRIVE AND TO THE POINT OF BEGINNING, THENCE N58°25'E 100.00 FEET, THENCE S31°35'E 150.00 FEET, THENCE S58°25'W 100.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY

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

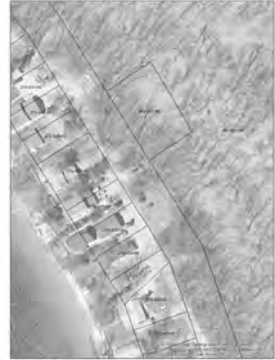
Topography of Site

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

0.00 FEET ALONG O THE POINT OF 34 ACRES MORE OR TS, RESERVATIONS RD.

6 completed PT TRANSFER TO

3-001-00; -001-95;



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Who	When	What
TPC	12/27/2017	INSPECTED
JWV	11/15/2016	INSPECTED
TPC	08/15/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,500	0	12,500			4,302C
2023	12,500	0	12,500			4,098C
2022	12,500	0	12,500			3,903C
2021	12,500	0	12,500			3,779C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLACKHURST SCOTT D & CHRI	BLACKHURST SCOTT D & CHRI	0	07/13/2017	WD	09-FAMILY	2017-02280	DEED	0.0
INDIAN LAKES DEVELOPMENT	BLACKHURST SCOTT D & CHRI	18,000	08/20/2011	WD	03-ARM'S LENGTH	2011-03522	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BLACKHURST SCOTT D & CHRISTINE M 20489 LEXINGTON BLVD NORTHVILLE MI 48167	MAP #:					
	2024 Est TCV 18,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
X			<Site Value D> INDIAN LK SPLIT 18000 100 18,000							
			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 18,000							

**Tax Description**  
 Part of the West 1/2 of the Northwest 1/4 of Section 3, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as Commencing at the Northwest Corner of Section 3, thence S00012'26"W 1862.63 feet along the West line of said Section 3, thence S89°47'34"E 1127.36 feet to a point on the East Right of Way line of Oak Drive, thence N20015'52"W 150.00 feet along said Right of Way line to the Point of Beginning, thence N20015'52"W 75.00 feet along said Right of Wav line. thence N68°16'45"E 100.00



75.00 feet,  
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 servation and  
 2011 SPLIT FROM  
 THE NORTHWEST 1/2  
 LAKE TOWNSHIP,  
 AN MORE FULLY  
 AT THE NORTHWEST  
 NCE S00012'26"W  
 EST LINE OF SAID  
 36 FEET TO A

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- X Rolling
- X Low
- X High
- 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
2024	9,000	0	9,000			7,059C
2023	9,000	0	9,000			6,723C
2022	9,000	0	9,000			6,403C
2021	9,000	0	9,000			6,199C

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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.
GIZINSKI CLAUDIA L	GIZINSKI CLAUDIA L TRUST	0	12/10/2021	QC	09-FAMILY	2021-04251	DEED	0.0
GIZINSKI THOMAS E & CLAUD	GIZINSKI CLAUDIA L	0	02/05/2021	QC	09-FAMILY	2021-00793	DEED	0.0
INDIAN LAKES DEVELOPMENT	GIZINSKI THOMAS & CLAUDIA	18,000	08/20/2011	WD	03-ARM'S LENGTH	2011-03545	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/04/2016	2016-0506	100%

Owner's Name/Address	MAP #:
GIZINSKI CLAUDIA L TRUST 380 S OAK DR LAKE CITY MI 49651	2024 Est TCV 73,899 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00012'26"W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE AND THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE, THENCE N68°16'45"E 100.00 FEET THENCE S20015'52"E 75.00 FEET	X Dirt Road								
	X Gravel Road								

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
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	2024	9,000	27,900	36,900			28,291C
X Rolling	2023	9,000	23,300	32,300			26,944C
X Low	2022	9,000	22,300	31,300		31,300W	25,661C
X High	2021	9,000	21,000	30,000			23,196C



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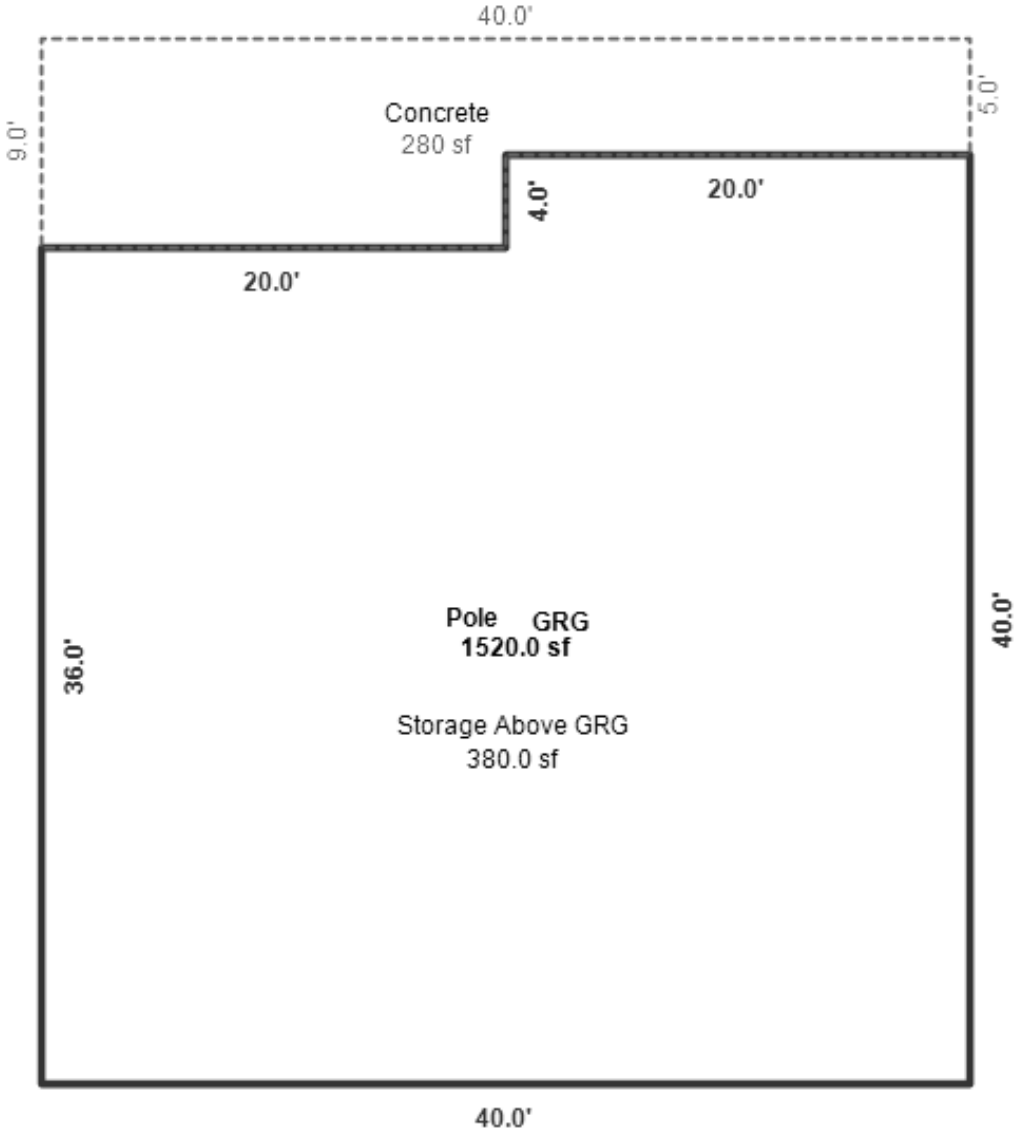
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/19/2023	INSPECTED	2023	9,000	23,300	32,300			26,944C
JWV	10/06/2021	INSPECTED	2022	9,000	22,300	31,300		31,300W	25,661C
JWV	09/25/2020	INSPECTED	2021	9,000	21,000	30,000			23,196C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1520 % Good: 0 Storage Area: 380 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 38,346 Total Depr Cost: 36,812 Estimated T.C.V: 53,746								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.460								
	Yr Built 2021	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	(12) Electric								
	Room List	Doors	Solid	H.C.	0 Amps Service			No./Qual. of Fixtures							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C	Blt 2021	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			Many Ave. Few			(11) Heating System: No Heating/Cooling					
	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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96					
	(2) Windows	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Building Areas					
	Many Avg. Few	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Stories Exterior Foundation			Size	Cost New	Depr. Cost	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments					
	(3) Roof	Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing 3 Fixture Bath			1	-4,646	-4,460
	Gable Hip Flat	Gambrel Mansard Shed							Garages						
	Asphalt Shingle							Class: C Exterior: Pole (Unfinished)							
								Storage Over Garage			380	5,221	5,012		
								Door Opener			2	1,093	1,049		
								Base Cost			1520	36,678	35,211		
								Totals:				38,346	36,812		
								Notes:			ECF (4085 CROOKED LAKE) 1.460 => TCV: 53,746				

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





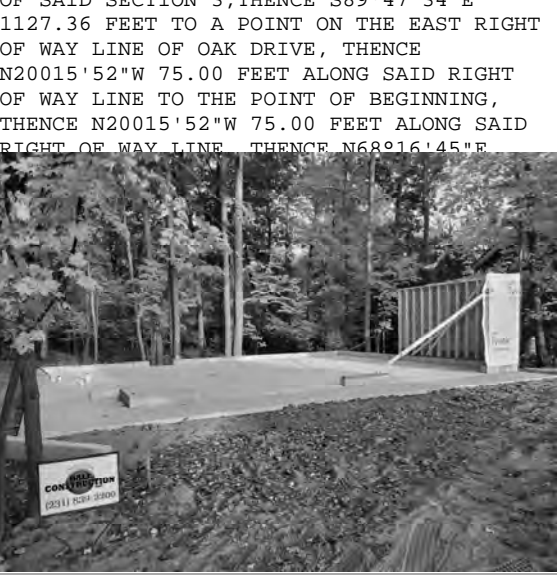
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES DEVELOPMENT	ROBINSON BARRY C	18,000	08/20/2011	WD	32-SPLIT VACANT	2011-02743	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
375 S OAK DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/11/2023	2023-0598	0%
Owner's Name/Address	P.R.E. 0%		Garage	09/11/2023	2023-0599	40%
ROBINSON BARRY C 8285 WEMBLEY CT CHAGRIN FALLS OH 44023	MAP #:					
	2024 Est TCV 46,196 TCV/TFA: 0.00					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE				
	Public Improvements		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			<Site Value D> INDIAN LK SPLIT	18000	100		18,000
			75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value =				18,000

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
PART OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF SECTION 3, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, THENCE S00 DEG 12'26/1W 1862.63 FEET ALONG THE WEST LINE OF SAID SECTION 3, THENCE S89°47'34"E 1127.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF OAK DRIVE, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING, THENCE N20015'52"W 75.00 FEET ALONG SAID RIGHT OF WAY LINE THENCE N68°16'45"E				Description	Rate	Size % Good	Cash Value	
				D/W/P: 4in Ren. Conc.	8.18	203 94	1,561	
				Total Estimated Land Improvements True Cash Value =				1,561



X	Improved	Vacant	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	8.18	203 94	1,561	
			Total Estimated Land Improvements True Cash Value =				1,561

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	9,000	14,100	23,100			23,100S
	Rolling		2023	9,000	0	9,000			9,000S
	Low		2022	9,000	0	9,000			9,000S
	High		2021	9,000	0	9,000			9,000S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
X	PRIVATE RD								

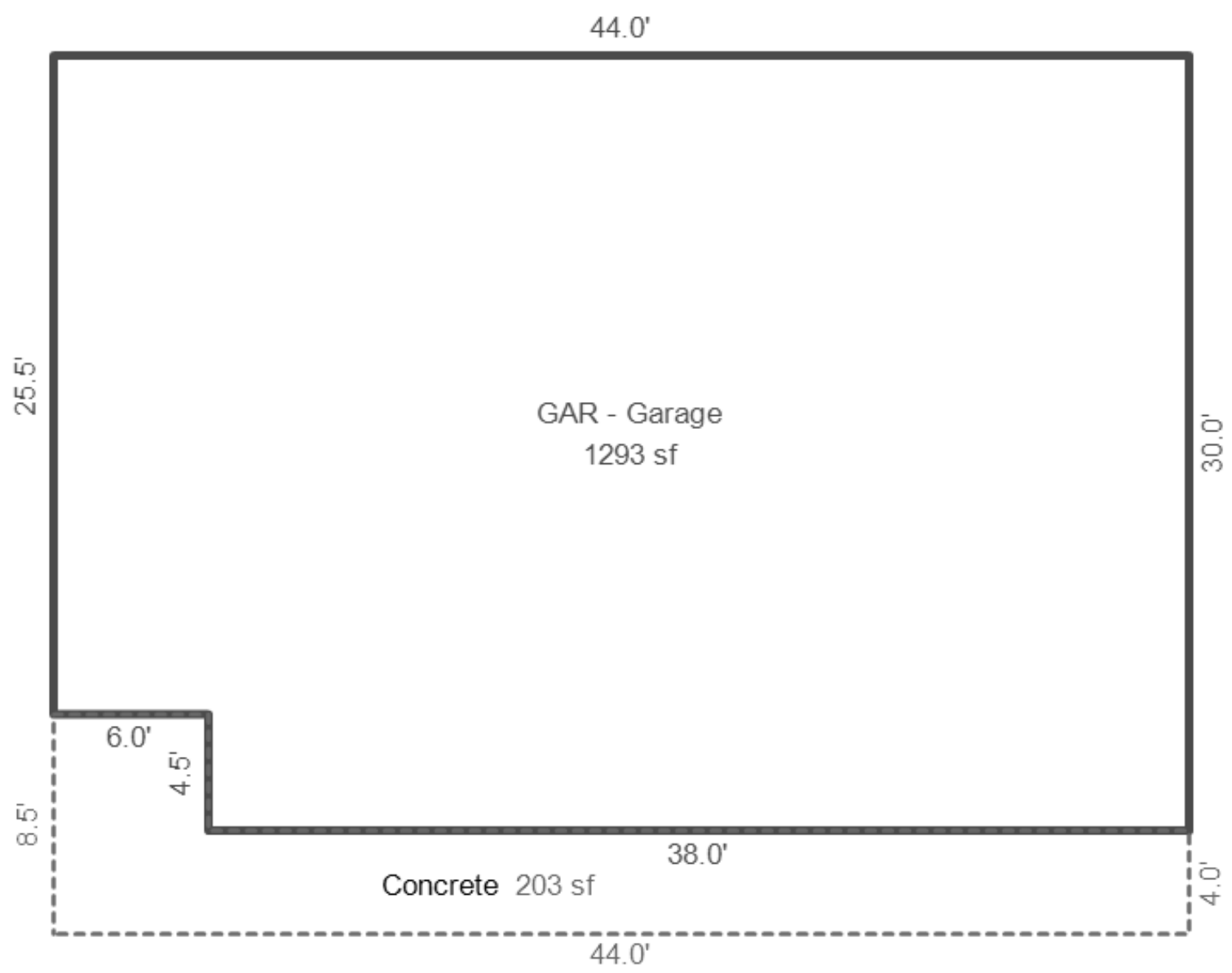
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/19/2023	INSPECTED	2023	9,000	0	9,000			9,000S
TPC	04/30/2021	INSPECTED	2022	9,000	0	9,000			9,000S
TPC	12/27/2017	INSPECTED	2021	9,000	0	9,000			9,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 517 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 18,428 Total Depr Cost: 18,243 Estimated T.C.V: 26,635
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2023		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99				
Building Style: GRG		Size of Closets		Average Fixture(s)			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2023		Lg Ord 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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost				
Remodeled 0		Doors Solid H.C.		Lump Sum Items:					Other Additions/Adjustments		Plumbing				
Condition: Average		(5) Floors		Lump Sum Items:					3 Fixture Bath		Garages				
Room List		Basement		Lump Sum Items:					3 Fixture Bath		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement		1st Floor		Lump Sum Items:					Garages		Base Cost				
1st Floor		2nd Floor		Lump Sum Items:					Garages		517 23,074 22,843				
2nd Floor		Bedrooms		Lump Sum Items:					Garages		Totals: 18,428 18,243				
Bedrooms		(6) Ceilings		Lump Sum Items:					Garages		Notes:				
(1) Exterior		Wood/Shingle		Lump Sum Items:					Garages		ECF (4085 CROOKED LAKE) 1.460 => TCV: 26,635				
Wood/Shingle		Aluminum/Vinyl		Lump Sum Items:					Garages						
Aluminum/Vinyl		Brick		Lump Sum Items:					Garages						
Brick		(7) Excavation		Lump Sum Items:					Garages						
(2) Windows		Basement: 0 S.F.		Lump Sum Items:					Garages						
Many Avg. Few		Crawl: 0 S.F.		Lump Sum Items:					Garages						
Large Avg. Small		Slab: 0 S.F.		Lump Sum Items:					Garages						
Wood Sash		Height to Joists: 0.0		Lump Sum Items:					Garages						
Metal Sash		(8) Basement		Lump Sum Items:					Garages						
Vinyl Sash		Conc. Block		Lump Sum Items:					Garages						
Double Hung		Poured Conc.		Lump Sum Items:					Garages						
Horiz. Slide		Stone		Lump Sum Items:					Garages						
Casement		Treated Wood		Lump Sum Items:					Garages						
Double Glass		Concrete Floor		Lump Sum Items:					Garages						
Patio Doors		(9) Basement Finish		Lump Sum Items:					Garages						
Storms & Screens		Recreation SF		Lump Sum Items:					Garages						
(3) Roof		Living SF		Lump Sum Items:					Garages						
Gable		Walkout Doors (B)		Lump Sum Items:					Garages						
Hip		No Floor SF		Lump Sum Items:					Garages						
Flat		Walkout Doors (A)		Lump Sum Items:					Garages						
Asphalt Shingle		(10) Floor Support		Lump Sum Items:					Garages						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Garages						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERRY DIANNE A	BERRY DIANNE A	0	12/06/2023	QC	15-LADY BIRD	2023-03278	PROPERTY TRANSFER	0.0
BOUGHNER JOHN A & CARON	BERRY DIANNE A	219,900	06/13/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01946	PROPERTY TRANSFER	100.0
BOUGHNER DALE K	BOUGHNER JOHN A & CARON	1	04/19/2018	QC	03-ARM'S LENGTH	2018-01353	PROPERTY TRANSFER	0.0
INDIAN LAKES L C	BOUGHNER JOHN A & CARON (	10,000	11/14/2006	WD	32-SPLIT VACANT	06-0/4119	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAK DR		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
	2024 Est TCV 36,000					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X			Dirt Road					18000	100		18,000
X			Gravel Road					18000	100		18,000
			100 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 36,000								

Tax Description  
 SEC 3 T22N R8W BEG S0D12M26S W 1489.21 FT; S 89D47M34S E 917.13 FT; N 20D18M14S E 101,09 FT FROM NW COR OF SEC 3; TH N 68D16M41S E 100 FT; S 20D26M07S E 200 FT; S 68D16M45S W 100 FT; N 20D26M05S W 200 FT TO POB. .46 Ac. M/L Split on 12/05/2006 from 009-003-001-00; Comments/Influences


Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ; Parent Parcel(s): 009-003-001-00; Child Parcel(s): 009-003-001-99;



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	18,000	0	18,000			13,125C
X Rolling	2023	12,500	0	12,500			12,500S
X Low	2022	12,500	0	12,500			12,500S
X High	2021	12,500	0	12,500			12,500S
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
X Private Road							
Who When What	2024	18,000	0	18,000			13,125C
TPC 04/30/2021 INSPECTED	2023	12,500	0	12,500			12,500S
TPC 12/27/2017 INSPECTED	2022	12,500	0	12,500			12,500S
TPC 04/27/2015 INSPECTED	2021	12,500	0	12,500			12,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0						
QUINT WILLIAM L JR	QUINT JENNIFER M	0	08/15/2023	QC	09-FAMILY	2023-02206	PROPERTY TRANSFER	0.0						
QUINT WILLIAM L SR	QUINT WILLIAM L SR ESTATE	0	08/02/2019	AFF	06-COURT JUDGEMENT	2019-02950	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST		Garage		08/13/2013		2013-0370	100%					
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 12,960								
QUINT JENNIFER M 10323 STAHL RD LAKE ODESSA MI 48849		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements			* Factors *		214.1 FF							
SEC 4 T22N R8W (0*2022) PCL N-1 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 4.32A. SPLIT ON 03/09/2022 INTO 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37; 4/2022 SPLIT PARTS TO -34, -35, -36, -37 FORMERLY SEC 4 T22N R8W PCL N OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC THAT PART LYING S'LY OF CROOKED LAKE PARK ROAD. 8.35A.		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.			Description Frontage Depth		Rate %Adj. Reason		Value					
Comments/Influences		MH , GRG FOR 94... 00 Split 2.59 Ac to 001-30, 001-34, 001-36, 001-37			Land Improvement Cost Estimates		Dock: Light posts		0					
		Topography of Site			Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2 completed		X Level			2024		6,500		0		6,500			2,510C
4-001-30;		X Rolling			2023		6,500		0		6,500			2,391C
-001-34,		X Low			2022		44,000		119,700		163,700			69,060C
001-36,		X High			2021		44,000		118,600		162,600			66,854C
		X Landscaped												
		X Swamp												
		X Wooded												
		X Pond												
		X Waterfront												
		X Ravine												
		X Wetland												
		X Flood Plain												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What			TPC 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED		TPC 10/06/2015 INSPECTED					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0

Property Address: W ANDERSON TRL  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: QUINT WILLIAM L JR  
 14176 BELL DR  
 LAKE ODESSA MI 48849  
 2024 Est TCV 10,000

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Tax Description: SEC 4 T22N R8W (0\*2022) PCL N-2 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 1.05A. SPLIT/COMBINED ON 03/09/2022 FROM 009-004-001-30;  
 Comments/Influences: Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ; Parent Parcel(s): 009-004-001-30; Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	0	5,000			603C
2023	3,500	0	3,500			575C
2022	0	0	0			0
2021	0	0	0			0

Who When What  
 TPC 04/30/2021 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.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	DEED	0.0

Property Address: W ANDERSON TRL  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: TEPASTTE DONNA  
 12945 MOTE RD  
 LAKE ODESSA MI 48849  
 2024 Est TCV 10,000

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 <Site Value A> GROUP A \$10000 10000 100 10,000  
 118 Actual Front Feet, 0.96 Total Acres Total Est. Land Value = 10,000

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

Tax Description: SEC 4 T22N R8W (0\*2022) PCL N-3 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. .96A. SPLIT/COMBINED ON 03/09/2022 FROM 009-004-001-30;  
 Comments/Influences: Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ; Parent Parcel(s): 009-004-001-30; Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	5,000	0	5,000			603C
			2023	3,500	0	3,500			575C
			2022	0	0	0			0
			2021	0	0	0			0

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9520 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
QUINT WILLIAM L JR 14176 BELL DR LAKE ODESSA MI 48849	MAP #:					
	2024 Est TCV 317,206 TCV/TFA: 316.89					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
SEC 4 T22N R8W (0*2022) PCL N-4 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 1.12A. SPLIT ON 03/09/2022 FROM 009-004-001-30;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP E 600/FF	124.85	390.77	1.1200	0.8287	600	100	69,523
Comments/Influences				125 Actual Front Feet, 1.12 Total Acres					Total Est. Land Value =	69,523	

Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ; Parent Parcel(s): 009-004-001-30; Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1 95	2,375	
			Total Estimated Land Improvements True Cash Value =			2,375	

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



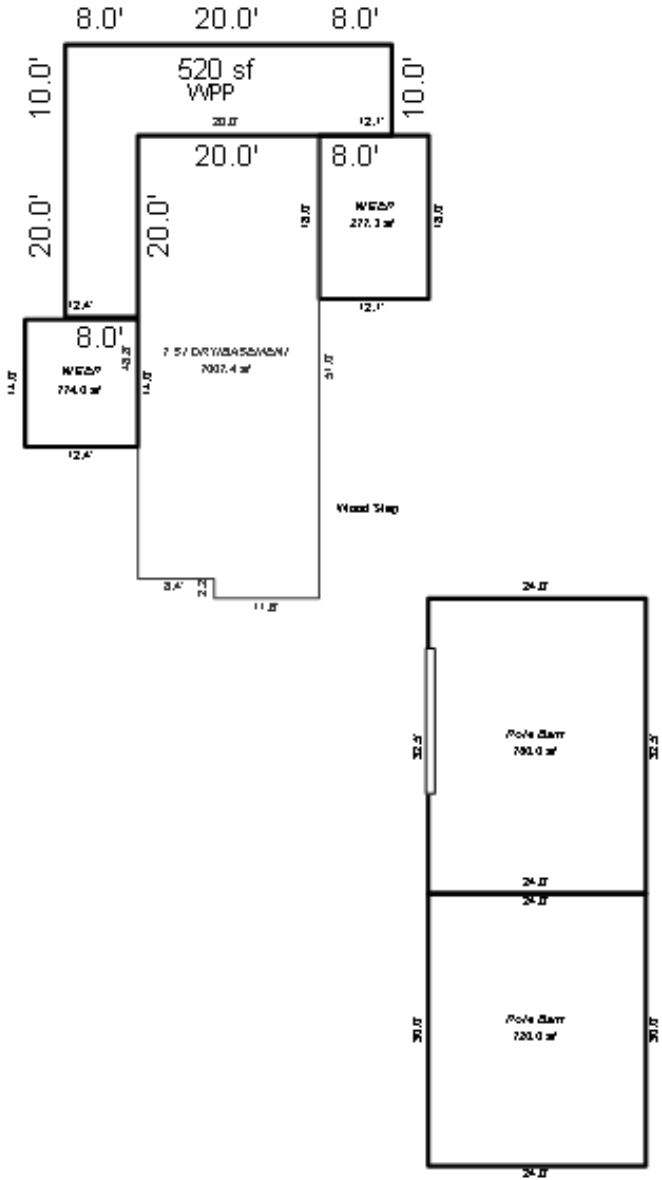
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	34,800	123,800	158,600			60,995C
		TPC 04/30/2021 INSPECTED	2023	30,900	118,300	149,200			58,091C
			2022	0	0	0			0
			2021	0	0	0			0

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 217 174 520	Type WGEP (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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																											
Building Style: 1S			Drywall Paneled		Plaster Wood T&G																											
Yr Built 1987		Remodeled 1998			Ex	X	Ord		Min																							
Condition: Average		Size of Closets				Lg	X	Ord		Small																						
Room List		Doors		Solid	X	H.C.																										
1	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																											
(1) Exterior			Kitchen: Other: Other:		100	Amps Service																										
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures																											
X					Ex.	X	Ord.		Min																							
(2) Windows		(7) Excavation			No. of Elec. Outlets																											
	Many Avg. Few		Large Avg. Small																													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1001 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																											
					1	Average Fixture(s)																										
		(8) Basement			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer																									
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
(3) Roof		(9) Basement Finish			(10) Floor Support																											
	Gable Hip Flat		Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																											
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:																														
	Chimney:	Lump Sum Items:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1001 SF Floor Area = 1001 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,001</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>135,061</td> <td>101,296</td> </tr> </tbody> </table>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,001			Total:				135,061	101,296
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,001																													
Total:				135,061	101,296																											
Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,160 1,620 Plumbing Average Fixture(s) 1 1,230 922 Water/Sewer 1000 Gal Septic 1 4,550 3,412 Water Well, 100 Feet 1 5,640 4,230 Porches WGEP (1 Story) 217 14,604 10,953 Ceramic Tile Floor 174 12,612 9,459 WPP 520 7,686 5,764 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 780 18,463 13,847 Door Opener 1 485 364 Class: CD Exterior: Pole (Unfinished) Base Cost 720 17,453 13,090 Built-Ins Appliance Allow. 1 1,934 1,450 Fireplaces Wood Stove 1 2,149 1,612 Totals: 224,027 168,019																																
<<<< Calculations too long. See Valuation printout for complete pricing. >>>>																																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9526 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST		New House	10/06/2023	2023-0600	0%

Owner's Name/Address	MAP #:
TEPASTTE DONNA 12945 MOTE RD LAKE ODESSA MI 48849	2024 Est TCV 83,819 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
Public Improvements		* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		GROUP E 600/FF	123.35	356.67	1.1227	0.8137	600	100	67,608
		123 Actual Front Feet, 1.01 Total Acres Total Est. Land Value =							67,608

Tax Description  
SEC 4 T22N R8W (0\*2022) PCL N-5 OF THE SURVEY RECORDED IN LIBER S-6 PP 110. 1.01A. SPLIT ON 03/09/2022 FROM 009-004-001-30;

Comments/Influences  
Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
Parent Parcel(s): 009-004-001-30;  
Child Parcel(s): 009-004-001-34, 009-004-001-35, 009-004-001-36, 009-004-001-37;



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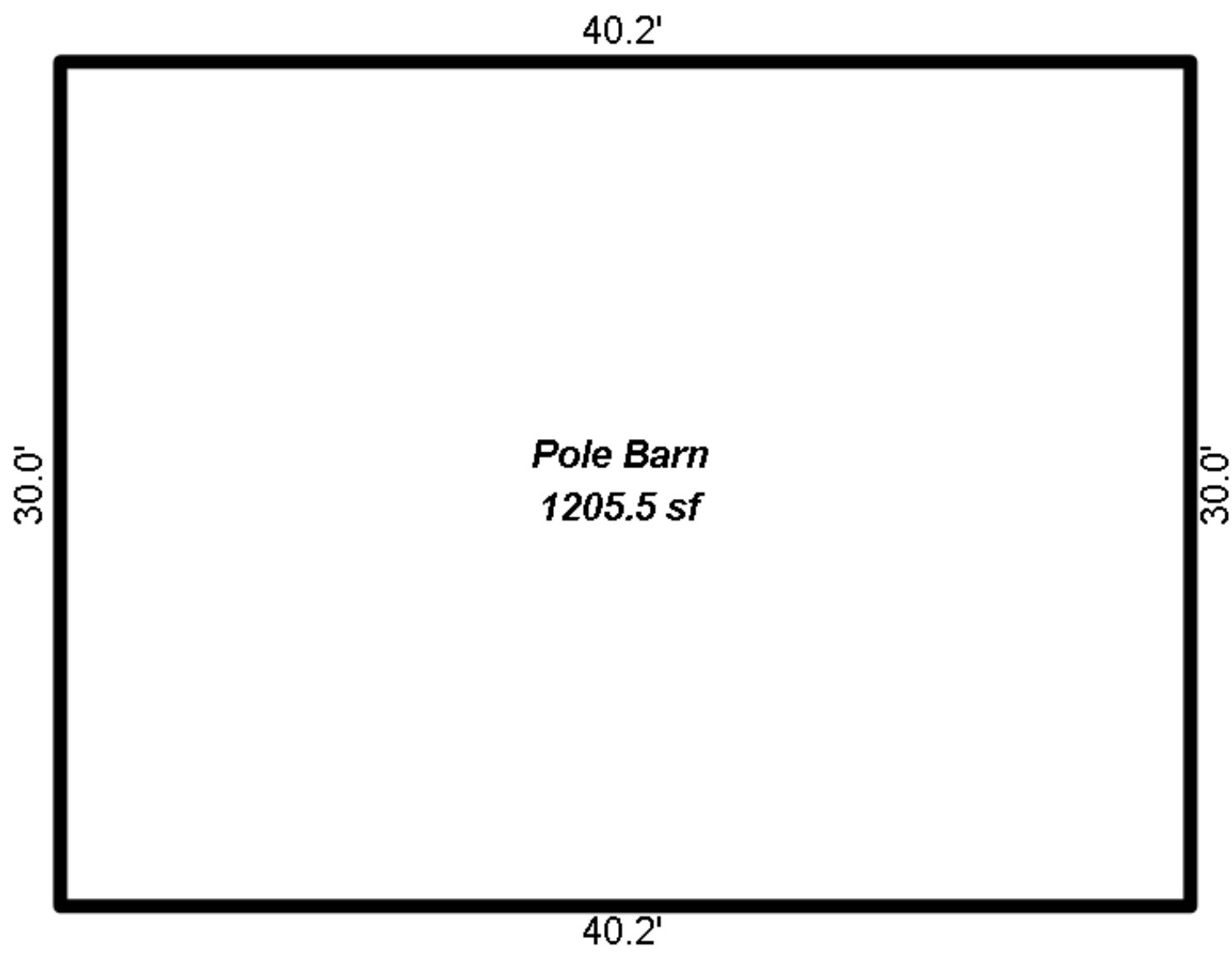
Topography of Site		
X	Level	
X	Rolling	
	Low	
	High	
	Landscaped	
	Swamp	
X	Wooded	
	Pond	
X	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	
Who	When	What
JWV	10/06/2023	INSPECTED
TPC	04/30/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	33,800	8,100	41,900			11,421C
2023	30,300	7,800	38,100			10,878C
2022	0	0	0			0
2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family 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: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1205 % Good: 0 Storage Area: 0 No Conc. Floor: 1205			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 1987	Remodeled 1998	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small						
Room List		Doors		Solid	X	H.C.		Central Air Wood Furnace							
1	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric										
(1) Exterior		Kitchen: Other: Other:			100	Amps Service									
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings			No./Qual. of Fixtures										
(2) Windows		(7) Excavation			Ex.	X	Ord.		Min						
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			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						
(3) Roof		(9) Basement Finish			(13) Plumbing										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer										
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
		Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,860 -2,895 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1205 26,028 19,521 Solar Water Heat 1205 -7,363 -5,522 No Concrete Floor Totals: 14,805 11,104										
		Notes:			E.C.F. Total Base New : 14,805 Total Depr Cost: 11,104 Estimated T.C.V: 16,211  E.C.F. X 1.460 Cls CD Blt 1987										
					ECF (4085 CROOKED LAKE) 1.460 => TCV: 16,211										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	PROPERTY TRANSFER	0.0
QUINT WILLIAM L SR	QUINT WILLIAM L SR ESTATE	0	08/02/2019	AFF	06-COURT JUDGEMENT	2019-02950	PROPERTY TRANSFER	0.0
BRADFORD BRENDA AKA HENDL	QUINT WILLIAM & ELEANOR	0	07/16/2010	PTA	23-PART OF REF	201-/3033OTHER	DEED	0.0
QUINT WILLIAM & ELEANOR (	BRADFORD BRENDA (F)	18,900	02/24/2006	LC	21-NOT USED/OTHER	06-0/721	DEED	100.0

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

W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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TEPASTTE DONNA	MAP #:					
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12945 MOTE RD	2024 Est TCV 20,573					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	220.00	512.82	0.9765	1.0641	90	100	20,573
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220 Actual Front Feet, 2.59 Total Acres						Total Est. Land Value =	20,573
---	--	--	--	--	--	-------------------------	--------

Tax Description	X	Dirt Road	<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>10,300</td> <td>0</td> <td>10,300</td> <td></td> <td></td> <td>5,010C</td> </tr> <tr> <td>2023</td> <td>8,000</td> <td>0</td> <td>8,000</td> <td></td> <td>8,000A</td> <td>4,772C</td> </tr> <tr> <td>2022</td> <td>5,500</td> <td>0</td> <td>5,500</td> <td></td> <td></td> <td>4,545C</td> </tr> <tr> <td>2021</td> <td>4,400</td> <td>0</td> <td>4,400</td> <td></td> <td></td> <td>4,400S</td> </tr> </tbody> </table>	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	10,300	0	10,300			5,010C	2023	8,000	0	8,000		8,000A	4,772C	2022	5,500	0	5,500			4,545C	2021	4,400	0	4,400			4,400S
Year		Land Value		Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value																														
2024	10,300	0		10,300			5,010C																															
2023	8,000	0		8,000		8,000A	4,772C																															
2022	5,500	0		5,500			4,545C																															
2021	4,400	0		4,400			4,400S																															

SEC 4 T22N R8W (0*2000) THAT PART OF PCL N OF SURVEY RECORDED IN LIBER S-3 PP 93-100 LYING S'LY OF CROOKED LAKE PARK ROAD. 2.59A.	X	Gravel Road
---	---	-------------

Comments/Influences	X	Paved Road
---------------------	---	------------

00 SPLIT FROM 001-30 FOR 01	X	Storm Sewer
-----------------------------	---	-------------

	X	Sidewalk
--	---	----------

	X	Water
--	---	-------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	Who
--	---	-----

	X	When
--	---	------

	X	What
--	---	------

	X	TPC 04/30/2021 INSPECTED
--	---	--------------------------

	X	TPC 12/27/2017 INSPECTED
--	---	--------------------------

	X	TPC 10/06/2015 INSPECTED
--	---	--------------------------

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAVATA ALICE L ESTATE	BREWSTER CAROL	0	02/03/2016	QC	06-COURT JUDGEMENT	2016-00394	PROPERTY TRANSFER	100.0
BRAVATA ALICE L ESTATE	BRAVATA ALICE L ESTATE	0	12/17/2015	OTH	06-COURT JUDGEMENT	2016-00393	PROPERTY TRANSFER	0.0
BRAVATA ALICE	BRAVATA ALICE ESTATE	0	03/07/2015	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0
BRAVATA ALICE L	FINANICAL FREEDOM SENIOR	0	07/25/2003	CD	12-FROM LENDING INSTITUT	2003-03886	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9566 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/09/2017					
Owner's Name/Address	MAP #:					
BREWSTER CAROL 9566 W ANDERSON TRL LAKE CITY MI 49651	2024 Est TCV 202,111 TCV/TFA: 183.07					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X	Improved		GROUP E 600/FF	220.00	836.35	1.0000	0.9649	600	100	127,365
			220 Actual Front Feet, 4.22 Total Acres Total Est. Land Value = 127,365							

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
SEC 4 T22N R8W (1*1998) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100, LYING N'LY OF A LINE BEG 1566.17 FT N OF SW COR OF PCL M TH S 70 DEG 56'05"E 163.89 FT, S 66 DEG 55'32"E 69.84 FT TO POE. 4.2236A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Fencing: Wd, Picket, 30-40	11.14	60	0	0		
			Total Estimated Land Improvements True Cash Value = 0						

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



Topography of Site	X	Level
	X	Rolling
		Low
		High
		Landscaped
		Swamp
	X	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
2024	63,700	37,400	101,100			72,178C
2023	54,000	32,400	86,400			68,741C
2022	44,000	28,400	72,400			65,468C
2021	44,000	30,300	74,300			63,377C

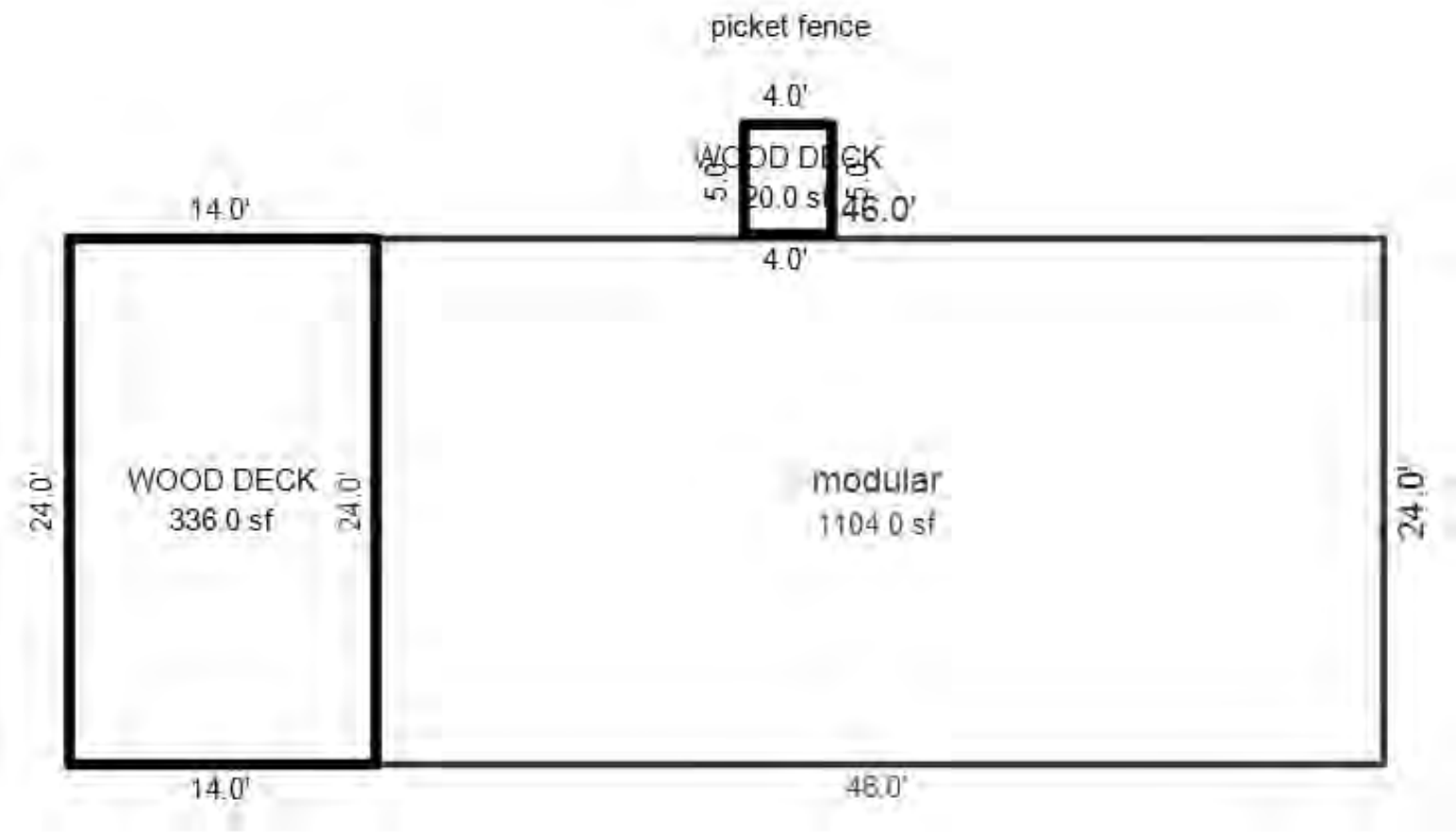
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 336 46	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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 25 Floor Area: 1,104 Total Base New : 132,884 Total Depr Cost: 99,661 Estimated T.C.V: 74,746					Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD			Drywall Paneled		Plaster Wood T&G			Trim & Decoration									
Yr Built 1991	Remodeled 0		Ex	X	Ord		Min	Size of Closets									
Condition: Fair			Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.		(12) Electric									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls D Blt 1991	
(1) Exterior								Ex.	X	Ord.		Min	Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets				Many	X	Ave.		Few	(13) Plumbing				
(2) Windows									1	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Many Avg. X Few		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			1 Story Siding Piers 1,104 Total: 110,016 82,511					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments			Plumbing				
X				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Built-Ins Appliance Allow.			1 1,025 769 1 3,245 2,434 1 4,263 3,197 1 5,506 4,129 336 5,561 4,171 46 1,630 1,222 1 1,638 1,228 Totals: 132,884 99,661				
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Notes: PATRIOT 1993.			Totals: 132,884 99,661				
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			ECF (4085 CROOKED LAKE) 0.750 => TCV:			74,746				
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REID COLLEEN K F/K/A HILL	REID COLLEEN K	1	06/30/2014	QC	09-FAMILY	2014-02344	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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REID COLLEEN K 2241 W MOORESTOWN RD LAKE CITY MI 49651	2024 Est TCV 15,900
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
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	Residentia 3 - 7 @\$3000		5.30 Acres		3000	100		15,900
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	5.30 Total Acres Total Est. Land Value =							15,900
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Tax Description	X	
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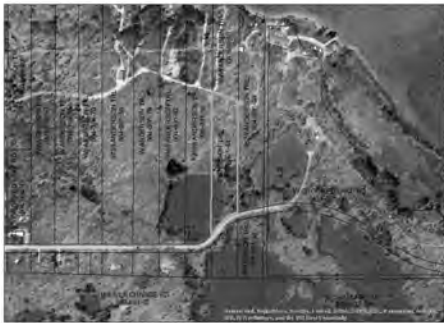
SEC 4 T22N R8W (0*2000) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 LYING N OF CROOKED LAKE PARK RD & S OF A LINE BEG 1566.17 FT N OF SW COR PCL M TH S 70 DEG 56'05"E 163.89 FT, S 66 DEG 55' 32"E 69.84 FT TO POE. 5.3A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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Comments/Influences	X	
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01 SPLIT FROM 001-40 FOR 01	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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Topography of Site
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	X	Level
	X	Rolling
	X	Low
		High
		Landscaped
	X	Swamp
	X	Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	8,000	0	8,000			4,482C
2023	8,000	0	8,000			4,269C
2022	6,600	0	6,600			4,066C
2021	8,000	0	8,000			3,937C

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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.
BRAVATA ALICE L ESTATE	BREWSTER CAROL	0	02/03/2016	QC	06-COURT JUDGEMENT	2016-00394	PROPERTY TRANSFER	100.0
BRAVATA ALICE L ESTATE	BRAVATA ALICE L ESTATE	0	12/17/2015	OTH	06-COURT JUDGEMENT	2015-04193	PROPERTY TRANSFER	0.0
BRAVATA THOMAS E & ALICE	BRAVATA THOMAS & ALICE ES	0	03/07/2015	AFF	06-COURT JUDGEMENT	2015-04193	DEED	0.0

Property Address: W ANDERSON TRL  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

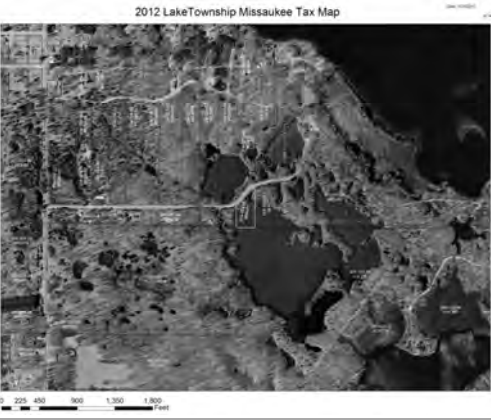
School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: BREWSTER CAROL  
 9566 ANDERSON TRL  
 LAKE CITY MI 49651  
 2024 Est TCV 10,000

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

Tax Description: SEC 4 T22N R8W (0\*1998) THAT PART OF PCL M OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. 1.9164A.  
 Comments/Influences: 98 SPLIT FROM 001-40 FOR 99  
 X Dirt Road  
 X Gravel Road  
 X Paved Road  
 X Storm Sewer  
 X Sidewalk  
 X Water  
 X Sewer  
 X Electric  
 X Gas  
 X Curb  
 X Street Lights  
 X Standard Utilities  
 X Underground Utils.  
 Topography of Site:  
 X Level  
 X Rolling  
 X Low  
 X High  
 X Landscaped  
 X Swamp  
 X Wooded  
 X Pond  
 X Waterfront  
 X Ravine  
 X Wetland  
 X Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	0	5,000			2,846C
2023	3,500	0	3,500			2,711C
2022	3,000	0	3,000			2,582C
2021	2,500	0	2,500			2,500S



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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.
EDWARDS JANE A ESTATE	TUBBS TODD & SHELLY &	626,000	08/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02759	PROPERTY TRANSFER	100.0
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0
EDWARDS BENJAMIN I	EDWARDS JANE A	0	11/26/2013	AFF	07-DEATH CERTIFICATE	2015-02444 DC	DEED	0.0
EDWARDS BENJAMIN I & JANE	EDWARDS BENJAMIN I & JANE	0	04/24/2009	QC	21-NOT USED/OTHER	2009/1829	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9730 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST		New House	06/07/2004	20040169	Complete

Owner's Name/Address	MAP #:
TUBBS TODD & SHELLY & FISHER JOHN & JAMIE 9730 W ANDERSON TRL LAKE CITY MI 49651	2024 Est TCV 608,158 TCV/TFA: 318.07

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE			
			* Factors *			
			Description	Frontage	Depth	Value
			GROUP E 600/FF	220.00	2667.06	160,613
			220 Actual Front Feet,	13.47 Total Acres		160,613

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 4 T22N R8W (0*1997) THAT PART OF PCL I OF THE SURVEY RECORDED LN BOOK OF SURVEYS S-3 P-92-100 LYING N'LY OF PARK ROAD. 13.47A.	X	Dirt Road	D/W/P: 4in Ren. Conc.	7.35	1200	0	0
		Gravel Road	Wood Frame	20.23	384	50	3,884
		Paved Road	Wood Frame	23.11	168	50	1,941
		Storm Sewer	Residential Local Cost Land Improvements				
		Sidewalk	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Water	LAND IMPROVE 2500	2,500.00	1	95	2,375
		Sewer	Total Estimated Land Improvements True Cash Value =				8,200

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
231-779-0399	X						

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



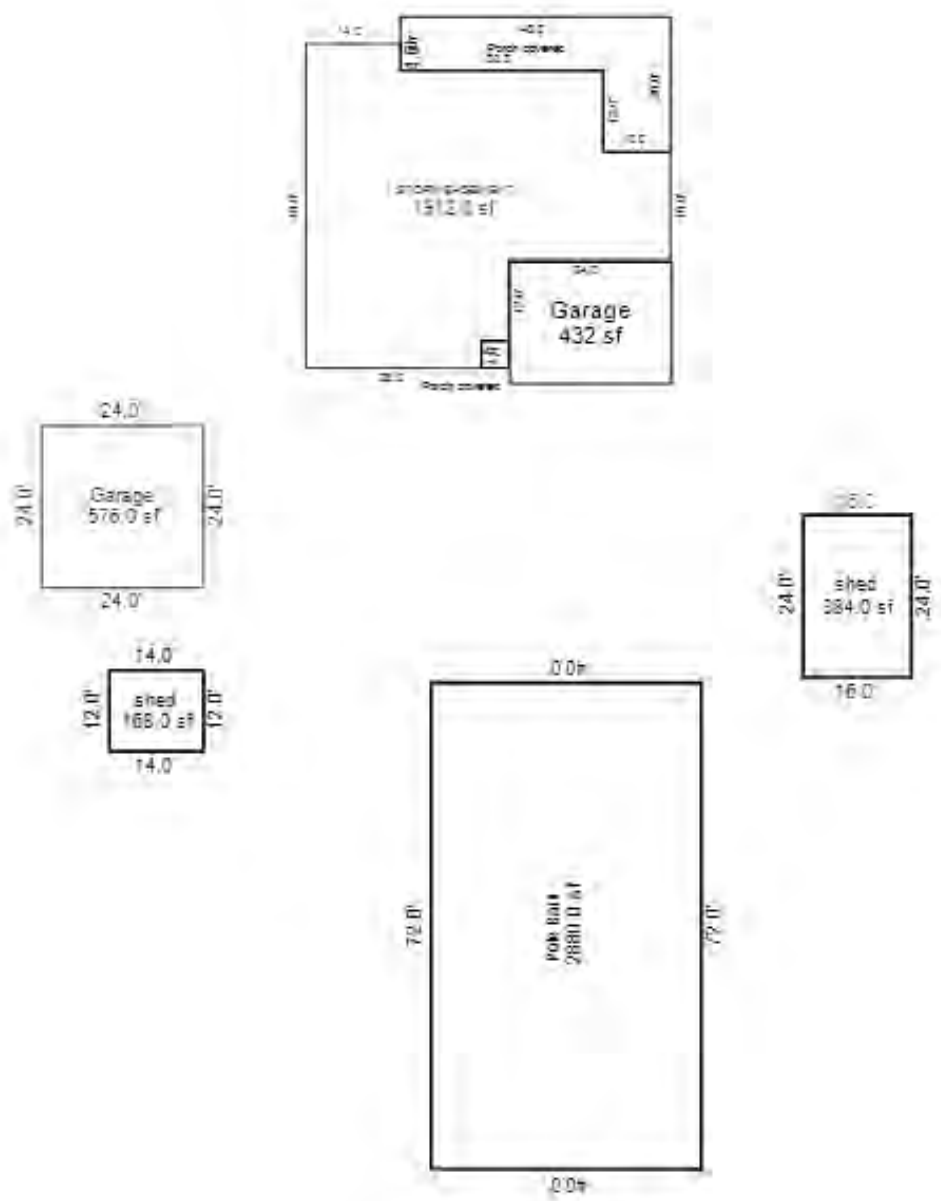
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	80,300	223,800	304,100			288,015C
2023	60,700	213,600	274,300			274,300S
2022	44,000	221,300	265,300			229,712C
2021	44,000	219,000	263,000			222,374C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 16 440 160 160	Type CCP (1 Story) WCP (1 Story) Treated Wood Treated Wood	Year Built: ? Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																																																																																						
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,912 Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			No. Heating/Cooling																																																																																																																																																	
Condition: Average		Lg		X	Ord		Small	Central Air Wood Furnace			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																											
Room List		Doors			Solid	X	H.C.	(12) Electric			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
(1) Exterior		(6) Ceilings		No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
(2) Windows		(7) Excavation		No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
X	Asphalt Shingle	(9) Basement Finish		No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
(3) Roof		(10) Floor Support		No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		No. Heating/Cooling			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			Total Base New : 376,370 Total Depr Cost: 300,921 Estimated T.C.V: 439,345			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																																																																																																																												
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2006</p> <p>(11) Heating System: Forced Heat &amp; Cool</p> <p>Ground Area = 1912 SF Floor Area = 1912 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,912</td> <td>Total:</td> <td>239,117</td> <td>191,295</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,230</td> <td>984</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td></td> <td>3,860</td> <td>3,088</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td></td> <td>4,550</td> <td>3,640</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td></td> <td>5,640</td> <td>4,512</td> </tr> <tr> <td>Porches</td> <td>WCP (1 Story)</td> <td></td> <td>440</td> <td></td> <td>12,826</td> <td>10,261</td> </tr> <tr> <td></td> <td>CCP (1 Story)</td> <td></td> <td>16</td> <td></td> <td>754</td> <td>603</td> </tr> <tr> <td>Deck</td> <td>Treated Wood</td> <td></td> <td>160</td> <td></td> <td>3,498</td> <td>2,798</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>160</td> <td></td> <td>3,498</td> <td>2,623</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>576</td> <td></td> <td>22,239</td> <td>17,791</td> </tr> <tr> <td colspan="7">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>432</td> <td></td> <td>18,295</td> <td>14,636</td> </tr> <tr> <td></td> <td>Common Wall: 1.5 Wall</td> <td></td> <td>1</td> <td></td> <td>-3,764</td> <td>-3,011</td> </tr> <tr> <td></td> <td>Door Opener</td> <td></td> <td>1</td> <td></td> <td>485</td> <td>388</td> </tr> <tr> <td colspan="7">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>2880</td> <td></td> <td>62,208</td> <td>49,766</td> </tr> </tbody> </table> <p>&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,912	Total:	239,117	191,295	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1		1,230	984		3 Fixture Bath		1		3,860	3,088	Water/Sewer	1000 Gal Septic		1		4,550	3,640		Water Well, 100 Feet		1		5,640	4,512	Porches	WCP (1 Story)		440		12,826	10,261		CCP (1 Story)		16		754	603	Deck	Treated Wood		160		3,498	2,798		Treated Wood		160		3,498	2,623	Garages							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost		576		22,239	17,791	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								Base Cost		432		18,295	14,636		Common Wall: 1.5 Wall		1		-3,764	-3,011		Door Opener		1		485	388	Class: CD Exterior: Pole (Unfinished)								Base Cost		2880		62,208	49,766
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ROGER D	MENDEZ EDWARD J & KATHY M	74,000	07/20/2021	WD	16-LC PAYOFF	2021-02491	DEED	0.0
ANDERSON ROGER D	MENDEZ EDWARD J & KATHY M	74,000	11/17/2014	LC	03-ARM'S LENGTH	2014-03920	PROPERTY TRANSFER	100.0
JOHNSON MICHAEL BRIAN	ANDERSON ROGER D	74,000	08/08/2014	WD	03-ARM'S LENGTH	2014-03069	PROPERTY TRANSFER	100.0
WELLS FARGO FINANCIAL AME	JOHNSON MICHAEL BRIAN	35,000	09/21/2010	CD	11-FROM LENDING INSTITUT	2010 04577CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9707 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/23/2021	2021-0659	100%
	P.R.E. 100% 11/17/2014					

Owner's Name/Address	MAP #:
MENDEZ EDWARD J & KATHY M 9707 CROOKED LAKE RD LAKE CITY MI 49651	2024 Est TCV 151,725 TCV/TFA: 112.89

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
	Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> GROUP A \$10000 10000 100 10,000 257 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = 10,000

Tax Description  
 2014-03069 THAT PART OF PARCEL I AS SHOWN IN BOOK OFSURVEY~ RECORDED LIBER S-3, PAGES 92 THROUGH 100, INCLUSIVE AND ALSO RECORDED ID LLBER 268 AT PACES 1419 TLLNRAP 1427, MISSAUKEE COUNTY RECORDS, LYING SOUTHERLY OF COUTY ROAD, BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, T22N, R8W, PER SAID SURVEY DESCRIBED AS: PART OF THE SOUTHWEST 1/4 OF SECTION 4, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULL DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4:



X	Improved	Vacant	Land Improvement Cost Estimates
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.58 1232 50 4,053 Wood Frame 29.53 96 50 1,417 Total Estimated Land Improvements True Cash Value = 5,470
	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		

X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level Rolling Low High Landscaped Swamp	2024	5,000	70,900	75,900			52,964C
	Wooded Pond Waterfront Ravine Wetland Flood Plain	2023	3,500	54,000	57,500			49,776C
		2022	3,000	38,900	41,900			40,835C
		2021	2,500	31,900	34,400			34,400S

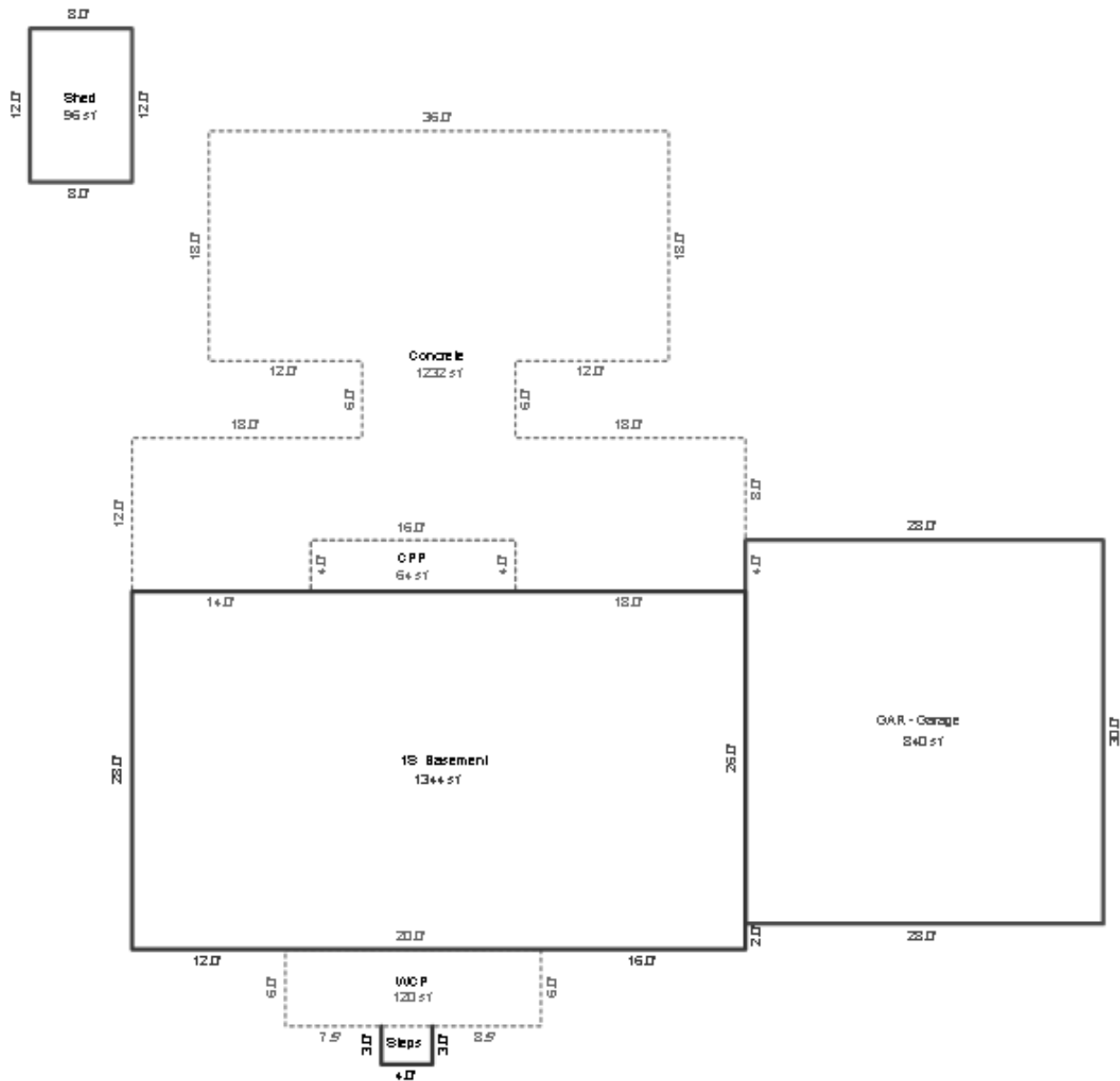
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 64 20 60	Type WCP (1 Story) CPP Treated Wood Treated Wood	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: C -5 Effec. Age: 20 Floor Area: 1,344 Total Base New : 254,207 Total Depr Cost: 203,366 Estimated T.C.V: 136,255			E.C.F. X 0.670		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2001 202	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C -5 Blt 2001				
Condition: Average		Size of Closets		X			150 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 1,344			Total: 191,384 153,108				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 100 Feet 1 5,808 4,646 Porches WCP (1 Story) 120 5,521 4,417 CPP 64 1,472 1,178 Deck Treated Wood 60 1,958 1,566 Treated Wood 20 913 730							
(1) Exterior		(6) Ceilings		X			(13) Plumbing			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 840 32,306 25,845 Door Opener 2 1,093 874 Built-Ins Appliance Allow. 1 2,766 2,213							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 254,207 203,366							
(2) Windows		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Notes: ECF (424 JENNINGS) 0.670 => TCY: 136,255							
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POSTEMA ROGER E SR	POSTEMA ROGER E SR TRUST	0	09/18/2015	QC	09-FAMILY	2015-03782	PROPERTY TRANSFER	0.0
POSTEMA LORRAINE M	POSTEMA ROGER E	0	03/18/2014	AFF	07-DEATH CERTIFICATE	2015-03783	DEED	0.0
POSTEMA ROGER E & LORRAIN	POSTEMA ROGER E & LORRAIN	0	10/06/2006	QC	21-NOT USED/OTHER	06-0/3861	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9596 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
	2024 Est TCV 275,546 TCV/TFA: 203.81					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
POSTEMA ROGER E SR TRUST POSTEMA ROGER E JR TRUSTEE 4319 WINTERCRESS DR NE ROCKFORD MI 49341			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road							
SEC 4 T22N R8W (2*1998) PCL L OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING S'LY OF CROOKED LAKE PARK ROAD. 10.91A.		Gravel Road							
Comments/Influences		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
98 SPLIT 1.21 AC. TO 001-68 FOR 99	X	Electric							
98 SPLIT 1.21 AC LTO 001-68 FOR 99		Gas							
3 TRAVEL TRAILERS		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP E 600/FF	220.00	2160.18	1.0000	1.1665	600	100	153,983
			220 Actual Front Feet, 10.91 Total Acres Total Est. Land Value = 153,983							

Comments/Influences	X Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			D/W/P: 3.5 Concrete					6.16	21 0	0
			Metal Prefab/Conc.					24.52	70 50	858
			Residential Local Cost Land Improvements							
			Description	Rate	Size	% Good	Cash Value			
			LAND IMPROVE 1000	1,000.00	1	97	970			
			Total Estimated Land Improvements True Cash Value = 1,828							

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
Low							
High							
Landscaped							
X Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Drive							
Who When What	2024	77,000	60,800	137,800			74,531C
TPC 04/24/2019 INSPECTED	2023	59,400	52,800	112,200			70,982C
TPC 12/27/2017 INSPECTED	2022	44,000	49,300	93,300		93,300R	67,602C
TPC 02/20/2012 INSPECTED	2021	44,000	52,600	96,600		96,600R	65,443C

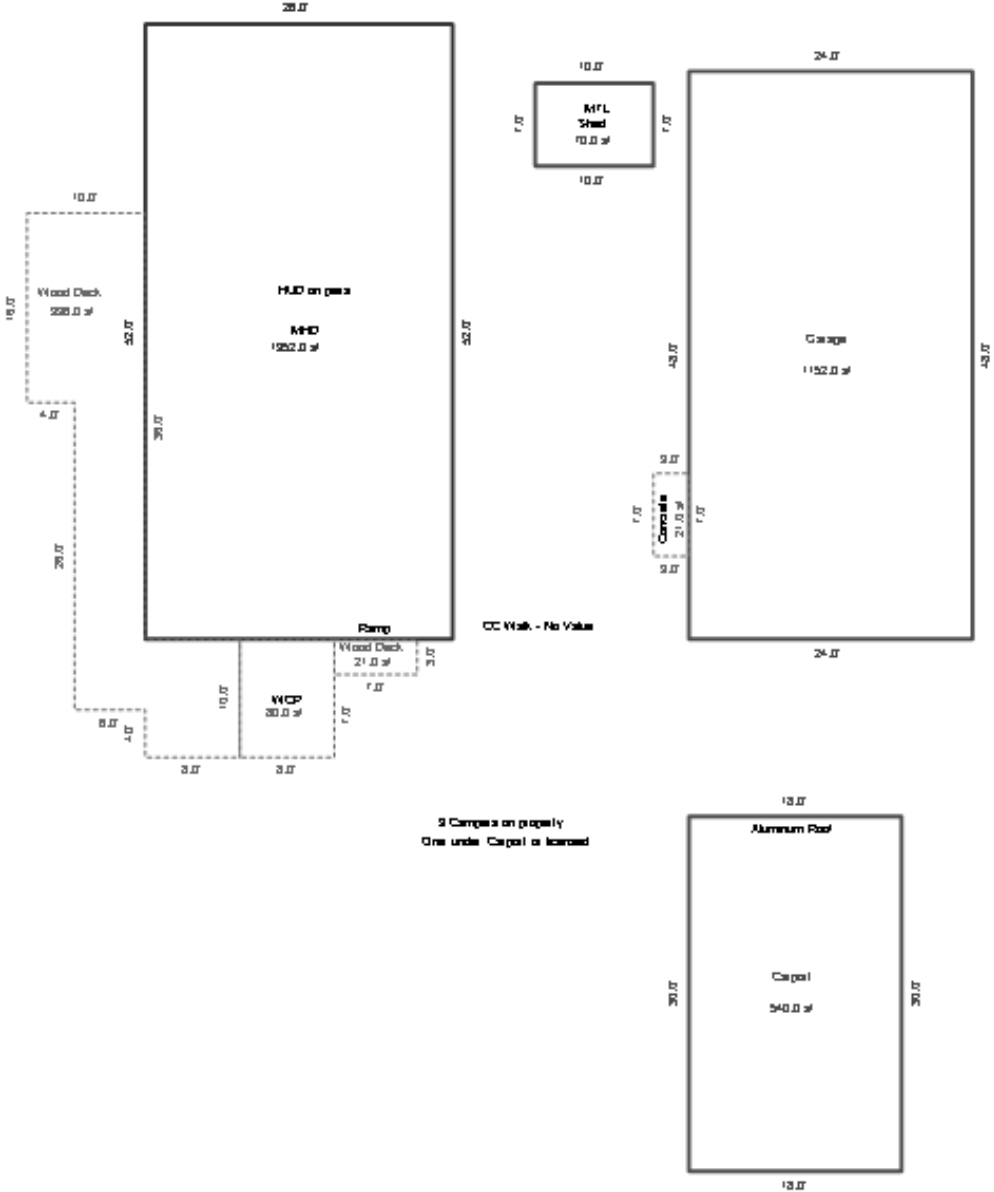


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 396 80 21	Type Treated Wood Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0																		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,352 Total Base New : 213,007 Total Depr Cost: 159,647 Estimated T.C.V: 119,735		E.C.F. X 0.750		Bsmnt Garage: Carport Area: 540 Roof: Aluminum																		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls CD		Blt 1994																		
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost										
Condition: Average		Size of Closets		Lg	X	Ord		Small	150 Amps Service			1 Story		Siding		Piers		1,352		Total:		141,609		106,206								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Water/Sewer		Deck		Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		1152		33,189		24,892								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Treated Wood Treated Wood Treated Wood		1 1		1,230 3,860		4,550 5,640		6,332 2,213 939		4,749 1,660 704										
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			(13) Plumbing			Water Well		Fireplaces		Wood Stove		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *				
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 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Appliance Allow.		Fireplaces		Garages		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *		
(2) Windows		Many Avg.	X	Large Avg.		Small	(14) Water/Sewer			Public Water Public Sewer Water Well		Appliance Allow.		Fireplaces		Garages		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *		
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 (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Appliance Allow.		Fireplaces		Garages		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Appliance Allow.		Fireplaces		Garages		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Appliance Allow.		Fireplaces		Garages		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *	
X	Asphalt Shingle	Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		Appliance Allow.		Fireplaces		Garages		Carports		Aluminum		Unit-in-Place Cost Items		TRAVEL TRAILER		1500		2,115		1,480 *		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUDSON ROBERT B & DENISE	HUDSON ROBERT B & DENISE	0	01/11/2023	WD	09-FAMILY	2023-00128	DEED	0.0
HUDSON ROBERT B & DIANE S	HUDSON ROBERT B & DENISE	1	08/25/2014	QC	21-NOT USED/OTHER	2014-02915	DEED	0.0
		3,500	08/01/1998	WD	33-TO BE DETERMINED	322:559	DEED	0.0

Property Address: W CROOKED LAKE PARK RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

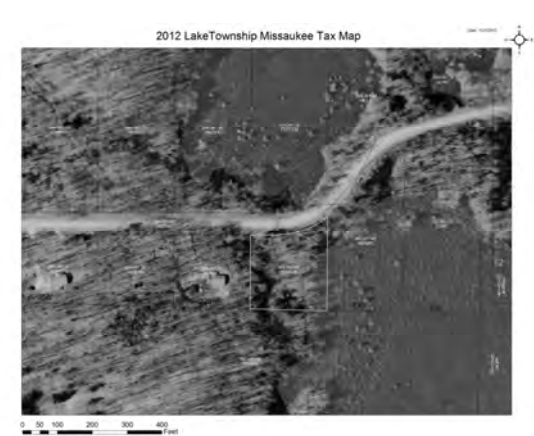
Owner's Name/Address: HUDSON ROBERT B & DENISE S  
 4625 W WILKINSON RD  
 OWOSSO MI 48867  
 2024 Est TCv 10,000

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

Tax Description: SEC 4 T22N R8W (0\*1998) THAT PART OF PCL L OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. 1.21A.  
 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.  
 X Topography of Site  
 X Level  
 X Rolling  
 X Low  
 X High  
 X Landscaped  
 X Swamp  
 X Wooded  
 X Pond  
 X Waterfront  
 X Ravine  
 X Wetland  
 X Flood Plain

<Site Value A> GROUP A \$10000 10000 100 10,000  
 220 Actual Front Feet, 1.21 Total Acres Total Est. Land Value = 10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	0	5,000			2,830C
2023	3,500	0	3,500			2,696C
2022	3,000	0	3,000			2,568C
2021	2,500	0	2,500			2,486C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON ERWIN M JR TRUST DARLING D & ANDERSON A TRUSTEES 2465 CASCADE SPRINGS DR SE GRAND RAPIDS MI 49546	MAP #:					
	2024 Est TCV 156,747					

Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED 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.								
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								

Tax Description  
 REMAINDER OF PARENT PARCEL. TAX ID 004-001-70: A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST LAKE TOWNSHIP, MISSAUKIE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88°15'20" EAST, 1612.99 FEET ALONG THE SOUTH SECTION LINE; THENCE NORTH 00°37'10" EAST, 264.04 FEET TO THE NORTH RIGHT-OF-WAY OF PARK ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°37'10" EAST, 2189.94 FEET TO THE SHORE OF CROOKED LAKE; THENCE



THE SHORE OF '44" EAST, 36.66 '50" EAST, 183.47 '10" WEST, H RIGHT-OF-WAY OF 89'48'14" WEST, RTH RIGHT-OF-WAY T OF BEGINNING. N ON FILE\*\*\*

3 completed T 1.02A FROM 4-001-70; -001-78;

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	78,400	0	78,400			33,743C
			2023	60,000	0	60,000			32,137C
			2022	44,000	0	44,000			30,607C
			2021	44,000	0	44,000			29,630C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			<Site Value A>	GROUP A	\$10000			10000	100		10,000
			220 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =							10,000	

**Tax Description**  
 A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 88'15'20" EAST, 1612.99 FEET ALONG THE SOUTH SECTION LINE TO THE POINT OF BEGINNING; THENCE NORTH 00'37'10" EAST, 198.04 FEET TO THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 89'48'14" EAST, 220.01 FEET ALONG THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE 3.98 FEET TO THE CE NORTH EET ALONG THE E POINT OF 02 SUBJECT TO NS OF RECORD AND PARK ROAD ALONG N ON FILE\*\*\*

- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- X Rolling
- X Low
- X High
- 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
2024	5,000	0	5,000			2,846C
2023	3,500	0	3,500			2,711C
2022	3,000	0	3,000			2,582C
2021	2,500	0	2,500			2,500S



3 completed  
 T 1.02A FROM  
 4-001-70;  
 -001-78;

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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.
FEDERAL NATIONAL MORTGAGE	DERRICKSON (SM) & CHESTER	41,500	03/10/2006	WD	21-NOT USED/OTHER	06-0/749	DEED	100.0
FEDERAL NATIONAL MORTGAGE		0	07/24/2004	SD	21-NOT USED/OTHER	03-0/576	DEED	100.0
MORTGAGE ELECTRONIC SYSTE	FEDERAL NATIONAL MORTGAGE	1	08/26/2003	QC	21-NOT USED/OTHER	03-0/5433	DEED	0.0
TEED GEORGE & LISA	MORTGAGE ELECTRONIC SYSTE	61,722	07/24/2003	OTH	21-NOT USED/OTHER	03-0/576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9631 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/11/2014	2014-1211	100%
	P.R.E. 100% 06/14/2011					

Owner's Name/Address	MAP #:
DERRICKSON CHRISTOPHER & CHESTER RENEE 24245 MINTDALE RD STURGIS MI 49091	2024 Est TCV 105,695 TCV/TFA: 81.55

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value A> GROUP A	\$10000	10000	100				10,000
			221 Actual Front Feet, 0.92 Total Acres Total Est. Land Value =							10,000

Tax Description	X	Topography of Site
SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING N'LY OF CO ROAD. .92A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water
Comments/Influences		

X	Deeded Pcl N of Rd inc MH etc back to Wilder for 98 New MH for 98.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.



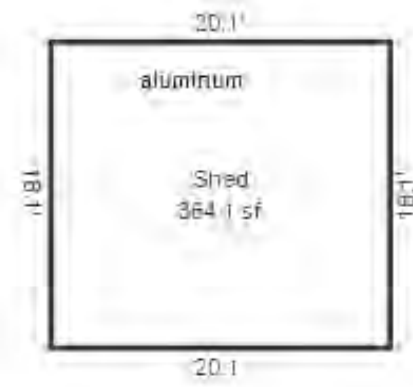
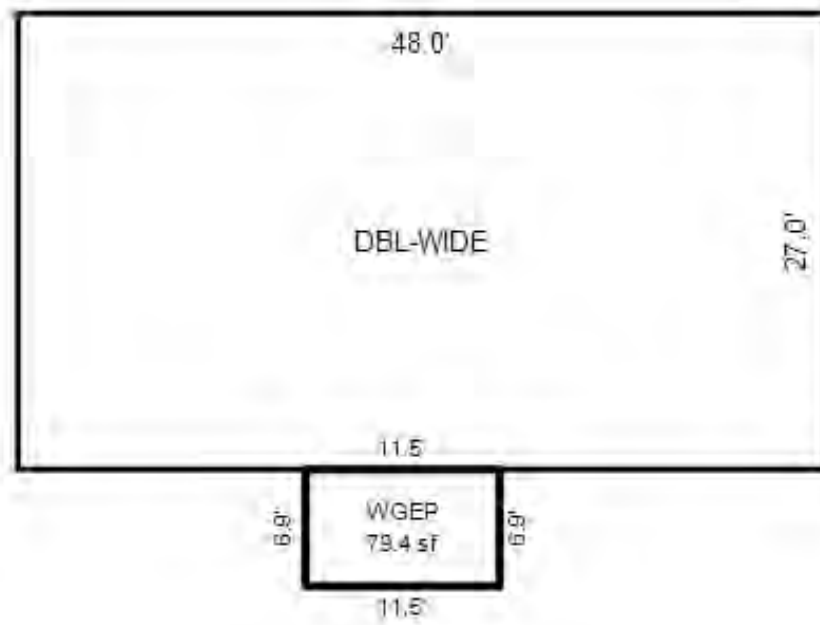
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	47,800	52,800			26,051C
2023	3,500	36,500	40,000			24,811C
2022	3,000	29,300	32,300			23,630C
2021	2,500	27,900	30,400			22,876C

\*\*\* 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 79 32	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		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Building Style: BOCA/STATE				Ex X Ord Min			Size of Closets									
Yr Built 1997	Remodeled 0			Lg X Ord Small												
Condition: Average				Doors X Solid H.C.												
Room List				(5) Floors												
Basement 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Tile Other: Carpeted Other:												
(1) Exterior				(6) Ceilings												
X Wood/Shingle Aluminum/Vinyl Brick  Insulation				X Drywall												
(2) Windows				(7) Excavation												
X Many Avg. X Few		Large Avg. Small		Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X Wood Sash Metal Sash X Vinyl Sash X Double Hung Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens				(8) Basement												
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof				(9) Basement Finish												
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X Asphalt Shingle				(10) Floor Support												
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:												
				(12) Electric												
				200 Amps Service												
				No./Qual. of Fixtures												
				Ex. X Ord. Min												
				No. of Elec. Outlets												
				Many X Ave. Few												
				(13) Plumbing												
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
				(14) Water/Sewer												
				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
				Lump Sum Items:												
				Central Air Wood Furnace												
				Class: CD Effec. Age: 20 Floor Area: 1,296 Total Base New : 178,536 Total Depr Cost: 142,828 Estimated T.C.V: 95,695												
				Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,296 Total: 147,535 118,028												
				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 984 3 Fixture Bath 1 3,860 3,088 Water/Sewer 1000 Gal Septic 1 4,550 3,640 Water Well, 100 Feet 1 5,640 4,512 Porches WGEP (1 Story) 79 7,528 6,022 Deck Treated Wood 32 1,374 1,099 Built-Ins Appliance Allow. 1 1,934 1,547 Carports Aluminum 364 4,885 3,908 Totals: 178,536 142,828												
				Notes: ECF (424 JENNINGS) 0.670 => TCY: 95,695												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDER CHARLES G SR & MAR	WILDER CHARLES G SR & MAR	0	12/18/2018	QC	09-FAMILY	2018-04099	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9646 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/11/2001					
WILDER CHARLES G SR & MARY E 9646 W ANDERSON TRAIL LAKE CITY MI 49651	MAP #: 2024 Est TCV 459,088 TCV/TFA: 286.93					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 4 T22N R8W PCL K OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL EXC THAT PART LYING S'LY OF CO ROAD. 11.28A. Comments/Influences	X	Dirt Road		GROUP E 600/FF	220.00	2239.38	1.0000	1.1750	600	100	155,096
sPLIT BACK FROM 001-80 FOR 98..REMOVE MH..ADD HOUSE/GRG FOR 00. TRIB GAVE 17% SWAMP ADJ FOR 93.	X	Gravel Road		220 Actual Front Feet,	11.31	Total Acres			Total Est. Land Value =		155,096
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		Fencing: Wd, Picket, 12-24	17.24	200	0	0			
		Water		Fencing: Wd, Split, 2 Rail	15.53	100	0	0			
		Sewer		Dock: Light posts	40.77	80	0	0			
		Electric		Wood Frame	25.63	100	94	2,409			
		Gas		Residential Local Cost Land Improvements							
		Curb		Description	Rate	Size	% Good	Cash Value			
		Street Lights		LAND IMPROVE 1000	1,000.00	2	97	1,940			
		Standard Utilities		Total Estimated Land Improvements True Cash Value =							
		Underground Utils.									



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	77,500	152,000	229,500			141,388C
X	Rolling		2023	59,600	145,100	204,700			134,656C
X	Low		2022	44,000	139,400	183,400			128,244C
X	High		2021	44,000	138,000	182,000			124,148C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								

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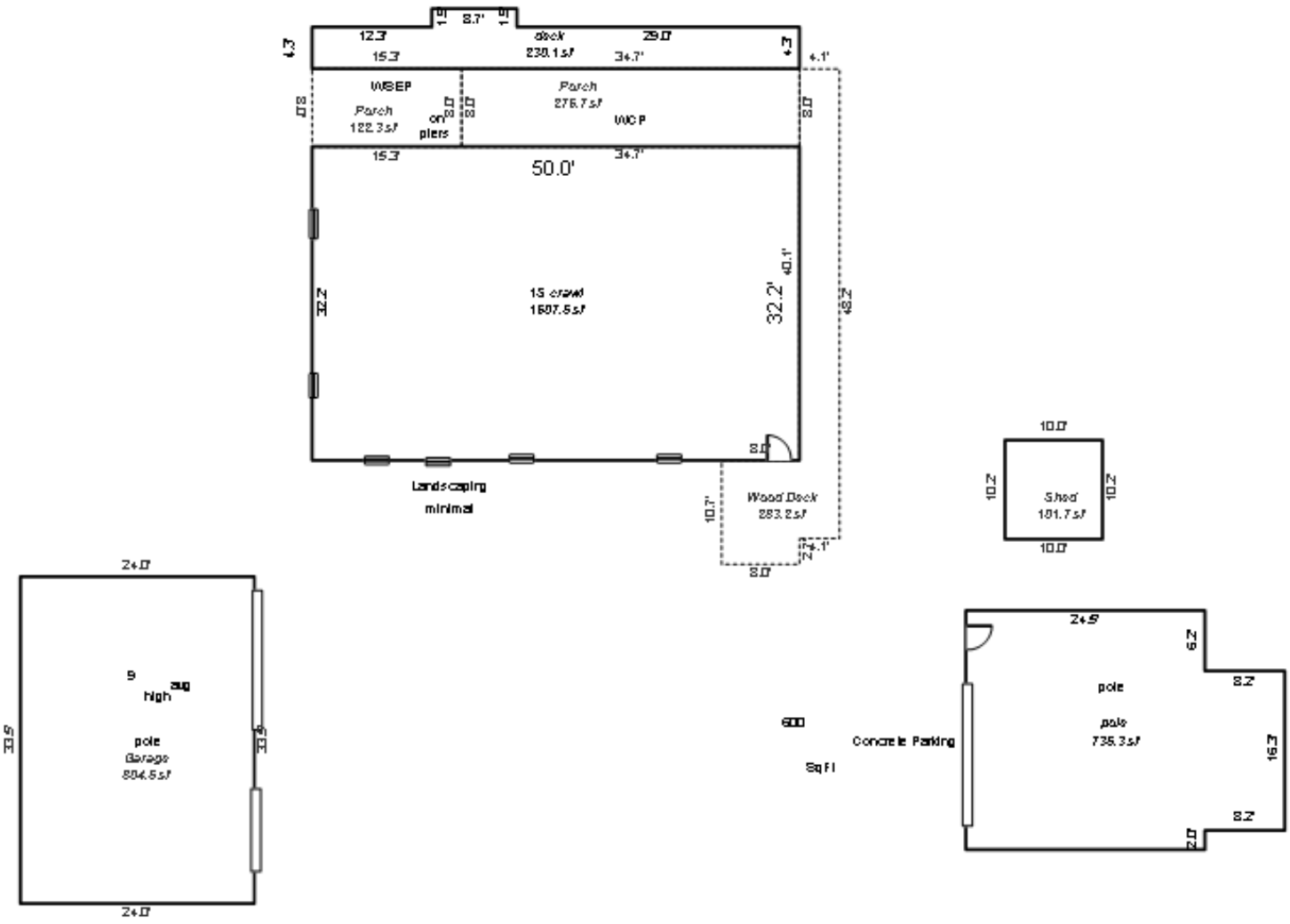
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 276 122 230 283 108	Type WCP (1 Story) WSEP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 804 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets													
Yr Built 1999	Remodeled 0	Ex	X	Ord	Min												
Condition: Average		Lg		X	Ord	Small											
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
Wood/Shingle Aluminum/Vinyl Brick		X		Drywall													
Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 1600 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(2) Windows		Many		Large													
X	Avg.	X	Avg.	Small													
Wood Sash Metal Sash Vinyl Sash		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish															
(3) Roof		Recreation SF		Living SF													
X	Gable Hip Flat	Gambrel Mansard Shed	Walkout Doors (B) No Floor SF														
X	Asphalt Shingle	(10) Floor Support		Walkout Doors (A)													
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
		(12) Electric		200 Amps Service													
		No./Qual. of Fixtures		Ex. X Ord. Min													
		No. of Elec. Outlets		Many X Ave. Few													
		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:															
		Class: CD		Effec. Age: 20													
		Floor Area: 1,600		Total Base New : 256,544													
		Total Depr Cost: 205,235		Estimated T.C.V: 299,643													
		E.C.F. X 1.460															
		Bsmnt Garage:		Carport Area: Roof:													
		Cls CD		Blt 1999													
		Cost Est. for Res. Bldg: 1 Single Family 1S		(11) Heating System: Forced Air w/ Ducts													
		Ground Area = 1600 SF		Floor Area = 1600 SF.													
		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost													
		1 Story Siding Crawl Space 1,600		Total: 176,821 141,457													
		Other Additions/Adjustments		Plumbing													
		Average Fixture(s)		1 1,230 984													
		3 Fixture Bath		1 3,860 3,088													
		Water/Sewer		1000 Gal Septic 1 4,550 3,640													
		Water Well, 100 Feet		1 5,640 4,512													
		Porches		WCP (1 Story) 276 8,523 6,818													
		Ceramic Tile Floor		WSEP (1 Story) 122 6,242 4,994													
		Foundation: Shallow		122 -1,011 -809													
		Deck		Treated Wood 230 4,441 3,553													
		Treated Wood		283 5,088 4,070													
		Treated Wood		108 2,650 2,120													
		Garages		Class: CD Exterior: Pole (Unfinished)													
		Base Cost		804 18,862 15,090													
		Class: CD Exterior: Pole (Unfinished)		Base Cost													
		735 17,714 14,171															
		Built-Ins		Appliance Allow. 1 1,934 1,547													
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

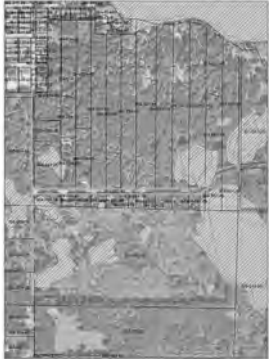
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Deck Sections 38

tree



\*\*\* 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: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status		
W COOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
MISSAUKEE COUNTY ROAD COMMISSION		MAP #:		2024 Est TCV 0						
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Tax Description		Public Improvements		* Factors *						
. SEC 4 T22N R8W A STRIP OF LAND 33 FT EACH SIDE OF LINE COMM AT THE SW COR OF SEC 4, TH DUE N ALONG CENTER- LINE OF LACHANCE RD 187.45 FT TO POB, TH S 89 DEG 59' 27" E 2125.62 FT TO THE PC OF A 200 FT RADIUS CURVE TO THE LEFT, TH NE'LY ALONG ARC OF SAID CURVE 170.26 FT TO THE PT - LONG CHORD N 65 DEG 37' 14" E 165.17 FT - TH N 41 DEG 13' 55" E 181.59 FT TO THEPC OF A 210 FT RADIUS CURVE TO THE RIGHT, TH NE'LY ALONG THE ARC OF SAID CURVE 138.20 FT TO THE PT - LONG CHORD N60 DEG 05' 07" E 135.72 FT - N 78 DEG		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
OE. 4.3530 A.		Topography of Site		Residentia 3 - 7 @\$3000	4.35 Acres	3000	100			13,059
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		4.35 Total Acres		Total Est. Land Value =				13,059
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 12/27/2017 INSPECTED				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
TPC 04/08/2016 INSPECTED				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
				2022	0	0	0			0
				2021	0	0	0			0

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

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

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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LAKE TOWNSHIP OAK GROVE CEMETERY	MAP #:					
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8105 W KELLY RD	2024 Est TCV 0					
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LAKE CITY MI 49651	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
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Tax Description	Public Improvements	* Factors *					
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2014 SEC 4 T22N R8W BEG 1538.73 FT S OF W 1/4 COR, TH E 359 FT, S 274 FT, W 359 FT, N 274 FT TO POB. 2.25A.	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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FORMERLY DESCRIBED AS SEC 4 T22N R8W BEG AT A PT 2033 FT S & 33 FT E OF 1/4 STAKE BET SEC 4 & 5, TH E 326 FT; S 274 FT; W 326 FT; N 274 FT; TO POB. 2.0506 A.	Gravel Road	A 200' @ 90/FF	274.00	359.00	0.9243	0.9733	90	100	22,186
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Comments/Influences	Paved Road	274 Actual Front Feet, 2.26 Total Acres		Total Est. Land Value =		22,186
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	Storm Sewer					
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	Sidewalk					
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	Water					
--	-------	--	--	--	--	--

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

	Electric					
--	----------	--	--	--	--	--

	Gas					
--	-----	--	--	--	--	--

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

	Street Lights					
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	Standard Utilities					
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	Underground Utils.					
--	--------------------	--	--	--	--	--

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

	Rolling					
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	Low					
--	-----	--	--	--	--	--

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

	Landscaped					
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	Swamp					
--	-------	--	--	--	--	--

	Wooded					
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	Pond					
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	Waterfront					
--	------------	--	--	--	--	--

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

	Wetland					
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	Flood Plain					
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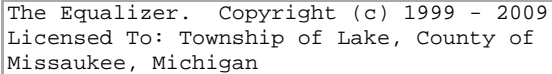
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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TPC 12/27/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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TPC 07/01/2011 INSPECTED			2022	0	0	0	0
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			2021	0	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BRICKER CHARLES & SUSAN	BRICKER SUSAN & CHARLES J	0	01/13/2017	QC	09-FAMILY	2017-00099	DEED	0.0					
FARZAM-BEHBOODI DEBRA TRU	BRICKER CHARLES & SUSAN	347,000	10/07/2016	WD	03-ARM'S LENGTH	2016-03379	PROPERTY TRANSFER	100.0					
FARZAM-BEHBOODI ALI & DEB	FARZAM-BEHBOODI DEBRA TRU	0	07/08/2009	QC	21-NOT USED/OTHER	2009/2571	DEED	0.0					
FEDERAL HOME LOAN MORTGAG	FARZAM-BEHBOODI ALI & DEB	245,010	08/27/2008	WD	11-FROM LENDING INSTITUT	2008/3085	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9845 W WALNUT ST		School: LAKE CITY AREA SCHOOL DIST		REPAIR		11/22/2016		2016-0622	100%				
Owner's Name/Address		P.R.E. 100% 05/16/2017		MAP #:		2024 Est TCV 421,272 TCV/TFA: 227.96							
BRICKER SUSAN & CHARLES JR TRUST 9845 W WALNUT ST LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements		* Factors *									
SEC 4 T22N R8W (2*2004) PCL A OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC BEG AT SW COR, TH N 71 DEG 51' 40" E 175 FT, N 86 FT, S 71 DEG 51' 40" W 34 FT; N 34 FT, S 71 DEG 51' 40" W 141 FT, S 120 FT TO POB. L229P757 1.1544 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates		213 Actual Front Feet, 1.15 Total Acres		600 100		Total Est. Land Value = 96,366			
2013 MOVED POLE GRG TO ADJ PIN COMBINED W/ 004-001-00 FOR 92.. NEW 48X72 FINISHED GRG FOR 00 HOUSE FROM 1S/CR TO 1S/B, ADD 512 SQ WD, 240 SQ GEP, HTG/AC, 720 SQ ATT GRG		X	Residential Local Cost Land Improvements	Description		Rate	Size	% Good	Cash Value				
Topography of Site		X	Level Rolling Low High Landscaped Swamp	D/W/P: 4in Ren. Conc.		8.18	825	0	0				
X Wooded		X	Pond	D/W/P: 4in Concrete		6.97	80	0	0				
X Waterfront		Ravine Wetland Flood Plain		Residential Local Cost Land Improvements		Description		Rate	Size	% Good	Cash Value		
Year		LAND IMPROVE 5000		5,000.00		1	95	4,750					
Who		When		What		Total Estimated Land Improvements True Cash Value =		4,750					
X Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value
X Rolling		2024		48,200		162,400		210,600				156,248C	
X Low		TPC 12/27/2017 INSPECTED		48,000		155,200		203,200				148,808C	
X High		TPC 07/10/2017 INSPECTED		44,700		117,200		161,900				141,722C	
X Landscaped		JWV 12/03/2016 INSPECTED		44,700		116,100		160,800				137,195C	
X Swamp													
X Pond													
X Waterfront													
X Ravine													
X Wetland													
X Flood Plain													

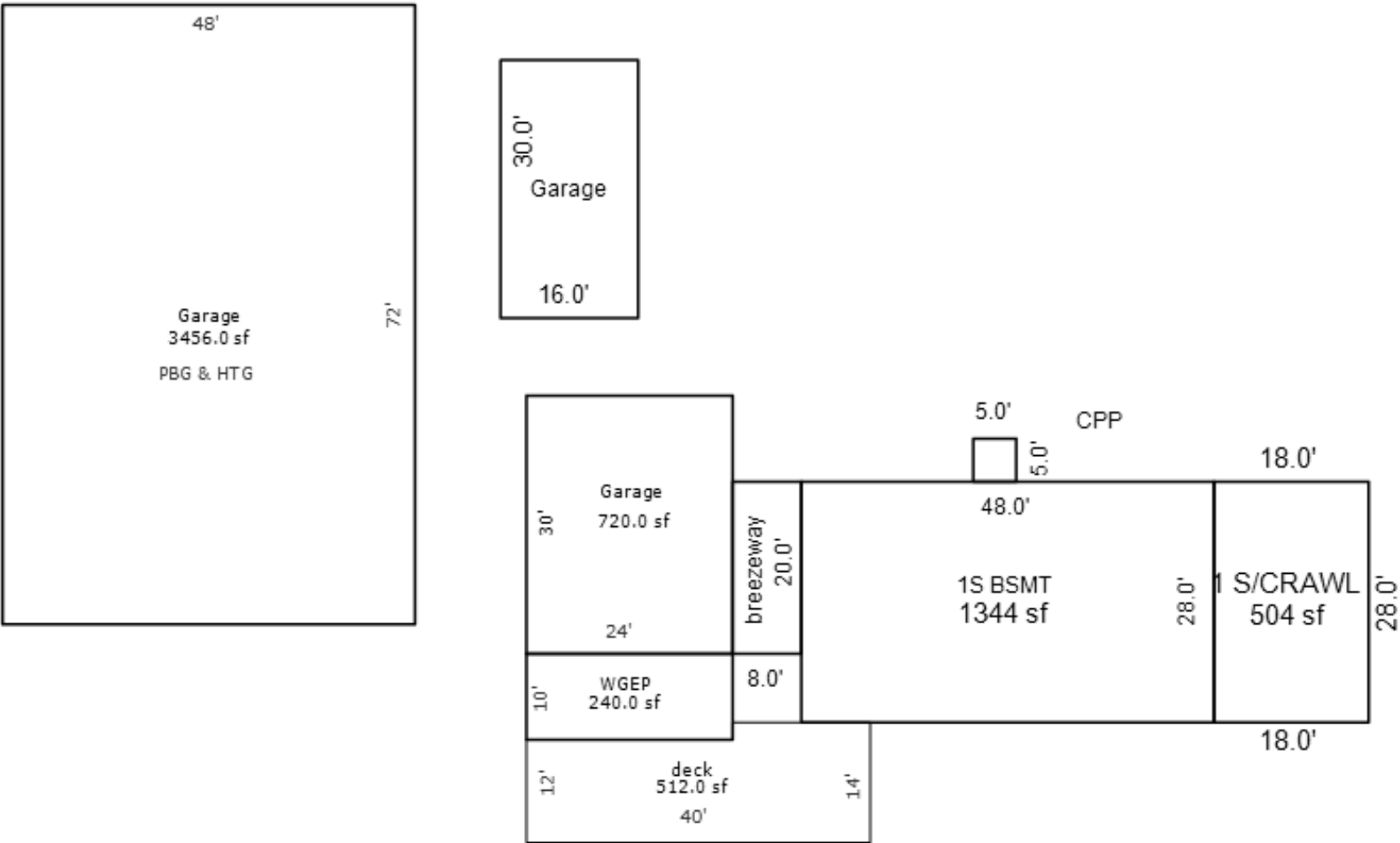


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G							20	CCP (1 Story)				
Building Style: 1S		Trim & Decoration									240	WGEP (1 Story)				
Yr Built	Remodeled	Ex	X	Ord	Min							54	CCP (1 Story)			
1966	1973	Size of Closets									512	Treated Wood				
Condition: Average		Lg	X	Ord	Small							160	Brzwy, FW			
Room List		Doors		Solid	X	H.C.							Class: C -5 Effec. Age: 40 Floor Area: 1,848 Total Base New : 365,520 Total Depr Cost: 219,285 Estimated T.C.V: 320,156			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors									E.C.F. X 1.460		Bsmnt Garage:			
(1) Exterior		Kitchen: Other: Other:			(12) Electric								Carpport Area:			
		No./Qual. of Fixtures			100			Amps Service					Roof:			
		Ex.	X	Ord.	Min							Cls C -5 Blt 1966				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets									Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1848 SF Floor Area = 1848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
		X	Drywall										Building Areas			
		(7) Excavation			Many			X	Ave.	Few				Stories Exterior Foundation Size Cost New Depr. Cost		
		Basement: 1344 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)						1 Story Siding Basement 1,344		
		(8) Basement			2			3 Fixture Bath						504		
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Total: 246,075 147,616		
		(9) Basement Finish			14			Water/Sewer						Other Additions/Adjustments		
		1100 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						Recreation Room 1100 21,263 12,758		
		(10) Floor Support			1			Lump Sum Items:						Plumbing		
		Joists: Unsupported Len: Cntr.Sup:			1									Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		
					1									Water/Sewer		
					1									1000 Gal Septic 1 4,864 2,918 Water Well, 100 Feet 1 5,808 3,485		
					1									Porches		
					1									WGEP (1 Story) 240 17,201 10,321 CCP (1 Story) 54 1,612 967 CCP (1 Story) 20 1,007 604		
					1									Deck		
					1									Treated Wood 512 7,670 4,602		
					1									Garages		
					1									Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 29,023 17,414 Common Wall: 1 Wall 1 -2,686 -1,612		
					1									Built-Ins		
					1									Appliance Allow. 1 2,766 1,660		
					1									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

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



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

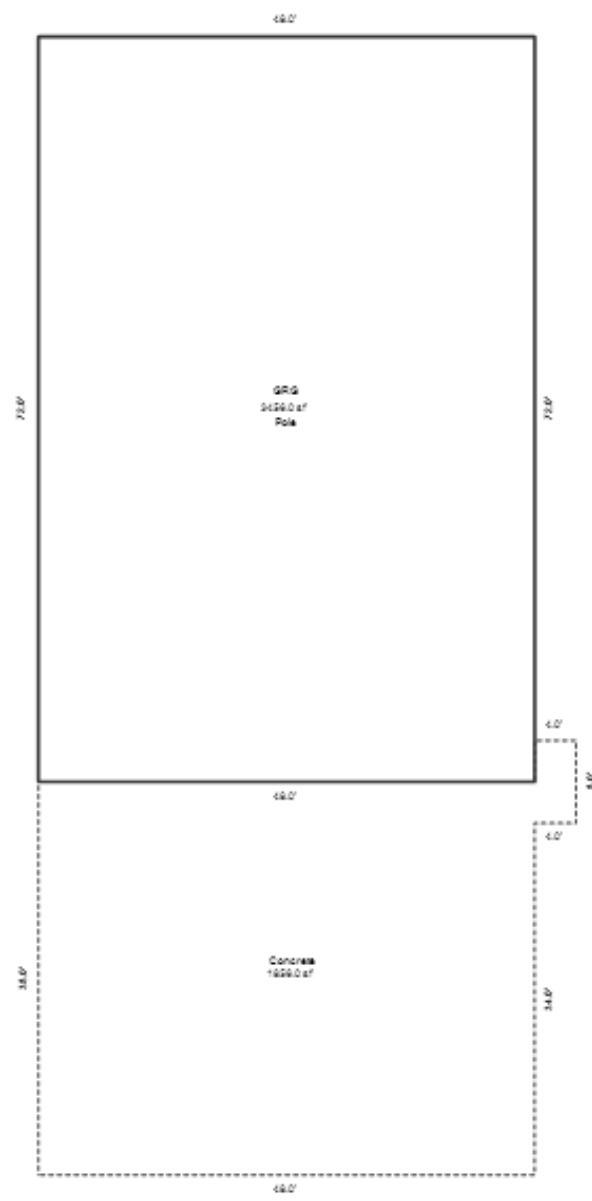
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BRICKER CHARLES & SUSAN	BRICKER SUSAN & CHARLES J	0	01/13/2017	QC	09-FAMILY	2017-00099	DEED	0.0			
FARZAM-BEHBOODI DEBRA TRU	BRICKER CHARLES & SUSAN	347,000	10/07/2016	WD	03-ARM'S LENGTH	2016-03379	PROPERTY TRANSFER	100.0			
FARZAM-BEHBOODI ALI & DEB	FARZAM-BEHBOODI DEBRA TRU	0	07/08/2009	QC	21-NOT USED/OTHER	2009/2571	DEED	0.0			
FEDERAL HOME LOAN MORTGAG	FARZAM-BEHBOODI ALI & DEB	0	08/27/2008	WD	20-MULTI PARCEL SALE REF	2008/3085	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
N ANDERSON TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/16/2017							
Owner's Name/Address		MAP #:		2024 Est TCV 103,990 TCV/TFA: 0.00							
BRICKER SUSAN & CHARLES JR TRUST 9845 W WALNUT ST LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table JEN .JENNINGS						
Tax Description		Public Improvements		* Factors *							
SEC 4 T22N R8W BEG AT SW COR OF PCL A OF THE SURVEY RECORDED IN LIBER S-3, P 93-100, TH N 71 DEG 51' 40" E 175 FT, N 86 FT, S 71 DEG 51' 40" W 34 FT; N 34 FT, S 71 DEG 51' 40" W 141 FT, S 120 FT TO POB. .4556 A M/L		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	JENNINGS 50	120.00	161.75	0.8873	1.0047	50 100		5,349
			Topography of Site	120 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 5,349							
		X	Level Rolling Low High Landscaped Swamp	Land Improvement Cost Estimates							
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Description	Rate	Size	% Good	Cash Value			
				D/W/P: 4in Ren. Conc.	8.18	1856	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 5000	5,000.00	1	95	4,750			
				Total Estimated Land Improvements True Cash Value = 4,750							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				2024	2,700	49,300	52,000			42,052C	
				2023	2,700	47,100	49,800			40,050C	
				2022	2,400	45,400	47,800			38,143C	
				2021	2,400	45,000	47,400			36,925C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What							
		TPC 12/27/2017	INSPECTED								
		TPC 07/10/2017	INSPECTED								
		TPC 10/17/2016	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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 3456 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 80,387 Total Depr Cost: 64,309 Estimated T.C.V: 93,891
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 1999				
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Space Heater		Ground Area = 0 SF		Floor Area = 0 SF.				
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Wood Frame		Ex		Ord		Min		Plumbing		Other Additions/Adjustments					
Building Style: GRG		Lg		Ord		Small		Average Fixture(s)		Plumbing					
Yr Built 1999		Remodeled 0		Size of Closets		0 Amps Service		3 Fixture Bath		Garages					
Condition: Average		Doors		Solid		H.C.		2 Fixture Bath		Class: C Exterior: Pole (Unfinished)					
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets		Door Opener		Base Cost				
Basement		Kitchen:		0			Many		Solar Water Heat		Totals:				
1st Floor		Other:		No. of Elec. Outlets			Ave.		No Plumbing		ECF (4085 CROOKED LAKE) 1.460 => TCV:				
2nd Floor		Other:		Ex.			Few		Extra Toilet		93,891				
Bedrooms		(6) Ceilings		Ord.			No. of Elec. Outlets		Extra Sink						
(1) Exterior		Insulation		Min			(13) Plumbing		Separate Shower						
Wood/Shingle		(7) Excavation		No. of Elec. Outlets			Average Fixture(s)		Ceramic Tile Floor						
Aluminum/Vinyl		Basement: 0 S.F.		Many			3 Fixture Bath		Ceramic Tile Wains						
Brick		Crawl: 0 S.F.		Ave.			2 Fixture Bath		Ceramic Tub Alcove						
Insulation		Slab: 0 S.F.		Few			Softener, Auto		Vent Fan						
(2) Windows		Height to Joists: 0.0		(14) Water/Sewer			Softener, Manual		Public Water						
Many		(8) Basement		Public Water			Solar Water Heat		Public Sewer						
Avg.		Conc. Block		Water Well			No Plumbing		Water Well						
Large		Poured Conc.		1000 Gal Septic			Extra Toilet		1000 Gal Septic						
Avg.		Stone		2000 Gal Septic			Extra Sink		2000 Gal Septic						
Small		Treated Wood		Lump Sum Items:			Separate Shower								
Wood Sash		Concrete Floor					Ceramic Tile Floor								
Metal Sash		(9) Basement Finish					Ceramic Tile Wains								
Vinyl Sash		Recreation SF					Ceramic Tub Alcove								
Double Hung		Living SF					Vent Fan								
Horiz. Slide		Walkout Doors (B)													
Casement		No Floor SF													
Double Glass		Walkout Doors (A)													
Patio Doors		(10) Floor Support													
Storms & Screens		Joists:													
(3) Roof		Unsupported Len:													
Gable		Cntr.Sup:													
Hip															
Flat															
Asphalt Shingle															
Chimney:															

\*\*\* 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.
GILLOW LESLIE RUTH	GILLOW JAMES & LESLIE	0	09/01/2022	QC	09-FAMILY	2022-02779	DEED	0.0
COLLINS SALLY	GILLOW LESLIE RUTH	179,500	08/30/2019	WD	03-ARM'S LENGTH	2019-02773	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9770 W ANDERSON TRL						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/05/2019					
Owner's Name/Address	MAP #:					
GILLOW JAMES & LESLIE 9770 W ANDERSON TRL LAKE CITY MI 49651	2024 Est TCV 227,475 TCV/TFA: 197.46					

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP E 600/FF	127.71	178.22	1.1149	0.7083	600	100	60,507
			128 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value =	60,507

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 4 T22N R8W BEG S 89°57'21"E 825.51 FT, S 287.98 FT & N 71°51'40"E 195.55 FT FROM W/4 COR, TH N 71°41'40"E 173.79FT, S 86°07'09"E 127.71 FT, S54°59'48"W 240.1 FT, N 89°57'21"W 58.41 FT, N 22°07'20"W 99.55 FT TO POB. .52Ac. M/L .		Dirt Road			
Split on 10/09/2007 into 009-004-004-15;		Gravel Road			
Comments/Influences		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;	Parent Parcel(s): 009-004-004-10;	Child Parcel(s): 009-004-004-15;



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	30,300	83,400	113,700			106,935C
Low		2023	29,800	79,700	109,500			101,843C
High		2022	26,800	76,600	103,400			96,994C
Landscaped		2021	26,800	75,900	102,700			93,896C
Swamp								
X Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

Who	When	What	2024	2023	2022	2021
TPC 05/06/2018	INSPECTED					
TPC 12/27/2017	INSPECTED					
TPC 02/03/2012	INSPECTED					

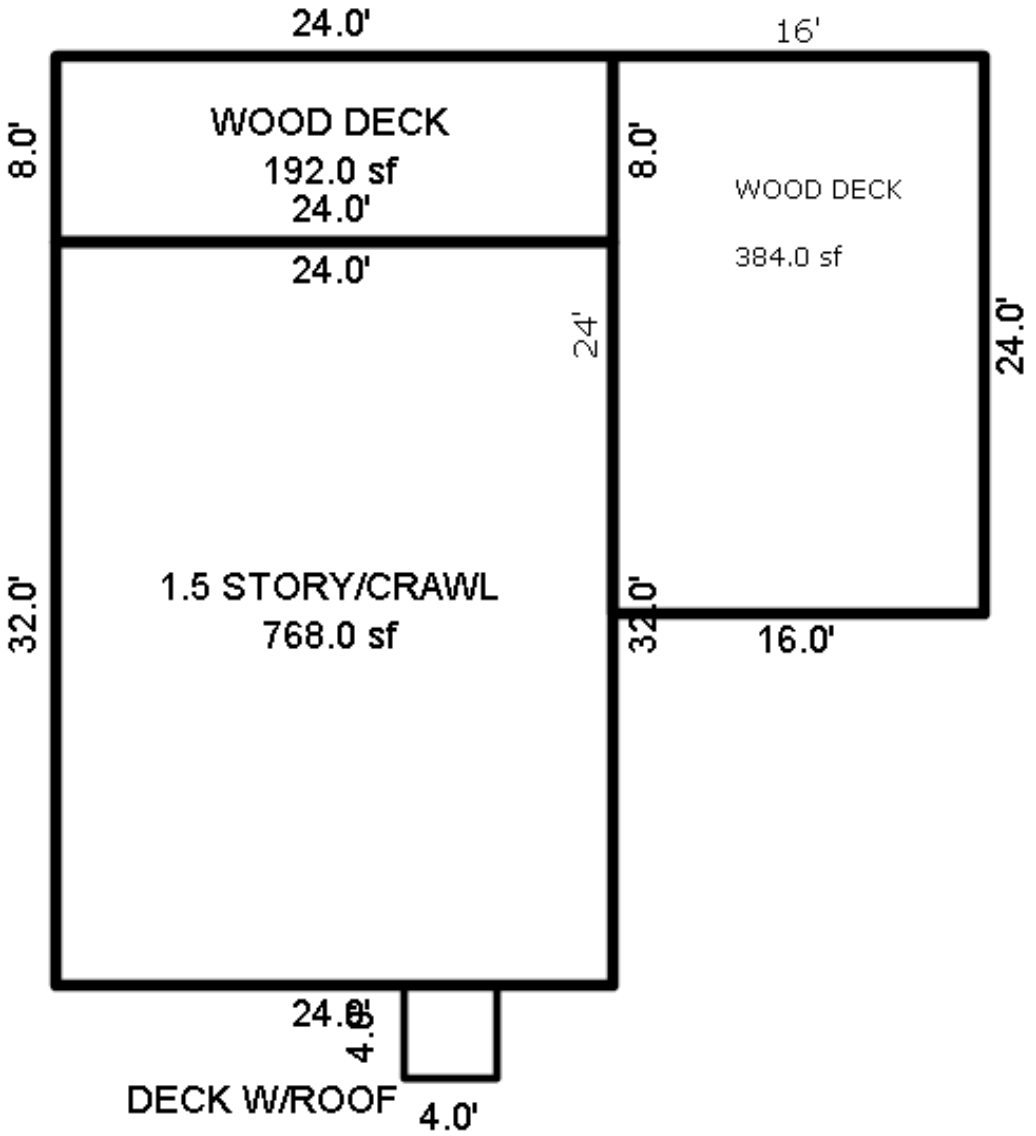
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 192 16 384	Type Treated Wood Pine 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	(4) Interior			Trim & Decoration		Size of Closets		Doors		(5) Floors														
Building Style: 1.5S		Yr Built 1995		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor 1 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick  Insulation		(2) Windows													
Ex		X		Ord		Min		Lg		Ord		X		Small		Doors		Solid		X		H.C.							
Kitchen: Other: Other:		No./Qual. of Fixtures		Ex.		X		Ord.		Min		No. of Elec. Outlets		Many		X		Ave.		Few		(13) Plumbing							
200		Amps Service		1		Average Fixture(s)		2		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1.5S		(11) Heating System: Forced Air w/ Ducts		Ground Area = 768 SF Floor Area = 1152 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
1.5 Story		Siding		Crawl Space		768		Total:		121,348		91,012		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		922					
3 Fixture Bath		1		3,860		2,895		Water/Sewer		1000 Gal Septic		1		4,550		3,412		Water Well, 100 Feet		1		5,640		4,230					
Deck		Treated Wood		192		3,936		2,952		Treated Wood		384		6,209		6,147		Pine w/Roof (Deck Portion)		16		572		429					
Pine w/Roof (Roof portion)		16		331		248		Built-Ins		Appliance Allow.		1		1,934		1,450		Totals:		149,610		113,697		Notes:					
ECF (4085 CROOKED LAKE)		1.460		=>		TCV:		165,998		* *																			

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLLINS SALLY, SURVIVOR O	COLLINS THOMAS J & CINDY	58,000	12/13/2007	WD	21-NOT USED/OTHER	2008/0089	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9768 W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST		New House	09/22/2008	20080570	Complete

Owner's Name/Address	MAP #:
COLLINS THOMAS J & CINDY M 53142 BROOKFIELD CT SHELBY TWP MI 48316	2024 Est TCV 479,580 TCV/TFA: 317.18

X	Improved	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE					
	Public Improvements		* Factors *					

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 4 T22N R8W BEG S 89°57'21"E 825.51 FT & S 287.89 FT FROM W/4 COR, TH N 71°51'40"E 195.55 FT, S 22°07'20"E 99.55 FT, S 89°57'21"E 58.41 FT, N 54°59'48"E 240.1 FT, S 86°07'09"E 65.81 FT, S 0°18'35"W 194.31 FT, N 89°57'21"W 543.01 FT, N 92 FT TO POB. 1.58 AC. M/L. SPLIT ON 10/09/2007 FROM 009-004-004-10;		GROUP A\$1600/FF 65.001058.84 0.9365 1.6894 1600 100	65	1058.84	0.9365	1.6894	1600	100		164,539

		65 Actual Front Feet, 1.58 Total Acres		Total Est. Land Value =		164,539	
--	--	--	--	-------------------------	--	---------	--

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water		28.83	100	50	1,441
	Sewer					
X	Electric					
	Gas		1,000.00	1	97	970
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					
		Total Estimated Land Improvements True Cash Value =				2,411

Comments/Influences  
 Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;  
 Parent Parcel(s): 009-004-004-10;



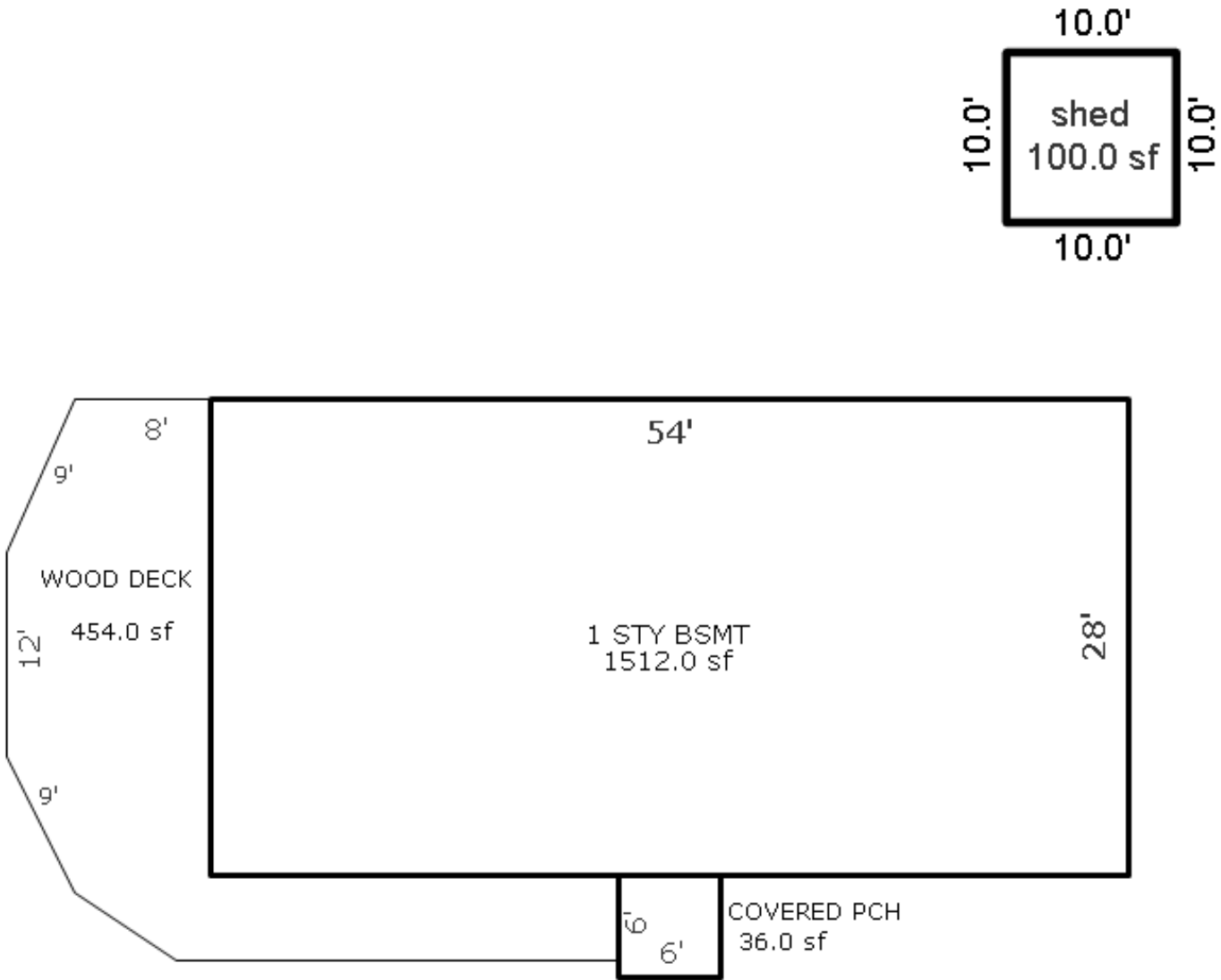
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	82,300	157,500	239,800			107,315C
X Rolling	2023	21,900	150,400	172,300			102,205C
Low	2022	15,500	144,500	160,000			97,339C
High	2021	15,500	143,000	158,500			94,230C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							
Who	When	What					
TPC	04/30/2021	INSPECTED					
TPC	12/27/2017	INSPECTED					
TPC	02/03/2012	INSPECTED					

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 454	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 10 Floor Area: 1,512 Total Base New : 237,944 Total Depr Cost: 214,130 Estimated T.C.V: 312,630		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5		Blt 2008						
Yr Built 2008	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(12) Electric		1 Story Siding Basement		Total: 206,195		185,557					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		0 Amps Service		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 2,560		2,304				
(1) Exterior		(6) Ceilings		No. of Plumbing		Average Fixture(s)		Plumbing		Average Fixture(s)		1 1,476		1,328				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation		3 Fixture Bath		Water/Sewer		3 Fixture Bath		1 4,646		4,181				
(2) Windows		(8) Basement		Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 2 Fixture Bath		Porches		1000 Gal Septic		1 4,864		4,378				
X	Many Avg. X Few	Large Avg. X Small	(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		(13) Plumbing		Deck		Water Well, 100 Feet		1 5,808		5,227			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1 1000 Gal Septic		Built-Ins		Treated Wood		36 2,542		2,288				
(3) Roof		(14) Water/Sewer		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1 2000 Gal Septic		Appliance Allow.		1 2,766		Totals: 237,944		214,130				
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney:		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4085 CROOKED LAKE) 1.460 => TCV:		312,630					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0				
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0				
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
ANDERSON ERWIN M JR TRUST DARLING D & ANDERSON A TRUSTEES 2465 CASCADE SPRINGS DR SE GRAND RAPIDS MI 49546		MAP #:										
		2024 Est TCV 21,060										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 3 - 7 @\$3000	7.02 Acres		3000	100				21,060
		Paved Road		7.02 Total Acres				Total Est. Land Value =		21,060		
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	10,500	0	10,500	5,286C			
		TPC 04/30/2021	INSPECTED		2023	10,500	0	10,500	5,035C			
		TPC 12/27/2017	INSPECTED		2022	8,800	0	8,800	4,796C			
		TPC 04/24/2017	INSPECTED		2021	10,500	0	10,500	4,643C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANDERSON ERWIN M JR TRUST DARLING DAWN & ANDERSON A TRUSTEES 2465 CASCADE SPRINGS DR SE GRAND RAPIDS MI 49546	MAP #:	2024 Est TCV 31,270				

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	357.68	636.93	0.8647	1.1233	90	100	31,270	
			358 Actual Front Feet, 5.23 Total Acres						Total Est. Land Value =		31,270

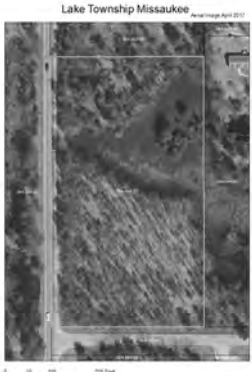
**Tax Description**  
 A PART OF THE SOUTHWEST 1/ 4 OF SECTION 4 TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00 '00" EAST, 220.45 FEET ALONG THE WEST SECTION LINE TO THE NORTH RIGHT-OF-WAY OF PARK ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00'00'00" EAST 634.04 FEET; THENCE SOUTH 90'00'00" EAST, 361.11 FEET; THENCE SOUTH 00'18'35" WEST, 635.26 FEET TO THE NORTH LINE OF PARK ROAD; THENCE NORTH 89'48

- 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 Utilis.

LONG SAID LINE TO CONTAINING 5.23 SUBJECT TO NS OF RECORD AND THE WEST AND 2013 FROM N ON FILE\*\*\*

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,600	0	15,600			3,953C
2023	12,200	0	12,200			3,765C
2022	8,900	0	8,900			3,586C
2021	7,200	0	7,200			3,472C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON ERWIN M JR ESTAT	ANDERSON ERWIN M JR TRUST	0	03/02/2015	QC	06-COURT JUDGEMENT	2015-01167	PROPERTY TRANSFER	0.0
ANDERSON ERWIN M JR	ANDERSON ERWIN M JR ESTAT	0	10/04/2011	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
	2024 Est TCV 14,509					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	154.45	366.64	1.0667	0.9785	90	100	14,509
			154 Actual Front Feet, 1.30 Total Acres Total Est. Land Value =							14,509

**Tax Description**  
 A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00'00'00" EAST, 154.45 FEET ALONG THE WEST SECTION LINE TO THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE SOUTH 89'48'14" EAST, 357.33' ALONG THE SOUTH RIGHT-OF-WAY OF PARK ROAD; THENCE LEAVING SAID ROAD SOUTH 00'18'35" WEST. 164.08 FEET TO THE SOUTH TH 88'15'20" WEST OUTH SECTION LINE G. CONTAINING AND SUBJECT TO NS OF RECORD AND THE WEST AND

- 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.


Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,300	0	7,300			1,003C
2023	5,600	0	5,600			956C
2022	3,900	0	3,900			911C
2021	3,100	0	3,100			882C



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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: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status							
W ANDERSON TRL		School: LAKE CITY AREA SCHOOL DIST													
Owner's Name/Address		P.R.E. 0%													
BRAVATA DANIEL J 157 TRAVIS ST NE GRAND RAPIDS MI 49505		MAP #:		2024 Est TCV 16,380											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS										
SEC 4 T22N R8W (0*1999) THAT PART OF PCL D OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING N'LY OF A LINE BEG S 88 DEG 15'20" E 356.6 FT & N 0 DEG 18'35"E 1965.47 FT FROM SW COR SEC 4 TH S 89 DEG 57'21"E 199.93 FT TO POE. 2.34A.		Public Improvements		* Factors *				Value							
Comments/Influences		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
00 SPLIT TO 004-34 FOR 01 <a href="http://www.whitepages.com">http://www.whitepages.com</a> DANIEL J BRAVATA 17 MANZANA CT NW, APT 2A GRAND RAPIDS, MI 49534-5741 2024: 009-004-004-30 (0010)		X		Gravel Road		Residentia 1 - 2.99 @\$7000		2.34	Acres	7000	100			16,380	
		X		Paved Road		2.34 Total Acres		Total Est. Land Value =				16,380			
		X		Storm Sewer											
		X		Sidewalk											
		X		Water											
		X		Sewer											
		X		Electric											
		X		Gas											
		X		Curb											
		X		Street Lights											
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When	What	2024	8,200	0	8,200			6,483C			
		TPC 04/30/2021 INSPECTED		2023	8,200	0	8,200					6,175C			
		TPC 12/27/2017 INSPECTED		2022	5,900	0	5,900					5,881C			
				2021	6,400	0	6,400					5,694C			

\*\*\* 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: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
9898 W ANDERSON TRL		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/01/2001								
Owner's Name/Address		MAP #:		2024 Est TCV 32,775 TCV/TFA: 41.38								
BRAVATA THOMAS E JR 9898 ANDERSON TRAIL LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 4 T22N R8W (0*2000) BEG S 88 DEG 15'20"E 356.6 FT & N O DEG 18'35"E 1476.66 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 488.81 FT, S 89 DEG 57' 21"E 199.93 FT, S 0 DEG 18'35"W 527.68 FT, N 78 DEG 56'39"W 203.5 FT TO POB. 2.33A.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X	Gravel Road		A 200' @ 90/FF	199.93	507.65	1.0001	1.0614	90	100	19,100
		X	Paved Road		200 Actual Front Feet, 2.33 Total Acres							
		X	Storm Sewer		Total Est. Land Value = 19,100							
		X	Sidewalk		Land Improvement Cost Estimates							
		X	Water		Description	Rate	Size	% Good	Cash Value			
		X	Sewer		Residential Local Cost Land Improvements							
		X	Electric		Description	Rate	Size	% Good	Cash Value			
		X	Gas		LAND IMPROVE 1000	1,000.00	1	97	970			
		X	Curb		Total Estimated Land Improvements True Cash Value = 970							
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Private Drive									
		Who	When	What	2024	9,600	6,800	16,400	0M		0	
		TPC 04/30/2021	INSPECTED		2023	7,400	5,900	13,300			11,970C	
		TPC 12/27/2017	INSPECTED		2022	6,000	5,400	11,400			11,400S	
		TPC 07/01/2011	INSPECTED		2021	6,000	5,600	11,600			11,109C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Low Effec. Age: 35 Floor Area: Total Base New : 54,181 Total Depr Cost: 18,963 Estimated T.C.V: 12,705			E.C.F. X 0.670		Bsmnt Garage:			
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1980		
Room List		Doors		Solid	X	H.C.		(12) Electric			Ground Area = 792 SF Floor Area = 792 SF.							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall					Many	X	Ave.		Few	Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Siding Comp.Shingle 792			Total: 40,149 14,052					
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well, 100 Feet			Skirting, Metal or Vinyl, Vertical 174			1,877 657				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Average Fixture(s) 1 748 262		Water/Sewer 1 4,263 1,492 1000 Gal Septic 1 5,506 1,927			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,638 573			Totals: 54,181 18,963		Notes: ECF (424 JENNINGS) 0.670 => TCV: 12,705			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAVATA ALICE	MC CASLIN CINDY	0	12/16/2004	QC	21-NOT USED/OTHER	05-0/354	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
735 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/17/2001					
MCCASLIN CINDY 735 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 83,876 TCV/TFA: 89.61					

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

Tax Description	X	Dirt Road						
SEC 4 T22N R8W (0*1999) BEG S 88 DEG 15'20"E 356.60 FT & N 0 DEG 18'35"E 912.98 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 563.68 FT, S 78 DEG 56' 39"E 203.50 FT, S 0 DEG 18'35"W 525.74 FT, N 89 DEG 41'25"W 199.93 FT TO POB. 2.5A.		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	X	Land Improvement Cost Estimates						
PATRIOT MHD		Description	Rate	Size	% Good		Cash Value	
		Residential Local Cost Land Improvements						
		Description	Rate	Size	% Good		Cash Value	
		LAND IMPROVE 1000	1,000.00	1	97		970	
		Total Estimated Land Improvements True Cash Value =					970	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,700	32,200	41,900			20,995C
2023	7,600	24,600	32,200			19,996C
2022	5,000	19,900	24,900			19,044C
2021	4,000	19,000	23,000			18,436C

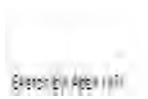
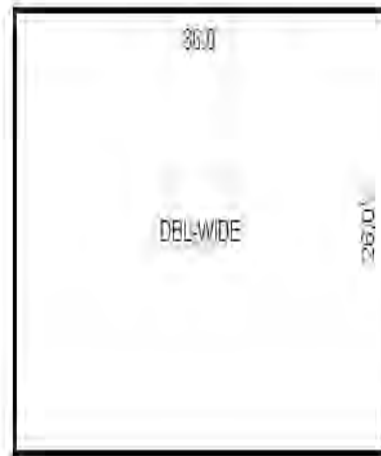


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type Treated Wood	Year Built: 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			Forced Air w/o Ducts Forced Air w/ Ducts 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: BOCA/STATE			Drywall Paneled		Plaster Wood T&G											
Yr Built 2000		Remodeled 0			Ex	X	Ord		Min							
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	150 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
(2) Windows			(7) Excavation		Ex.	X	Ord.		Min							
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			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							
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(13) Plumbing												
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer												
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
										Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls CD		Blt 2000		
										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
										1 Story Siding Piers 936		Total: 102,563 82,052				
										Other Additions/Adjustments		Plumbing				
										Average Fixture(s)		1 1,230 984				
										Water/Sewer		1000 Gal Septic		1 4,550 3,640		
										Water Well, 100 Feet		1 5,640 4,512				
										Deck		Treated Wood		100 2,490 1,992		
										Built-Ins		Appliance Allow.		1 1,934 1,547		
										Totals:		118,407 94,727				
										Notes:		ECF (424 JENNINGS) 0.670 => TCY:		63,467		

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



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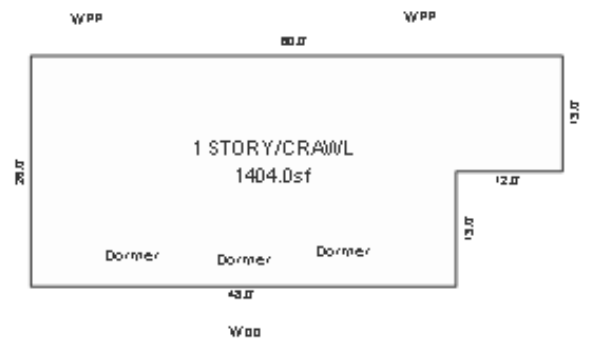
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BREWSTER CAROL A & ROBIDO	BREWSTER CAROL A &	0	09/13/2023	QC	09-FAMILY	2023-03027	DEED	0.0					
BREWSTER CAROL	BREWSTER CAROL A & ROBIDO	0	04/05/2019	QC	09-FAMILY	2019-00938	PROPERTY TRANSFER	0.0					
SNYDER LEWIS J (SPOUSE OF	SNYDER CAROL ETAL	0	05/09/2005	QC	21-NOT USED/OTHER	05-0/2168	DEED	0.0					
BREWSTER RICKY J (DECEASE	SNYDER CAROL *	0	10/20/2003	OTH	21-NOT USED/OTHER	2007/3965	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9912 W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/23/2005		20050327	Complete				
Owner's Name/Address		P.R.E. 100% 04/11/2019		Modular		03/23/2004		20040032	Complete				
TAYLOR COBEY & KRISTIN & BREWSTER CAROL A 9912 CROOKED LAKE PARK RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 195,734 TCV/TFA: 92.94									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 4 T22N R8W (0*1999) BEG S 88 DEG 15'20"E 356.60 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 164.08 FT, S 89 DEG 48'14"E 199.94 FT, S 0 DEG 18' 35"W 169.49 FT, N 88 DEG 15'20"W 200 FT.ALSO, BEG S 88 DEG 15'20"E 356.60 FT, N 0 DEG 18'35"E 230.08 FT FROM SW COR SEC 4 TH N 0 DEG 18'35"E 682.9 FT, S 89 DEG 41'25"E 199.93 FT, S 0 DEG 18'35"W 682.50 FT, N 89 DEG 48'14"W 199.94 FT TO POB. 3.9A.		X	Public Improvements		* Factors *								
		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		A 200' @ 90/FF	199.94	682.50	0.8412	1.1429	90	100		17,301
		X	Paved Road		<Site Value A> GROUP A	\$10000				10000	100		10,000
		X	Storm Sewer		399 Actual Front Feet, 3.88 Total Acres				Total Est. Land Value =				27,301
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		Wood Frame	27.81	64	50	890				
		X	Electric		Residential Local Cost Land Improvements								
		X	Gas		Description	Rate	Size	% Good	Cash Value				
		X	Curb		LAND IMPROVE 1000	1,000.00	1	94	940				
		X	Street Lights		Total Estimated Land Improvements True Cash Value =				1,830				
		X	Standard Utilities										
		X	Underground Utils.										
Comments/Influences		Topography of Site											
231-779-0906		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		TPC 05/06/2018	INSPECTED		2024	13,700	84,200	97,900			71,179C		
		TPC 12/27/2017	INSPECTED		2023	10,200	69,700	79,900			67,790C		
		TPC 05/05/2015	INSPECTED		2022	11,000	56,300	67,300			64,562C		
					2021	9,000	53,500	62,500			62,500S		

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

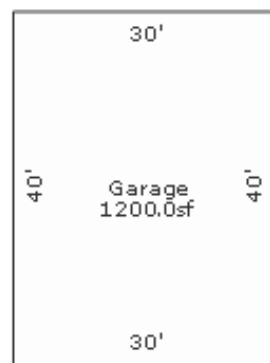
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		96 WPP 20 WPP 20 WPP		E.C.F. X 0.670		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.5S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		Class: C +5 Effec. Age: 20 Floor Area: 2,106 Total Base New : 301,869 Total Depr Cost: 241,496 Estimated T.C.V: 161,802									
Yr Built 2004	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 2004									
Condition: Average		Lg	X	Ord	Small	0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1404 SF Floor Area = 2106 SF.									
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		Many		X Ave.		Few									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding		Foundation Crawl Space		Size 1,404		Cost New 247,297		Depr. Cost 197,839	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1404 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1000 Gal Septic Water Well, 100 Feet		Porches		WPP WPP WPP		96 20 20		2,845 1,059 1,059		2,276 847 847	
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: C Exterior: Pole (Unfinished) Door Opener Base Cost		2 1200		1,093 28,956		874 23,165	
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 Water Well 1 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Built-Ins		Appliance Allow.		1		2,766		2,213	
(2) Windows		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: 9912 CROOKED LANE		Totals:		301,869		241,496		ECF (424 JENNINGS) 0.670 => TCv: 161,802			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
X	Asphalt Shingle																		

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





Crooked Lake Park Road



Agricultural building

Building Type	Barn - Free-Stall			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 100			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 10 = 400			
Cost New	\$ 11,804			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 5,312			
+ Unit-In-Place Items	\$ 1,854			
Description, Size X Rate X %Good = Cost	/A22/UOCH, 330 X 3.96 X 100 = 1,854			
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.670			
% Good	45			
Est. True Cash Value	\$ 4,801			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4801 / All Cards: 4801				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDER CHARLES G SR & MAR	WILDER CHARLES G SR & MAR	0	12/18/2018	QC	09-FAMILY	2018-04099	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
----------------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
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WILDER CHARLES G SR & MARY E 9646 ANDERSON TR LAKE CITY MI 49651	2024 Est TCV 19,890
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X	Dirt Road								
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	Gravel Road								
--	-------------	--	--	--	--	--	--	--	--

	Paved Road								
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	Storm Sewer								
--	-------------	--	--	--	--	--	--	--	--

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

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

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

	Electric								
--	----------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

X	Private Drive						
---	---------------	--	--	--	--	--	--

Who	When	What	2024	2023	2022	2021
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			9,900	9,900	8,300	9,900
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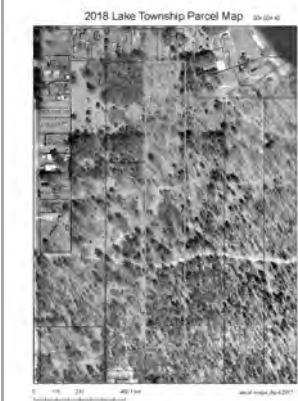
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Licensed To: Township of Lake, County of Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIDY DISPOSAL LLC	BREWSTER CAROL A	1	07/29/2015	QC	09-FAMILY	2015-02563	DEED	100.0
BREWSTER CAROL A	TIDY DISPOSAL LLC	0	10/22/2009	QC	21-NOT USED/OTHER	2009/3754	DEED	0.0
RUDDOCK KENNETH K & EILEE	BREWSTER CAROL A	65,000	09/28/2009	WD	03-ARM'S LENGTH	2009/3398	DEED	100.0
		15,000	12/01/2001	WD	33-TO BE DETERMINED	01-0:4879	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9870 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST	Pole Barn	11/12/2009	20090624	100%	
Owner's Name/Address	P.R.E. 0%	Garage	05/03/2004	20040099	Complete	

MAP #:	2024 Est TCV 18,000																																																																																																																																																																																																																																																																																																										
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Tax Description	SEC 4 T22N R8W (1 *2023) (0*1998) THAT PART OF PCL E OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST 1/4 OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 635.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E, 199.94 FEET; THENCE S00°02'05"W, 400.00 FEET; THENCE S00°02'05"W, 94 FEET TO THE N
	AINING 1.84

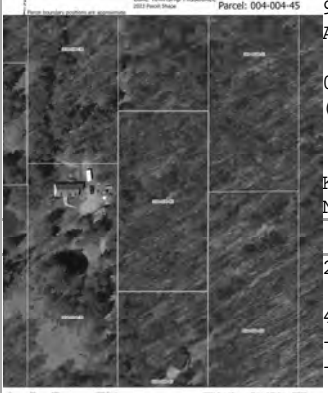
009-004-004-47 (0\*1998) S'LY 800 OF THE SURVEY 93-100 INCL, KE PARK ROAD. N ON FILE\*\*\*

2 completed

4-004-45; -004-47;

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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.
BREWSTER CAROL A	BOUWMAN SHARI L & BRUCE J	106,000	10/19/2022	WD	32-SPLIT VACANT	2022-03473	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9870 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BOUWMAN SHARI L & BRUCE J 2970 HOOVER ST CONKLIN MI 49403	MAP #:					
	2024 Est TCV 79,833 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 4 T22N RSW (0*2023) PARCEL OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 235.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E. 199.94 FEET; THENCE 500°02'05"W. 400.00 FEET; THENCE			Dirt Road	200.00	400.00	1.0000	90 100	18,000
			Gravel Road	200 Actual Front Feet, 1.84 Total Acres			Total Est. Land Value =	18,000

Tax Description	Land Improvement Cost Estimates				Cash Value
	Description	Rate	Size % Good		
SEC 4 T22N RSW (0*2023) PARCEL OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 235.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E. 199.94 FEET; THENCE 500°02'05"W. 400.00 FEET; THENCE	Water	35.77	60 50	1,073	
	Sewer				
	Total Estimated Land Improvements True Cash Value = 1,073				

Tax Description	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Level								
SEC 4 T22N RSW (0*2023) PARCEL OF THE SURVEY RECORDED IN LIBER S-6 P-143, A PART OF THE SOUTHWEST¼ OF SECTION 4, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE S88°31'43"E, ALONG THE SOUTH LINE OF SAID SECTION 556.46 FEET; THENCE N00°02'05"E, 235.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°02'05"E, 400.00 FEET; THENCE N89°54'54"E. 199.94 FEET; THENCE 500°02'05"W. 400.00 FEET; THENCE	Rolling		2024	9,000	30,900	39,900			33,705C
	Low		2023	7,000	25,100	32,100			32,100S
	High		2022	0	0	0			0
	Landscaped		2021	0	0	0			0
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

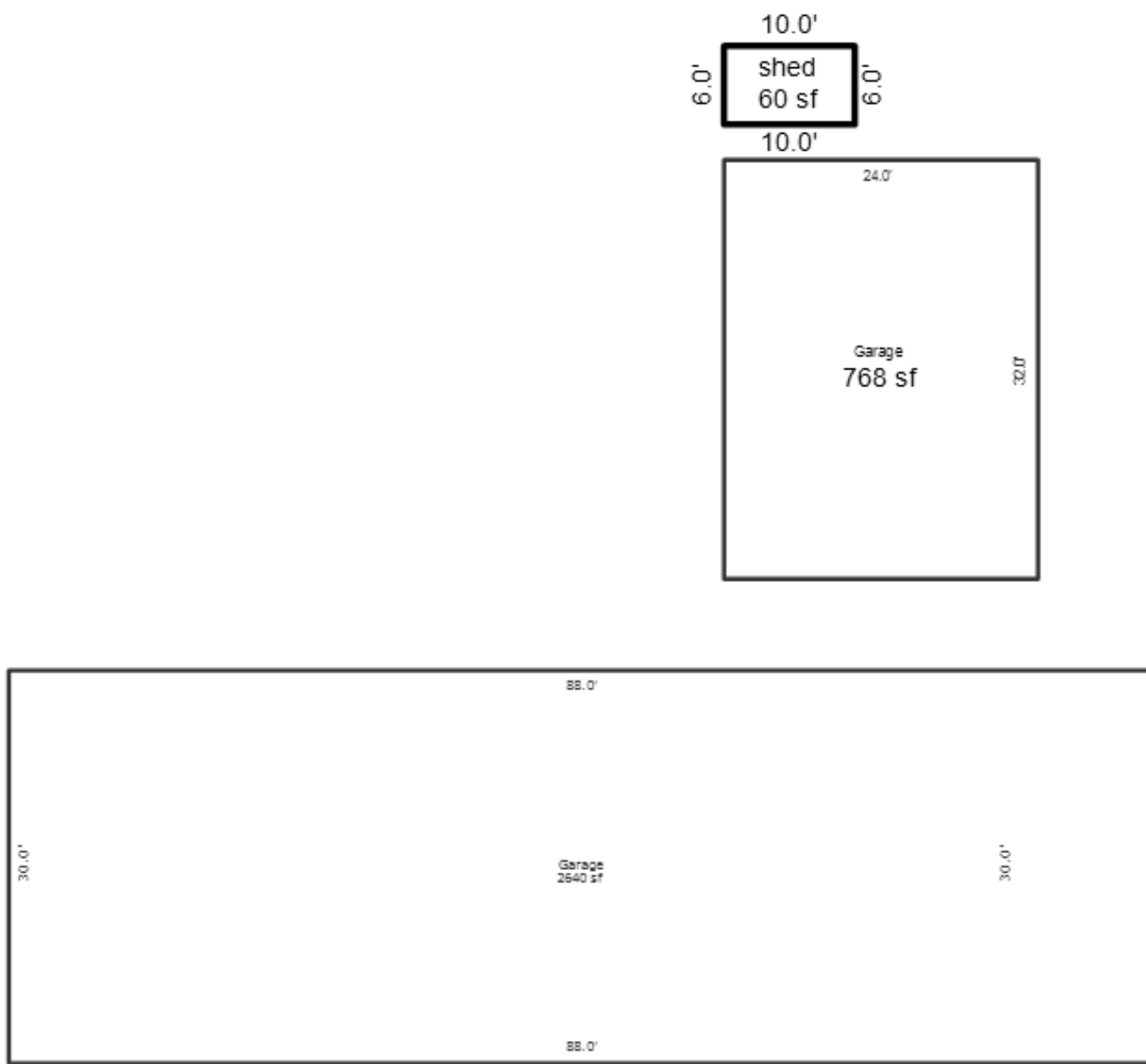


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		X No Heating/Cooling		Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 113,361 Total Depr Cost: 90,687 Estimated T.C.V: 60,760		E.C.F. X 0.670		Bsmnt Garage: Carport Area: Roof:	
Building Style: GRG		Trim & Decoration		Ex X Ord		Min		Size of Closets		Lg X Ord		Small		Condition: Average	
Yr Built	Remodeled	Ex X Ord		Min		Size of Closets		Lg X Ord		Small		Condition: Average			
Room List		Doors	Solid X	H.C.		(5) Floors		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min	
Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
(1) Exterior		(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		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			
(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		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
X		Many Avg. X Large Avg. Small		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		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
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		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:			
Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2004		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas	
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		Plumbing		3 Fixture Bath 1 -4,646 -3,717	
Water/Sewer		1000 Gal Septic 1 4,864 3,891		Water Well, 100 Feet 1 5,808 4,646		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost 768 20,513 16,410		Class: BC Exterior: Pole (Unfinished)		Door Opener 4 2,733 2,186	
Base Cost		2641 84,089 67,271		Totals: 113,361 90,687		Notes:		ECF (424 JENNINGS) 0.670 => TCY:		60,760					

\*\*\* 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.
FULLER RAYMOND L	FULLER RAYMOND L	0	01/17/2024	QC	15-LADY BIRD	2024-00118	PROPERTY TRANSFER	0.0
FULLER RAYMOND L & ROSALI	FULLER RAYMOND	0	06/29/2011	QC	21-NOT USED/OTHER	2011-02289	PROPERTY TRANSFER	0.0
FULLER RAYMOND	FULLER RAYMOND L & ROSALI	0	08/10/2010	QC	21-NOT USED/OTHER	2010-3968QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9847 W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/24/2021	2021-0669	100%

Owner's Name/Address	MAP #:
FULLER RAYMOND L 9847 W CROOKED LAKE PARK RD LAKE CITY MI 49651	2024 Est TCV 31,880 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
X Public Improvements		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value A> GROUP A \$10000 10000 100 10,000 199 Actual Front Feet, 0.79 Total Acres Total Est. Land Value = 10,000

Tax Description	X
THAT PART OF PCL E OF SURVEY RECORDED IN LIBER S-3 PP 92-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. .79A.	X
Comments/Influences	



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	10,900	15,900			8,304C
2023	3,500	8,800	12,300			7,909C
2022	3,000	4,100	7,100			4,009C
2021	2,500	1,700	4,200			1,655C

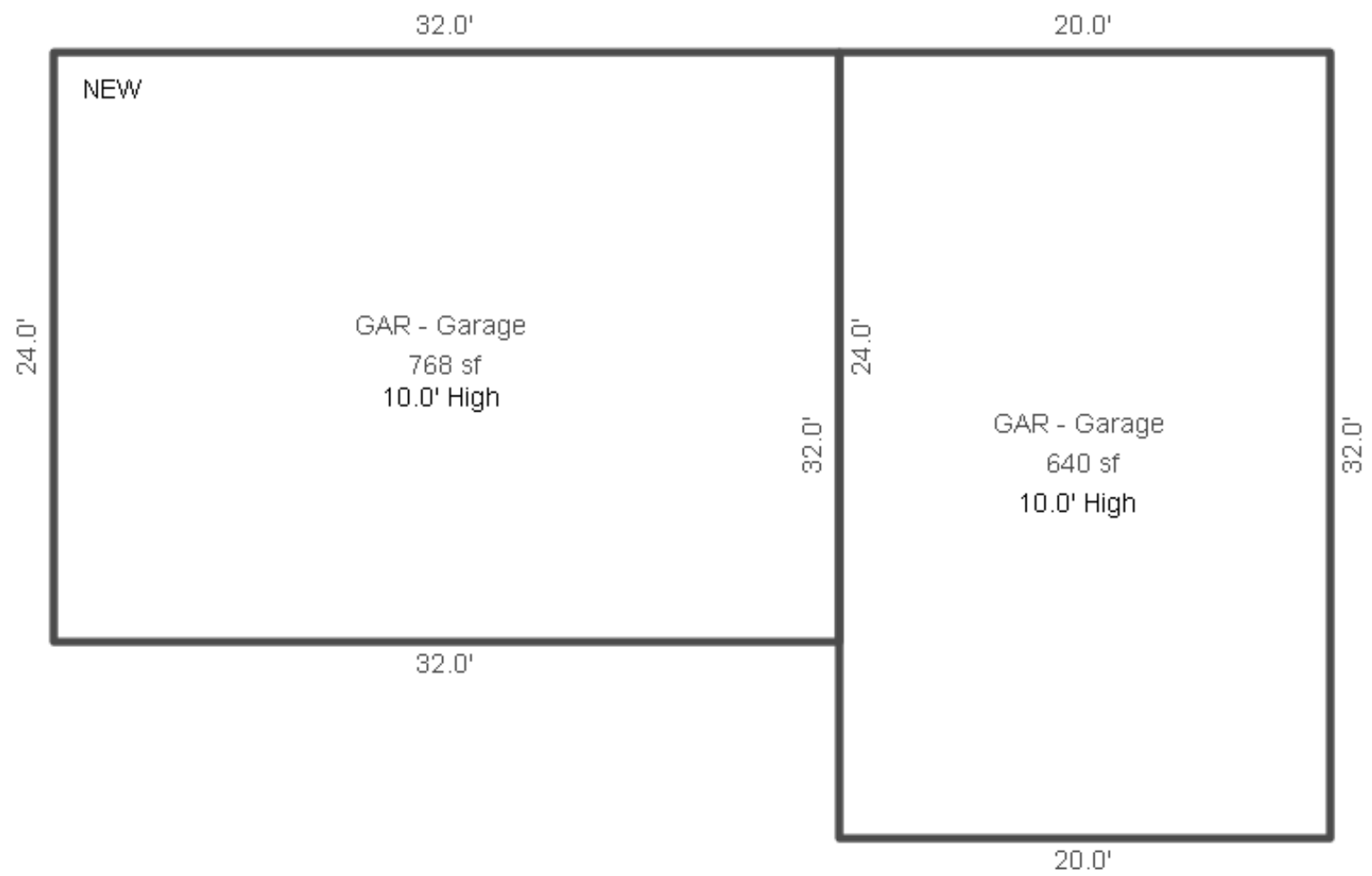
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.670	Bsmnt Garage:	Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 36,285 Total Depr Cost: 32,657 Estimated T.C.V: 21,880
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 2011	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	
A-Frame		Trim & Decoration		Size of Closets			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Ex Ord Min		Lg Ord Small			Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: C Exterior: Pole (Unfinished) Base Cost 640 18,022 16,220	
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,263 16,437		Totals: 36,285 32,657	
Yr Built Remodeled 2011 2022		Basement 1st Floor 2nd Floor Bedrooms		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		Notes:		ECF (424 JENNINGS) 0.670 => TCV: 21,880	
Condition: Average		(1) Exterior		(6) Ceilings			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		(10) Floor Support		Lump Sum Items:			
Room List		Wood/Shingle Aluminum/Vinyl Brick		Insulation			(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle	
Basement 1st Floor 2nd Floor Bedrooms		(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		Chimney:		Joists: Unsupported Len: Cntr.Sup:			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0
QUINT WILLIAM L JR	QUINT WILLIAM L III	0	08/15/2023	QC	09-FAMILY	2023-02205	PROPERTY TRANSFER	0.0
QUINT WILLIAM L SR	QUINT WILLIAM L SR ESTATE	0	08/02/2019	AFF	06-COURT JUDGEMENT	2019-02950	PROPERTY TRANSFER	0.0
		11,700	12/01/2001	WD	33-TO BE DETERMINED	274:462	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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QUINT WILLIAM L III 13532 BELL RD LAKE ODESSA MI 48849	MAP #:					
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	2024 Est TCV 20,054					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

	X		Dirt Road	199.99	616.40	1.0000	1.1142	90	100	20,054	
	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.								
			200 Actual Front Feet, 2.83 Total Acres							Total Est. Land Value =	20,054

Tax Description										
SEC 4 T22N R8W (0*2022) PCL F-1 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 2.83A. SPLIT ON 03/09/2022 INTO 009-004-004-52, 009-004-004-54, 009-004-004-56;										
FORMERLY SEC 4 T22N R8W (2*2000) PCL F OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 EXC THAT PART LYING S OF CROOKED LAKE PARK ROAD. 9.72A.										

Comments/Influences										
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Split/Comb. on 04/14/2022 completed 04/14/2022 TIM										
--	--	--	--	--	--	--	--	--	--	--

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,000	0	10,000			1,502C
2023	7,800	0	7,800			1,431C
2022	9,700	0	9,700			4,677C
2021	9,700	0	9,700			4,528C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 05/06/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L JR	QUINT SUSANNE E	0	08/15/2023	QC	09-FAMILY	2023-02207	PROPERTY TRANSFER	0.0
QUINT WILLIAM L SR ESTATE	QUINT WILLIAM L JR	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02200	PROPERTY TRANSFER	0.0

Property Address: W ANDERSON TRL  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: QUINT SUSANNE E  
 14282 BELL RD  
 LAKE ODESSA MI 48849  
 2024 Est TCV 20,364

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

X	Dirt Road		A 200' @ 90/FF	199.95	655.74	1.0001	1.1315	90	100	20,364
	Gravel Road		200 Actual Front Feet, 3.01 Total Acres		Total Est. Land Value =				20,364	

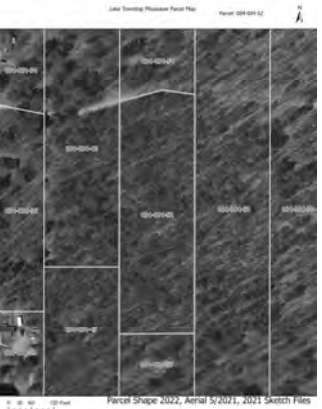
Tax Description: SEC 4 T22N R8W (0\*2022) PCL F-2 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 3.01A. SPLIT ON 03/09/2022 FROM 009-004-004-50;

Comments/Influences: Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ; Parent Parcel(s): 009-004-004-50; Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,200	0	10,200			1,598C
2023	7,900	0	7,900			1,522C
2022	0	0	0			0
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	DEED	0.0
TEPASTTE DONNA	TEPASTTE THOMAS M JR	0	08/15/2023	QC	09-FAMILY	2023-02204	PROPERTY TRANSFER	0.0

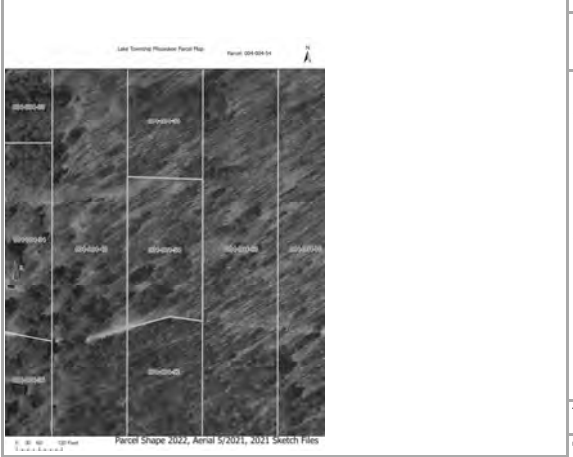
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
TEPASTTE THOMAS M JR 759 SIXTH AVE LAKE ODESSA MI 48849	MAP #:					
	2024 Est TCV 17,950					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.35	393.53	0.9996	0.9959	90	100		17,950
200 Actual Front Feet, 1.81 Total Acres							Total Est. Land Value =	17,950

**Tax Description**  
 SEC 4 T22N R8W (0\*2022) PCL F-3 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 1.81A. SPLIT ON 03/09/2022 FROM 009-004-004-50.

**Comments/Influences**  
 Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,000	0	9,000			960C
2023	7,000	0	7,000			915C
2022	0	0	0			0
2021	0	0	0			0

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

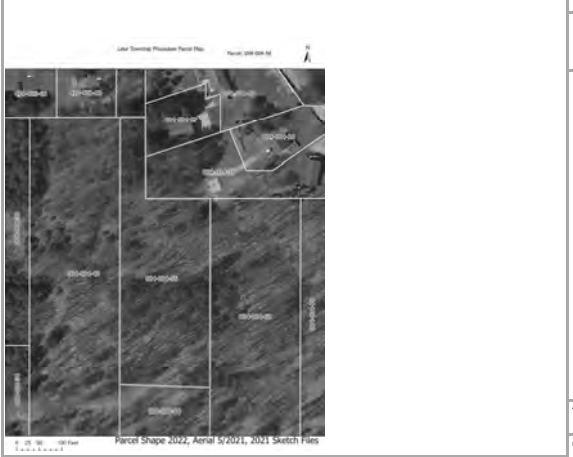
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUINT WILLIAM L SR ESTATE	TEPASTTE DONNA	1	08/15/2023	WD	06-COURT JUDGEMENT	2023-02201	PROPERTY TRANSFER	0.0
TEPASTTE DONNA	ROHDY EMILY S	1	08/15/2023	QC	09-FAMILY	2023-02203	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ROHDY EMILY S 759 SIXTH AVE LAKE ODESSA MI 48849	MAP #:					
	2024 Est TCV 18,540					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	200.35	447.88	0.9996	1.0287	90	100		18,540
200 Actual Front Feet, 2.06 Total Acres							Total Est. Land Value =	18,540

**Tax Description**  
 SEC 4 T22N R8W (0\*2022) PCL F-4 OF THE SURVEY RECORDED IN LIBER S-6 PP 109. 2.06A. SPLIT ON 03/09/2022 FROM 009-004-004-50.  
**Comments/Influences**  
 Split/Comb. on 04/14/2022 completed 04/14/2022 TIM ;  
 Parent Parcel(s): 009-004-004-50;  
 Child Parcel(s): 009-004-004-52, 009-004-004-54, 009-004-004-56;  
 -----

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,300	0	9,300			1,093C
2023	7,200	0	7,200			1,041C
2022	0	0	0			0
2021	0	0	0			0

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
NARVA GREGORY B	NARVA GREGORY B & CARLA M	0	05/03/2022	OTH	09-FAMILY	2022-01494	DEED	0.0							
TAKACS CRAIG	NARVA GREGORY B	53,000	08/04/2015	LC	03-ARM'S LENGTH	2015-02637	PROPERTY TRANSFER	100.0							
SECRETARY OF HOUSING AND	TAKACS CRAIG	35,000	04/09/2012	CD	11-FROM LENDING INSTITUT	2012-01030	PROPERTY TRANSFER	100.0							
SHERIFF	SECRETARY OF HOUSING AND	1	12/15/2011	SD	10-FORECLOSURE	PTA	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
9837 W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/15/2016		2016-0446	100%						
Owner's Name/Address		P.R.E. 100% 08/17/2015		MANUFACTURED		09/07/2011		2011-02953	100%						
NARVA GREGORY B & CARLA MARIE 9837 CROOKED LAKE PARK RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 136,367 TCV/TFA: 93.66											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
SEC 4 T22N R8W (O*2000) THAT PART OF PCL F OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 LYING S OF CROOKED LAKE PARK ROAD. .8A.		X		Public Improvements		* Factors *									
Comments/Influences		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
21003983 \$37,000 12.2010 20902209 \$50,000 SPLIT FROM 004-50 FIR 01 NO DIV		X		Gravel Road		<Site Value A> GROUP A \$10000		10000	100					10,000	
		X		Paved Road		199 Actual Front Feet, 0.80 Total Acres		Total Est. Land Value =						10,000	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good			Cash Value		
		X		Water		Wood Frame		26.25	96	50			1,260		
		X		Sewer		Wood Frame		24.15	140	50			1,690		
		X		Electric		Residential Local Cost Land Improvements									
		X		Gas		Description		Rate	Size	% Good			Cash Value		
		X		Curb		LAND IMPROVE 1000		1,000.00	1	97			970		
		X		Street Lights		Total Estimated Land Improvements True Cash Value =					3,920				
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		Who		When	What	2024	5,000	63,200	68,200	39,043C			
		X		TPC 04/30/2021		INSPECTED	2023	3,500	48,500	52,000	37,184C				
		X		JWV 12/24/2017		INSPECTED	2022	3,000	39,200	42,200	35,414C				
		X		JWV 12/24/2016		INSPECTED	2021	2,500	37,300	39,800	34,283C				



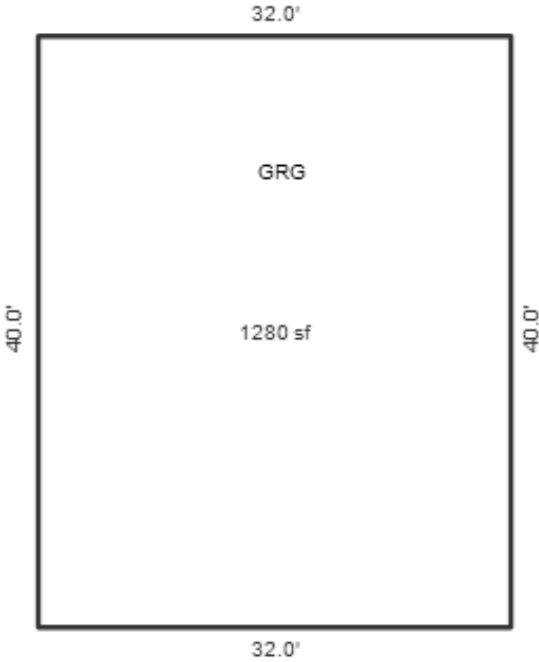
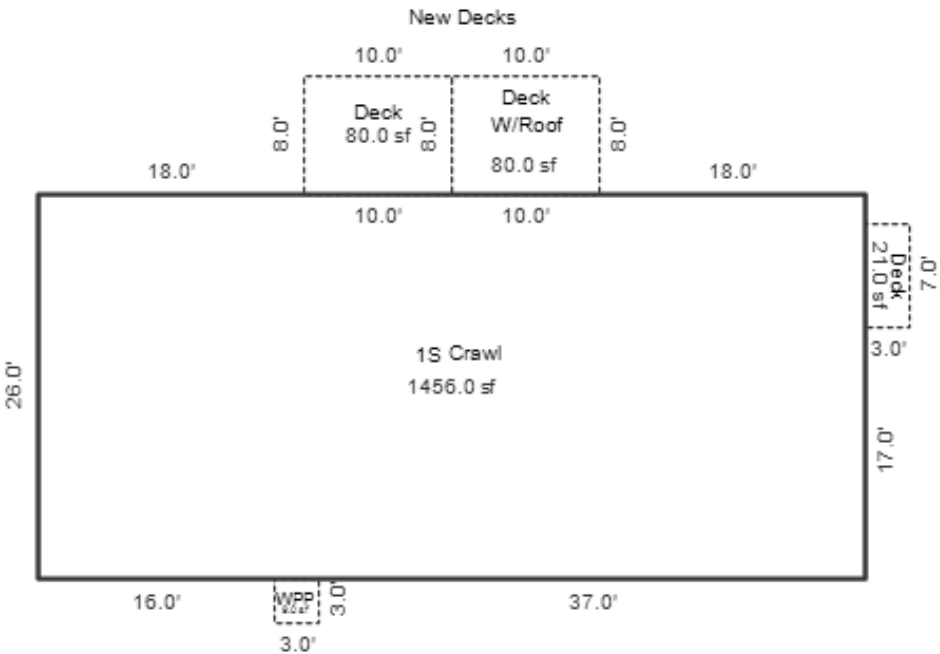
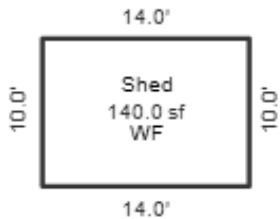
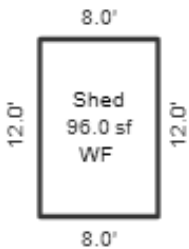
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 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: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		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							9 Treated Wood 21 Treated Wood 80 Treated Wood 80 Treated Wood				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,456 Total Base New : 228,446 Total Depr Cost: 182,757 Estimated T.C.V: 122,447									
Yr Built 2000	Remodeled 0	Ex	X Ord	Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
Condition: Average		Size of Closets		150 Amps Service			No./Qual. of Fixtures			Building Areas						
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:		Many X Ave. Few			1 Story Siding Crawl Space 1,456								
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Total: 163,104 130,484						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,230 984 3 Fixture Bath 1 3,860 3,088 Water/Sewer 1000 Gal Septic 1 4,550 3,640 Water Well, 100 Feet 1 5,640 4,512 Deck Treated Wood w/Roof (Deck Portion) 80 2,213 1,770 Treated Wood w/Roof (Roof portion) 80 1,375 1,100 Treated Wood 80 2,213 1,770 Treated Wood 9 402 322 Treated Wood 21 939 751									
(2) Windows		(8) Basement		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,934 1,547						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) 1280 40,986 32,789 Totals: 228,446 182,757					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Notes:			ECF (424 JENNINGS) 0.670 => TCv: 122,447						
(3) Roof		(10) Floor Support														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal																

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POSTEMA ROGER E	POSTEMA ROGER E SR TRUST	0	09/18/2015	QC	09-FAMILY	2015-03782	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ANDERSON TRL						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 28,410					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X			Dirt Road						
	X		Gravel Road						
	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
	X		Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			* Factors *						
			Residentia 8 - 17 @\$3000	9.47 Acres	3000	100			28,410
			9.47 Total Acres			Total Est. Land Value =			28,410

Tax Description  
 SEC 4 T22N R8W (2\*2002) THAT PART OF PCL G OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL, LYING N'LY OF CROOKED LAKE PARK ROAD. 9.4694A.

Comments/Influences  
 02 SPLIT .84 AC TO 004-68 FOR 04

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

Topography of Site

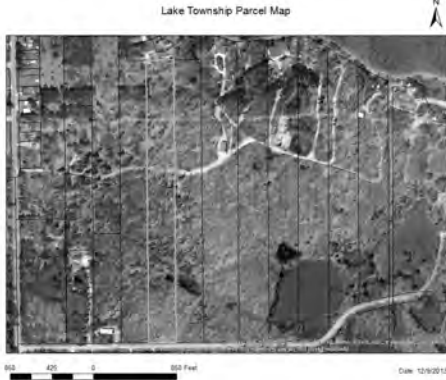
- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- X Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain
- X PRIVATE RD

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,200	0	14,200			4,572C
2023	13,300	0	13,300			4,355C
2022	9,500	0	9,500			4,148C
2021	9,500	0	9,500			4,016C

TPC 12/27/2017 INSPECTED  
 TPC 11/01/2013 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SINGH PARMINDER & KAUR RA	BALLARD LESLIE & GLADYS	172,000	10/31/2022	WD	03-ARM'S LENGTH	2022-03431	DEED	100.0					
FEDERAL NATIONAL MORTGAGE	SINGH PARMINDER & KAUR RA	99,000	08/28/2019	CD	11-FROM LENDING INSTITUT	2019-02848	DEED	100.0					
NELSON JULIUS G & MARILYN	FEDERAL NATIONAL MORTGAGE	59,616	12/01/2017	SD	10-FORECLOSURE	2017-03895	DEED	100.0					
ROGERS CATHY S	NELSON JULIUS G & MARILYN	93,000	09/01/2004	WD	03-ARM'S LENGTH	04-0/4062	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9799 W CROOKED LAKE PARK RD		School: LAKE CITY AREA SCHOOL DIST		Garage		05/18/2023		2023-0262	100%				
Owner's Name/Address		P.R.E. 100% 10/31/2022		MAP #:		2024 Est TCV 162,728 TCV/TFA: 120.36							
BALLARD LESLIE & GLADYS 9799 W CROOKED LAKE PARK RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
SEC 4 T22N R8W (0*2002) THAT PART OF PCL G OF THE SURVEY RECORDED IN LIBER S-3 PP 93-100 INCL LYING S'LY OF CROOKED LAKE PARK ROAD. .8406A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	<Site Value A> GROUP A		\$10000	10000	100	10000		100		10,000
02 SPLIT FROM 004-60 FOR 03 LESS THAN 1/2 MILE TO CROOKED LAKE		X	Paved Road	199 Actual Front Feet, 0.84 Total Acres		Total Est. Land Value =						10,000	
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 4in Concrete		6.97	575	50	2,004				
		X	Sewer	D/W/P: 4in Ren. Conc.		8.18	2336	50	9,554				
		X	Electric	Wood Frame		27.00	144	50	1,944				
		X	Gas	Wood Frame		28.00	120	50	1,680				
		X	Curb	Total Estimated Land Improvements True Cash Value =								15,182	
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X	Who	When	What	2024	5,000	76,400	81,400			70,920C	
		X	JWV	07/18/2023	INSPECTED	2023	3,500	50,900	54,400			54,400S	
		X	TPC	09/19/2022	INSPECTED	2022	3,000	39,100	42,100	42,100W		41,113C	
		X	TPC	12/27/2017	INSPECTED	2021	2,500	37,300	39,800			39,800S	

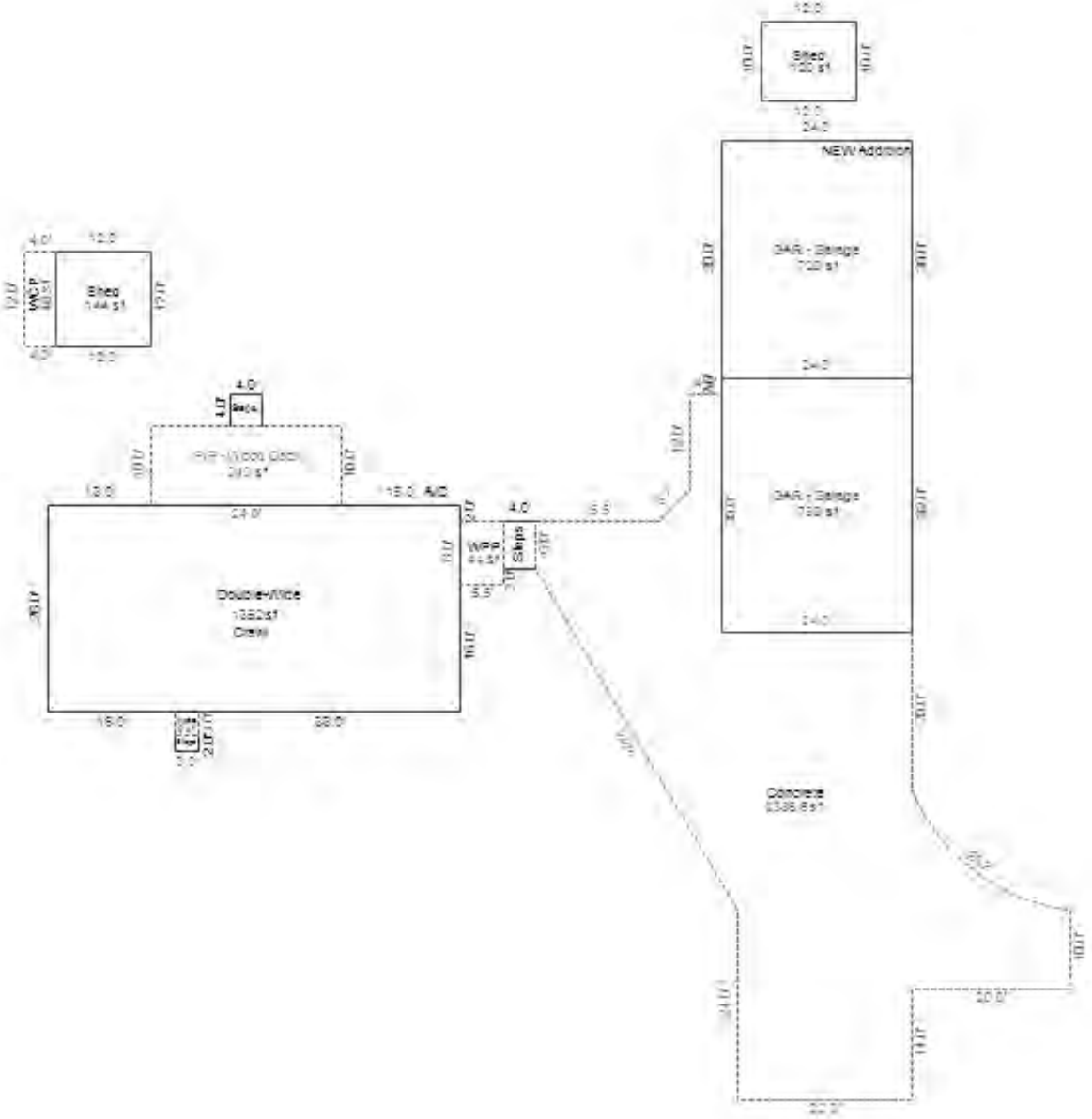


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1488 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G							44 WPP 240 Treated Wood 25 Treated Wood 20 Treated Wood		
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,352 Total Base New : 256,617 Total Depr Cost: 205,293 Estimated T.C.V: 137,546			E.C.F. X 0.670		Bsmnt Garage: Carport Area: Roof:				
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C		Blt 2002				
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1352 SF Floor Area = 1352 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		150 Amps Service			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Plumbing			1 Story	Siding	Crawl Space	1,352	174,390	139,513	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			X	Ave.		Few	Other Additions/Adjustments					
(2) Windows		(7) Excavation		(13) Plumbing			Plumbing			Average Fixture(s)						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			2 Fixture Bath			Softener, Auto						
(3) Roof		(9) Basement Finish		Average Fixture(s)			Softener, Manual			Solar Water Heat						
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			No Plumbing			1000 Gal Septic						
X	Asphalt Shingle	(10) Floor Support		1			Extra Toilet			Water Well, 100 Feet						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		1			Extra Sink			Porches						
				1			Separate Shower			WPP						
				1			Ceramic Tile Floor			Deck						
				1			Ceramic Tile Wains			Treated Wood						
				1			Ceramic Tub Alcove			Treated Wood						
				1			Vent Fan			Treated Wood						
				1			Average Fixture(s)			Garages						
				1			3 Fixture Bath			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
				1			Softener, Auto			Door Opener						
				1			Softener, Manual			Base Cost						
				1			Solar Water Heat			Built-Ins						
				1			No Plumbing			Appliance Allow.						
				1			1000 Gal Septic			Totals:						
				1			2000 Gal Septic			256,617			205,293			
				1			Average Fixture(s)			Notes:						
				1			3 Fixture Bath			ECF (424 JENNINGS) 0.670 => TCY:			137,546			
				1			Softener, Auto									
				1			Softener, Manual									
				1			Solar Water Heat									
				1			No Plumbing									
				1			1000 Gal Septic									
				1			2000 Gal Septic									
				1			Average Fixture(s)									
				1			3 Fixture Bath									
				1			Softener, Auto									
				1			Softener, Manual									
				1			Solar Water Heat									
				1			No Plumbing									
				1			1000 Gal Septic									
				1			2000 Gal Septic									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EDWARDS JANE A ESTATE	TUBBS TODD & SHELLY &	626,000	08/22/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02759	PROPERTY TRANSFER	100.0
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0

Property Address: W CROOKED LAKE PARK RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: TUBBS TODD & SHELLY & FISHER JOHN & JAMIE  
 9730 W ANDERSON TRL  
 LAKE CITY MI 49651

2024 Est TCV 28,440

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

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

Residentia 8 - 17 @\$3000 9.48 Acres 3000 100 28,440  
 9.48 Total Acres Total Est. Land Value = 28,440

Tax Description: SEC 4 T22N R8W (0\*1997) THAT PART OF PCL H LYING N'LY OF PARK ROAD. 9.48A.

Comments/Influences

Topography of Site

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

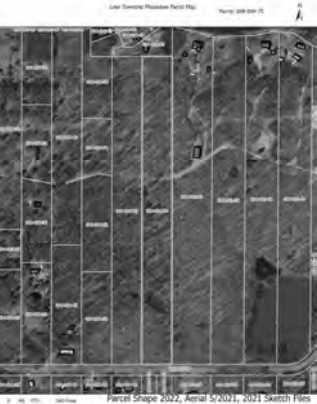
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,200	0	14,200			13,965C
2023	13,300	0	13,300			13,300S
2022	9,500	0	9,500			4,610C
2021	9,500	0	9,500			4,463C

Who When What

TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 08/28/2015 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SINGH PARMINDER & KAUR RA	MENDEZ EDWARD J & KATHY M	8,000	10/24/2022	QC	19-MULTI PARCEL ARM'S LE	2022-03430	PROPERTY TRANSFER	100.0
EDWARDS JANE A ESTATE	SINGH PARMINDER & KAUR RA	8,000	02/08/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00462	PROPERTY TRANSFER	100.0
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0
		11,500	12/14/2001	WD	33-TO BE DETERMINED	02-0:1879	DEED	0.0

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

W CROOKED LAKE PARK RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/01/2022					

Owner's Name/Address	MAP #:
MENDEZ EDWARD J & KATHY M 9707 W CROOKED LAKE RD LAKE CITY MI 49651	2024 Est TCV 8,809

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
Public Improvements			* Factors *
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A 200' @ 90/FF 99.00 189.20 1.1922 0.8293 90 100 8,809
			99 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 8,809

Tax Description	X	Value
SEC 4 T22N R8W (0*1997) E 1/2 OF THAT PART OF PCL H LYING S'LY OF PARK ROAD. .43A.		

Comments/Influences	X	Value
97 SPLIT FROM 004-70 FOR 98		



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,400	0	4,400			3,570C
2023	3,400	0	3,400			3,400S
2022	2,500	0	2,500		2,500W	975C
2021	2,000	0	2,000			944C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SINGH PARMINDER & KAUR RA	MENDEZ EDWARD J & KATHY M	8,000	10/24/2022	QC	19-MULTI PARCEL ARM'S LE	2022-03430	PROPERTY TRANSFER	0.0
EDWARDS JANE A ESTATE	SINGH PARMINDER & KAUR RA	8,000	02/08/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00462	DEED	100.0
EDWARDS JANE A	EDWARDS JANE A ESTATE	0	10/26/2020	OTH	08-ESTATE	2021-03679	OTHER	0.0

Property Address: W CROOKED LAKE PARK RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 11/01/2022

Owner's Name/Address: MENDEZ EDWARD J & KATHY M  
 9707 W CROOKED LAKE RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 8,809

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

A 200' @ 90/FF 99.00 189.20 1.1922 0.8293 90 100 8,809  
 99 Actual Front Feet, 0.43 Total Acres Total Est. Land Value = 8,809

Tax Description: SEC 4 T22N R8W (0\*1997) W 1/2 OF THAT PART OF PCL H LYING S'LY OF PARK ROAD. .43A.

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

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

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

2024 4,400 0 4,400 3,570C

2023 3,400 0 3,400 3,400S

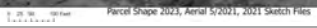
2022 2,500 0 2,500 2,500W 975C

2021 2,000 0 2,000 944C

Who When What: TPC 04/30/2021 INSPECTED, TPC 12/27/2017 INSPECTED

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



Parcel Shape 2023, Aerial 5/2021, 2021 Sketch Files



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

Property Address: W POPLAR ST  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%  
 Building Permit(s): MAP #: 2024 Est TCV 557,830  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: INDIAN LAKES L C  
 MODERN BOOKKEEPING, INC.  
 8252 E LANSING RD  
 DURAND MI 48429

Land Value Estimates for Land Table 4085.4085 CROOKED LAKE

Improved X Vacant \* Factors \*

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

GROUP A \$1600/FF 300.00 876.07 0.5843 1.6112 1600 100 451,875

GROUP E 600/FF 129.00 876.07 0.8750 0.9739 600 100 65,954

<Site Value J> BACKLOT 40K 40000 100 40,000

429 Actual Front Feet, 8.63 Total Acres Total Est. Land Value = 557,830

Tax Description: SEC 4 T22N R8W ALL OF GOV'T LOT 6 N OF POPLAR ST EXC BLK E OF PLAT OF THE VILLAGE OF JENNINGS, & EXC THE S 165 FT OF THE W33 FT THEREOF. APP 8.63 A.

Comments/Influences: previously contaminated parcel..cleaned and added to roll for 2001.

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

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

2024 278,900 0 278,900 252,210C

2023 240,200 0 240,200 240,200S

2022 237,700 0 237,700 237,700S

2021 237,700 0 237,700 237,700S

Who When What TPC 05/06/2018 INSPECTED TPC 12/27/2017 INSPECTED TPC 04/05/2016 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: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S CARPO ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/23/2019 Qual. Fr. PA 42									
Owner's Name/Address		MAP #:		2024 Est TCV 1,345,537									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		Improved	X	Vacant	Land Value Estimates for Land Table 4085.4085 CROOKED LAKE								
Tax Description		Public Improvements			* Factors *		2 POLYGONS						
. SEC 4 T22N R8W GOV'T LOTS 8 & 9 EXC PLATTED PORTIONS THEREOF & GOV'T LOT 7. APP 33 A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences			Gravel Road	GROUP A \$1600/FF		1000.00	837.60	0.4097	1.5932	1600	100		1,044,473
Toxic Site//reported cleaned..add to roll for 01		X	Paved Road	GROUP D		374.00	837.60	1.0000	1.0000	400	100		149,600
			Storm Sewer	GROUP E 600/FF		400.00	715.47	0.6587	0.9352	600	100		147,851
			Sidewalk	1774 Actual Front Feet, 32.99 Total Acres								Total Est. Land Value =	1,341,924
			Water	Land Improvement Cost Estimates									
			Sewer	Description		Rate		Size % Good		Cash Value			
		X	Electric	Wood Frame		20.53		352 50		3,613			
			Gas	Total Estimated Land Improvements		True Cash Value =				3,613			
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
			Level										
		X	Rolling										
		X	Low										
			High										
			Landscaped										
		X	Swamp										
		X	Wooded										
			Pond										
		X	Waterfront										
			Ravine										
		X	Wetland										
			Flood Plain										
			Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
						2024	671,000	1,800	672,800			505,281C	
						2023	573,700	1,700	575,400			481,220C	
						2022	519,500	0	519,500			456,865C	
						2021	519,500	0	519,500			442,271C	



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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.
ROMIG GERALD	BAIRD BONNIE	0	03/02/2020	WD	21-NOT USED/OTHER	2021-00911	DEED	50.0
HOEFLAAK EVELYN M MRS EST	BAIRD BONNIE & ROMIG GERA	5,000	01/09/2015	WD	08-ESTATE	2015-00250	PROPERTY TRANSFER	100.0

Property Address: W POPLAR ST  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: BAIRD BONNIE  
 2800 FALLASBURG PARK DR  
 LOWELL MI 49331  
 2024 Est TCV 5,944

Improved X Vacant Land Value Estimates for Land Table JEN .JENNINGS  
 Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP F 30/FF	258.00	165.00	0.7614	1.0087	30	100		5,944
258 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =								5,944

Tax Description  
 . SEC 5 T22N R8W COM 50 FT W OF TH SW COR OF LOT 1 BLK E VILLAGE OF JENNINGS, TH W ON N LINE OF POPLAR ST TO SE COR OF LOT 10 BLK Z TH N 165 FT; E 258 FT. S 165 FT. W 258 FT TO BEG. .9773 A.

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,000	0	3,000			2,205C
2023	3,000	0	3,000			2,100C
2022	2,000	0	2,000			2,000S
2021	2,000	0	2,000			2,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANBUSKIRK JOHN & JOY	VANBUSKIRK JOHN L	1	05/01/1995	QC	09-FAMILY	293P446	PROPERTY TRANSFER	0.0
VANBUSKIRK LESLIE A SINGL	VANUSKIRK JOHN & JOY	0	12/02/1959	WD	09-FAMILY	144P557	PROPERTY TRANSFER	0.0

Property Address: W POPLAR ST  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: VANUSKIRK JOHN & JOY  
 4621 SPAHR  
 HOLT MI 48842

2024 Est TCV 2,666

Improved X Vacant Land Value Estimates for Land Table JEN .JENNINGS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

JENNINGS 50 50.00 165.00 1.0571 1.0087 50 100 2,666  
 50 Actual Front Feet, 0.19 Total Acres Total Est. Land Value = 2,666

Tax Description: . SEC 5 T22N R8W PART OF SEC 4 & 5, BEG AT THE SW COR OF LOT 1 BLK E TH N 165 FT; W 50 FT; S 165 FT; AND E 50 FT OF BEG. .1894 A.

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,300	0	1,300			1,102C
2023	1,300	0	1,300			1,050C
2022	1,000	0	1,000			1,000S
2021	1,000	0	1,000			1,000S

Who When What: TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 04/05/2016 INSPECTED

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

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

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

OLD RR RD School: LAKE CITY AREA SCHOOL DIST

P.R.E. 100% 09/23/2019 Qual. Fr. PA 42

Owner's Name/Address MAP #:

INDIAN LAKES L C 2024 Est TCV 229,992

MODERN BOOKKEEPING, INC. Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

8252 E LANSING RD Public Improvements \* Factors \*

DURAND MI 48429 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description X Dirt Road Residentia INFERIOR@\$1400 164.28 Acres 1400 100 229,992

. SEC 5 T22N R8W NW FRL 1/4. 164.28 A. 164.28 Total Acres Total Est. Land Value = 229,992

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	115,000	0	115,000			59,390C
2023	115,000	0	115,000			56,562C
2022	98,600	0	98,600			53,869C
2021	98,600	0	98,600			52,149C

Who When What 2024 115,000 0 115,000 59,390C

TPC 05/30/2021 INSPECTED 2023 115,000 0 115,000 56,562C

TPC 05/06/2018 INSPECTED 2022 98,600 0 98,600 53,869C

TPC 12/27/2017 INSPECTED 2021 98,600 0 98,600 52,149C

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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: S LACHANCE RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 09/23/2019 Qual. Fr. PA 42  
 Building Permit(s): MAP #: 2024 Est TCV 176,568  
 Date: Number: Status:

S LACHANCE RD  
 School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: INDIAN LAKES L C  
 MODERN BOOKKEEPING, INC.  
 8252 E LANSING RD  
 DURAND MI 48429

2024 Est TCV 176,568

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

. SEC 5 T22N R8W ALL OF SE 1/4 EXC, BEG AT NE COR OF SE 1/4 TH W 1393 FT; S 825 FT; E 568 FT, S 396 FT, E 825 FT, N TO BEG. 126.1174 A.

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

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

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

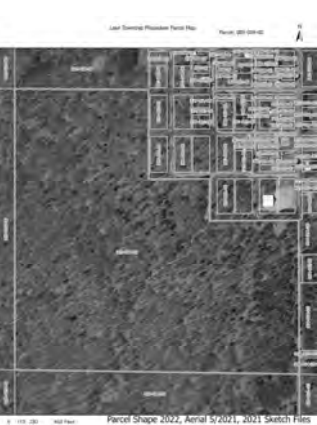
2024 88,300 0 88,300 55,238C

2023 88,300 0 88,300 52,608C

2022 75,700 0 75,700 50,103C

2021 75,700 0 75,700 48,503C

Who When What TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 04/05/2016 INSPECTED



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

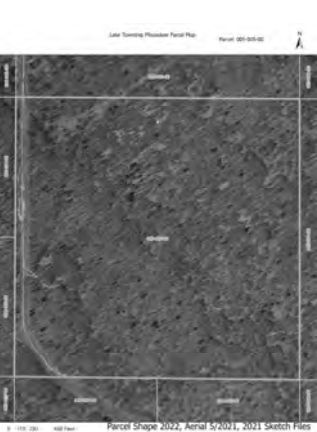
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OLD RR RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/23/2019 Qual. Fr. PA 42					
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	MAP #:					
	2024 Est TCV 224,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road			Residentia INFERIOR@	\$1400	160.00	Acres	1400	100	224,000
Gravel Road									
Paved Road									
Storm Sewer									
Sidewalk									
Water									
Sewer									
Electric									
Gas									
Curb									
Street Lights									
Standard Utilities									
Underground Utils.									
			160.00	Total Acres			Total Est. Land Value =		224,000

Tax Description

. SEC 5 T22N R8W SW 1/4. 160 A.

Comments/Influences



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 Missaukee, Michigan

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	112,000	0	112,000			62,599C
2023	112,000	0	112,000			59,619C
2022	96,000	0	96,000			56,780C
2021	96,000	0	96,000			54,967C

\*\*\* 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: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
137 S CRAPO ST		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/20/1994							
Owner's Name/Address		MAP #:		2024 Est TCV 66,843 TCV/TFA: 87.04							
ROSTED DOUGLAS R 137 S CRAPO ST LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table JEN .JENNINGS						
Tax Description		Public Improvements		* Factors *							
. SEC 5 T22N R8W BEG AT A PT 260 FT W & 689 FT S OF TH NE COR OF SEC 5, TH S 66 FT; W 103 FT, N 66 FT, E 103 FT TO BEG. .1561 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description		Frontage	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements		66 Actual Front Feet, 0.16 Total Acres		1800	100		1,800
		X	Topography of Site	Land Improvement Cost Estimates		Total Est. Land Value =				1,800	
		X	Level	Description		Rate	Size	% Good	Cash Value		
		X	Rolling	Residential Local Cost Land Improvements		1,000.00	1	95	950		
			Low	LAND IMPROVE 1000		Total Estimated Land Improvements True Cash Value =				950	
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
			2024	900	32,500	33,400			12,290C		
			2023	900	24,900	25,800			11,705C		
			2022	500	20,100	20,600			11,148C		
			2021	500	19,100	19,600			10,792C		



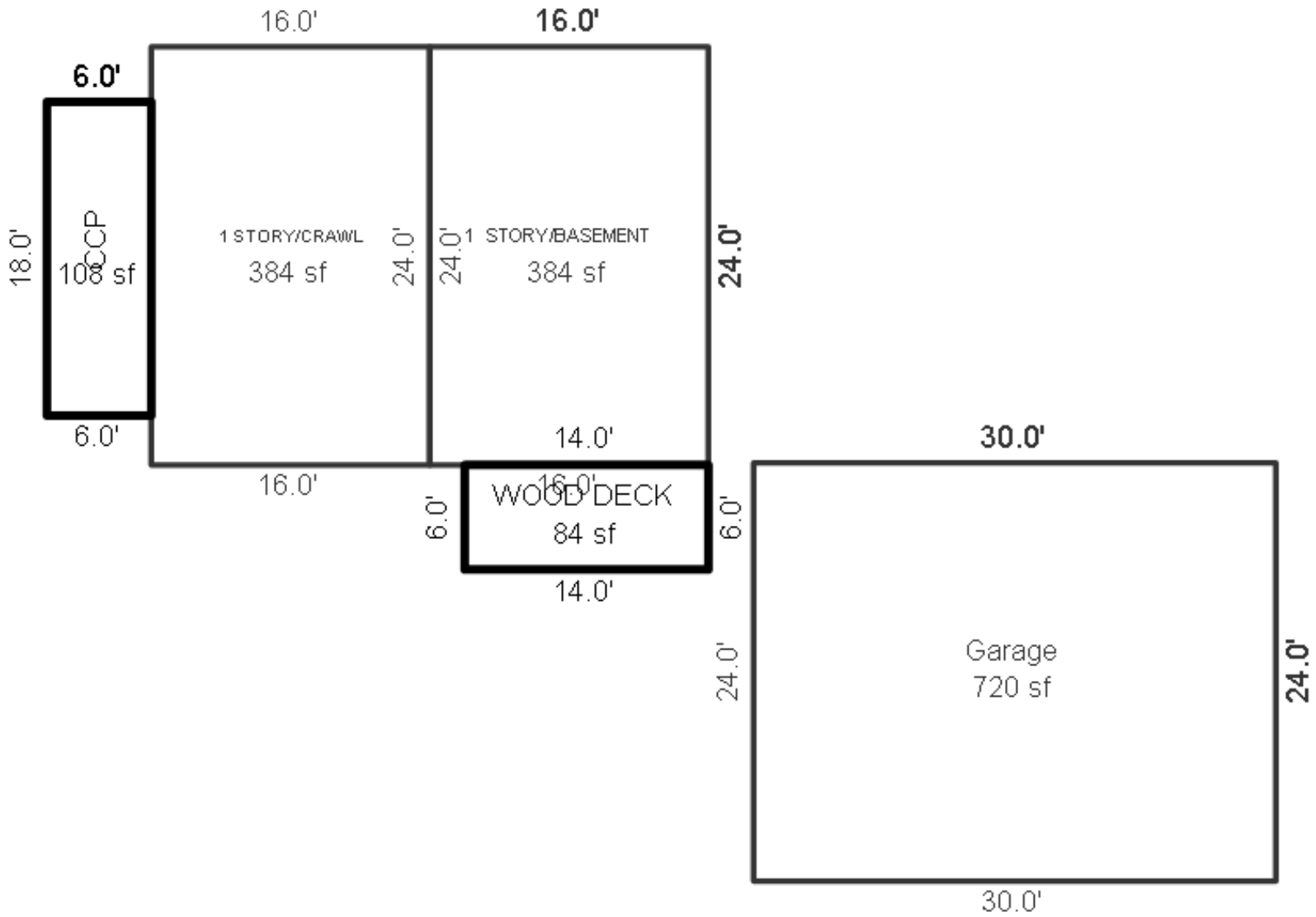
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type CCP (1 Story)	Year Built: 1990 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 768 Total Base New : 159,435 Total Depr Cost: 95,661 Estimated T.C.V: 64,093		E.C.F. X 0.670		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 159,435 Total Depr Cost: 95,661 Estimated T.C.V: 64,093		E.C.F. X 0.670		Carpport Area:	
Yr Built 0	Remodeled 1979	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 0		
Condition: Average		Size of Closets		No. of Elec. Outlets			Ground Area = 768 SF Floor Area = 768 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas			
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		115,342		69,205		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		100 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 384 1 Story Siding Basement 384		Total: 115,342		69,205	
(1) Exterior		Kitchen: Tile Other: Carpeted Other:		No./Qual. of Fixtures			Other Additions/Adjustments			Plumbing		Average Fixture(s)		886	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. Ord. X Min			Plumbing			Water/Sewer		1000 Gal Septic		2,918	
	Insulation	(7) Excavation		No. of Elec. Outlets			Plumbing			Water Well, 100 Feet		1000 Gal Septic		3,485	
X	Many Avg. X Few	Large Avg. Small	Basement: 384 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many Ave. X Few			Plumbing			Porches		CCP (1 Story)		1,808	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer			Plumbing			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		15,699	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Basement: 384 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Built-Ins		Appliance Allow.		1,660	
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Plumbing			Totals:		159,435		95,661	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Totals:		159,435		95,661	
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 384 S.F. Crawl: 384 S.F. Slab: 0 S.F. Height to Joists: 0.0	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Totals:		159,435		95,661	
X	Chimney: Block	(10) Floor Support		Lump Sum Items:			Plumbing			Totals:		159,435		95,661	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			Totals:		159,435		95,661	
Notes: ECF (424 JENNINGS) 0.670 => TCV: 64,093															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIBLEY ANTHONY JAMES	TRIBLEY JANELLE RAE	0	02/05/2021	OTH	06-COURT JUDGEMENT	2022-00702	OTHER	0.0
JAMES MICHELLE ANN FKA	TRIBLEY ANTHONY JAMES & J	100	05/28/2015	WD	03-ARM'S LENGTH	2015-01990	PROPERTY TRANSFER	0.0
HECK RICHARD A	WILKERSON MICHELLE A (FOR	0	05/23/2000	QC	21-NOT USED/OTHER	06-0/0501	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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119 S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/29/2015					

Owner's Name/Address	MAP #:
TRIBLEY JANELLE RAE 119 S CRAPO ST LAKE CITY MI 49651	2024 Est TCV 94,023 TCV/TFA: 75.70

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		<Site Value B> GROUP B 10K					10000	100		10,000
		132 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	10,000

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

. SEC 5 T22N R8W BEG 260 FT W & 34 RDS S OF NE COR SEC 5 TH E 8 RDS N 8 RDS W 8 RDS S TO POB. .4 A.	X	D/W/P: 3.5 Concrete	6.58	264	71	1,233
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Comments/Influences	X	Total Estimated Land Improvements True Cash Value =				1,233
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	X	Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

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



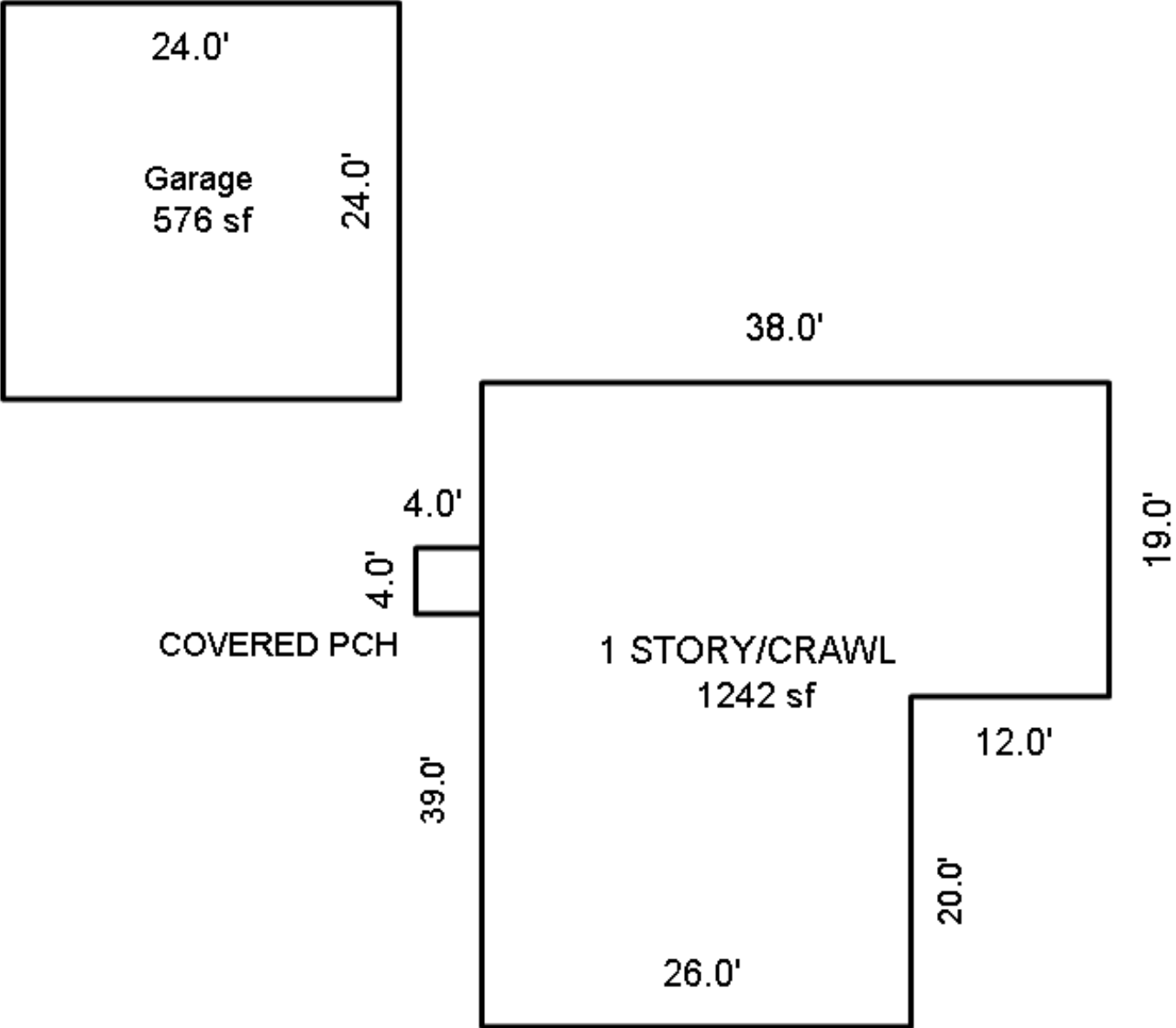
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	42,000	47,000			28,584C
2023	4,000	32,100	36,100			27,223C
2022	3,500	26,100	29,600			25,927C
2021	3,000	25,000	28,000			25,099C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 16	Type CCP (1 Story)	Year Built: 1968 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Block	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,242 Total Base New : 205,942 Total Depr Cost: 123,567 Estimated T.C.V: 82,790			E.C.F. X 0.670			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg		X	Ord		Small											
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Tile Other: Carpeted Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1242 SF Floor Area = 1242 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C Blt 1968					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many	X	Ave.		Few							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1242 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Block Crawl Space 1,242 Total: 162,245 97,347								
X	Many Avg. X Few	Large Avg. Small									Other Additions/Adjustments							
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 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,433 860 Water/Sewer 1000 Gal Septic 1 4,725 2,835 Water Well, 100 Feet 1 5,808 3,485			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 21,646 12,988 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces Exterior 1 Story 1 6,513 3,908					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches CCP (1 Story) 16 806 484			Totals: 205,942 123,567					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			ECF (424 JENNINGS) 0.670 => TCV: 82,790							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														

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



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

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

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

S ASPEN ST      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 09/23/2019 Qual. Fr. PA 42

Owner's Name/Address      MAP #:      2024 Est TCV 109,158

INDIAN LAKES L C  
MODERN BOOKKEEPING, INC.  
8252 E LANSING RD  
DURAND MI 48429

Improved    X    Vacant      Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

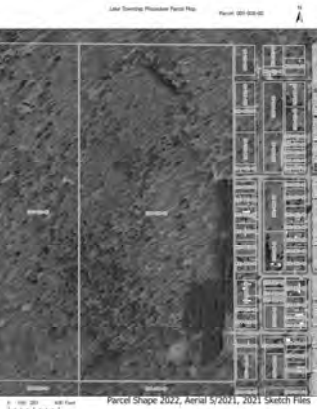
Public Improvements      \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400	77.97 Acres	1400	100				109,158
77.97 Total Acres      Total Est. Land Value =								109,158

Tax Description  
. SEC 5 T22N R8W W 1/2 OF NE FRL 1/4 EXC PLATTED PORTION THEREOF. 77.9758 A.  
Comments/Influences

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

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	54,600	0	54,600			34,108C
			2023	54,600	0	54,600			32,484C
			2022	46,800	0	46,800			30,938C
			2021	46,800	0	46,800			29,950C

\*\*\* 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: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S CRAPO ST	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	MAP #:					
--	--------	--	--	--	--	--

	2024 Est TCV 33,270					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Residentia 8 - 17 @\$3000	11.09 Acres				3000 100		33,270
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		11.09 Total Acres			Total Est. Land Value =		33,270
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Tax Description	X	Value
. SEC 5 T22N R8W THAT PART OF NE 1/4 LYING N'LY & E'LY OFPLAT OF VILLAGE OF JENNINGS & REVISED PLAT OF VILLAGE OF JENNINGS EXC COMM 50 FT W OF SW COR OF LOT 1 BLK E TH W ON NLINE OF POPLAR ST TO SE COR LOT 10 BLK ZTH N 165 FT E 260 FT S 165 FT W 260 FT TO POB & EXC BEG 260 FT W & 689 FT S OF NE COR OF SEC 5 TH S 66 FT W 103 FT N66 FT E 103 FT TO POB & EXC BEG 260 FT W & 561 FT S OF NE COR SEC 5 TH E 132 FT N 132 FT W 132 FT S 132 FT TO POB. 11.0935 A.	X	
	X	

Comments/Influences	Topography of Site
---------------------	--------------------

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

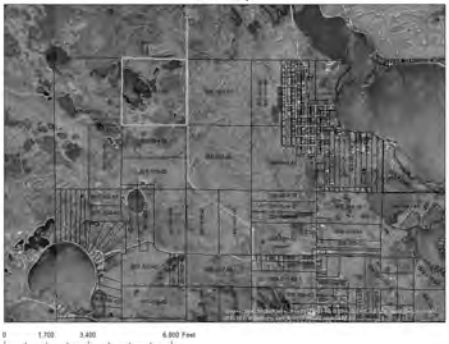
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,600	0	16,600			8,894C
2023	15,500	0	15,500			8,471C
2022	11,100	0	11,100			8,068C
2021	11,100	0	11,100			7,811C

\*\*\* 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: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OLD RR RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STATE OF MICHIGAN	MAP #:					
		2024 Est TCV 0				

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
	Public Improvements			* Factors *				
Tax Description	X	Dirt Road	Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 6 T22N R8W NE FRL 1/4. 165.44 A.		Gravel Road	Residentia 121 - 300@\$2600	165.44 Acres	2600	100	430,144	
Comments/Influences		Paved Road	165.44 Total Acres				Total Est. Land Value =	430,144



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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

Property Address: X W ROUND LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%  
 Building Permit(s): MAP #: 2024 Est TCV 0  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: STATE OF MICHIGAN

2024 Est TCV 0

Improved  Vacant  Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 121 - 300@	\$2600	260.21	Acres	2600	100			676,546
260.21 Total Acres							Total Est. Land Value =	676,546

Tax Description: . SEC 6 T22N R8W NW FRL 1/4 & W FRL 1/2 OF SW 1/4. 260.71 A.

Comments/Influences

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

Topography of Site

- 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
2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2022	0	0	0			0
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JEWELL HAROLD B REV LIVIN	JEWELL ROBERT L & JEWELL	0	08/18/2021	QC	09-FAMILY	2021-03716	PROPERTY TRANSFER	0.0
JEWELL HAROLD B (WIDOWED)	JEWELL HAROLD B REV LIVIN	0	12/28/2005	QC	21-NOT USED/OTHER	06-0/0076	DEED	0.0

Property Address: W ROUND LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

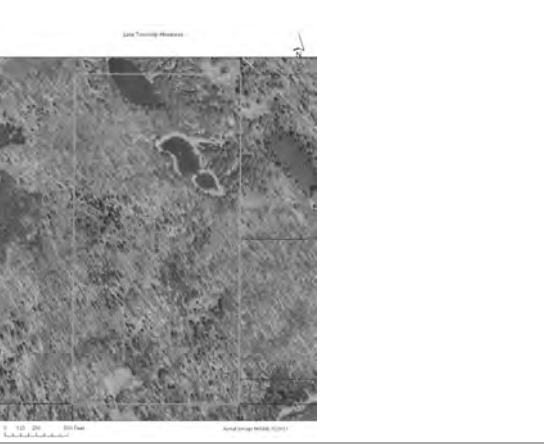
Owner's Name/Address: JEWELL ROBERT L & JEWELL HAROLD J  
 12449 RIVERSIDE DR  
 WHITE PIGEON MI 49099  
 2024 Est TCV 112,000

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

Tax Description: . SEC 6 T22N R8W E 1/2 OF SW 1/4. 80 A.  
 Comments/Influences: NORTH OF ROAD EASEMENT ACCESS IS FROM ROUND LAKE RD BUT PARCEL IS SOUTH OF THE RD. -TIM  
 X Dirt Road  
 Gravel Road  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer  
 Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.  
 Topography of Site  
 X Level  
 Rolling  
 Low  
 High  
 Landscaped  
 Swamp  
 X Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain  
 X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	56,000	0	56,000			31,472C
2023	56,000	0	56,000			29,974C
2022	48,000	0	48,000			28,547C
2021	48,000	0	48,000			27,636C

Who When What  
 TPC 05/08/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 04/05/2016 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: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status				
Owner's Name/Address		School: LAKE CITY AREA SCHOOL DIST										
STATE OF MICHIGAN		P.R.E. 0%										
Comments/Influences		MAP #:										
		2024 Est TCV 0										
		Improved	X Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
. SEC 6 T22N R8W N 1/2 OF SE 1/4. 80 A.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia 121 - 300@	\$2600	80.00	Acres	2600	100			208,000
		Paved Road		80.00 Total Acres					Total Est. Land Value =		208,000	
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		X Wetland										
		Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 12/27/2017	INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		TPC 04/05/2016	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
					2022	0	0	0			0	
					2021	0	0	0			0	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINGEL DAVID G AN UNMARRI	PINGEL KELLY A AN UNMARRI	0	12/18/2012	QC	06-COURT JUDGEMENT	2014-02718	PROPERTY TRANSFER	0.0
PARIS SAWMILL INC	PINGEL DAVID G & KELLY A	31,600	03/28/2002	WD	16-LC PAYOFF	2014-02717	DEED	0.0
PARIS SAWMILL INC	PINGEL DAVID G & KELLY A	31,600	06/28/1991	LC	16-LC PAYOFF	2014-02717	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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PINGEL KELLY A 23900 HARVARD SHORE DR SAINT CLAIR SHORES MI 48082-2507	2024 Est TCV 120,895 TCV/TFA: 173.70					
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR@	\$1400	73.94 Acres			1400	100		103,516
73.94 Total Acres							Total Est. Land Value =	103,516

Tax Description		X Dirt Road		Land Improvement Cost Estimates			
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. SEC 6 T22N R8W S 1/2 OF SE 1/4 EXC S 200 FT OF SW 1/4 OF SE 1/4. 73.9394A	X Gravel Road	Description		Rate	Size	% Good	Cash Value
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Comments/Influences	X Paved Road	Wood Frame		21.40	144	50	1,541
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NORTH OF ROAD	X Water	Total Estimated Land Improvements True Cash Value =					1,541
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TRAILER 192 SQ FT.	X Sewer						
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ACCESS IS FROM EASEMENT OFF W ROUND LAKE RD. PARCEL IS NORTH OF THE ROAD -TIM	X Electric						
---	------------	--	--	--	--	--	--

	Gas						
--	-----	--	--	--	--	--	--

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

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

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

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

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

	Level						
--	-------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	51,800	8,600	60,400		43,234C
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TPC 05/05/2018 INSPECTED			2023	51,800	9,300	61,100		41,176C
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TPC 12/27/2017 INSPECTED			2022	44,400	7,700	52,100		39,216C
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			2021	44,400	7,100	51,500		37,964C
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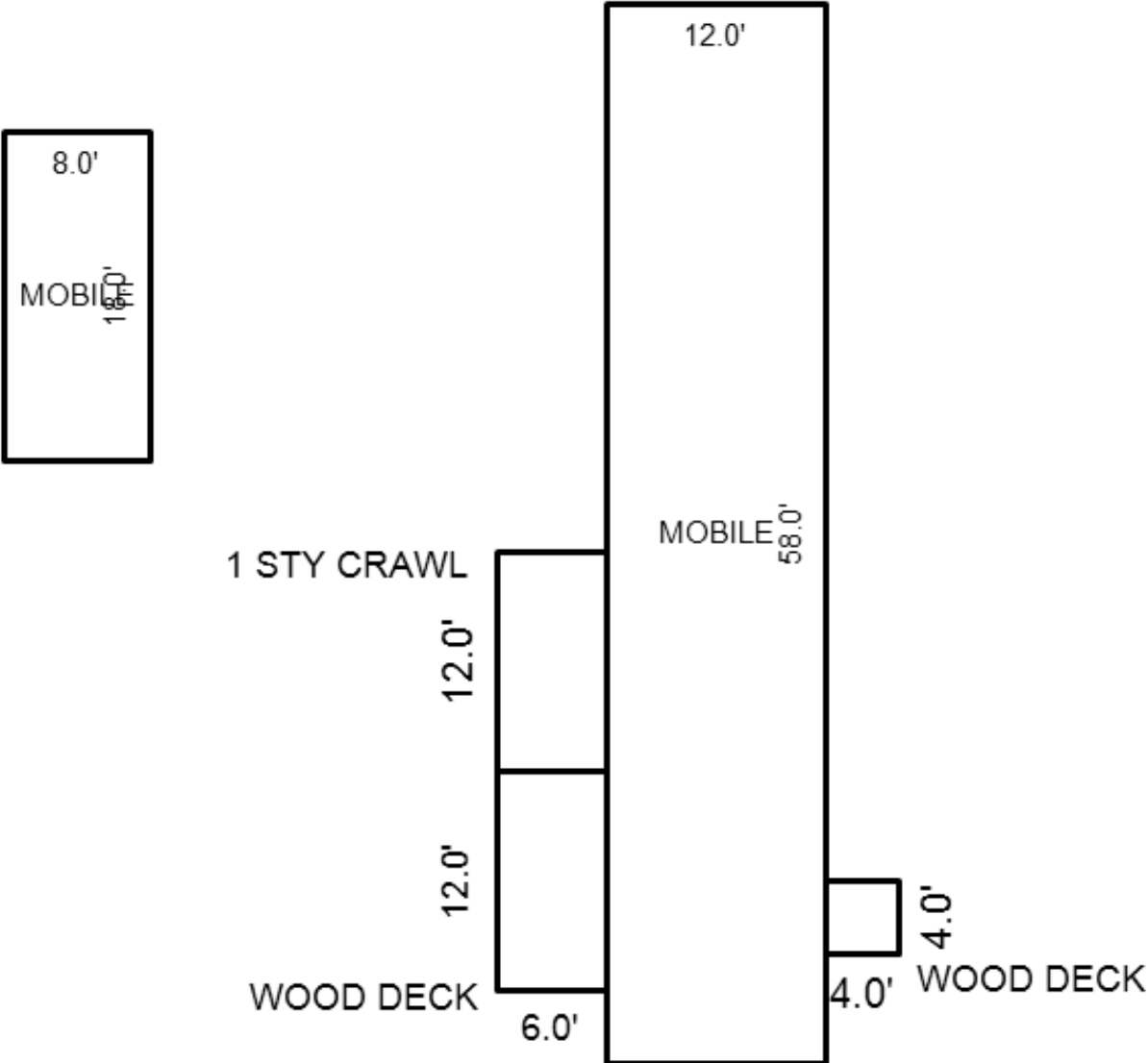


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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 72 16	Type Pine Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																						
X	Wood Frame	(4) Interior			X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G																																																																																																																																			
		Trim & Decoration																																																																																																																																				
Yr Built 0	Remodeled 0	Ex	X	Ord	Min																																																																																																																																	
Condition: Average		Size of Closets																																																																																																																																				
		Lg	X	Ord	Small																																																																																																																																	
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																																																																																																															
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric																																																																																																																																	
		Kitchen: Other: Other:			0 Amps Service																																																																																																																																	
(1) Exterior		No./Qual. of Fixtures																																																																																																																																				
		Ex.	X	Ord.	Min																																																																																																																																	
Wood/Shingle Aluminum/Vinyl Brick Rib Siding Insulation		(6) Ceilings			No. of Elec. Outlets																																																																																																																																	
					Many			X	Ave.	Few																																																																																																																												
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																																																	
Many Avg.     X Few		Large Avg. Small			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																																	
Wood Sash Metal Sash Vinyl Sash		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																																																																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																																																																																																																																				
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																																																																				
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																																																																																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																																																																																																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																				
<p>Cost Est. for Res. Bldg: 1 Mobile Home HUD     Cls Low     Blt 0</p> <p>(11) Heating System: Forced Warm Air Ground Area = 696 SF     Floor Area = 696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td></td> <td>Metal</td> <td>696</td> <td></td> <td></td> </tr> <tr> <td>Expando</td> <td></td> <td></td> <td></td> <td>72</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Total:</td> <td>40,658</td> <td>14,231</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td></td> <td>144</td> <td>1,554</td> <td>544</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td></td> <td>1</td> <td>748</td> <td>262</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td></td> <td>1</td> <td>4,263</td> <td>1,492</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td></td> <td>1</td> <td>5,506</td> <td>1,927</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td>Pine</td> <td></td> <td></td> <td></td> <td>72</td> <td>1,634</td> <td>572</td> </tr> <tr> <td>Pine</td> <td></td> <td></td> <td></td> <td>16</td> <td>561</td> <td>196</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td>1</td> <td>1,638</td> <td>573</td> </tr> <tr> <td colspan="5">Totals:</td> <td>56,562</td> <td>19,797</td> </tr> </tbody> </table> <p>Notes: ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCV: 15,838</p>																Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed		Metal	696			Expando				72							Total:	40,658	14,231	Other Additions/Adjustments							Skirting, Metal or Vinyl, Vertical				144	1,554	544	Plumbing							Average Fixture(s)				1	748	262	Water/Sewer							1000 Gal Septic				1	4,263	1,492	Water Well, 100 Feet				1	5,506	1,927	Deck							Pine				72	1,634	572	Pine				16	561	196	Built-Ins							Appliance Allow.				1	1,638	573	Totals:					56,562	19,797
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON JENNIFER	CALVERT TODD R	224,000	04/24/2015	WD	03-ARM'S LENGTH	2015-01568	PROPERTY TRANSFER	100.0
RUPPERT PAMELA S TRUST	ANDERSON JENNIFER	217,000	04/23/2015	WD	16-LC PAYOFF	2015-01567	PROPERTY TRANSFER	0.0
RUPPERT KENNETH L & PAMEL	ANDERSON JENNIFER	217,000	02/04/2013	LC	16-LC PAYOFF	2013-0372 MLC	AGENT	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11745 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/28/2022	2022-0407	100%

Owner's Name/Address	MAP #:
CALVERT TODD R 1020 W MAIN ST MADISON IN 47250	2024 Est TCV 372,491 TCV/TFA: 316.74

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE																																				
2015-01568 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 OF THE NW 1/4 & GOV'T LOT 2, LYING NW'1Y OF A LINE, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, THENCE S00.54'12"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE S89°17'32"W 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE S35°32'40"W 1785,23 FEET TO AT-IRON STAKE ON THE SHORE OF ROUND LAKE; THENCE	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 500/FF</td> <td>149.00</td> <td>0.00</td> <td>1.0000</td> <td>1.0000</td> <td>500</td> <td>100</td> <td></td> <td>74,500</td> </tr> <tr> <td>RES 7 ROUN 2800/A</td> <td></td> <td>10.10</td> <td>Acres</td> <td></td> <td>2800</td> <td>100</td> <td></td> <td>28,280</td> </tr> <tr> <td colspan="8">149 Actual Front Feet, 10.10 Total Acres</td> <td>Total Est. Land Value = 102,780</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100		74,500	RES 7 ROUN 2800/A		10.10	Acres		2800	100		28,280	149 Actual Front Feet, 10.10 Total Acres								Total Est. Land Value = 102,780
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Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
2015-01568 LAND SITUATED IN THE TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, MICHIGAN, DESCRIBED AS FOLLOWS: THAT PART OF THE SE 1/4 OF THE NW 1/4 & GOV'T LOT 2, LYING NW'1Y OF A LINE, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 22 NORTH, RANGE 8 WEST, THENCE S00.54'12"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 7, A DISTANCE OF 1313.34 FEET; THENCE S89°17'32"W 180.34 FEET TO AT-IRON STAKE WHICH IS THE POINT OF BEGINNING; THENCE S35°32'40"W 1785,23 FEET TO AT-IRON STAKE ON THE SHORE OF ROUND LAKE; THENCE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Residential Local Cost Land Improvements			
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	LAND IMPROVE 2500	2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =						2,375



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	51,400	134,800	186,200			131,335C
X Rolling	2023	36,500	128,800	165,300			125,081C
X Low	2022	32,000	116,100	148,100			119,125C
X High	2021	32,000	103,600	135,600			115,320C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

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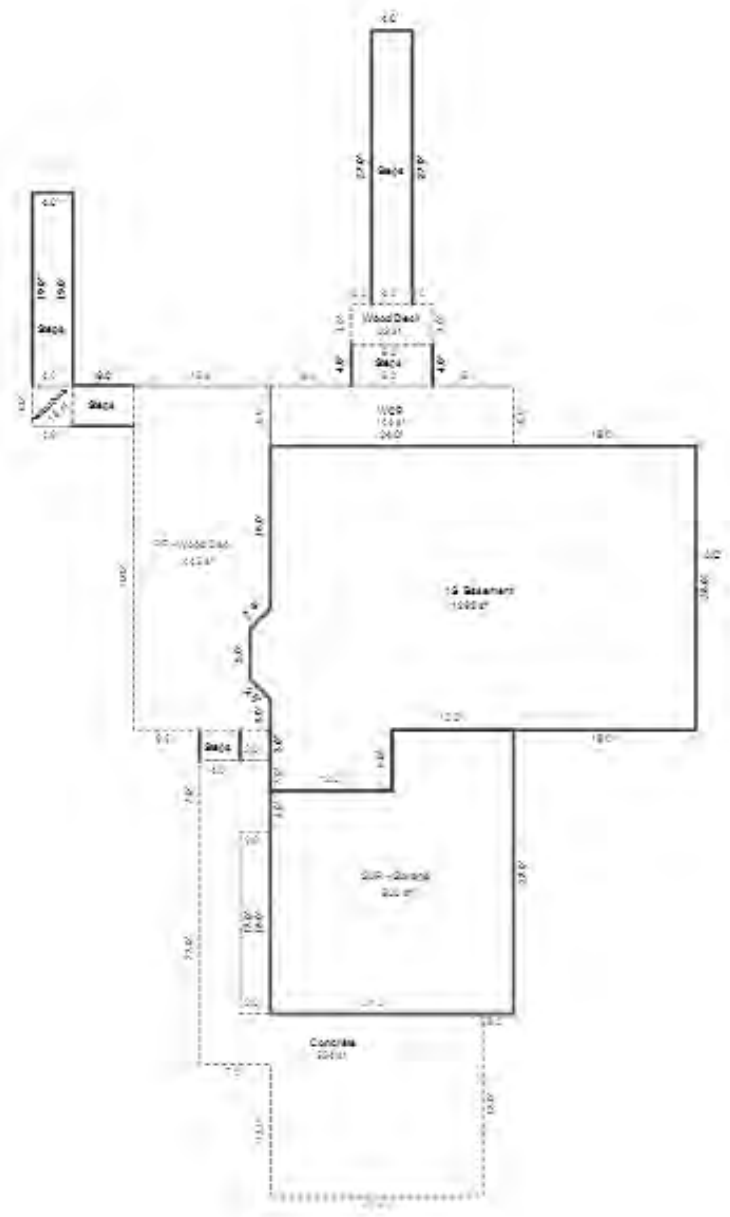
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/19/2022	INSPECTED	2023	36,500	128,800	165,300			125,081C
TPC	12/27/2017	INSPECTED	2022	32,000	116,100	148,100			119,125C
TPC	11/02/2015	INSPECTED	2021	32,000	103,600	135,600			115,320C

\*\*\* 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 1 Wood Stove Direct-Vented Ga	Area 100 448	Type Pine Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,176 Total Base New : 228,882 Total Depr Cost: 183,107 Estimated T.C.V: 267,336		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Cls C		Blt 1995	
Yr Built 1995	Remodeled 0	Ex	X Ord	Min	200 Amps Service			Building Areas			Size 1,176	Cost New 175,011	Depr. Cost 140,010		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation					
Room List		Doors	Solid X	H.C.	(12) Electric			(13) Plumbing			1 Story Siding Basement				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Average Fixture(s)					
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Plumbing					
(2) Windows		X Drywall	Many X Ave. Few			Average Fixture(s)			Water/Sewer		Average Fixture(s)				
X	Many Avg. X Few	Large Avg. Small	Basement: 1176 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			Water/Sewer		1000 Gal Septic Water Well, 100 Feet				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Basement			Average Fixture(s)			Deck					
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(8) Basement			Average Fixture(s)			Pine w/Roof (Deck Portion)					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Pine w/Roof (Roof portion)						
X	Asphalt Shingle	(10) Floor Support		Basement Finish			Average Fixture(s)			Treated Wood					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Average Fixture(s)			Garages					
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
				Lump Sum Items:			Average Fixture(s)			Base Cost					
							Average Fixture(s)			Common Wall: 1 Wall					
							Average Fixture(s)			Door Opener					
							Average Fixture(s)			Built-Ins					
							Average Fixture(s)			Appliance Allow.					
							Average Fixture(s)			Fireplaces					
							Average Fixture(s)			Wood Stove					
							Average Fixture(s)			Totals:					
							Average Fixture(s)			Notes:					
							Average Fixture(s)			ECF (4086 ROUND LAKE) 1.460 => TCY:					

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEILHARZ DOUGLAS & KATHLE	BEILHARZ MATTHEW A	0	07/05/2022	QC	09-FAMILY	2022-02187	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11725 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Shed	01/01/2015	2015-33150	100%
Owner's Name/Address	P.R.E. 0%		MISSING PERMIT	12/31/2010	2010-9950	100%
BEILHARZ MATTHEW A & BEILHARZ EDWARD D ESTATE 10593 HICKORY KNOLL CT BRIGHTON MI 48114	MAP #:					
	2024 Est TCV 150,798 TCV/TFA: 403.20					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
				Description	Frontage	Depth	Rate %Adj.	Reason	Value			
. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TO POB TH N 89 DEG 17'32" E 171.09 FT, TH S 0 DEG 54'12" E 62.11 FT TH S 40 DEG 42'36" W 2003.96 FT, TH N 33 DEG 46'53" W 149.46 FT, TH N 35 DEG 32'40" E 1785.23 FT, TH N 89 DEG 17'32" E 180.34 FT TO POB. 10.14A.	X			GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100	LOCATION	74,500
				RES 7 ROUN	2800/A	10.14	Acres	2800	100			28,392
				149 Actual Front Feet, 10.14 Total Acres				Total Est. Land Value =				102,892

Comments/Influences	X	Public Improvements		* Factors *				
		Description	Rate	Size	% Good	Cash Value		
NO PERMIT: SEPTIC, PARK TRAILER	X	Dirt Road		D/W/P: 4in Ren. Conc.	10.26	605	94	5,835
	X	Gravel Road		Wood Frame	35.46	127	94	4,233
		Paved Road		Total Estimated Land Improvements True Cash Value =				10,068
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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



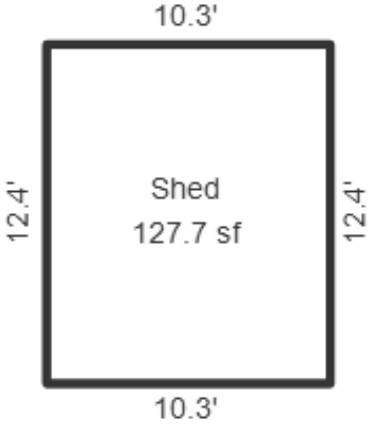
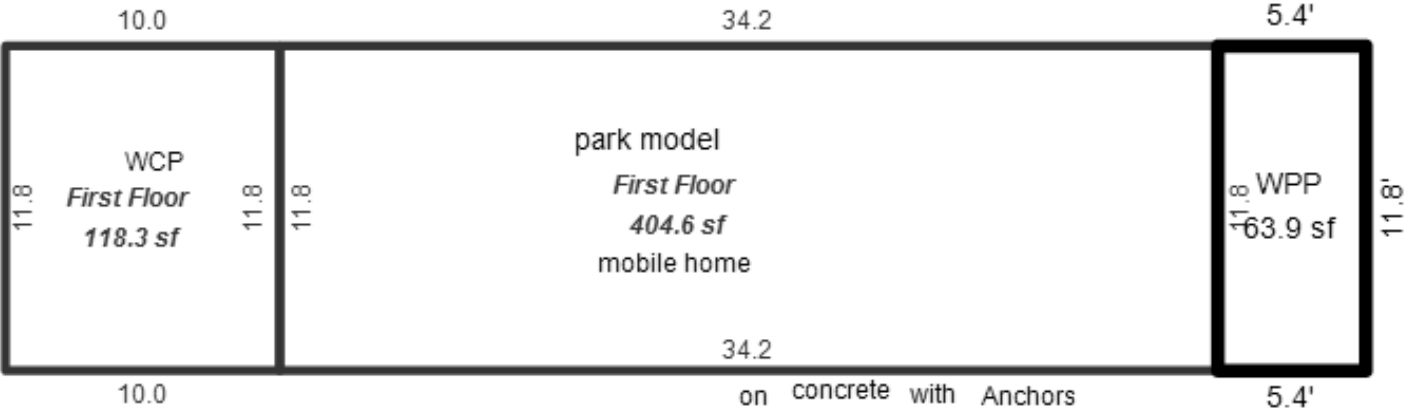
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	51,400	24,000	75,400			46,350C
2023	36,500	28,400	64,900			44,143C
2022	32,000	23,700	55,700			42,041C
2021	32,000	21,700	53,700			40,698C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 118 20 63	Type WCP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Good Effec. Age: 10 Floor Area: Total Base New : 62,235 Total Depr Cost: 47,297 Estimated T.C.V: 37,838		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home 1S		Cls Good		Blt 2010		
Yr Built 2010	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 374 SF Floor Area = 374 SF.						
Condition: Average		Size of Closets		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type		Ext. Walls		Roof/Fnd.		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Main Home		Hardboard		Comp.Shingle		
(1) Exterior		Kitchen: Other: Other:		0			1			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1			Skirting, Metal or Vinyl, Sim. St/Brk		92		1,932		
(2) Windows		(7) Excavation		Many			X			Plumbing			Average Fixture(s)		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			Water/Sewer			1000 Gal Septic		1	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1			1			Porches			WCP (1 Story)		118	
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Deck			Treated Wood		63	
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Built-Ins			Treated Wood		20	
X	Asphalt Shingle	(10) Floor Support		1			1			Appliance Allow.			1		3,975	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			1			Notes:			Totals:		62,235	
				Lump Sum Items:						ECF (4086 ROUND LAKE) 0.800 => TCV:					37,838	

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



sewer connection

20' travel trailer

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMACK EDWARD C & ALICE	HAMMACK & BROWN JT FRS	0	07/06/2010	QC	23-PART OF REF	2010/2534	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11749 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		New House	11/14/2005	20050402	Complete
Owner's Name/Address	P.R.E. 0%		Other	10/14/2005	20050365	Complete
HAMMACK EDWARD C & ALICE J & BROWN WILLIAM J II 5514 KILINOR RD PROSPECT KY 40059	MAP #:					
	2024 Est TCV 491,737 TCV/TFA: 292.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 7 T22N R8W COMM AT N 1/4 COR TH S 0 DEG 54'12" E 1313.34 FT TH S 89 DEG 17'32" W 656.6 FT, TH S 26 DEG 03'37" W 1475.66 FT TH N36 DEG 24'23" W 14.84 FT, TH N 41 DEG 21'53" W 134.62 FT, N 42 DEG 38'37" E 80.52 FT, N 04 DEG 02'15" E 1148.73 FT, N 89 DEG 17'32" E 610.68 FT TO POB. 10.10A.	X			GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100	74,500
	X			RES 7 ROUN 2800/A		10.10	Acres	2800	100		28,280
				149 Actual Front Feet, 10.10 Total Acres				Total Est. Land Value =			102,780
				Land Improvement Cost Estimates							
				Description		Rate	Size	% Good			Cash Value
	X			D/W/P: 4in Ren. Conc.		8.18	320	50			1,309
				Wood Frame		22.99	360	50			4,138
				Wood Frame		26.75	150	50			2,006
				Total Estimated Land Improvements True Cash Value =							7,453



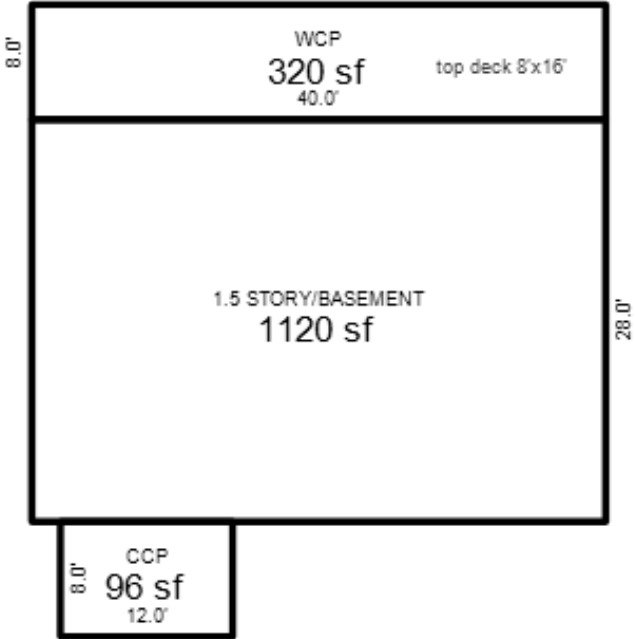
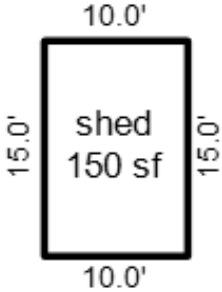
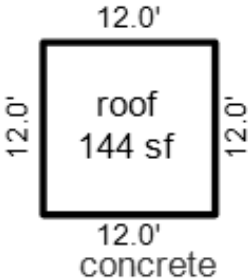
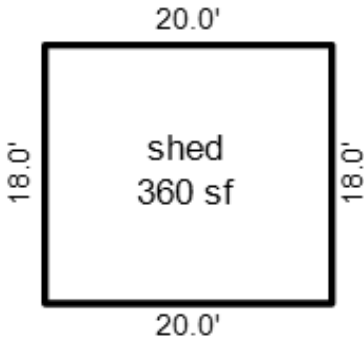
Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	51,400	194,500	245,900			114,642C
		Low	2023	36,500	185,500	222,000			109,183C
		High	2022	30,500	171,700	202,200			103,984C
		Landscaped	2021	30,500	144,500	175,000			100,663C
		Swamp							
	X	Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
			Who	When	What				
			TPC 04/30/2021	INSPECTED					
			TPC 12/27/2017	INSPECTED					
			TPC 11/02/2010	INSPECTED					

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Missaukee, Michigan


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 320 96 128 144	Type WCP (1 Story) CCP (1 Story) WPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 1,680 Total Base New : 307,420 Total Depr Cost: 261,304 Estimated T.C.V: 381,504					E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:					
Building Style: LOG			Drywall Paneled		Plaster Wood T&G			Trim & Decoration											
Yr Built 2007	Remodeled 0		Ex	X	Ord		Min	Size of Closets											
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace											
Room List		Doors		Solid	X	H.C.		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 2007					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
(1) Exterior								No. of Elec. Outlets			1.5 Story Pine Logs Basement 1,120			Total: 233,668 198,615					
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(6) Ceilings		Many			X	Ave.		Few	(13) Plumbing			Other Additions/Adjustments			Recreation Room 1120 21,650 18,402		
(2) Windows								Average Fixture(s)			Plumbing			Exterior Stone Veneer 210 7,972 6,776			Basement, Outside Entrance, Below Grade 2 5,119 4,351		
	Many Avg. Few		Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Plumbing			Average Fixture(s) 1 1,476 1,255			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(8) Basement			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Plumbing			3 Fixture Bath 1 4,646 3,949			
X	Many Avg. Few		Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Plumbing			Water Well, 100 Feet 1 4,864 4,134			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		(11) Heating/Cooling			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Heating/Cooling		(12) Electric			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(12) Electric		(13) Plumbing			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(13) Plumbing		(14) Water/Sewer			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		(15) Fireplaces			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(15) Fireplaces		(16) Porches/Decks			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(16) Porches/Decks		(17) Garage			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(17) Garage		Notes:			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Notes:		E.C.F. (4086 ROUND LAKE) 1.460 => TCY:			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	E.C.F. (4086 ROUND LAKE) 1.460 => TCY:		381,504			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Water Well, 100 Feet 1 5,808 4,937			

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



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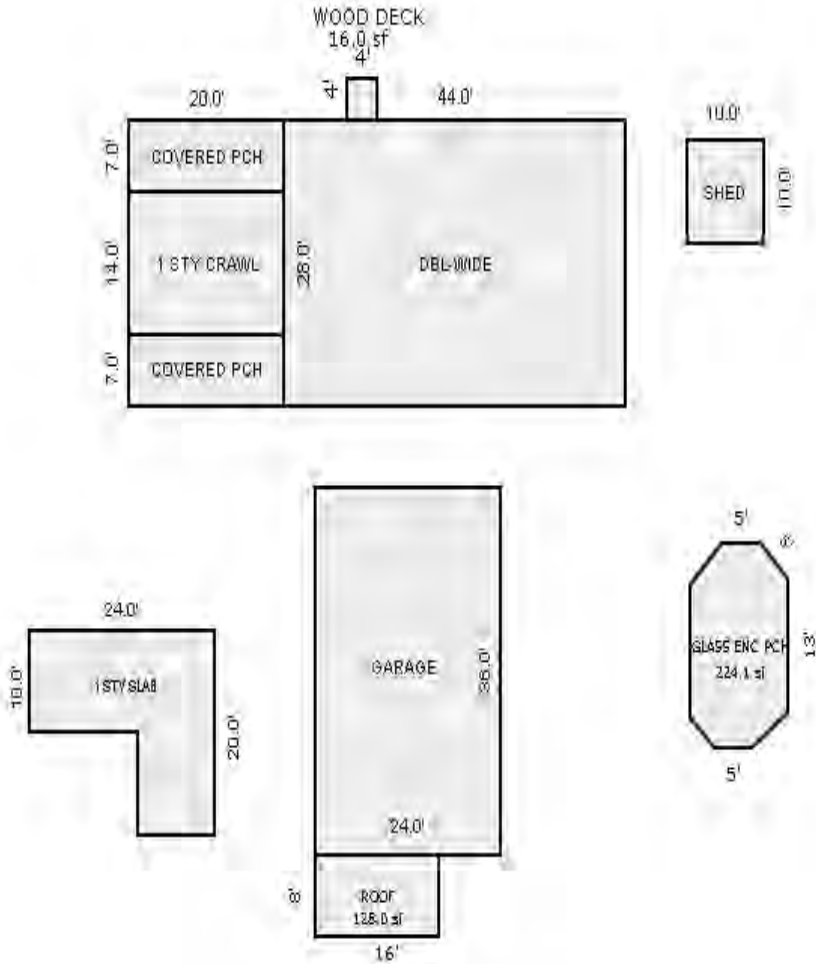
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
11701 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		03/25/2010	20100086	100%				
Owner's Name/Address		P.R.E. 100% 06/06/2008		MAP #:		2024 Est TCV 296,973 TCV/TFA: 155.32						
DOWLER DANNY L & ANNA M TRUST 11701 W ROUND LAKE RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
Tax Description		Public Improvements		* Factors *								
. SEC 7 T22N R8W COMM AT E 1/4 COR, TH S 89 DEG 33'45" W 2480.02 FT, TH N 0 DEG 54'12" W 778.25 FT TO POB, TH S 46 DEG 49'38" W 1718.62 FT TO THE SHORE OF ROUND LAKE, TH N 23 DEG 35'33" W 140.46 FT, N 33 DEG 46'53" W 9 FT, N 40 DEG 42'36" E 2003.96 FT, S 0 DEG 54'12" E 479.42 FT TO POB. 10.11A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	GROUP A 500/FF	155.00	0.00	1.0000	1.0000	500	100		77,500
		X	Topography of Site	RES 7 ROUN 2800/A		10.11	Acres		2800	100		28,308
		X	Level	155 Actual Front Feet, 10.11 Total Acres Total Est. Land Value = 105,808								
		X	Rolling	Land Improvement Cost Estimates								
		X	Low	Description	Rate	Size	% Good	Cash Value				
		X	High	Fencing: Wd, Split, 2 Rail	15.53	50	0	0				
		X	Landscaped	D/W/P: 4in Ren. Conc.	7.35	224	0	0				
		X	Swamp	Wood Frame	28.72	80	97	2,229				
		X	Wooded	Residential Local Cost Land Improvements								
		X	Pond	Description	Rate	Size	% Good	Cash Value				
		X	Waterfront	LAND IMPROVE 2500	2,500.00	1	97	2,425				
		X	Ravine	Total Estimated Land Improvements True Cash Value = 4,654								
		X	Wetland	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Flood Plain	2024	52,900	95,600	148,500			79,808C		
		X	Who	When	What	2023	37,400	85,400	122,800			76,008C
		X	What	2022	32,800	75,500	108,300			72,389C		
		X	2021	32,800	69,800	102,600				70,077C		
Comments/Influences		ADD WGEP & RS FOR 09.										
												
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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 1 Direct-Vented Ga		Area Type	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 35 Floor Area: 1,472 Total Base New : 277,208 Total Depr Cost: 180,185 Estimated T.C.V: 135,139			E.C.F. X 0.750		Bsmnt Garage:		
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 277,208 Total Depr Cost: 180,185 Estimated T.C.V: 135,139			E.C.F. X 0.750		Carpport Area: Roof:	
Yr Built 1986	Remodeled 1995	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1472 SF Floor Area = 1472 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1986				
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Building Areas						
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,232 1 Story Siding Crawl Space 240 Total: 187,880 122,122						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,476 959 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Porches CCP (1 Story) 140 3,828 2,488 Ceramic Tile Floor 140 3,828 2,488 WGEP (1 Story) 224 16,395 10,657 WPP 16 848 551 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 864 40,038 26,025 Door Opener 2 1,093 710 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Direct-Vented Gas 1 3,021 1,964 Deck Composite 278 5,363 3,486						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1472 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing Average Fixture(s) 1 1,476 959 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Porches CCP (1 Story) 140 3,828 2,488 Ceramic Tile Floor 140 3,828 2,488 WGEP (1 Story) 224 16,395 10,657 WPP 16 848 551 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 864 40,038 26,025 Door Opener 2 1,093 710 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Direct-Vented Gas 1 3,021 1,964 Deck Composite 278 5,363 3,486						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1472 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Plumbing Average Fixture(s) 1 1,476 959 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Porches CCP (1 Story) 140 3,828 2,488 Ceramic Tile Floor 140 3,828 2,488 WGEP (1 Story) 224 16,395 10,657 WPP 16 848 551 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 864 40,038 26,025 Door Opener 2 1,093 710 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Direct-Vented Gas 1 3,021 1,964 Deck Composite 278 5,363 3,486							
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			(9) Basement Finish			Porches CCP (1 Story) 140 3,828 2,488 Ceramic Tile Floor 140 3,828 2,488 WGEP (1 Story) 224 16,395 10,657 WPP 16 848 551 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 864 40,038 26,025 Door Opener 2 1,093 710 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Direct-Vented Gas 1 3,021 1,964 Deck Composite 278 5,363 3,486						
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Lump Sum Items:							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Lump Sum Items:						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Lump Sum Items:			Lump Sum Items:						

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



Sketch by Apex Medina™

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 440 Total Base New : 58,644 Total Depr Cost: 35,186 Estimated T.C.V: 51,372			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 440 SF Floor Area = 440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 0			
Yr Built 0	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation			440					
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			1 Story Siding Slab			Total:	55,480	33,288		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments								
		Kitchen: Other: Other:		Ex. X Ord. Min			Plumbing			Average Fixture(s)	1	1,230	738		
(1) Exterior		(6) Ceilings		Many X Ave. Few			Average Fixture(s)			1	1,934	1,160			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(13) Plumbing			Notes:								
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 440 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
(2) Windows		(8) Basement		(14) Water/Sewer			Other Additions/Adjustments								
X	Many Avg. X Avg. Few Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Built-Ins								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow.								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Totals:								
X	Asphalt Shingle						ECF (4086 ROUND LAKE) 1.460 => TCV:								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAK, LLC	AKR LLC	1	07/28/2010	PTA	21-NOT USED/OTHER	2010-03111	PROPERTY TRANSFER	0.0
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
AKR LLC 8650 24TH AVENUE JENISON MI 49428	MAP #:					
	2024 Est TCV 99,330					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 30 - 65	\$3000	33.11	Acres	3000	100			99,330
33.11 Total Acres							Total Est. Land Value =	99,330

**Tax Description**  
 SEC 7 T22N R8W (0\*1999) BEG AT S 1/4 COR SEC 6 TH N 89 DEG 13' 49"E 661.65 FT, S 0 DEG 57'54"E 914.80 FT, S 04 DEG19'28"E 1353.19 FT, S 62 DEG 02'58"W 43.74 FT, S 75 DEG 13'20"W 205.10 FT, S 74 DEG 48'32"W 140.94 FT, S61 DEG 13'22"W 220.78 FT, N 0 DEG 56'53"W 1161.47 FT, S 89 DEG 14'51"W 171.94 FT N 0 DEG 56'04"W 1312.27 FT TO POB. 33.11A.

**Comments/Influences**  
 POND "SHALLOW LAKE"  
 SHALLOW PART OF LAKE COMBO W/PRT OF

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

**Topography of Site**

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	49,700	0	49,700			32,854C
2023	39,700	0	39,700			31,290C
2022	29,800	0	29,800			29,800S
2021	29,800	0	29,800			28,969C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEILHARZ DOUGLAS & KATHLE	BEILHARZ MATTHEW A	0	07/05/2022	QC	09-FAMILY	2022-02187	DEED	0.0

Property Address: W ROUND LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: BEILHARZ MATTHEW A & BEILHARZ EDWARD D ESTATE  
 10593 HICKORY KNOLL CT  
 BRIGHTON MI 48114  
 2024 Est TCV 55,860

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: . SEC 7 T22N R8W BEG S 0 DEG 54'12" E 660.08 FT FROM N 1/4 COR TH S 0 DEG 54'12" E 653.26 FT, S 89 DEG 17'32" W 1267.28 FT N 04 DEG 02' 15" E 658.31 FT, N 89 DEG 25'10" E 1210.3 FT TO POB. 18.62A.  
 X Dirt Road  
 X Gravel Road  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer  
 Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.  
 Topography of Site  
 X Level  
 X Rolling  
 Low  
 High  
 Landscaped  
 Swamp  
 X Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain

Comments/Influences

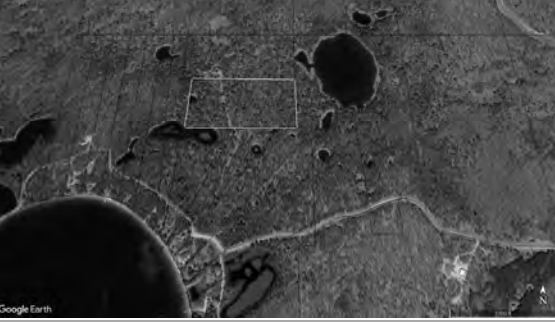
Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value

Who When What 2024 27,900 0 27,900 9,52C

TPC 05/06/2018 INSPECTED 2023 24,200 0 24,200 9,098C

TPC 12/27/2017 INSPECTED 2022 18,600 0 18,600 8,665C

2021 16,800 0 16,800 8,389C



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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.
JEWELL HAROLD B REV LIVIN	JEWELL ROBERT L & JEWELL	0	08/23/2021	QC	09-FAMILY	2021-03716	PROPERTY TRANSFER	0.0
JEWELL HAROLD B REV TRUST	JEWELL HAROLD B REV TRUST	0	07/06/2014	AFF	09-FAMILY	2017-03255	DEED	0.0
JEWELL HAROLD B (WIDOWED)	JEWELL HAROLD B REV LIVIN	0	12/28/2005	QC	21-NOT USED/OTHER	06-0/0076	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11722 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	03/06/2018	2018-0461	100%

Owner's Name/Address	MAP #:
JEWELL ROBERT L & JEWELL HAROLD J 12449 RIVERSIDE DR WHITE PIGEON MI 49099	2024 Est TCV 168,612 TCV/TFA: 168.61

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 7 T22N R8W N 660 FT OF NE1/4 OF NW1/4. 20A.	X	Dirt Road		Residentia 18	-29	@\$3000	20.00 Acres	3000	100		60,000
Comments/Influences		Gravel Road		20.00 Total Acres Total Est. Land Value = 60,000							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water	Metal Prefab	15.93	96 50	764
	X	Sewer	Metal Prefab	15.93	96 50	764
		Total Estimated Land Improvements True Cash Value =				1,528

Comments/Influences	X	Topography of Site
		Level
	X	Rolling
	X	High

Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				X	Low	2024	30,000	54,300	84,300

Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	High	2023	26,000	52,600	78,600			45,459C
	X	Low	2022	20,000	48,300	68,300			43,295C
	X	High	2021	18,000	44,200	62,200			41,912C

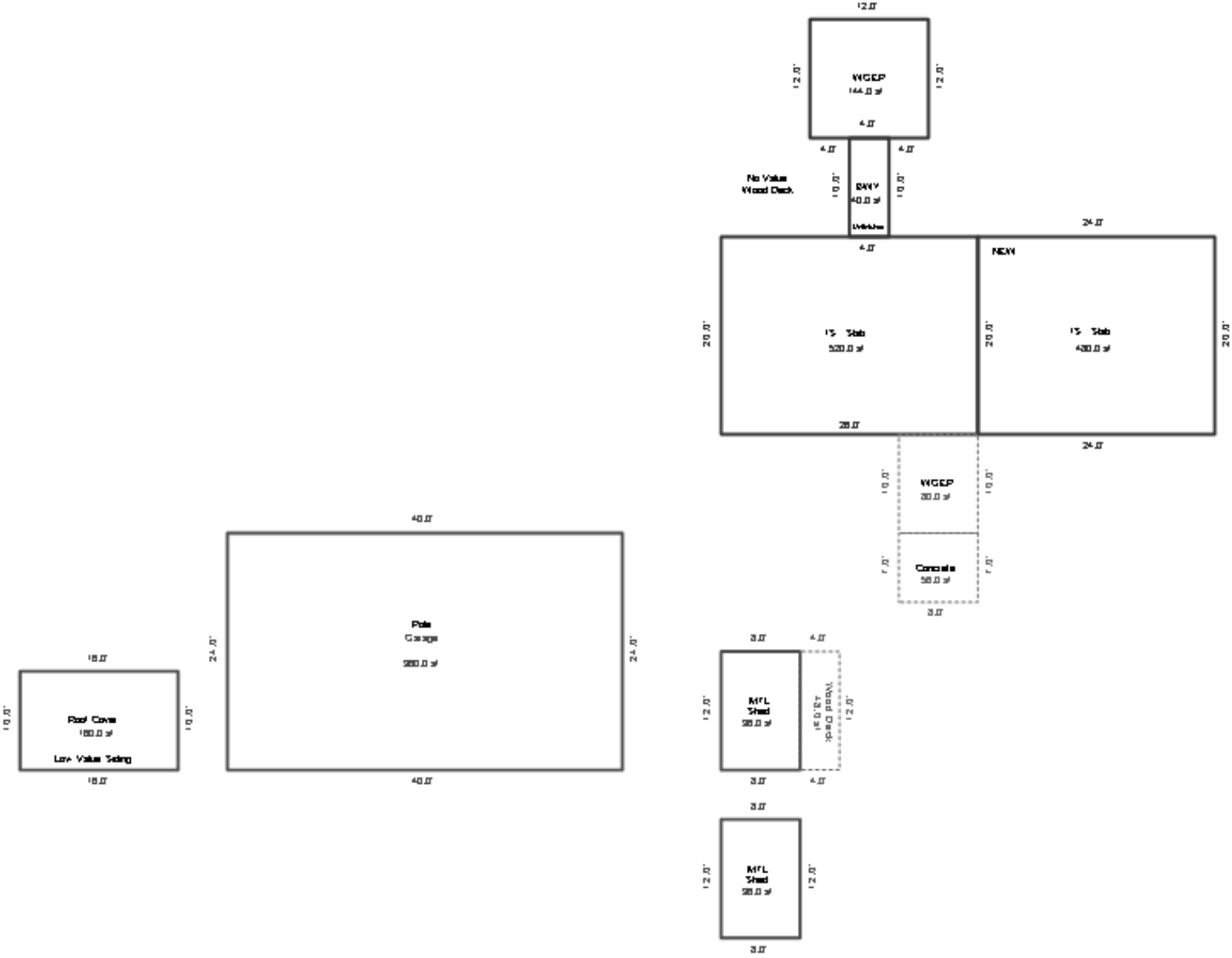


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 144 WGEP (1 Story) 80 WGEP (1 Story) 160 Roof Cover Onl 48 Treated Wood 40 Brzwy, FW	Type	Year Built: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 960	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace	(12) Electric			E.C.F. X 0.930		Cls CD Blt 1980		
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G		Trim & Decoration				0 Amps Service							
Yr Built 1980	Remodeled 2019	Ex	Ord		X	Min	No./Qual. of Fixtures									
Condition: Average		Size of Closets			No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family 1S							
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Ground Area = 1000 SF Floor Area = 1000 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas				
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding Foundation Slab Crawl Space			Size 520 480		Cost New 113,441 79,409	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Other Additions/Adjustments			Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Depr. Cost			
(2) Windows		(8) Basement		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
X	Many Avg. X Few X Small	(9) Basement Finish		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
(3) Roof		(14) Water/Sewer		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
X	Gable Hip Flat X Asphalt Shingle Metal Chimney: Block	(15) Fireplaces		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(16) Porches/Decks		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Joints: Unsupported Len: Cntr.Sup:		(17) Garage		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Lump Sum Items:		Year Built: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 960		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Total: 164,491		Bsmnt Garage: Carport Area: Roof:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Estimated T.C.V: 107,084		Bsmnt Garage: Carport Area: Roof:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Total: 115,144		Bsmnt Garage: Carport Area: Roof:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			
Total: 107,084		Bsmnt Garage: Carport Area: Roof:		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water/Sewer			Depr. Cost			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
WEBSTER BARRY 26300 FARMINGTON FARMINGTON HILLS MI 48334-4320		2024 Est TCV 238,071 TCV/TFA: 340.10										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T22N R8W W 230 FT OF NW FRL 1/4 OF NW FRL 1/4 & W230 FT OF GOV'T LOT 1. 11.19A.		Public Improvements		* Factors *								
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		GROUP A 500/FF	225.00	0.00	0.9767	1.0000	500	100		109,881
		X Paved Road		RES 7 ROUN 3400/A		11.19	Acres		3400	100		38,046
		X Storm Sewer		225 Actual Front Feet, 11.19 Total Acres		Total Est. Land Value =						147,927
		X Sidewalk		Land Improvement Cost Estimates								
		X Water		Description	Rate	Size	% Good	Cash Value				
		X Sewer		Wood Frame	31.19	64	71	1,417				
		X Electric		Total Estimated Land Improvements True Cash Value =								1,417
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X SEASONAL RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	74,000	45,000	119,000			47,111C	
		TPC 12/27/2017 INSPECTED			2023	52,000	43,000	95,000			44,868C	
		TPC 11/08/2010 INSPECTED			2022	43,800	38,700	82,500			42,732C	
					2021	43,800	32,600	76,400			41,367C	

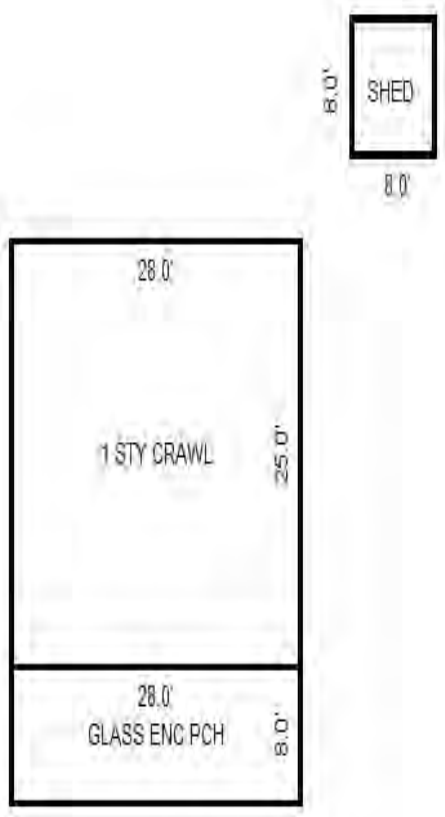


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 224	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 45 Floor Area: 700 Total Base New : 110,496 Total Depr Cost: 60,772 Estimated T.C.V: 88,727					Bsmnt Garage: Carport Area: Roof:																																																																															
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			E.C.F. X 1.460																																																																																				
Yr Built 1937	Remodeled 0	Ex	X		Ord	Min	Size of Closets																																																																																					
Condition: Average		Lg	X		Ord	Small	Central Air Wood Furnace																																																																																					
Room List		Doors			Solid	X	H.C.	(12) Electric																																																																																				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		0 Amps Service			No./Qual. of Fixtures																																																																																					
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			X Ex.																																																																																					
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(6) Ceilings		Many			X	Ave.																																																																																				
X	(2) Windows	(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing																																																																																					
X	Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments																																																																																		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1			Plumbing																																																																																					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Water/Sewer																																																																																						
(3) Roof		(9) Basement Finish		1			Average Fixture(s)																																																																																					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																			
X	Asphalt Shingle	(10) Floor Support		1			Lump Sum Items:																																																																																					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																										
Cost Est. for Res. Bldg: 1 Single Family LOG Cls CD Blt 1937 (11) Heating System: Space Heater Ground Area = 700 SF Floor Area = 700 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Pine Logs</td> <td>Crawl Space</td> <td>700</td> <td>88,220</td> <td>48,521</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,230</td> <td>676</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,550</td> <td>2,502</td> </tr> <tr> <td colspan="3">Water Well, 50 Feet</td> <td>1</td> <td>2,585</td> <td>1,422</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">CGEP (1 Story)</td> <td>224</td> <td>11,977</td> <td>6,587</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>1,934</td> <td>1,064</td> </tr> <tr> <td colspan="4">Totals:</td> <td>110,496</td> <td>60,772</td> </tr> </tbody> </table> Notes: ECF (4086 ROUND LAKE) 1.460 => TCY: 88,727															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Pine Logs	Crawl Space	700	88,220	48,521	Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	1,230	676	Water/Sewer						1000 Gal Septic			1	4,550	2,502	Water Well, 50 Feet			1	2,585	1,422	Porches						CGEP (1 Story)			224	11,977	6,587	Built-Ins						Appliance Allow.			1	1,934	1,064	Totals:				110,496	60,772
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																							
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Sketch by Ares 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COX CHARLES T & ALICE TRU	FILE ROBERT S & VICKI S (	125,000	08/03/2007	WD	03-ARM'S LENGTH	2007/2917	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11871 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/04/2021	2021-0342	100%
Owner's Name/Address	P.R.E. 100% 04/04/2022		Addition	11/02/2007	20070843	Complete
FILE ROBERT S & VICKI S 17550 FOX STREET VANDALIA MI 49047	MAP #:					
	2024 Est TCV 593,639 TCV/TFA: 186.39					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
				* Factors *							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
. SEC 7 T22N R8W BEG N 89 DEG 25'10" E 663.78 FT FROM NW COR OF NW 1/4 OF NW 1/4 TH N 89 DEG 25'10" E 207.26 FT S 0 DEG 15'42" W 2181.25 FT TO SHORE OF ROUND LAKE, N 64 DEG 24'43" W 71.47 FT, N 76 DEG 52'37" W 138.54 FT, N 0 DEG 3'25" E 2116.81 FT TO POB. 10.01A.	X	Dirt Road		GROUP A 500/FF	210.00	0.00	0.9903	1.0000	500	100	103,980
		Gravel Road		RES 7 ROUN 3400/A		10.01	Acres	3400	100		34,034
		Paved Road		210 Actual Front Feet, 10.01 Total Acres				Total Est. Land Value =			138,014
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Concrete	6.97	1315	50	4,583			
		Sewer		Wood Frame	27.00	144	50	1,944			
	X	Electric		Wood Frame	39.24	36	50	706			
		Gas		Total Estimated Land Improvements True Cash Value = 7,233							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



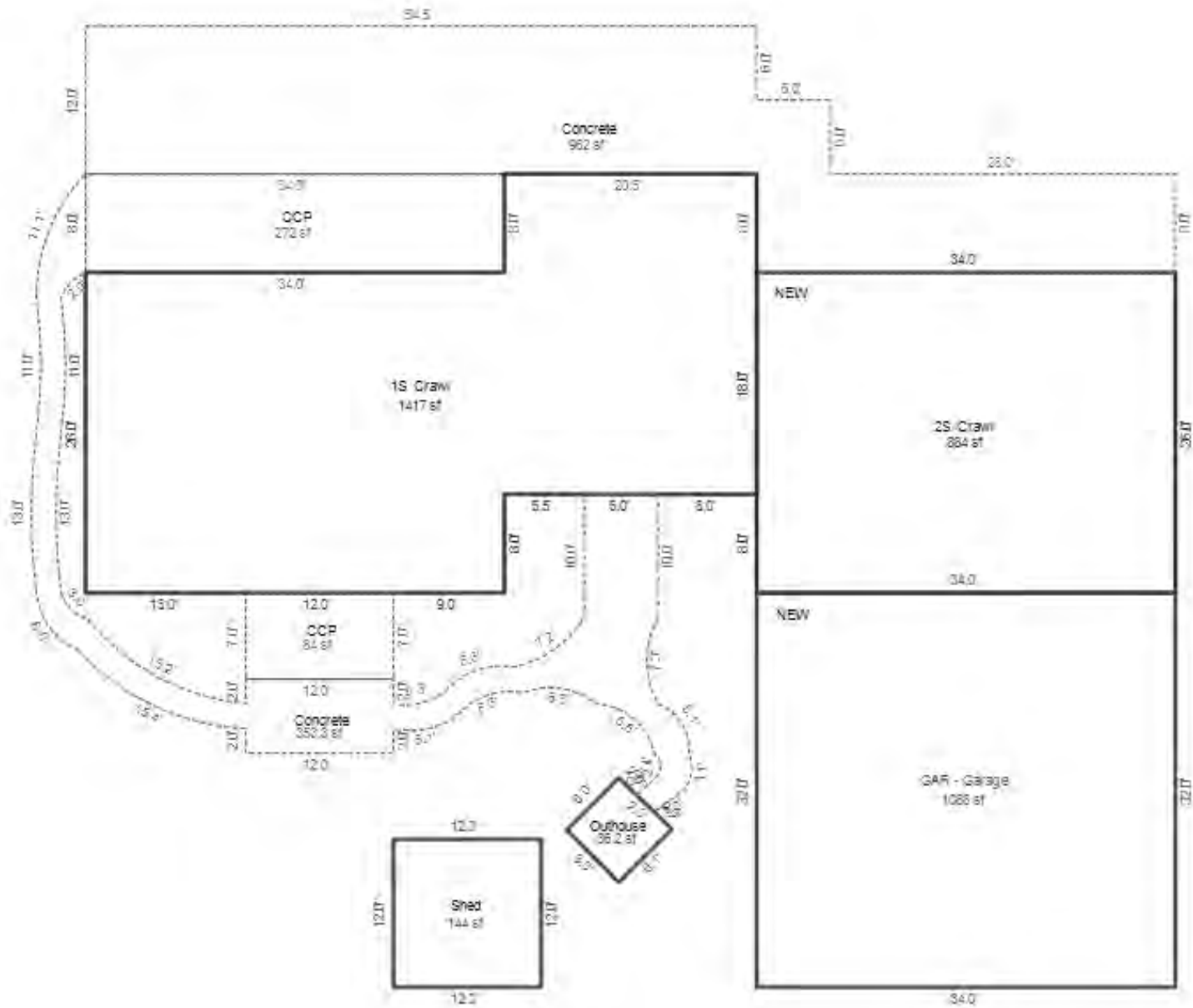
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	69,000	227,800	296,800			172,990C
X	Low	High	2023	48,200	210,700	258,900			156,848C
X	Landscaped	Swamp	2022	40,400	164,400	204,800			122,332C
X	Wooded	Pond	2021	40,400	80,200	120,600			51,532C
X	Waterfront	Ravine							
X	Wetland	Flood Plain							
X	SEASONAL RD								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 979 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior									272 84	CCP (1 Story) CCP (1 Story)				
	Building Style: LOG		Drywall Paneled														
	Yr Built 1941 200	Remodeled 2023	Plaster Wood T&G														
	Condition: Average		Trim & Decoration														
	Room List		Ex Ord Min														
	Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets														
	(1) Exterior		Lg Ord Small														
	Wood/Shingle Aluminum/Vinyl Brick Log Insulation		Doors Solid H.C.														
	(2) Windows		(5) Floors														
	Many Avg. Few	Large Avg. Small	Kitchen: Other: Other:														
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings														
	(3) Roof		(7) Excavation														
	X Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 2301 S.F. Slab: 0 S.F. Height to Joists: 0.0														
	Asphalt Shingle Metal		(8) Basement														
	Chimney: Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
	(4) Interior		(9) Basement Finish														
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
			(10) Floor Support														
			Joists: Unsupported Len: Cntr.Sup:														
			(11) Heating/Cooling														
			(12) Electric														
			100 Amps Service														
			No./Qual. of Fixtures														
			Ex. X Ord. Min														
			No. of Elec. Outlets														
			Many X Ave. Few														
			(13) Plumbing														
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
			(14) Water/Sewer														
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
			Lump Sum Items:														
			(15) Heating/Cooling														
			(16) Porches/Decks														
			Class: C +10 Effec. Age: 35 Floor Area: 3,185 Total Base New : 472,542 Total Depr Cost: 307,118 Estimated T.C.V: 448,392														
			(17) Garage														
			Bsmnt Garage: Carport Area: Roof:														
			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 2301 SF Floor Area = 3185 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Crawl Space 1,417 2 Story Siding Crawl Space 884 Total: 408,970 265,797 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Porches CCP (1 Story) 272 6,808 4,425 CCP (1 Story) 84 2,408 1,565 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 979 36,389 23,653 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 472,542 307,118 Notes: ECF (4086 ROUND LAKE) 1.460 => TCV: 448,392														

\*\*\* 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.
COX CHARLES T & ALICE L T	FILE SUSAN & MAKAR DIANE	0	12/21/2022	WD	09-FAMILY	2023-00068	DEED	0.0
COX CHARLES T & ALICE TRU	COX CHARLES T & ALICE L T	0	07/16/2021	OTH	07-DEATH CERTIFICATE	2022-02033	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11817 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/15/2021	2021-0362	80%

Owner's Name/Address	MAP #:
FILE SUSAN & MAKAR DIANE 52766 W WEATHERVANE DR CHESTERFIELD MI 48047-3137	2024 Est TCV 502,261 TCV/TFA: 208.41

X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE

Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
GROUP A 500/FF	210.00	0.00	0.9903	1.0000	500	100	
RES 7 ROUN 2800/A		10.01	Acres		2800	100	
210 Actual Front Feet, 10.01 Total Acres						Total Est. Land Value =	132,008

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 7 T22N R8W BEG N 89 DEG 25' 10" E 871.04 FT E OF NWCOR OF NW FRL 1/4 OF NW FRL 1/4, TH N 89 DEG 25' 10" E 207.66 FT, S 0 DEG 52' 54" W 2286.57 FT TO SHORE OF ROUND LAKE, N 56 DEG 17' 17" W 99.56 FT, N 64 DEG 24' 43" W 110.45 FT, N 0 DEG 15' 42" E 2181.25 FT TO POB. 10.01 A.		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	6.58	1217	50	4,004
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				5,948

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
TOTAL REMODEL COMPLETE FOR 2010.		D/W/P: 3.5 Concrete	6.58	1217	50	4,004
		Wood Frame	27.00	144	50	1,944
		Total Estimated Land Improvements True Cash Value =				5,948

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							
X Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	66,000	185,100	251,100			176,931C
JWV	11/03/2023	INSPECTED	2023	45,200	160,900	206,100			152,601C
JWV	06/08/2023	INSPECTED	2022	40,400	126,100	166,500			125,430C
JWV	11/05/2022	INSPECTED	2021	40,400	38,100	78,500			43,205C



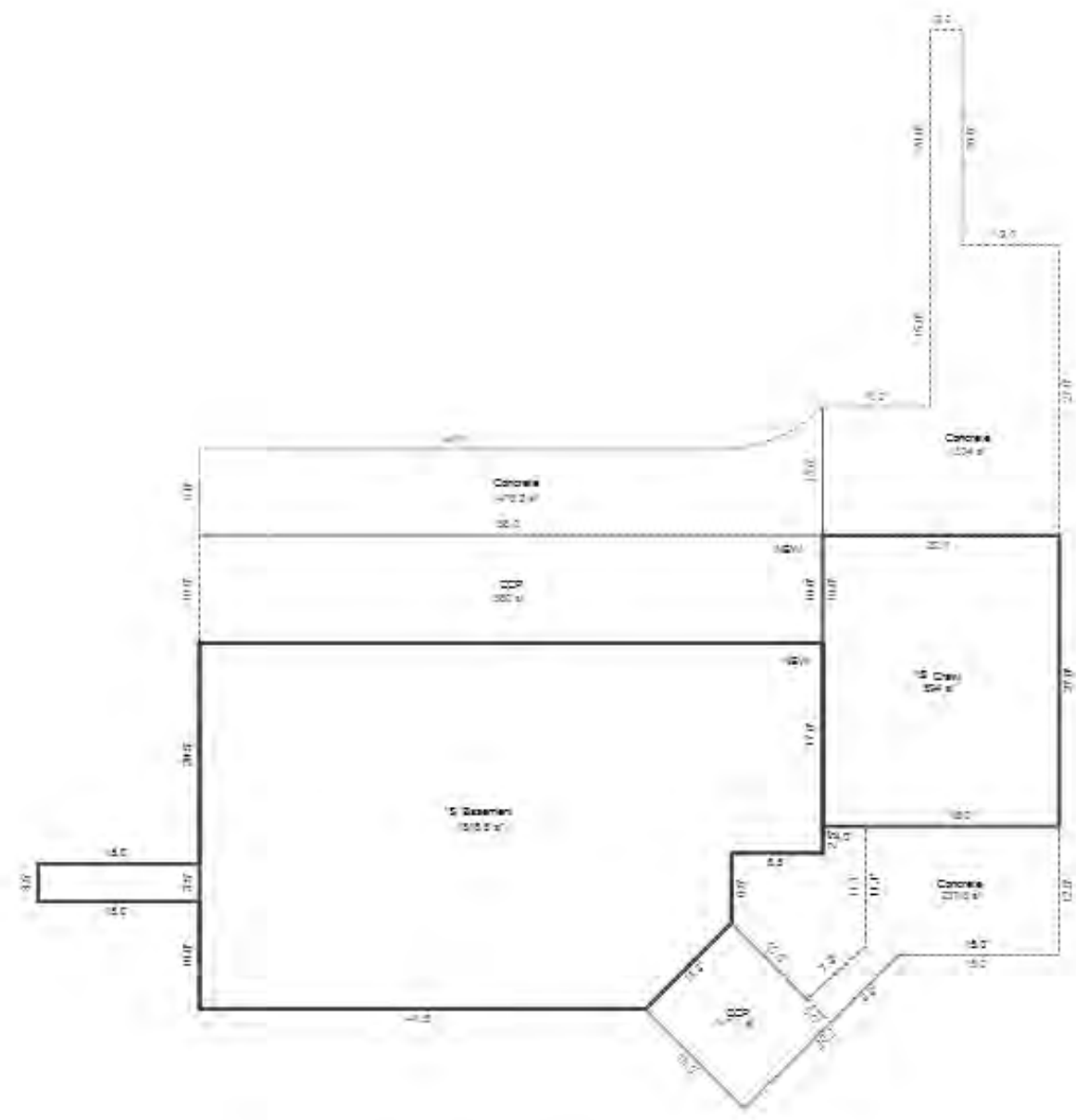
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 580 147	Type CCP (1 Story) CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts 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																																																																																																																								
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Yr Built 1939		Remodeled 2023			Ex		Ord		Min																																																																																																																				
Condition: Average Part. Construct.: 80%		Trim & Decoration				Size of Closets																																																																																																																							
Room List			Doors				Solid		H.C.		Central Air Wood Furnace																																																																																																																		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			(12) Electric																																																																																																																								
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	Large Avg. Small		(8) Basement		Many		X		Ave.		Few																																																																																																																		
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	Asphalt Shingle Metal		Joists: Unsupported Len: Cntr.Sup:		1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																							
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																								
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Notes: ECF (4086 ROUND LAKE) 1.460 => TCV: 455,381 80% Completed => Est. True Cash Value 2024 =																																																																																																																													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
11903 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/03/2019	2019-0140	100%		
Owner's Name/Address		P.R.E. 0%		Addition		11/02/2010	20100678	100%		
BURNS THOMAS & EVELYN L 1460 CRANBERRY COURT WIXOM MI 48393		MAP #:		Garage		10/21/2005	20050373	Complete		
		2024 Est TCV 419,967 TCV/TFA: 290.43								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
. SEC 7 T22N R8W BEG AT NW COR SEC 7 TH N 89 DEG 25'10" E446.99 FT TO POB, TH N 89 DEG 25'10" E 216.79 FT, S 0 DEG 03'25" W 2116.81 FT TO SHORE OF ROUND LAKE, TH SW'LY ALG SHORE TO A PT WHICH LIES S 0 DEG 27'02" E OF POB, TH N 0 DEG 27'01" W TO POB. 10.01A.		Public Improvements		* Factors *						
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X		GROUP A 500/FF	200.00	0.00	1.0000 1.0000	500 100	100,000	
		X		RES 7 ROUN 3400/A		10.01	Acres	3400 100	34,034	
		X		200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =					134,034	
		X		Land Improvement Cost Estimates						
		X		Description	Rate	Size	% Good	Cash Value		
		X		D/W/P: 3.5 Concrete	6.58	260	0	0		
		X		Wood Frame	28.83	100	95	2,739		
		X		Residential Local Cost Land Improvements						
		X		Description	Rate	Size	% Good	Cash Value		
		X		LAND IMPROVE 1000	1,000.00	1	95	950		
		X		Total Estimated Land Improvements True Cash Value =					3,689	
Topography of Site		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		X		2024	67,000	143,000	210,000			80,935C
Rolling		X		2023	47,000	136,500	183,500			77,081C
Low		X		2022	39,000	123,000	162,000			73,411C
High		X		2021	39,000	103,400	142,400			71,066C
Landscaped		X		Who When What						
Swamp		X		TPC 09/20/2019 INSPECTED						
Wooded		X		TPC 12/27/2017 INSPECTED						
Pond		X		TPC 03/26/2012 INSPECTED						
Waterfront		X								
Ravine		X								
Wetland		X								
Flood Plain		X								
SEASONAL RD		X								

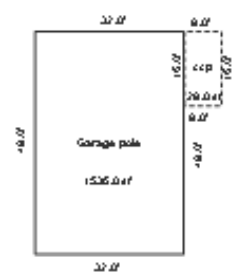
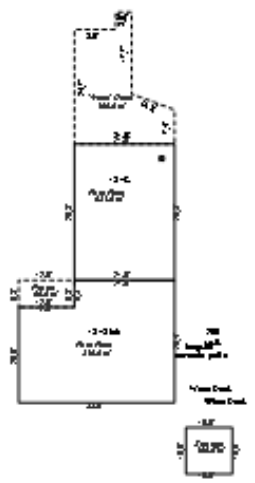


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 69 400	Type WCP (1 Story) Treated Wood	Year Built: 2006 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: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,446 Total Base New : 297,410 Total Depr Cost: 193,318 Estimated T.C.V: 282,244			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/o Ducts Ground Area = 1446 SF Floor Area = 1446 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1943				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			100 Amps Service			Building Areas			Total:		188,532		122,547		
1943	2011	Ex	X	Ord		Min	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1		1,476		959		
Condition: Average		Lg	Ord		Small	(13) Plumbing			1 Story Pine Logs Piers 631			1		4,864		3,162			
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			1 Story Siding Crawl Space 815			1		2,686		1,746			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			1		1,476		959		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Plumbing			1		4,864		3,162		
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			1		4,864		3,162		
(2) Windows		Basement: 0 S.F. Crawl: 815 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 50 Feet			1		2,686		1,746		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			69		3,874		2,518		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Fireplaces			WCP (1 Story) Deck Treated Wood			400		6,520		4,238		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Deck Treated Wood			Built-Ins			Appliance Allow.			1		2,766		1,798		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Fireplaces			Wood Stove			1		2,551		1,658	
X	Asphalt Shingle	Chimney:		Notes:			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost			1536		33,178		21,566		
Totals:		297,410		193,318		282,244		ECF (4086 ROUND LAKE) 1.460 => TC		282,244									

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOTT BARRY L & MILLARD-	SCOTT BARRY & BETH MILLAR	1	04/10/2013	QC	21-NOT USED/OTHER	2013-01618	DEED	0.0
SCOTT BARRY L & MILLARD S	SCOTT B 1/2 & SCOTT B TRU	1	02/28/2012	QC	21-NOT USED/OTHER	2012-00644	PROPERTY TRANSFER	0.0
SCOTT BARRY L & SCOTT TRU	SCOTT BARRY L & MILLARD-	0	02/28/2012	QC	21-NOT USED/OTHER	2012-00642	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11939 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/24/2019	2019-0605	100%
	P.R.E. 100% 08/19/2014		Pole Barn	07/14/2017	2017-0317	100%
Owner's Name/Address	MAP #:		New House	04/05/2013	2013-0073	100%
SCOTT BARRY & BETH MILLARD 11939 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 748,552 TCV/TFA: 361.97		Garage	10/09/2012	2012-0528	100%

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE									
				* Factors *									
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
						GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100	
				RES 7 ROUN	3400/A				3400	100		34,034	
				200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value = 134,034									
				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good	Cash Value					
				D/W/P: 4in Ren. Conc.	8.18	676	0	0					
				D/W/P: 4in Concrete	6.97	221	0	0					
				D/W/P: Brick on Sand	18.02	460	0	0					
				D/W/P: 4in Ren. Conc.	8.18	993	0	0					
				Wood Frame	32.30	80	50	1,292					
				Residential Local Cost Land Improvements									
				Description	Rate	Size	% Good	Cash Value					
				LAND IMPROVE	10000		1	100	10,000				
				Total Estimated Land Improvements True Cash Value = 11,292									



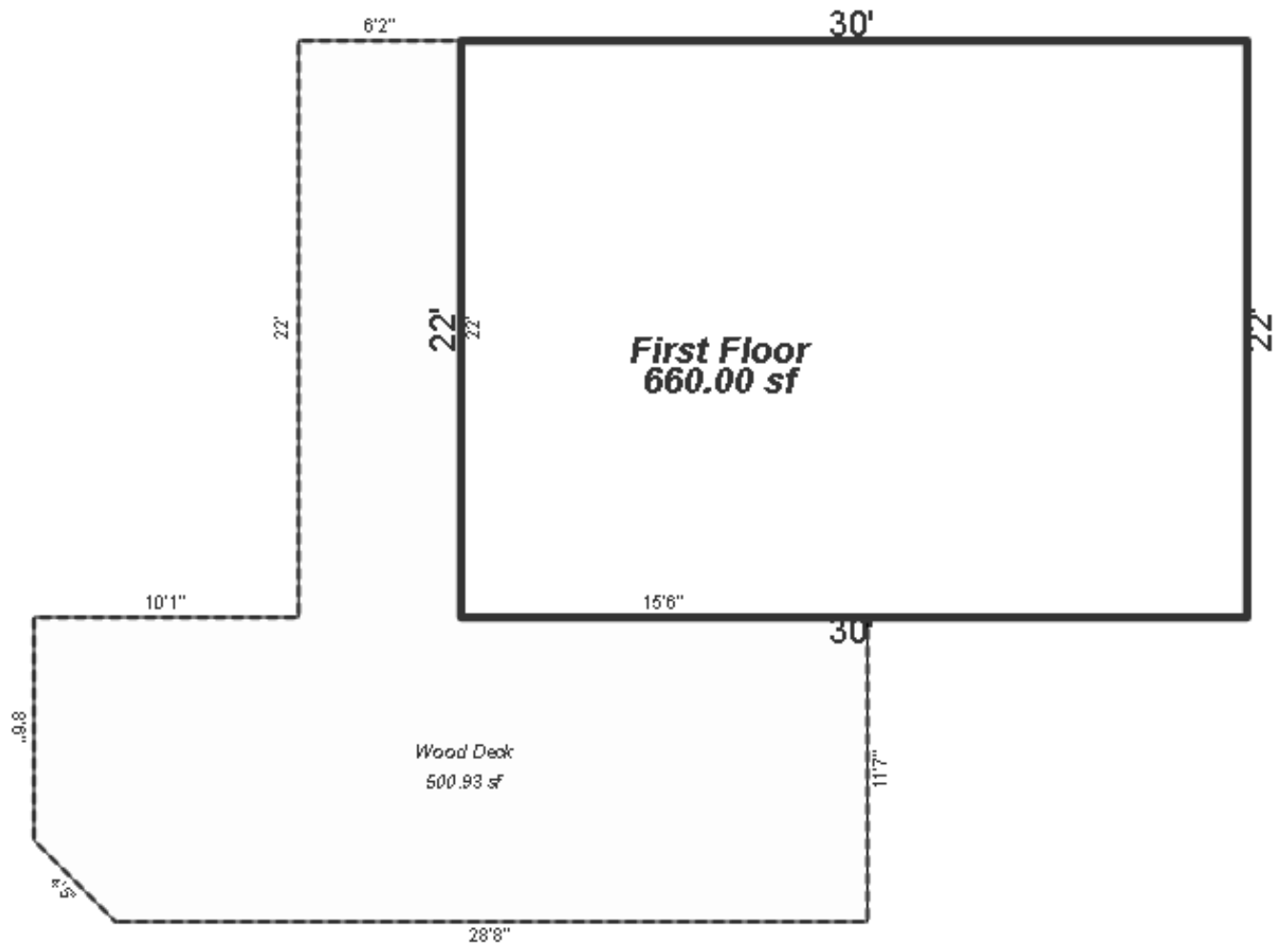
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD							
Who When What	2024	67,000	307,300	374,300			206,043C
JWV 09/25/2020 INSPECTED	2023	47,000	294,600	341,600			196,232C
TPC 01/03/2020 INSPECTED	2022	39,000	266,000	305,000			186,888C
JWV 10/23/2017 INSPECTED	2021	39,000	224,100	263,100			180,918C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 30 234	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Yr Built 1990		Remodeled 0			Ex	X	Ord	Min									
Condition: Average		Size of Closets			Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.												
2 Basement 1st Floor 2nd Floor 1 Bedrooms		(5) Floors			(12) Electric												
(1) Exterior		Kitchen: Other: Other:			150	Amps	Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures												
Insulation					Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few									
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: 660 S.F. Height to Joists: 0.0			(13) Plumbing												
(3) Roof		(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
Chimney: Metal		(10) Floor Support			Lump Sum Items:												
		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1990					
(11) Heating System: Wall/Floor Furnace										Ground Area = 660 SF		Floor Area = 660 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
1 Story Siding Slab 660										Total:		77,896 54,527					
Other Additions/Adjustments										Porches		CCP (1 Story) 30 915 640					
Deck										Treated Wood		234 4,490 3,143					
										Totals:		83,301 58,310					
Notes: 2ND (ORIGINAL) HOUSE & GARAGE										ECF (4086 ROUND LAKE) 1.460 => TCV:		85,132					

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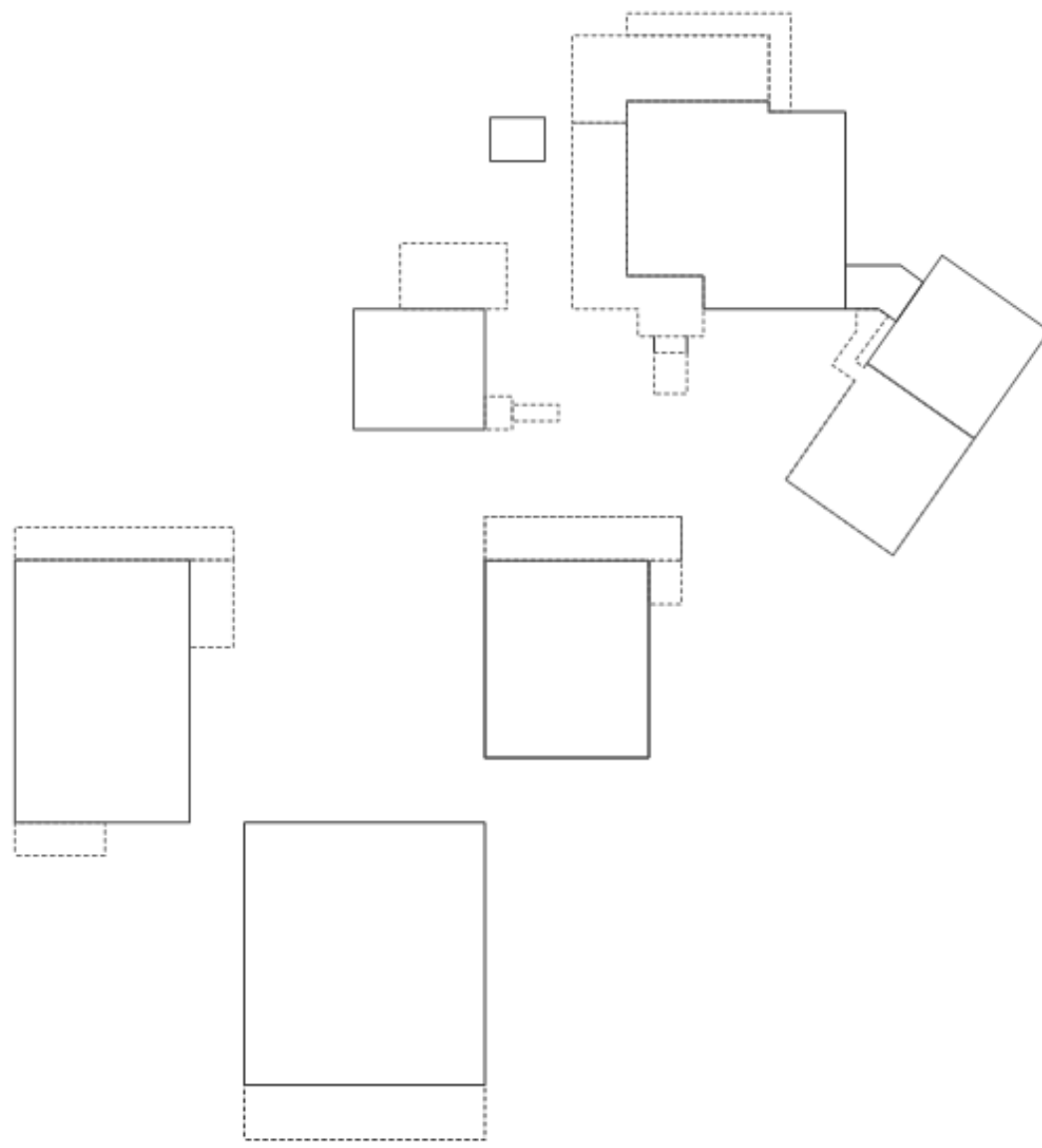
Wood Deck Walk  
180 SqFt

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 472 484 128 48 104	Type WPP WCP (1 Story) CCP (1 Story) CCP (1 Story) Brzwy, FW	Year Built: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1080 % Good: 0 Storage Area: 0 No Conc. Floor: 0	472	WPP	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home															0 Front Overhang 0 Other Overhang	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1408 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Cls C 10 Blt 2013		230,272		211,862			
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,408		Total: 230,272 211,862	
A-Frame		Trim & Decoration		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			Plumbing		Average Fixture(s)		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer	
Wood Frame		Ex Ord Min		Size of Closets Lg Ord Small			(14) Water/Sewer			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 2,560 2,355		Plumbing	
Building Style: 1S		Doors Solid H.C.		(5) Floors			Average Fixture(s)			Average Fixture(s)		1 1,476 1,358		Water/Sewer		1000 Gal Septic Water Well, 100 Feet	
Yr Built 2013		Remodeled 0		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1 4,864 4,475		Porches		WPP Foundation: Shallow WCP (1 Story) CCP (1 Story) Foundation: Shallow CCP (1 Story) Foundation: Shallow	
Condition: Average		Lg Ord Small		(6) Ceilings			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)	
Room List		Basement 1st Floor 2nd Floor 1 Bedrooms		(7) Excavation			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages		Base Cost 575 29,820 27,434 Door Opener 1 547 503	
Yr Built 2013		Remodeled 0		Basement: 1408 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages		Class: C Exterior: Pole (Unfinished)	
Condition: Average		Lg Ord Small		(8) Basement			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages		Base Cost 1080 26,060 23,975	
Room List		Doors Solid H.C.		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages		Built-Ins	
Yr Built 2013		Remodeled 0		(9) Basement Finish			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>	
Condition: Average		Lg Ord Small		(10) Floor Support			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages			
Room List		Doors Solid H.C.		Joists: Unsupported Len: Cntr.Sup:			1 4,864 4,475			Water/Sewer		1 5,808 5,343		Garages			

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

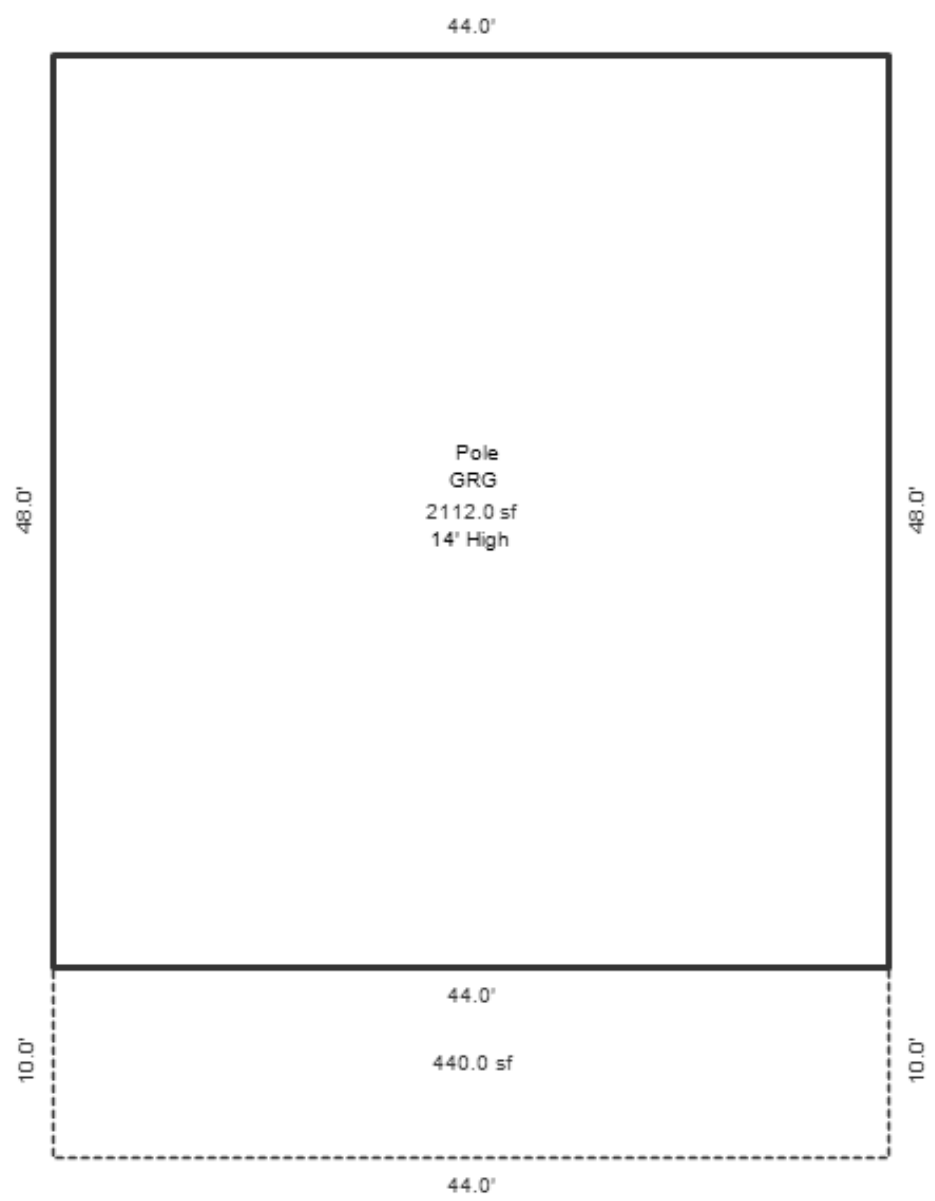




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2112 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Mobile Home														0 Front Overhang
Town Home	0 Other Overhang	(4) Interior			X No Heating/Cooling		Central Air Wood Furnace								
Duplex		Drywall Paneled		Plaster Wood T&G		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 3 Single Family GRG		Cls C		Blt 2017	
A-Frame		Trim & Decoration		Kitchen: Other: Other:		0 Amps Service		Ex. Ord. Min		Ground Area = 0 SF Floor Area = 0 SF.					
Wood Frame		Size of Closets		Other:		No. of Elec. Outlets		Many Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96					
Building Style: GRG		Lg Ord Small		(6) Ceilings		(13) Plumbing				Building Areas					
Yr Built 2017	Remodeled 0	Ex Ord Min		Insulation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Stories Exterior Foundation		Size		Cost New Depr. Cost	
Condition: Average		Doors Solid H.C.		(7) Excavation		(14) Water/Sewer				Plumbing					
Room List		Basement 1st Floor 2nd Floor Bedrooms		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				3 Fixture Bath		1		-4,646 -4,460	
		(5) Floors		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:				Garages					
		Kitchens: Other: Other:		(9) Basement Finish						Class: C Exterior: Pole (Unfinished)					
		Basement: Crawl: Slab: Height to Joists: 0.0								Door Opener		2		1,093 1,049	
(1) Exterior		(6) Ceilings								Base Cost		2112		50,963 48,924	
Wood/Shingle		(7) Excavation								Other Additions/Adjustments		Totals:		47,410 45,513	
Aluminum/Vinyl		(8) Basement								Notes: NORTH OF 2 TRACK EASEMENT					
Brick		(9) Basement Finish								ECF (4086 ROUND LAKE) 1.460 => TCV:				66,449	
Insulation		(10) Floor Support													
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Many Avg. Few	Large Avg. Small	Basement: Crawl: Slab: Height to Joists: 0.0													
Wood Sash		(11) Heating/Cooling													
Metal Sash		(12) Electric													
Vinyl Sash		(13) Plumbing													
Double Hung		(14) Water/Sewer													
Horiz. Slide		(15) Fireplaces													
Casement		(16) Porches/Decks													
Double Glass		(17) Garage													
Patio Doors		Area													
Storms & Screens		Type													
(3) Roof		Year Built: 2017													
Gable	Gambrel	Car Capacity:													
Hip	Mansard	Class: C													
Flat	Shed	Exterior: Pole													
Asphalt Shingle		Brick Ven.: 0													
Chimney:		Stone Ven.: 0													
		Common Wall: Detache													
		Foundation: 18 Inch													
		Finished?:													
		Auto. Doors: 2													
		Mech. Doors: 0													
		Area: 2112													
		% Good: 0													
		Storage Area: 0													
		No Conc. Floor: 0													
		Bsmnt Garage:													
		Carport Area:													
		Roof:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIGDA CAROL P	PARKS SARA & ERICKSON A &	1	12/07/2022	QC	09-FAMILY	2022-03828	DEED	0.0
PARFITT CAROLYN A (WIDOW)	HEATLIE, MIGDA, PARFITT T	0	08/16/2007	QC	21-NOT USED/OTHER	2007/3107	DEED	100.0

Property Address: W ROUND LAKE RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: PARFITT CHRIS & HEATLIE CLAUDIA P & PARKS SARA & ERICKSON A & MIGDA G  
 510 GRATEN ST  
 BIRMINGHAM MI 48009

2024 Est TCV 213,482 TCV/TFA: 317.68

X Improved Vacant Land Value Estimates for Land Table 4086.4086 ROUND LAKE

Public Improvements \* Factors \*

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100		100,000
RES 7 ROUN 1600/A		10.01	Acres		1600	100		16,016
200 Actual Front Feet, 10.01 Total Acres Total Est. Land Value =								116,016

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.00	144	71	2,454
Total Estimated Land Improvements True Cash Value =				2,454

Tax Description: . SEC 7 T22N R8W THAT PART OF NW FRL 1/4 OF NW FRL 1/4 & GOV'T LOT 1 LYING E'LY OF A LINE BEG 1078.7 FT E OF NW COR, TH S 0 DEG 52'54"W 2286.57 FT TO SHORE OF ROUND LAKE & W'LY OF A LINE BEG 1199.07 FT FROM NW COR TH S 02 DEG 16'04"E 2333.98 FT, TH S 43 DEG 15'37"W TO SHORE OF ROUND LAKE. APP 10.01A.

Comments/Influences

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	58,000	48,700	106,700			41,713C
2023	38,000	46,500	84,500			39,727C
2022	36,000	36,100	72,100			37,836C
2021	36,000	30,400	66,400			36,628C

Who When What

TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED

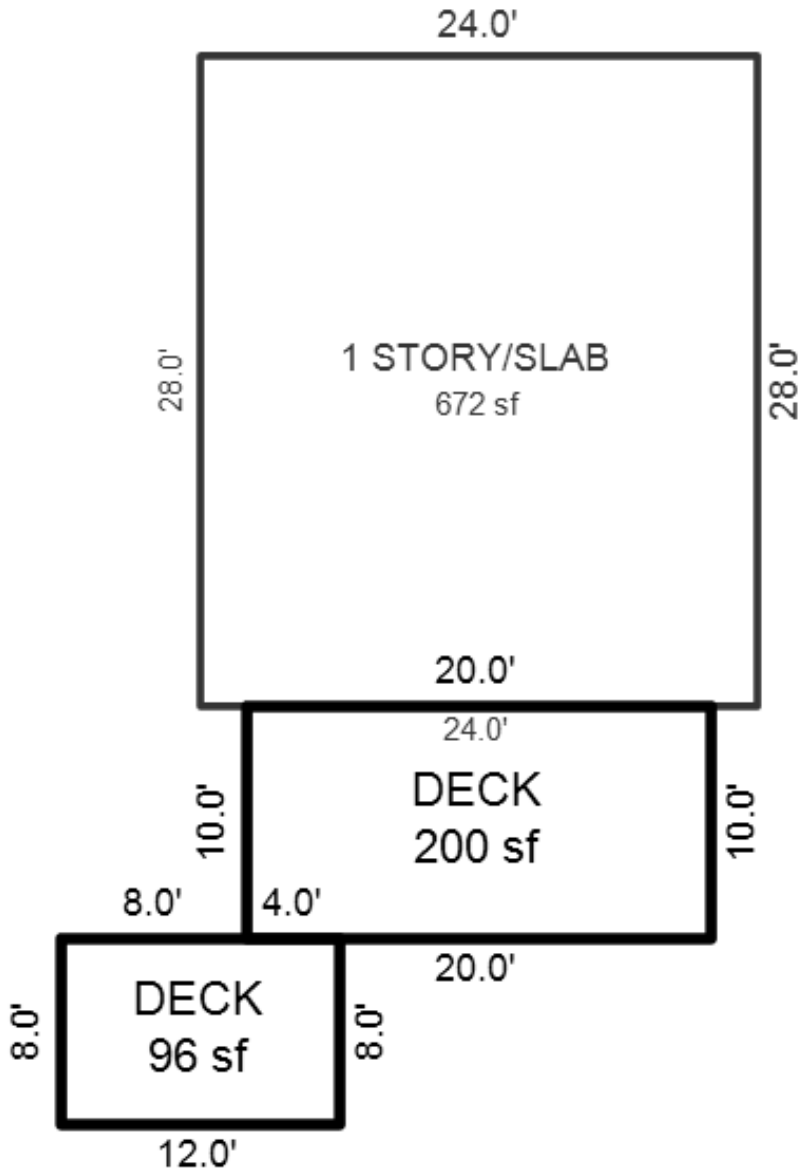
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 200 96	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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 672 Total Base New : 108,462 Total Depr Cost: 65,077 Estimated T.C.V: 95,012		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 108,462 Total Depr Cost: 65,077 Estimated T.C.V: 95,012		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1939	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Wall/Floor Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Pine Logs Slab 672 Total: 82,922 49,753						
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Water/Sewer 1000 Gal Septic 1 4,550 2,730 Water Well, 100 Feet 1 5,640 3,384 Deck Treated Wood 200 4,036 2,422 Treated Wood 96 2,443 1,466 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Totals: 108,462 65,077		Notes: ECF (4086 ROUND LAKE) 1.460 => TCV: 95,012			
Room List		Doors	Solid	X	H.C.	(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:									
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric 150 Amps Service								
(1) Exterior		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 672 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								
(2) Windows		(7) Excavation		(9) Basement Finish			(10) Floor Support								
Many Avg. Large X Few X Small		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			(10) Floor Support								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MIGDA CAROL P	PARKS SARA & ERICKSON A &	1	12/07/2022	QC	09-FAMILY	2022-03828	DEED	0.0				
PARFITT MARILLA I TRUST	PARFITT CHRIS & MIGDA C &	55,000	01/29/2016	LC	03-ARM'S LENGTH	2016-00558	PROPERTY TRANSFER	100.0				
PARFITT MARILLA L TRUST	PARFITT CHRIS & MIGDA C &	0	01/28/2016	WD	16-LC PAYOFF	2021-02681	OTHER	0.0				
PARFITT MARILLA I	PARFITT MARILLA I TRUST	0	04/28/2015	QC	21-NOT USED/OTHER	2015-01654	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
PARFITT CHRIS & HEATLIE CLAUDIA P & PARKS SARA & ERICKSON A & MIGDA G 510 GRATEN ST BIRMINGHAM MI 48009		MAP #:										
		2024 Est TCV 138,963 TCV/TFA: 579.01										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
. SEC 7 T22N R8W BEG N 89 DEG 25'10"E 1199.07 FT FROM NW COR OF SEC 7, TH N 89 DEG 25'10"E 180.38 FT, S 0 DEG 04'15"W 660 FT, N 89 DEG 25'10"E 125 FT, S 04 DEG 02'15"W 1807.04 FTS 42 DEG 38'37"W 80.52 FT TO SHORE OF ROUND LAKE, N 46 DEG 44'23"W ALG SHORE 150 FT, N 43 DEG 15'37"E 115 FT, N 02 DEG 16'04"W 2333.98 FT TO POB. 10.15A.		Public Improvements		* Factors *								
		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X Gravel Road		GROUP A 500/FF	200.00	0.00	1.0000	1.0000	500	100		100,000
		X Paved Road		RES 7 ROUN 1600/A		10.15	Acres		1600	100		16,240
		X Storm Sewer		200 Actual Front Feet, 10.15 Total Acres Total Est. Land Value = 116,240								
		X Sidewalk		Land Improvement Cost Estimates								
		X Water		Description	Rate	Size	% Good				Cash Value	
		X Sewer		D/W/P: 3.5 Concrete	6.16	120	95				702	
		X Electric		Total Estimated Land Improvements True Cash Value = 702								
		X Gas										
		X Curb										
		X Street Lights										
		X Standard Utilities										
		X Underground Utils.										
Comments/Influences		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		X SEASONAL RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	58,100	11,400	69,500		49,722C		
		TPC 12/27/2017	INSPECTED		2023	38,100	10,900	49,000		47,355C		
		TPC 11/08/2010	INSPECTED		2022	36,100	9,000	45,100		45,100S		
					2021	36,100	7,600	43,700		43,700S		



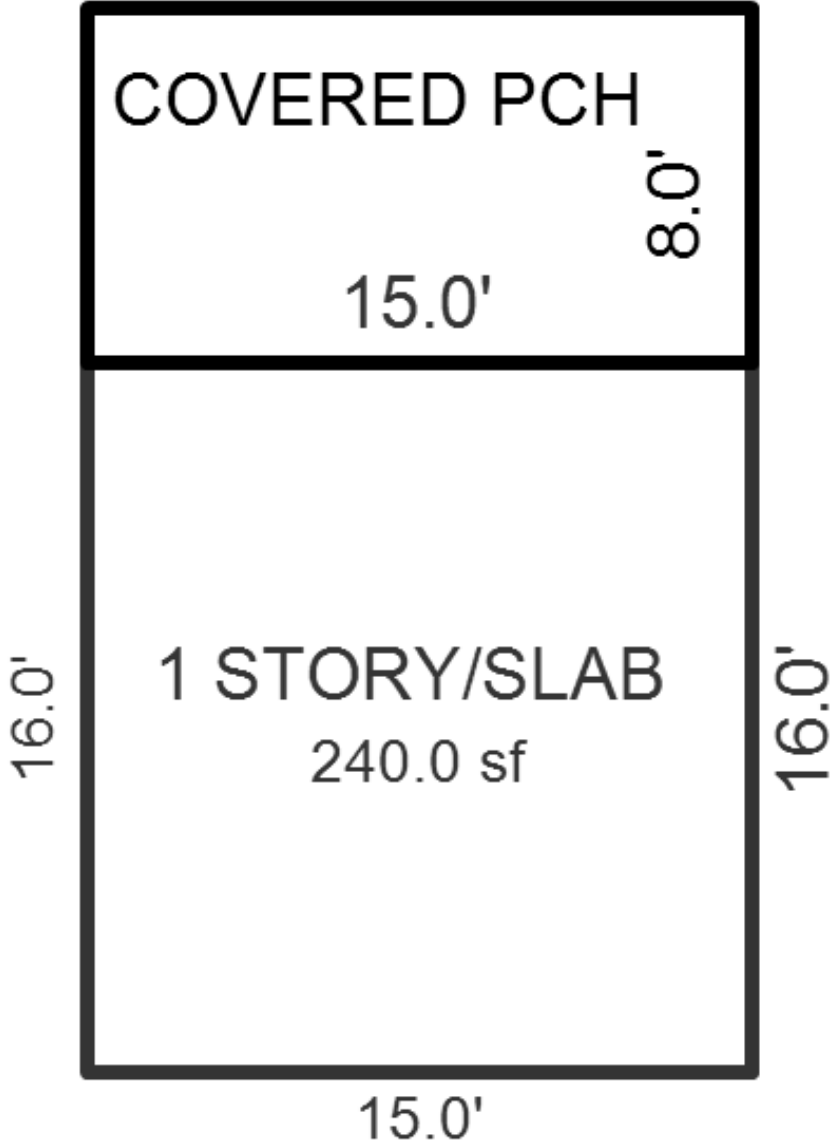
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built:	Car Capacity:	Class:		
X	Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G 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										Exterior 2 Story Stone Ven.: Stone Ven.:			
Building Style: LOG				Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good:			
Yr Built 1938	Remodeled 0	Ex	Ord	X	Min									Storage Area: No Conc. Floor:			
Condition: Average		Size of Closets Lg Ord X Small												Bsmnt Garage:			
Room List Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.	Central Air Wood Furnace					E.C.F. X 1.460		Roof:			
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(5) Floors		Kitchen: Other: Other:			(12) Electric 0 Amps Service							Carport Area:			
(2) Windows Many Avg. X Few		Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 240 S.F. Height to Joists: 0.0		No./Qual. of Fixtures X Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Wall/Floor Furnace Ground Area = 240 SF Floor Area = 240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1938				
(3) Roof X Gable Hip Flat		Gambrel Mansard Shed	(6) Ceilings			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size 1 Story Pine Logs Slab 240			Total: 23,206		12,958			
(4) Interior		(7) Excavation		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat			Other Additions/Adjustments Built-Ins Appliance Allow.			Totals: 25,140		1,934		1,160			
(5) Floors		(8) Basement		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4086 ROUND LAKE) 1.460 => TCV:							22,021			
(6) Ceilings		(9) Basement Finish		Lump Sum Items:													
(7) Excavation		(10) Floor Support															
(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:															
(10) Floor Support																	
(11) Heating/Cooling																	

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





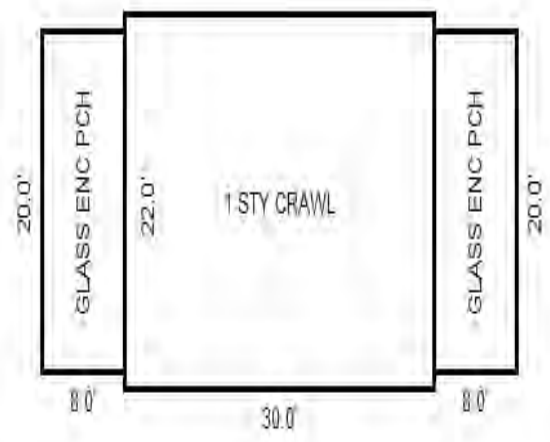
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GUNNERSON DONALD J TRUST	GUNNERSON GORDON C	0	01/16/2019	QC	09-FAMILY	2019-00152	DEED	0.0			
GUNNERSON GORDON C	WANNER EDWARD & EDITH &	0	01/16/2019	QC	03-ARM'S LENGTH	201900153	DEED	100.0			
GUNNERSON GORDON C TRUST	WANNER ED & BETHEL FM CHU	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0			
GUNNERSON GORDON C TRUST	WANNER PASTOR EDWARD & ED	100	02/03/2017	QC	03-ARM'S LENGTH	2017-00547	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 190,719 TCV/TFA: 288.97			
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4086.4086 ROUND LAKE					
WANNER EDWARD & EDITH & BETHEL FM CHURCH 515 W LINCOLN REED CITY MI 49677		Public Improvements		* Factors *							
Tax Description		X Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
SEC 7 T22N R8W (0*1999) THAT PART OF GOV'T LOT 2 LYING S'LY OF S LINE PCL 13 RECORDED IN LIBER S-3 PP 172& 173 & N OF A LINE BEG N 0 DEG 56'48"W 1455.3 FT FROM S 1/4 COR TH N 73 DEG 19'17"W 1057.41 FT TO SHORE OF ROUND LAKE. 10.08A.		X Electric		Gas		Curb		Street Lights		Standard Utilities	
Comments/Influences		99 SPLIT TO 004-15, 004-30, 004-45,004-60 FOR 00		Underground Utils.		Topography of Site		Level			
		X Rolling		X Low		X High		Landscaped		Swamp	
		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	2024	47,500	47,900	95,400			69,584C
		TPC 12/27/2017 INSPECTED	2023	28,500	45,700	74,200			66,271C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan				2022	26,600	41,200	67,800			63,116C	
				2021	26,600	34,500	61,100			61,100S	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 160	Type CGEP (1 Story) 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	(4) Interior													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G												
Yr Built 1956		Trim & Decoration													
Remodeled 0		Ex	Ord	X	Min										
Condition: Average		Size of Closets													
Room List		Lg	Ord	X	Small										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	X	H.C.										
(1) Exterior		(5) Floors													
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Kitchen: Other: Other:													
(2) Windows		(6) Ceilings													
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(3) Roof		(8) Basement													
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Brick		(10) Floor Support													
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:													
		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 660 SF Floor Area = 660 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 660 Total: 80,133 48,080 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Water/Sewer 1000 Gal Septic 1 4,550 2,730 Water Well, 50 Feet 1 2,585 1,551 Porches CGEP (1 Story) 160 9,418 5,651 CGEP (1 Story) 160 9,418 5,651 Built-Ins Appliance Allow. 1 1,934 1,160 Totals: 109,268 65,561 Notes: ECF (4086 ROUND LAKE) 1.460 => TCV: 95,719										E.C.F. X 1.460		Cls CD Blt 1956			

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



Sketch by Aron 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAK, LLC	AKR LLC	1	07/28/2010	PTA	23-PART OF REF	2010-03111	PROPERTY TRANSFER	0.0
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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AKR LLC 8650 24TH AVENUE JENISON MI 49428	2024 Est TCV 46,608
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Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE
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Public Improvements	* Factors *	433' X APROX 1953'
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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RES 7 ROUN	2400/A		19.42 Acres		2400	100		46,608
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							Total Est. Land Value =	46,608
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Tax Description	X	Dirt Road
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SEC 7 T22N R8W (0*1999) BEG S 0 DEG 11'03"W 282.65 FT FROM S 1/4COR SEC 7 TH N 84 DEG 36'56"W 986.16 FT,N 67 DEG 30'23"W 232.62 FT, N 70 DEG 02' 02"W 136.76 FT, N 0 DEG 02'53"E 131.84 FT, N 61 DEG 06'34"E 117.3 FT, N 54 DEG 52'27"E 86.81 FT, N 38 DEG 39'53"E 127.72 FT, N 26 DEG 38'44"W 150.31 FT, N 23 DEG 15'08"W 67.72 FT, S 86 DEG 34' 23"E 1162.02 FT, S 0 DEG 56'48"E 410.94 FT TO POB. 19.42A.	X	Gravel Road
--	---	-------------

	X	Paved Road
--	---	------------

	X	Storm Sewer
--	---	-------------

	X	Sidewalk
--	---	----------

	X	Water
--	---	-------

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

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

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

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

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

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

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

Comments/Influences	Topography of Site
---------------------	--------------------

00 99 COMBO W/	Level
----------------	-------

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

	X Low
--	-------

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

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

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

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

	Pond
--	------

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

	Ravine
--	--------

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

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

	X PRIVATE RD
--	--------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
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			2024	23,300	0	23,300			20,286C
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		TPC 04/30/2021 INSPECTED	2023	19,400	0	19,400			19,320C
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		TPC 12/27/2017 INSPECTED	2022	18,400	0	18,400			18,400S
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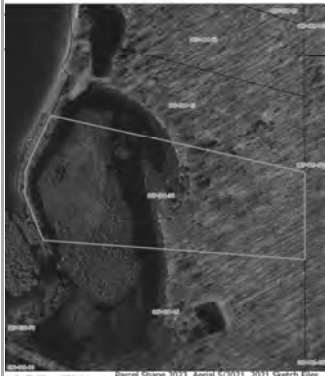
		TPC 04/18/2016 INSPECTED	2021	18,400	0	18,400			18,400S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	06/01/1999	WD	33-TO BE DETERMINED	329:935	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status				
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
LOONEY SELWYN & DIANA 7206 RAILROAD LAKE CITY MI 49651	2024 Est TCV 44,812									
	Improved X Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
	Public Improvements	* Factors * 559'X AVG 1027'								
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
		RES 7 ROUN	3400/A	13.18	Acres	3400 100	44,812			
		13.18 Total Acres Total Est. Land Value =					44,812			
Taxpayer's Name/Address	X	Dirt Road								
LOONEY SELWYN & DIANA 5119 RIVERVIEW DRIVE LAKE CITY MI 49651		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
Tax Description	X	Electric								
SEC 7 T22N R8W (0*1999) BEG N 0 DEG 56'48"W 410.94 FT FROM S 1/4COR TH N 86 DEG 34'23"W 1162.02 FT, N 23DEG 15'08"W 72.15 FT, N 21 DEG 23'52"W 151.9 FT, N 0 DEG 51'59"E 98.49 FT, N 20DEG 59'38"E 60.78 FT, N 24 DEG 04'49"E 213.76 FT, S ----- T, S 0 DEG . 13.18A		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
	X	Rolling								
	X	Low								
	X	High								
		Landscaped								
		Swamp								
	X	Wooded								
		Pond								
	X	Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
	X	PRIVATE RD								
	Who	When	What	2024	22,400	0	22,400	Board of Review	Tribunal/Other	Taxable Value
				2023	22,400	0	22,400			22,400S
				2022	22,400	0	22,400			22,400S
				2021	22,400	0	22,400			22,400S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C	WANNER ED & BETHEL FM CHU	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	DEED	100.0
GUNNERSON GORDON C TRUST	GUNNERSON GORDON LIFE LEA	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0
GUNNERSON GORDON C TRUST	WANNER ED & BETHEL FM CHU	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	100	02/03/2017	QC	03-ARM'S LENGTH	2017-00547	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
WANNER ED & BETHEL FM CHURCH 515 W LINCOLN REED CITY MI 49677	2024 Est TCV 29,750					

Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE			
Public Improvements			* Factors * 369' X 1032'			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			RES 7 ROUN	3400/A	8.75 Acres	3400 100 29,750
			8.75 Total Acres			Total Est. Land Value = 29,750

Tax Description  
 SEC 7 T22N R8W (0\*1999) BEG N 0 DEG 56'48"W 798.3 FT FROM S 1/4 COR TH N 77 DEG 57'57"W 1152.29 FT, N 24DEG 20'23"E 193.44 FT, N 43 DEG 27'26"W 49.03 FT, N 25 DEG 46'41"E 66.83 FT, N 8 DEG 23'46"E 87.56 FT, S 75 DEG 43'25"E1066.50 FT, S 0 DEG 56'48"E335.94 FT TO POB. 8.75A.

Comments/Influences  
 REMOVE NEG ADJ FOR NO ELECTRIC FOR 05  
 99 SPLIT FROM 004-00 FOR 00



- Topography of Site
- Level
- X Rolling
- X 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
2024	14,900	0	14,900			14,900S
2023	14,900	0	14,900			14,900S
2022	14,900	0	14,900			14,900S
2021	14,900	0	14,900			14,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON GORDON C	WANNER ED & BETHEL FM CHU	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0
GUNNERSON GORDON C TRUST	WANNER ED & BETHEL FM CHU	1	09/13/2017	QC	09-FAMILY	2017-02816	DEED	0.0
GUNNERSON GORDON C TRUST	WANNER PASTOR EDWARD & ED	100	02/03/2017	QC	03-ARM'S LENGTH	2017-00547	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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WANNER ED & BETHEL FM CHURCH 515 W LINCOLN REED CITY MI 49677	2024 Est TCV 40,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE
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Public Improvements	* Factors *	363' X 971'
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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RES 7 ROUN 5K/A		8.10	Acres	5000	100			40,500
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8.10 Total Acres								Total Est. Land Value =	40,500
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Tax Description	X	Dirt Road
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SEC 7 T22N R8W (0*1999) BEG N 0 DEG		Gravel Road
-------------------------------------	--	-------------

56'48"W 1134.24 FT FROM S 1/4 COR TH N 75		Paved Road
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DEG 43'25"W 1066.5 FT, N05 DEG 20'05"W		Storm Sewer
--	--	-------------

98.21 FT, N 05 DEG 54'23" E 102.42 FT, N		Sidewalk
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04 DEG 55'06"E 162.43 FT,S 73 DEG 19'17"E		Water
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1057.41 FT, S 0 DEG 56'48"E 321.06 FT TO		Sewer
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POB. 8.1A.	X	Electric
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Comments/Influences		Gas
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99 SPLIT FROM 004-00 FOR 00		Curb
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		Street Lights
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		Standard Utilities
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		Underground Utils.
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Topography of Site
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Level
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X Rolling
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X Low
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X High
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Landscaped
------------

Swamp
-------

X Wooded
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Pond
------

X Waterfront
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Ravine
--------

Wetland
---------

X Flood Plain
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X PRIVATE RD
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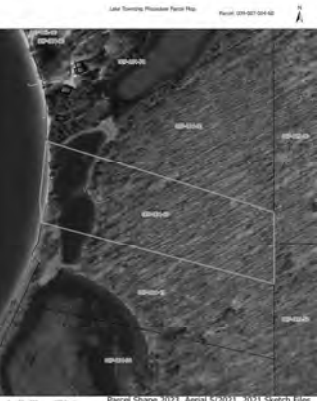
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	20,300	0	20,300			20,300S
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TPC 04/30/2021 INSPECTED			2023	20,300	0	20,300			20,300S
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TPC 12/27/2017 INSPECTED			2022	20,300	0	20,300			20,300S
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TPC 04/18/2016 INSPECTED			2021	20,300	0	20,300			20,300S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREEMAN JACK & LINDA TRUS	FREEMAN JACK L & LINDA J	0	07/17/2013	WD	21-NOT USED/OTHER	2013-02580	PROPERTY TRANSFER	0.0
FREEMAN JACK L & LINDA J	FREEMAN JACK & LINDA FAMI	0	07/17/2013	QC	21-NOT USED/OTHER	2013-02582	DEED	0.0
FREEMAN JACK & LINDA TRUS	FREEMAN JACK & LINDA TRUS	0	08/04/2000	OTH	23-PART OF REF		DEED	0.0
		60,000	03/01/1997	WD	33-TO BE DETERMINED	03-0:3517	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11659 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/11/2013	2013-0218	100%
	P.R.E. 100% 10/19/2011		MISSING PERMIT	07/13/2010	2010-0358	100%
Owner's Name/Address	MAP #:		New House	05/09/2003	20030092	Complete
FREEMAN JACK & LINDA FAMILY TRUST 11659 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 456,030 TCV/TFA: 265.75					

X	Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE				
Public Improvements			* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			GROUP A 500/FF	150.00	0.00	1.0000 1.0000 500 100	75,000
			RES 7 ROUN 1400/A		10.20	Acres 1400 100	14,280
			150 Actual Front Feet, 10.20 Total Acres Total Est. Land Value =				89,280

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates				
				Description	Rate	Size % Good	Cash Value	
. SEC 7 T21N R8W PCL 13 RECORDED IN LIBER S-3 PP 172 & 173. 10.2A.	X			D/W/P: Patio Blocks	15.61	192 50	1,498	
Comments/Influences	X			D/W/P: 4in Ren. Conc.	8.18	1200 50	4,908	
SPLIT FROM 004 FOR 94				Total Estimated Land Improvements True Cash Value =				6,406

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	Rolling	2024	44,600	183,400	228,000			112,479C
Low		High	2023	29,600	177,100	206,700			107,123C
Landscaped	X	Swamp	2022	26,100	157,700	183,800			102,022C
Wooded	X	Pond	2021	26,100	133,200	159,300			98,763C
Street Lights	X	Waterfront							
Standard Utilities		Ravine							
Underground Utils.	X	Wetland							
		Flood Plain							

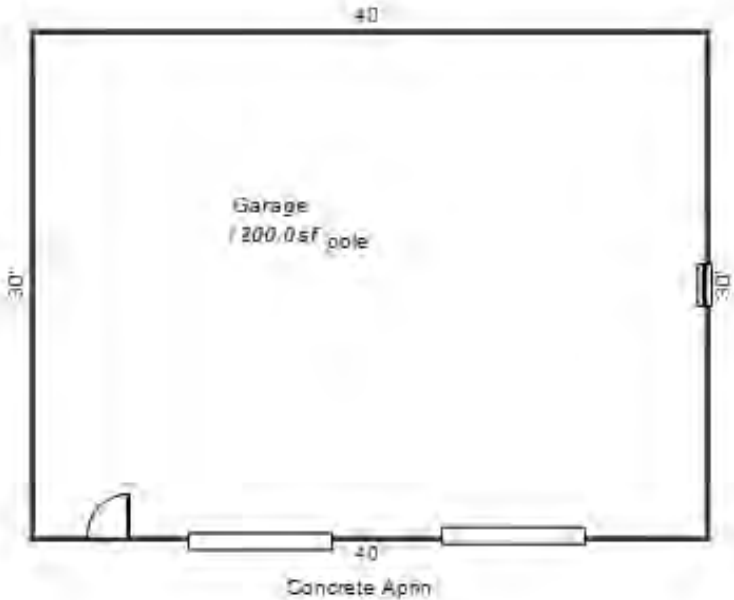


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 240 96	Type WSEP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G															
Building Style: 1.75S		Trim & Decoration		X			Central Air Wood Furnace		Class: C -5 Effec. Age: 20 Floor Area: 1,716 Total Base New : 313,062 Total Depr Cost: 246,811 Estimated T.C.V: 360,344		E.C.F. X 1.460		Bsmnt Garage: 2 Car							
Yr Built 2004	Remodeled 2013	Ex	X	Ord		Min	No Heating/Cooling													
Condition: Average		Size of Closets		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.	(12) Electric													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.75S				Cls C -5 Blt 2004							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Ex.	X	Ord.		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80											
(2) Windows		(7) Excavation		Many	X	Ave.		Few	Building Areas											
X	Many Avg. Few	X	Large Avg. Small	Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.75 Story Siding 1 Story Siding		Foundation Basement Basement		Size 624 624		Cost New 216,918		Depr. Cost 173,514			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing		Other Additions/Adjustments Recreation Room Basement, Outside Entrance, Below Grade		Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Porches WSEP (1 Story) WPP		Total: 1		12,062 2,560		6,031 2,048	
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car Door Opener Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.											
X	Gable Hip Flat	X	Gambrel Mansard Shed	624	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 1600		11,686 2,845		9,349 2,276		2,905 438 30,886				
X	Asphalt Shingle	(10) Floor Support							Totals: 1		313,062		246,811							
Chimney:		Joists: Unsupported Len: Cntr.Sup:							<<<<< 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.				
GUY THOMAS P SR	THOMAS P GUY JR & BROWN E	0	01/01/2024	OTH	07-DEATH CERTIFICATE	2024-00319	DEED	0.0				
GUY THOMAS P	GUY THOMAS P	0	12/29/2023	QC	15-LADY BIRD	2024-00021	PROPERTY TRANSFER	0.0				
GUY SALLY Y	GUY THOMAS P	0	09/07/2022	OTH	07-DEATH CERTIFICATE	2023-03398		0.0				
FRICK ROY E	GUY THOMAS P & SALLY Y	166,500	07/22/2016	WD	03-ARM'S LENGTH	2016-02468	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
11665 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST			Pole Barn	07/30/2019	2019-0380	100%				
Owner's Name/Address		P.R.E. 100% 01/12/2018			Addition	06/15/2004	20040196	Complete				
THOMAS P GUY JR & BROWN ERIN LAYNE 1904 HOLLEN RD LOUISVILLE KY 40222		MAP #:										
		2024 Est TCV 347,532 TCV/TFA: 297.54										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP A 500/FF	149.00	0.00	1.0000	1.0000	500	100		74,500
		Paved Road		RES 7 ROUN 2400/A		10.10	Acres		2400	100		24,240
		Storm Sewer		149 Actual Front Feet, 10.10 Total Acres Total Est. Land Value = 98,740								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: Brick on Sand		18.02	122	0	0			
		Electric		D/W/P: 4in Concrete		6.97	478	0	0			
		Gas		D/W/P: Patio Blocks		15.61	15	0	0			
		Curb		Wood Frame		24.99	192	50	2,399			
		Street Lights		Wood Frame		27.67	128	50	1,771			
		Standard Utilities		Residential Local Cost Land Improvements								
		Underground Utils.		Description		Rate	Size	% Good	Cash Value			
		Topography of Site		LAND IMPROVE 2500		2,500.00	1	100	2,500			
		Level		Total Estimated Land Improvements True Cash Value = 6,670								
		X Rolling										
		X Low										
		X High										
		Landscaped										
		X Swamp										
		Wooded										
		Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	49,400	124,400	173,800			115,383C	
		TPC 04/30/2021	INSPECTED		2023	32,500	112,900	145,400			109,889C	
		TPC 09/19/2019	INSPECTED		2022	30,500	101,900	132,400			104,657C	
		TPC 12/27/2017	INSPECTED		2021	30,500	85,800	116,300			101,314C	

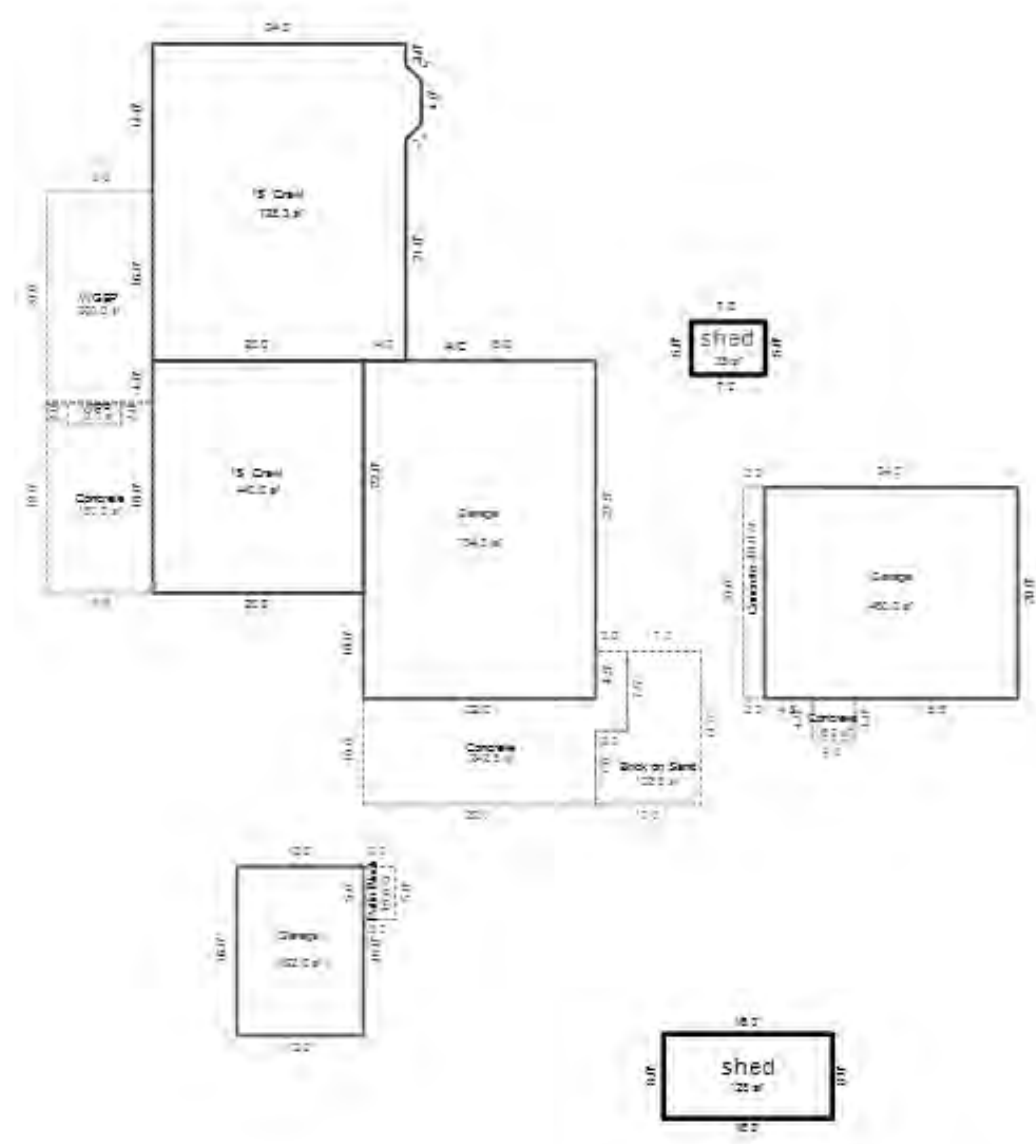
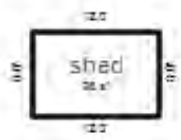


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 WGEP (1 Story)	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace										
Yr Built 1993		Remodeled 0		Ex	X	Ord	Min								
Condition: Average		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		150	Amps Service										
X		Wood/Shingle Aluminum/Vinyl Brick		No./Qual. of Fixtures											
Insulation		(6) Ceilings		Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1168 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
(3) Roof		(8) Basement		1	Average Fixture(s)										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer											
Chimney: Brick		(10) Floor Support		1	Public Water Public Sewer Water Well										
		Joists: Unsupported Len: Cntr.Sup:		1	1000 Gal Septic 2000 Gal Septic										
				Lump Sum Items:											
				Notes:											
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1168 SF Floor Area = 1168 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas											
				Stories Exterior Foundation Size Cost New Depr. Cost											
				1 Story Siding Crawl Space 728											
				1 Story Siding Crawl Space 440											
				Total: 149,852 104,885											
				Other Additions/Adjustments											
				Plumbing											
				Average Fixture(s)											
				Water/Sewer											
				1000 Gal Septic											
				Water Well, 100 Feet											
				Porches											
				WGEP (1 Story)											
				Garages											
				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)											
				Base Cost											
				Common Wall: 1/2 Wall											
				Door Opener											
				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)											
				Base Cost											
				Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)											
				Base Cost											
				Built-Ins											
				Appliance Allow.											
				Totals:											
				ECF (4086 ROUND LAKE) 1.460 => TC											

\*\*\* 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.
CORRION JULIAN L & RITA F	CORRION JULIAN L & RITA F	0	03/31/2014	QC	09-FAMILY	2014-01106	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CORRION JULIAN L & RITA F 6680 WANITA UTICA MI 48317	MAP #:					
	2024 Est TCV 234,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Tax Description	Public Improvements			* Factors *						
SEC 7 T22N R8W NE 1/4 OF NE 1/4. 40 A & SEC 7 T22N R8W SE 1/4 OF NE 1/4 LYING N OF C/L OF ROUND LAKE ROAD. APP 38A. 2012 PARCEL 006-00 & 007-00 COMBINED	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				Residentia 30 - 65	\$3000	78.00 Acres	3000	100		234,000
				78.00 Total Acres Total Est. Land Value = 234,000						

Comments/Influences

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

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	117,000	0	117,000			34,647C
2023	93,600	0	93,600			32,998C
2022	70,200	0	70,200			31,427C
2021	70,200	0	70,200			30,424C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAK, LLC	AKR LLC	1	07/28/2010	PTA	23-PART OF REF	2010-03111	PROPERTY TRANSFER	0.0
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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AKR LLC 8650 24TH AVENUE JENISON MI 49428	2024 Est TCV 231,857 TCV/TFA: 201.26
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia PARTOF>20@	\$3000	32.22 Acres	3000	100				96,660
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32.22 Total Acres								Total Est. Land Value =	96,660
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Tax Description	X	Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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SEC 7 T22N R8W (0*1999) BEG N 89 DEG 13'49"E 661.65 FT FROM S 1/4 COR SEC 6 TH N 89 DEG 13'49"E 661.65FT, S 0 DEG 59'44"E 2276.90 FT, N 31 DEG 46'46"W .20 FT, N 67 DEG 01'25"W 300.07 FT, S 77 DEG 43'57"W 65.11 FT, S 69 FT 53'28"W 191.01 FT, S 62 DEG 02'58"W 72.84 FT, N 4 DEG 19'28"W 1353.19 FT, N 0 DEG 57'54"W 914.80 FT TO POB. 32.22A.	X	Dirt Road		2024	48,300	67,600	115,900			69,912C
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	X	Gravel Road		2023	41,900	65,500	107,400			66,583C
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	X	Paved Road		2022	29,000	60,200	89,200			63,413C
--	---	------------	--	------	--------	--------	--------	--	--	---------

	X	Storm Sewer		2021	29,000	55,000	84,000			61,388C
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	X	Sidewalk								
--	---	----------	--	--	--	--	--	--	--	--

	X	Water								
--	---	-------	--	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	Wetland
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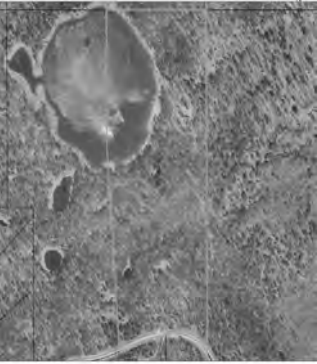
	X	Flood Plain
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

TPC 05/06/2018 INSPECTED	TPC 12/27/2017 INSPECTED		2024	48,300	67,600	115,900			69,912C
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			2023	41,900	65,500	107,400			66,583C
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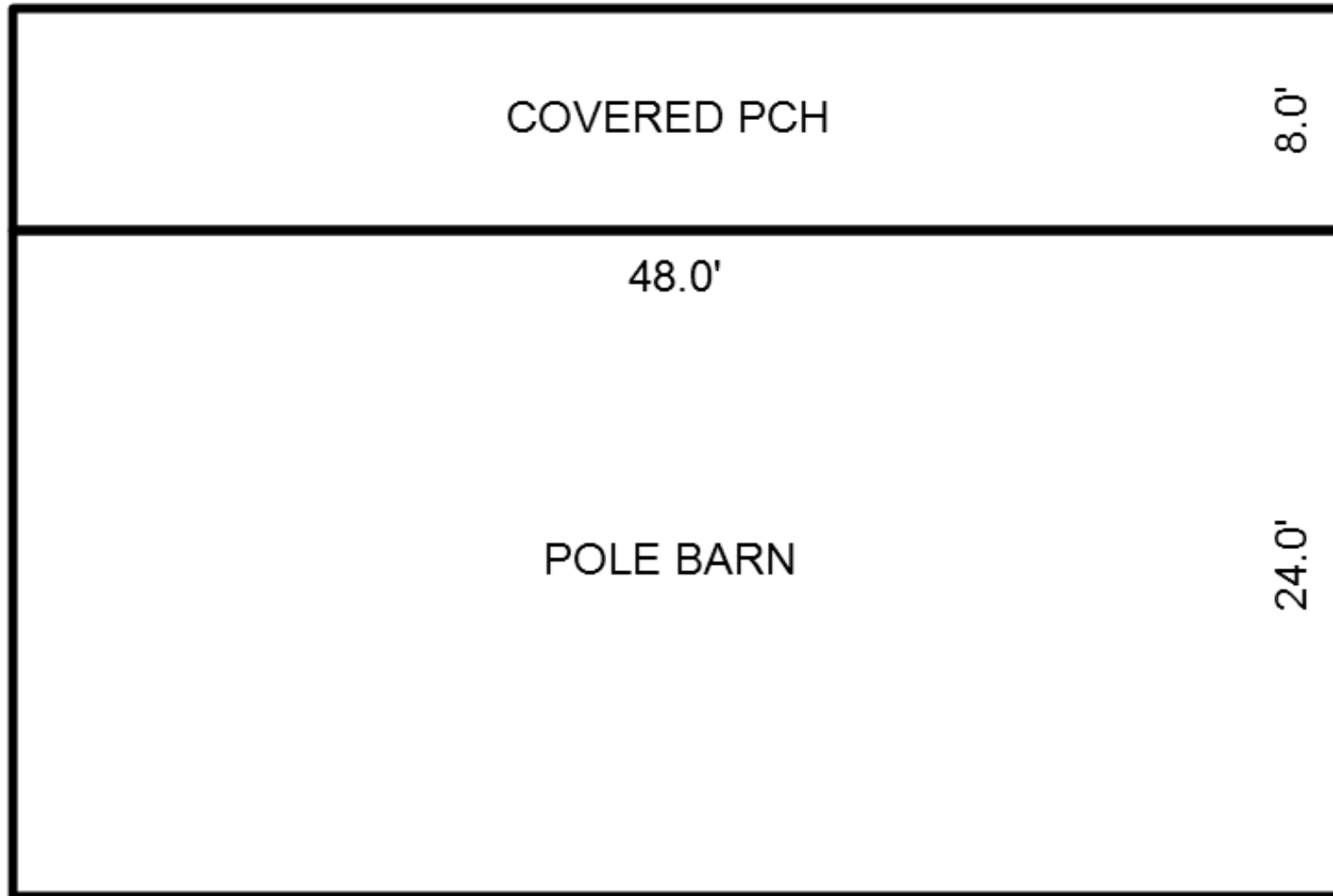


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 384	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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater													
Building Style: 1S			Drywall Paneled		Plaster Wood T&G													
Yr Built 2000		Remodeled 0			Ex	Ord	X	Min										
Condition: Average		Trim & Decoration			Size of Closets													
Room List		Doors			Lg	X	Ord		Small									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation				Ex.	X	Ord.		Min									
(2) Windows		(7) Excavation			No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few									
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: 1152 S.F. Height to Joists: 0.0			(13) Plumbing													
(3) Roof		(8) Basement			Average Fixture(s)													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer													
Chimney: Metal		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S												Cls C		Blt 2000				
(11) Heating System: Wall/Floor Furnace												Ground Area = 1152 SF		Floor Area = 1152 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85												Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
1 Story Siding Slab 1,152												Total:		146,710 124,703				
Other Additions/Adjustments												Plumbing		Average Fixture(s) 1 1,476 1,255				
Water/Sewer												1000 Gal Septic 1 4,864 4,134		Water Well, 100 Feet 1 5,808 4,937				
Porches												CCP (1 Story) 384 9,404 7,993		Built-Ins				
Appliance Allow.												1 2,766 2,351		Totals: 171,028 145,373				
Notes:												ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		135,197				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POSHADLO ROBERT M & ALLIS	POSHADLO ROBERT M & ALLIS	1	08/05/2014	QC	21-NOT USED/OTHER	2014-03563	DEED	0.0
AKR LLC	POSHADLO ROBERT M & ALLIS	115,000	07/30/2012	WD	03-ARM'S LENGTH	2012-02584	PROPERTY TRANSFER	100.0
RAK, LLC	AKR LLC	0	07/28/2010	PTA	23-PART OF REF	2010-03111	PROPERTY TRANSFER	0.0
GRASMAN RUSSELL	RAK, LLC	0	03/29/2004	WD	21-NOT USED/OTHER	04-0/2003	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11181 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/09/2016	2016-0351	100%
	P.R.E. 100% 07/10/2018		MANUFACTURED	11/29/2012	2012-0630	100%
Owner's Name/Address	MAP #:		Garage	09/11/2012	2012-0467	100%
POSHADLO ROBERT M & ALLISON F 11181 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 478,124 TCV/TFA: 240.02					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Dirt Road						
Gravel Road						
Paved Road						
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						
Residentia 66 - 120 \$2800 69.57 Acres 2800 100						194,796
69.57 Total Acres						Total Est. Land Value = 194,796

X	Level	Rate	Size	% Good	Cash Value
	D/W/P: 4in Ren. Conc.	7.35	239	50	878
	D/W/P: 4in Concrete	6.49	1335	50	4,332
	D/W/P: 4in Concrete	6.49	107	50	347
	D/W/P: 4in Concrete	6.49	774	50	2,511
Total Estimated Land Improvements True Cash Value =					8,068

X	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							
Who	When	What	2024	97,400	141,700	239,100		141,651C
TPC	04/30/2021	INSPECTED	2023	83,500	128,100	211,600		134,906C
TPC	12/27/2017	INSPECTED	2022	69,600	109,300	178,900		128,482C
JWV	10/13/2016	INSPECTED	2021	69,600	107,500	177,100		124,378C

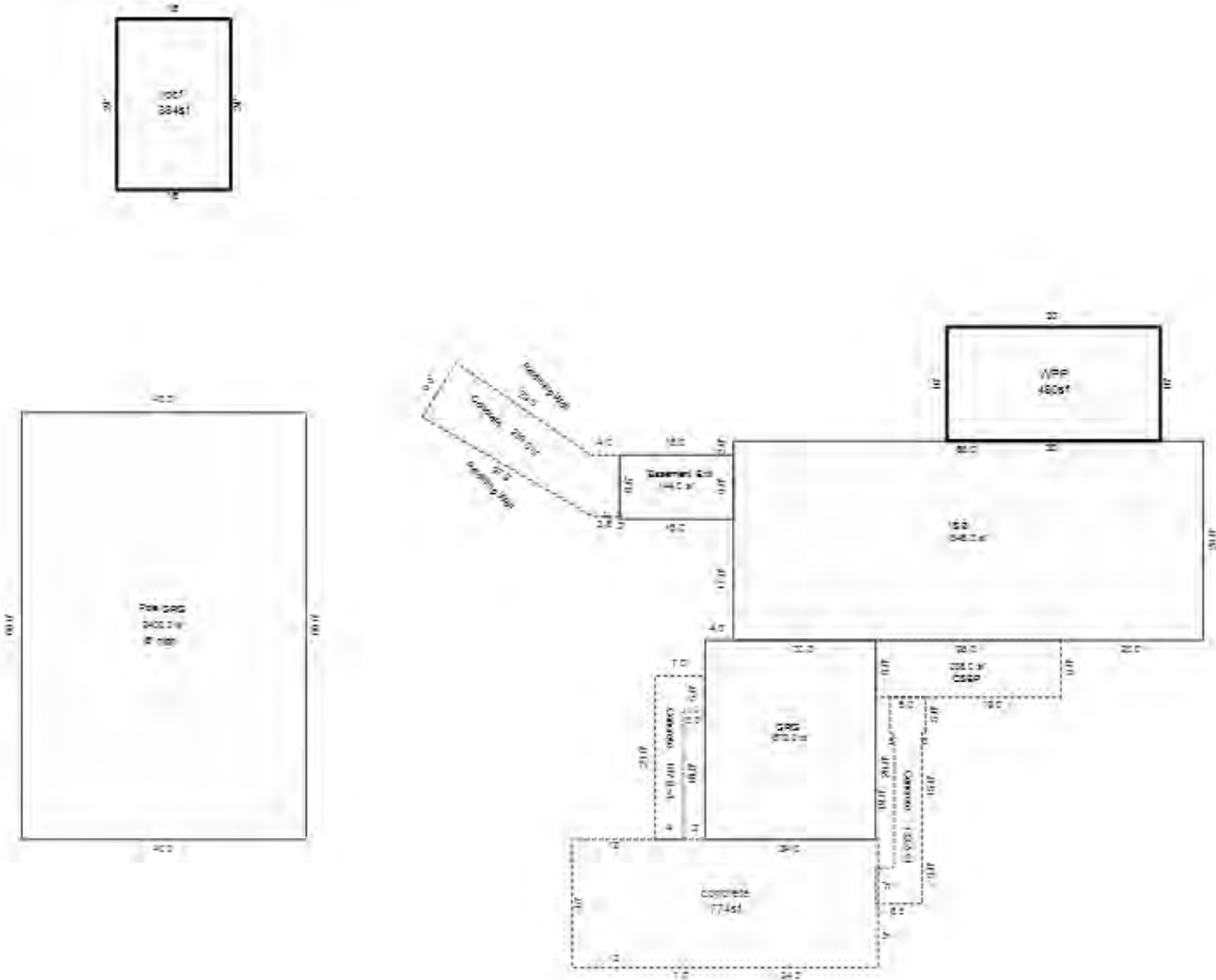


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 208 480 384	Type CSEP (1 Story) WPP Roof Cover Onl	Year Built: 2013 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0	208	CSEP (1 Story)	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:	
	Mobile Home															0 Front Overhang 0 Other Overhang
Town Home	(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 2013 (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1992 SF Floor Area = 1992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Duplex	Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			1 Story Siding Crawl Space 1,848		1 Story Siding Slab 144		Total: 214,983 193,484			
A-Frame	Trim & Decoration		Kitchen: Other: Other:			0 Amps Service			Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 1 2,160 1,944		Plumbing			
Wood Frame	Ex Ord Min		No. of Elec. Outlets			Average Fixture(s)			Average Fixture(s)		3 Fixture Bath 1 1,230 1,107		3 Fixture Bath 1 3,860 3,474			
Building Style: BOCA/STATE	Lg Ord Small		(6) Ceilings			(13) Plumbing			Water/Sewer		1000 Gal Septic 1 4,550 4,095		Water Well, 100 Feet 1 5,640 5,076			
Yr Built Remodeled 2013 0	Size of Closets		(7) Excavation			Average Fixture(s)			Porches		CSEP (1 Story) 208 7,738 6,964		WPP 480 7,099 6,389			
Condition: Average	Doors Solid H.C.		Basement: 0 S.F. Crawl: 1848 S.F. Slab: 144 S.F. Height to Joists: 0.0			3 Fixture Bath 2 2 Fixture Bath			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 672 24,810 22,329			
Room List	Basement 1st Floor 2nd Floor 3 Bedrooms		(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			Class: CD Exterior: Pole (Unfinished)		Base Cost 2410 52,056 46,850		Built-Ins			
Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(9) Basement Finish			(14) Water/Sewer			Appliance Allow.		1 1,934 1,741		Deck			
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well			w/Roof (Roof portion)		384 5,318 4,786		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>			
Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(10) Floor Support			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:							
Insulation	(2) Windows		Joists: Unsupported Len: Cntr.Sup:													
Many Avg. Few Large Avg. Small	(7) Excavation															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement															
(3) Roof	Gable Hip Flat Gambrel Mansard Shed															
Asphalt Shingle	(10) Floor Support															
Chimney:	Joists: Unsupported Len: Cntr.Sup:															

\*\*\* 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.
SCOTT ARTHUR & SHANON	SCOTT ARTHUR W & SHANNON	0	07/22/2014	QC	15-LADY BIRD	2014-03620	DEED	0.0
POSHADLO ROBERT M & ALLIS	SCOTT ARTHUR & SHANON	100	10/03/2012	QC	09-FAMILY	2012-05321 QD	PROPERTY TRANSFER	100.0
AKR LLC	POSHADLO ROBERT M & ALLIS	115,000	07/30/2012	WD	03-ARM'S LENGTH	2012-02584	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11365 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	11/29/2012	2012-0631	100%

Owner's Name/Address	MAP #:
SCOTT SHANNON A 11365 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 232,440 TCV/TFA: 124.70

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																											
SEC 7 T22N R8W (0*2012) BEG S 89 DEG 31'04"W 1657.42 FT & N 0 DEG 57'17"W 122 FT FROM E 1/4 COR, TH S 89 DEG 31'04"W 256.81 FT, N 0 DEG 56'37"W 245.24 FT, N 62 DEG 02'58"E 77.87 FT, N 69 DEG 53'28"E 191.01 FT, N 77 DEG 43'57"E 65.12 FT, S 0 DEG 56'56"E 358.62 FT, S 89 DEG 31'04"W 56.88 FT TO POB. 2A. SPLIT FROM 009-007-009-00 ON 10/11/2012 COMBINE ON 09/28/2012 WITH 009-007-009-07 009-007-009-14, 009-007-009-21, 009-007-009-28 INTO 009-007-009-00; SEC 7 T22N R8W (0*1999) BEG S 89 DEG	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>313.69</td> <td>277.73</td> <td>0.8936</td> <td>0.9128</td> <td>90</td> <td>100</td> <td></td> <td>23,028</td> </tr> <tr> <td colspan="8">314 Actual Front Feet, 2.00 Total Acres</td> <td>Total Est. Land Value = 23,028</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	313.69	277.73	0.8936	0.9128	90	100		23,028	314 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 23,028
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	313.69	277.73	0.8936	0.9128	90	100		23,028																						
314 Actual Front Feet, 2.00 Total Acres								Total Est. Land Value = 23,028																						

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.

* Factors *			
Description	Rate	Size % Good	Cash Value
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,500	104,700	116,200			59,956C
2023	9,000	100,400	109,400			57,101C
2022	7,800	86,600	94,400			54,382C
2021	6,300	81,600	87,900			52,645C

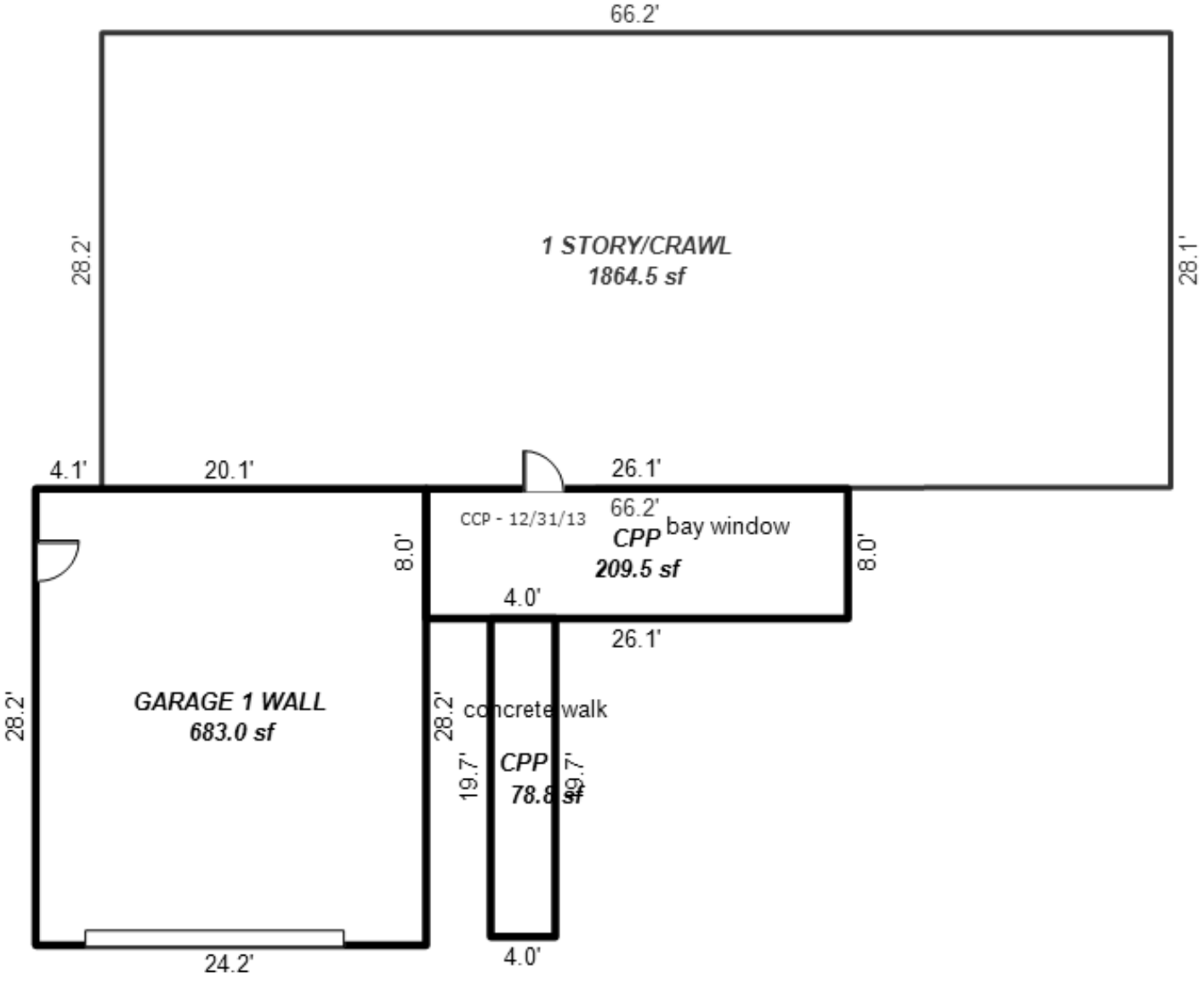
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	01/03/2014	INSPECTED
TPC	08/12/2013	INSPECTED

\*\*\* 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	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			209	Area Type		Year Built: 2013			
	Mobile Home	Insulation		Wood	Coal	Steam			Interior 2 Story				CCP (1 Story)		Car Capacity:			
	Town Home	0	Front Overhang	Forced Air w/o Ducts					2nd/Same Stack				Class: CD					
	Duplex	0	Other Overhang	Forced Air w/ Ducts					Two Sided				Exterior: Siding					
	A-Frame	(4) Interior			Forced Hot Water				Exterior 1 Story				Brick Ven.: 0					
	Wood Frame	Drywall		Plaster		Electric Baseboard			Exterior 2 Story				Stone Ven.: 0					
		Paneled	Wood T&G		Elec. Ceil. Radiant				Prefab 1 Story				Common Wall: 1 Wall					
	Building Style:		Trim & Decoration			Elec. Ceil. Radiant			Prefab 2 Story				Foundation: 42 Inch					
	BOCA/STATE		Ex	Ord	Min	Electric Wall Heat			Heat Circulator				Finished?:					
	Yr Built	Remodeled	Size of Closets			Space Heater			Raised Hearth				Auto. Doors: 1					
2013	0	Lg	Ord	Small	Wall/Floor Furnace			Wood Stove			Mech. Doors: 0							
Condition: Average		No Heating/Cooling			Forced Heat & Cool			Direct-Vented Ga			Area: 683							
Room List		Doors	Solid	H.C.	Central Air			Class: CD			% Good: 0							
	Basement	(5) Floors			Wood Furnace			Effec. Age: 10			Storage Area: 0							
	1st Floor	Kitchen:			(12) Electric			Floor Area: 1,864			Bsmnt Garage:							
	2nd Floor	Other:			0 Amps Service			Total Base New : 249,060			Carport Area:							
	Bedrooms	Other:			No./Qual. of Fixtures			Total Depr Cost: 224,153			Roof:							
(1) Exterior		No. of Elec. Outlets			Ex. Ord. Min			Estimated T.C.V: 208,462			E.C.F. X 0.930							
Wood/Shingle	(6) Ceilings			Many Ave. Few			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD Blt 2013								
Aluminum/Vinyl	No. of Elec. Outlets			(13) Plumbing			(11) Heating System: Forced Heat & Cool			Ground Area = 1864 SF Floor Area = 1864 SF.								
Brick	Average Fixture(s)			1 3 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas								
Insulation	1 2 Fixture Bath			Softener, Auto			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 1,864								
(2) Windows		1 3 Fixture Bath			Softener, Manual			Total: 207,648 186,883			Other Additions/Adjustments							
Many	Large	Basement: 0 S.F.			Solar Water Heat			Plumbing			Average Fixture(s) 1 1,230 1,107							
Avg.	Avg.	Crawl: 1864 S.F.			No Plumbing			Water/Sewer			1000 Gal Septic 1 4,550 4,095							
Few	Small	Slab: 0 S.F.			Extra Toilet			Porches			Water Well, 100 Feet 1 5,640 5,076							
Wood Sash	Height to Joists: 0.0			Extra Sink			Garages			CCP (1 Story) 209 4,985 4,486								
Metal Sash	(8) Basement			Separate Shower			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 683 25,100 22,590								
Vinyl Sash	Conc. Block			Ceramic Tile Floor			Common Wall: 1 Wall 1 -2,512 -2,261			Door Opener 1 485 436								
Double Hung	Poured Conc.			Ceramic Tile Wains			Built-Ins			Appliance Allow. 1 1,934 1,741								
Horiz. Slide	Stone			Ceramic Tub Alcove			Totals: 249,060 224,153			Notes:								
Casement	Treated Wood			Vent Fan			ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 208,462											
Double Glass	Concrete Floor			(14) Water/Sewer														
Patio Doors	(9) Basement Finish			Public Water														
Storms & Screens	1 1000 Gal Septic			Public Sewer														
(3) Roof		1 2000 Gal Septic			Water Well													
Gable	Gambrel	Lump Sum Items:			1000 Gal Septic													
Hip	Mansard				2000 Gal Septic													
Flat	Shed																	
Asphalt Shingle		(10) Floor Support																
Chimney:		Joists:																
		Unsupported Len:																
		Cntr.Sup:																

\*\*\* 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.
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	1	06/15/2021	WD	09-FAMILY	2021-02155	PROPERTY TRANSFER	0.0
THOMAS BERNARD JR & ELAIN	LEZMAN SCOTT	149,000	08/31/2020	WD	03-ARM'S LENGTH	2020-02531	PROPERTY TRANSFER	100.0
		81,000	06/01/1999	WD	33-TO BE DETERMINED	329:976	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11095 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/02/2022	2022-0337	100%

Owner's Name/Address	MAP #:
LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	2024 Est TCV 126,308 TCV/TFA: 164.46

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Residentia 8 - 17 @ \$3000	10.12	Acres	3000	100				30,360
	10.12 Total Acres Total Est. Land Value =								30,360

Tax Description  
 SEC 7 T22N R8W (0\*1999) BEG S 89 DEG 31'04"W 331.54 FT FROM E 1/4 COR TH S 0 DEG 57'54"E 1322.45 FT, S89 DEG 37'44"W 331.6 FT, N 0 DEG 57'45"W 1349.9 FT, S 77 DEG 27'24"E 82.63 FT, S 83 DEG 44'23"E 43.78 FT, N 89 DEG 58'38"E 207.78 FT, S 0 DEG 57'54"E 2.66 FT TO POB. 10.12A.

Comments/Influences  
 99 SPLIT FROM 009-00 FOR 00  
 1823909 \$179,900 WITH 3 PARCELS: HUNTER'S DREAM!!! 3 LOTS TOTALING 64+ ACRES OF MIXED HARDWOODS AND PINES WITH TRAILS



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,200	48,000	63,200			57,718C
2023	14,200	47,100	61,300			54,970C
2022	10,100	33,800	43,900			42,353C
2021	10,100	30,900	41,000			41,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64	Type Treated Wood	Year Built: 2022 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 2000		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Size of Closets			Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric											
		Kitchen: Other: Other:			150	Amps	Service									
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets											
		Ex.	X	Ord.	Min											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			Many	X	Ave.	Few								
		(7) Excavation			(13) Plumbing											
		Basement: 512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average	Fixture(s)									
		(8) Basement			1	3	Fixture Bath									
X	Many Avg. Few	X	Large Avg. Small			2	Fixture Bath									
		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens					Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
		(9) Basement Finish					1000 Gal Septic 2000 Gal Septic									
		(10) Floor Support			(14) Water/Sewer											
		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)					Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
	Chimney: Metal															
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls D		Blt 2000				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 512 SF Floor Area = 768 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 512																
Total: 88,882 71,106																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade										1		1,823		1,458		
Plumbing																
Average Fixture(s)										1		1,025		820		
Water/Sewer																
1000 Gal Septic										1		4,263		3,410		
Deck																
Treated Wood										64		1,939		1,900 *		
Built-Ins																
Appliance Allow.										1		1,638		1,310		
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost										1200		28,956		23,165		
Local Cost Items																
GENERATOR										1		1		1 *		
Notes:										Totals:		128,527		103,170		
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:														95,948		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	1	06/15/2021	WD	09-FAMILY	2021-02155	PROPERTY TRANSFER	0.0
THOMAS BERNARD JR & ELAIN	LEZMAN SCOTT	149,000	08/31/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02531	PROPERTY TRANSFER	100.0

Property Address: W ROUND LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: LEZMAN PROPERTIES LLC  
 3650 38TH ST  
 HAMILTON MI 49419  
 2024 Est TCV 32,400

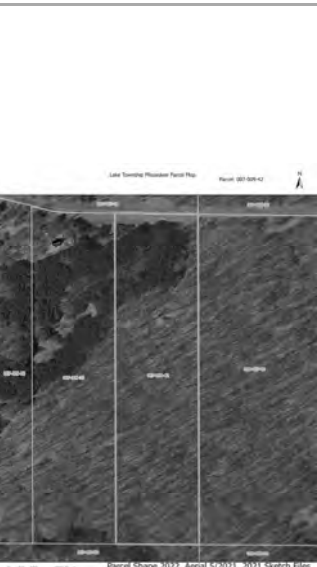
Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description: SEC 7 T22N R8W (0\*1999) BEG AT E 1/4 COR TH S 0 DEG 58'04"E 1323.09 FT, S 89 DEG 37'44"W 331.6 FT, NO DEG 57'54"W 1325.11 FT, N 89 DEG 58' 36"E 331.57 FT TO POB. 10.08A.

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,200	0	16,200			11,907C
2023	15,100	0	15,100			11,340C
2022	10,800	0	10,800			10,800S
2021	10,800	0	10,800			10,800S

Who When What: TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 11/29/2016 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.
LEZMAN SCOTT J	LEZMAN PROPERTIES LLC	1	03/23/2023	WD	21-NOT USED/OTHER	2023-00774	DEED	0.0
CARLSTROM R & CARPENTER K	LEZMAN SCOTT J	170,000	10/15/2021	WD	03-ARM'S LENGTH	2021-03539	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/01/2024 Qual. Fr. PA 42					
LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	MAP #:					
	2024 Est TCV 196,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water Sewer								
X Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
Topography of Site								
X Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
X Wooded								
Pond								
Waterfront								
Ravine								
X Wetland								
Flood Plain								
X PRIVATE RD								

Tax Description  
SEC 7 T22N R8W S 1/2 OF SE 1/4. 80A.  
Comments/Influences



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	98,000	0	98,000			83,790C
2023	86,000	0	86,000			79,800C
2022	76,000	0	76,000			76,000S
2021	76,000	0	76,000			26,152C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARCHALA JOHN & LINDA TRU	NEAR MARK & JUDY	10,000	07/27/2018	WD	03-ARM'S LENGTH	2018-02470	PROPERTY TRANSFER	100.0
TARCHALA JOHN M & LINDA	TARCHALA JOHN & LINDA TRU	0	10/08/2015	WD	09-FAMILY	2015-03417	PROPERTY TRANSFER	0.0
CARLSTROM ROBERT III	TARCHALA JOHN M & LINDA (	25,000	11/04/2005	WD	03-ARM'S LENGTH	05-0/4408	DEED	100.0
		10,000	07/01/1999	WD	33-TO BE DETERMINED	341:453	DEED	0.0

Property Address: S SEELEY RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: NEAR MARK & JUDY  
 2135 SEELEY RD  
 CADILLAC MI 49601  
 2024 Est TCV 7,570

Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE					
Public Improvements			* Factors *		EASEMENT DIVIDES			
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MINOR RD TYPE	35.00	487.70	0.9277	1.0290	60	100		2,005
MINOR RD TYPE	100.00	434.73	0.9277	0.9998	60	100		5,565
135 Actual Front Feet, 1.39 Total Acres					Total Est. Land Value =			7,570

Tax Description  
 SEC 7 T22N R8W (0\*1999) BEG AT SW COR OF SEC 7 TH N 01DEG 19'20"W 286 FT, N 88 DEG 36'51"E 38.10 FT, S 27 DEG 10'34"E 94.77 FT, S 39 DEG 58'08"E 160.10 FT, N 38 DEG 42' 34"E 112.15 FT, S 49 DEG 34'53"E 39.89 FT, N 38 DEG 42'34" E 264.03 FT, S 47 DEG 17'35"E 35.49 FT, S 38 DEG 43'31"W 447.49 FT, S 89 DEG 47'46"W 80.72 FT, N 89D 18' 51" W TO W LINE SEC 18, N 0 DEG 57'07"W 24.66 FT TO POB. 1.39A.  
 PCL F

Comments/Influences

Topography of Site

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

Who When What

TPC 12/27/2017 INSPECTED  
 TPC 04/18/2016 INSPECTED

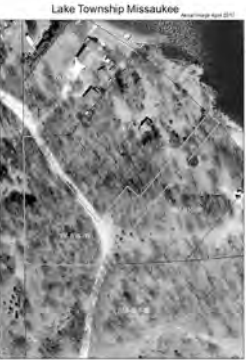
Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value

2024 3,800 0 3,800 2,756C

2023 3,800 0 3,800 2,625C

2022 2,500 0 2,500 2,500S

2021 2,500 0 2,500 2,500S



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TARCHALA JOHN & LINDA TRU	CARMER MATTHEW ERIC	345,000	06/13/2019	WD	19-MULTI PARCEL ARM'S LE	2019-01883	PROPERTY TRANSFER	100.0
TARCHALA JOHN M & LINDA	TARCHALA JOHN & LINDA TRU	0	10/08/2015	WD	09-FAMILY	2015-03417	PROPERTY TRANSFER	0.0
WILLIAMS DEVELOPMENT LLC	TARCHALA, JOHN M &	118,000	04/16/2004	WD	20-MULTI PARCEL SALE REF	04-0/1643	DEED	100.0
		118,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2309	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/15/2005					

Owner's Name/Address	MAP #:
CARMER MATTHEW ERIC 1991 SEELEY RD CADILLAC MI 49601	2024 Est TCV 22,800

Improved	X	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C 150	152.00	363.95	1.0000	1.0000	150	100		22,800
152 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value = 22,800

Tax Description	X	Electric
SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 210.72 FT FROM SW COR SEC 7 TH N 38 DEG 43'31"E 413.37 FT, S 38 DEG 57'17"E 76.77 FT, S 45 DEG 56' 33"E 75.33 FT, S 38 DEG 43'31"W 288.83 FT, S 86 DEG 40'47"W 201.99 FT, N 38 DEG 43'31"E 34.12 FT TO POB. 1.27A. PCL G	X	Electric

Comments/Influences	Topography of Site
2016- A FLOATING BOG EXISTED ON THE NW SIDE OF THE LAKE FOR AT LEAST 100 YEARS. THE BOG BROKE LOSE AND MOVED TO THE SE CORNER OF THE LAKE IN THE TIME FRAME OF THE GAP BETWEEN BUT HAS BEEN RECLAIMED PAST SEVERAL YEARS.	Level



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	11,400	0	11,400			8,654C
TPC 04/30/2021 INSPECTED			2023	11,400	0	11,400			8,242C
TPC 12/27/2017 INSPECTED			2022	9,500	0	9,500			7,850C
TPC 04/18/2016 INSPECTED			2021	7,600	0	7,600			7,600S

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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.
TARCHALA JOHN & LINDA TRU	CARMER MATTHEW ERIC	345,000	06/13/2019	WD	03-ARM'S LENGTH	2019-01883	PROPERTY TRANSFER	100.0
TARCHALA JOHN M & LINDA	TARCHALA JOHN & LINDA TRU	0	10/08/2015	WD	09-FAMILY	2015-03417	PROPERTY TRANSFER	0.0
WILLIAMS DEVELOPMENT LLC	TARCHALA, JOHN M &	118,000	04/16/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/1643	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1991 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/05/2004	20040397	Complete
	P.R.E. 100% 08/02/2019					

Owner's Name/Address	MAP #:	2024 Est TCV 472,066 TCV/TFA: 259.95
CARMER MATTHEW ERIC 1991 SEELEY RD CADILLAC MI 49601		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE						
SEC 7 T22N R8W (0*1999) BEG N 89 DEG 44'30"E 403.69 FT FROM SW COR, N 38 DEG 43'31"E 268.6 FT, S 73 DEG04'34"E 80.78 FT, S 66 DEG 37'59"E 77.78 FT, S 83 DEG 48'28"E 626.19 FT, S 0 DEG 02'53"W 131.84 FT, N 76 DEG 15'55"W 200.31 FT, S 89 DEG 44'30"W 601.23 FT, S83 DEG 57'W 134.09 FT S 84 DEG 12'07"W 22.76 FT, N 38 DEG 43'31"E 20.23 FT TO POB. 2.85A.	X		* Factors *						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
			GROUP C 150	156.00	295.31	1.0000	1.0000	150 100	23,400
			ROW \$0/FF	801.00	97.45	1.0000	1.0000	0 100	0
			957 Actual Front Feet, 2.85 Total Acres			Total Est. Land Value =		23,400	
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Fencing: Wd, Split, 2 Rail	16.48	50	0	0		
			D/W/P: 4in Ren. Conc.	8.18	480	0	0		
			Residential Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			LAND IMPROVE 1000	1,000.00	1	95	950		
			Total Estimated Land Improvements True Cash Value =			950			



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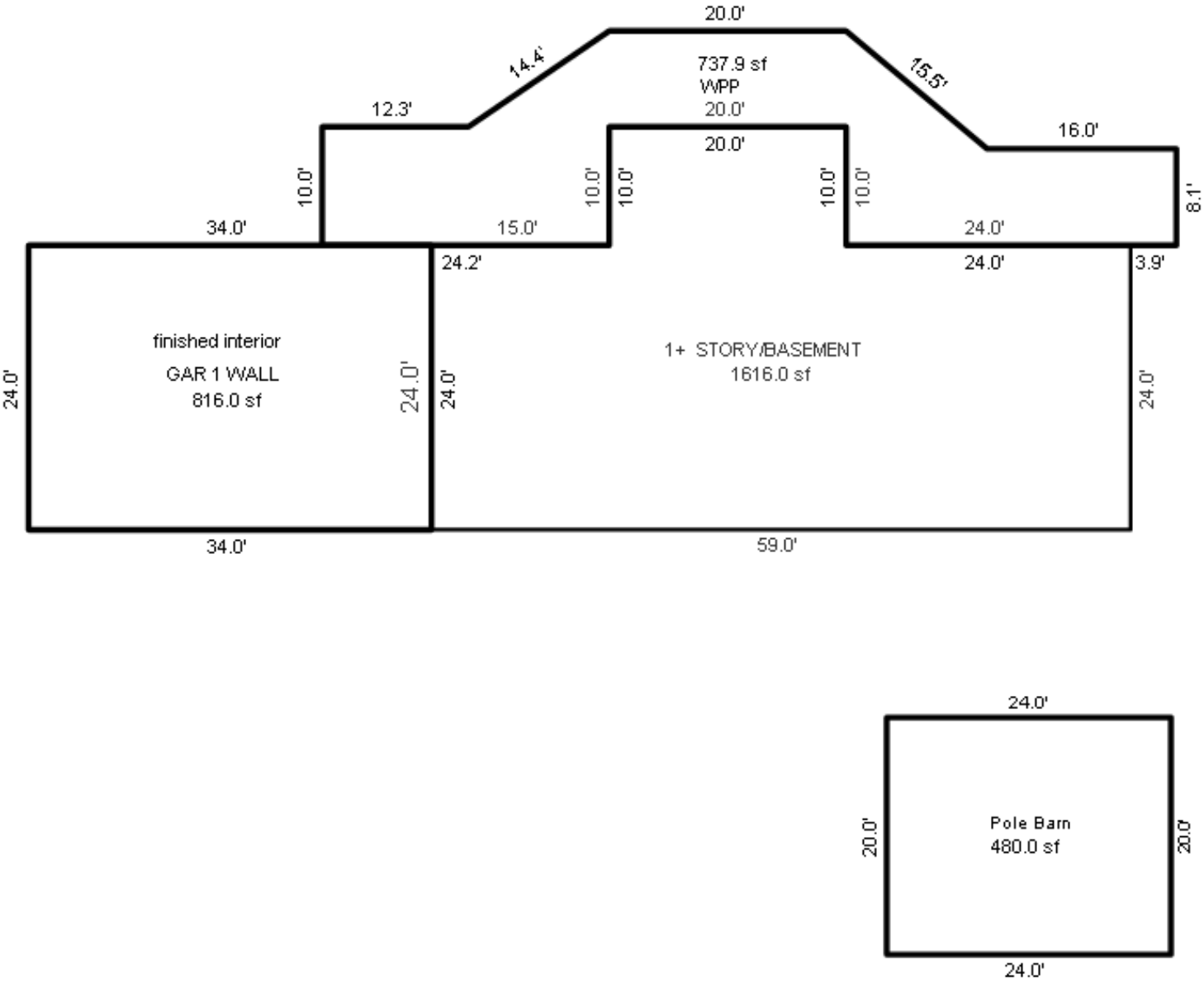
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
269-506-7524 2016- A FLOATING BOG EXISTED ON THE NW	Level							
	X Rolling	2024	11,700	224,300	236,000			193,381C
	X Low	2023	11,700	214,100	225,800			184,173C
	X High	2022	9,800	192,900	202,700			175,403C
	Landscaped	2021	7,800	162,000	169,800			169,800S
	X Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	X Wetland							
	Flood Plain							
	X SEASONAL RD							
	Who When What							
	TPC 05/06/2018 INSPECTED							
	TPC 12/27/2017 INSPECTED							
	TPC 04/18/2016 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 2 Direct-Vented Ga	Area 737	Type WPP	Year Built: 2004 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: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets			Ex	X	Ord		Min		
Building Style: 1S																	
Yr Built 2004	Remodeled 0																
Condition: Average																	
Room List		Doors		Solid		X		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service									
(1) Exterior																	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		X Drywall		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing			
(2) Windows																	
X	Many Avg. X Few	Large Avg. X Small		Basement: 1616 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(3) Roof		1600		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle			(10) Floor Support		Lump Sum Items:											
Chimney:				Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C 5 Blt 2004							
(11) Heating System: Forced Air w/ Ducts																	
Ground Area = 1616 SF Floor Area = 1816 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Basement 1,616																	
1 Story Siding Overhang 200																	
Total: 258,509 206,827																	
Other Additions/Adjustments																	
Recreation Room 1600 30,928 24,742																	
Basement, Outside Entrance, Below Grade 1 2,560 2,048																	
Plumbing																	
Average Fixture(s) 1 1,476 1,181																	
3 Fixture Bath 1 4,646 3,717																	
2 Fixture Bath 1 3,108 2,486																	
Water/Sewer																	
1000 Gal Septic 1 4,864 3,891																	
Water Well, 100 Feet 1 5,808 4,646																	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Finished)																	
Base Cost 816 38,319 30,655																	
Common Wall: 1 Wall 1 -2,686 -2,149																	
Door Opener 1 547 438																	
Class: C Exterior: Pole (Unfinished)																	
Base Cost 480 14,726 11,781																	
Built-Ins																	
Appliance Allow. 1 2,766 2,213																	
Fireplaces																	
Direct-Vented Gas 2 6,043 4,834																	
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURNS ROBERT L & JUDITH M	BURNS ROBERT & JUDITH M T	0	10/24/2019	QC	09-FAMILY	2019-03424	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1933 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/29/2005	20050206	Complete
Owner's Name/Address	P.R.E. 100% 02/03/2004		New House	/ /	20020457	Complete
BURNS ROBERT & JUDITH M TRUST 1933 S SEELEY RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 481,339 TCV/TFA: 353.93					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
SEC 7 T22N R8W BEG N 01 DEG 11'W 286 FT FROM SW COR SEC7 TH N 01 DEG 11'W 131.42 FT, N 36 DEG 47'20"E 214.66 FT, S 57 DEG 51'02"E 179.08 FT, S 38 DEG 49'W 264 FT, S 88 DEG 49'W 112 FT TO POB. 1.12A.	X		* Factors *							
Comments/Influences	X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			GROUP A 500/FF	179.00	272.55	1.0000	1.0000	500	100	89,500
			179 Actual Front Feet, 1.12 Total Acres Total Est. Land Value = 89,500							

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Dirt Road				
X	Gravel Road				
X	Paved Road				
X	Storm Sewer				
X	Sidewalk				
X	Water	8.18	2480	0	0
X	Sewer	2.27	1500	0	0
X	Electric	3.79	2400	0	0
X	Gas	17.91	120	50	1,074
X	Metal Prefab				
X	Curb				
X	Street Lights				
X	Standard Utilities				
X	Underground Utils.				
	Residential Local Cost Land Improvements				
	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 10000	10,000.00	1	100	10,000
	Total Estimated Land Improvements True Cash Value = 11,074				



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

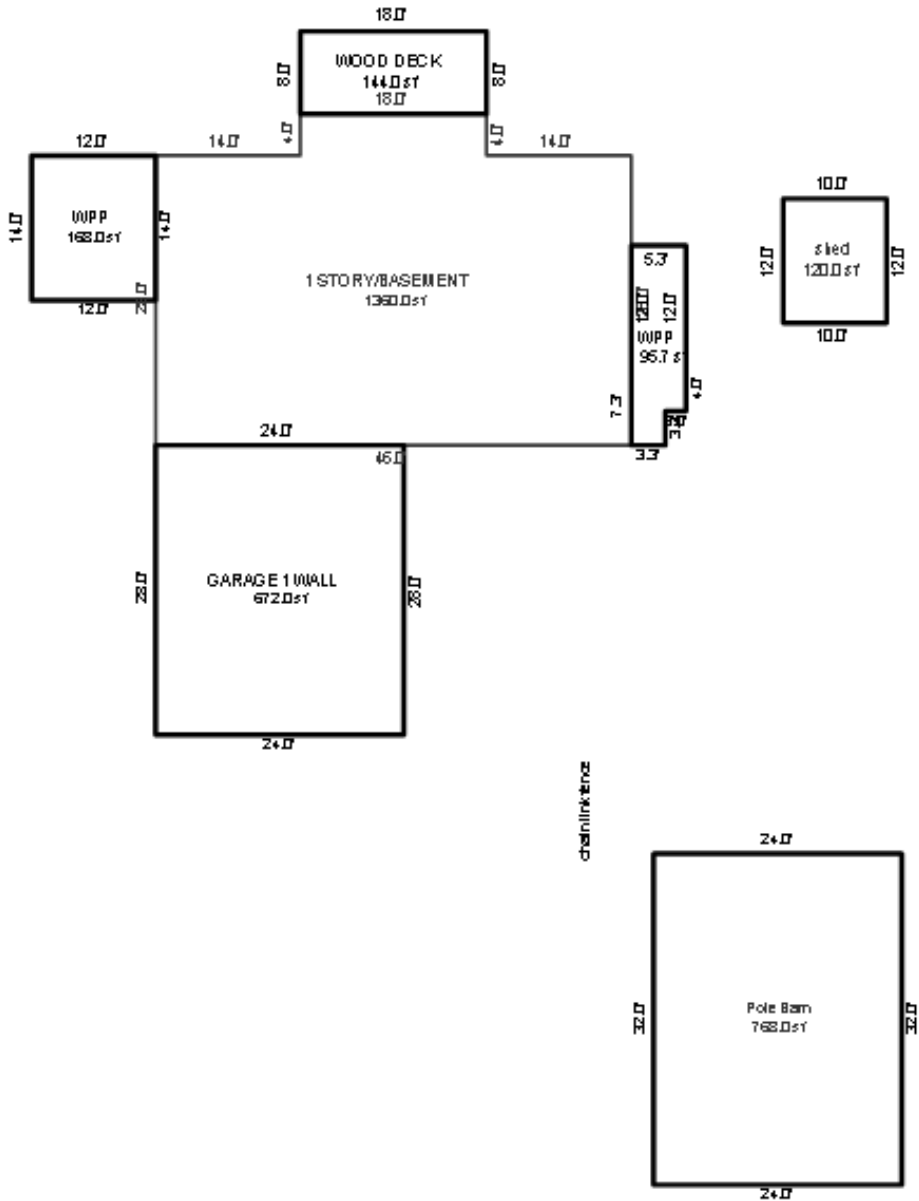
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	44,800	195,900	240,700			65,856C
2023	26,900	187,200	214,100			62,720C
2022	25,100	169,100	194,200			59,734C
2021	25,100	142,700	167,800			57,826C

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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 168 95 144	Type WPP WPP Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +10 Effec. Age: 15 Floor Area: 1,360 Total Base New : 306,813 Total Depr Cost: 260,798 Estimated T.C.V: 380,765		E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1360 SF Floor Area = 1360 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 2003						
Yr Built 2003	Remodeled 0	Size of Closets		(12) Electric			No./Qual. of Fixtures			Building Areas						
Condition: Average		Ex	X	Ord		Min	150 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Lg	X	Ord		Small	No. of Elec. Outlets			1 Story Siding Basement 1,360						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			(13) Plumbing			Total: 218,137 185,424						
(1) Exterior		Kitchen: Other: Other:		Many			X	Ave.		Other Additions/Adjustments						
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		2			Average Fixture(s)			Recreation Room 680 13,144 11,172						
(2) Windows		(7) Excavation		3			Fixture Bath			Basement, Outside Entrance, Above Grade 1 1,870 1,589						
X	Many Avg. X Few	Large Avg. Small	Basement: 1360 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	2			Fixture Bath			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			Softener, Auto			Average Fixture(s)						
X		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish		2			Softener, Manual			3 Fixture Bath					
X		(10) Floor Support		1			Solar Water Heat			Water/Sewer						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			No Plumbing			1000 Gal Septic						
(3) Roof		680 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1			Extra Toilet			Water Well, 100 Feet						
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		1			Extra Sink			Porches					
Chimney:		Lump Sum Items:		1			Separate Shower			WPP						
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1			Ceramic Tile Floor			WPP						
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1			Ceramic Tile Wains			Deck						
		Base Cost 672 27,660 23,511		1			Ceramic Tub Alcove			Treated Wood 144 3,338 2,837						
		Common Wall: 1 Wall 1 -2,686 -2,283		1			Vent Fan			Garages						
		Door Opener 1 547 465		1						Class: CD Exterior: Pole (Unfinished)						
		Base Cost 768 18,263 15,524		1						Built-Ins						
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		1												

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



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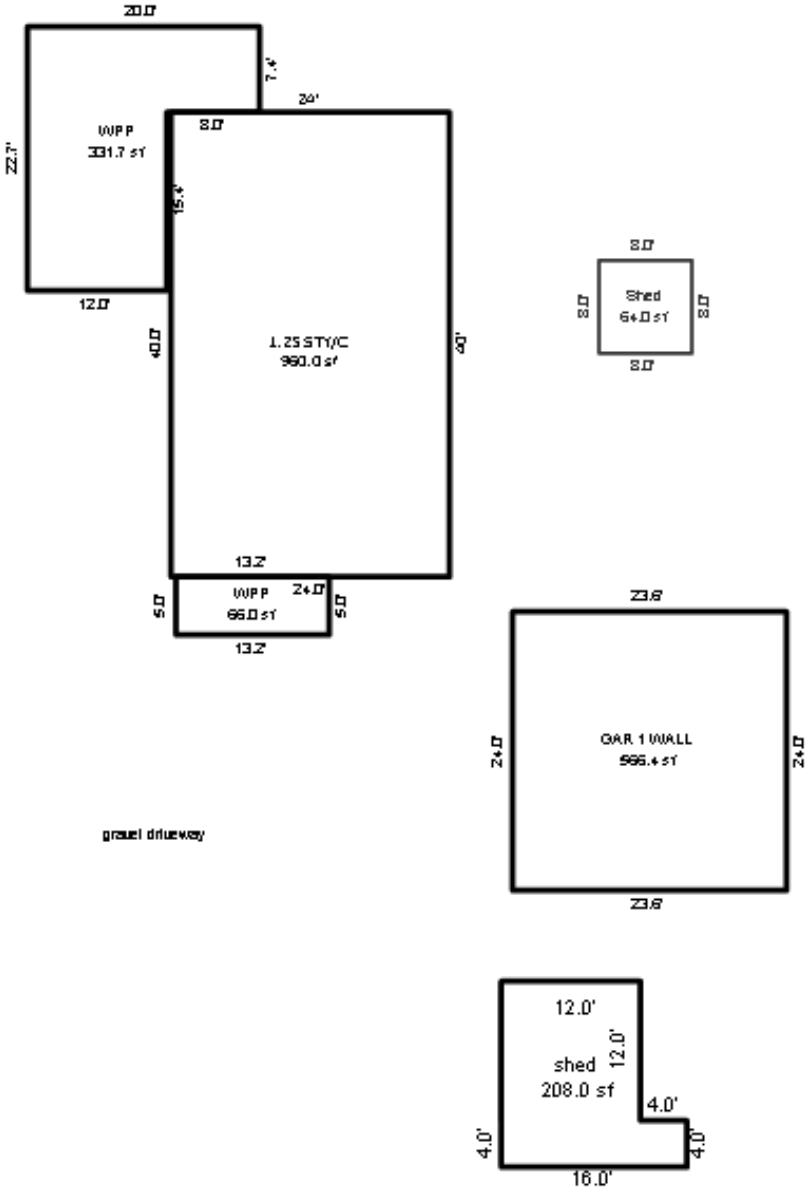
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1883 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/30/1999								
Owner's Name/Address		MAP #:		2024 Est TCV 284,225 TCV/TFA: 236.85								
HOUGHTON CARL O & SANDY 1883 S SEELEY ROAD CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE								
Tax Description		Public Improvements		* Factors *								
SEC 7 T22N R8W BEG 01 DEG 11'W 417.42 FT FROM SW COR SEC 7 TH N 01 DEG 11'W 325.06 FT, S 41 DEG 27'54"E 204.28 FT, S 36 DEG 47'20"W 214.66 FT TO POB. .49A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Electric Gas Curb Street Lights Standard Utilities Underground Utils.		<Site Value A> GROUP A SITE50K		204 Actual Front Feet, 0.49 Total Acres		50000 100		Total Est. Land Value =		50,000
SPLIT FROM 010-80 FOR 97 NEW HOME 4 97		Topography of Site		Land Improvement Cost Estimates		Description		Rate	Size	% Good	Cash Value	
		Level		Wood Frame		Wood Frame		24.58	208	50	2,556	
		X Rolling		Sewer		Total Estimated Land Improvements True Cash Value =		35.08	64	50	1,122	
		X Low		Waterfront								3,678
		X High		Ravine								
		X Landscaped		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		SEASONAL RD		2024	25,000	117,100	142,100			54,597C		
		Who When What		2023	25,000	111,700	136,700			51,998C		
		TPC 12/27/2017 INSPECTED		2022	22,500	100,700	123,200			49,522C		
		TPC 04/18/2016 INSPECTED		2021	22,500	84,600	107,100			47,940C		
		TPC 10/03/2011 INSPECTED										

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 331 68	Type WPP WPP	Year Built: ? Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 566 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,200 Total Base New : 197,386 Total Depr Cost: 157,909 Estimated T.C.V: 230,547		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled			Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord Min		Condition: Average		
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Lg X Ord Small		Room List		Doors Solid X H.C.		
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 960 Total: 149,329 119,463		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,181 Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 100 Feet 1 5,808 4,646 Porches WPP 331 5,577 4,462 WPP 68 2,494 1,995 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 566 24,525 19,620 Door Opener 1 547 438 Built-Ins Appliance Allow. 1 2,766 2,213 Totals: 197,386 157,909				
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Notes: ECF (4086 ROUND LAKE) 1.460 => TCV: 230,547					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Metal																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDYKE JAMES A ETAL	EATON VALLEY PARTNERS INC	22,000	05/10/2021	WD	21-NOT USED/OTHER	2021-01809	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
EATON VALLEY PARTNERS INC 6380 ALPINE DR ANNANDALE VA 22003	MAP #:					
	2024 Est TCV 34,050 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4086.4086 ROUND LAKE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 7 T22N R8W BEG N 286 FT & E 112 FT FROM SW COR SEC 7 TH N 39 DEG 56'45"E 264.26 FT, S 48 DEG E 227.88 FT, S 40 DEG 09'32"W 264.03 FT, N 48 DEG 02'55"W 39.89 FT, S 40 DEG 09'32"W 112.15 FT, N 38 DEG 31'10"W 160.10 FT, N 25 DEG 43'36"W 94.77 FT, N 89 DEG 56'11"E 74.09 FT TO POB.	X		Dirt Road	227.00	352.41	1.0000	1.0000	150	100	34,050
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			227 Actual Front Feet, 1.84 Total Acres						Total Est. Land Value =	34,050

Comments/Influences  
ADJACENT FLOATING BOG

ADJACENT FLOATING BOG



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Who	When	What
		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
		TPC 04/30/2021 INSPECTED
		TPC 12/27/2017 INSPECTED
		TPC 04/18/2016 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	17,000	0	17,000			14,812C
2023	17,000	0	17,000			14,107C
2022	14,200	0	14,200			13,436C
2021	14,200	0	14,200			13,007C

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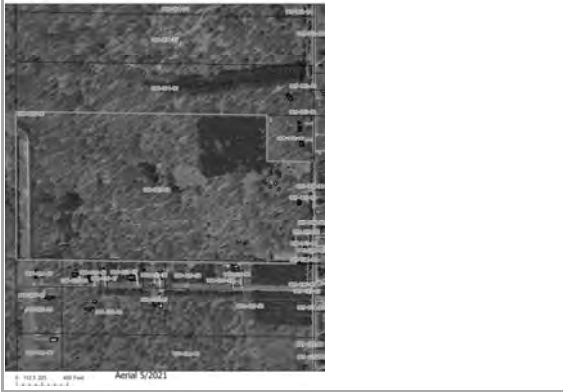
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 45 Floor Area: 0 Total Base New : 0 Total Depr Cost: 0 Estimated T.C.V: 0								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.460								
Yr Built 1944		Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Bsmnt Garage:						
Condition: Unsound		Trim & Decoration		No Heating/Cooling			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Storage Area: Roof:					
Room List		Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			E.C.F. X 1.460		Cls CD Blt 1944		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Building Areas			Totals:		0 0			
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. Ord. Min			Other Additions/Adjustments								
(2) Windows		(7) Excavation		No. of Elec. Outlets			Notes:								
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many Ave. Few			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			ECF (4086 ROUND LAKE) 1.460 => TCV:		0 0			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing											
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney:		Joists: Unsupported Len: Cntr.Sup:													

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER CALVIN & HELMER TR	HELMER CLAVIN & TRACI &	1	03/01/2015	QC	21-NOT USED/OTHER	2015-00892	DEED	0.0
HELMER BRIAN	HELMER CALVIN & HELMER TR	1	01/28/2015	QC	21-NOT USED/OTHER	2015-00379	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1394 S LACHANCE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
HELMER BRIAN & HELMER CLAVIN & HELMER TRACI 1394 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 271,286 TCV/TFA: 192.40					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 8 T22N R8W (10*1999) S 1/2 OF NE 1/4 EXC E 417.5 FT OF N 417.5 FT THOF & EXC S 16 RDS OF E 10 RDSTHOF. 74.9985A.	X	Dirt Road		Residentia 66 - 120	\$2800	74.72 Acres	2800	100		209,230
		Gravel Road		Residentia ROW @ ZERO		0.28 Acres	0	100		0
		Paved Road		75.00 Total Acres		Total Est. Land Value =				209,230
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Fencing: Wd, Split, 2 Rail	15.53	352	0	0		
		Sewer		D/W/P: 3.5 Concrete	6.16	160	0	0		
	X	Electric		Wood Frame	20.08	528	50	5,301		
		Gas		Wood Frame	20.08	816	50	8,192		
		Curb		Residential Local Cost Land Improvements						
		Street Lights		Description	Rate	Size	% Good	Cash Value		
		Standard Utilities		LAND IMPROVE 10000	10,000.00	1	100	10,000		
		Underground Utils.		Total Estimated Land Improvements True Cash Value =						23,493



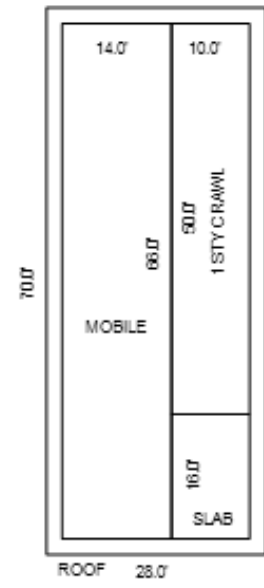
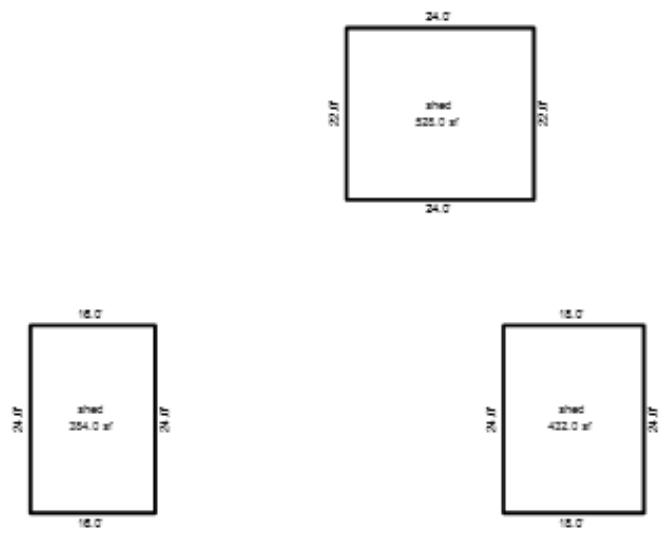
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	104,600	31,000	135,600			55,905C
X Rolling	2023	89,700	32,300	122,000			53,243C
Low	2022	74,700	28,000	102,700			50,708C
High	2021	74,700	26,100	100,800			49,089C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Missaukee, Michigan

\*\*\* 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 1960	Type Roof Cover Onl	Year Built: ? 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: 600 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior														
Building Style: HUD			Drywall Paneled		Plaster Wood T&G											
Yr Built 1977		Remodeled 0		Trim & Decoration												
Condition: Average			Ex	X	Ord		Min									
Room List		Size of Closets														
			Lg	X	Ord		Small									
Basement 1st Floor 2nd Floor Bedrooms		Doors			Solid	X	H.C.	Central Air Wood Furnace								
(1) Exterior		(5) Floors														
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:					(12) Electric									
Insulation		0 Amps Service														
(2) Windows		No./Qual. of Fixtures														
Many Avg. Few		X Ex.			Ord.		Min									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		No. of Elec. Outlets														
X		Many		X	Ave.		Few									
(3) Roof		(13) Plumbing														
Gable Hip Flat		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
X		1														
Asphalt Shingle		(14) Water/Sewer														
Chimney: Brick		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Joists: Unsupported Len: Cntr.Sup:														
		Cost Est. for Res. Bldg: 1 Mobile Home HUD														
		(11) Heating System: Forced Warm Air														
		Ground Area = 1410 SF Floor Area = 1410 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35														
		Building Areas														
		Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost				
		Main Home		Ribbed		Metal		910								
		Addition		Siding		Crawl		500								
		Total:		80,673		28,236										
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s)		1		859		301								
		Water/Sewer														
		1000 Gal Septic		1		4,550		1,592								
		Water Well, 100 Feet		1		5,640		1,974								
		Garages														
		Class: CD Exterior: Pole (Unfinished)														
		Base Cost		600		15,276		5,347								
		Block Foundation		144		1,961		686								
		Built-Ins														
		Appliance Allow.		1		1,934		677								
		Deck														
		w/Roof (Roof portion)		1960		26,832		9,391								
		Totals:		137,725		48,204										
		Notes:														
		ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:														

\*\*\* 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.
GALLOUP GAIL	GALLOUP LORI ANN	0	08/18/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
HELMER AUDREY L	GALLOUP GAIL M	0	01/30/2012	AFF	07-DEATH CERTIFICATE	2014-02477	PROPERTY TRANSFER	0.0
HELMER BRIAN & MARION H&W	GALLOUP GAIL & HELMER AUD	0	12/31/1999	QC	09-FAMILY	330P1328	DEED	100.0

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

1270 S LACHANCE RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 78% 08/18/2014

Owner's Name/Address      MAP #:

GALLOUP LORI ANN      2024 Est TCV 170,823 TCV/TFA: 76.26

GALLOUP LORI ANN      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

1270 S LACHANCE RD      Public Improvements      \* Factors \*

LAKE CITY MI 49651      Description      Frontage      Depth      Front      Depth      Rate %Adj.      Reason      Value

Tax Description      X      Dirt Road      417.50      417.50      0.8319      1.0108      90      100      31,597

SEC 8 T22N R8W N 417.5 FT OF E 417.5 FT OF S 1/2 OF NE 1/4 4.0015A M/L.      X      Gravel Road      418 Actual Front Feet, 4.00 Total Acres      Total Est. Land Value =      31,597

2014 COMBINED WITH 009-008-001-95      X      Paved Road      Land Improvement Cost Estimates

2014 ASSESSMENT & FORMERLY DESCRIBED AS      Description      Rate      Size % Good      Cash Value

SEC 8 T22N R8W N 330 FT OF E 417 FT OF S 1/2 OF NE 1/4.3.1629A.      X      Sidewalk      Wood Frame      24.00      144      50      1,728

Comments/Influences      Sewer      Total Estimated Land Improvements True Cash Value =      1,728

2015 COMBINED WITH 009-008-001-95      X      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.

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

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

Who      When      What      2024      15,800      69,600      85,400                44,563C

TPC 12/27/2017 INSPECTED      2023      12,300      65,000      77,300                42,441C

TPC 08/18/2014 INSPECTED      2022      10,400      55,500      65,900                40,420C

TPC 09/25/2012 INSPECTED      2021      8,400      51,900      60,300                39,129C

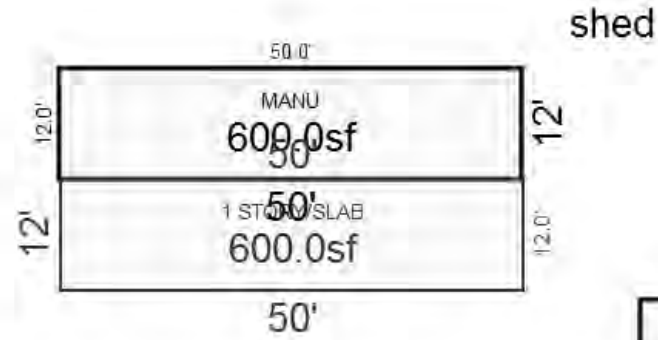
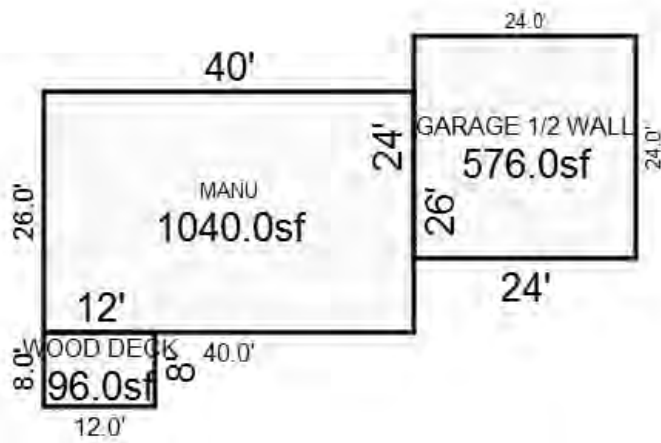


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 96	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 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		Forced Air w/o Ducts Forced Air w/ Ducts 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		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min				
Building Style: BOCA/STATE		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg	Ord	X	Small	Room List				
Yr Built 1993	Remodeled 0	Ex	Ord	X	Min	Doors		Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(1) Exterior				
Condition: Average		Size of Closets		Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.		Few	(2) Windows		
Room List		Doors		Solid			X	H.C.	(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		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Insulation			(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes:		
(2) Windows		Many Avg. Few	Large Avg. Small	X	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 (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		
(3) Roof		X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		112,952		Totals:			
Chimney: Metal		Totals:		151,818		121,454		1,934		1,547		1,934		1,547		121,454		112,952	

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



Sketch by Apex Sketch

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G																															
Yr Built 1972		Remodeled 0		Trim & Decoration																																
Condition: Average		Ex	X	Ord		Min																														
Room List		Size of Closets		Central Air Wood Furnace																																
	Basement 1st Floor 2nd Floor Bedrooms	Lg		Ord	X	Small																														
(1) Exterior		(5) Floors		(12) Electric																																
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		100 Amps Service																																
Insulation		No./Qual. of Fixtures		No. of Elec. Outlets																																
(2) Windows		Ex.	X	Ord.		Min																														
X	Many Avg. Few	X	Large Avg. Small	Many			X	Ave.		Few																										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings		(13) Plumbing																																
Basement: 0 S.F. Crawl: 0 S.F. Slab: 600 S.F. Height to Joists: 0.0		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																
(3) Roof		(8) Basement		(14) Water/Sewer																																
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																													
X	Asphalt Shingle Metal	(9) Basement Finish		Lump Sum Items:																																
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																																
Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Comp.Shingle</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Slab</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>64,557</td> <td>22,595</td> </tr> </tbody> </table> Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 74 798 279 Plumbing Average Fixture(s) 1 748 262 Water/Sewer 1000 Gal Septic 1 4,263 1,492 Water Well, 50 Feet 1 2,498 874 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 400 13,164 4,607 Built-Ins Appliance Allow. 1 1,638 573 Totals: 87,666 30,682													Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Comp.Shingle	600			Addition	Siding	Slab	600			Total:				64,557	22,595
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																															
Main Home	Ribbed	Comp.Shingle	600																																	
Addition	Siding	Slab	600																																	
Total:				64,557	22,595																															
Notes: 1270 S LA CHANCE RD ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 24,546																																				

\*\*\* 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: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
1468 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/20/1994									
HELMER BRIAN & CALVIN 1468 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 48,933 TCV/TFA: 67.96							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 8 T22N R8W S 16 RDS OF E 10 RDS OF S 1/2 OF NE 1/4. 1 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
1970 HOLLY PARK		Gravel Road		A 200' @ 90/FF	264.00	165.00	0.9329	0.8014	90	100	17,765
		Paved Road		264 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		17,765	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 4in Ren. Conc.	7.35	480	0	0			
		Sewer		Metal Prefab	18.36	70	45	578			
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 1000	1,000.00	1	95	950			
		Street Lights		Total Estimated Land Improvements True Cash Value =				1,528			
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	8,900	15,600	24,500		13,942C	
		TPC 09/17/2018	INSPECTED		2023	6,900	16,900	23,800		13,279C	
		TPC 12/27/2017	INSPECTED		2022	6,600	14,100	20,700		12,647C	
		TPC 10/03/2011	INSPECTED		2021	5,300	12,800	18,100		12,243C	

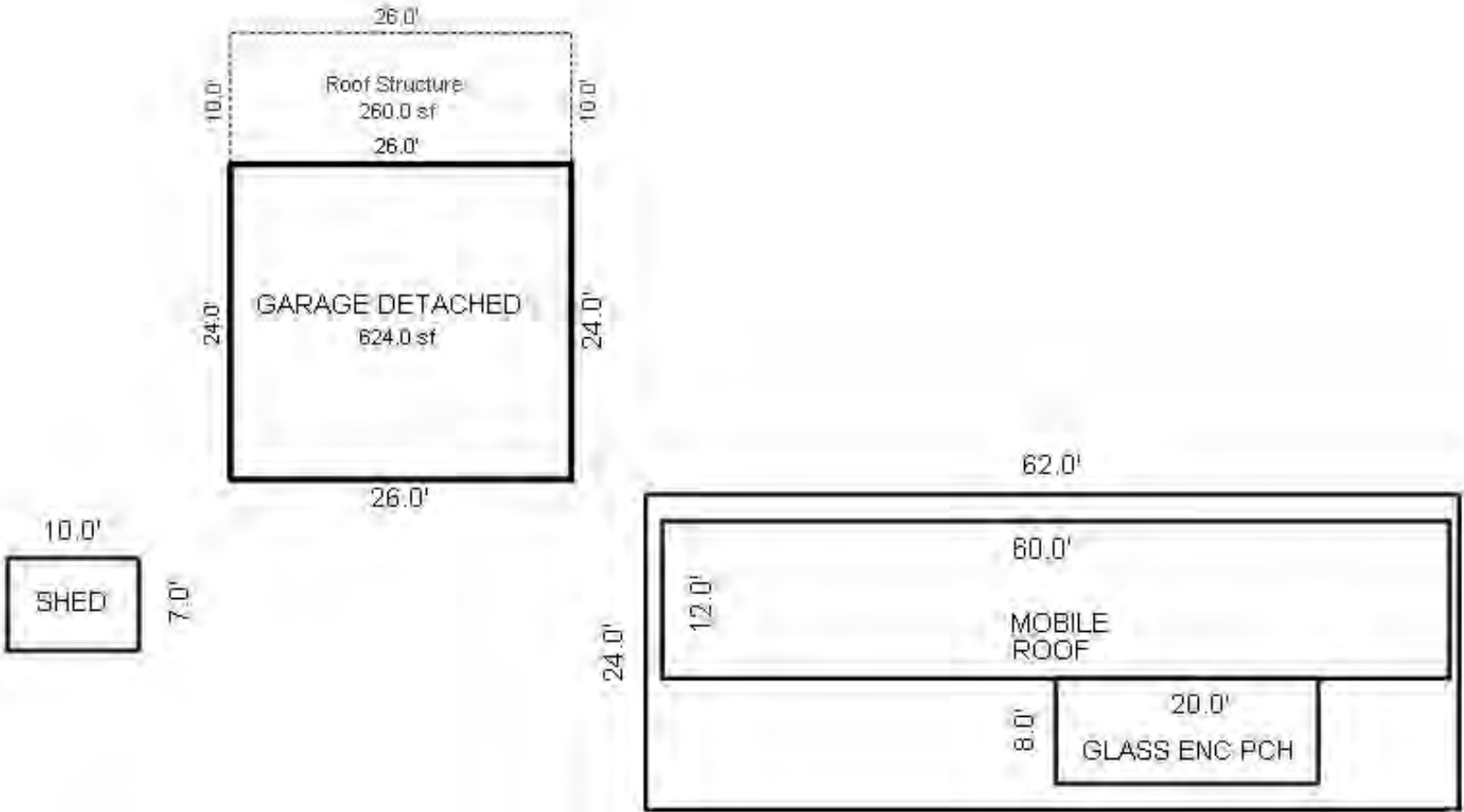


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 1488 260	Type CSEP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: 1970 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	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Fair Effec. Age: 40 Floor Area: Total Base New : 105,858 Total Depr Cost: 37,050 Estimated T.C.V: 29,640			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures X Ex.      Ord.      Min			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 720 SF    Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Cls Fair    Blt 1970			
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets Many   X   Ave.      Few			Type            Ext. Walls    Roof/Fnd.            Size            Cost New    Depr. Cost						
Condition: Average		Size of Closets		Lg   X   Ord      Small			(13) Plumbing			Main Home    Ribbed            Metal            720			Total:            40,988            14,346			
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s)            1            859            301 Water/Sewer 1000 Gal Septic            1            4,550            1,592 Water Well, 100 Feet            1            5,640            1,974 Porches CSEP (1 Story)            160            4,878            1,707 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost            624            20,923            7,323 Block Foundation            144            1,961            686 Built-Ins Appliance Allow.            1            1,934            677 Deck w/Roof (Roof portion)            1488            20,371            7,130 w/Roof (Roof portion)            260            3,754            1,314 Totals:            105,858            37,050						
(1) Exterior		(5) Floors		Kitchen: Other: Other:			(14) Water/Sewer			Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCv:						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(2) Windows		(7) Excavation		(8) Basement			Lump Sum Items:									
X	Many Avg.      X      Large Few      Avg.      Small			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support												
(3) Roof		Recreation    SF Living            SF Walkout Doors (B) No Floor        SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle															
Chimney: Metal																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAHON JEROME P & ALICE F	MAHON JASON M & JENIFER M	30,000	11/26/2012	WD	09-FAMILY	2012-03818	PROPERTY TRANSFER	100.0
MAHON JAMES J JR & JEROME	MAHON JEROME P & ALICE F	0	10/01/2007	QC	21-NOT USED/OTHER	2008/1391	DEED	50.0

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

1204 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
--------------------	------------------------------------	--	--	--	--	--

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

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

MAHON JASON M & JENIFER M 28924 E W HEDKE COURT GILBRALTAR MI 48173	2024 Est TCV 161,052 TCV/TFA: 126.61
---	--------------------------------------

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
---	----------	--------	--	--	--	--	--

Public Improvements			* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

Residentia 18	-29	@\$3000	26.67	Acres	3000	100		80,010
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26.67 Total Acres Total Est. Land Value =								80,010
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Tax Description	X	Improved	Vacant
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. SEC 8 T22N R8W S 1/3 OF N 1/2 OF NE 1/4. 26.6667A.	X	Dirt Road	
--	---	-----------	--

Comments/Influences	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
-------------	---

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

2024	40,000	40,500	80,500			49,605C
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2023	34,700	39,200	73,900			47,243C
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2022	26,700	36,400	63,100			44,994C
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2021	24,000	33,600	57,600			43,557C
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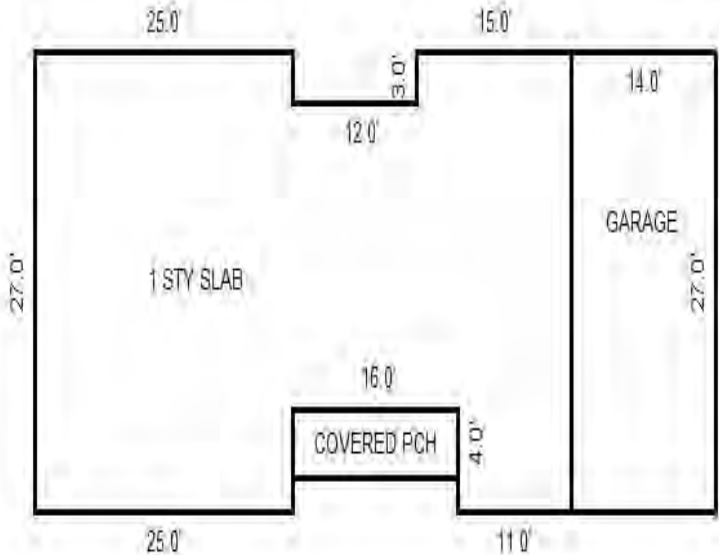


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Type			Year Built: 1952 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 378 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Block	X	Drywall Paneled	X	Plaster Wood T&G							64	CCP	(1 Story)				
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,272 Total Base New : 158,441 Total Depr Cost: 87,142 Estimated T.C.V: 81,042			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1952	Remodeled 1956	Ex	X	Ord		Min	Central Air Wood Furnace											
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D			Blt 1952					
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1272 SF			Floor Area = 1272 SF.					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:			150	Amps Service	Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			Plumbing			1 Story Block Slab 1,272			Total: 127,181 69,949			Other Additions/Adjustments			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1272 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 995 547			Water/Sewer			
(2) Windows		(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Porches			1000 Gal Septic 1 4,141 2,278			Water Well, 100 Feet 1 5,506 3,028			
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish			14) Water/Sewer			CCP (1 Story) 64 1,542 848			Garages			Class: D Exterior: Block Foundation: 42 Inch (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 1,638 901			Fireplaces			Base Cost 378 16,008 8,804				
(3) Roof		(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Interior 1 Story 1 4,129 2,271			Built-Ins			Common Wall: 1 Wall 1 -2,699 -1,484			
X	Gable Hip Flat	Gambrel Mansard Shed							Notes:			Totals: 158,441 87,142			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 81,042			
X	Asphalt Shingle																	

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



Sketch by Alex 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SORG CRAIG M	MAHON JASON M & JENNIFER	50,000	02/11/2011	WD	09-FAMILY	2011-471WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MAHON JASON M & JENNIFER 28924 E HEDKE COURT GILBRALTAR MI 48173	MAP #:					
	2024 Est TCV 80,100					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 439 X 2649					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 18	-29 @\$3000	26.70 Acres	3000	100	80,100
			26.70 Total Acres Total Est. Land Value = 80,100					

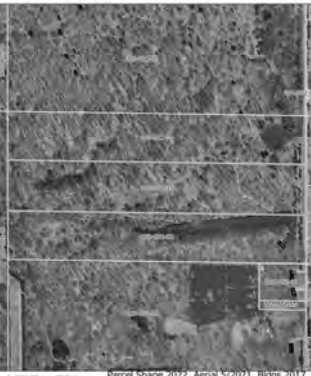
Tax Description  
. SEC 8 T22N R8W S 1/2 OF N 2/3 OF N1/2 OF NE1/4. 26.6666A.

Comments/Influences

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

Topography of Site

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	40,100	0	40,100			25,698C
		TPC 04/30/2021 INSPECTED	2023	34,700	0	34,700			24,475C
		TPC 12/27/2017 INSPECTED	2022	26,700	0	26,700			23,310C
		TPC 08/10/2015 INSPECTED	2021	24,000	0	24,000			22,566C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SORG CRAIG M	MAHON JASON M & JENNIFER	50,000	02/11/2011	WD	03-ARM'S LENGTH	2011-471	PROPERTY TRANSFER	100.0
SORG ERIC A	SORG CRAIG M & LISA M	8,000	08/19/2005	QC	09-FAMILY	05-0/4508	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MAHON JASON M & JENNIFER 28924 E HEDKE COURT GILBRALTAR MI 48173	2024 Est TCV 80,010					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 18	-29	@\$3000	26.67	Acres	3000	100	80,010
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26.67 Total Acres						Total Est. Land Value =	80,010
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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. SEC 8 T22N R8W N 1/3 OF N 1/2 OF NE 1/4. 26.6667A.
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Comments/Influences
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	X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain
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Topography of Site
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	0	40,000			25,698C
2023	34,700	0	34,700			24,475C
2022	26,700	0	26,700			23,310C
2021	24,000	0	24,000			22,566C

Who	When	What
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TPC 12/27/2017 INSPECTED	2023	34,700
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TPC 08/10/2015 INSPECTED	2022	26,700
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	2021	24,000
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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.
		100,000	01/01/2000	WD	33-TO BE DETERMINED	334:951	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10630 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	07/06/2005	20050213	Complete

Owner's Name/Address	MAP #:
MUNN GORDON & SHARON 36334 MORAVIAN CLINTON TOWNSHIP MI 48035	2024 Est TCV 367,909 TCV/TFA: 252.68

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 66 - 120	\$2800	80.00 Acres	2800	100		224,000
			80.00 Total Acres Total Est. Land Value =						224,000

Tax Description	X	Comments/Influences	Land Improvement Cost Estimates				
. SEC 8 T22N R8W E 1/2 OF NW 1/4. 80 A.			Description	Rate	Size % Good	Cash Value	
586-791-4151			Wood Frame	21.56	240 89	4,605	
			Total Estimated Land Improvements True Cash Value =				4,605

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

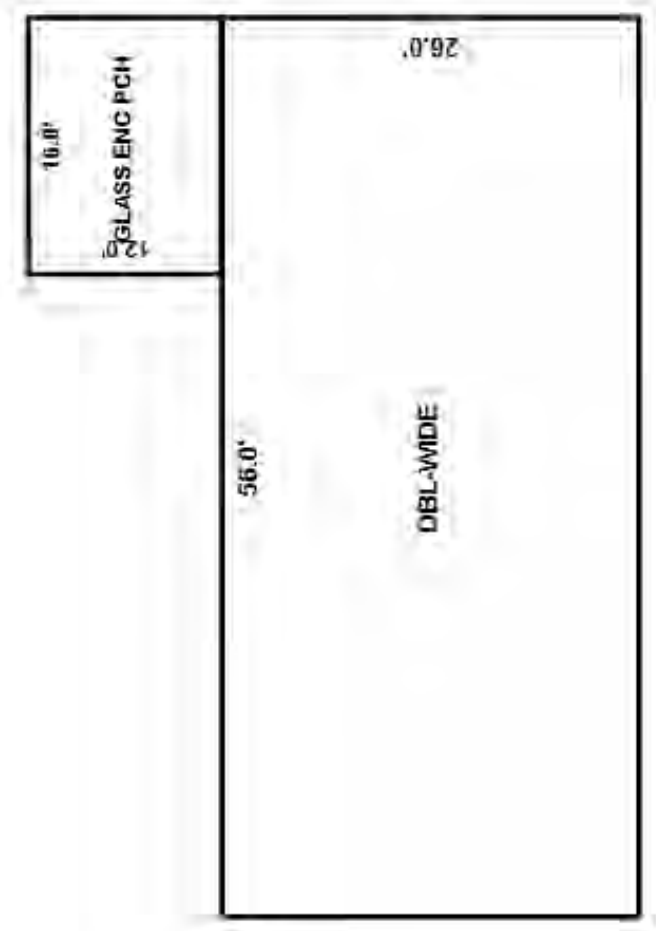
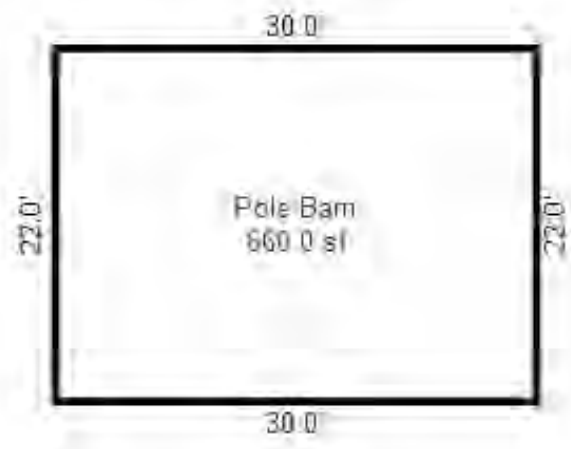


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	112,000	72,000	184,000			100,245C
		TPC 05/06/2018 INSPECTED	2023	96,000	62,500	158,500			95,472C
		TPC 12/27/2017 INSPECTED	2022	80,000	54,800	134,800			90,926C
			2021	80,000	48,900	128,900			88,022C

\*\*\* 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 1 Wood Stove Direct-Vented Ga	Area 192	Type WGEP (1 Story)	Year Built: ? Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 15 Floor Area: 1,456 Total Base New : 217,727 Total Depr Cost: 185,739 Estimated T.C.V: 139,304		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:													
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 2000													
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1456 SF		Floor Area = 1456 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85													
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1 Story		Siding		Crawl Space		1,456		Total:		163,104		138,639	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		1,045							
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3 Fixture Bath			Water/Sewer		3 Fixture Bath		1		3,860		3,281									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Water/Sewer			1000 Gal Septic		Water Well, 100 Feet		1		4,550		3,867									
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Porches		WGEP (1 Story)		192		13,427		12,084		*						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			2 Fixture Bath			Softener, Auto		1		1,230		1,045								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Manual			Solar Water Heat			No Plumbing		Extra Toilet		1		5,640		4,794									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Sink			Separate Shower			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			1			1000 Gal Septic			2000 Gal Septic		Lump Sum Items:									
Chimney:																											
Notes: 56X26 CENTURY MHD														E.C.F. (416 RURAL METES & BOUNDS) 0.750 => TC		V: 139,304											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORRION JULIAN L & RITA	CORRION ROBERT R & RHEA	0	04/04/2021	AFF	09-FAMILY	2021-00839	PROPERTY TRANSFER	0.0
CORRION ROBERT R	CORRION JULIAN L	20,000	02/26/2021	QC	09-FAMILY	2021-01003	PROPERTY TRANSFER	0.0
CORRION ROBERT R & RHEA B	CORRION ROBERT R	0	02/26/2021	QC	09-FAMILY	2021-01002	PROPERTY TRANSFER	0.0
CORRION ROBERT R & RHEA B	CORRION JULIAN L & RITA F	20,000	11/28/2020	QC	09-FAMILY	2020-03652	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status			
W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
	2024 Est TCV 224,000								
	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value			
		Residentia 66 - 120	\$2800	80.00 Acres	2800 100	224,000			
		80.00 Total Acres Total Est. Land Value =				224,000			
Tax Description	X	Dirt Road							
. SEC 8 T22N R8W W 1/2 OF NW 1/4. 80 A.		Gravel Road							
Comments/Influences	X	Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
	Underground Utils.								
		Topography of Site							
	X	Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	112,000	0	112,000	28,082C
		TPC 12/27/2017 INSPECTED			2023	96,000	0	96,000	26,745C
					2022	80,000	0	80,000	25,472C
					2021	80,000	0	80,000	24,659C



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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.
MAHON JEROME P SR & ALICE	MAHON JEROME P SR & ALICE	0	02/20/2017	QC	09-FAMILY	2017-00601	PROPERTY TRANSFER	0.0

Property Address: W ROUND LAKE RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: MAHON JEROME P SR & ALICE F  
 15828 CULPEPPER  
 ROCKWOOD MI 48173  
 2024 Est TCV 224,000

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value

. SEC 8 T22N R8W N 1/2 OF SW 1/4. 80 A. X  
 Comments/Influences: X  
 Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

Topography of Site  
 X Level 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
2024	112,000	0	112,000			28,082C
2023	96,000	0	96,000			26,745C
2022	80,000	0	80,000			25,472C
2021	80,000	0	80,000			24,659C



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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.
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	0	03/23/2023	WD	21-NOT USED/OTHER	2023-01640	DEED	0.0
LEZMAN SCOTT	LEZMAN PROPERTIES LLC	1	06/15/2021	WD	09-FAMILY	2021-02155	PROPERTY TRANSFER	0.0
THOMAS BERNARD JR & ELAIN	LEZMAN SCOTT	149,000	08/31/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02531	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 01/01/2024 Qual. Fr. PA 42					
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Owner's Name/Address	MAP #:
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LEZMAN PROPERTIES LLC 3650 38TH ST HAMILTON MI 49419	2024 Est TCV 61,110
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia INFERIOR@	\$1400	43.65 Acres	1400	100				61,110
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		43.65 Total Acres	Total Est. Land Value =					61,110
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Tax Description	X	Dirt Road
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SEC 8 T22N R8W (0*1999) BEG AT SW COR TH N 0 DEG 58'04"W 1323.09FT, S 89 DEG 41'29"E 1326.91 FT, S 01 DEG 01'18"E 1316.54 FT, S 0 DEG 09'20"W 148.65 FT, N 87 DEG 29'10"W 1329.35 FT, N 0 DEG 20'23"E 76.62 FT TO POB. 43.65A		Gravel Road
		Paved Road
		Storm Sewer
		Sidewalk
		Water
		Sewer
		Electric
		Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.

Comments/Influences
---------------------

99 SPLIT 40 AC. TO 008-50 ALSO COMBO OF 3.43 AC FROM 017-003
---

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

Level
-------

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

X Low
-------

X High
--------

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

X Swamp
---------

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

Pond
------

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

Ravine
--------

X 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
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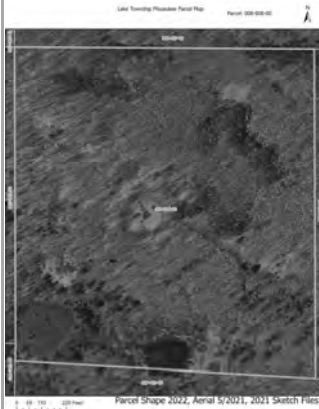
			2024	30,600	0	30,600			28,885C
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TPC 04/30/2021 INSPECTED			2023	30,600	0	30,600			27,510C
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TPC 12/27/2017 INSPECTED			2022	26,200	0	26,200			26,200S
--------------------------	--	--	------	--------	---	--------	--	--	---------

TPC 05/02/2016 INSPECTED			2021	26,200	0	26,200			26,200S
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Missaukee, Michigan



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON MICHAEL J	THOMPSON JAMY & STINE SCO	70,000	07/13/2018	WD	09-FAMILY	2018-02292	PROPERTY TRANSFER	100.0
		46,500	07/01/1999	WD	33-TO BE DETERMINED	329:932	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/17/2000	20000046	Complete

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
THOMPSON JAMY & STINE SCOTT 1418 E SHOREWOOD DR MUSKEGON MI 49441		81,382	0.00

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 8 T22N R8W (0*1999) BEG AT S 1/4 COR TH S 0 DEG 01'38"E 200.71 FT, N 87 DEG 29'10"W 1329.81 FT, N 0 DEG 09'20"E 148.65 FT, N 01 DEG 01' 18"W 1316.54 FT, N 89 DEG 41'29"E 1326.91 FT, S 01 DEG 04'33"E 1309.98 FT TO POB. 45.65A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		Residentia INFERIOR@	\$1400	45.65 Acres	1400	100		63,910
				45.65 Total Acres			Total Est. Land Value =		63,910	

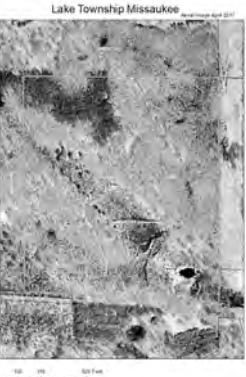
Comments/Influences  
231-788-3676  
ADD CABIN FOR 02..WILL PROBABLY BE CABIN

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

Topography of Site

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

Who	When	What
TPC	12/27/2017	INSPECTED
TPC	05/02/2016	INSPECTED



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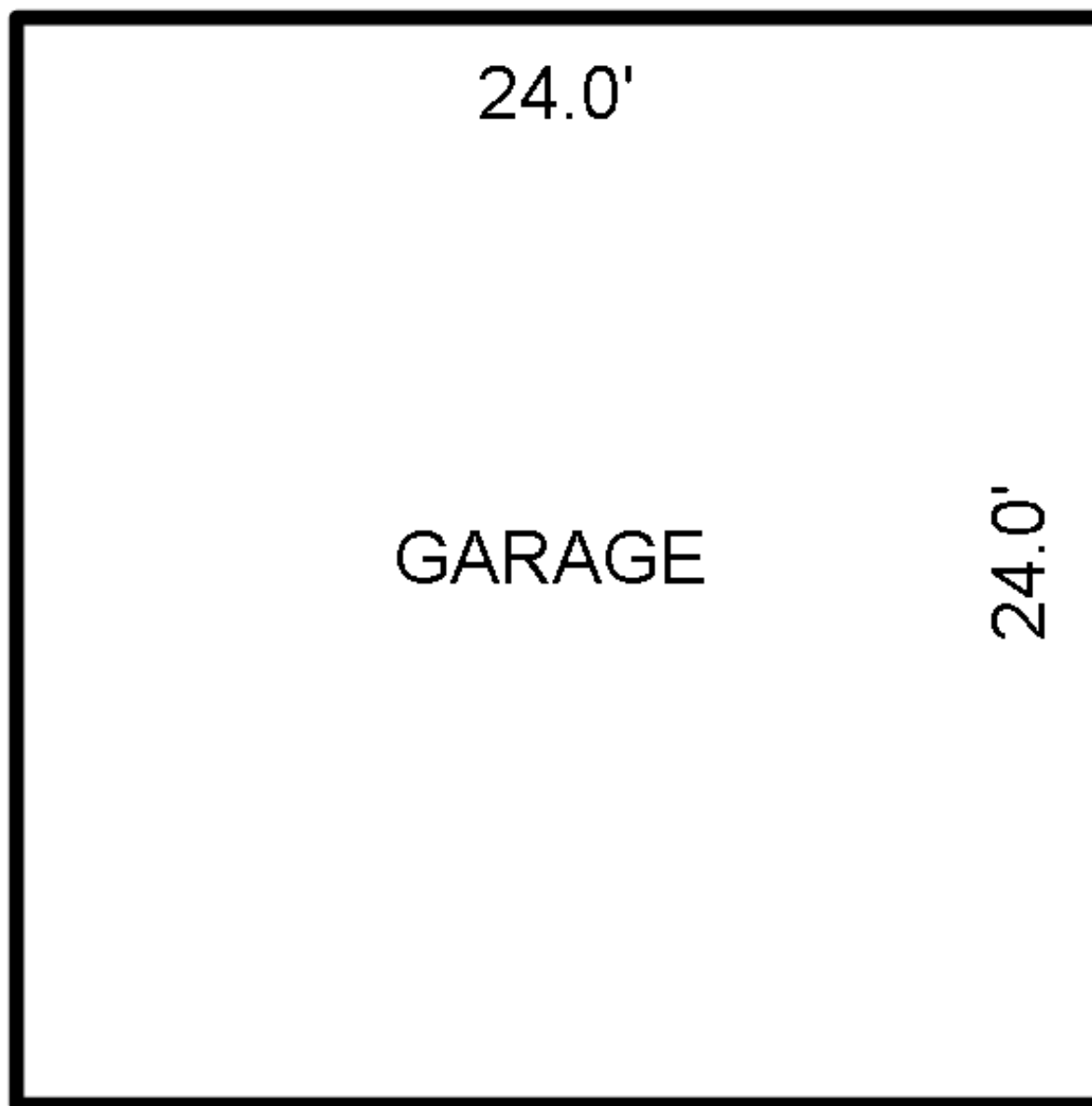
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	32,000	8,700	40,700			38,808C
2023	32,000	8,400	40,400			36,960C
2022	27,400	7,800	35,200			35,200S
2021	27,400	7,100	34,500			34,500S

\*\*\* 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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater				Class: D Effec. Age: 20 Floor Area: 0 Total Base New : 23,484 Total Depr Cost: 18,787 Estimated T.C.V: 17,472						
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built	Remodeled	Trim & Decoration			Central Air Wood Furnace										
2001	0	Ex	X Ord	Min	(12) Electric										
Condition: Average		Size of Closets			0 Amps Service										
		Lg	X Ord	Small	No./Qual. of Fixtures										
Room List		Doors	Solid	X H.C.	Ex. Ord. Min										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			No. of Elec. Outlets										
		Kitchen: Other: Other:			Many Ave. Few										
(1) Exterior		(6) Ceilings			(13) Plumbing										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1										
		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			Lump Sum Items:										
		(10) Floor Support			Chimney: Unsupported Len: Cntr.Sup:										
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
		(3) Roof													
	Gable X Gambrel Hip Mansard Flat Shed														
X	Asphalt Shingle														
Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001 (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 23,484 18,787 Totals: 23,484 18,787 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 17,472															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUNKER SUSAN	BLOOM CHAWNELL	77,500	04/29/2014	WD	03-ARM'S LENGTH	2014-01752	PROPERTY TRANSFER	100.0
		40,000	03/01/1998	WD	33-TO BE DETERMINED	322:37	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1754 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/12/2014					
Owner's Name/Address	MAP #:					
BLOOM CHAWNELL 1754 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 125,897 TCV/TFA: 220.10					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 8 T22N R8W (11*1998) N/2 OF SE/4 OF SE/4 20A.	X	Dirt Road			Residentia PARTOF>10@	\$3000	20.00	Acres	3000	100		60,000
Split on 09/14/2009 into 009-008-009-40;		Gravel Road			20.00 Total Acres Total Est. Land Value =					60,000		
Comments/Influences		Paved Road										
21003731 \$29,900 DOM 507, 10 ACRE SPLIT	X	Storm Sewer										
Split/Comb. on 09/14/2009 completed		Sidewalk										
09/14/2009 RAY ;		Water										
Parent Parcel(s): 009-008-009-00;		Sewer										
Child Parcel(s): 009-008-009-40;		Electric										
-----		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

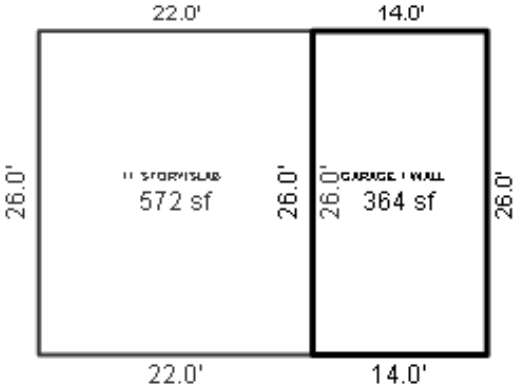
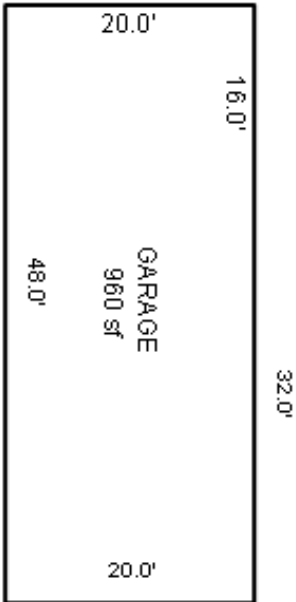
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	30,000	32,900	62,900			49,427C
X Rolling	2023	28,000	31,900	59,900			47,074C
Low	2022	20,000	29,600	49,600			44,833C
High	2021	20,000	27,300	47,300			43,401C
Landscaped							
Swamp							
X Wooded							
X Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018	INSPECTED		2023	28,000	31,900	59,900			47,074C
TPC 12/27/2017	INSPECTED		2022	20,000	29,600	49,600			44,833C
TPC 04/25/2017	INSPECTED		2021	20,000	27,300	47,300			43,401C

\*\*\* 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: 1961 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 364 % Good: 0 Storage Area: 500 No Conc. Floor: 0		
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration												
Building Style: 1+S																		
Yr Built 1961	Remodeled 0	Ex	X	Ord		Min	Size of Closets											
Condition: Average		Lg		Ord	X	Small												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		50 Amps Service										
(1) Exterior						No./Qual. of Fixtures		Ex. Ord. X Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets		Many Ave. X Few		(13) Plumbing										
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 572 S.F. Height to Joists: 0.0		(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney: Block																		
Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 572 SF Floor Area = 572 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1+ Story Block Slab 572 Total: 69,255 38,090 Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 547 Water/Sewer 1000 Gal Septic 1 4,141 2,278 Water Well, 50 Feet 1 2,498 1,374 Garages Class: D Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 364 15,677 8,622 Storage Over Garage 500 5,140 2,827 Common Wall: 1 Wall 1 -2,699 -1,484 Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 960 27,216 14,969 Built-Ins Appliance Allow. 1 1,638 901 Fireplaces Exterior 1 Story 1 4,969 2,733 Totals: 128,830 70,857										E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:						
Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:										65,897								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELLA ROSE CENTER LLC	EXCELSIOR USA CONSULTING	325,000	01/04/2023	CD	11-FROM LENDING INSTITUT	2023-00083	PROPERTY TRANSFER	100.0
NEDERHOOD JOEL	BELLA ROSE CENTER LLC	1	06/01/2011	QC	21-NOT USED/OTHER	2011-01887	PROPERTY TRANSFER	100.0
BUNKER SUSAN	NEDERHOOD JOEL (NO MARITA	49,500	02/02/2009	WD	32-SPLIT VACANT	2009/413	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1900 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	09/23/2010	20100557	100%
	P.R.E. 0%		Commercial	08/20/2010	20100479	100%
Owner's Name/Address	MAP #:					
EXCELSIOR USA CONSULTING LLC 9062 WEST OAK LN LAKE CITY MI 49651	2024 Est TCV 333,540 TCV/TFA: 32.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 8 T22N R8W (11*1998) S/2 OF SE/4 OF SE/4 20A. Split on 09/14/2009 from 009-008-009-00; Comments/Influences			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 18 -29 @\$3000	19.50	Acres	3000	100				58,509
			Residentia ROW @ ZERO	0.50	Acres	0	100				0
			20.00 Total Acres			Total Est. Land Value =					58,509

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
2023 AIRBNB RESIDENTIAL RENTAL 2023 THE THOMPSON CENTER IN LAKE CITY, MICHIGAN, IS A LARGE REHABILITATION CENTER THAT HAS BEEN TRANSFORMED INTO A VACATION RENTAL. IT'S AN EXCITING PLACE TO HOST FAMILY AND FRIENDS GET-TOGETHERS. THE PROPERTY FEATURES A POOL AND OFFERS A COMFORTABLE SPACE FOR GATHERINGS.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value		
		Electric	Wood Frame	21.16	160	50	1,693		
		Gas	Commercial Local Cost Land Improvements						
		Curb	Description	Rate	Size	% Good	Arch	Mult	Cash Value
		Street Lights	PAVING	0.40	18000	95	100		6,840
		Standard Utilities	CONCRETE	0.40	1250	95	100		475
		Underground Utils.	Outdoor Lighting	590.00	2	95	100		1,121

Tax Description	X	Topography of Site	Ad-Hoc Unit-In-Place Items					
			Description	Rate	Size	% Good	Cash Value	
			/CI16/SUBDC/RESSI/STRI/CONC7A	16.52	200	100	3,304	
			Total Estimated Land Improvements True Cash Value =					13,433

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	29,300	137,500	166,800			166,800S
		Low							
		High	2023	25,400	165,000	190,400			190,400S
		Landscaped							
		Swamp	2022	20,000	455,400	475,400			475,400S
		Wooded	2021	24,000	851,100	875,100			712,219C
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/12/2023	INSPECTED		2023	25,400	165,000	190,400			190,400S
TPC 08/24/2022	INSPECTED		2022	20,000	455,400	475,400			475,400S
TPC 04/30/2021	INSPECTED		2021	24,000	851,100	875,100			712,219C

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

Desc. of Bldg/Section: REHABILITATION CENTER  
 Calculator Occupancy: Fitness Centers

Class: D  
 Floor Area: 10,270  
 Gross Bldg Area: 10,270  
 Stories Above Grd: 1  
 Average Sty Hght : 12  
 Bsmnt Wall Hght

Depr. Table : 3%  
 Effective Age : 15  
 Physical %Good: 63  
 Func. %Good : 70  
 Economic %Good: 100

2011 Year Built Remodeled

10 Overall Bldg Height

Comments:  
 FOR SALE BY COURT APPOINTED RECEIVER. 10 270 +/- SQUARE FOOT VACANT SINGLE STORY RETAIL REHABILITATION CENTER ON 20 +/- ACRES THAT WAS BUILT IN 2011.

Construction Cost					
High	Above Ave.	X	Ave.		Low
**	**			**	**
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Package Heating & Cooling 100					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 10270					
Ave. Perimeter: 449					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1: 550					
Type #1: Open (No Rates)					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D Quality: Average  
 Stories: 1 Story Height: 12 Perimeter: 449  
 Overall Building Height: 10

Base Rate for Upper Floors = 103.75  
 Mezzanine 1 Open Base Rate = 33.27

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.12 100%  
 Adjusted Square Foot Cost for Upper Floors = 128.87

Total Floor Area: 10,270 Base Cost New of Upper Floors = 1,323,495  
 Mezzanine 1 Area: 550 Base Cost New of Mezzanine = 18,299

Reproduction/Replacement Cost = 1,341,794  
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /70 /70 /100/30.9  
 Total Depreciated Cost = 414,212

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

Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Description	Cost	# or Height	Storys	Cost		
	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0						

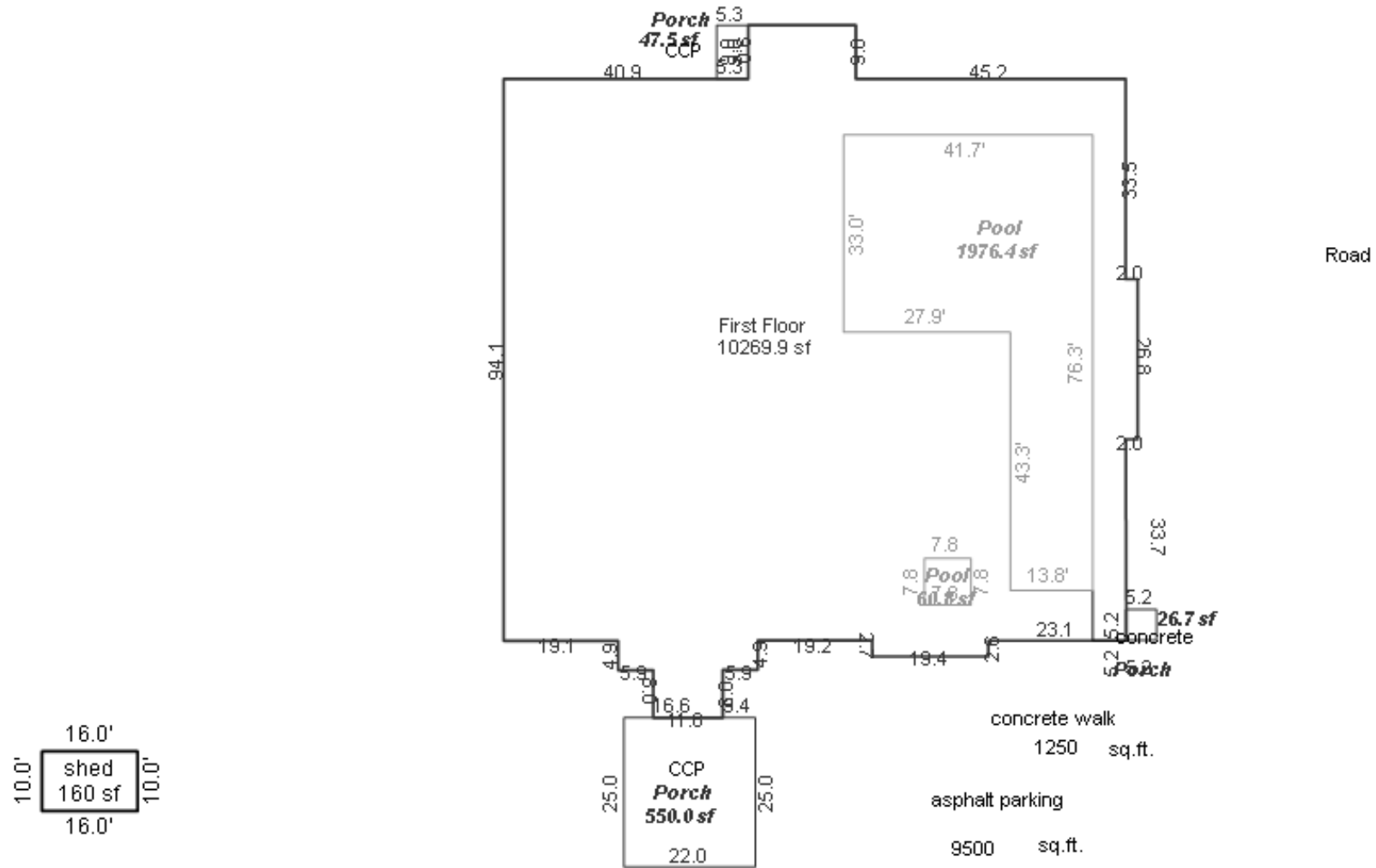
Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0

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

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

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



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



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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1990 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/12/2008	20080439	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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ODREN RONALD G ETAL 8715 W SAPPHIRE AVENUE LAKE CITY MI 49651	2024 Est TCV 163,390 TCV/TFA: 0.00					
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Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
SEC 8 T22N R8W (0*1998) SW 1/4 OF SE 1/4. 40A.	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia 30 - 65	\$3000	40.00 Acres	3000 100	120,000
			40.00 Total Acres Total Est. Land Value =				120,000

Comments/Influences						
---------------------	--	--	--	--	--	--

98 SPLIT TO 009-50 FOR 99	X					
---------------------------	---	--	--	--	--	--

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

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

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	60,000	21,700	81,700			51,018C
2023	48,000	21,000	69,000			48,589C
2022	36,000	19,300	55,300			46,276C
2021	36,000	18,600	54,600			44,798C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2009 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump				Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 51,840 Total Depr Cost: 46,656 Estimated T.C.V: 43,390			Bsmnt Garage: Carport Area: Roof:																				
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling								E.C.F. X 0.930																			
	Yr Built 2009	Remodeled 0	Trim & Decoration		Central Air Wood Furnace																											
	Condition: Average	Ex	Ord	Min	Size of Closets																											
	Room List	Lg	Ord	Small	Doors																											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																											
	(1) Exterior	Kitchen: Other: Other:			0 Amps Service																											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No./Qual. of Fixtures																											
	(2) Windows	Ex.	Ord.	Min	No. of Elec. Outlets																											
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			Ave.	Few																						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			(13) Plumbing																											
	(3) Roof	(8) Basement		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																											
	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer																										
	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																											
	Chimney:	(10) Floor Support			Lump Sum Items:																											
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family GRG Cls CD Blt 2009 (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Class: CD</td> <td>Exterior: Pole (Unfinished)</td> <td></td> <td>2400</td> <td>51,840</td> <td>46,656</td> </tr> <tr> <td colspan="3">Base Cost</td> <td>Totals:</td> <td>51,840</td> <td>46,656</td> </tr> </tbody> </table> Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 43,390															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Class: CD	Exterior: Pole (Unfinished)		2400	51,840	46,656	Base Cost			Totals:	51,840	46,656
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
Class: CD	Exterior: Pole (Unfinished)		2400	51,840	46,656																											
Base Cost			Totals:	51,840	46,656																											

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERATO GABRIEL DO NATAL &	WILDS THOMAS & FELICIA	75,000	10/12/2022	QC	03-ARM'S LENGTH	2022-03244	DEED	100.0
SPECK MARK & MELINDA	BERATO GABRIEL DO NATAL &	75,000	05/23/2022	WD	03-ARM'S LENGTH	2022-01762	PROPERTY TRANSFER	100.0
21ST MORTGAGE CORPORATION	SPECK MARK & MELINDA	25,000	12/17/2015	WD	11-FROM LENDING INSTITUT	2015-04096	PROPERTY TRANSFER	100.0
FLINT LARRY & MICHELLE	21ST MORTGAGE CORPORATION	45,800	08/28/2015	SD	10-FORECLOSURE	2015-03055	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10371 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		New House	03/06/2024	PB24-0012	0%
Owner's Name/Address	P.R.E. 0%		Pole Barn	11/22/2022	2022-0840	100%
WILDS THOMAS & FELICIA 2040 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 96,647 TCV/TFA: 57.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
SEC 8 T22N R8W (2*1998) N 1/2 OF NW 1/4 OF SE 1/4 LYING S OF ROUND LAKE ROAD EXC W 400 FT THOF & EXC N 208.71 FT OF E 208.71 FT THOF. 8.4762A.	X	Dirt Road		Residentia 8 - 17 @\$3000	8.48 Acres	3000	100	25,440
		Gravel Road		8.48 Total Acres Total Est. Land Value =				25,440
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates						
			Description	Rate	Size % Good	Cash Value			
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	12,700	35,600	48,300	48,300S
		JWV	06/08/2023	INSPECTED	2023	11,900	25,900	37,800	37,800S
		TPC	05/06/2022	INSPECTED	2022	8,500	54,400	62,900	35,465C
		TPC	12/27/2017	INSPECTED	2021	8,500	51,300	59,800	34,333C

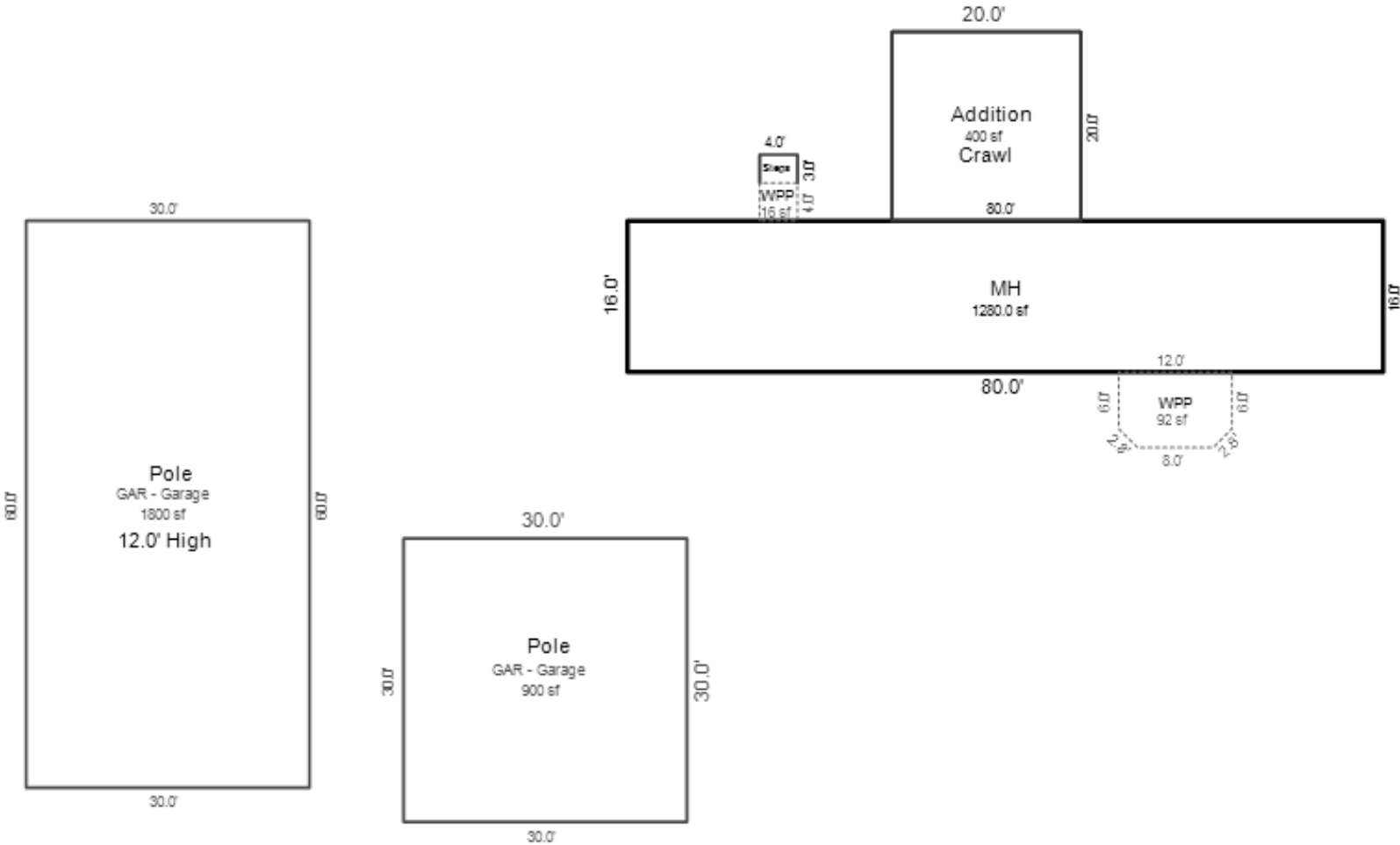


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																					
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																																	
Building Style: HUD			Drywall Paneled																																																																																																																																		
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(1) Exterior		Kitchen: Other: Other:		150 Amps Service																																																																																																																																	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																																																																	
Insulation				Ex. X Ord. Min																																																																																																																																	
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																																																																	
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X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 400 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																																																																	
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X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2																																																																																																																																	
X		(9) Basement Finish		(14) Water/Sewer																																																																																																																																	
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																																																	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																																																			
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47 Building Areas										Cls Average		Blt 1996																																																																																																																									
<table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Siding</td> <td>Comp.Shingle</td> <td>1280</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>400</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>101,429</td> <td>47,671</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>186</td> <td>2,113</td> <td>993</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,054</td> <td>1,435</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,864</td> <td>2,286</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>5,808</td> <td>2,730</td> </tr> <tr> <td>Deck</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>60</td> <td>1,958</td> <td>920</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>900</td> <td>23,103</td> <td>10,858</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>2</td> <td>1,093</td> <td>514</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>1800</td> <td>43,434</td> <td>20,414</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>186,856</td> <td>87,821</td> </tr> </tbody> </table>										Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1280			Addition	Siding	Crawl	400			Total:				101,429	47,671	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			186	2,113	993	Plumbing						3 Fixture Bath			1	3,054	1,435	Water/Sewer						1000 Gal Septic			1	4,864	2,286	Water Well, 100 Feet			1	5,808	2,730	Deck						Treated Wood			60	1,958	920	Garages						Class: C Exterior: Pole (Unfinished)						Base Cost			900	23,103	10,858	Class: C Exterior: Pole (Unfinished)						Door Opener			2	1,093	514	Base Cost			1800	43,434	20,414	Totals:				186,856	87,821	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
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Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 70,257																																																																																																																																					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAILEY DENNIS L	BAILEY DENNIS L & BAILEY	0	11/12/2021	QC	09-FAMILY	2021-03889	DEED	0.0
BAILEY DENNIS L & CHRISTI	BAILEY DENNIS L	0	07/08/2013	QC	09-FAMILY	2013-02371 QC	DEED	0.0
		7,400	06/01/2000	WD	33-TO BE DETERMINED	338:195	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10300 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/30/2009	20090147	100%
	P.R.E. 100% 07/23/2001					

Owner's Name/Address	MAP #:
BAILEY DENNIS L & BAILEY RONALD & BAILEY BRENDA 10300 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 154,833 TCV/TFA: 86.40

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	316.00	232.96	0.8919	0.8736	90	100	22,160	
			316 Actual Front Feet, 1.69 Total Acres							Total Est. Land Value =	22,160

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
SEC 8 T22N R8W (0*1998) W 316 FT OF E 516 FT OF N 233 FT OF N 1/2 OF NW 1/4 OF SE 1/4. 1.69A.	X	Dirt Road	D/W/P: 4in Concrete	6.06	790	0	0			
	X	Gravel Road	Wood Frame	25.61	80	50	1,024			
	X	Paved Road	Residential Local Cost Land Improvements							
		Storm Sewer	Description	Rate	Size <td>% Good</td> <td colspan="2">Cash Value</td>	% Good	Cash Value			
		Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950			
		Water	Total Estimated Land Improvements True Cash Value =							1,974

Comments/Influences
98 SPLIT FROM 010-00 4 99 SHAMROCK MH Affidavit of Affixed Manufactured Home recorded @ 04-0, 3181. 2000 Shamrock. Serial # 331L3260156A.

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
2024	11,100	66,300	77,400			42,080C
2023	8,600	57,600	66,200			40,077C
2022	7,900	50,500	58,400			38,169C
2021	6,300	45,100	51,400			36,950C

Who When What  
 TPC 04/30/2021 INSPECTED  
 TPC 05/06/2018 INSPECTED  
 TPC 12/27/2017 INSPECTED

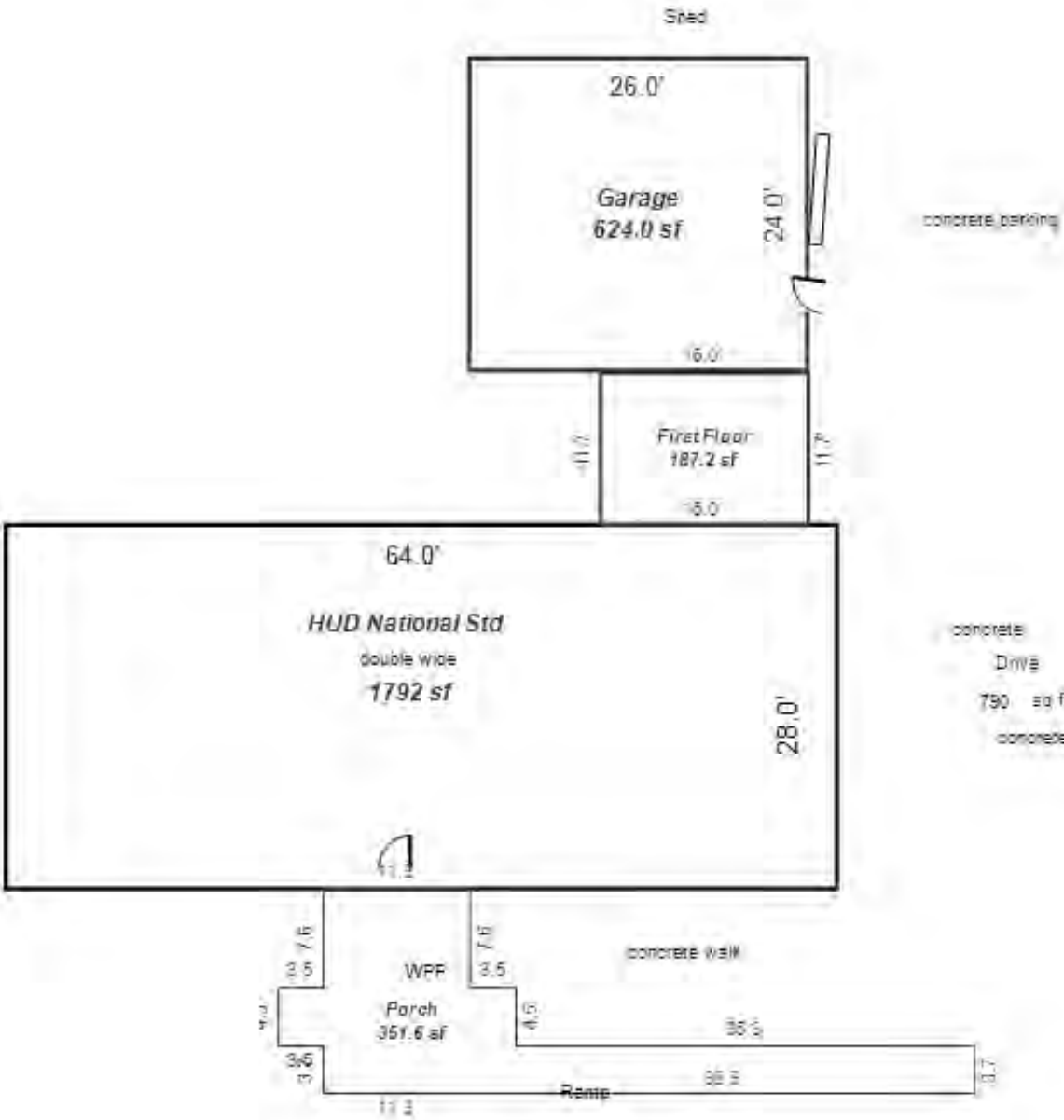
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 351 187	Type WPP Brzwy, FW	Year Built: 2000 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0													
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 25 Floor Area: 1,792 Total Base New : 232,356 Total Depr Cost: 174,265 Estimated T.C.V: 130,699		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:															
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls D		Blt 2000															
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1792 SF		Floor Area = 1792 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1 Story		Siding		Crawl Space		1,792		Total:		181,213		135,909			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,025		769		3,245		2,434					
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1		4,263		3,197		5,506		4,129							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1792 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		WPP		351		4,595		3,446		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		624		20,536		15,402	
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Breezeways		Appliance Allow.		1		1,638		1,228		Frame Wall		187		9,905		7,429			
X	Many Avg. Few	X	Large Avg. Small	Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: DOUBLE WIDE		Totals:		232,356		174,265		ECF (416 RURAL METES & BOUNDS) 0.750 => TCY:		130,699									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:																						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																									
X	Gable Hip Flat	Gambrel Mansard Shed																											
X	Asphalt Shingle Metal																												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
AMERICAN FINANCIAL RESOUR	PEASLEY JOEY	32,000	03/25/2020	WD	11-FROM LENDING INSTITUT	2020-01228	DEED	100.0							
CORSON PATRICIA	AMERICAN FINANCIAL RESOUR	41,250	12/13/2019	SD	10-FORECLOSURE	2019-03833	PROPERTY TRANSFER	0.0							
LANG JOHN & VIRGINIA ESTA	CORSON PATRICIA	63,750	07/29/2015	WD	03-ARM'S LENGTH	2015-02585	PROPERTY TRANSFER	100.0							
FEDERAL NATIONAL MORTGAGE	LANG JOHN & VIRGINIA (H/W	68,000	04/26/2006	WD	21-NOT USED/OTHER	06-0/1533	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
10265 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		04/28/2006		20060073	Complete						
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 128,118 TCV/TFA: 91.25									
PEASLEY JOEY 10265 ROUND LAKE RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements		* Factors *											
SEC 8 T22N R8W BEG 233 FT S OF NE COR OF N 1/2 OF NW 1/4 OF SE 1/4 TH S 208.71 FT, W 208.71 FT, N 208.71 FT, E 208.71 FT TO POB. 1A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		<Site Value C>		.50	-1.0	AC	M/L	12000	100		12,000
97 SPLIT FROM 010-00 FOR 98		X		Paved Road		209 Actual Front Feet, 1.00 Total Acres		Total Est. Land Value =		12,000					
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		Fencing: Wd, Picket, 30-40		12.38	200	50	1,238				
		X		Sewer		D/W/P: 4in Ren. Conc.		7.35	351	0	0				
		X		Electric		Residential Local Cost Land Improvements									
		X		Gas		Description		Rate	Size	% Good	Cash Value				
		X		Curb		LAND IMPROVE 1000		1,000.00	1	95	950				
		X		Street Lights		Total Estimated Land Improvements True Cash Value =									
		X		Standard Utilities		2,188									
		X		Underground Utils.											
		X		Topography of Site											
		X		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X		Rolling		2024	6,000	58,100	64,100			52,387C			
		X		Low		2023	5,500	50,400	55,900			49,893C			
		X		High		2022	4,500	44,200	48,700			47,518C			
		X		Landscaped		2021	4,000	42,000	46,000			46,000S			
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Who		When		What							
		X		TPC 05/08/2018		INSPECTED									
		X		TPC 12/27/2017		INSPECTED									
		X		TPC 04/25/2016		INSPECTED									

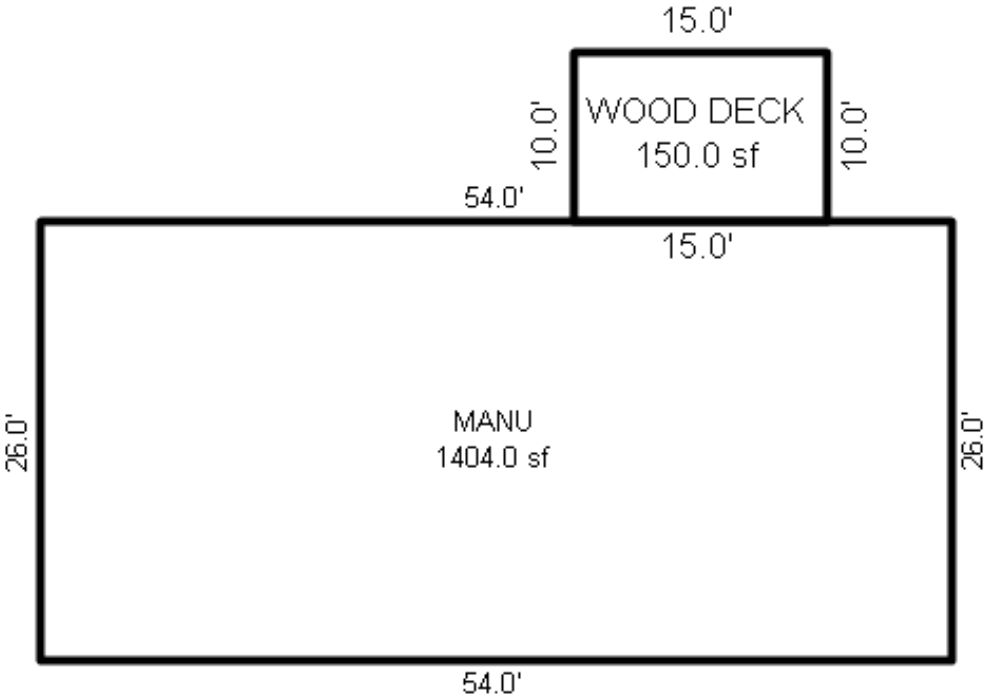
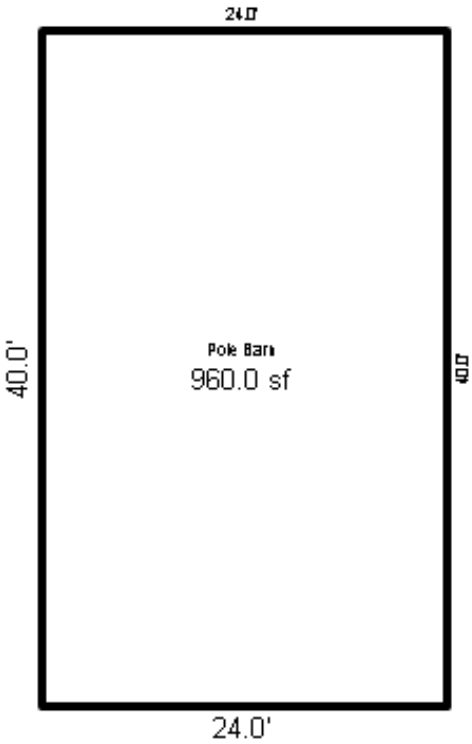


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Direct-Vented Ga	Area 150	Type Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,404 Total Base New : 202,546 Total Depr Cost: 151,907 Estimated T.C.V: 113,930		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:										
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1997										
Yr Built 1997	Remodeled 2006	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1404 SF		Floor Area = 1404 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Crawl Space		1,404		Total:		158,079		118,559		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		922				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2			Water/Sewer		1000 Gal Septic		1		4,550		3,412						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1404 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			Deck		Treated Wood		150		3,350		2,512						
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		960		21,754		16,315				
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			Appliance Allow.		1		1,934		1,450								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Fireplaces		Direct-Vented Gas		1		2,149		1,612						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			1			Notes: 2015-02587 AFFMAN CROWN REGIS 1997 USED, S/N Y9744993ABW HUD LABEL RAD9724 HUD MANUFACTURED WITH ADDED 1/2 LOG SIDING ECF (416 RURAL METES & BOUNDS) 0.750 => TCv:		113,930												
Chimney: Metal		Lump Sum Items:																						

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



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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10441 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994					
Owner's Name/Address	MAP #:					
SCARBROUGH TODD M & ELLEN R 10441 ROUND LAKE ROAD LAKE CITY MI 49651	2024 Est TCV 209,566 TCV/TFA: 100.37					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 8 T22N R8W BEG 233 FT S OF NW COR OF W 1/2 OF N 1/2 OF SE 1/4 TH S 427 FT, E 400 FT N 427 FT, W 400 FT TO POB. 3.9210A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	Land Improvement Cost Estimates					
	Description	Rate	Size	% Good	Cash Value	
	Fencing: Wd, Solid, 5 ft.	26.19	28	0	0	
	Wood Frame	20.67	336	50	3,472	
	Total Estimated Land Improvements True Cash Value =					3,472

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,000	98,800	104,800			68,169C
Rolling	2023	5,500	95,700	101,200			64,923C
Low	2022	4,500	87,900	92,400			61,832C
High	2021	4,000	80,300	84,300			59,857C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



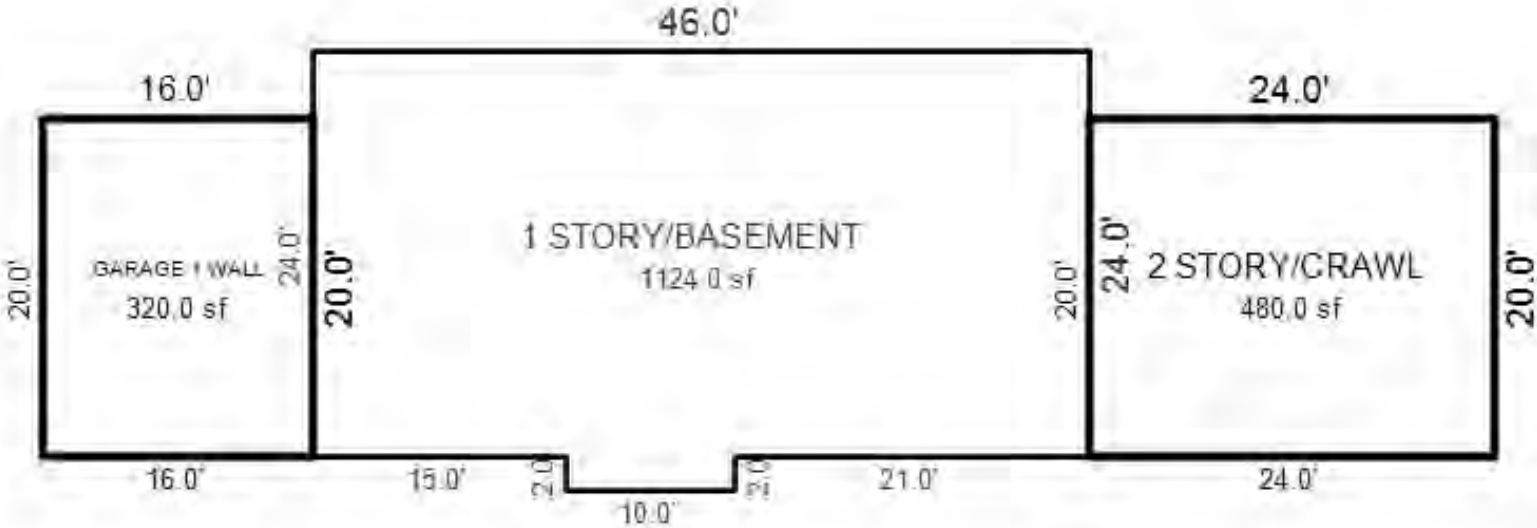
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	6,000	98,800	104,800			68,169C
			2023	5,500	95,700	101,200			64,923C
			2022	4,500	87,900	92,400			61,832C
			2021	4,000	80,300	84,300			59,857C

\*\*\* 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 35	Type 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: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 20 Floor Area: 2,088 Total Base New : 260,879 Total Depr Cost: 208,703 Estimated T.C.V: 194,094		E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1992					
Yr Built 1992	Remodeled 0	Ex	Ord	X	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1608 SF		Floor Area = 2088 SF.					
Room List		(5) Floors		No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories		Exterior		Foundation			
Basement	1st Floor	2nd Floor	Bedrooms	Kitchen: Other: Other:		Many		X	Ave.	Few		1 Story		Siding		Basement	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		Other Additions/Adjustments		Size		Cost New		Depr. Cost			
Wood/Shingle	Aluminum/Vinyl	Brick	Insulation	X Drywall		1 Average Fixture(s)		Plumbing		1,128		233,413		186,731			
(2) Windows		(7) Excavation		Basement: 1128 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 3 Fixture Bath		Plumbing		480		1,230		984			
X	Many Avg.	X	Large Avg.	Basement		2 Fixture Bath		Water/Sewer		1		4,550		3,640			
X	Few	X	Small	Height to Joists: 0.0		Softener, Auto		1000 Gal Septic		1		5,640		4,512			
X	Wood Sash	(8) Basement		Conc. Block		Softener, Manual		Water Well, 100 Feet		1		1,453		1,162			
X	Metal Sash	8 Poured Conc.		Stone		Solar Water Heat		Deck		35		15,171		12,137			
X	Vinyl Sash	Treated Wood		X Concrete Floor		No Plumbing		Garages		1		-2,512		-2,010			
X	Double Hung	Separate Shower		Ceramic Tile Floor		Extra Toilet		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		1		1,934		1,547			
X	Horiz. Slide	Ceramic Tile Floor		Ceramic Tile Wains		Extra Sink		Base Cost		260,879		208,703					
X	Casement	Ceramic Tub Alcove		Vent Fan		Separate Shower		Common Wall: 1 Wall		194,094							
X	Double Glass	(9) Basement Finish		(10) Floor Support		Ceramic Tile Floor		Built-Ins									
X	Patio Doors	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Ceramic Tub Alcove		Appliance Allow.									
X	Storms & Screens	Public Water		Public Sewer		Vent Fan		Notes:									
(3) Roof		Recreation SF		Living SF		Water Well		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:									
X	Gable	Walkout Doors (B)		No Floor SF		1000 Gal Septic											
X	Hip	Walkout Doors (A)		2000 Gal Septic													
X	Flat																
X	Asphalt Shingle																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ANGEL & LUTKE KELLY	HALL ANGEL & SUTTON THOMA	1	03/25/2022	QC	26-PARTIAL INTEREST	2022-00921	PROPERTY TRANSFER	50.0
HALL ANGEL M	HALL ANGEL & LUTKE KELLY	1	01/09/2019	QC	09-FAMILY	2019-00069	DEED	50.0
HUGHSTON JUDITH	HALL ANGEL	23,000	09/25/2015	WD	16-LC PAYOFF	2015-03236	DEED	0.0
HALL JAMES B & SHERRY L	HALL ANGEL M	0	03/16/2012	LC	09-FAMILY	2012-00812	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10252 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/21/2012					

Owner's Name/Address	MAP #:
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HALL ANGEL & SUTTON THOMAS 10252 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 41,541 TCV/TFA: 33.29
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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X		Dirt Road					10000	100		10,000
X		Gravel Road					200		Actual Front Feet, 1.07 Total Acres	Total Est. Land Value = 10,000

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 8 T22N R8W N 233 FT OF E 200 FT OF W 1/2 OF N 1/2 OF N 1/2 OF SE 1/4. 1.0698A.	X	Water	28.83	100	50	1,441
	X	Sewer	23.99	264	50	3,166

Comments/Influences	Total Estimated Land Improvements True Cash Value = 4,607					
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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X Level	2024	5,000	15,800	20,800			17,586C
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X Rolling	2023	4,000	16,800	20,800			16,749C
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X Low	2022	3,500	14,000	17,500			12,094C
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X High	2021	3,000	12,800	15,800			11,708C
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Landscaped							
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Swamp							
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Wooded							
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Pond							
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Waterfront							
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Ravine							
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Wetland							
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Flood Plain							
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Who	When	What	2024	5,000	15,800	20,800			17,586C
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TPC 04/30/2021	INSPECTED	2023	4,000	16,800	20,800				16,749C
TPC 05/06/2018	INSPECTED	2022	3,500	14,000	17,500				12,094C
TPC 12/27/2017	INSPECTED	2021	3,000	12,800	15,800				11,708C

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

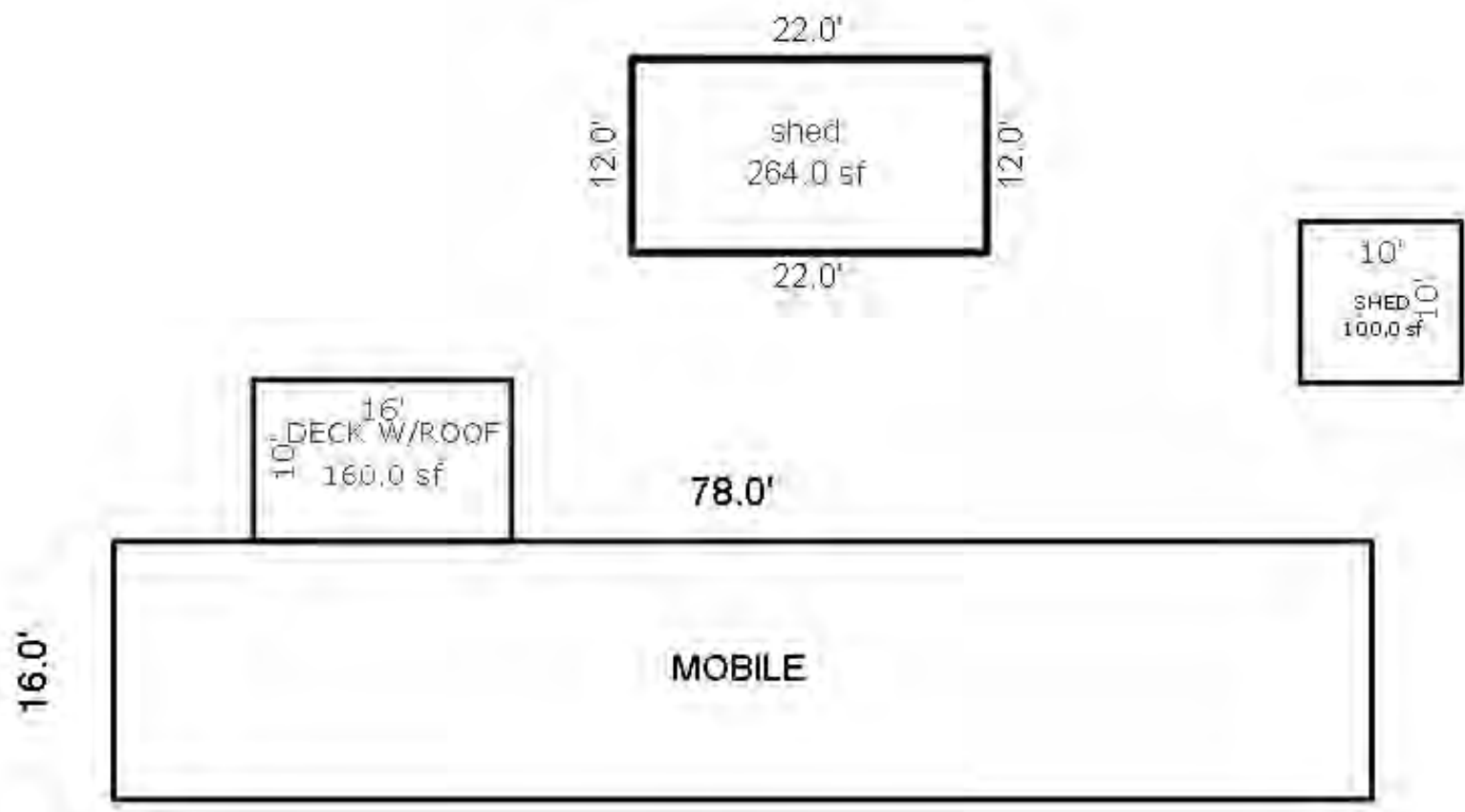


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior																
Building Style: HUD			Drywall Paneled		Plaster Wood T&G		Trim & Decoration											
Yr Built 1992	Remodeled 0		Ex	X	Ord		Min	Size of Closets										
Condition: Average			Lg	X	Ord		Small	Room List										
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.	Central Air Wood Furnace											
(1) Exterior		(5) Floors		(12) Electric														
		Kitchen: Other: Other:		150 Amps Service			No./Qual. of Fixtures											
				Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets														
					Many	X	Ave.		Few									
(2) Windows		(7) Excavation		(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 1248 Total: 68,289 23,901								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish		(14) Water/Sewer														
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																
Notes:															ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:		26,934	
Totals:															91,285		33,667	

\*\*\* 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.
HELMER MARION	HELMER AMANDA	12,000	03/18/2010	LC	32-SPLIT VACANT	2010/737	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10370 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/01/2009					
HELMER MARION 10370 W ROUND LAKE ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 38,986 TCV/TFA: 40.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 8 T22N R8W BEG 1896FT W OF NE COR OF SE 1/4 TH W 140 FT, S 233.01 FT, E 140 FT, N 233.01 FT TO POB. .7489 AC. M/L. SPLIT ON 12/01/2009 INTO 009-008-010-47; Comments/Influences	X	Dirt Road		<Site Value B> GROUP B 10K				10000	100	10,000
Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ; Parent Parcel(s): 009-008-010-40; Child Parcel(s): 009-008-010-47; -----	X	Gravel Road		140 Actual Front Feet, 0.75 Total Acres				Total Est. Land Value =		10,000
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Topography of Site

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



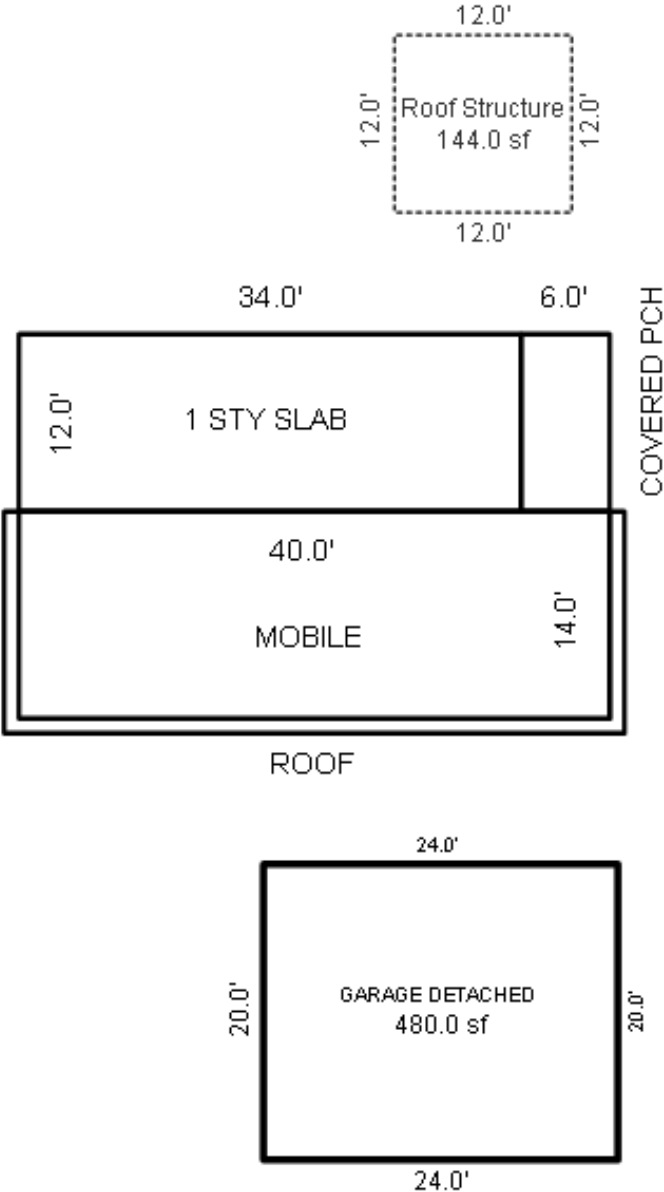
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	14,500	19,500			10,453C
2023	4,000	15,800	19,800			9,956C
2022	3,500	13,000	16,500			9,482C
2021	3,000	11,900	14,900			9,180C

\*\*\* 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 1040 144	Type Roof Cover Onl Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	X	Wood Frame	(4) Interior		X			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		Class: Low Effec. Age: 40 Floor Area: Total Base New : 103,524 Total Depr Cost: 36,233 Estimated T.C.V: 28,986		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Forced Warm Air Ground Area = 968 SF Floor Area = 968 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			
Yr Built 1976	Remodeled 2009	Ex	X	Ord	Min	Size of Closets		0		Amps Service		Cls Low		Blt 1976			
Condition: Average		Lg	X	Ord	Small	(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Type		Ext. Walls			
Room List		Doors		Solid	X	H.C.	(12) Electric		No. of Elec. Outlets		Type		Roof/Fnd.		Size		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		X		Ex.		Ord.		Min		Cost New	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few		(13) Plumbing		Depr. Cost	
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0		1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto	
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
(2) Windows		(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1		1000 Gal Septic		2000 Gal Septic	
Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 408 S.F. Height to Joists: 0.0		1		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:		28,986				
Few	X	Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Deck		w/Roof (Roof portion)		1040		12,917		4,521		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		2000 Gal Septic		w/Roof (Roof portion)		144		2,107	
X	Gable Hip Flat	Gambrel Mansard Shed		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Totals:		103,524		36,233	
Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Deck		w/Roof (Roof portion)		1040		12,917		4,521		737	
Chimney: Metal		(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		2000 Gal Septic		Totals:		103,524		36,233	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELMER COREY CHARLES	DAVIDSON GENEVA & BUDD LE	0	02/16/2024	WD	16-LC PAYOFF	2024-00356	DEED	0.0
HELMER COREY CHARLES	DAVIDSON GENEVA & BUDD LE	25,000	10/04/2016	LC	03-ARM'S LENGTH	2016-03344	DEED	100.0
HALL SHERRY LYNN	HELMER COREY CHARLES	1	02/03/2016	QC	09-FAMILY	2016-00354	DEED	100.0
HICKMAN KATIE LOUISE	HALL SHERRY LYNN	1	07/30/2015	QC	09-FAMILY	2015-02568	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
10340 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 100% 10/18/2016								
Owner's Name/Address	MAP #:								
DAVIDSON GENEVA & BUDD LEON 10340 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 25,067 TCV/TFA: 34.82								
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 8 T22N R8W BEG 1836 FT W OF NE COR OF SE 1/4 TH W 60 FT, S 233.01 FT, E 60 FT, N 233.01 FT TO POB. .3210 AC M/L. SPLIT ON 12/01/2009 FROM 009-008-010-40; Comments/Influences MH IS BOARDED UP AS OF 11-09 PER OWNER Split/Comb. on 12/01/2009 completed 12/01/2009 RAY ; Parent Parcel(s): 009-008-010-40; Child Parcel(s): 009-008-010-47; -----	Public Improvements		* Factors *						
	X		Description	Frontage	Depth	Rate %Adj. Reason	Value		
			A 200' @ 90/FF	60.00	233.01	1.3512 0.8736	90 100	6,374	
			60 Actual Front Feet, 0.32 Total Acres				Total Est. Land Value =	6,374	
	X		Topography of Site						
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
			Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Who	When	What	2024	3,200	9,300	12,500		6,023C
			TPC 12/27/2017 INSPECTED	2023	2,500	10,200	12,700		5,737C
			TPC 04/25/2016 INSPECTED	2022	1,500	8,400	9,900		5,464C
				2021	1,200	7,700	8,900		5,290C

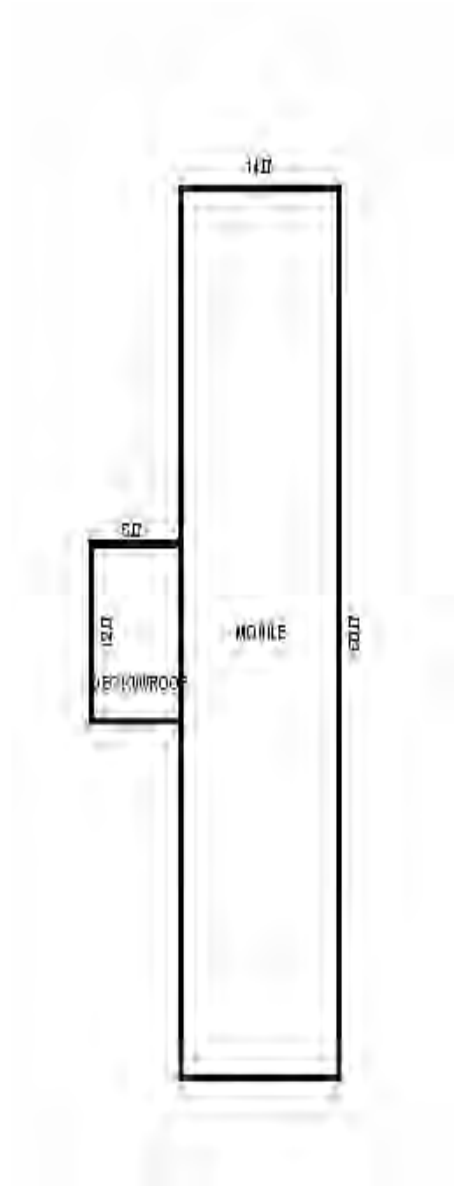


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 35 Floor Area: Total Base New : 65,541 Total Depr Cost: 23,366 Estimated T.C.V: 18,693			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1985	
Yr Built 1985	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		Central Air Wood Furnace			0 Amps Service			Building Areas						
Room List		Doors		Solid	X	H.C.	(12) Electric			Type						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Ext. Walls						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			3 Fixture Bath			Roof/Fnd.						
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Size						
	Insulation	Ex.	X	Ord.		Min	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			720						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			Total:						
	Many Avg. Few						Average Fixture(s)			Cost New						
	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many			1			Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		X			3 Fixture Bath			Total:						
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	X			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			46,870			16,405			
(3) Roof		(9) Basement Finish		X			Plumbing			Total:						
	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	X			Average Fixture(s)			Total:						
X	Asphalt Shingle	Gambrel Mansard Shed		X			1			964			337			
	Chimney: Metal	(10) Floor Support		X			1			4,864			1,702			
			Joists: Unsupported Len: Cntr.Sup:	X			1			5,808			2,033			
				X			1			2,505			1,127		*	
				X			1			1,764			794			
				X			1			2,766			968			
				X			1			65,541			23,366			
				X			1			Totals:						
				X			1			Notes:						
				X			1			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			18,693			

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



Sketch by Ape 1/20/24

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		6,900	09/01/1998	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KING LARRY WELLS 40315 FIRESTEEL DR STERLING HEIGHTS MI 48313	2024 Est TCV 49,260					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 8 - 17 @\$3000	16.42 Acres				3000 100		49,260
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	16.42 Total Acres				Total Est. Land Value =		49,260
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Tax Description	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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SEC 8 T22N R8W (0*1998) E 1/2 OF N 1/2 OF N 1/2 OF SE 1/4 EXC W 687 FT OF N 233.02 FT THOF. 16.401A.
--

Comments/Influences
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Topography of Site	
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Level	
-------	--

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

Low	
-----	--

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

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

Swamp	
-------	--

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

Pond	
------	--

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

Ravine	
--------	--

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

Flood Plain	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,600	0	24,600			10,212C
2023	23,000	0	23,000			9,726C
2022	16,400	0	16,400			9,263C
2021	16,400	0	16,400			8,968C

Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 08/10/2015	INSPECTED	
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Licensed To: Township of Lake, County of Missaukee, Michigan		
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTON THOMAS	SUTTON THOMAS & HALL ANGE	1	03/25/2022	QC	26-PARTIAL INTEREST	2022-00923	PROPERTY TRANSFER	50.0
RONGEY JUDITH ELAINE	SUTTON THOMAS LEE	9,000	04/12/2019	WD	03-ARM'S LENGTH	2019-01216	DEED	100.0
KING LARRY & BARBARA	RONGEY JUDY	23,000	03/21/2005	WD	20-MULTI PARCEL SALE REF	05-0/1148	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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HALL ANGEL & SUTTON THOMAS 10252 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 18,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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<Site Value G> GROUP G 18K					18000 100		18,000
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391 Actual Front Feet, 2.09 Total Acres					Total Est. Land Value =		18,000
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N222.02' OF W 391.33' OF NE1/4 OF SE 1/4 SEC8 T22N R8W 2.0934 A	X	Dirt Road					
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04/14/2017 COMBINED WITH 009-008-010-57		Gravel Road					
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FORMERLY SEC 8 T22N R8W N 233.02 FT OF W		Paved Road					
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391.33 FT OF NE 1/4 OF SE 1/4 EXC W 195		Storm Sewer					
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FT THOF. 1.0483A. (0*1998)		Sidewalk					
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98 SPLIT FROM 010-50 FOR 99	X	Water					
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Comments/Influences		Sewer					
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2011-01666 LCT FOR ADJ PARCEL		Electric					
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009-008-010-30 LCT BETWEEN JUDY HUGHSTON		Gas					
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A/K/A JUDY RONGY AS SELLER...		Curb					
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04/14/2017 COMBINED WITH 009-008-010-57		Street Lights					
---	--	---------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	9,000	0	9,000			8,311C
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2023	9,000	0	9,000			7,916C
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2022	7,500	0	7,500			6,507C
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2021	6,300	0	6,300			6,300S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 04/30/1999									
Owner's Name/Address		MAP #:		2024 Est TCV 39,521 TCV/TFA: 0.00									
FREDELL CHARLES 10110 W ROUND LAKE ROAD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
SEC 8 T22N R8W (0*1998) N 233.02 FT OF W 587 FT OF NE 1/4 OF SE 1/4 EXC W 391.33 FT THOF. 1.0483A.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		<Site Value B> GROUP B 10K					10000	100		10,000
98 SPLIT FROM 010-50		X	Paved Road		196 Actual Front Feet, 1.05 Total Acres					Total Est. Land Value =			10,000
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description					Rate	Size	% Good	Cash Value
		X	Water		Ad-Hoc Unit-In-Place Items								
		X	Sewer		Description					Rate	Size	% Good	Cash Value
		X	Electric		/CI16/YARI/WOOF/THRRSH3648L					11.00	700	100	7,700
		X	Gas		Total Estimated Land Improvements True Cash Value = 7,700								
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling		2024	5,000	14,800	19,800			3,151C		
		X	Low		2023	4,000	10,100	14,100			3,001C		
		X	High		2022	3,500	9,300	12,800			2,859C		
		X	Landscaped		2021	3,000	8,600	11,600			2,768C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	Who	When	What								
		X	TPC	04/30/2021	INSPECTED								
		X	TPC	12/27/2017	INSPECTED								
		X	TPC	04/25/2016	INSPECTED								



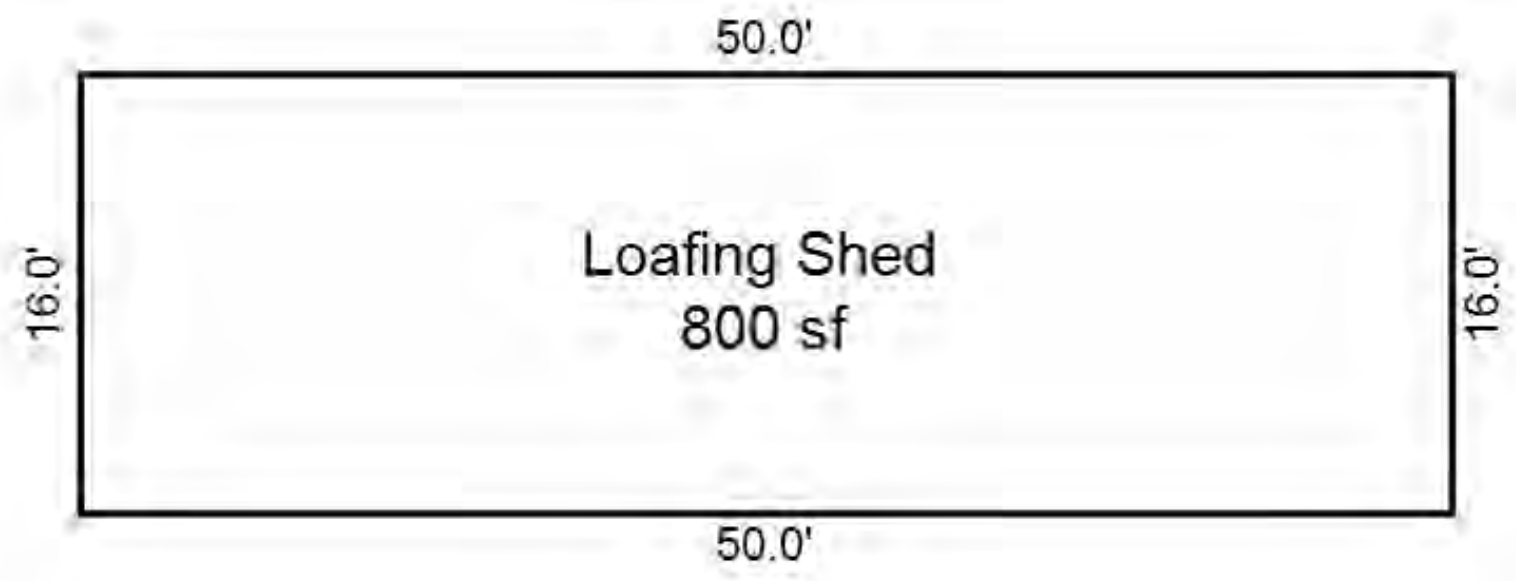
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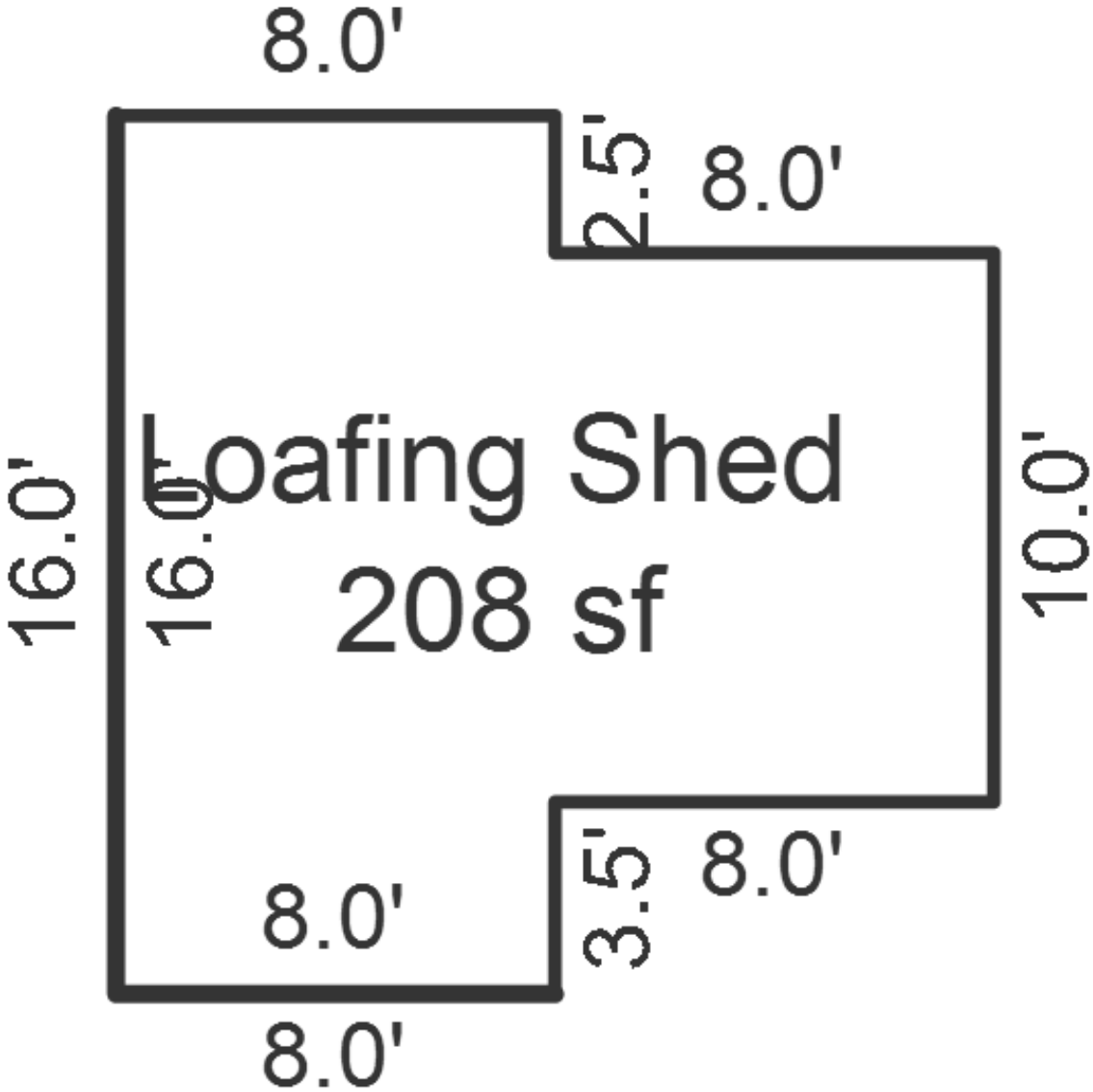
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: ? Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 0		Remodeled 0		Doors Solid H.C.			Average Fixture(s)		Other Additions/Adjustments		Garages				
Condition: Average		(6) Ceilings			1			3 Fixture Bath		Class: C Exterior: Pole (Unfinished)		Base Cost			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Excavation			2 Fixture Bath		Totals:		840 21,890 19,701			
Basement		(7) Excavation			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		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 18,322			
1st Floor		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish							
2nd Floor		(9) Basement Finish			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Bedrooms		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
(1) Exterior		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:										
Wood/Shingle		(11) Heating/Cooling													
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:															

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

Building Type	Loafing Sheds	Barn - General Purpose		
Year Built				
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 132	No-Wall, 64		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	50 x 16 = 800	16 x 13 = 208		
Cost New	\$ 2,968	\$ 4,952		
Phy./Func./Econ. %Good	35/100/100 35.0	55/100/100 55.0		
Depreciated Cost	\$ 1,039	\$ 2,724		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	35	55		
Est. True Cash Value	\$ 966	\$ 2,533		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3499 / All Cards: 3499				



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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEERS JACK DEAN & JANET L	OLSON EDWARD & PEGGY	95,000	01/13/2020	WD	03-ARM'S LENGTH	2020-00118	PROPERTY TRANSFER	100.0
GEERS DAVID SCOTT	GEERS JACK DEAN & JANET L	1	11/08/2019	QC	09-FAMILY	2019-03468	PROPERTY TRANSFER	0.0
GEERS DEAN & JAN	GEERS DAVID SCOTT	75,000	12/12/2017	LC	09-FAMILY	2017-03920	PROPERTY TRANSFER	0.0
HELMER MARION	GEERS DEAN & JAN	29,000	06/15/2016	WD	03-ARM'S LENGTH	2016-02094	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10464 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/29/2017	2017-0293	100%
	P.R.E. 100% 01/13/2020		Addition	06/29/2017	2017-02931	100%
Owner's Name/Address	MAP #:		MH	09/13/2004	20040353	100%
OLSON EDWARD & PEGGY 10464 W ROUND LAKE RD LAKE CITY MI 49651	2024 Est TCV 130,431 TCV/TFA: 113.62					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	
Dirt Road	400.00	233.00	0.8409	0.8736	90 100	26,447	
Gravel Road	400 Actual Front Feet, 2.14 Total Acres					Total Est. Land Value =	26,447

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF 2.1394A.	X	Dirt Road			
11/2019 COMBINE WITH 009-008-010-70 FOMERLY SEC 8 T22N R8W (0*2003) W 2/3 OF ALL THAT PART N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L OF ROUND LAKE ROAD EXC E 716 FT THOF & EXC W/LY 1/3 THOF. 1.0697A.	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	8.88	631 0	0
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb	2,500.00	1 100	2,500
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	Topography of Site
COMBINE WITH 009-008-010-60 11/2019 03 SPLIT TO 010-70 & 80 FOR 04	

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
2024	13,200	52,000	65,200			59,976C
2023	10,300	56,600	66,900			57,120C
2022	7,500	46,900	54,400			54,400S
2021	6,300	47,900	54,200			54,200S

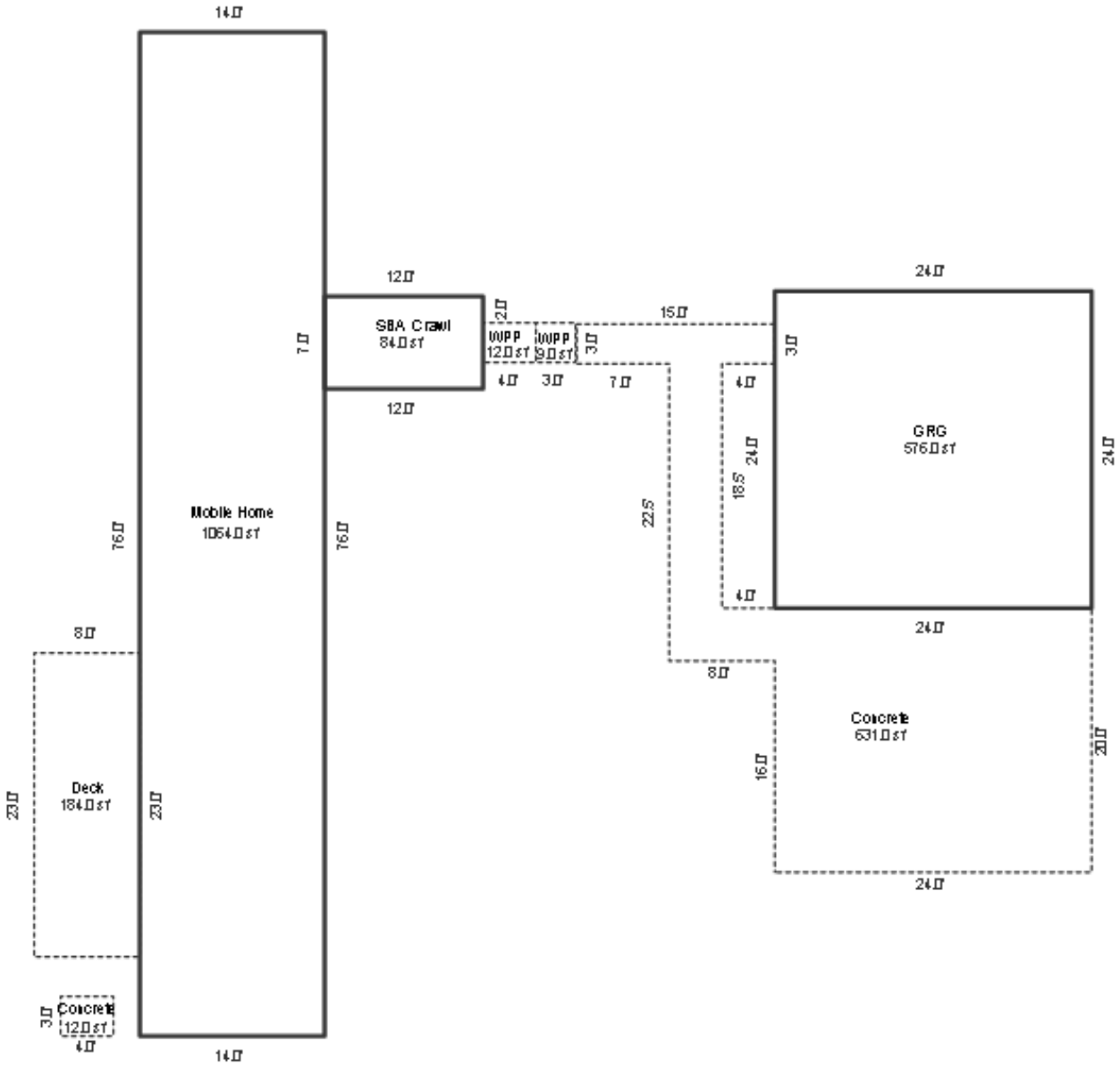
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 184	Type Treated Wood 21 Treated Wood	Year Built: 2017 Car Capacity: Class: B 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							
	Mobile Home			0	Front Overhang	0									Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump		
X	Wood Frame	(4) Interior		Drywall Paneled			Plaster Wood T&G			Trim & Decoration									
Building Style: HUD				Ex			X			Ord			Min						
Yr Built 1990	Remodeled 2017	Size of Closets		Lg			X			Ord			Small						
Condition: Average		Doors		Solid			X			H.C.									
Room List		(5) Floors		Central Air Wood Furnace			(12) Electric			0			Amps Service						
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.			X			Ord.			Min			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few			
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 84 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
Insulation		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			1			Average Fixture(s)			2			
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water			Public Sewer			1			
Many Avg. X Few		Large Avg. X Small		Basement: 0 S.F. Crawl: 84 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Water Well			1			1000 Gal Septic			
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:			Lump Sum Items:			2000 Gal Septic									
X		Gable Hip Flat		Gambrel Mansard Shed			Notes: HUD			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			101,484						
X		Asphalt Shingle					Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 576			35,660			26,032			
Chimney:								Door Opener 1			765			558					
								Built-Ins Appliance Allow.			1			6,849			5,000		
								Totals:			173,774			126,855					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OTBERG ELDON M ESTATE	HALL KELLY JO	63,900	09/24/2015	WD	08-ESTATE	2015-03292	PROPERTY TRANSFER	100.0
GUTHRIE MICHAEL & SUSAN A		0	08/05/2014	AFF	05-CORRECTING TITLE	2014-02751	DEED	0.0
GUTHRIE MICHAEL & SUSAN	OTBERG ELDON M	58,000	07/17/2014	WD	03-ARM'S LENGTH	2014-02558	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10390 W ROUND LAKE RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/15/2005	20050229	Complete
Owner's Name/Address	P.R.E. 0%		Garage	10/07/2003	20030380	Complete
HALL KELLY JO 5905 N BROWN RD MANTON MI 49663-9090	MAP #:		HUD/NATIONAL STD	08/29/2003	20030323	Complete
	2024 Est TCV 145,412 TCV/TFA: 112.20					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
SEC 8 T22N R8W (0*2003) E 1/3 OF ALL THAT PART OF N 1/2 OF NW 1/4 OF SE 1/4 LYING N'LY OF C/L ROUND LAKE ROAD EXC E 716 FT THOF. 1.0697A.	X	Dirt Road		<Site Value B> GROUP B 10K			10000 100	10,000
Comments/Influences		Gravel Road		200 Actual Front Feet, 1.07 Total Acres			Total Est. Land Value =	10,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
20901576 \$99,900 * 20809305 \$105,000 03 SPLIT FROM 010-60 FOR 04	X	Water	D/W/P: 4in Ren. Conc.	8.18	536 0	0
		Sewer	D/W/P: 3.5 Concrete	6.58	225 0	0
	X	Electric	Wood Frame	32.65	78 50	1,273
		Gas	Residential Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			2,223
		Underground Utils.				



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2024	5,000	67,700	72,700			37,183C
High		Landscaped	2023	4,000	58,800	62,800			35,413C
Swamp		Wooded	2022	3,500	51,500	55,000			33,727C
Pond	X	Waterfront	2021	3,000	46,000	49,000		49,000R	32,650C
Ravine		Wetland							
Flood Plain									

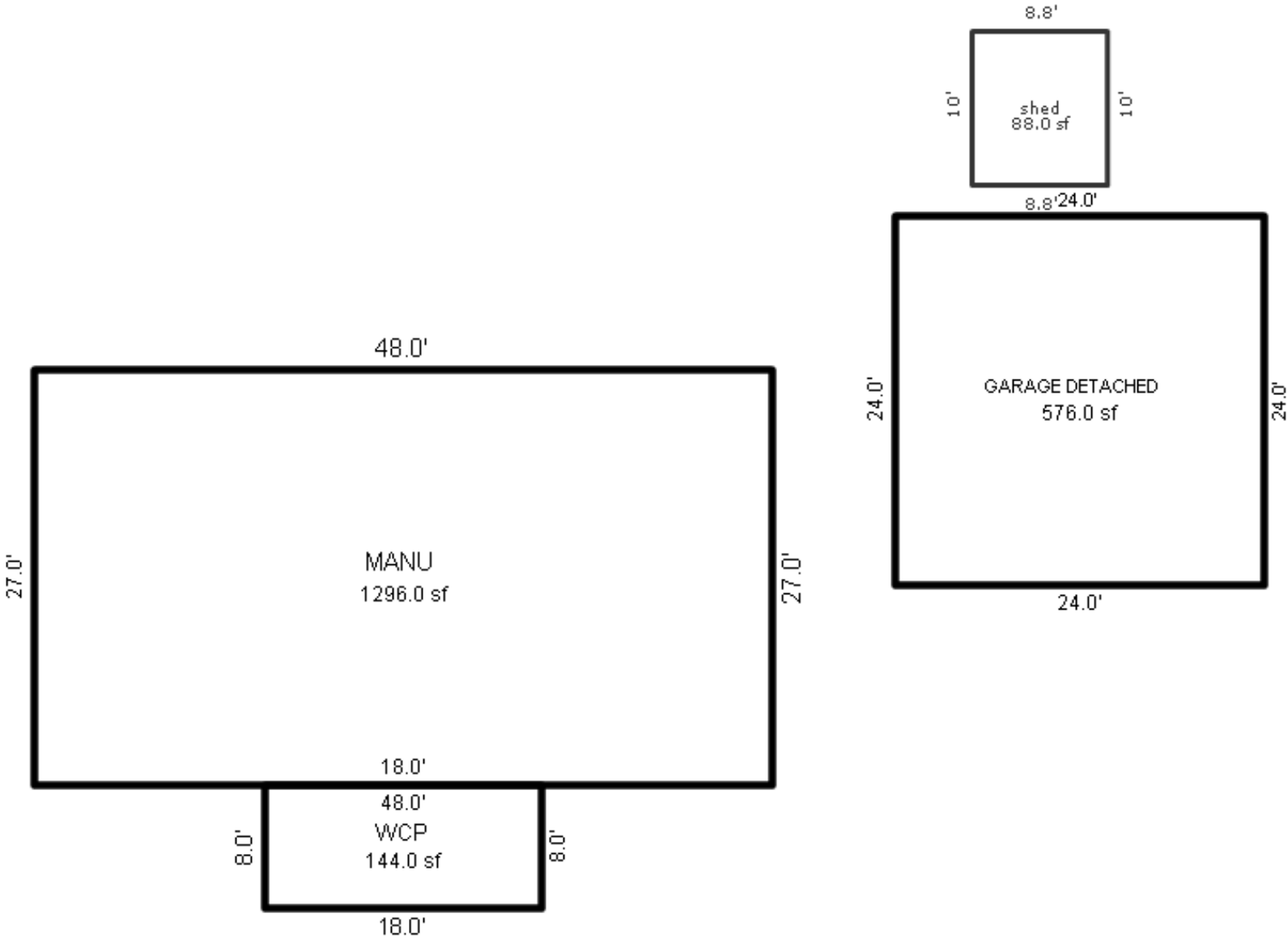
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/08/2018	INSPECTED	2023	4,000	58,800	62,800			35,413C
TPC	12/27/2017	INSPECTED	2022	3,500	51,500	55,000			33,727C
TPC	04/25/2016	INSPECTED	2021	3,000	46,000	49,000		49,000R	32,650C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 144	Type Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 17 Floor Area: 1,296 Total Base New : 213,979 Total Depr Cost: 177,585 Estimated T.C.V: 133,189		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:												
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83		Cls C -5 Blt 2003													
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost						
2003 RED	2005	Ex	X	Ord		Min	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story		Siding		Crawl Space		1,296		Total: 159,616		132,463						
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Water/Sewer		Plumbing		Average Fixture(s)		1		1,476		1,225						
Room List		Doors		Solid	X	H.C.	(14) Water/Sewer			Deck		Treated Wood w/Roof (Deck Portion)		144		3,338		2,771								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Garages		Treated Wood w/Roof (Roof portion)		144		2,543		2,111								
	(1) Exterior	Kitchen: Other: Other:		150 Amps Service			Many			X Ave.		Few		(13) Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576		24,808		20,591	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins		Appliance Allow.		1		2,766		2,296								
	(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:			Fireplaces		Direct-Vented Gas		1		3,021		2,507								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: MANUFACTUED NATIONAL STANDARDS - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TC		Totals:		213,979		177,585		133,189								
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 (B) No Floor SF Walkout Doors (A)			Notes: MANUFACTUED NATIONAL STANDARDS - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TC			Totals:		213,979		177,585		133,189										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes: MANUFACTUED NATIONAL STANDARDS - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TC			Totals:		213,979		177,585		133,189									

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
10110 W ROUND LAKE RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/20/1994								
FREDELL CHARLES 10110 ROUND LAKE ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 126,601 TCV/TFA: 79.52						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 8 T22N R8W BEG 633 FT W OF NE COR OF N 1/2 OF SE 1/4, TH W 100 FT, S 200 FT E 100 FT, N 200 FT TO POB. .4591 A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		A 200' @ 90/FF	100.00	200.00	1.1892 0.8409	90 100	9,000	
		Paved Road		100 Actual Front Feet, 0.46 Total Acres					Total Est. Land Value =	9,000
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	25.61	80	50	1,024		
		Sewer		Total Estimated Land Improvements True Cash Value =					1,024	
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	4,500	58,800	63,300		29,598C
		TPC 04/30/2021 INSPECTED			2023	3,500	59,800	63,300		28,189C
		TPC 12/27/2017 INSPECTED			2022	2,500	54,900	57,400		26,847C
		TPC 04/25/2016 INSPECTED			2021	2,000	50,200	52,200		25,990C

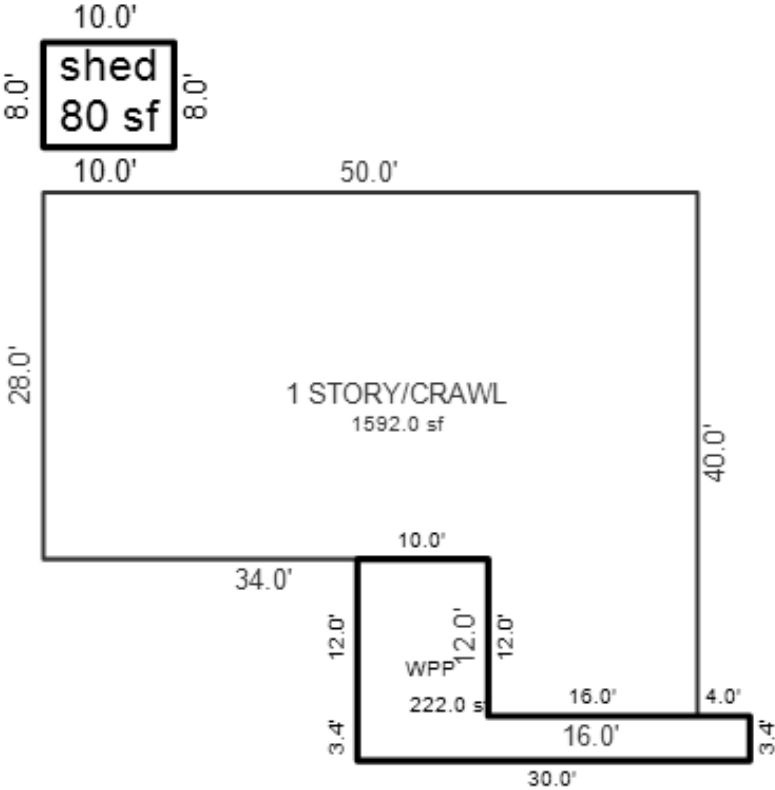
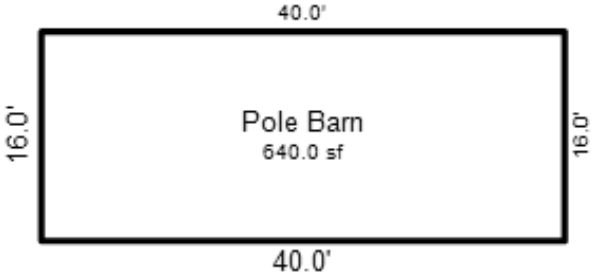


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 30 222 40	Type WCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 640 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 1,592 Total Base New : 192,849 Total Depr Cost: 125,352 Estimated T.C.V: 116,577			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1592 SF Floor Area = 1592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D		Blt 1973				
Yr Built 1973	Remodeled 1998	Ex	X	Ord		Min	200 Amps Service			Building Areas			Size		Cost New	Depr. Cost			
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories			Exterior		Foundation				
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min			1 Story			Siding		Crawl Space				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1,592 Total: 159,293			103,540			
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1592 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1			Plumbing			Average Fixture(s)		1		1,025	666	
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Basement Finish			(14) Water/Sewer			Water/Sewer			1000 Gal Septic		1		4,263	2,771
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 (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			Water Well, 100 Feet		1		5,506	3,579	
(2) Windows		(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			WCP (1 Story)			WPP		30		1,937	1,259	
(3) Roof		Joists: Unsupported Len: Cntr.Sup:								Deck			Treated Wood		40		1,532	996	
X	Gable Hip Flat	Gambrel Mansard Shed									Garages			Class: D Exterior: Pole (Unfinished)		640		13,888	9,027
X	Asphalt Shingle									Built-Ins			Appliance Allow.		1		1,638	1,065	
Chimney: Metal										Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:				116,577		
										Totals:			192,849		125,352				

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENRY LESLIE O LE (DECEAS	RYAN KATHRYN E *	0	03/27/2006	OTH	21-NOT USED/OTHER	06-0/1045	DEED	100.0
HENRY LESLIE O LE	HENRY LESLIE O LE	0	04/17/2005	OTH	21-NOT USED/OTHER	05-0/3305	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1680 S LACHANCE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/24/2007					
Owner's Name/Address	MAP #:					
RYAN KATHRYN E 1680 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 171,320 TCV/TFA: 203.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason
S 1/2 OF N 1/2 OF SE 1/4 EXC W 400 FT THEREOF SEC8 T22N R8W 33.9394 A 11/8/2016 SPLIT TO 009-008-011-90 6.0606 A FORMERLY. SEC 8 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.	X			Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
				Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
				* Factors *						
				Residentia 30 - 65	3000	33.94 Acres	3000	100		101,817
				33.94 Total Acres Total Est. Land Value =						101,817

Comments/Influences

POVERTY 10  
2013 PRIOR YEAR POVERTY EXEMPTION EXPIRE: HEADLEE ADDITIONS  
=(61223\*1.027\*1.024)-(0\*1.024) CAPPED  
VALUE CALCULATION = \$0P.Y. TV + ADDITIONS \$61,223 BUT AV IS LESS AT \$42,600 - TIM

Topography of Site

Level

X Rolling

X High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



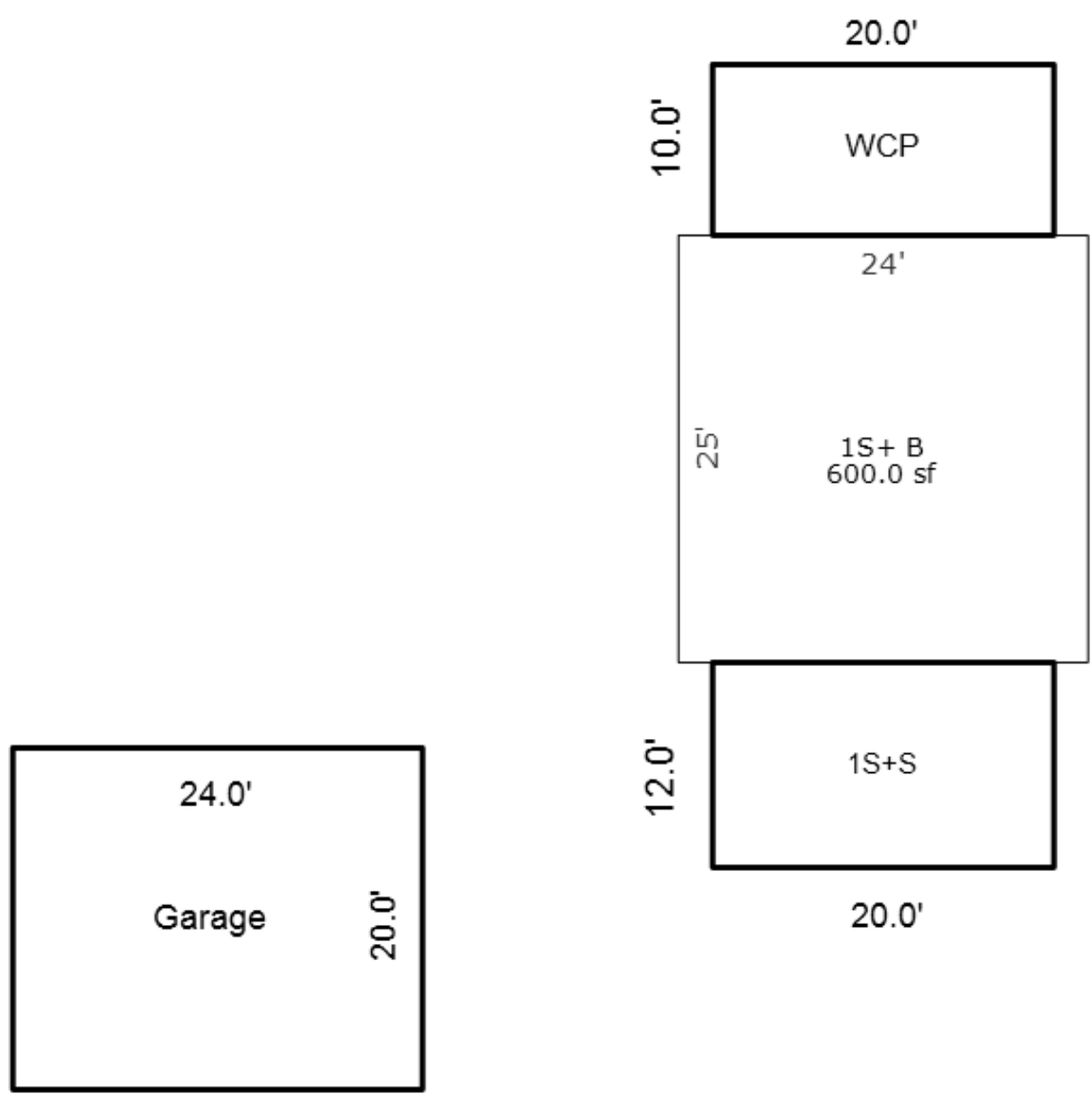
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	50,900	34,800	85,700			53,703C
2023	40,700	33,700	74,400			51,146C
2022	30,500	31,000	61,500			48,711C
2021	30,500	28,300	58,800			47,155C

\*\*\* 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	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 840 Total Base New : 135,879 Total Depr Cost: 74,734 Estimated T.C.V: 69,503			200 CCP (1 Story)			Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 0.930										
Yr Built 1952		Remodeled 0			Trim & Decoration			100 Amps Service										
Condition: Average		Ex	Ord		X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D Blt 1952					
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Ground Area = 840 SF Floor Area = 840 SF.								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 600 S.F. Crawl: 0 S.F. Slab: 240 S.F. Height to Joists: 0.0			Ex. X Ord. Min			Building Areas								
(2) Windows		(8) Basement		Basement: 600 S.F. Crawl: 0 S.F. Slab: 240 S.F. Height to Joists: 0.0			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			1 Story Siding Basement 600 1 Story Siding Slab 240			Total: 104,070 57,239					
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Plumbing								
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,025 564								
X	Asphalt Shingle	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer								
										Porches								
										CCP (1 Story) 200 4,382 2,410								
										Garages								
										Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)								
										Base Cost 480 14,995 8,247								
										Built-Ins								
										Appliance Allow. 1 1,638 901								
										Totals: 135,879 74,734								
										Notes:								
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			69,503					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RYAN KATHRYN E	SCARBROUGH TODD M & ELLEN	7,500	11/08/2016	WD	32-SPLIT VACANT	2016-03666	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1680 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/16/2016	2016-0655	100%

Owner's Name/Address	MAP #:	2024 Est TCV 42,754 TCV/TFA: 0.00
SCARBROUGH TODD M & ELLEN R 10441 W ROUND LAKE RD LAKE CITY MI 49651		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
W400 FT OF S 1/2 OF N 1/2 OF SE 1/4 SC 8 T22N R8W 6.0606 A SPLIT11/08/2016 FROM 009-008-011-00; Comments/Influences			Dirt Road						
Split/Comb. on 11/08/2016 completed 11/08/2016 TIM ; Parent Parcel(s): 009-008-011-00; Child Parcel(s): 009-008-011-90;			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			* Factors *						
			Residentia INFERIOR@	\$1400	6.06 Acres	1400	100		8,485
			6.06 Total Acres Total Est. Land Value =						8,485

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	4,200	17,200	21,400			17,470C
Rolling	2023	4,200	16,600	20,800			16,639C
Low	2022	3,600	15,300	18,900			15,847C
High	2021	3,600	14,400	18,000			15,341C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

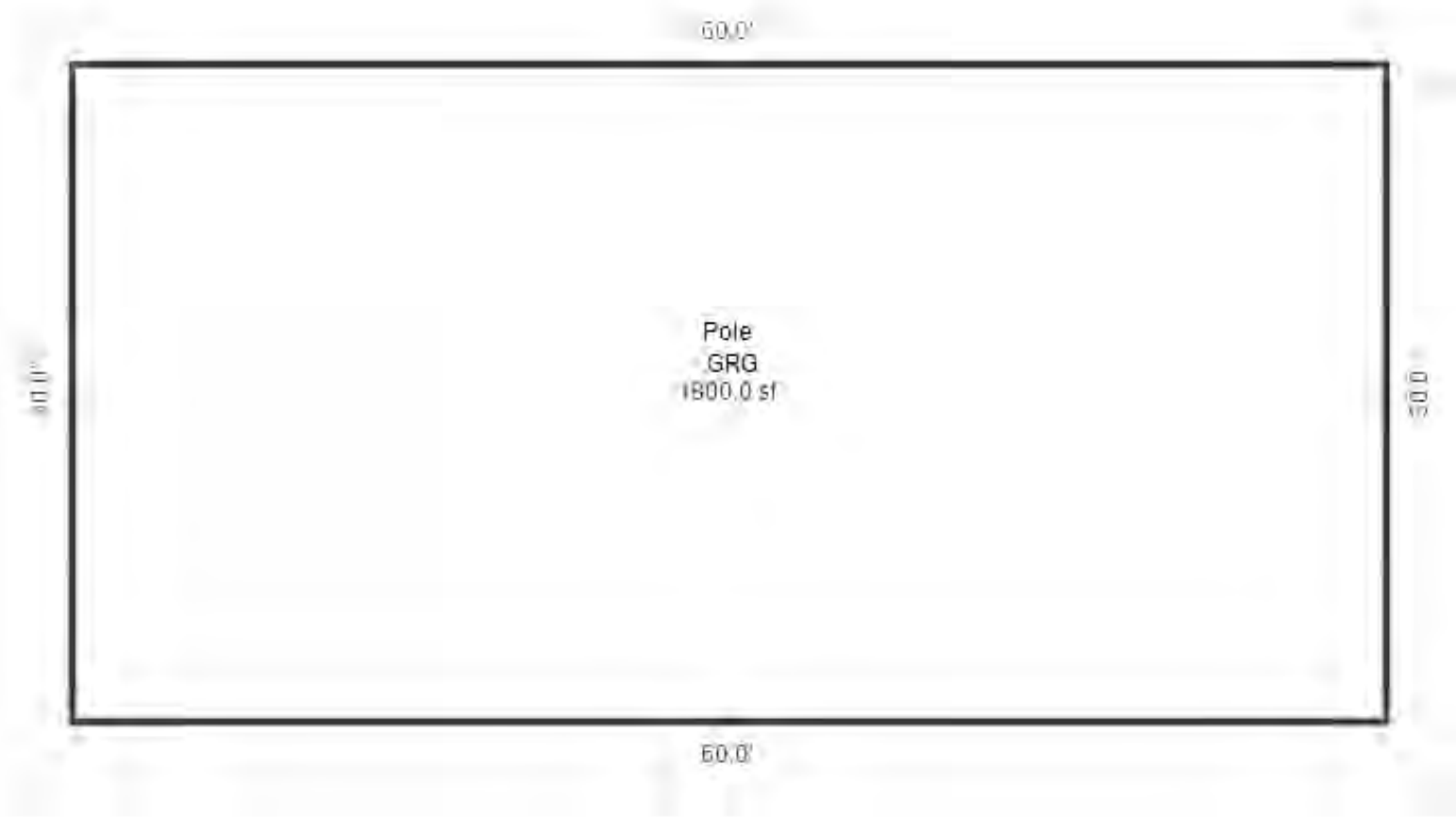


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 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	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 38,788 Total Depr Cost: 36,848 Estimated T.C.V: 34,269
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2017		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 2017		Remodeled 0		Doors Solid H.C.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No. of Elec. Outlets			Plumbing		Other Additions/Adjustments		1 -4,646 -4,414			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages		Class: C Exterior: Pole (Unfinished) Base Cost		1800 43,434 41,262			
(1) Exterior		(6) Ceilings			(8) Basement			Notes:		Totals: 38,788 36,848		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,269			
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation			(9) Basement Finish										
Insulation		(8) Basement			(10) Floor Support										
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:							
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish													
(3) Roof		(10) Floor Support													
Gable Hip Flat		Asphalt Shingle													
Gambrel Mansard Shed															
Chimney:															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWMAN & BOWMAN JT	BOWMAN MAUREEN	0	08/13/2020	OTH	07-DEATH CERTIFICATE	2021-03434	OTHER	0.0
OHARA VERA & BOWMAN & BOW	BOWMAN & BOWMAN JT	0	07/11/2020	OTH	07-DEATH CERTIFICATE	2021-03435	OTHER	0.0
HENRY DONNA MARIE ESTATE	HENRY LESLIE OTHO ESTATE	0	08/08/2018	QC	09-FAMILY	2018-03378	PROPERTY TRANSFER	0.0
HENRY DONNA MARIE ESTATE	HENRY LESLIE OTHO ESTATE	1	08/08/2018	QC	09-FAMILY	2018-03378	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1169 S LACHANCE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/20/1994					

Owner's Name/Address	MAP #:
BOWMAN MAUREEN O'HARA VERA ESTATE & RYAN KATHRYN 1169 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 116,238 TCV/TFA: 161.44

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value
			A 200' @ 90/FF 325.00 500.00 0.8857 1.0574 90 100 27,393
			325 Actual Front Feet, 3.73 Total Acres Total Est. Land Value = 27,393

Tax Description	X	Land Improvement Cost Estimates
SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 500', S 325', W 500' TO POB 3.7305 AC		
SPLIT ON 10/2021 PART TO 006-009-001-08		
FORMERLY SEC 9 T22N R8W BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 800' S 325', W 800' TO POB 5.9688 AC	X	
SPLIT ON 5/2017 TO 009-001-001-10		
FORMERLY . SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT. 76.9886 A.	X	

Description	Rate	Size % Good	Cash Value
Water	24.89	120 50	1,493
Sewer			
Wood Frame			1,493
Total Estimated Land Improvements True Cash Value =			1,493

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

FV BARN = 1224 SQ FT.



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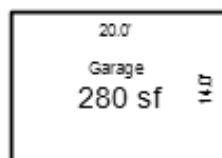
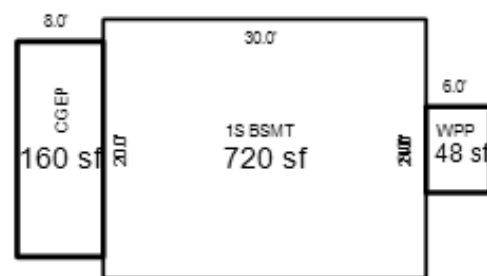
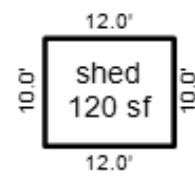
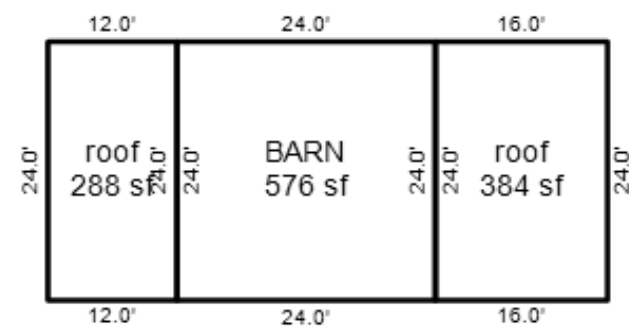
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who When What	2024	13,700	44,400	58,100			20,921C
TPC 04/30/2021 INSPECTED	2023	10,700	37,300	48,000			19,925C
TPC 12/27/2017 INSPECTED	2022	13,800	34,400	48,200			18,977C
TPC 05/28/2017 INSPECTED	2021	10,600	31,400	42,000			20,291C

\*\*\* 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	X Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 48	Type CGEP (1 Story) WSEP (1 Story)	Year Built: 1992 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Size of Closets						Class: CD Effec. Age: 40 Floor Area: 720 Total Base New : 143,034 Total Depr Cost: 85,821 Estimated T.C.V: 79,814		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Ex		Ord	X	Min											
1944	ROO 2010			Lg	Ord	X	Small										
Condition: Average		Doors		Solid	X	H.C.											
Room List		(5) Floors		(12) Electric													
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service													
(1) Exterior		No./Qual. of Fixtures															
		Ex.	X	Ord.		Min											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings			No. of Elec. Outlets												
		X	Drywall				Many	X	Ave.		Few						
(2) Windows		(7) Excavation			(13) Plumbing												
	Many Avg. X Large Avg. Small	Basement: 720 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(14) Water/Sewer												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
(3) Roof		(9) Basement Finish			Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)														
X	Asphalt Shingle Metal	(10) Floor Support															
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1944					
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Basement 720 Total: 102,656 61,594																	
Other Additions/Adjustments																	
Basement, Outside Entrance, Below Grade 1 2,160 1,296																	
Plumbing																	
Average Fixture(s) 1 1,230 738																	
Water/Sewer																	
1000 Gal Septic 1 4,550 2,730																	
Water Well, 100 Feet 1 5,640 3,384																	
Porches																	
CGEP (1 Story) 160 9,418 5,651																	
WSEP (1 Story) 48 3,120 1,872																	
Garages																	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																	
Base Cost 280 12,326 7,396																	
Built-Ins																	
Appliance Allow. 1 1,934 1,160																	
Totals: 143,034 85,821																	
Notes:																	
ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 79,814																	

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





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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	C			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 96			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 24 = 576			
Cost New	\$ 22,320			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 7,812			
+ Unit-In-Place Items	\$ 293			
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->	/A22/UFEEBRWW10L, 24 X 43.00 X 10 = 146 /A22/UFEEBRWW10L, 24 X 43.00 X 10 = 146			
E.C.F.	X 0.930			
% Good	35			
Est. True Cash Value	\$ 7,538			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7538 / All Cards: 7538				

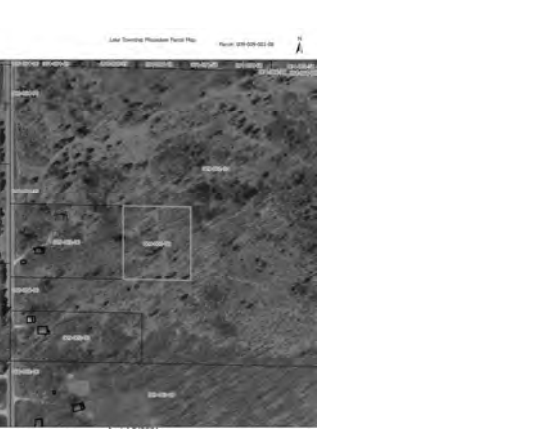
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLINGER ALAN & WINN BRE	GOTHARD BRADFORD J & SARA	270,000	01/04/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00067	PROPERTY TRANSFER	100.0
BOWMAN MAUREEN	WINN BRENDA	5,000	10/28/2021	QC	32-SPLIT VACANT	2021-03652	DEED	100.0
OHARA VERA & BOWMAN & BOW	OHARA VERA & BOWMAN MAURE	0	08/13/2020	OTH	07-DEATH CERTIFICATE	PTA	OTHER	0.0
OHARA VERA & BOWMAN MAURE	BOWMAN MAUREEN	0	08/13/2020	OTH	07-DEATH CERTIFICATE	2021-03434	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/06/2022					
Owner's Name/Address	MAP #:					
	2024 Est TCV 6,714					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors * 325 X 300				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			Residentia PARTOF>40@\$3000	2.24 Acres	3000	100 PART OF > 70 ACRES	6,71
			2.24 Total Acres Total Est. Land Value =				6,714

Tax Description  
 SEC 9 T22N R8W E 300 FT OF BEG 375' N OF SW CORNER OF N1/2 OF NW1/4 TH N 325', E 800', S 325', W 800' TO POB 2.2383 AC SPLIT/COMBINED ON 10/05/2021 FROM 009-009-001-00;

Comments/Influences  
 Split/Comb. on 10/05/2021 completed 10/05/2021 TIM ;  
 Parent Parcel(s): 009-009-001-00;  
 Child Parcel(s): 009-009-001-08;



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,400	0	3,400			2,835C
2023	2,700	0	2,700			2,700S
2022	2,000	0	2,000			2,000S
2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLINGER ALAN & WINN BRE	GOTHARD BRADFORD J & SARA	270,000	01/04/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00067	PROPERTY TRANSFER	100.0
ROHLINGER CAROL G	ROHLINGER ALAN & WINN BRE	0	08/27/2021	OTH	07-DEATH CERTIFICATE	L3232P1286	OTHER	0.0
HENRY DONNA MARIE ESTATE	HENRY LESLIE OTHO ESTATE	0	08/08/2018	QC	06-COURT JUDGEMENT	2018-03378	PROPERTY TRANSFER	0.0
HENRY OTHO LESLIE ESTATE	RYAN KATHRYN E	1	08/08/2018	QC	06-COURT JUDGEMENT	2018-03587	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/04/2022					
Owner's Name/Address	MAP #:					
GOTHARD BRADFORD J & SARAH A 1181 S LACHANCE RD LAKE CITY MI 49651		2024 Est TCV 199,480				

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 30 - 65	\$3000	62.76	Acres	3000	100			188,280
			Residentia INFERIOR@	\$1400	8.00	Acres	1400	100		WETLAND AREA	11,200
			Residentia ROW @ ZERO		0.26	Acres	0	100		ROW 768'X15'	0
			71.02 Total Acres Total Est. Land Value =							199,480	

Tax Description  
 SEC 9 T22N R8W N 1/2 OF NW 1/4 EXC S 225 FT OF W 583 FT & EXC BEG 375' N OF SW COR TH N 325', E 800', S 325', W 80' W TO POB. 71.0198 A.  
 SPLIT 05/30/2017 FROM 009-009-001-00;  
 Comments/Influences  
 Split/Comb. on 05/30/2017 completed 05/30/2017 TIM ;  
 Parent Parcel(s): 009-009-001-00;  
 Child Parcel(s): 009-009-001-10;  
 -----

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	99,700	0	99,700			84,945C
2023	80,900	0	80,900			80,900S
2022	61,300	0	61,300			54,458C
2021	61,300	0	61,300			52,719C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROHLINGER ALAN & WINN BRE	GOTHARD BRADFORD J & SARA	270,000	01/04/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00067	PROPERTY TRANSFER	100.0
ROHLINGER CAROL G	ROHLINGER ALAN & WINN BRE	0	08/27/2021	OTH	07-DEATH CERTIFICATE	L3232P1286	OTHER	0.0
ROHLINGER CAROL G & HOEL	ROHLINGER CAROLE G	0	11/16/1999	QC	09-FAMILY	L332P1286	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1181 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/06/2022					

Owner's Name/Address	MAP #:
GOTHARD BRADFORD J & SARAH A 1181 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 100,014 TCV/TFA: 78.14

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements		* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 3 - 7 @\$3000			3.01 Acres		3000 100	9,033
			3.01 Total Acres	Total Est. Land Value =		9,033

Tax Description	X	Land Improvement Cost Estimates
. SEC 9 T22N R8W S 225 FT OF W 583 FT OF N 1/2 OF NW 1/4. 3.0114 A.	X	
Comments/Influences		

Description	Rate	Size % Good	Cash Value
Water			
Sewer			
Electric			
Gas			
Curb			
Street Lights			
Standard Utilities			
Underground Utils.			
LAND IMPROVE 1000		1,000.00	1 95
Total Estimated Land Improvements True Cash Value =			950

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

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

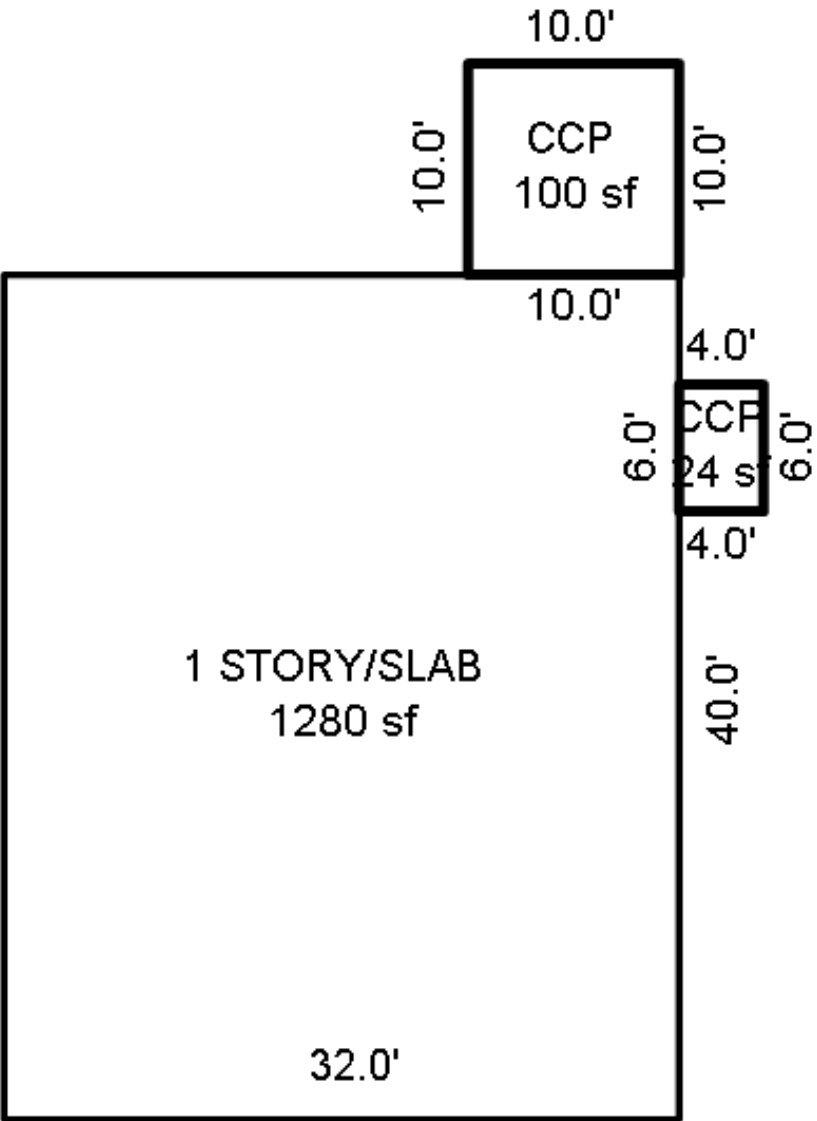
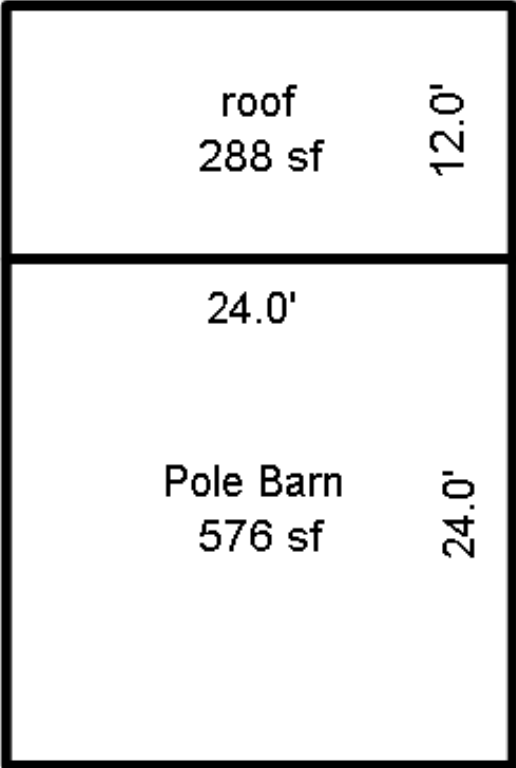
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,500	45,500	50,000			50,000S
2023	4,500	44,100	48,600			48,600S
2022	3,800	40,900	44,700			27,763C
2021	4,500	37,100	41,600			26,877C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 100 24 288	Type CCP (1 Story) CCP (1 Story) Roof Cover Onl	Year Built: 1970 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Block	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,280 Total Base New : 161,348 Total Depr Cost: 96,807 Estimated T.C.V: 90,031			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Yr Built 1970	Remodeled 0	Ex	X	Ord		Min	Size of Closets			No. of Elec. Outlets			No./Qual. of Fixtures					
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			Ex.			X	Ord.		Min		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Many			X	Ave.		Few		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D			Blt 1970					
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1280 SF			Floor Area = 1280 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Insulation	X	Drywall				(13) Plumbing			1 Story Block Slab 1,280			Total: 127,835 76,699					
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 100 Feet					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Porches			CCP (1 Story) CCP (1 Story)					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: D Exterior: Pole (Unfinished) Base Cost Built-Ins					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Appliance Allow.			Fireplaces			Wood Stove				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Deck			w/Roof (Roof portion)			288			Totals: 161,348 96,807		
Chimney: Block							Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			90,031					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLOUP L & GALLOUP M & G	GALLOUP GAIL	0	03/13/2015	QC	21-NOT USED/OTHER	2015-00865	DEED	0.0
GALLOUP GAIL	GALLOUP LORI & GALLOUP ME	0	03/13/2015	QC	21-NOT USED/OTHER	2015-00866	DEED	0.0
GALLOUP GAIL M SURVIVOR O	GALLOUP L & GALLOUP M & G	0	01/29/2015	QC	21-NOT USED/OTHER	2015-00393	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1305 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 06/01/1995
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Owner's Name/Address	MAP #:
GALLOUP GAIL 1305 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 307,947 TCV/TFA: 211.50

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	. SEC 9 T22N R8W N 1/2 OF S 1/2 OF NW 1/4. 40 A.
Comments/Influences	



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Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	6.58	672	71	3,140
		Wood Frame	27.67	128	50	1,771
Residential Local Cost Land Improvements						
Description		Rate	Size	% Good	Cash Value	
LAND IMPROVE 2500		2,500.00	1	100	2,500	
Total Estimated Land Improvements True Cash Value = 7,411						

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

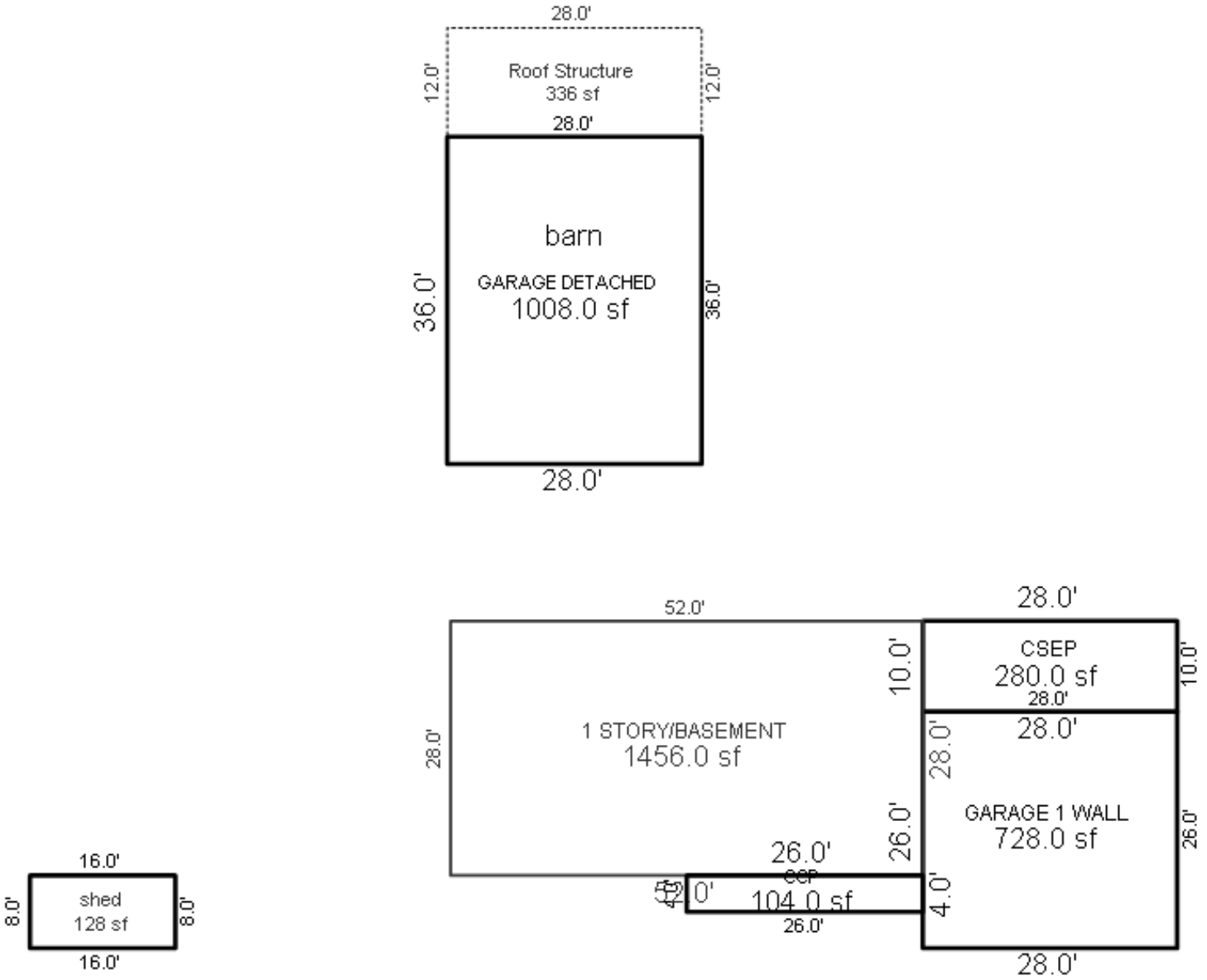
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	59,300	94,700	154,000			92,001C
2023	47,400	91,700	139,100			87,620C
2022	35,600	84,300	119,900			83,448C
2021	35,600	77,200	112,800			80,783C

\*\*\* 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 280 104 336	Type CSEP (1 Story) CCP (1 Story) Roof Cover Onl	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior		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	X	Drywall Paneled		Plaster Wood T&G																												
	Yr Built 1977	Remodeled 0	Ex	X	Ord		Min																										
	Condition: Average		Lg		Ord	X	Small																										
	Room List	Doors			Solid	X	H.C.		Central Air Wood Furnace																								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors							(12) Electric																								
	(1) Exterior	Kitchen: Other: Other:							200 Amps Service																								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings							No./Qual. of Fixtures																								
	(2) Windows	X	Drywall						Ex.	X	Ord.		Min																				
	Many Avg. Few	X	Large Avg. Small						No. of Elec. Outlets																								
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation							Many	X	Ave.		Few																				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0							(13) Plumbing																								
	(3) Roof	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						1	Average Fixture(s)																							
X	Gable Hip Flat	(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																							
X	Asphalt Shingle	X	Concrete Floor						(14) Water/Sewer																								
	Chimney: Brick	(9) Basement Finish							Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																								
		(10) Floor Support							Lump Sum Items:																								
		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>205,068</td> <td>123,034</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,456			Total:				205,068	123,034		
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	1,456																														
Total:				205,068	123,034																												
Other Additions/Adjustments Recreation Room 700 13,531 8,119 Plumbing Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788 Water/Sewer 1000 Gal Septic 1 4,864 2,918 Water Well, 100 Feet 1 5,808 3,485 Porches Ceramic Tile Floor CSEP (1 Story) 280 10,898 6,539 CCP (1 Story) 104 2,910 1,746 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 29,244 17,546 Common Wall: 1 Wall 1 -2,686 -1,612 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1008 37,205 22,323 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces Interior 1 Story 1 5,338 3,203 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANSON BRADLEY E & APRIL	HANSON BRADLEY E	0	09/19/2023	QC	09-FAMILY	2023-02602		0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1381 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/20/1994				
Owner's Name/Address	MAP #:					
HANSON BRADLEY E 1381 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 127,451 TCV/TFA: 118.01					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *						
. SEC 9 T22N R8W N 100 FT OF W 250 FT OF S 1/2 OF S 1/2 OF NW 1/4. .5739 A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		<Site Value C>	.50	-1.0	AC	M/L	12000	100	12,000
		Paved Road		100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value =							12,000

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 4in Concrete	6.97	300 0	0
	X	Sewer	Wood Frame	32.30	80 71	1,835
		Total Estimated Land Improvements True Cash Value =				1,835

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level		2024	6,000	57,700	63,700			37,267C
Rolling		2023	5,500	51,300	56,800			35,493C
Low		2022	4,500	47,200	51,700			33,803C
High		2021	4,000	43,100	47,100			32,724C



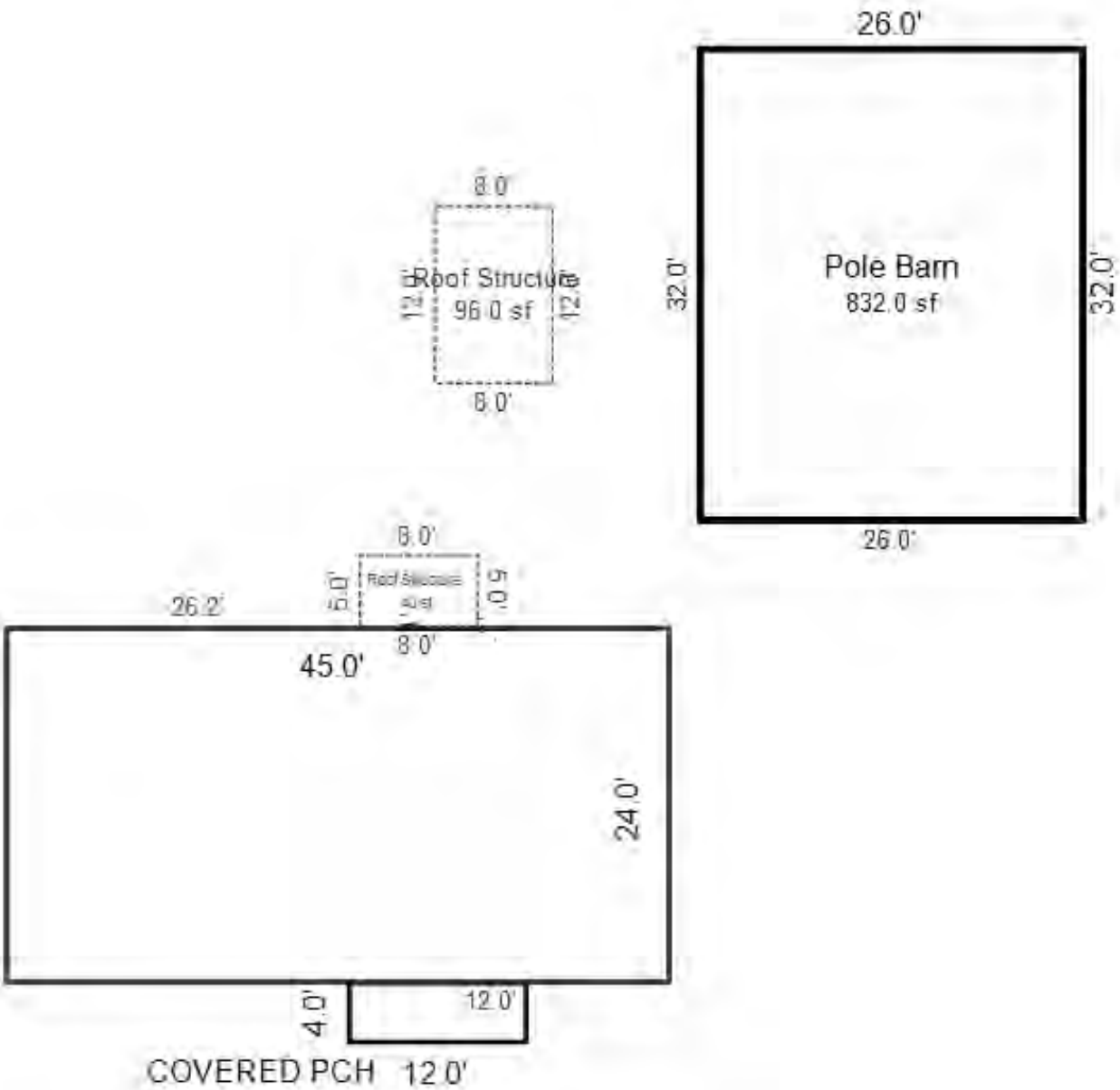
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED				
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		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: 32 Floor Area: 1,080 Total Base New : 179,661 Total Depr Cost: 122,168 Estimated T.C.V: 113,616		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68							
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	200 Amps Service		Ex. X		Ord.		Min	Cls C -5 Blt 1973						
Condition: Average		Size of Closets		No. of Elec. Outlets			(12) Electric		Many X		Ave.		Few	Building Areas						
Room List		X	Lg		Ord		Small	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,080 Total: 135,856 92,380		Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service		Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Garages Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Deck w/Roof (Roof portion) w/Roof (Roof portion)		1 1,476 1,004 1 3,108 2,113 1 4,864 3,308 1 5,808 3,949 48 1,455 989 832 21,732 14,778 1 2,766 1,881 40 832 566 96 1,764 1,200 Totals: 179,661 122,168		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 113,616					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:									
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Tile																	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1080 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 (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			
X	Many Avg. X Few	Large Avg. X Small																		
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			(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Gable Hip Flat	Gambrel Mansard Shed																		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																

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



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

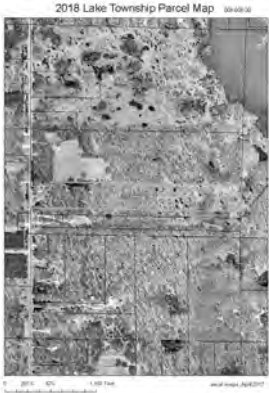
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1407 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/20/1994					
WARREN ROBERT E 1407 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 164,133 TCV/TFA: 142.48					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 9 T22N R8W N 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC N 100 FT OF W 250 FT THEREOF. 19.4261 A.	X		* Factors *			
			Residentia 18 -29 @\$3000	19.43 Acres	3000 100	58,290
Comments/Influences			19.43 Total Acres Total Est. Land Value =			58,290

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 3.5 Concrete	6.16	48 71	210	
			Wood Frame	28.72	80 61	1,402	
			Total Estimated Land Improvements True Cash Value =				1,612

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Low			2023	25,300	51,200	76,500			44,777C
High			2022	19,400	47,100	66,500			42,645C
Landscaped			2021	17,500	43,000	60,500			41,283C
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

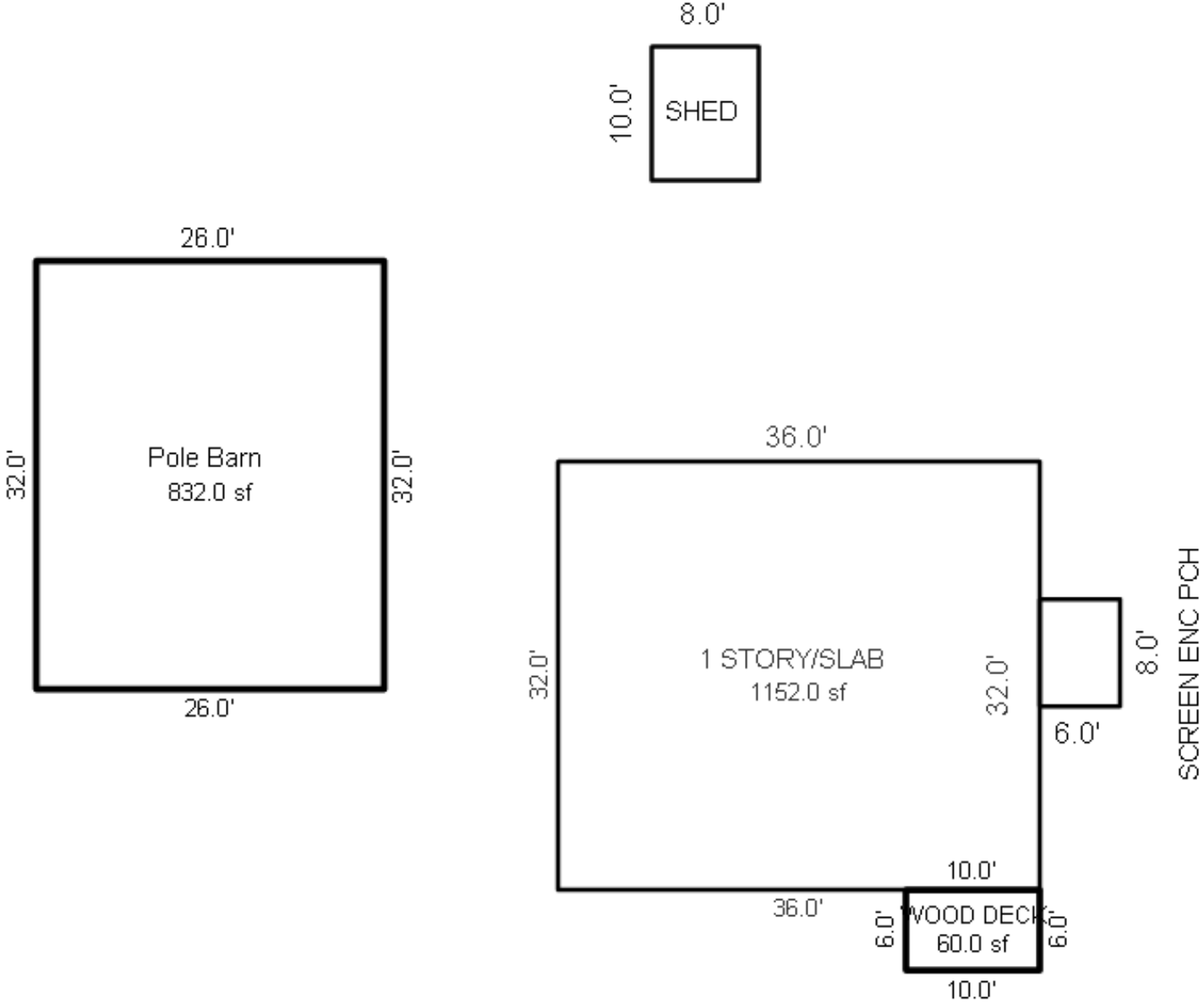


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 48 60	Type CSEP (1 Story) 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: 2 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,152 Total Base New : 172,427 Total Depr Cost: 112,076 Estimated T.C.V: 104,231			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1962					
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Building Areas			Size		Cost New	Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories			Exterior		Foundation					
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story			Siding		Slab					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			3 Fixture Bath			Plumbing			Average Fixture(s)		1		1,230	799		
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			2 Fixture Bath			Water/Sewer			1000 Gal Septic		1		4,550	2,957		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Extra Toilet			Porches			CSEP (1 Story)		48		2,464	1,602		
(2) Windows		(7) Excavation		Many			X	Ave.		Deck			Treated Wood		60		1,913	1,243		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0			Extra Sink			Garages			Class: D Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		3 Fixture Bath			Separate Shower			Built-Ins			Appliance Allow.		1		1,934	1,257		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing			Ceramic Tile Floor			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			104,231				
(3) Roof		(9) Basement Finish		1000 Gal Septic			Ceramic Tile Wains			Class: D Exterior: Siding			Foundation: 42 Inch (Unfinished)		Base Cost		832		25,617	16,651
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Vent Fan			Built-Ins			Appliance Allow.		1		1,934	1,257		
X	Asphalt Shingle	(10) Floor Support		2000 Gal Septic			Lump Sum Items:			Totals:			172,427		112,076					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well																

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



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



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

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

1407 S LACHANCE RD      School: LAKE CITY AREA SCHOOL DIST      P.R.E. 100% 07/20/1994


Owner's Name/Address      MAP #:      2024 Est TCV 42,663 TCV/TFA: 95.23

WARREN ROBERT E      1407 S LACHANCE RD      LAKE CITY MI 49651      X Improved      Vacant      Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

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

. SEC 9 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 5 A.      X      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      X      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      A 200' @ 90/FF      82.002656.10      1.2497      1.6053      90      100      82 Actual Front Feet, 5.00 Total Acres      Total Est. Land Value =      14,805      14,805

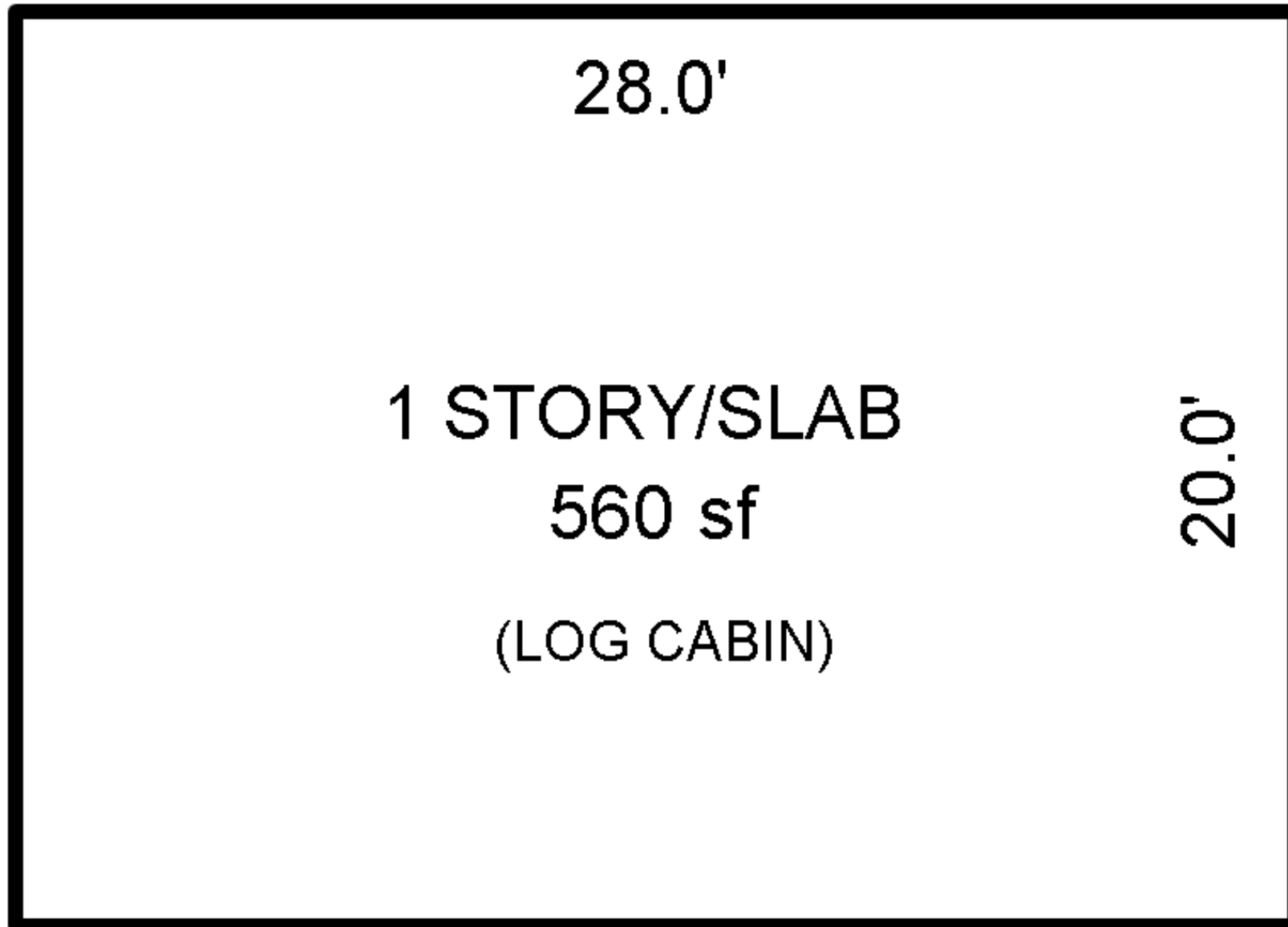
Comments/Influences      Topography of Site      Level      X      Rolling      Low      High      Landscaped      Swamp      X      Wooded      Pond      Waterfront      Ravine      Wetland      Flood Plain      Year      Land Value      Building Value      Assessed Value      Board of Review      Tribunal/Other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

	Who	When	What	2024	7,400	13,900	21,300			10,343C
	TPC 05/06/2018	INSPECTED		2023	5,800	13,500	19,300			9,851C
	TPC 12/27/2017	INSPECTED		2022	4,500	12,400	16,900			9,382C
				2021	4,100	11,300	15,400			9,083C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts 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: LOG		Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling										
Yr Built 0		Remodeled 0		Ex	X	Ord	Min								
Condition: Poor		Size of Closets		Lg	X	Ord	Small								
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures											
		Ex.	X	Ord.	Min										
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
		(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:											
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family LOG										Cls	CD	Blt	0		
(11) Heating System: No Heating/Cooling															
Ground Area = 448 SF Floor Area = 448 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55															
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story Pine Logs Piers										448					
Other Additions/Adjustments										Total:			54,465	29,955	
Notes:										Totals:			54,465	29,955	
													ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:	27,858	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRIS JAMES B & PAMELA J	WALDRON RANDAL E & TERESA	11,000	08/13/2014	WD	03-ARM'S LENGTH	2014-02801	PROPERTY TRANSFER	100.0
STIFF JOHN C & PATRICIA (	HARRIS JAMES B & PAMELA J	0	07/22/2005	OTH	21-NOT USED/OTHER	06-0/582	DEED	0.0
		7,500	08/01/2001	WD	33-TO BE DETERMINED	01-0:3316	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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WALDRON RANDAL E & TERESA E 357 JUNCO CASPER WY 82609	2024 Est TCV 15,812 TCV/TFA: 0.00					
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements		* Factors *		FF IS 1/32 OF THE DEPTH	
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value

	A 200' @ 90/FF	82.502640.00	1.2478	1.6028	90 100	14,850
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	83 Actual Front Feet, 5.00 Total Acres				Total Est. Land Value =	14,850
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Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				

	Wood Frame	26.71	72 50	961
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	Total Estimated Land Improvements True Cash Value =			961
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Topography of Site						
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X	Level					
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	Rolling					
--	---------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

	Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	7,400	500	7,900			4,668C
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2023	5,800	400	6,200			4,446C
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2022	4,500	0	4,500			4,235C
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2021	4,100	0	4,100			4,100S
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Who	When	What				
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TPC 04/30/2021	INSPECTED					
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TPC 12/27/2017	INSPECTED					
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TPC 10/03/2011	INSPECTED					
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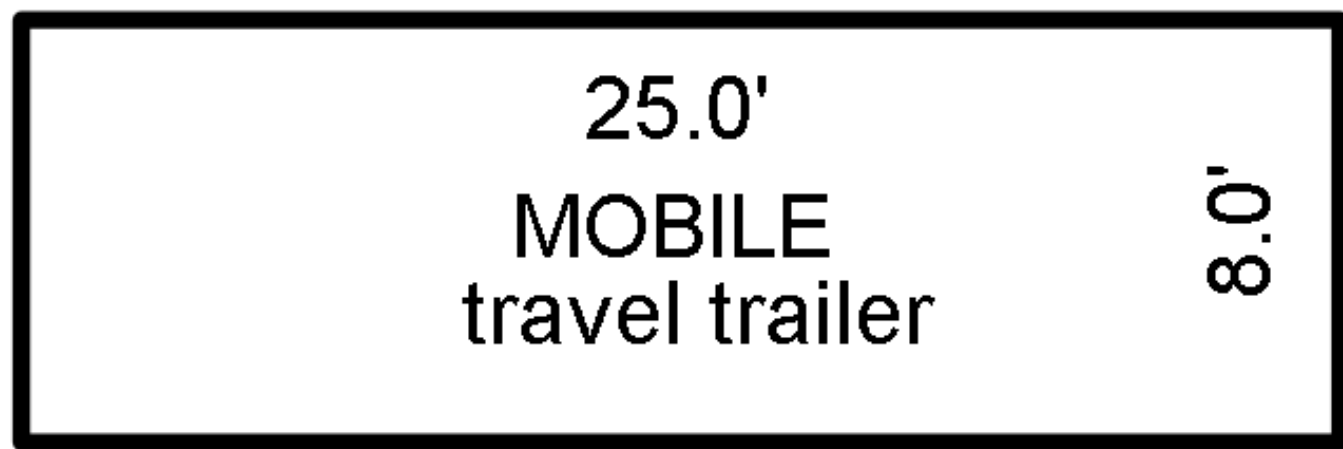
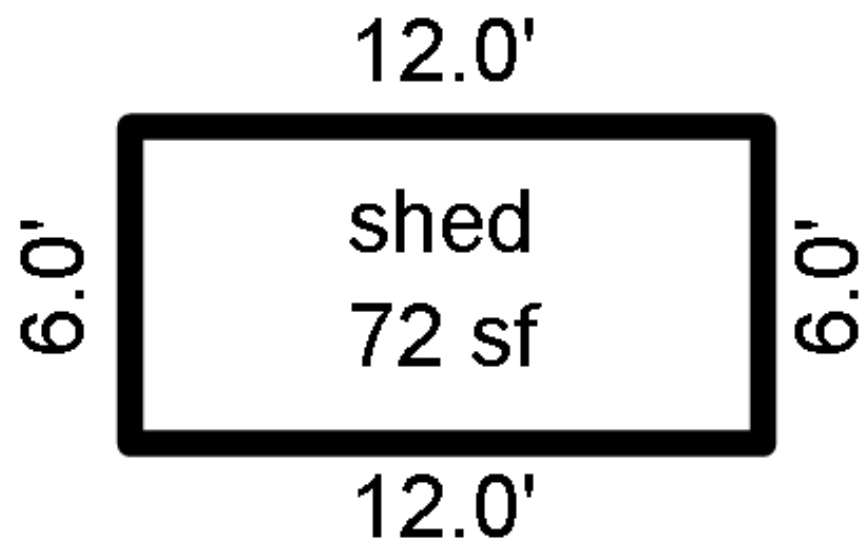
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G													
Yr Built 0 '65?		Remodeled 0														
Condition: Average		Trim & Decoration														
Room List		Ex	X	Ord		Min										
Basement 1st Floor 2nd Floor Bedrooms		Size of Closets														
		Lg	X	Ord		Small										
Doors		Solid		X	H.C.											
(1) Exterior		(5) Floors														
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:														
Insulation		(6) Ceilings														
(2) Windows		(7) Excavation														
Many Avg. Few		Large Avg. Small														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
Gable Hip Flat		Gambrel Mansard Shed														
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney: Brick		(9) Basement Finish														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(11) Electric														
		0 Amps Service														
		No./Qual. of Fixtures														
		Ex.		X	Ord.	Min										
		No. of Elec. Outlets														
		Many		X	Ave.	Few										
		(12) Plumbing														
		Average Fixture(s)														
		3 Fixture Bath														
		2 Fixture Bath														
		Softener, Auto														
		Softener, Manual														
		Solar Water Heat														
		No Plumbing														
		Extra Toilet														
		Extra Sink														
		Separate Shower														
		Ceramic Tile Floor														
		Ceramic Tile Wains														
		Ceramic Tub Alcove														
		Vent Fan														
		(13) Water/Sewer														
		Public Water														
		Public Sewer														
		Water Well														
		1000 Gal Septic														
		2000 Gal Septic														
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Mobile Home HUD														
		(11) Heating System: Wall Furnace														
		Ground Area = 0 SF														
		Floor Area = 0 SF.														
		Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54														
		Building Areas														
		Type		Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost								
		Other Additions/Adjustments														
		Unit-in-Place Cost Items														
		TRAVEL TRAILER														
		Notes: TRAILER														
		ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:														
		Totals:														
		1														
		1														
		1														
		1														
		1														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWERS MILLARD O (LE)	RICHARDS BRIAN	18,000	04/18/2013	WD	03-ARM'S LENGTH	2013-01448 WD	PROPERTY TRANSFER	100.0
BOWERS MILLARD O (WIDOW)	BOWERS MILLARD O (LE)*	0	04/16/2008	QC	09-FAMILY	2008/1396	DEED	0.0
		7,500	04/01/1998	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1471 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 43,481 TCV/TFA: 55.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 9 T22N R8W (2*1998) W 400 FT OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 & W 400 FT OF S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4. 1.5152A.	X		A 200' @ 90/FF	165.00	400.00	1.0493 1.0000	90 100	15,582
Comments/Influences			165 Actual Front Feet, 1.51 Total Acres Total Est. Land Value = 15,582					
98 SPLIT 8.48 AC TO 009-20 FOR 99	X							



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	7,800	13,900	21,700			10,577C
X Rolling	2023	6,100	15,200	21,300			10,074C
Low	2022	4,100	12,600	16,700			9,595C
High	2021	3,300	11,400	14,700			9,289C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

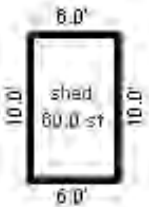
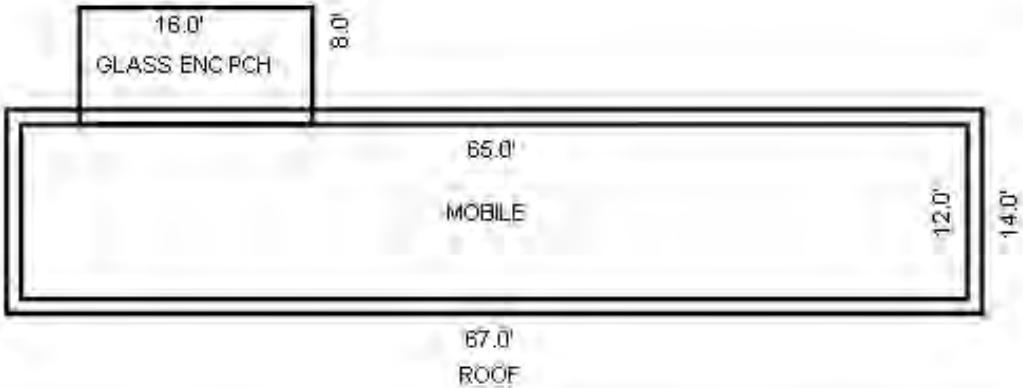
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1999					
	Mobile Home		Insulation		Wood									Coal	Steam	Cook Top	Interior 2 Story	128
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	2nd/Same Stack	938	Roof Cover Onl	Class: CD					
	Duplex	0	Other Overhang		Wall Furnace									Vent Fan	Hot Tub	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story
	A-Frame	(4) Interior		Warm & Cool Air			Vent Hood	Unvented Hood	Raised Hearth	Wood Stove	Direct-Vented Ga	Class: Fair	Effec. Age: 35					
X	Wood Frame	Drywall		Heat Pump										Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range
	HUD	Paneled		Plaster			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair					
	Yr Built	Remodeled	Trim & Decoration		Central Air			X Ex.			Ground Area = 780 SF			Floor Area = 780 SF.				
	1974	0	Ex X Ord		Wood Furnace			Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas				
	Condition: Fair	Size of Closets		0 Amps Service			Min			Type			Ext. Walls			Roof/Fnd.		
	Room List	Lg X Ord		(12) Electric			Many X Ave.			Few			(13) Plumbing			Average Fixture(s)		
	Basement	Small		0			1			1			1			3 Fixture Bath		
	1st Floor	Solid X H.C.		Kitchen:			1			1			1			2 Fixture Bath		
	2nd Floor			Other:			1			1			1			Softener, Auto		
	Bedrooms			Other:			1			1			1			Softener, Manual		
(1)	Exterior	(5) Floors		No. of Elec. Outlets			1			1			1			Solar Water Heat		
	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets			1			1			1			No Plumbing		
	Aluminum/Vinyl			Many X Ave.			1			1			1			Extra Toilet		
	Brick			Few			1			1			1			Extra Sink		
	Insulation	(7) Excavation		(13) Plumbing			1			1			1			Separate Shower		
(2)	Windows	Basement: 0 S.F.		(14) Water/Sewer			1			1			1			Ceramic Tile Floor		
	Many	Crawl: 0 S.F.		Public Water			1			1			1			Ceramic Tile Wains		
	Avg. X Avg.	Slab: 0 S.F.		Public Sewer			1			1			1			Ceramic Tub Alcove		
	Few	Height to Joists: 0.0		Water Well			1			1			1			Vent Fan		
	Large	(8) Basement		1000 Gal Septic			1			1			1			2000 Gal Septic		
	X Avg. X Avg.	Conc. Block		Lump Sum Items:			1			1			1					
	Few	Poured Conc.					1			1			1					
	Small	Stone					1			1			1					
	Wood Sash	Treated Wood					1			1			1					
	Metal Sash	Concrete Floor					1			1			1					
	Vinyl Sash	(9) Basement Finish					1			1			1					
	Double Hung						1			1			1					
	Horiz. Slide						1			1			1					
	Casement						1			1			1					
	Double Glass						1			1			1					
	Patio Doors						1			1			1					
	Storms & Screens						1			1			1					
(3)	Roof	(10) Floor Support					1			1			1					
	Gable	Joists:					1			1			1					
	Hip	Unsupported Len:					1			1			1					
	X Flat	Cntr.Sup:					1			1			1					
	Gambrel						1			1			1					
	Mansard						1			1			1					
	Shed						1			1			1					
	Asphalt Shingle						1			1			1					
X	Metal						1			1			1					
	Chimney: Metal						1			1			1					

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,500	10/01/1998	WD	33-TO BE DETERMINED	03-0:2740	DEED	33.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1465 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/19/2020	2020-0255	100%
	P.R.E. 100% 04/11/2002		MH	12/10/2010	20100745	100%
Owner's Name/Address	MAP #:					
BALDWIN DANIEL ETAL 1465 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 165,873 TCV/TFA: 143.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 9 T22N R8W (0*1998) N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT THOF & S 1/2 OF N 1/2 OF S 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 EXC W 400 FT THOF. 8.4848A.	X		Dirt Road	165.00	1240.00	0.8823	1.3269	90	100		17,386
	X		Gravel Road	165.00	998.72	0.8823	1.2570	90	100		16,470
			330 Actual Front Feet, 8.48 Total Acres Total Est. Land Value =							33,856	

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
SPLIT FROM 009-00 FOR 99	X	Wood Frame	19.41	216	50	2,096
		Total Estimated Land Improvements True Cash Value =				2,096

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	16,900	66,000	82,900			38,154C
X Rolling	2023	13,200	59,300	72,500			36,338C
Low	2022	8,300	51,100	59,400			34,608C
High	2021	6,600	48,200	54,800			33,503C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

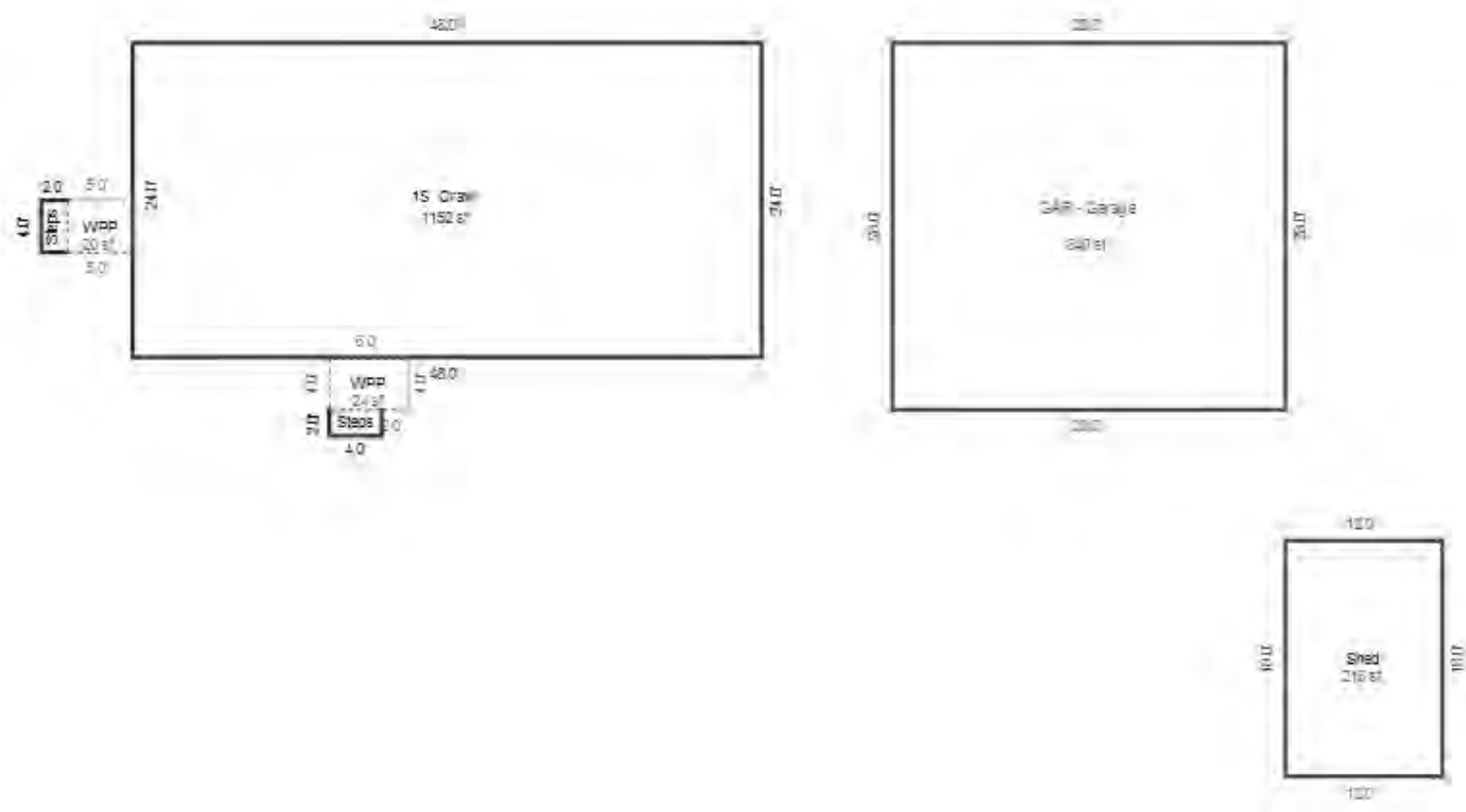


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2020 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	28	Treated Wood	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:
	Mobile Home														
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D 10		Blt 1990			
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric			Ground Area = 1152 SF		Floor Area = 1152 SF.			
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas					
Wood Frame		Ex		Ord			Min			Stories		Exterior		Foundation	
BOCA/STATE		Size of Closets		0			Amps Service			Size		Cost New		Depr. Cost	
Yr Built		Lg		Ord			Small			Total		134,532		107,630	
Remodeled		Doors		Solid			H.C.			Total		1,025		820	
1990 REL		(5) Floors		Kitchen:			Other:			Average Fixture(s)		1		1,025	
2011		Kitchens:		Other:			Other:			2 Fixture Bath		1		2,152	
Condition: Average		Kitchen:		Other:			Other:			Softener, Auto		1		1,722	
Room List		Kitchen:		Other:			Other:			Softener, Manual		1		3,410	
Basement		Kitchen:		Other:			Other:			Solar Water Heat		1		4,263	
1st Floor		Kitchen:		Other:			Other:			No Plumbing		1		5,506	
2nd Floor		Kitchen:		Other:			Other:			Extra Toilet		1		1,232	
2 Bedrooms		Kitchen:		Other:			Other:			Extra Sink		1		1,347	
(1) Exterior		Kitchen:		Other:			Other:			Separate Shower		28		986	
Wood/Shingle		Kitchen:		Other:			Other:			Ceramic Tile Floor		32		1,078	
Aluminum/Vinyl		Kitchen:		Other:			Other:			Ceramic Tile Wains					
Brick		Kitchen:		Other:			Other:			Ceramic Tub Alcove					
Insulation		Kitchen:		Other:			Other:			Vent Fan					
(2) Windows		Kitchen:		Other:			Other:			Lump Sum Items:					
Many		Kitchen:		Other:			Other:								
Avg.		Kitchen:		Other:			Other:								
Few		Kitchen:		Other:			Other:								
Large		Kitchen:		Other:			Other:								
Avg.		Kitchen:		Other:			Other:								
Small		Kitchen:		Other:			Other:								
Wood Sash		Kitchen:		Other:			Other:								
Metal Sash		Kitchen:		Other:			Other:								
Vinyl Sash		Kitchen:		Other:			Other:								
Double Hung		Kitchen:		Other:			Other:								
Horiz. Slide		Kitchen:		Other:			Other:								
Casement		Kitchen:		Other:			Other:								
Double Glass		Kitchen:		Other:			Other:								
Patio Doors		Kitchen:		Other:			Other:								
Storms & Screens		Kitchen:		Other:			Other:								
(3) Roof		Kitchen:		Other:			Other:								
Gable		Kitchen:		Other:			Other:								
Hip		Kitchen:		Other:			Other:								
Flat		Kitchen:		Other:			Other:								
Asphalt Shingle		Kitchen:		Other:			Other:								
Chimney:		Kitchen:		Other:			Other:								
		Recreation SF		Living SF			Walkout Doors (B)								
		No Floor SF		Walkout Doors (A)			1								
		(10) Floor Support		1			1000 Gal Septic								
		Joists:		Unsuported Len:			Cntr.Sup:								
		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			129,921								

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



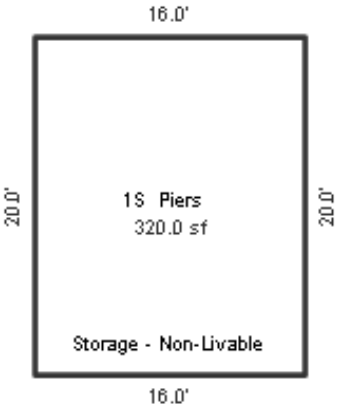
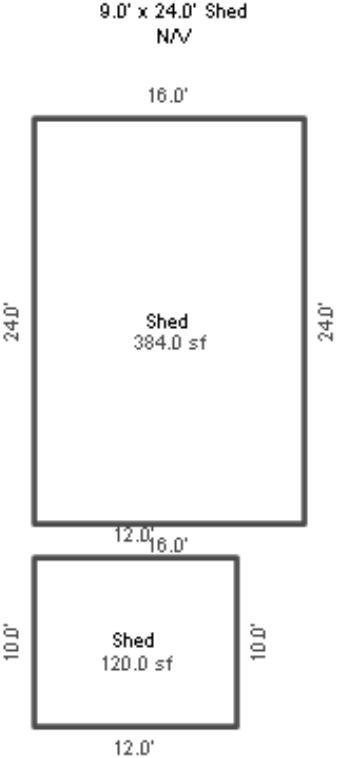
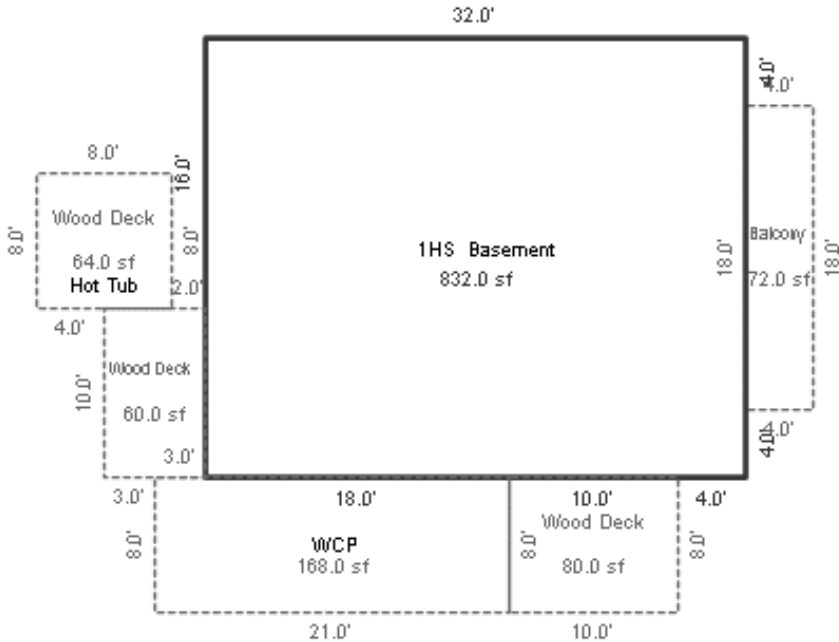
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HAYNES STEVEN A	HAYNES STEVEN A & REGINA	1	02/22/2019	QC	09-FAMILY	2019-00430	DEED	0.0		
HAYNES STEVEN A & CHARLOT	MUSSELMAN MATTHEW & SAMAN	39,626	05/24/2016	WD	32-SPLIT VACANT	2016-01839	PROPERTY TRANSFER	0.0		
HAYNES STEVEN A & CHARLOT		0	06/01/2004	OTH	21-NOT USED/OTHER	04-0/2491	DEED	0.0		
		35,000	01/01/1999	WD	32-SPLIT VACANT	01-0:0508	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
1675 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		07/27/2004		20040277	Complete	
Owner's Name/Address		P.R.E. 100% 04/29/2019		MAP #:		2024 Est TCV 174,193 TCV/TFA: 139.58				
HAYNES STEVEN A & REGINA A 1675 S LACHANCE RD Lake City MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Tax Description		Public Improvements		* Factors *						
SEC 9 T22N R8W (5*2004) N 1/2 OF SW 1/4 EXC N 52 RDS OF W 937 FT THOF & EXC S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 & EXC E 1/2 OF NE 1/4 OF SW 1/4. & EXCEPT 2016-01839 EXEMPT BOUNDRY LINE TRANSFER TO 009-019-015-00 COMMENCING AT THE WEST ¼ CORNER OF SAID SECTION 9; THENCE S88°53'02"E, ALONG THE EAST-WEST 1/4 LINE 1312.28 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING 588°53'02"E 663.19 FEET; THENCE S00DEG21'52"W, 1312.61 FEET TO THE SOUTH 1/16TH LINE OF SAID SECTION; THENCE N89°05'09W, ALONG SAID 1/16TH LINE 660.72 FEET TO THE WEST 1/16TH LINE OF SAID SECTION; THENCE N00°18'29W, ALONG SAID 1/16TH LINE, 328.76 FEET; THENCE N89°01'29W, 4.70 FEET; THENCE		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 8 - 17 @\$3000 11.58 Acres 3000 100 34,740 11.58 Total Acres Total Est. Land Value = 34,740						
		Topography of Site		Land Improvement Cost Estimates						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description Rate Size % Good Cash Value Wood Frame 20.08 504 50 5,060 Wood Frame 20.82 320 50 3,331 Total Estimated Land Improvements True Cash Value = 8,391						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2024	17,400	69,700	87,100		60,449C
		TPC 04/17/2019	INSPECTED		2023	16,200	67,400	83,600		57,571C
		TPC 12/27/2017	INSPECTED		2022	11,600	61,900	73,500		54,830C
		TPC 04/17/2017	INSPECTED		2021	11,600	56,600	68,200		53,079C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 204 72	Type WCP (1 Story) 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	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,248 Total Base New : 176,158 Total Depr Cost: 140,927 Estimated T.C.V: 131,062			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 832 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas			Cls CD Blt 2004			
Yr Built 2004	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	X Ord	Small	0 Amps Service			1.5 Story Pine Logs Basement			Total: 150,117 120,094					
Room List		Doors	Solid	X H.C.	Ex. X Ord. Min			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Plumbing			Basement, Outside Entrance, Above Grade			1 1,655 1,324			
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			Average Fixture(s)			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(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			Water/Sewer			Average Fixture(s) 1 1,230 984			
(2) Windows		(7) Excavation		1 1000 Gal Septic 2000 Gal Septic			1 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story) 168 6,419 5,135			
X	Many Avg. X Avg. Few Small	Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 1000 Gal Septic 2000 Gal Septic			1 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood 204 4,092 3,274			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Lump Sum Items:			Built-Ins			Balcony			Wood Balcony, Roof 72 3,576 2,861			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer			Appliance Allow.			Totals: 176,158 140,927						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 131,062					
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



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

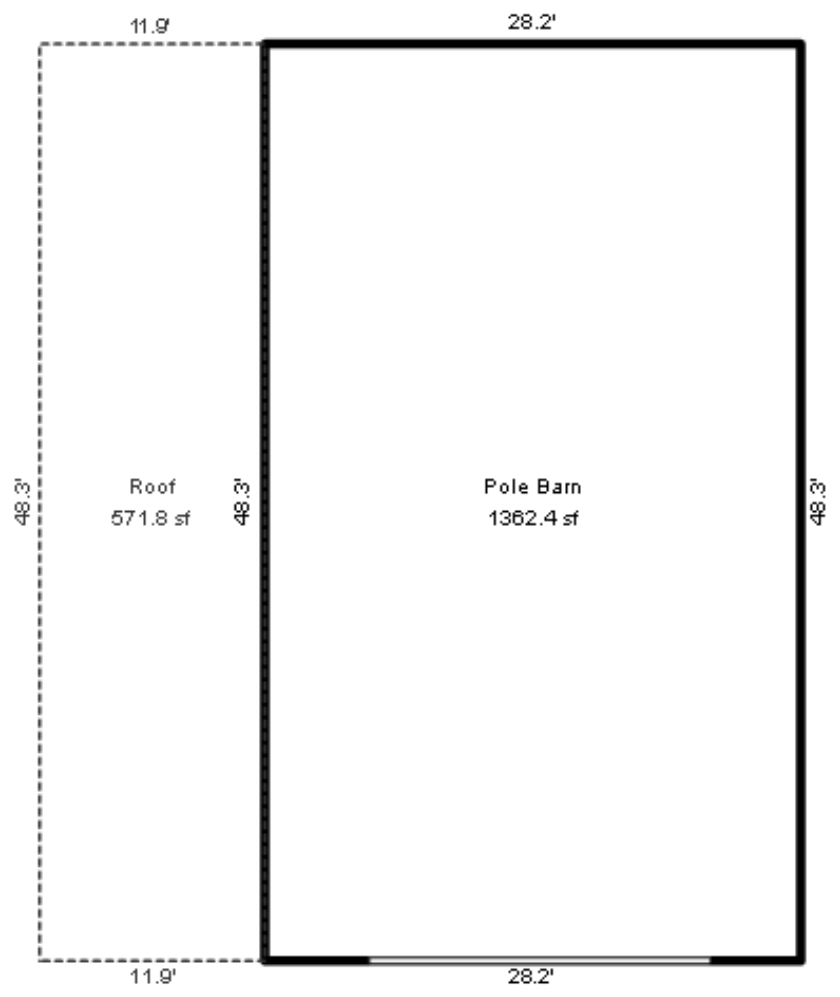
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SOLTOW JACK D TRUST	KEMP TODD	57,000	10/09/2020	WD	03-ARM'S LENGTH	2020-03030	PROPERTY TRANSFER	100.0						
SOLTOW JACK D	SOLTOW JACK D TRUST	0	07/13/2015	WD	09-FAMILY	2015-02441	PROPERTY TRANSFER	0.0						
HILLIER RICHARD & MARY E	SOLTOW JACK D	22,500	06/22/2010	WD	03-ARM'S LENGTH	2010/2358	PROPERTY TRANSFER	100.0						
HAYNES STEVEN A & CHARLOT	HILLIER RICHARD & MARY E	31,000	06/01/2004	WD	21-NOT USED/OTHER	04-0/2492	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		07/30/2010		2010-9999	100%					
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 57,969 TCV/TFA: 0.00								
KEMP TODD 1521 W WIELAND RD LANSING MI 48906		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *										
T 22N R8W SEC 9, (0*2004) 10 A M/L COM AT THE W 1/4 COR OF SEC 9; TH S87 D 04' 31" E 429 FT ALONG THE E-W 1/4 LINE TO POB: TH S87D 04' 31" E 508 FT ALONG SAID E-1 1/4 LINE; TH S 01D 46' 21" W 858 FT PARALLEL TO THE W LINE OF SEC 9; TH N 87D 04' 31" 508 FT PARALLEL TO SAID E-W 1/4 LINE; TH N01D 46' 21" E 858 FT PARALLEL TO SAID WEST SEC LINE TO POB. TOG WITH & SUBJ TO EASEMENT.		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road			A 200' @ 90/FF	508.00	858.00	1.0000	0.0000	90	100*		0
		X	Paved Road			Residentia 8 - 17 @\$3000	10.00	Acres	3000	100				30,000
		X	Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
		X	Sidewalk			508 Actual Front Feet, 10.00 Total Acres		Total Est. Land Value =						30,000
		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		
			Who	When	What	2024	15,000	14,000	29,000			24,806C		
			TPC 05/06/2018	INSPECTED		2023	14,000	13,600	27,600			23,625C		
			TPC 12/27/2017	INSPECTED		2022	10,000	12,500	22,500			22,500S		
			TPC 08/10/2015	INSPECTED		2021	10,000	11,900	21,900			21,900S		



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







2 track

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAIRBROTHER JAMES P	FAIRBROTHER JAMES P	0	12/07/2021	WD	09-FAMILY	2021-04245	DEED	0.0
FAIRBROTHER JAMES P & KAR	FAIRBROTHER JAMES P	1	11/23/2021	WD	09-FAMILY	2021-04050	DEED	0.0
FAIRBROTHER JAMES P & KAR	FAIRBROTHER JAMES P & KAR	0	08/23/2013	WD	09-FAMILY	2013-03181	PROPERTY TRANSFER	0.0

Property Address: 1691 S LACHANCE RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST Carport 04/07/2022 2022-0166 100%  
 P.R.E. 100% 05/07/1996 Roof Structure 01/26/2022 2022-0032 100%

Owner's Name/Address: FAIRBROTHER JAMES P 1691 LACHANCE RD LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 184,348 TCV/TFA: 174.57 VIOLATION LETTER 12/17/2021 2021-9997 100%

Tax Description: . SEC 9 T22N R8W S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 10A.  
 Comments/Influences: X Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements		* Factors *				Value	
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
Residentia 8 - 17 @\$3000	10.00 Acres				3000	100	
10.00 Total Acres						Total Est. Land Value = 30,000	

Land Improvement Cost Estimates		Cash Value	
Description	Rate	Size % Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	120 50	1,728
D/W/P: 4in Ren. Conc.	7.35	1200 0	0
Wood Frame	24.89	120 50	1,493
Residential Local Cost Land Improvements		Cash Value	
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			4,171



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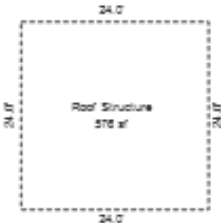
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	15,000	77,200	92,200			59,371C
Rolling		2023	14,000	74,700	88,700			56,544C
Low		2022	10,000	68,700	78,700			53,852C
High		2021	10,000	54,900	64,900			48,647C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	14,000	74,700	88,700			56,544C
TPC	12/27/2017	INSPECTED	2022	10,000	68,700	78,700			53,852C
TPC	04/02/2013	INSPECTED	2021	10,000	54,900	64,900			48,647C

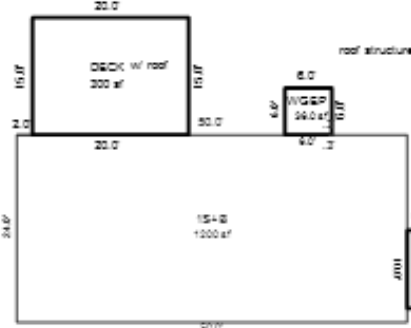
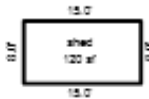
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 36 100 300 576 190	Type WGEP (1 Story) WCP (1 Story) Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: 1975 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 416 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 26 Floor Area: 1,056 Total Base New : 221,113 Total Depr Cost: 161,481 Estimated T.C.V: 150,177			E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Cls CD		Blt 1984			
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas			Size		Cost New	Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories			Exterior		Foundation			
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	(13) Plumbing				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Story			Siding		Basement	Size	Cost New	Depr. Cost
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			Exterior			Foundation		Size		Cost New	Depr. Cost
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Siding			Foundation		Size		Cost New	Depr. Cost
(2) Windows		Other:		No. of Elec. Outlets			3 Fixture Bath			Foundation			Size		Cost New	Depr. Cost		
	Many Avg. Few	X	Large Avg. Small	Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath			Foundation			Size		Cost New	Depr. Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
(3) Roof		(8) Basement		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost	
X	Asphalt Shingle	(10) Floor Support		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
Chimney: Block		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		(14) Water/Sewer		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		Public Water Public Sewer Water Well		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		1000 Gal Septic 2000 Gal Septic		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		Lump Sum Items:		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		Appliance Allow.		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		Carports		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		
		<<<< Calculations too long. See Valuation printout for complete pricing. >>>>		Basement: 1056 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			Foundation			Size		Cost New	Depr. Cost		

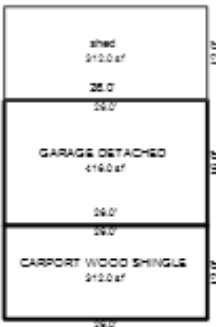
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



fence area



roof structure



Concrete  
2400 sq ft

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.													
TINGAY LAURAN S ESTATE	WRIGHT JOSHUA J	141,750	01/24/2018	WD	06-COURT JUDGEMENT	2018-00353	PROPERTY TRANSFER	100.0													
TINGAY LAURAN S	MANOR HAZEL FINDLAY	0	12/05/2016	OTH	06-COURT JUDGEMENT	2017-00013	DEED	0.0													
TINGAY SHIRLEY	TINGAY LAURAN S	0	08/25/2016	QC	09-FAMILY	2016-02837	DEED	0.0													
TINGAY LAURAN SHERAL	TINGAY LAURAN S & SHIRLEY	1	09/30/2014	QC	21-NOT USED/OTHER	2014-03618	DEED	0.0													
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status											
1639 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/16/2004		20040064	Complete												
Owner's Name/Address		P.R.E. 100% 02/23/2018		MAP #:		2024 Est TCV 187,559 TCV/TFA: 186.07															
WRIGHT JOSHUA J 1639 S LACHANCE RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS															
Tax Description		Public Improvements		* Factors *																	
. SEC 9 T22N R8W BEG 44 RDS S OF NW COR OF N 1/2 OF SW 1/4 S 6 1/2 RDS E 26 RDS N 6 1/2 RDS W 26 RDS TO POB. 1.0563 A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value							
Comments/Influences		X		Gravel Road		A 200' @ 90/FF		107.00	429.00	1.1693	1.0177	90	100	11,459							
517-394-6637		X		Paved Road		107 Actual Front Feet, 1.05 Total Acres		Total Est. Land Value =		11,459											
		X		Storm Sewer																	
		X		Sidewalk																	
		X		Water																	
		X		Sewer																	
		X		Electric																	
		X		Gas																	
		X		Curb																	
		X		Street Lights																	
		X		Standard Utilities																	
		X		Underground Utils.																	
		X		Topography of Site																	
		X		Level																	
		X		Rolling																	
		X		Low																	
		X		High																	
		X		Landscaped																	
		X		Swamp																	
		X		Wooded																	
		X		Pond																	
		X		Waterfront																	
		X		Ravine																	
		X		Wetland																	
		X		Flood Plain																	
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value					
				Who		When		What		2024		5,700		88,100		93,800				79,546C	
				TPC 12/27/2017		INSPECTED				2023		4,500		88,300		92,800				75,759C	
				TPC 08/10/2015		INSPECTED				2022		2,700		81,200		83,900				72,152C	
				TPC 10/03/2011		INSPECTED				2021		2,100		74,200		76,300				69,848C	

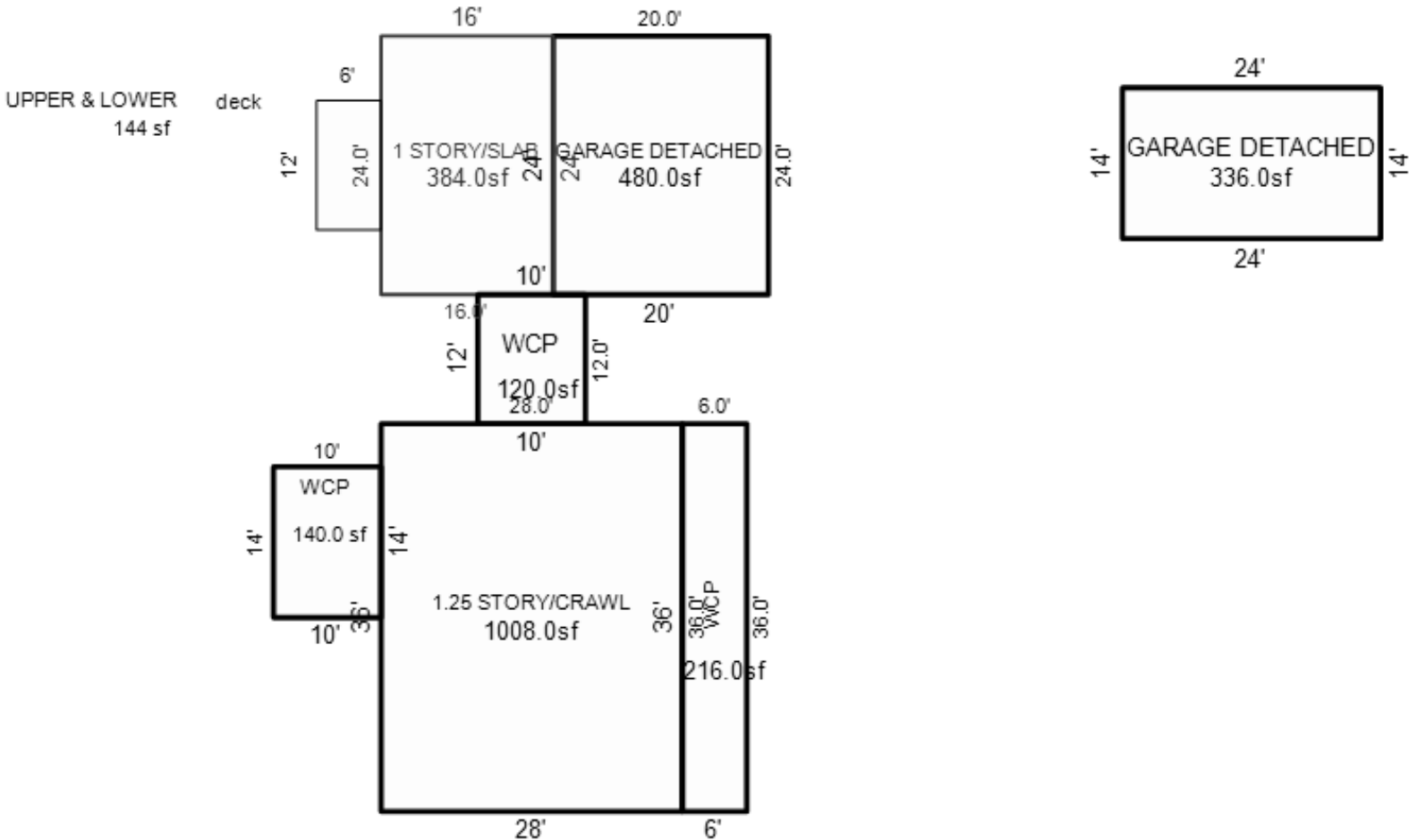


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Wood Stove Direct-Vented Ga		Area Type		Year Built: 1971 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 864 % Good: 0 Storage Area: 384 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Ex X Ord Min			Lg X Ord Small			Doors Solid X H.C.			
Building Style: 1.25S		Yr Built Remodeled 2005 197 0		Condition: Average			Room List Basement 1st Floor 2nd Floor 4 Bedrooms			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,008 Total: 135,865 115,486			Cls CD Blt 2005					
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone X Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 1,045 3 Fixture Bath 1 3,860 3,281 Porches WCP (1 Story) 216 7,549 6,417 WCP (1 Story) 140 5,614 4,772 WCP (1 Story) 120 4,975 4,229 Deck Treated Wood 144 3,264 2,774 Balcony Wood Balcony 144 5,342 4,541 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 864 29,687 25,234 Storage Over Garage 384 4,696 3,992 Door Opener 2 970 824 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 336 15,634 13,289 Built-Ins Appliance Allow. 1 1,934 1,644 Fireplaces					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>					
X	Gable Hip Flat		Gambrel Mansard Shed	Asphalt Shingle			Chimney:											

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



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FANNIE MAE	BARNES ANDREW D	40,000	03/14/2012	CD	11-FROM LENDING INSTITUT	2012-00850	PROPERTY TRANSFER	100.0
SHERIFF	FANNIE MAE	104,359	11/30/2011	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
BENTON HOWARD D JR & GLOR	FANNIE MAE	0	11/30/2011	AFF	01-ABANDONMENT	2011-03724	PROPERTY TRANSFER	0.0
ONE WEST BANK FSB	FEDERAL NATIONAL MORTGAGE	1	11/01/2011	QC	21-NOT USED/OTHER	2011-03513 QCD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1491 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/06/2005	20050348	Complete
	P.R.E. 100% 05/06/2019		Addition	05/03/2004	20040103	Complete
Owner's Name/Address	MAP #:		2024 Est TCV 134,022 TCV/TFA: 86.58			
BARNES ANDREW D 1491 S LACHANCE RD LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				* Factors *							
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				Dirt Road		A 200' @ 90/FF	214.50	214.50	0.9827	0.8557	90
. SEC 9 T22N R8W 1 SQ ACRE IN NW COR OF N 1/2 OF SW 1/4. 1 A.		Gravel Road		215 Actual Front Feet, 1.06 Total Acres						Total Est. Land Value =	16,234
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	6.16	63	0	0
		Fencing: Wire Mesh, #11	3.21	212	0	0
		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1	100	1,000
		Total Estimated Land Improvements True Cash Value =				1,000

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

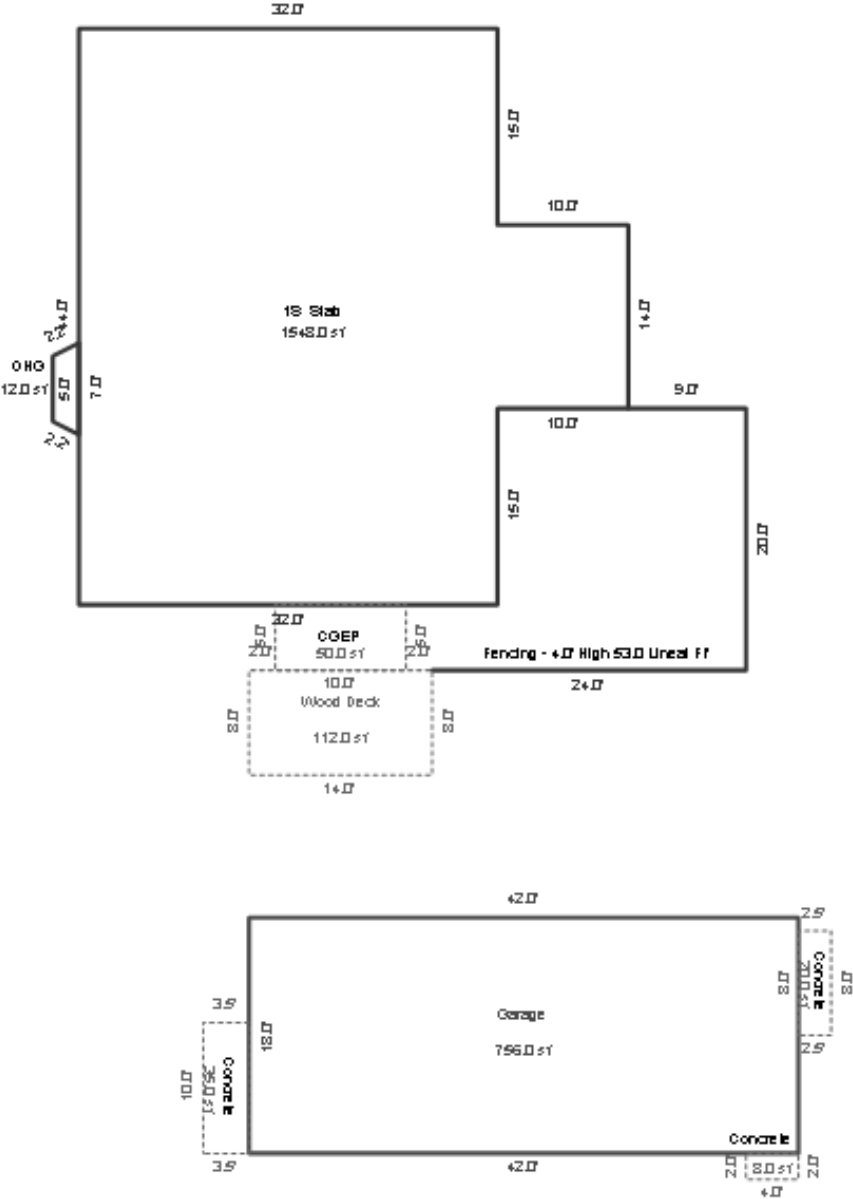
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,100	58,900	67,000			29,172C
		TPC 04/19/2019 INSPECTED	2023	6,300	57,100	63,400			27,783C
		TPC 12/27/2017 INSPECTED	2022	5,400	52,500	57,900			26,460C
			2021	4,300	48,000	52,300			25,615C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HOMESLAES INC	HUBBARD GEORGE TOM JR	11,000	09/29/2010	CD	11-FROM LENDING INSTITUT	2010-4501CD	PROPERTY TRANSFER	100.0			
CHASE HOME FINANCE LLC	HOMESALES INC	0	09/28/2010	QC	10-FORECLOSURE	2010-4500QC	PROPERTY TRANSFER	100.0			
SCHLEHUBER FKA AUGER	HOOVER JOSHUA S	0	11/20/2009	OTH	21-NOT USED/OTHER	2009/4031	DEED	0.0			
AUGER PENNY (KNA SCHLEHUB	HOOVER JOSHUA S	48,000	11/16/2007	WD	03-ARM'S LENGTH	2007/3992	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
1563 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Other		11/25/2010	1563	100%			
Owner's Name/Address		P.R.E. 100% 05/31/2011		MAP #:							
HUBBARD GEORGE TOM JR 1563 S LACHANCE RD LAKE CITY MI 49651		2024 Est TCV 69,639 TCV/TFA: 108.81									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	154.50	214.50	1.0667	0.8557	90	100	12,692
		Paved Road		155 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 12,692							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	25.61	80	71	1,455			
		Sewer		Wood Frame	23.41	96	95	2,135			
		Electric		Total Estimated Land Improvements True Cash Value = 3,590							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
Comments/Influences		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
21003146 \$12,900 SPLIT PART TO 009-013-90 .2955 AC		X Level		2024	6,300	28,500	34,800			18,510C	
		Rolling		2023	4,900	27,600	32,500	0M		0	
		Low		2022	3,900	25,200	29,100	0M		0	
		High		2021	3,100	23,100	26,200	0M		0	
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	12/27/2017	INSPECTED							
		TPC	10/03/2011	INSPECTED							
		TPC	11/08/2010	INSPECTED							

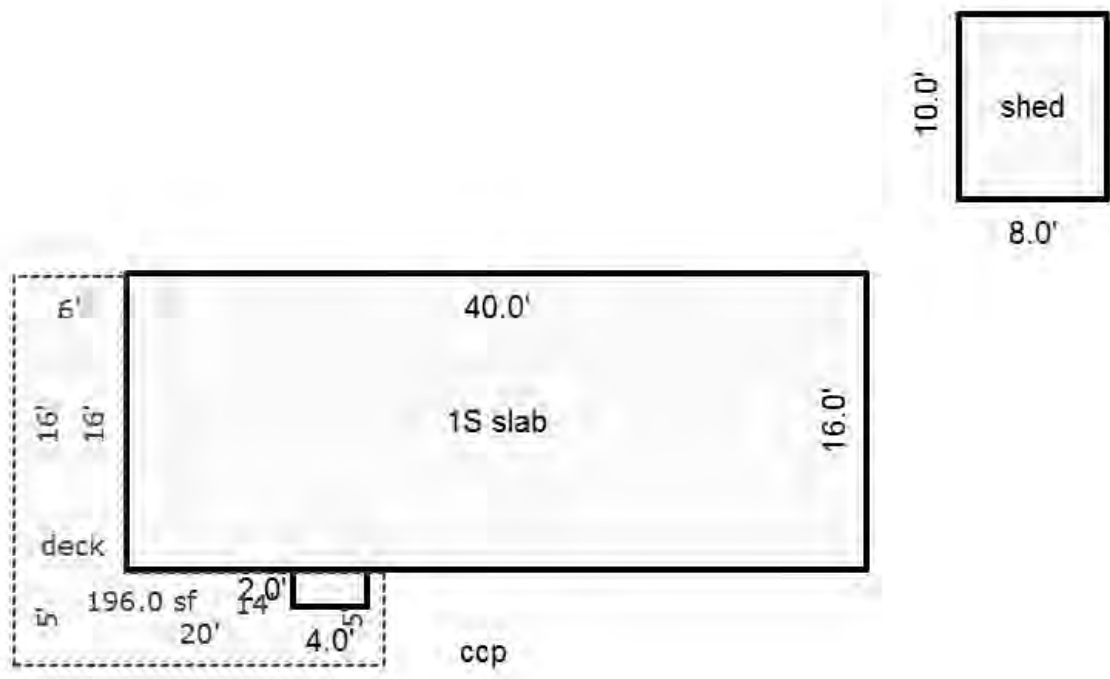


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 8 196	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1953	Remodeled 2011	Ex	Ord	X	Min	Size of Closets										
Condition: Average		Lg	Ord	X	Small	Central Air Wood Furnace										
Room List		Doors	Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls D		Blt 1953	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. X Ord. Min			Ground Area = 640 SF Floor Area = 640 SF.									
(2) Windows		(7) Excavation		Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			1 Story Siding Slab		Total: 71,579 46,526				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,025 666				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1000 Gal Septic 1 4,263 2,771		Water Well, 100 Feet 1 5,506 3,579				
X	Asphalt Shingle	(10) Floor Support		Notes:			Deck			Treated Wood 196 3,904 2,538		Built-Ins				
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 53,357			Appliance Allow.			1 1,638 1,065		Porches		CCP (1 Story) 8 353 229		
							Totals:			88,268 57,374						

\*\*\* 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.
HUBBARD GEORGE TOM JR	STOLL VICTOR	16,000	06/22/2022	WD	03-ARM'S LENGTH	2022-02110	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
1545 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STOLL VICTOR 8099 18 MILE RD MARION MI 49665	MAP #:					
	2024 Est TCV 15,530					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
			<Site Value A>	GROUP A	\$10000	10000	100		10,000	
			60 Actual Front Feet, 0.29 Total Acres						Total Est. Land Value =	10,000

Tax Description	X		Land Improvement Cost Estimates				
SEC 9 T22N R8W BEG 214.5 FT S OF W1/4 COR THN S 60FT, E214.5FT, N16FT, W214.5 FT TO POB .2955AC 12/32/1029 SPLIT FROM 009-009-013-00		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value	
			D/W/P: Crushed Rock	2.12	500 50	530	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 5000	5,000.00	1 100	5,000	
			Total Estimated Land Improvements True Cash Value =				5,530

NEW WELL, ELECTRIC AND A CRUSHED LIMESTONE PAD ON IT.	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size % Good	Cash Value



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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
			2024	5,000	2,800	7,800			6,475C
			2023	3,500	0	3,500			3,500S
			2022	1,500	0	1,500			858C
			2021	1,200	0	1,200			831C


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JP MORGAN CHASE BANK	GUNNERSON MATTHEW (SM)	135,000	07/12/2007	WD	21-NOT USED/OTHER	2007/2594	DEED	100.0
MASSERANG GREG J & SHARON	JP MORGAN CHASE BANK	150,000	10/28/2006	SD	21-NOT USED/OTHER	05-0/4375	DEED	0.0
		48,000	08/01/1997	WD	33-TO BE DETERMINED	312:776	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1571 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/31/2014	2014-9997	100%

Owner's Name/Address	MAP #:
GUNNERSON MATTHEW 6400 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 341,723 TCV/TFA: 166.13

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
2011 ROLL - COMBINED PARCEL 015-00 WITH 014-00 SEC 9 T22N R8W COM 26 RDS S OF THE NW COR OF NW 1/4 OF SW 1/4 AS PT OF BEG TH S 13 RDS; E 26 RDS; N 39 RDS; W 13 RDS; S 26 RDS, W 13 RDS TO BEG. 4.2251 A. & SEC 9 T22N R8W BEG 39 RDS S OF NW COR OF N 1/2 OF SW 1/4 AS PT OF BEG TH E 26 RDS; S 6 1/2 RDS; W 26 RDS; N 6 1/2 RDS; TO BEG. 1.0563 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 200' @ 90/FF	214.50	429.00	0.9827	1.0177	90	100	19,305
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residentia 3 - 7 @\$3000	2.11	Acres	3000	100			6,336
				215 Actual Front Feet, 4.22 Total Acres Total Est. Land Value = 25,641							
				Land Improvement Cost Estimates							
				Description			Rate	Size % Good		Cash Value	
				D/W/P: Crushed Rock			2.27	3000	0	0	
				Residential Local Cost Land Improvements							
				Description			Rate	Size % Good		Cash Value	
				LAND IMPROVE 2500			2,500.00	1	95	2,375	
				Total Estimated Land Improvements True Cash Value = 2,375							

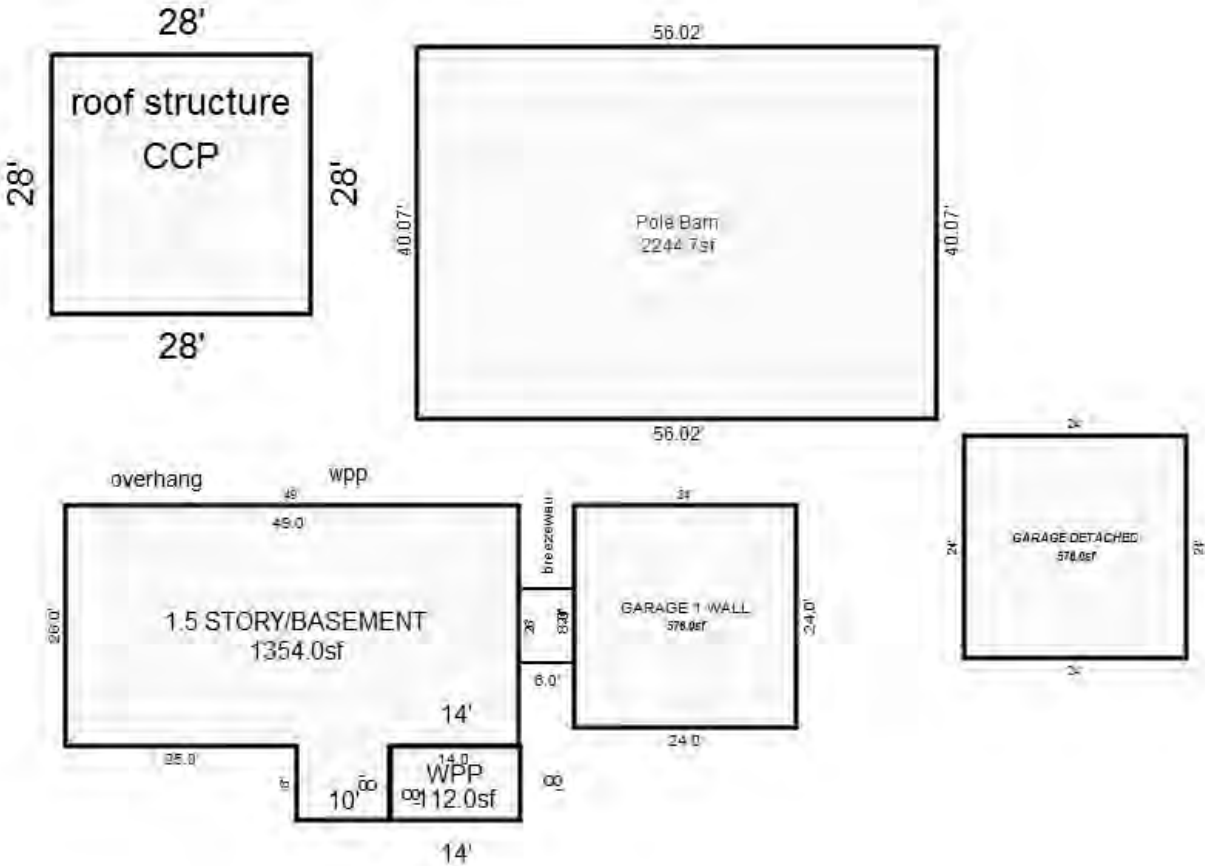
Comments/Influences	2010 COMBINATION - 009-900-015-00	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level								
		X	Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
		X	Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Who	When	What	2024	12,800	158,100	170,900		114,711C
		TPC 12/27/2017	INSPECTED		2023	10,700	153,100	163,800		109,249C
		TPC 12/03/2016	INSPECTED		2022	8,000	140,900	148,900		104,047C
		TPC 12/07/2015	INSPECTED		2021	7,500	128,800	136,300		100,724C

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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.
VELTEMA KYLE & TRISHA L	VELTEMA KYLE & TRISHA L	0	09/30/2020	OTH	23-PART OF REF	2020-03224	PROPERTY TRANSFER	0.0
VANPOLEN KENNETH L & ANNA	VELTEMA TRISHA L FMLY OUD	0	04/27/2020	WD	16-LC PAYOFF	2020-01261	DEED	0.0
VELTEMA TRISHA L FMLY OUD	VELTEMA KYLE & TRISHA L	0	04/27/2020	QC	09-FAMILY	2020-01287	DEED	0.0
VAN POLEN KEN & ANNA	OUDMAN TRISHA L	63,000	03/29/2011	LC	16-LC PAYOFF	2011-00954	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1771 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/14/2020	2020-0143	100%
	P.R.E. 100% 07/16/2012		Garage	11/16/2012	2012-0609	100%

Owner's Name/Address	MAP #:
VELTEMA KYLE & TRISHA L 1771 LACHANCE RD LAKE CITY MI 49651	2024 Est TCv 316,831 TCv/TFA: 211.22

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	299.80	646.57	0.9038	1.1276	90	100	27,496
300 Actual Front Feet, 4.45 Total Acres						Total Est. Land Value =	27,496

Tax Description  
 SEC 9 T22N R8W (0\*2001) BEG S 01 DEG 46'21"W 1319.26 FT FROM W 1/4 COR TH S 87 DEG 16'05"E 711.46 FT, S 01 DEG 46'21"W 299.81 FT, N 87 DEG 16' 05"W 711.46 FT, N 01 DEG 46'21"E 299.81 FT TO POB. EXC BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB.  
 4.45 Ac M/L.  
 Split on 10/14/2009 into 009-016-016-20;  
 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.

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	368	0	0
Wood Frame	24.37	228	50	2,778
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	100	1,000
Total Estimated Land Improvements True Cash Value =				3,778



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	13,700	144,700	158,400			134,089C
2023	10,700	140,100	150,800			127,704C
2022	7,500	128,800	136,300			121,623C
2021	6,000	115,700	121,700			115,415C

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Who	When	What
JWV	08/26/2021	INSPECTED
TPC	10/13/2020	INSPECTED
JWV	09/23/2020	INSPECTED

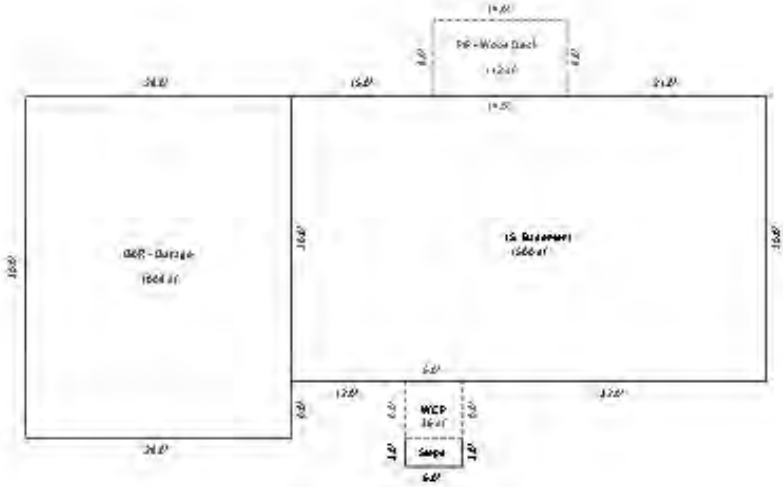
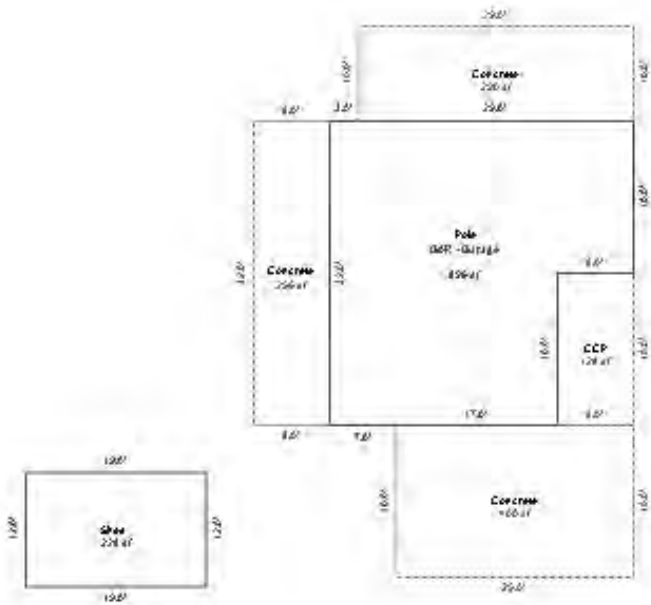
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2012 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 919 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2012	Remodeled 0	Ex	X	Ord		Min	(12) Electric								
Condition: Average		Size of Closets			100 Amps Service			No./Qual. of Fixtures							
Room List		Doors		Solid	X	H.C.	100	Ex.	X	Ord.					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets	Many	X	Ave.					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Class: C		Effec. Age: 10		Floor Area: 0	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Total Base New : 26,683		Total Depr Cost: 24,015	
(2) Windows		(7) Excavation		Plumbing			Building Areas			Total Base New : 26,683		Total Depr Cost: 24,015		Estimated T.C.V: 22,334	
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			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 26,683		Total Depr Cost: 24,015		Estimated T.C.V: 22,334	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing			Other Additions/Adjustments			Total Base New : 26,683		Total Depr Cost: 24,015		Estimated T.C.V: 22,334	
(3) Roof		(9) Basement Finish		Plumbing			Garages			Total Base New : 26,683		Total Depr Cost: 24,015		Estimated T.C.V: 22,334	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Total Base New : 26,683			Total Depr Cost: 24,015		Estimated T.C.V: 22,334	
X	Asphalt Shingle	(10) Floor Support		Plumbing			Notes: HOLLY PARK # 1HP991079 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 22,334			Total Base New : 26,683		Total Depr Cost: 24,015		Estimated T.C.V: 22,334	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Plumbing			Lump Sum Items:			Total Base New : 26,683		Total Depr Cost: 24,015		Estimated T.C.V: 22,334	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36 112	Type WCP (1 Story) Treated Wood	Year Built: 2020 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		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: 1 Floor Area: 1,500 Total Base New : 285,892 Total Depr Cost: 283,035 Estimated T.C.V: 263,223			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets										
Condition: Average		Lg	Ord	Small											
Room List		Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric								
(1) Exterior							0 Amps Service								
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1500 SF Floor Area = 1500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					Cls C Blt 2020			
(2) Windows		Ex.	Ord.	Min	No. of Elec. Outlets			Building Areas							
Many Avg. Few	Large Avg. Small						Stories Exterior Foundation Size Cost New Depr. Cost								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,500 Total: 221,285 219,074					
(3) Roof		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Plumbing								
Chimney:							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer					
							1000 Gal Septic Water Well, 100 Feet			Porches					
							Porches			Deck					
							WCP (1 Story)			Treated Wood					
							Ceramic Tile Floor			Garages					
							Ceramic Tile Wains			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
							Ceramic Tub Alcove			Base Cost					
							Vent Fan			Common Wall: 1 Wall					
										Door Opener					
										Appliance Allow.					
										Totals:			285,892 283,035		
										Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 263,223		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANPOLEN KENNETH L & ANNA	VELTEMA TRISHA L FMLY OUD	0	04/27/2020	WD	16-LC PAYOFF	2020-01261	DEED	0.0
VAN POLEN KEN & ANNA	OUDMAN TRISHA L	0	03/29/2011	LC	16-LC PAYOFF	2011-00954	DEED	100.0
BECKER WILLIAM M	VAN POLEN KEN & ANNA	63,000	07/22/2010	WD	03-ARM'S LENGTH	2010-3104	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VELTEMA TRISHA 1771 LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 42,714 TCV/TFA: 83.43					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
SEC 9 T22N R8W BEG N01°46'21"E 1229.25 FT FROM SW COR, TH N01°46'21"E 90 FT, S87°16'05"E 218 FT. S01°46'21"W 90 FT, N87°16'05"W 218 FT TO POB. .45 Ac M/L Split on 10/14/2009 from 009-009-016-00;	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ; Parent Parcel(s): 009-009-016-00; Child Parcel(s): 009-009-016-20;	X		A 200' @ 90/FF	90.00	218.00	1.2209	0.8592	90	100	8,497
			90 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 8,497							

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
Comments/Influences	X		Description	Rate	Size %	Good	Cash Value	
Split/Comb. on 10/14/2009 completed 10/14/2009 RAY ; Parent Parcel(s): 009-009-016-00; Child Parcel(s): 009-009-016-20;	X		Wood Frame	27.81	64	66	1,175	
			Total Estimated Land Improvements True Cash Value = 1,175					



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

Who	When	What	2024	2023	2022	2021
TPC 12/27/2017 INSPECTED			4,200	3,300	2,300	1,800
TPC 08/10/2015 INSPECTED			17,200	16,600	15,200	13,900
			21,400	19,900	17,500	15,700
			5,391C	5,135C	4,891C	4,735C

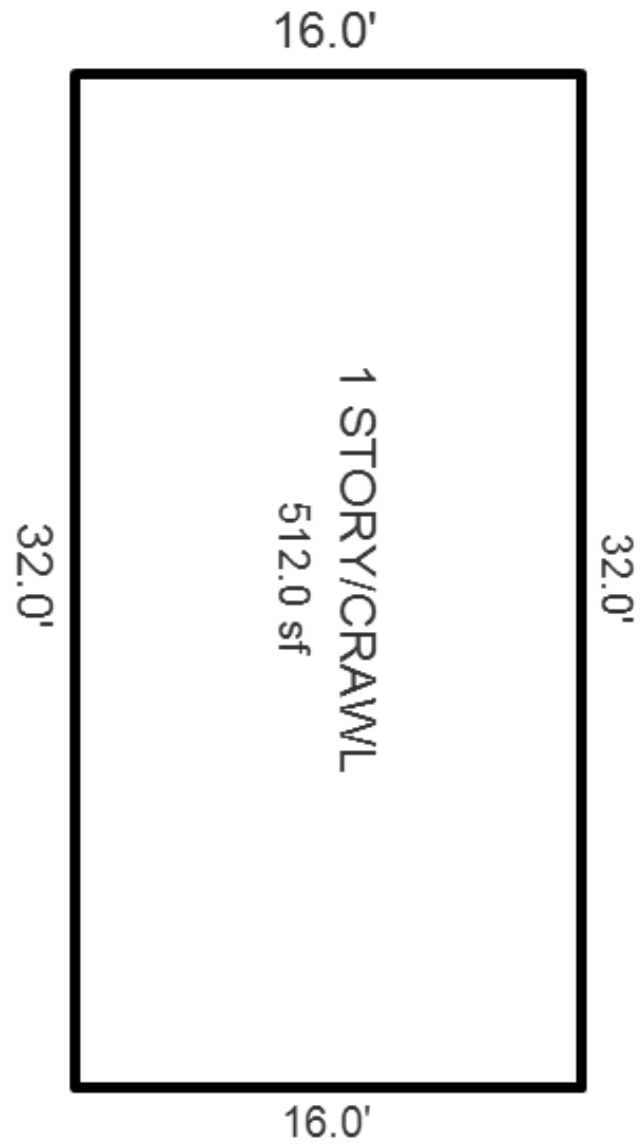
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: D Effec. Age: 45 Floor Area: 512 Total Base New : 64,596 Total Depr Cost: 35,529 Estimated T.C.V: 33,042								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:		Carport Area: Roof:	
Yr Built 1960		Remodeled 0		Trim & Decoration			No. of Elec. Outlets			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
Condition: Average		Ex	X	Ord		Min	No./Qual. of Fixtures			Total Depr Cost: 35,529		Estimated T.C.V: 33,042		Estimated T.C.V: 33,042	
Room List		Lg	X	Ord		Small	Ex. Ord. X Min			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
(1) Exterior		(6) Ceilings		(7) Excavation			Average Fixture(s)			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 512 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
X	Many Avg. X Few	Large Avg. X Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2000 Gal Septic			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
(3) Roof		(11) Heating/Cooling		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: GUEST COTTAGE ECF (416 RURAL METES & BOUNDS) 0.930 => TCVCost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 512 SF Floor Area = 512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 512 Total: 60,333 33,184 Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,263 2,345 Totals: 64,596 35,529			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney: Block			Lump Sum Items:			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	
X	Asphalt Shingle	(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 64,596		Total Depr Cost: 35,529		Estimated T.C.V: 33,042	

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





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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUBBINS GENE & ELLEN & GU	POLLOCK VERN	13,000	05/06/2019	QC	03-ARM'S LENGTH	2019-01426	DEED	100.0
GUBBINS GENE & ELLEN	GUBBINS GENE & ELLEN & GU	1	07/19/2013	QC	09-FAMILY	2013-02487 QD	PROPERTY TRANSFER	0.0
BECKER RICHARD C	GUBBINS GENE & ELLEN	13,000	07/12/2013	WD	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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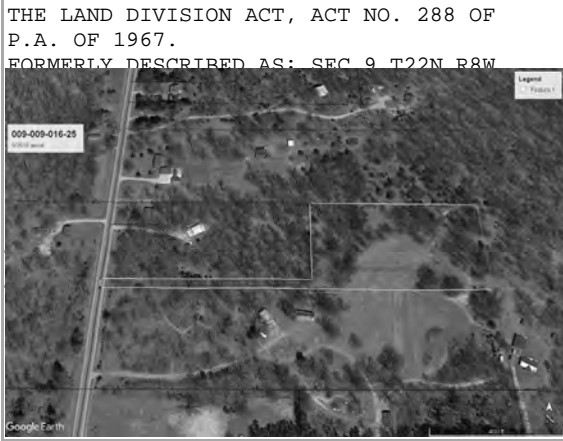
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
POLLOCK VERN 1751 N WASHINGTON AVE HOLLAND MI 49424	2024 Est TCV 15,300

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	299.8' X 741.014'
	Description Frontage Depth Front Depth Rate %Adj. Reason	Value
	Residentia PARTOF>10@\$3000 5.10 Acres 3000 100	15,300
	5.10 Total Acres Total Est. Land Value =	15,300

Tax Description	X	Level
2013-02404 BEGINNING S01DEG.46'21"W 1319.26 FEET AND S87DEG.16'05"E 711.46 FEET FROM THE WEST 1/4 CORNER OF SECTION 9, T22N, R8W., AS THE POINT OF BEGINNING; THENCE S87DEG.16'05"E 610.43 FEET; THENCE S01DEG.33'02"W 328.73 FEET; THENCE N87DEG.L8'S7'W 1323.12 FEET; THENCE N 01 DEG46'2L"E 30 FEET; THENCE S87DEG.L6'0S"E 711.46 FEET; THENCE N01DEG.46'21"E 299.81 FEET TO THE POINT OF BEGINNING. THE GRANTORS GRANT TO THE GRANTEE THE RIGHT TO MAKE 0 DIVISIONS UNDER SECTION 108 OF THE LAND DIVISION ACT, ACT NO. 288 OF P.A. OF 1967.	X	Level
FORMERLY DESCRIBED AS: SEC 9 T22N R8W	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/06/2018	INSPECTED		2024	7,700	0	7,700			6,832C
TPC 12/27/2017	INSPECTED		2023	7,100	0	7,100			6,507C
TPC 08/10/2015	INSPECTED		2022	7,500	0	7,500			6,198C
			2021	6,000	0	6,000			6,000S

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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.
ROXBURY GREGORY M & JULIE	POLLOCK VERN	52,000	05/02/2012	WD	09-FAMILY	2012-1673	PROPERTY TRANSFER	100.0
ROXBURY GREGORY M & JULIE	ROXBURY GREGORY M & JULIE	0	06/05/2008	WD	21-NOT USED/OTHER	2008/2123	DEED	0.0
BECKER JAMES H (SM)	ROXBURY GREGORY M & JULIE	95,000	10/19/2007	WD	03-ARM'S LENGTH	2007/3715	DEED	100.0

Property Address: 1845 S LACHANCE RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: POLLOCK VERN  
 1751 N WASHINGTON ST  
 HOLLAND MI 49423  
 2024 Est TCV 150,293 TCV/TFA: 149.10

X Improved Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$3000	10.00	Acres	3000	100			30,000
						10.00 Total Acres		Total Est. Land Value = 30,000

Tax Description: . SEC 9 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10A.

Land Improvement Cost Estimates		Rate		Size % Good		Cash Value	
Description							
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Residential Local Cost Land Improvements							
Description		Rate		Size % Good		Cash Value	
D/W/P: 4in Concrete		6.49		500 0		0	
LAND IMPROVE 1000						1,000.00	1 100 1,000
Total Estimated Land Improvements						True Cash Value =	1,000



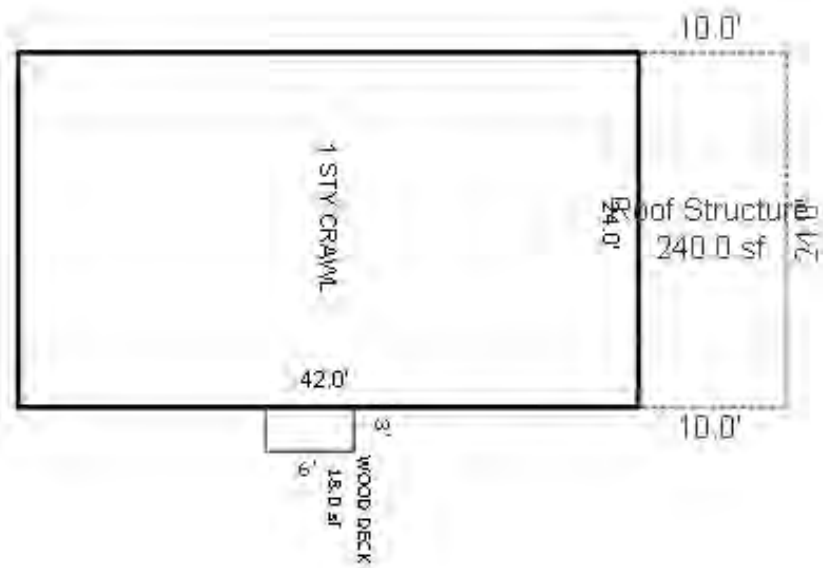
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	15,000	60,100	75,100			52,547C
	Low	High	2023	14,000	58,300	72,300			50,045C
	Landscaped	Swamp	2022	10,000	53,600	63,600			47,662C
X	Wooded	Pond	2021	10,000	49,000	59,000			46,140C
	Waterfront	Ravine							
	Wetland	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 18 240	Type Treated Wood Roof Cover Onl	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts 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: CD Effec. Age: 20 Floor Area: 1,008 Total Base New : 160,341 Total Depr Cost: 128,272 Estimated T.C.V: 119,293		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Size of Closets Lg X Ord Small		Condition: Average		
Yr Built 1995	Remodeled 0	Ex	Ord	X	Min	Room List Doors Solid X H.C.			(5) Floors		Kitchens: Other: Other:		(12) Electric 200 Amps Service		
Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,008 Total: 118,749 94,999		Cls CD Blt 1995			
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 1008 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 984 Water/Sewer 1000 Gal Septic 1 4,550 3,640 Water Well, 100 Feet 1 5,640 4,512 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 960 21,754 17,403 Built-Ins Appliance Allow. 1 1,934 1,547 Fireplaces Wood Stove 1 2,149 1,719 Deck Treated Wood 18 805 644 w/Roof (Roof portion) 240 3,530 2,824 Totals: 160,341 128,272		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 119,293			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 119,293					
(2) Windows		(9) Basement Finish		Lump Sum Items:											
X	Many Avg. X Avg. Few Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens														
(3) Roof															
X	Gable Hip Flat														
X	Gambrel Mansard Shed														
X	Asphalt Shingle														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUBBINS GENE D III & ELLE	MUELLER BRENDA S & SABOV	260,000	10/30/2020	WD	03-ARM'S LENGTH	220-03275	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9820 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/31/2019	2016-99999	100%
Owner's Name/Address	P.R.E. 100% 10/30/2020		Garage	07/30/2008	20080388	Complete
MUELLER BRENDA S & SABOV MARK K 9820 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 306,739 TCV/TFA: 163.86					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 9 T22N R8W W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5A.	X	Dirt Road		A 200' @ 90/FF	330.00	658.25	0.8823	1.1326	90	100	29,680
Comments/Influences		Gravel Road		330 Actual Front Feet, 4.99 Total Acres						Total Est. Land Value =	29,680
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description	Rate	Size	% Good	Cash Value			
		Sidewalk		Fencing: Vnyl, 2 Rail	16.29	200	0	0			
		Water		D/W/P: Asphalt Paving	3.10	4500	0	0			
	X	Sewer		D/W/P: 4in Concrete	6.97	1000	0	0			
		Electric		Residential Local Cost Land Improvements							
		Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 2500	2,500.00	1	95	2,375			
		Street Lights		Total Estimated Land Improvements True Cash Value =							2,375
		Standard Utilities									
		Underground Utils.									

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X														2024	14,800	138,600	153,400			136,095C
															2023	11,500	134,300	145,800			129,615C
															2022	8,300	123,500	131,800			123,443C
															2021	6,600	112,900	119,500			119,500S

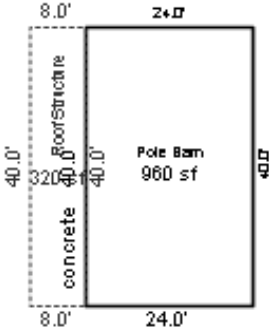
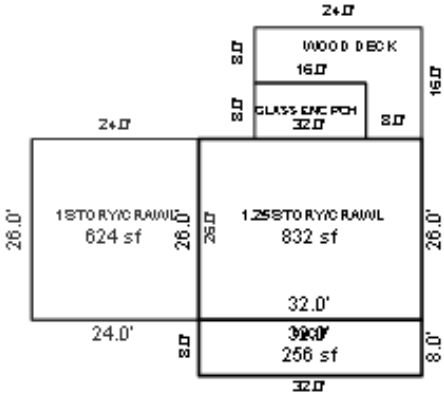
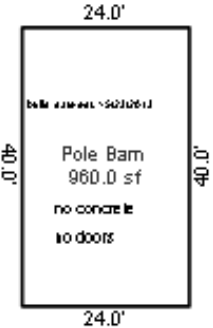


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 2 Wood Stove Direct-Vented Ga		Area Type	Year Built: 1993 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																											
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																						
Building Style: 1.25S		Trim & Decoration		Size of Closets																																							
Yr Built 1988	Remodeled 2001	Ex	Ord	X	Min																																						
Condition: Average		Lg	Ord	X	Small																																						
Room List		Doors	Solid	X	H.C.																																						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service																																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets																																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall			Many X Ave. Few		(13) Plumbing																																			
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																					
X	Many Avg. X Few	Large Avg. X Small			(8) Basement																																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer																																					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																					
X	Gable Hip Flat	Gambrel Mansard Shed			(10) Floor Support		Lump Sum Items:																																				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																									
Chimney: Brick																																											
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>624</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>208</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>241,263</td> <td>168,895</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 100 Feet 1 5,808 4,066 Porches WGEP (1 Story) 128 11,409 7,986 WCP (1 Story) 256 9,221 6,455 Deck Treated Wood 256 4,869 3,408 w/Roof (Roof portion) 320 4,931 3,452 Garages Class: C Exterior: Pole (Finished) Base Cost 960 32,045 22,431 Door Opener 2 1,093 765 Class: C Exterior: Pole (Finished) Door Opener 2 1,093 765 Base Cost 2100 66,885 46,819 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Crawl Space	832			1 Story	Siding	Crawl Space	624			1 Story	Siding	Overhang	208			Total:				241,263	168,895
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																						
1.25 Story	Siding	Crawl Space	832																																								
1 Story	Siding	Crawl Space	624																																								
1 Story	Siding	Overhang	208																																								
Total:				241,263	168,895																																						

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



vinyl picket fence

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		52,000	10/01/1995	WD	33-TO BE DETERMINED	298:894	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9900 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
SILVERS JOSEPH P 9900 W JENNINGS ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 166,891 TCV/TFA: 119.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.	X	Dirt Road		Residentia 8 - 17	@\$3000	10.00	Acres	3000	100		30,000
Comments/Influences		Gravel Road		10.00 Total Acres Total Est. Land Value = 30,000							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	900 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	1 95	950
Total Estimated Land Improvements True Cash Value =			950

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



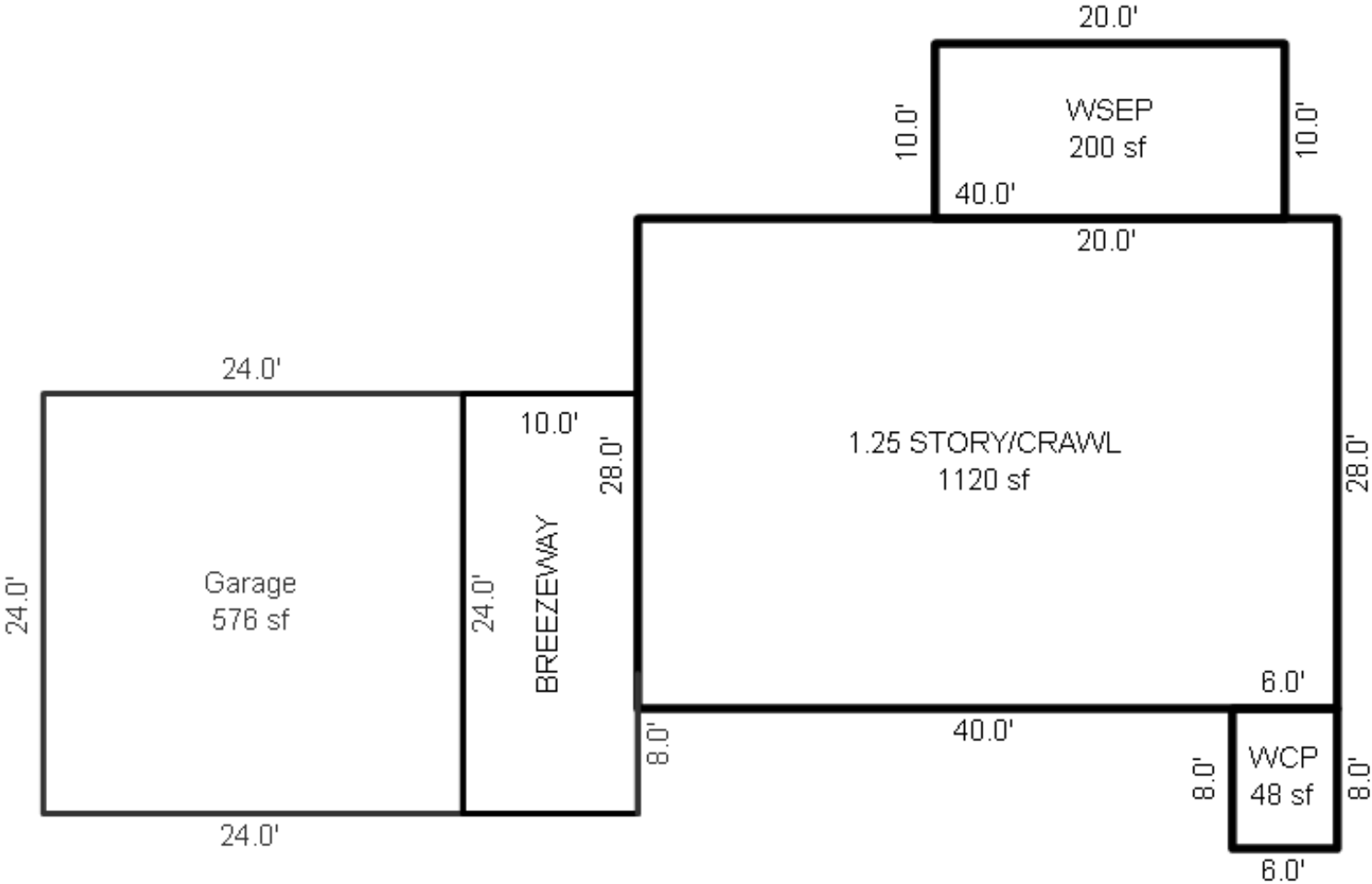
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	15,000	68,400	83,400			38,369C
	TPC 05/06/2018	INSPECTED	2023	14,000	66,300	80,300			36,542C
	TPC 12/27/2017	INSPECTED	2022	10,000	60,400	70,400			34,802C
	TPC 09/25/2012	INSPECTED	2021	10,000	55,300	65,300			33,691C

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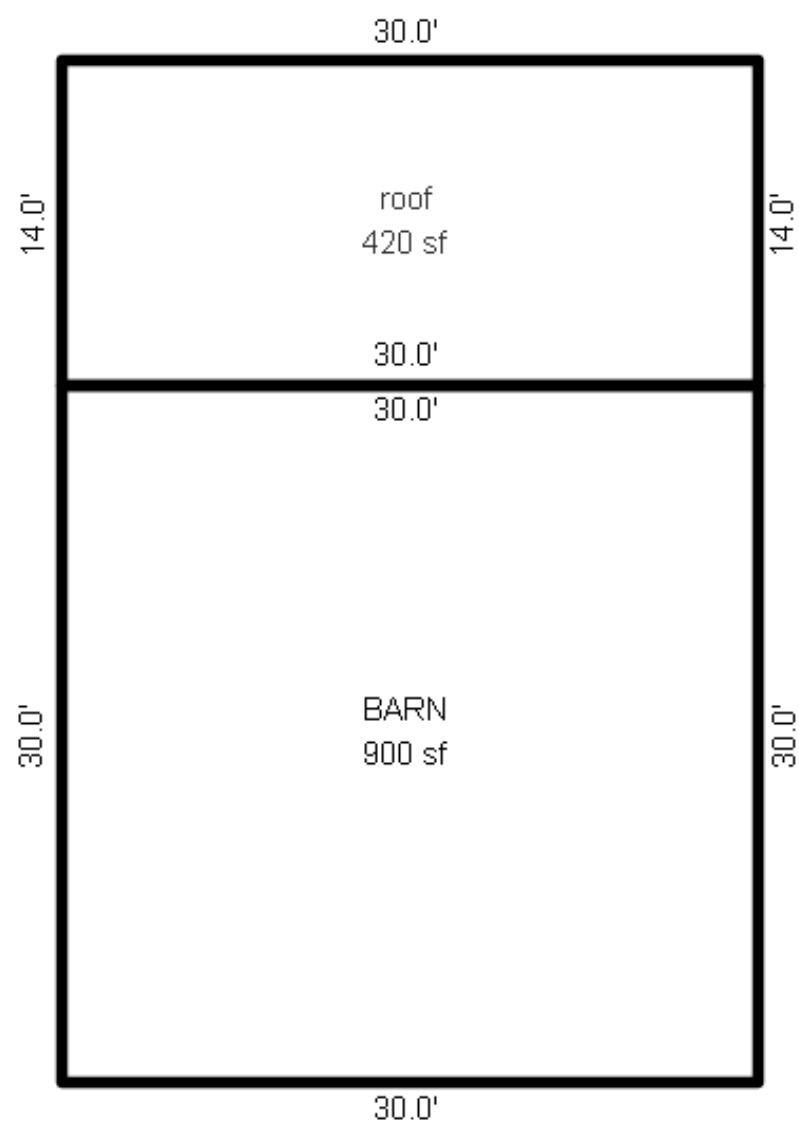
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1984 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 720									
X	Wood Frame	(4) Interior																					
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																			
Yr Built 1984		Remodeled 0		Ex	X	Ord	Min																
Condition: Average		Size of Closets		Lg	X	Ord	Small																
Room List		Doors	Solid	X	H.C.																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation			X	Ex.	Ord.	Min																
(2) Windows		(7) Excavation		No. of Elec. Outlets																			
X	Many Avg.	X	Large Avg.																				
X	Few Small			Many	X	Ave.	Few																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1120 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																			
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer																			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well																		
X	Chimney:	(10) Floor Support		Lump Sum Items:																			
		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic																			
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls D		Blt 1984											
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1120 SF		Floor Area = 1400 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1.25 Story										Siding		Crawl Space		1,120		Total:		136,869		95,807			
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,025		717					
Water/Sewer										1000 Gal Septic		1		4,263		2,984							
Water Well, 100 Feet										1		5,506		3,854									
Porches										WSEP (1 Story)		200		8,154		5,708							
Garages										WCP (1 Story)		48		2,469		1,728							
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)										Base Cost		576		19,359		13,551							
No Concrete Floor										720		-4,010		-2,807									
Built-Ins										Appliance Allow.		1		1,638		1,147							
Breezeways										Frame Wall		240		12,713		8,899							
Notes:										Totals:		187,986		131,588									
										ECF (416 RURAL METES & BOUNDS) 0.930 =>		TCV:		122,377									

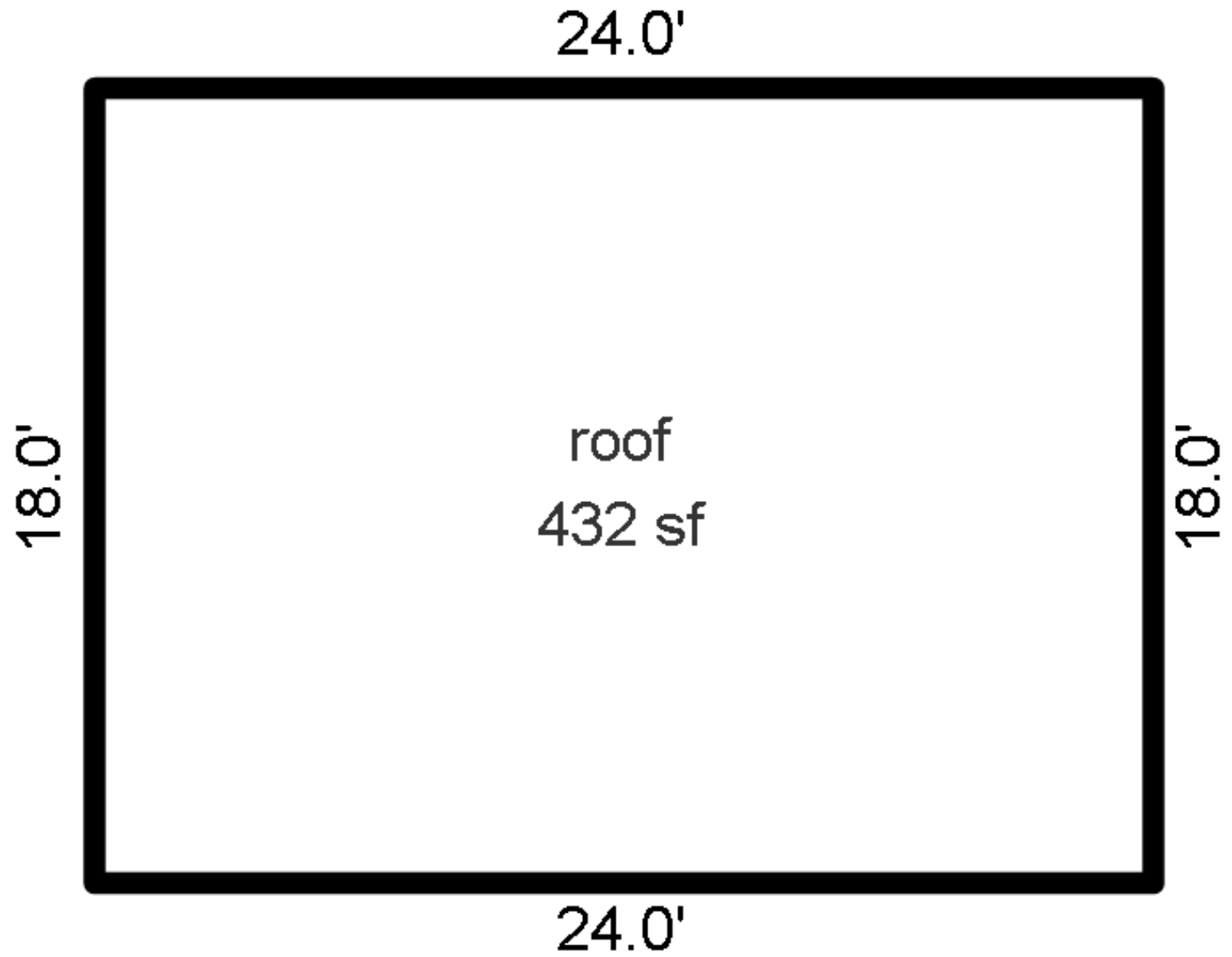
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Barn - General Purpose	Loafing Sheds		
Year Built				
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 120	No-Wall, 84		
Height	14	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	30 x 30 = 900	24 x 18 = 432		
Cost New	\$ 30,654	\$ 1,728		
Phy./Func./Econ. %Good	40/100/100 40.0	45/100/100 45.0		
Depreciated Cost	\$ 12,262	\$ 778		
+ Unit-In-Place Items	\$ 1,546	\$ 0		
Description, Size X Rate X %Good = Cost	/A22/UOCL, 420 X 2.59 X 100 = 1,546			
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	40	45		
Est. True Cash Value	\$ 12,841	\$ 723		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13564 / All Cards: 13564				





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PANASIEWICZ KAREN L	PANASIEWICZ WILLIAM & KAR	1	09/14/2016	QC	09-FAMILY	2016-02998	DEED	0.0
		77,500	11/01/1995	WD	33-TO BE DETERMINED	305:576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9780 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/29/2004	20040092	Complete

Owner's Name/Address	MAP #:
PANASIEWICZ WILLIAM & KAREN TRUST 9780 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 172,640 TCV/TFA: 149.86

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 9 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4. 5 A.			

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

Comments/Influences	Land Improvement Cost Estimates
	Description Rate Size % Good Cash Value
	D/W/P: Asphalt Paving 3.10 672 0 0
	D/W/P: 3.5 Concrete 6.58 65 0 0
	Residential Local Cost Land Improvements
	Description Rate Size % Good Cash Value
	LAND IMPROVE 2500 2,500.00 1 95 2,375
	Total Estimated Land Improvements True Cash Value = 2,375

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	14,800	71,500	86,300			54,265C
Rolling	2023	11,500	69,300	80,800		80,800A	51,681C
Low	2022	8,300	63,800	72,100		72,100A	49,220C
High	2021	6,600	58,400	65,000		65,000A	47,648C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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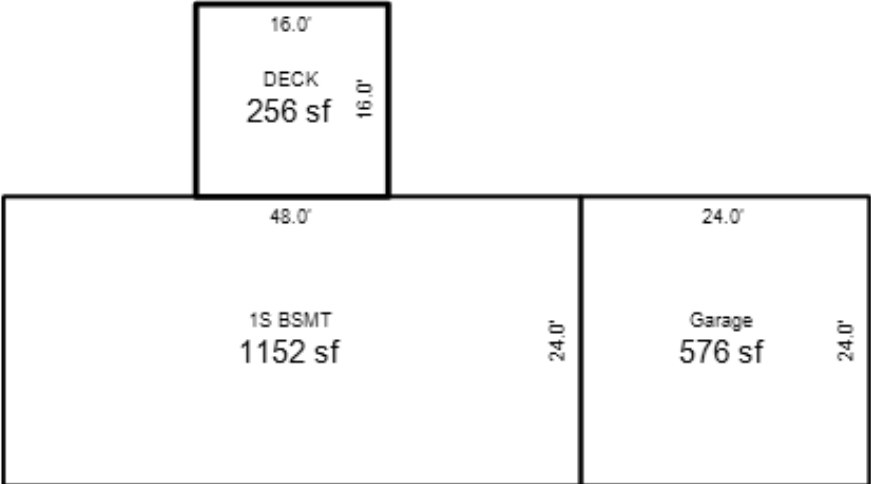
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	11,500	69,300	80,800		80,800A	51,681C
TPC	12/27/2017	INSPECTED	2022	8,300	63,800	72,100		72,100A	49,220C
TPC	04/02/2013	INSPECTED	2021	6,600	58,400	65,000		65,000A	47,648C

\*\*\* 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 Treated Wood	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
Building Style: 1S				Ex		Ord		X Min		Size of Closets						
Yr Built 1976	Remodeled 0			Lg		Ord		X Small								
Condition: Average				Doors		Solid		X H.C.		Central Air Wood Furnace						
Room List				(5) Floors						(12) Electric						
Basement 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Other: Other:						200 Amps Service						
(1) Exterior				No./Qual. of Fixtures												
				Ex.		X Ord.		Min								
Wood/Shingle Aluminum/Vinyl Brick  Insulation				(6) Ceilings						No. of Elec. Outlets						
				X Drywall						Many		X Ave.		Few		
(2) Windows				(7) Excavation						(13) Plumbing						
Many Avg. X Few		Large Avg. X Small		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
X Wood Sash Metal Sash Vinyl Sash				(8) Basement												
X Double Hung Horiz. Slide Casement				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor												
X Double Glass Patio Doors Storms & Screens				(9) Basement Finish												
(3) Roof				(14) Water/Sewer												
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic						
X Asphalt Shingle				(10) Floor Support												
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:						Lump Sum Items:						
										Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,152 Total: 163,392 106,187 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Deck Treated Wood 256 4,869 3,165 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 16,125 Common Wall: 1 Wall 1 -2,686 -1,746 Class: CD Exterior: Pole (Unfinished) Base Cost 1120 24,192 15,725 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 232,597 151,170 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 140,588						

\*\*\* 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.
ODELL LAURA	ODELL LAURA	0	10/02/2023	QC	16-LC PAYOFF	2023-02702	PROPERTY TRANSFER	0.0
WARD RICHARD V & ARDELL M	ODELL LAURA	135,000	05/25/2017	WD	03-ARM'S LENGTH	2017-01747	PROPERTY TRANSFER	100.0
WARD RICHARD V	WARD RICHARD V & ARDELL M	0	12/22/2014	AFF	07-DEATH CERTIFICATE	2015-02012	DEED	0.0
WARD RICHARD V & ARDELL M	WARD RICHARD V & ARDELL M	0	10/25/2011	QC	21-NOT USED/OTHER	2015-02011	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9710 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/27/2017					

Owner's Name/Address	MAP #:	2024 Est TC	204,050 TC	TFA: 139.38
ODELL LAURA 9710 W JENNINGS ROAD LAKE CITY MI 49651				

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
SEC 9 T22N R8W (2*2005) S1/2 PCL A AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 4.995 A.	X Improved	* Factors *
Comments/Influences	Vacant	Description Frontage Depth Front Depth Rate %Adj. Reason Value
20807260 \$129,900		A 200' @ 90/FF 330.00 659.34 0.8823 1.1331 90 100 29,693
05 Split 4.995 Ac to 019-15 for 06	X	330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 29,693
		Land Improvement Cost Estimates
		Description Rate Size % Good Cash Value
		D/W/P: 3.5 Concrete 6.58 168 0 0
		D/W/P: Asphalt Paving 3.10 3500 0 0
		Residential Local Cost Land Improvements
		Description Rate Size % Good Cash Value
		LAND IMPROVE 2500 2,500.00 1 95 2,375
		Total Estimated Land Improvements True Cash Value = 2,375



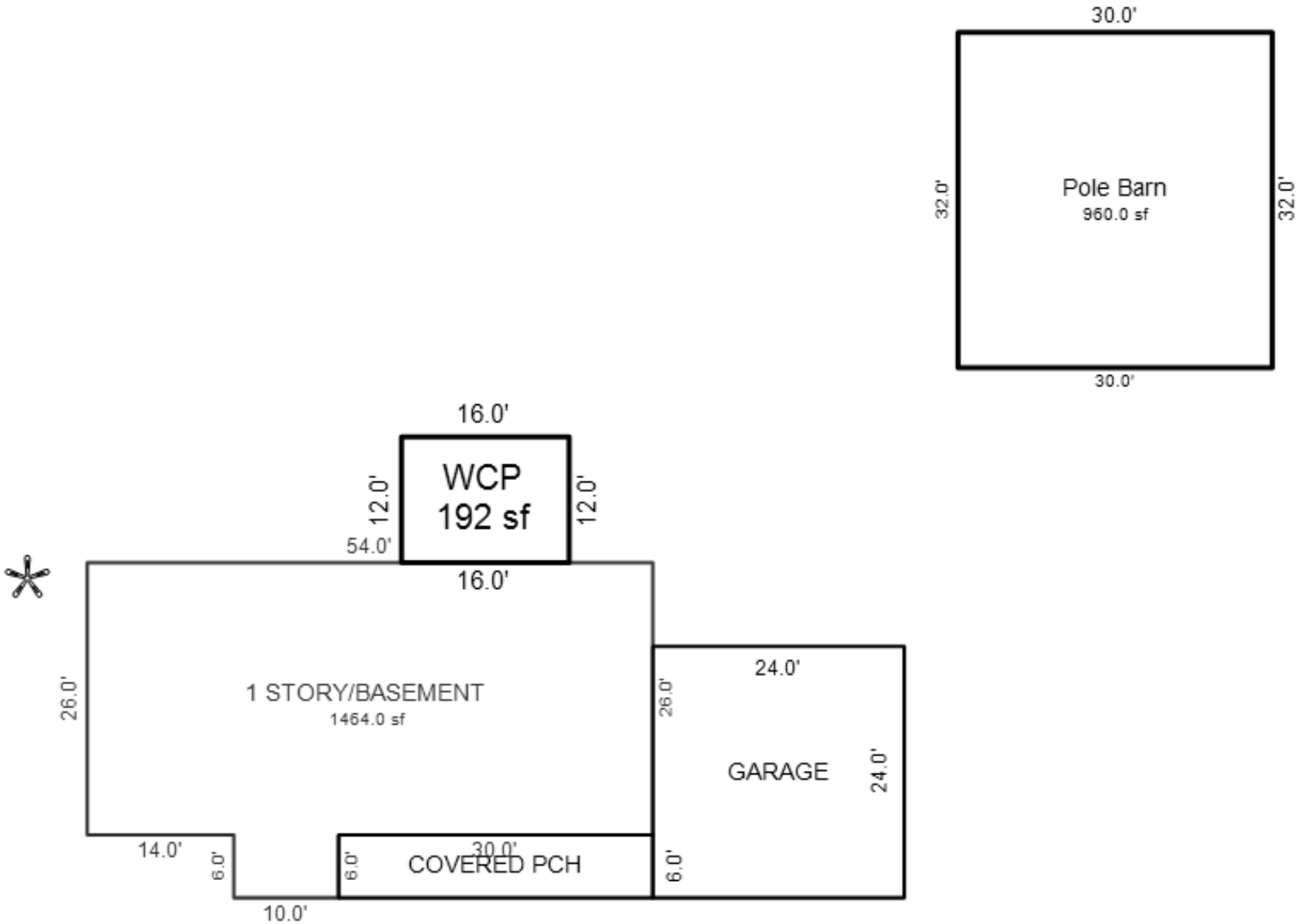
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	14,800	87,200	102,000			77,358C
Rolling	2023	11,500	76,400	87,900			73,675C
Low	2022	8,300	70,200	78,500			70,167C
High	2021	6,600	69,200	75,800			67,926C
Landscaped							
Swamp							
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 180 192	Type CCP (1 Story) WCP (1 Story)	Year Built: 1985 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Doors			(5) Floors			
Building Style: 1S					Ex		Ord	X	Min	No./Qual. of Fixtures			E.C.F.			Bsmnt Garage:		
Yr Built 1985	Remodeled 0				Lg		Ord	X	Small	200 Amps Service			X 0.930			Carport Area: Roof:		
Condition: Average								X	H.C.	Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,464 Total Base New : 284,559 Total Depr Cost: 184,927 Estimated T.C.V: 171,982			Storage Area: 0		
Room List								X	H.C.	No. of Elec. Outlets			Total Base New : 284,559			Storage Area: 0		
	Basement 1st Floor 2nd Floor 3 Bedrooms							X	H.C.	Plumbing			Total Depr Cost: 184,927			Storage Area: 0		
(1) Exterior								X	H.C.	Average Fixture(s)			Estimated T.C.V: 171,982			Storage Area: 0		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation							X	H.C.	1 Average Fixture(s)			Total T.C.V: 171,982			Storage Area: 0		
(2) Windows								X	H.C.	2 3 Fixture Bath			Total T.C.V: 171,982			Storage Area: 0		
X	Many Avg. Few	X	Large Avg. Small					X	H.C.	2 2 Fixture Bath			Total T.C.V: 171,982			Storage Area: 0		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							X	H.C.	2 Softener, Auto			Total T.C.V: 171,982			Storage Area: 0		
(3) Roof								X	H.C.	2 Softener, Manual			Total T.C.V: 171,982			Storage Area: 0		
X	Gable Hip Flat							X	H.C.	2 Solar Water Heat			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 No Plumbing			Total T.C.V: 171,982			Storage Area: 0		
X	Asphalt Shingle							X	H.C.	2 Extra Toilet			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 Extra Sink			Total T.C.V: 171,982			Storage Area: 0		
	Chimney: Metal							X	H.C.	2 Separate Shower			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 Ceramic Tile Floor			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 Ceramic Tile Wains			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 Ceramic Tub Alcove			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 Vent Fan			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 Water Well			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 1000 Gal Septic			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	2 2000 Gal Septic			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	Lump Sum Items:			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	Notes:			Total T.C.V: 171,982			Storage Area: 0		
								X	H.C.	ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			Total T.C.V: 171,982			Storage Area: 0		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN MATTHEW & SAMAN	VIPPERMAN MARK & LESLIE	166,500	07/28/2017	WD	03-ARM'S LENGTH	2017-02351	PROPERTY TRANSFER	100.0
HAYNES STEVEN A & CHARLOT	MUSSELMAN MATTHEW & SAMAN	39,626	05/24/2016	QC	32-SPLIT VACANT	2016-01416	PROPERTY TRANSFER	100.0
GUBBINS III GENE & ELLEN	MUSSELMAN MATTHEW & SAMAN	1	03/31/2016	QC	09-FAMILY	2016-01416	DEED	0.0
BALDWIN PENNY & FOSTER LA	GUBBINS III GENE D ETAL J	73,000	07/17/2013	WD	03-ARM'S LENGTH	2013-02433	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9740 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/17/2016	2016-0174	100%
	P.R.E. 100% 12/06/2018		MH	09/26/2005	20050330	Complete

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
VIPPERMAN MARK & LESLIE 9740 W JENNINGS RD LAKE CITY MI 49651		246,594	TCV/TFA: 183.48		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
			* Factors * 330' X 659.34'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18 -29 @\$3000	24.97	Acres	3000	100				74,895
24.97 Total Acres Total Est. Land Value =								74,895

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.97	500	0	0
D/W/P: Patio Blocks	15.61	471	0	0
D/W/P: Crushed Rock	2.27	1000	0	0
Wood Frame	28.00	120	50	1,680

Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 2500	2,500.00	1	95	2,375
OUTDOOR FURNACE	2,500.00	1	90	2,250
Total Estimated Land Improvements True Cash Value =				6,305

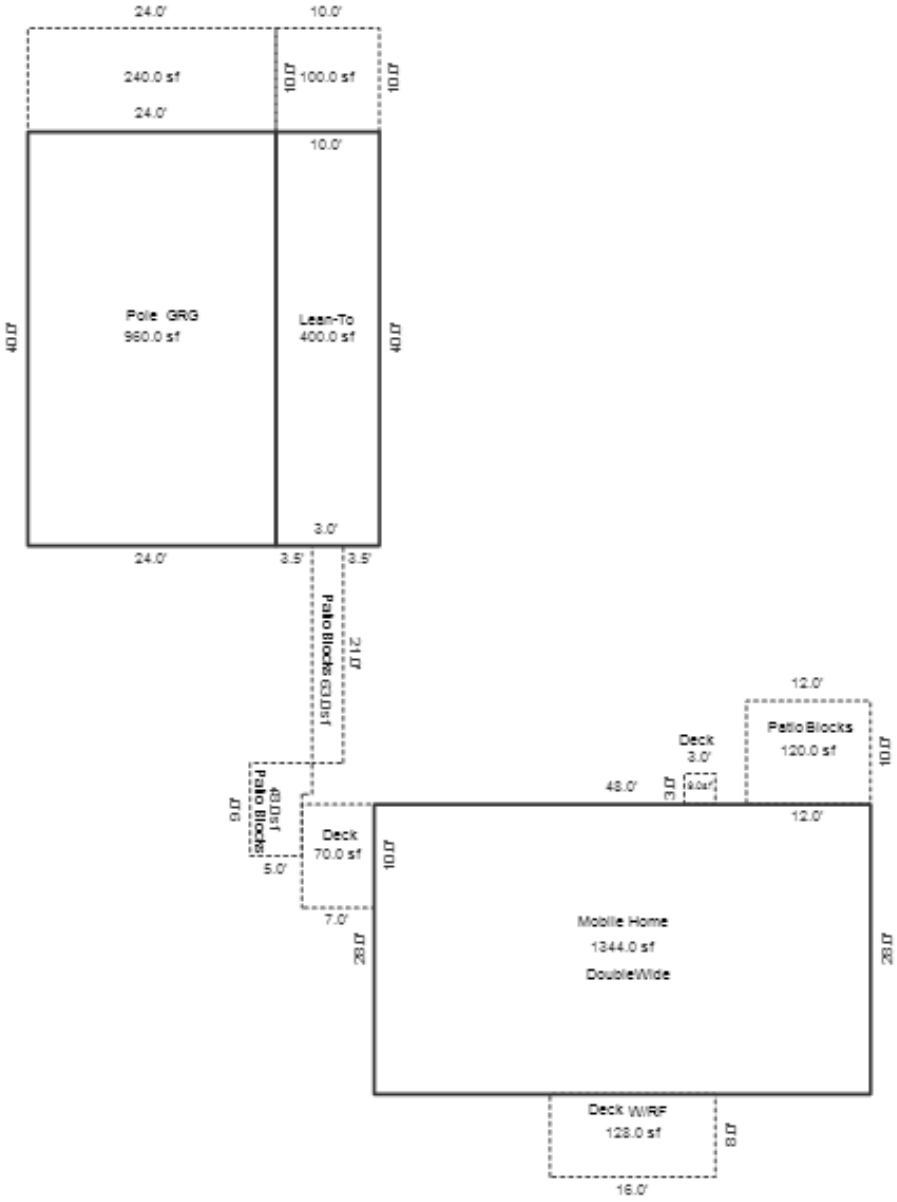


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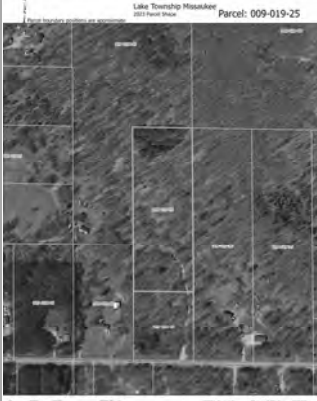
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2016 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							128 400 9 70	Treated Wood Roof Cover Onl Treated Wood Treated Wood									
Building Style: HUD		Trim & Decoration		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 1,344 Total Base New : 259,420 Total Depr Cost: 220,525 Estimated T.C.V: 165,394		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:								
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 10 Blt 2005												
2005	2016	Ex	X	Ord		Min	(11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85															
Condition: Average		Lg		X	Ord		Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story		Siding		Crawl Space		1,344		196,454		167,004		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,476		1,255				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			X	Ave.		Water/Sewer			3 Fixture Bath		1		4,646		3,949			
X	(2) Windows	(7) Excavation		X			Drywall			Average Fixture(s)			2		2,146		2,255		2,949			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Separate Shower			1		1,360		1,156					
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			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1		4,864		4,134					
X	(3) Roof	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water Well			1		5,808		4,937					
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1			1000 Gal Septic			1		2,114		1,797					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			2000 Gal Septic			Deck			1		411		349					
Chimney: Metal		Lump Sum Items:		1			Public Water Public Sewer Water Well			Treated Wood w/Roof (Deck Portion)			128		3,089		2,626					
				1			1000 Gal Septic			Treated Wood w/Roof (Roof portion)			128		2,282		1,940					
				1			2000 Gal Septic			Treated Wood			70		2,114		1,797					
				1			Lump Sum Items:			Treated Wood			9		411		349					
				1			Public Water			w/Roof (Roof portion)			400		6,148		5,226					
				1			Public Sewer			Garages												
				1			Water Well			Class: C Exterior: Pole (Unfinished)												
				1			1000 Gal Septic			Base Cost			960		24,317		20,669					
				1			2000 Gal Septic			Door Opener			2		1,093		929					
				1			Lump Sum Items:			Built-Ins												
				1			Public Water			Appliance Allow.			1		2,766		2,351					
				1			Public Sewer			Fireplaces												
				1			Water Well			Prefab 1 Story			1		2,592		2,203					
				1			1000 Gal Septic			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
				1			2000 Gal Septic															

\*\*\* 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.			
SPRIK RYDDER & BRENDA	SHETENHELM LARRY LE	1	09/28/2022	QC	18-LIFE ESTATE	2022-03113	PROPERTY TRANSFER	0.0			
FARRIS PATRICK & MINA	SPRIK RYDDER & BRENDA	35,000	07/27/2021	WD	03-ARM'S LENGTH	2021-02565	PROPERTY TRANSFER	100.0			
BROWN ROBERT L & KATHLEEN	FARRIS PATRICK & MINA (H/	25,000	07/31/2009	WD	03-ARM'S LENGTH	2009/2813	DEED	100.0			
BROWN SARAH H ESTATE	BROWN ROBERT L & KATHLEEN	0	02/10/2006	WD	21-NOT USED/OTHER	06-0/590	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 20,802			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
SHETENHELM LARRY LE SPRIK RYDDER & BRENDA 368 FAIRWAY DR CADILLAC MI 49601		Public Improvements		Description		Frontage		Depth		* Factors * Rate %Adj. Reason Value	
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
SEC 9 T22N R8W PCL B AS RECORDED IN BOOK OF SURVEYS S-1 PGS 539-540 EXC S 400 FT THOF. 6.9341 A.		X		Water		Sewer		Electric		Gas	
9/20/2022 SPLIT PART TO 009-019-40 FORMERLY . SEC 9 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.98 A.		X		Curb		Street Lights		Standard Utilities		Underground Utils.	
Comments/Influences		Topography of Site		X Level		Rolling		Low		High	
Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ; Parent Parcel(s): 009-009-019-25; Child Parcel(s): 009-009-019-40;		Who		When		What		2024		10,400	
----- 		9-09. Parent pcl		X		Landscaped		Swamp		Wooded	
		Pond		Waterfront		Ravine		Wetland		Flood Plain	
		Year		Land Value		Building Value		Assessed Value		Board of Review	
		Tribunal/Other		Taxable Value		2023		9,700		0	
		2022		10,000		0		10,000		0	
		2021		10,000		0		10,000		10,000W	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 09/13/2023 INSPECTED		TPC 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED		7,658C		7,294C	
		7,658C		7,294C		10,000S		10,000S		10,000S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRIK RYDDER & BRENDA	SHETENHELM LARRY LE	1	09/28/2022	QC	18-LIFE ESTATE	2022-03113	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9634 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/20/2022	2022-0759	90%

Owner's Name/Address	MAP #:
SHETENHELM LARRY LE SPRIK RYDDER & BRENDA 368 FAIRWAY DR CADILLAC MI 49601	2024 Est TCV 157,038 TCV/TFA: 200.30

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	331.70	400.00	0.8812	1.0000	90 100	26,306	
			332 Actual Front Feet, 3.05 Total Acres						Total Est. Land Value =	26,306

Tax Description	X	Description	Rate	Size % Good	Cash Value			
S 400 FT OF PCL B OF THE SURVEY RECORDED IN LIBER S-1 P 539-540. SPLIT ON 09/20/2022 FROM 009-009-019-25. Comments/Influences		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		D/W/P: Crushed Rock			2.27	1000 50	1,135	
		Total Estimated Land Improvements True Cash Value =						1,135

Split/Comb. on 09/20/2022 completed 09/20/2022 TIM ; Parent Parcel(s): 009-009-019-25; Child Parcel(s): 009-009-019-40;	X	Topography of Site
		Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

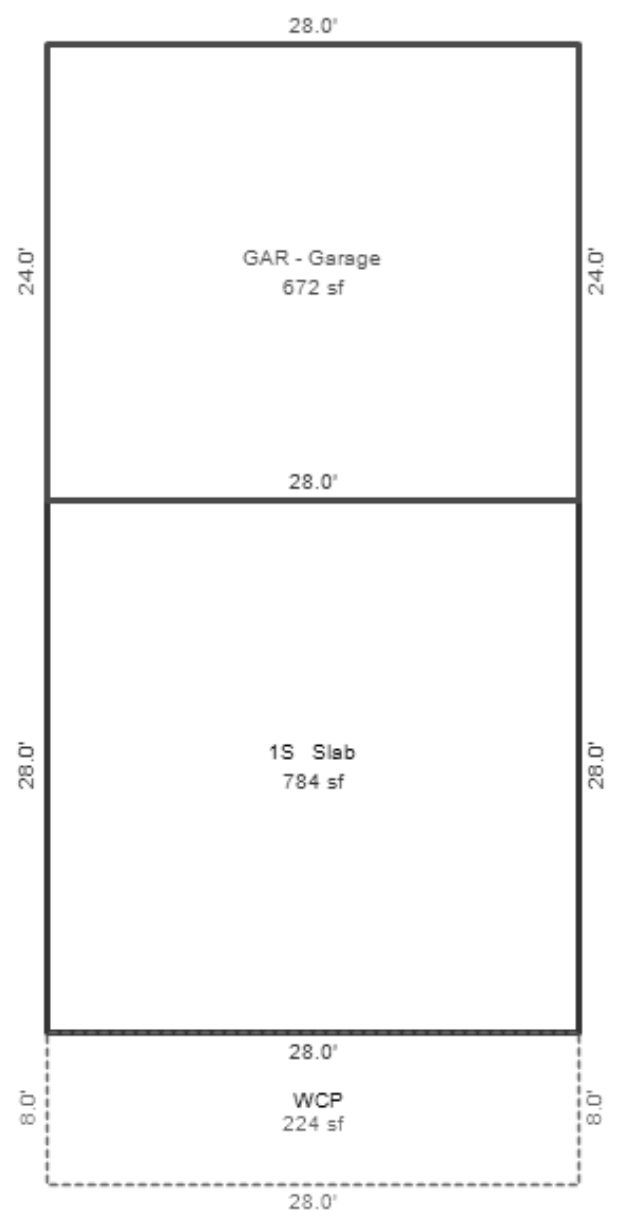


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JWV	10/30/2023	INSPECTED	2024	13,200	65,300	78,500			69,365C
JWV	06/05/2023	INSPECTED	2023	10,200	0	10,200			3,205C
			2022	0	0	0			0
			2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type WCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		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: 1 Floor Area: 784 Total Base New : 156,400 Total Depr Cost: 154,835 Estimated T.C.V: 143,997			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Radiant (in-floor) Ground Area = 784 SF Floor Area = 784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99					
Yr Built 2024	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average Part. Construct.: 90%		Lg	Ord	Small	Doors Solid H.C.			0 Amps Service			1 Story Siding Slab 784			Total: 107,370 106,296				
Room List		(5) Floors		(12) Electric			No. of Elec. Outlets			Plumbing			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		0			Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 1,461 Water/Sewer 1000 Gal Septic 1 4,864 4,815 Water Well, 100 Feet 1 5,808 5,750 Porches WCP (1 Story) 224 8,595 8,509 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 27,383 Common Wall: 1 Wall 1 -2,686 -2,659 Door Opener 1 547 542 Built-Ins Appliance Allow. 1 2,766 2,738 Totals: 156,400 154,835					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 143,997 90% Completed => Est. True Cash Value 2024 =					
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 784 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Plumbing			Other Additions/Adjustments					
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,476 1,461 Water/Sewer 1000 Gal Septic 1 4,864 4,815 Water Well, 100 Feet 1 5,808 5,750 Porches WCP (1 Story) 224 8,595 8,509 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 27,383 Common Wall: 1 Wall 1 -2,686 -2,659 Door Opener 1 547 542 Built-Ins Appliance Allow. 1 2,766 2,738 Totals: 156,400 154,835			Total: 107,370 106,296					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 143,997 90% Completed => Est. True Cash Value 2024 =					
(3) Roof		(10) Floor Support		Chimney:			Lump Sum Items:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 143,997 90% Completed => Est. True Cash Value 2024 =					
X	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle Metal		Chimney:			Lump Sum Items:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 143,997 90% Completed => Est. True Cash Value 2024 =				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN ROBERT L	SPRIK RYDDER L & BRENDA	15,000	12/31/2015	WD	03-ARM'S LENGTH	2016-00036	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9570 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/23/2020	2020-0355	100%
Owner's Name/Address	P.R.E. 100% 03/21/2019		New House	04/06/2017	2017-0085	100%
SPRIK RYDDER L & BRENDA 9570 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 284,938 TCV/TFA: 123.67					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W PCL C AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.97 A.	X			Residentia 8 - 17 @\$3000	9.72 Acres		3000	100		29,160
Comments/Influences				Residentia ROAD @ ZERO	0.25 Acres		0	100		0
				9.97 Total Acres			Total Est. Land Value =			29,160

Tract division on 07-29-09 of Parcel 009-009-019-25. 2 Pcl's remaining 009-019-50 & 009-009-019-75	X	Water Sewer	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Electric	Wood Frame	24.99	192 50	2,399
		Gas	Wood Frame	28.83	100 50	1,441
		Curb	Total Estimated Land Improvements True Cash Value =			3,840

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															Who	When	What	2024	14,600	127,900	142,500



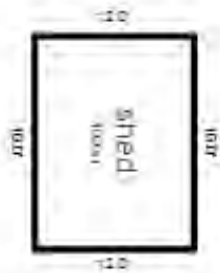
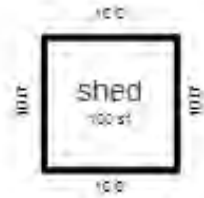
TPC 04/30/2021 INSPECTED	2023	13,600	136,600	150,200			124,374C
JWV 08/30/2020 INSPECTED	2022	9,700	125,600	135,300			118,452C
JWV 12/08/2017 INSPECTED	2021	9,700	115,900	125,600			114,668C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame		(4) Interior												
	Building Style: 2S		Drywall Paneled												
	Yr Built 2018	Remodeled 0	Plaster Wood T&G												
	Condition: Average		Trim & Decoration												
	Room List		Ex Ord Min												
	Basement 1st Floor 2nd Floor 5 Bedrooms		Size of Closets												
	(1) Exterior		Lg Ord Small												
	Wood/Shingle Aluminum/Vinyl Brick		Doors Solid H.C.												
	Insulation		(5) Floors												
	(2) Windows		Kitchen: Other: Other:												
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings												
	(3) Roof		No./Qual. of Fixtures												
X	Gable Hip Flat	Gambrel Mansard Shed	Ex. Ord. Min												
	Asphalt Shingle		No. of Elec. Outlets												
	Chimney:		Many Ave. Few												
			(7) Excavation												
			Basement Plumbing Water/Sewer Built-Ins												
			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
			(9) Basement Finish												
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(11) Heating/Cooling												
			Central Air Wood Furnace												
			(12) Electric												
			0 Amps Service												
			(13) Plumbing												
			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic												
			Lump Sum Items:												
			(15) Heating/Cooling												
			Forced Air w/o Ducts Forced Air w/ Ducts 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												
			(15) Fireplaces												
			Class: C Effec. Age: 4 Floor Area: 2,304 Total Base New : 282,190 Total Depr Cost: 270,901 Estimated T.C.V: 251,938												
			(16) Porches/Decks												
			E.C.F. X 0.930												
			(17) Garage												
			Bsmnt Garage: Carport Area: Roof:												
			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 1152 SF Floor Area = 2304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Slab 1,152 Total: 257,985 247,665 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,417 3 Fixture Bath 2 9,291 8,919 Water/Sewer 1000 Gal Septic 1 4,864 4,669 Water Well, 100 Feet 1 5,808 5,576 Built-Ins Appliance Allow. 1 2,766 2,655 Totals: 282,190 270,901 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 251,938												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKETENHELM LARRY	SPRIK BRENDA & RYDDER	0	07/13/2022	QC	16-LC PAYOFF	2022-02284	DEED	0.0
SHETENHELM LARRY E & KATH	SPRIK BRENDA & RYDDER	25,000	06/10/2019	LC	03-ARM'S LENGTH	2019-01821	DEED	100.0
BROWN ROBERT L & KATHLEEN	SHETENHELM LARRY E & KATH	22,000	11/20/2009	WD	03-ARM'S LENGTH	2009/4016	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/24/2019					
Owner's Name/Address	MAP #:					
SPRIK BRENDA & RYDDER 9570 W JENNINGS RD Lake City MI 49651	2024 Est TCV 63,820 TCV/TFA: 0.00					

X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *			330' X 1317.36'		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17 @\$3000			9.73 Acres		3000	100		29,190
Residentia ROAD @ ZERO			0.25 Acres		0	100		0
			9.98 Total Acres		Total Est. Land Value =			29,190

Tax Description  
 . SEC 9 T22N R8W PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PGS 539-540. 9.96 A.  
 Comments/Influences

PERMIT2020 & DATA FOR POLE GRG ON 019-50 Part of tract that includes parent parcel 57-009-009-019-50 0 Div allocated to this pcl



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,600	17,300	31,900			27,229C
2023	13,600	0	13,600			10,185C
2022	9,700	0	9,700			9,700S
2021	9,700	0	9,700			9,700S

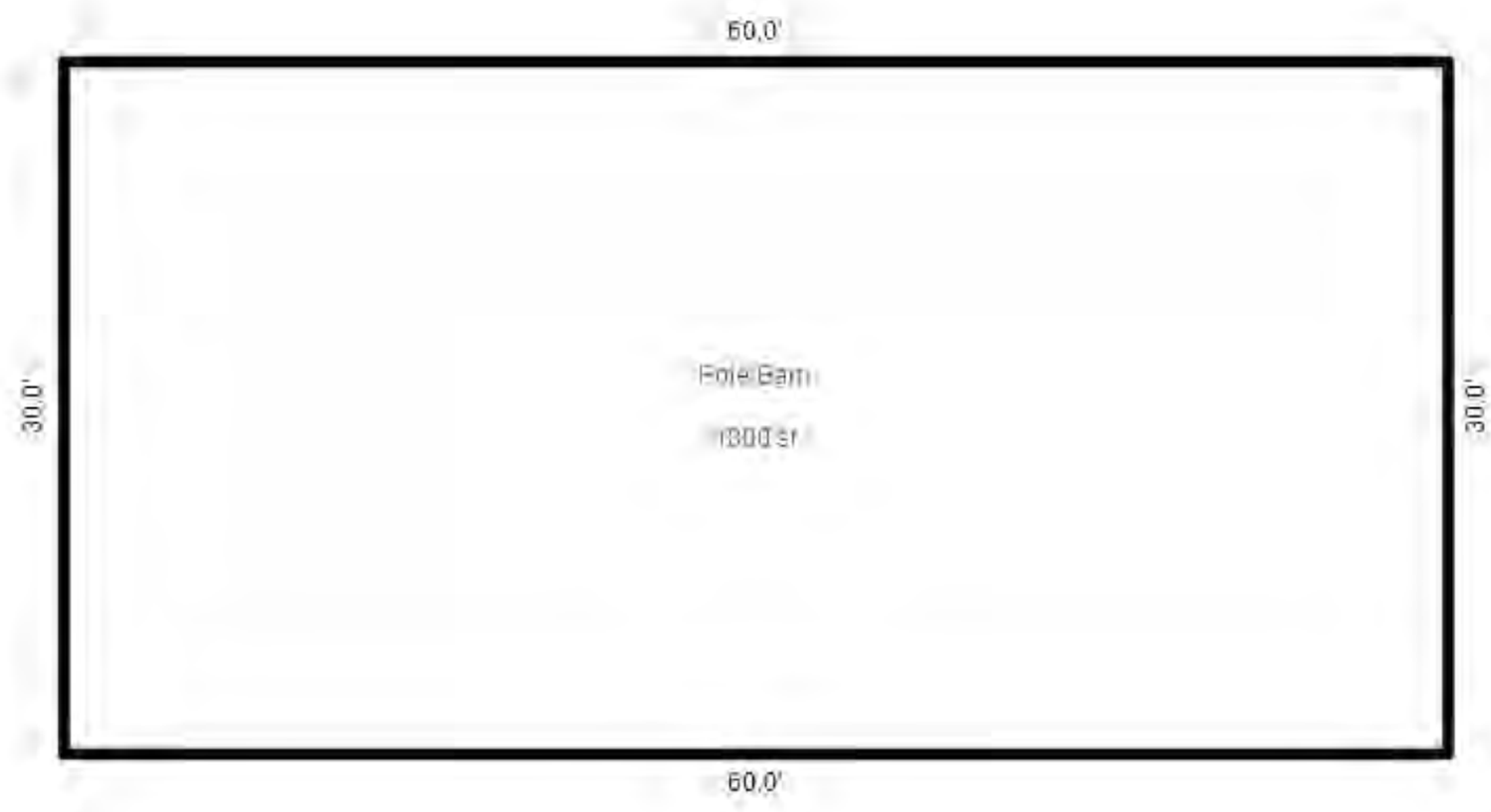
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2020 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	Bsmnt Garage:	Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 38,788 Total Depr Cost: 37,237 Estimated T.C.V: 34,630
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 0.930		Bsmnt Garage:				
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		No./Qual. of Fixtures		Carport Area:				
A-Frame		Trim & Decoration		Ex Ord Min			0 Amps Service		Ex. Ord. Min		Roof:				
Wood Frame		Size of Closets		Lg Ord Small			No. of Elec. Outlets		Many Ave. Few		Building Areas				
Building Style: GRG		Doors Solid H.C.		(5) Floors			(13) Plumbing		Average Fixture(s)		Plumbing				
Yr Built Remodeled 2020 0		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Garages				
Condition: Average		(1) Exterior		(6) Ceilings			Plumbing		Class: C Exterior: Pole (Unfinished)		Base Cost				
Room List		Wood/Shingle Aluminum/Vinyl Brick		Insulation			Notes:		1800 43,434 41,697		Totals: 38,788 37,237				
Basement		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
1st Floor		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
2nd Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Bedrooms		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
(1) Exterior		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Wood/Shingle Aluminum/Vinyl Brick		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Insulation		Chimney:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
(2) Windows		Many Avg. Few Large Avg. Small			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Many Avg. Few Large Avg. Small		Lump Sum Items:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Lump Sum Items:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
(3) Roof		Gable Hip Flat Gambrel Mansard Shed			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Asphalt Shingle		Lump Sum Items:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					
Chimney:		Lump Sum Items:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 34,630					

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





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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
9440 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		New House		02/19/2003	2003-0016	100%		
Owner's Name/Address		P.R.E. 100% 04/21/2003		Garage		04/30/1999	1999-00111	100%		
WHITAKER BOBBY 9440 W JENNINGS ROAD LAKE CITY MI 49651		MAP #:		Other		/ /	1977-0620	100%		
		2024 Est TCV 269,692 TCV/TFA: 240.80								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SEC 9 T22N R8W SW 1/4 OF NW 1/4 OF SE 1/4. AND E 1/2 OF NE 1/4 OF SW 1/4. (0*1997) 30A.		Public Improvements		* Factors *						
Comments/Influences		X Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
00 COMBO W/010-70 FOR 01 NO DIV RTS ON 010-70		X Gravel Road		Residentia 30 - 65	\$3000	30.00	Acres	3000 100	90,000	
1S TO FINISHED GRG FOR 07. (PARTITIONS, INSULATED CEILING)		X Paved Road		30.00 Total Acres Total Est. Land Value = 90,000						
		X Storm Sewer		Land Improvement Cost Estimates						
		X Sidewalk		Description	Rate	Size	% Good	Cash Value		
		X Water		Wood Frame	25.63	100	50	1,281		
		X Sewer		Wood Frame	31.81	60	50	954		
		X Electric		Residential Local Cost Land Improvements						
		X Gas		Description	Rate	Size	% Good	Cash Value		
		X Curb		LAND IMPROVE 1000	1,000.00	1	95	950		
		X Street Lights		Total Estimated Land Improvements True Cash Value = 3,185						
		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
		X Private Drive		2024	45,000	89,800	134,800			91,750C
		TPC 05/06/2018 INSPECTED		2023	36,000	87,000	123,000			87,381C
		TPC 12/27/2017 INSPECTED		2022	27,000	80,000	107,000			83,220C
		TPC 08/10/2015 INSPECTED		2021	27,000	73,200	100,200			80,562C

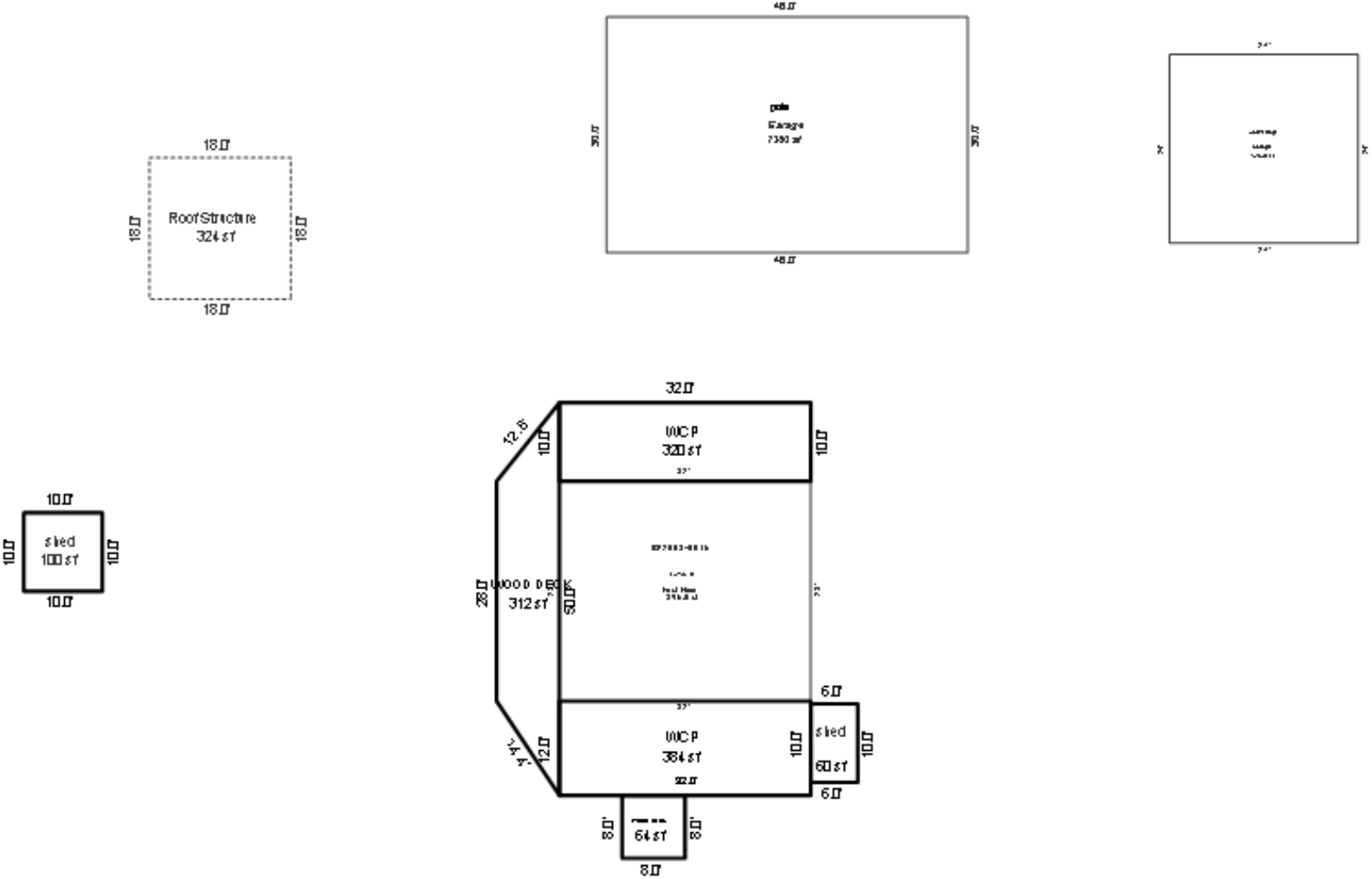


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1380 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		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							320 WCP (1 Story) 384 WCP (1 Story) 312 WPP 64 Treated Wood 324 Roof Cover Onl						
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace														
Yr Built 2003		Remodeled 0		Trim & Decoration														
Condition: Average		Ex	X	Ord		Min												
Room List		Size of Closets		(12) Electric														
	Basement 1st Floor 2nd Floor 2 Bedrooms	Lg	X	Ord		Small												
(1) Exterior		Doors		Solid	X	H.C.												
		(5) Floors		(13) Plumbing														
		Kitchen: Other: Other:		150 Amps Service														
X Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures														
	Insulation	X	Drywall															
(2) Windows		(7) Excavation		No. of Elec. Outlets														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex.	X	Ord.		Min							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer														
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Many	X	Ave.		Few							
(3) Roof		(9) Basement Finish		Lump Sum Items:														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle	(10) Floor Support		Notes:														
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 896 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 896 Total: 123,923 105,335 Other Additions/Adjustments Basement, Outside Entrance, Above Grade 1 1,655 1,407 Plumbing Average Fixture(s) 1 1,230 1,045 Water/Sewer 1000 Gal Septic 1 4,550 3,867 Water Well, 100 Feet 1 5,640 4,794 Porches WCP (1 Story) 320 9,357 7,953 Ceramic Tile Floor 384 11,209 9,528 WPP 312 4,639 3,943 Deck Treated Wood 64 1,980 1,683 w/Roof (Roof portion) 324 4,513 3,836 Built-Ins Appliance Allow. 1 1,934 1,644 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1380 29,808 25,337 Totals: 200,438 170,372														
				E.C.F. X 0.930														
				Bsmnt Garage:														
				Carport Area: Roof:														
				Estimated T.C.V: 158,446														
				E.C.F. X 0.930														
				E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY: 158,446														

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1995 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																						
X	Wood Frame	(4) Interior		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: 15 Floor Area: 0 Total Base New : 22,847 Total Depr Cost: 19,420 Estimated T.C.V: 18,061	40	CCP (1 Story)	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:																																																						
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration																																																														
Yr Built 1995	Remodeled 0	Ex	Ord		Min	Size of Closets																																																													
Condition: Average		Lg	Ord	Small	Central Air Wood Furnace																																																														
Room List		Doors	Solid	H.C.	(12) Electric																																																														
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		150 Amps Service																																																															
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures																																																															
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Ex. X Ord. Min																																																															
(2) Windows		No. of Elec. Outlets		Many X Ave. Few																																																															
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																															
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer																																																															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																														
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																	
Cost Est. for Res. Bldg: 2 Single Family GRG Cls CD Blt 1995 (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Porches</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td>40</td> <td>1,160</td> <td>986</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: CD Exterior: Pole (Finished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>576</td> <td>19,538</td> <td>16,607</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Wood Stove</td> <td></td> <td></td> <td>1</td> <td>2,149</td> <td>1,827</td> </tr> <tr> <td>Totals:</td> <td></td> <td></td> <td></td> <td>22,847</td> <td>19,420</td> </tr> </tbody> </table> Notes: GRG WORKSHOP ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 18,061														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Porches						CCP (1 Story)			40	1,160	986	Garages						Class: CD Exterior: Pole (Finished)						Base Cost			576	19,538	16,607	Fireplaces						Wood Stove			1	2,149	1,827	Totals:				22,847	19,420
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																														
Porches																																																																			
CCP (1 Story)			40	1,160	986																																																														
Garages																																																																			
Class: CD Exterior: Pole (Finished)																																																																			
Base Cost			576	19,538	16,607																																																														
Fireplaces																																																																			
Wood Stove			1	2,149	1,827																																																														
Totals:				22,847	19,420																																																														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE MICHAEL P & DENISE	DEMOFF CURT & CHRISTINE	0	05/27/2022	WD	16-LC PAYOFF	2022-01737	DEED	0.0
DEMOFF CURT & CHRISTINE	VANDERMEER DAVID L & JOSH	75,010	05/27/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01738	PROPERTY TRANSFER	100.0
CHASE MICHAEL P & DENISE	DEMOFF CURT & CHRISTINE	40,000	01/03/2019	LC	19-MULTI PARCEL ARM'S LE	2019-00038	PROPERTY TRANSFER	100.0
STILLWELL ROBERT W & CHAS	CHASE MICHAEL P & DENISE	20,000	05/02/2006	QC	21-NOT USED/OTHER	06-0/1571	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 0%						
MAP #:						

Owner's Name/Address	2024 Est TCV 30,000					
----------------------	---------------------	--	--	--	--	--

VANDERMEER DAVID L & JOSHUA 5291 EAGLE COVE DR HUDSONVILLE MI 49426	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	* Factors *								
	Residentia PARTOF>20@\$3000	10.00 Acres				3000	100		30,000
	10.00 Total Acres Total Est. Land Value =								30,000

Tax Description	X	Dirt Road							
-----------------	---	-----------	--	--	--	--	--	--	--

. SEC 9 T22N R8W NW1/4 OF NW1/4 OF SE1/4. 10A.		Gravel Road							
--	--	-------------	--	--	--	--	--	--	--

Comments/Influences		Paved Road							
---------------------	--	------------	--	--	--	--	--	--	--

DEEDED EASEMENT		Storm Sewer							
-----------------	--	-------------	--	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	Private Road							
--	---	--------------	--	--	--	--	--	--	--

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	15,000	0	15,000			13,650C
			2023	13,000	0	13,000			13,000S
			2022	9,000	0	9,000			9,000S
			2021	9,000	0	9,000			9,000S

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Missaukee, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ODREN BRYAN L & NANCY J	JENEMA JUDY	175,000	09/12/2017	WD	03-ARM'S LENGTH	2017-02822	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9428 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	12/24/1986	1986-4150	100%
Owner's Name/Address	P.R.E. 100% 09/19/2017					
JENEMA JUDY 9428 W JENNINGS ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 209,923 TCV/TFA: 130.23					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W NW 1/4 OF SW 1/4 OF SE 1/4. 10A.	X	Dirt Road		Residentia 8 - 17 @\$3000	10.00 Acres		3000	100		30,000
Comments/Influences		Gravel Road		10.00 Total Acres Total Est. Land Value = 30,000						
ADDED FP 2011 20800541 \$148,500-2001		Paved Road		Land Improvement Cost Estimates						

Description	Rate	Size	% Good	Cash Value
Sewer	Wood Frame	22.99	360 50	4,138
Electric	Wood Frame	24.99	192 50	2,399
Gas	Residential Local Cost Land Improvements			
Curb	Description	Rate	Size % Good	Cash Value
Street Lights	LAND IMPROVE 2500	2,500.00	1 95	2,375
Standard Utilities	Total Estimated Land Improvements True Cash Value =			8,912
Underground Utils.				



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
X	Flood Plain							
	PRIVATE RD							
Who	When	What	2024	15,000	90,000	105,000		81,575C
TPC 05/06/2018	INSPECTED		2023	14,000	87,100	101,100		77,691C
TPC 12/27/2017	INSPECTED		2022	10,000	80,100	90,100		73,992C
TPC 09/18/2017	INSPECTED		2021	10,000	73,300	83,300		71,629C

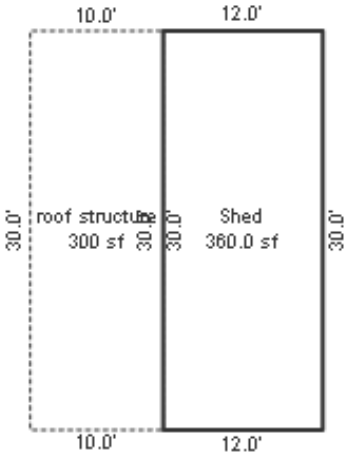
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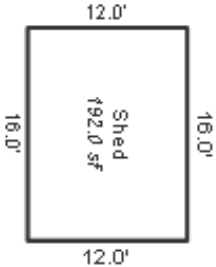
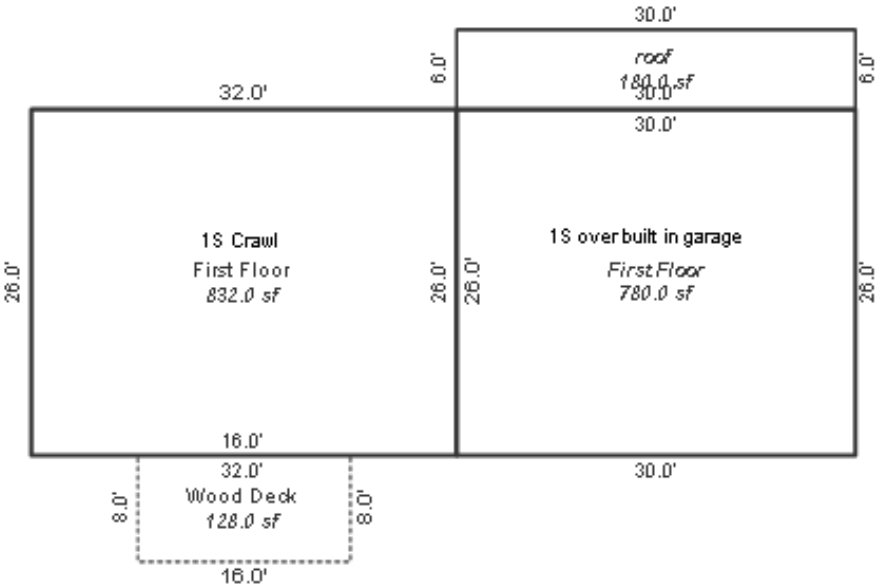
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration Ex Ord X Min Size of Closets Lg Ord X 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 Central Air Wood Furnace			128 Treated Wood 180 Roof Cover Onl 300 Roof Cover Onl Class: C Effec. Age: 30 Floor Area: 1,612 Total Base New : 262,692 Total Depr Cost: 183,883 Estimated T.C.V: 171,011 E.C.F. X 0.930			Bsmnt Garage: 2 Car Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		(5) Floors Kitchen: Other: Other:			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1612 SF Floor Area = 1612 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 832 1 Story Siding Basement 780 Total: 222,267 155,586			Cls C Blt 1980			
Yr Built 1980	Remodeled 1986	Size of Closets		(6) Ceilings X Drywall			No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 100 Feet 1 5,808 4,066			Depr. Cost			
Condition: Average		(7) Excavation Basement: 780 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Decks Treated Wood 128 3,089 2,162 w/Roof (Roof portion) 180 3,082 2,157 w/Roof (Roof portion) 300 4,632 3,242 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car 1 3,631 2,542 Door Opener 2 1,093 765 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Interior 1 Story 1 5,338 3,737 Totals: 262,692 183,883			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 171,011			
Room List		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Lump Sum Items:			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 171,011			Roof:			
Basement 1st Floor 2nd Floor 4 Bedrooms		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation														
(2) Windows		Many Avg. X Large Avg. Small														
(3) Roof		Gable Hip Flat Gambrel Mansard Shed														
Chimney: Block																

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Landscaping



shed

shed

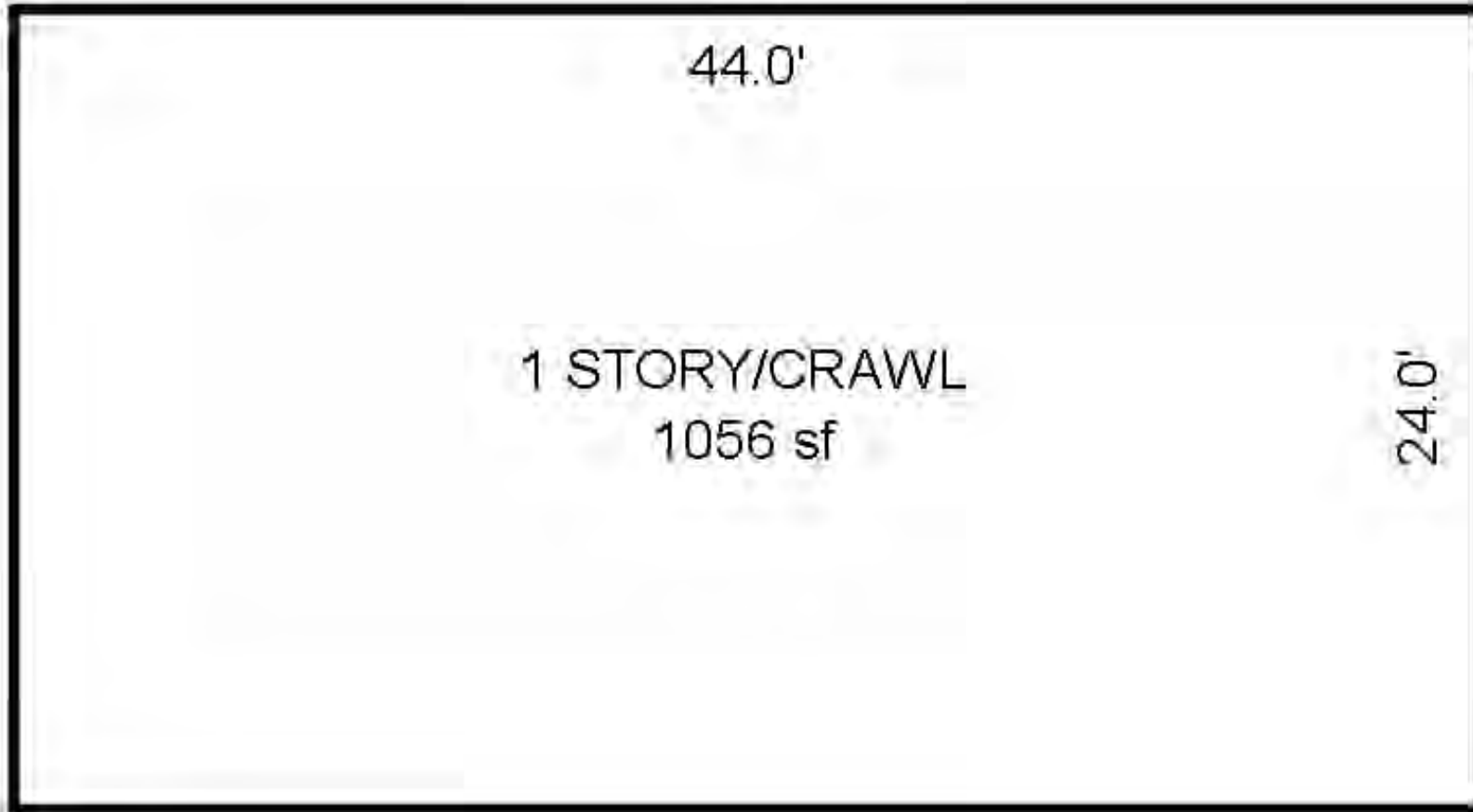
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9490 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 96,744 TCV/TFA: 91.61					
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
NILES DAVID M ETAL 2410 S BLODGETT RD LAKE CITY MI 49651		Public Improvements				* Factors *							
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk			
. SEC 9 T22N R8W S 16 RDS OF W 9 RDS OF W 1/2 OF W 1/2 OFSE 1/4. .9 A.		X		Water		Sewer		Electric		Gas			
Comments/Influences		X		Curb		Street Lights		Standard Utilities		Underground Utils.			
		Topography of Site		X Level		Rolling		Low		High			
		X Landscaped		Swamp		X Wooded		Pond		Waterfront		Ravine	
		Wetland		Flood Plain		Year		Land Value		Building Value		Assessed Value	
		Board of Review		Tribunal/Other		Taxable Value		Who		When		What	
		2024		6,500		41,900		48,400					
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021 INSPECTED		2023		5,000		40,600		45,600			
		TPC 12/27/2017 INSPECTED		2022		6,300		37,400		43,700			
		TPC 04/02/2013 INSPECTED		2021		5,600		34,100		39,700			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled					Plaster Wood T&G							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Class: CD		E.C.F.		Bsmnt Garage:	
Yr Built 1974	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Effec. Age: 35		X 0.930		Storage Area:	
Condition: Average		Size of Closets		No./Qual. of Fixtures			Ground Area = 1056 SF			Floor Area = 1,056		Total Base New : 137,001		Total Depr Cost: 89,050	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total T.C.V: 82,817				Roof:	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Foundation		Size		Cost New	
(1) Exterior		Kitchen: Other:		200 Amps Service			Building Areas			Crawl Space		1,056		123,647	
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories			Exterior		Foundation		Depr. Cost	
X		X	Drywall	Ex.	X	Ord.		Min	1	1 Story	Siding	Crawl Space	Total:	80,371	
(2) Windows		(7) Excavation		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
	Many Avg. Few		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many			X	Ave.						1	1,230
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			Water/Sewer			Average Fixture(s)		1000 Gal Septic		1,230	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Water Well, 100 Feet		1		4,550	
X		(9) Basement Finish		1			13) Plumbing			Built-Ins		1		1,934	
				1			Average Fixture(s)			Appliance Allow.		1		1,257	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Average Fixture(s)			Totals:		137,001		89,050	
X	Gable Hip Flat			1			Average Fixture(s)			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		82,817	
				1			Average Fixture(s)								
X	Asphalt Shingle	(10) Floor Support		1			Average Fixture(s)								
				1			Average Fixture(s)								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											

\*\*\* 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.
DADO ANDREW W & JOAN L TR	DADO ANDREW W & SANDRA L	0	12/05/2017	WD	09-FAMILY	2017-03842	PROPERTY TRANSFER	0.0
DADO ANDREW W & SANDRA L	DADO ANDREW W & SANDRA L	0	12/05/2017	WD	09-FAMILY	2017-03843	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9410 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/11/2019	2019-0099	100%

Owner's Name/Address	MAP #:
DADO ANDREW W & SANDRA L TRUST 9410 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 127,064 TCV/TFA: 109.16

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 9 T22N R8W E 168.5 FT OF S 264 FT OF W 1/2 OF W 1/20F SE 1/4 EXC E 74.25 FT THOF. .5712A.	X		

Comments/Influences	Public Improvements	* Factors *
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/FF 94.25 264.00 1.2069 0.9013 90 100 9,228 94 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 9,228

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
X	Water	Fencing: Wd, Split, 2 Rail	80 0	0
	Sewer	D/W/P: 4in Concrete	6.49 354 0	0
X	Electric	Wood Frame	25.63 100 50	1,281
	Gas	Wood Frame	23.41 160 50	1,873
	Curb	Residential Local Cost Land Improvements		
	Street Lights	Description	Rate	Size % Good
	Standard Utilities	LAND IMPROVE 1000	1,000.00	1 95
	Underground Utils.	Total Estimated Land Improvements True Cash Value =		4,104

Topography of Site
X Level

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	58,900	63,500			43,830C
2023	3,600	57,000	60,600			41,743C
2022	5,200	52,400	57,600			39,756C
2021	4,700	48,000	52,700			38,486C

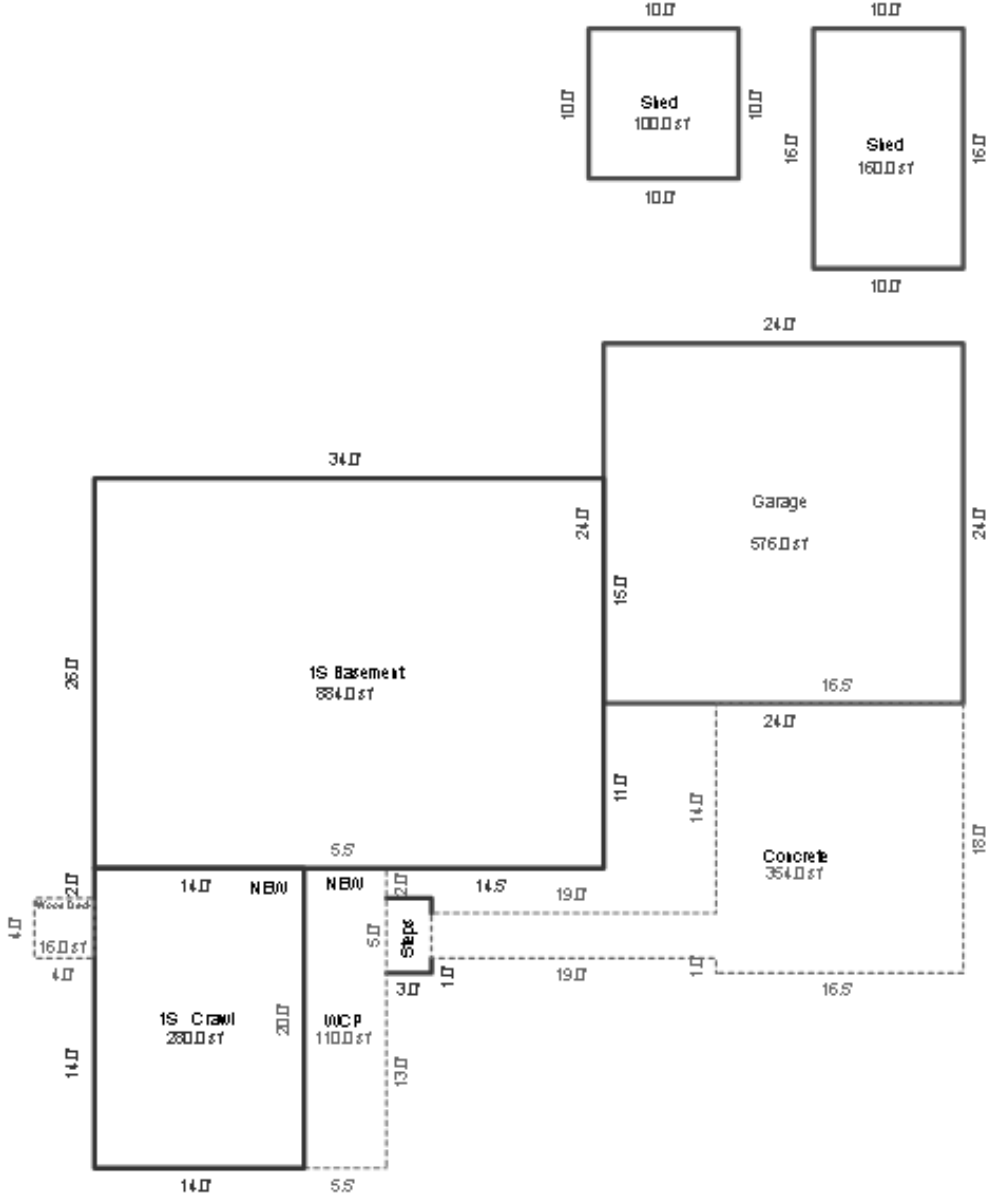
Who	When	What
TPC 09/18/2019	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 12/08/2017	INSPECTED	

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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	X Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			110 WCP (1 Story)			E.C.F. X 0.930			
Building Style: 1S		Yr Built 1976		Remodeled 2019	Ex	X	Ord	Min	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,164 Total Base New : 188,144 Total Depr Cost: 122,292 Estimated T.C.V: 113,732			Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1164 SF Floor Area = 1164 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1976			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Total:		150,428 97,778		
	Basement 5 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1 2,330 799				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1 Story Siding Basement 884			1 4,550 2,957				
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Basement: 884 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 280			1 5,640 3,666				
(2) Windows		(7) Excavation		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow.			1 1,230 799		1 4,635 3,013		
X	Many Avg. X Few	Large Avg. X Small	Basement: 884 S.F. Crawl: 280 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow.			1 1,230 799		1 4,635 3,013			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Notes:			Totals:		188,144 122,292		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow.			1 1,230 799		1 4,635 3,013		
(3) Roof		(10) Floor Support		(9) Basement Finish			(14) Water/Sewer			Notes:			Totals:		188,144 122,292		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow.			1 1,230 799		1 4,635 3,013			
X	Asphalt Shingle	(10) Floor Support		(9) Basement Finish			(14) Water/Sewer			Notes:			Totals:		188,144 122,292		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow.			1 1,230 799		1 4,635 3,013		

\*\*\* 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.
WATSON JUSTIN	HENDRICKSON NOAH ADAM	185,000	12/06/2023	WD	03-ARM'S LENGTH	2023-03272	PROPERTY TRANSFER	100.0
LEHMAN PROPERTIES LLC	WATSON JUSTIN	89,900	11/14/2014	WD	03-ARM'S LENGTH	2014-03808	PROPERTY TRANSFER	100.0
FEDERAL HOME LOAN MORTGAGE	LEHMAN PROPERTIES LLC	25,000	03/26/2014	CD	11-FROM LENDING INSTITUT	2014-01089	PROPERTY TRANSFER	100.0
SMITH ETAL	FEDERAL HOME LOAN MORTGAGE	36,000	07/16/2013	SD	10-FORECLOSURE	2013-02566	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9400 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/22/2004	20040076	Complete
	P.R.E. 100% 12/12/2023					

Owner's Name/Address	MAP #:
HENDRICKSON NOAH ADAM 9400 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 144,973 TCV/TFA: 123.28

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A 200' @ 90/FF	74.00	264.00	1.2822	0.9013	90	100		7,697	
			74 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =		7,697

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
. SEC 9 T22N R8W S 16 RDS OF E 4 1/2 RDS OF S 1/2 OF S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4. .45 A.	X	Dirt Road	D/W/P: 4in Concrete	6.97	2000	50	6,970
		Gravel Road	D/W/P: 3.5 Concrete	6.58	100	50	329
		Paved Road	Wood Frame	37.85	48	95	1,726
		Storm Sewer	Total Estimated Land Improvements True Cash Value =				9,025
		Sidewalk					
		Water					
		Sewer					
CHG DEP ON GRG FROM 64% TO 98% FOR 07.	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Comments/Influences
CHG DEP ON GRG FROM 64% TO 98% FOR 07.

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	3,800	68,700	72,500			72,500S
TPC 11/03/2023	INSPECTED		2023	3,000	61,900	64,900			43,988C
TPC 04/30/2021	INSPECTED		2022	4,100	52,300	56,400			41,894C
TPC 12/27/2017	INSPECTED		2021	3,700	47,800	51,500			40,556C

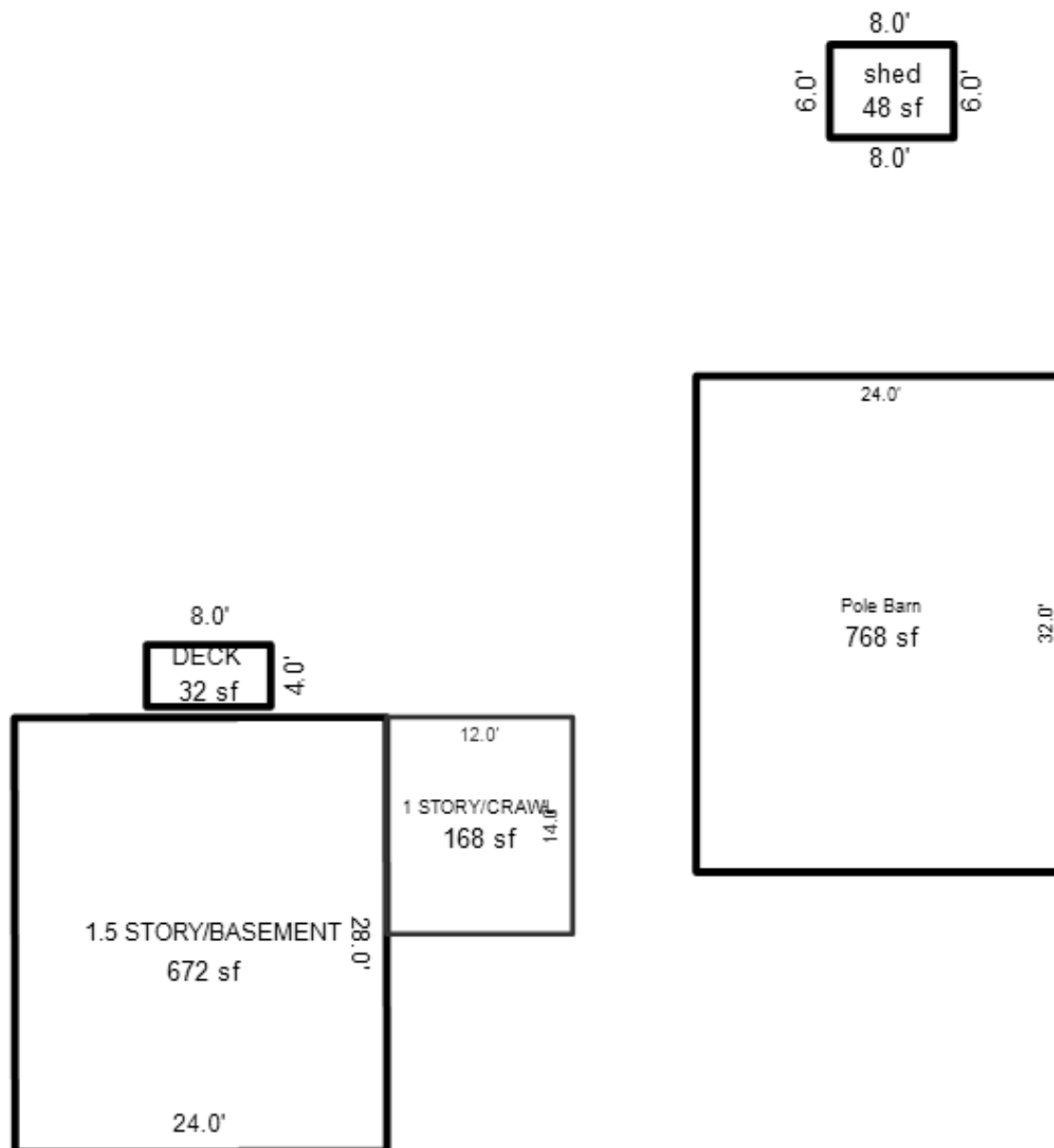
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32	Type Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S		X	Drywall	X	Paneled		Plaster Wood T&G									
Yr Built 1974		Remodeled 2014	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg		Ord	X	Small							
Room List		Doors			Solid		H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall		Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
		Basement: 672 S.F. Crawl: 168 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:											
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 840 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls C	Blt 1974					
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 672																
1 Story Siding Crawl Space 168																
Total: 160,174 112,122																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1	1,476	1,033				
Water/Sewer																
1000 Gal Septic										1	4,864	3,405				
Water Well, 100 Feet										1	5,808	4,066				
Deck																
Treated Wood										32	1,404	983				
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost										768	20,513	14,359				
Built-Ins																
Appliance Allow.										1	2,766	1,936				
Totals:											197,005	137,904				
Notes:																
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:												128,251				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAES JAMES I	BURCH PHILIP & SHELLY (H/	98,000	07/28/2009	WD	03-ARM'S LENGTH	2009/2801	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9450 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/28/2009					
BURCH PHILIP & SHELLY 9450 W JENNINGS RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 173,129 TCV/TFA: 163.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 9 T22N R8W SW 1/4 OF SW 1/4 OF SE 1/4 EXC E 168.5 FT OF S 264 FT THOF & EXC S 16 RDS OF W 9 RDS THOF. 8.0788A.	X	Dirt Road		A 200' @ 90/FF	663.00	530.21	0.7411	1.0730	90	100	47,450
Comments/Influences		Gravel Road		663 Actual Front Feet, 8.07 Total Acres					Total Est. Land Value =	47,450	

20900581 \$98,000 20809248 \$109,000DOM142	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value	
		Description	Residential Local Cost Land Improvements				
	X	Water					
	X	Sewer					
	X	Electric	LAND IMPROVE 1000	1,000.00	1 94	940	
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value =					940

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	18,500	56,500	75,000			43,387C
			2022	16,600	48,700	65,300			41,321C
			2021	13,300	45,900	59,200			40,001C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																														
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1983 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 768																																
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Class: C Effec. Age: 30 Floor Area: 1,056 Total Base New : 191,613 Total Depr Cost: 134,128 Estimated T.C.V: 124,739		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																	
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1973																																	
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																									
Condition: Average		Lg		X	Ord	Small	100 Amps Service		1 Story		Siding		Basement		1,056		Total:		159,604		111,722																								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan								
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		Ex.		X	Ord.	Min	1		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan				
(1) Exterior		(6) Ceilings		X		Drywall	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)		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	
(2) Windows		(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		8		Conc. Block Poured Conc. Stone	Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: MODULAR		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		124,739														
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 Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: MODULAR		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		124,739																
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic	2000 Gal Septic		Lump Sum Items:		Notes: MODULAR		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		124,739																														
X	Gable Hip Flat	Gambrel Mansard Shed	X		Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Totals:		191,613		134,128																															

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



Sketch by Aggie 1/7/21

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MASON BRADLEY D & ADELYNE	WEBSTER JOHNATHON	145,000	01/05/2024	WD	08-ESTATE	2024-00052	PROPERTY TRANSFER	100.0
		45,900	05/01/1995	WD	33-TO BE DETERMINED	329:1382	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9332 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 01/12/2024				
Owner's Name/Address	MAP #:					
WEBSTER JOHNATHON 1268 BLAIR TOWNHALL RD KINGSLEY MI 49649	2024 Est TCV 123,585 TCV/TFA: 122.60					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *						
. SEC 9 T22N R8W S 230 FT OF E 158 1/2 FT OF W 317 FT OF E 1/2 OF SW 1/4 OF SE 1/4 .8369 A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	158.00	230.00	1.0607	0.8708	90	100	13,134
		Paved Road		158 Actual Front Feet, 0.83 Total Acres Total Est. Land Value =							13,134
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	30.00	48	95	1,368			
		Sewer		Total Estimated Land Improvements True Cash Value =							1,368
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	6,600	55,200	61,800			41,713C
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

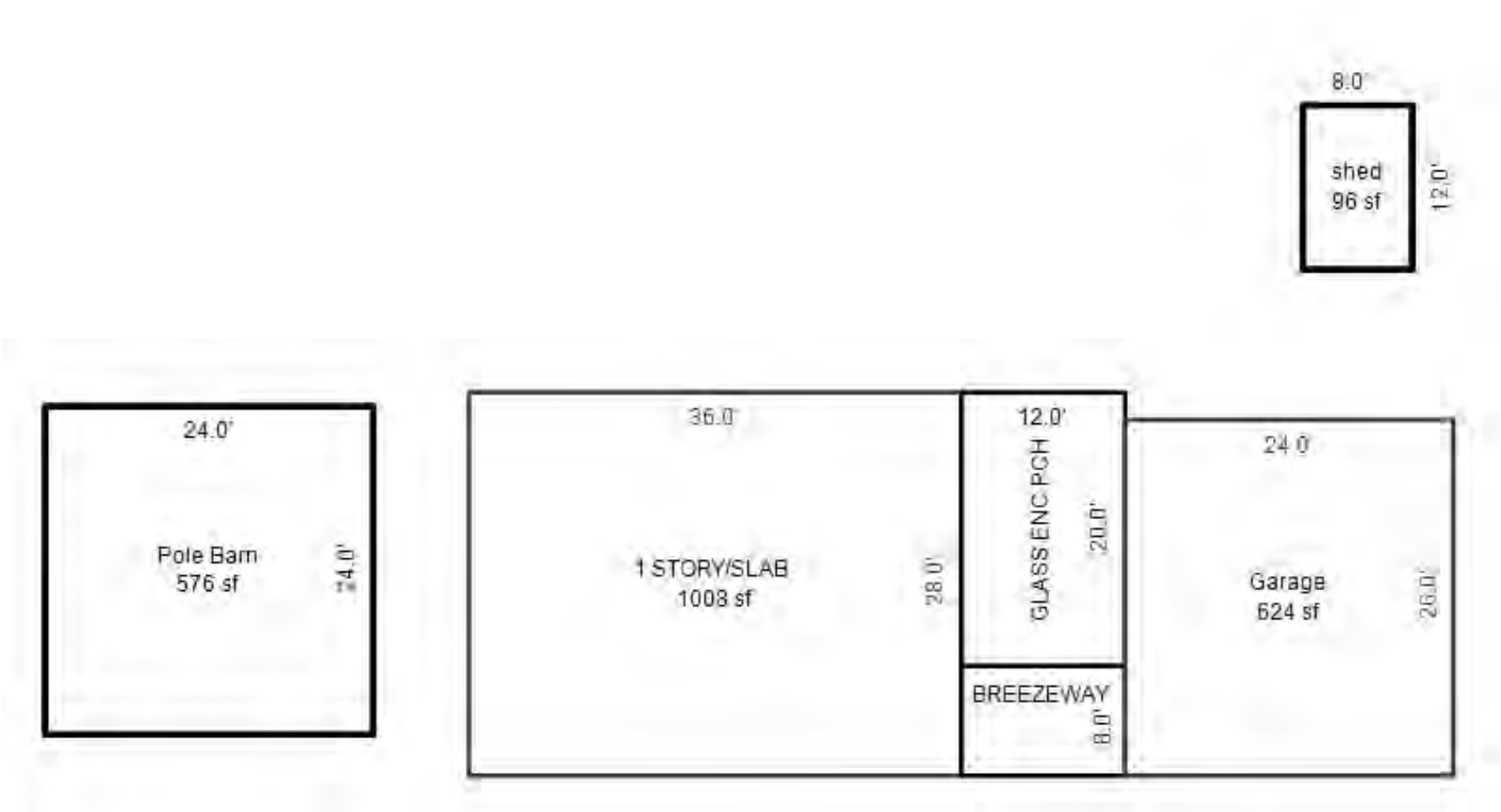


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	5,100	53,500	58,600			39,727C
TPC	12/27/2017	INSPECTED	2022	6,700	47,900	54,600			37,836C
TPC	12/11/2013	INSPECTED	2021	5,900	44,200	50,100			36,628C

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





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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIZOTTE JOSEPH R	LIZOTTE ROBERT GILLES	0	03/11/2016	AFF	33-TO BE DETERMINED	2016-00826	DEED	0.0
MCLAIN DOUGLAS & MELISSA	LIZOTTE JOSEPH R	84,000	10/21/2005	WD	03-ARM'S LENGTH	05-0/4173	DEED	100.0
		9,000	08/01/1996	WD	33-TO BE DETERMINED	308:575	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9366 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/17/2013	2013-0532	100%
	P.R.E. 100% 10/22/2005					

Owner's Name/Address	MAP #:
LIZOTTE ROBERT GILLES 9366 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 120,078 TCV/TFA: 111.18

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 9 T22N R8W S 264 FT OF W 158 1/2 FT OF E 1/2 OF W 1/2 OF SE 1/4. .9606 A.	X		Dirt Road	158.00	264.00	13,595
20804462 \$87,900 ADD 2 DECKS & A/C FOR 09.	X		Gravel Road	158 Actual Front Feet, 0.96 Total Acres	0.9013	13,595

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 4in Concrete	6.97	288 0	0
	X	Gravel Road	Wood Frame	23.24	336 50	3,904
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 2500	2,500.00	1 100	2,500
	X	Water	Total Estimated Land Improvements True Cash Value = 6,404			
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,800	53,200	60,000			23,543C
2023	5,300	46,400	51,700			22,422C
2022	6,700	40,900	47,600			21,355C
2021	5,900	36,600	42,500			20,673C

Who When What

TPC 04/30/2021 INSPECTED  
 TPC 12/27/2017 INSPECTED  
 TPC 12/10/2013 INSPECTED

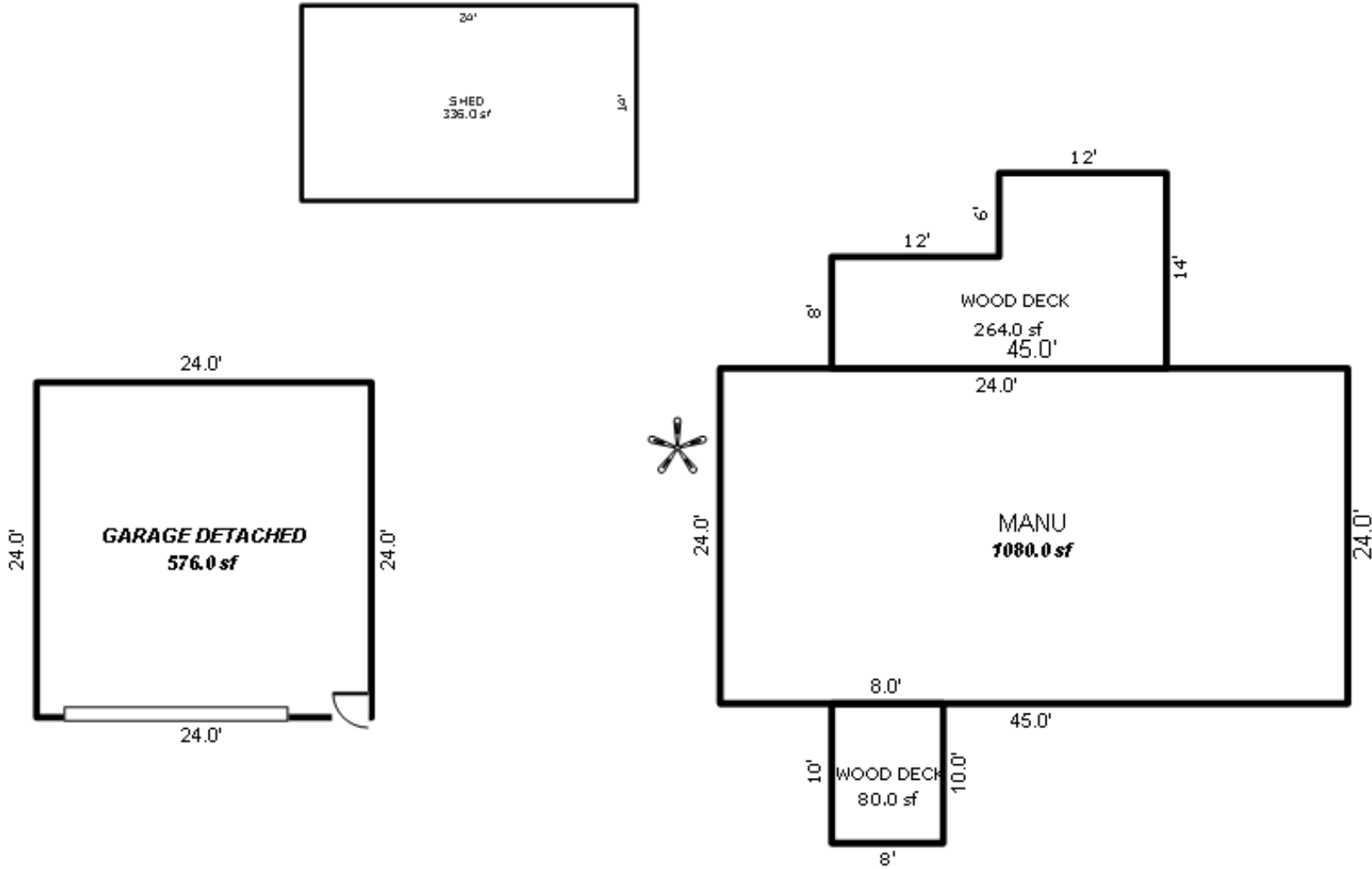
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 264 80	Type Treated Wood Treated Wood	Year Built: 2013 Car Capacity: Class: C Exterior: Pole 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	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1983		Remodeled 2005		Ex	X	Ord	Min									
Condition: Average		Trim & Decoration		Size of Closets												
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		200 Amps Service												
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures												
X				Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well											
X	Asphalt Shingle	(10) Floor Support		1	1000 Gal Septic											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		1	2000 Gal Septic											
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls	C	Blt	1983			
(11) Heating System: Forced Heat & Cool																
Ground Area = 1080 SF Floor Area = 1080 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story Siding Crawl Space										1	Siding	Crawl Space	1,080			
Other Additions/Adjustments										Total:			147,117	102,981		
Plumbing																
Average Fixture(s)										1			1,476	1,033		
3 Fixture Bath										1			4,646	3,252		
Water/Sewer																
1000 Gal Septic										1			4,864	3,405		
Water Well, 100 Feet										1			5,808	4,066		
Deck																
Treated Wood										264			4,971	3,480		
Treated Wood										80			2,264	1,585		
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost										576			16,716	11,701		
Built-Ins																
Appliance Allow.										1			2,766	1,936		
Notes: REDMAN										Totals:			190,628	133,439		
ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:														100,079		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUPPEL DANNY R & JACQUELI	RUPPEL DANNY R & JACQUELI	1	10/06/2020	WD	09-FAMILY	2020-03000	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9350 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/24/2003	2003-0169	100%
	P.R.E. 100% 07/20/1994		Addition	03/13/2001	2001-0024	100%
Owner's Name/Address	MAP #:		Deck/Porch	08/16/1982	1982-2745	100%
RUPPEL DANNY R & JACQUELINE 9350 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCW 242,687 TCW/TFA: 147.80		Garage	05/04/1978	1978-1039	100%

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W NE 1/4 OF SW 1/4 OF SE 1/4. 10 A.				Residentia 8 - 17 @\$3000	10.00 Acres		3000 100		30,000
				10.00 Total Acres Total Est. Land Value =					30,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 3.5 Concrete	6.58	827 0	0	
		Sewer	D/W/P: 4in Concrete	6.97	759 0	0	
	X	Electric	D/W/P: Patio Blocks	15.61	90 0	0	
		Gas	Wood Frame	22.57	400 50	4,514	
		Curb	Wood Frame	23.74	288 50	3,418	
		Street Lights	Residential Local Cost Land Improvements				
		Standard Utilities	Description	Rate	Size % Good	Cash Value	
		Underground Utils.	LAND IMPROVE 2500	2,500.00	1 100	2,500	
			Total Estimated Land Improvements True Cash Value =				10,432

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

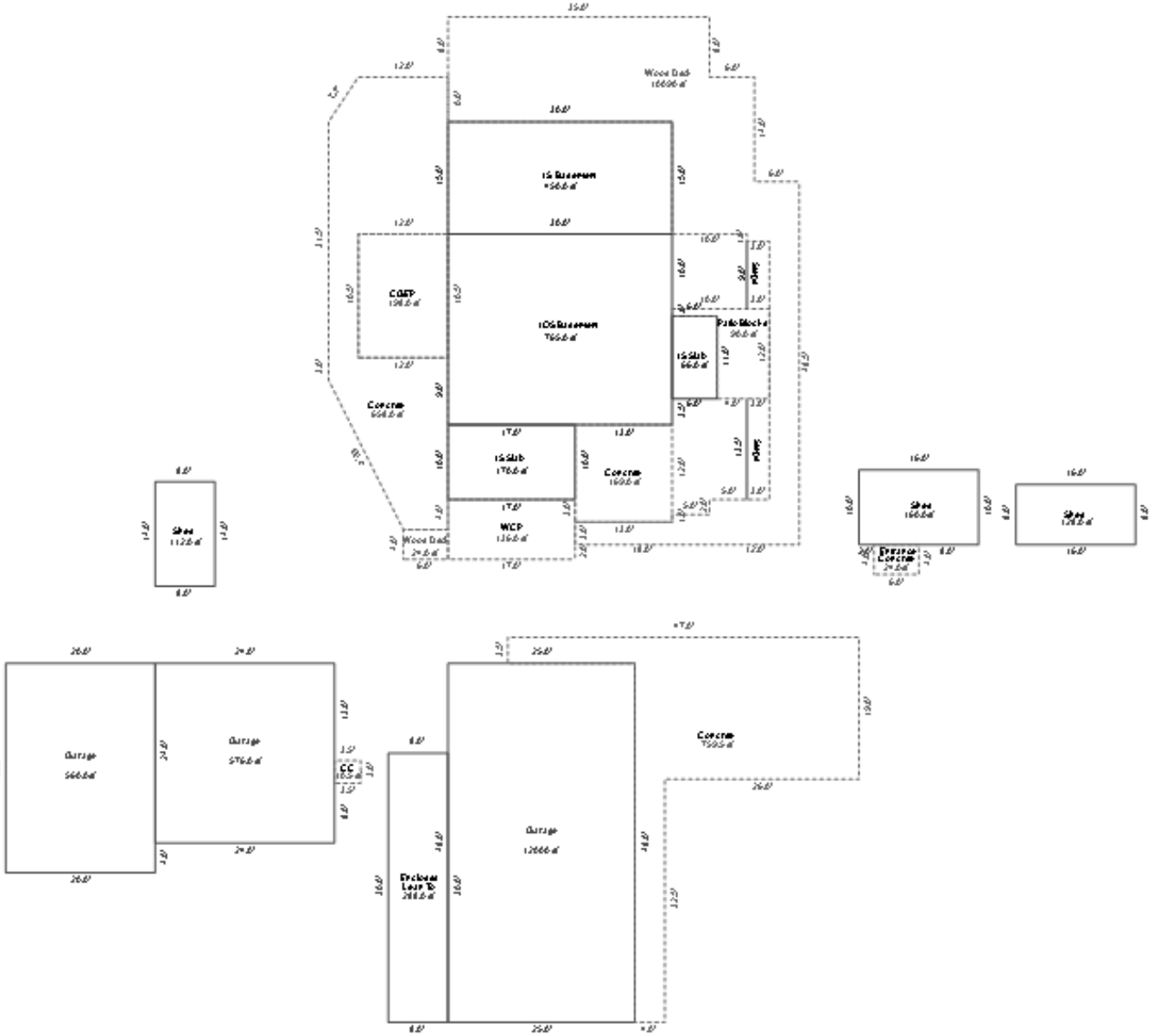
Who	When	What	2024	2023	2022	2021
			15,000	106,300	121,300	70,556C
TPC 04/09/2019	INSPECTED		14,000	102,900	116,900	67,197C
TPC 12/27/2017	INSPECTED		10,000	94,700	104,700	63,998C
TPC 08/10/2015	INSPECTED		10,000	86,600	96,600	61,954C

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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 136 198 1009	Type WCP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall	Plaster										
Building Style: 1S		X	Paneled	X	Ord	Wood T&G										
Yr Built 1975	Remodeled 2001	Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	100	Amps Service											
Wood/Shingle Aluminum/Vinyl Brick  Insulation		(6) Ceilings		No./Qual. of Fixtures												
X		X	Drywall	Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(13) Plumbing												
X	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	Average Fixture(s)											
(3) Roof		(9) Basement Finish		1	3 Fixture Bath											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	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	Asphalt Shingle Metal	(10) Floor Support		(14) Water/Sewer												
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:	1	1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1451 SF Floor Area = 1642 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										Cls C -5 Blt 1975						
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story										Siding	Basement	765				
1 Story										Siding	Basement	450				
1 Story										Siding	Slab	170				
1 Story										Siding	Slab	66				
										Total:			209,123	135,915		
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade										1			2,560	1,664		
Plumbing																
Average Fixture(s)										1			1,476	959		
2 Fixture Bath										1			3,108	2,020		
Water/Sewer																
1000 Gal Septic										1			4,864	3,162		
Water Well, 100 Feet										1			5,808	3,775		
Porches																
WCP (1 Story)										136			6,098	3,964		
CGEP (1 Story)										198			12,324	8,011		
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										576			22,285	14,485		
Common Wall: 1 Wall										1			-2,219	-1,442		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										560			24,349	15,827		
Class: C Exterior: Pole (Unfinished)																
Base Cost										1200			28,956	18,821		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DETTLOFF RANDY & PAULINE	WHITMOYER DANIEL & CORRIN	42,500	07/06/2015	WD	03-ARM'S LENGTH	2015-02354	PROPERTY TRANSFER	100.0
FIRST NATIONAL ACCEPTANCE	DETTLOFF RANDY & PAULINE	0	03/30/2005	OTH	21-NOT USED/OTHER	05-0/1179	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	07/06/2015	2015-99999	100%
Owner's Name/Address	P.R.E. 0%		Garage	08/09/1995	1994-00644	100%
WHITMOYER DANIEL & CORRINA 207 RUSSELL ST GRAND LEDGE MI 48837	MAP #:					
	2024 Est TCV 53,495 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 9 T22N R8W SE 1/4 OF NW 1/4 OF SE 1/4. 10 A.				Residentia 8 - 17	@\$3000	10.00 Acres	3000 100		30,000
Comments/Influences				10.00 Total Acres		Total Est. Land Value =			30,000

Comments/Influences	X	Description	Land Improvement Cost Estimates			Cash Value
			Rate	Size	% Good	
		Water	22.06	124	50	1,367
		Sewer	31.10	16	50	249
	X	Electric	Residential Local Cost Land Improvements			
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
			LAND IMPROVE 1000	1,000.00	1 95	950
			Total Estimated Land Improvements True Cash Value =			2,566



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	15,000	11,700	26,700			22,474C
	X Low	2023	14,000	12,000	26,000			21,404C
	X High	2022	10,000	11,100	21,100			20,385C
	Landscaped	2021	10,000	10,200	20,200			19,734C
	X Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	X PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	14,000	12,000	26,000			21,404C
TPC	08/10/2015	INSPECTED	2022	10,000	11,100	21,100			20,385C
TPC	04/08/2013	INSPECTED	2021	10,000	10,200	20,200			19,734C

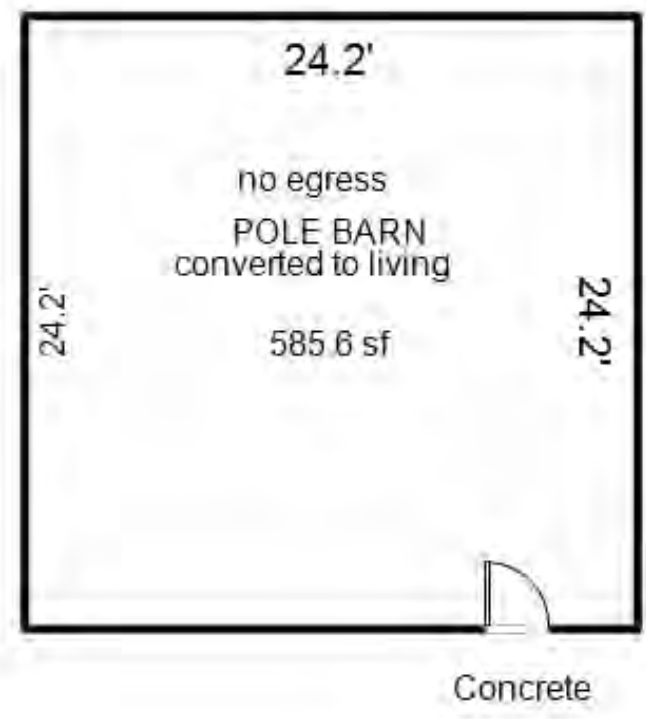
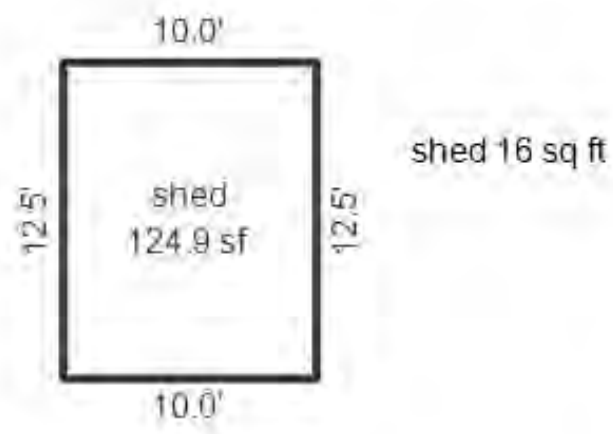
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1994 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump											
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
	Yr Built 1994	Remodeled 0	Ex	Ord	Min										
	Condition: Average	Size of Closets													
	Room List	Doors	Solid	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric											
	(1) Exterior		Kitchen: Other: Other:	0 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures											
	Insulation			Ex.	Ord.	Min									
	(2) Windows	(7) Excavation		No. of Elec. Outlets											
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	Many	Ave.	Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing											
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	(14) Water/Sewer											
	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
	Chimney:	(10) Floor Support		Lump Sum Items:											
			Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family GRG										Cls D		Blt 1994			
(11) Heating System: No Heating/Cooling															
Ground Area = 0 SF Floor Area = 0 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
Building Areas															
Stories Exterior Foundation										Size		Cost New		Depr. Cost	
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)										1		1,025		820	
Water/Sewer															
1000 Gal Septic										1		4,263		3,410	
Water Well, 50 Feet										1		2,498		1,998	
Garages															
Class: D Exterior: Pole (Finished)															
Base Cost										576		16,929		13,543	
Built-Ins															
Appliance Allow.										1		1,638		1,310	
Fireplaces															
Wood Stove										1		1,779		1,423	
Totals:												28,132		22,504	
Notes: USED AS DWELLING - NO EGRESS. (FRONT DOOR ONLY)															
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:														20,929	

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well head enclosed

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMOFF CURT & CHRISTINE	VANDERMEER DAVID L & JOSH	75,010	05/27/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01738	PROPERTY TRANSFER	100.0
CHASE MICHAEL P & DENISE	DEMOFF CURT & CHRISTINE	0	05/27/2022	WD	16-LC PAYOFF	2022-01737	DEED	0.0
CHASE MICHAEL P & DENISE	DEMOFF CURT & CHRISTINE	40,000	01/03/2019	LC	19-MULTI PARCEL ARM'S LE	2019-00038	PROPERTY TRANSFER	100.0
STILLWELL ROBERT W & CHAS	CHASE MICHAEL P & DENISE	20,000	05/02/2006	QC	21-NOT USED/OTHER	06-0/1571	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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School: LAKE CITY AREA SCHOOL DIST						
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P.R.E. 0%						
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Owner's Name/Address	MAP #:					
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VANDERMEER DAVID L & JOSHUA 5291 EAGLE COVE DR HUDSONVILLE MI 49426	2024 Est TCV 30,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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X	Dirt Road	660.00	660.00	1.0000	0.0000	90	100*	0
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
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	Sidewalk							
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	Water							
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	Sewer							
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X	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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X	Rolling							
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X	Low							
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X	High							
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	Landscaped							
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X	Swamp							
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X	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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X	FLOOD Plain							
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X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	15,000	0	15,000		13,650C
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			2023	13,000	0	13,000		13,000S
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			2022	9,000	0	9,000		9,000S
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			2021	9,000	0	9,000		9,000S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON RICHARD V & WILMA	EISING TERRY V JR	102,500	02/21/2014	WD	03-ARM'S LENGTH	2014-00712	DEED	100.0
WILSON RICHARD V WIDOWED		0	08/04/2013	AFF	07-DEATH CERTIFICATE	2013-02696 DC	DEED	100.0
WILSON RICHARD V	WILSON RICHARD V & WILMA	1	09/28/2011	WD	03-ARM'S LENGTH	2011-03054 WD	PROPERTY TRANSFER	0.0
		124,900	08/01/2001	WD	33-TO BE DETERMINED	02-0:0651	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9310 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	10/12/2005	20050360	Complete
	P.R.E. 100% 12/04/2014					

Owner's Name/Address	MAP #:
EISING TERRY V JR 9310 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 193,683 TCV/TFA: 138.94

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 9 T22N R8W SE 1/4 OF SW 1/4 OF SE 1/4 EXC BEG AT SW COR TH E 317 FT, N 230 FT, W 158.5 FT, N34 FT, W 158.5 FT, S264 FT TO POB. 8.2025A.	X		A 200' @ 90/FF	346.60	538.92	0.7409	1.0774	90	100	24,901
			A 200' @ 90/FF	317.00	538.92	0.7409	1.0774	90	100	22,774
			664 Actual Front Feet, 8.21 Total Acres						Total Est. Land Value =	47,676

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
98 COMBO W/025-00 FOR99		Gas	Description	Rate	Size % Good	Cash Value
	X	Curb	Metal Prefab	12.47	135 45	757
		Street Lights	Total Estimated Land Improvements True Cash Value = 757			
		Standard Utilities				
		Underground Utils.				

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



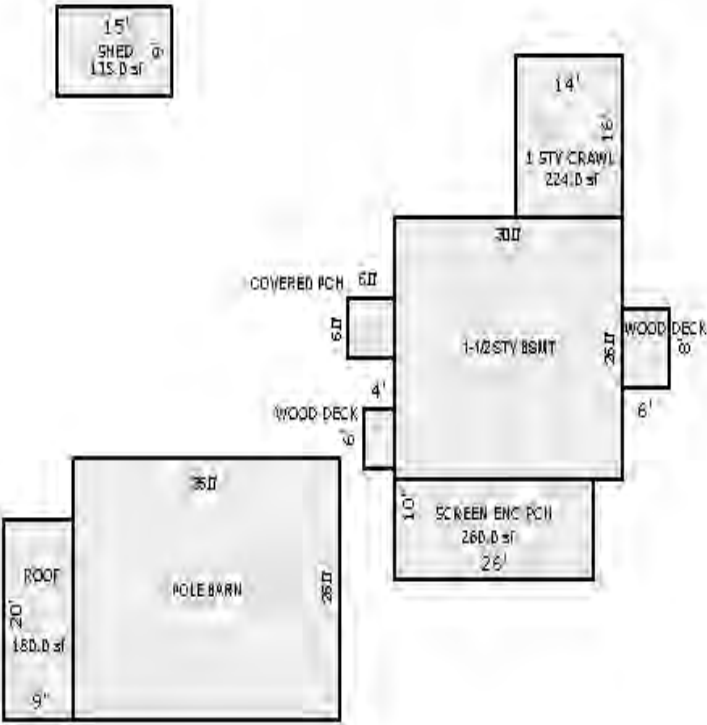
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	23,800	73,000	96,800			67,977C
2023	18,500	70,800	89,300			64,740C
2022	16,600	65,000	81,600			61,658C
2021	13,300	59,400	72,700			59,689C

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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: 1978 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: 910 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		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		X	Drywall	X	Paneled	Plaster Wood T&G									
Yr Built 1977	Remodeled 2005	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric											
(1) Exterior			Kitchen: Other: Other:	100	Amps Service										
X		Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings	No./Qual. of Fixtures											
	Insulation			Ex.	X	Ord.		Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.		Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Basement: 780 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
X	Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)										
		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	1	3 Fixture Bath										
(3) Roof		(9) Basement Finish		1	2 Fixture Bath										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer											
	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
Lump Sum Items:															
Cost Est. for Res. Bldg: 1 Single Family 1.5S															
(11) Heating System: Forced Air w/ Ducts															
Ground Area = 1004 SF Floor Area = 1394 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65															
Building Areas															
	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost									
	1.5 Story	Siding	Basement	780											
	1 Story	Siding	Crawl Space	224											
	Total:				171,645	111,547									
Other Additions/Adjustments															
Plumbing															
	Average Fixture(s)			1	1,476	959									
	2 Fixture Bath			1	3,108	2,020									
Water/Sewer															
	1000 Gal Septic			1	4,864	3,162									
	Water Well, 100 Feet			1	5,808	3,775									
Porches															
	WCP (1 Story)			36	2,542	1,652									
	WSEP (1 Story)			260	12,376	8,044									
Deck															
	Treated Wood			48	1,730	1,124									
	Treated Wood			24	1,096	712									
	w/Roof (Roof portion)			180	3,082	2,003									
Garages															
	Class: C Exterior: Pole (Unfinished)														
	Base Cost			910	23,314	15,154									
Built-Ins															
	Appliance Allow.			1	2,766	1,798									
Fireplaces															
	Exterior 1 Story			1	6,513	4,233									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

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



Sketch by Apex Medina™

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

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

Property Address: W JENNINGS RD  
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

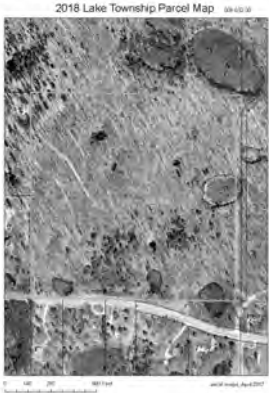
Owner's Name/Address: INDIAN LAKES L C  
 MODERN BOOKKEEPING, INC.  
 8252 E LANSING RD  
 DURAND MI 48429

2024 Est TCV 120,000

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
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			* Factors *						
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						

Tax Description: . SEC 9 T22N R8W SE 1/4 OF SE 1/4. 40 A.

Comments/Influences:



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	60,000	0	60,000			20,341C
2023	48,000	0	48,000			19,373C
2022	36,000	0	36,000			18,451C
2021	36,000	0	36,000			17,862C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	TOASO RICK & DONNA	6,600	07/09/2014	WD	32-SPLIT VACANT	2014-02896	DEED	0.0
INDIAN LAKES LC	CLOUSTON WILLIAM A & ELEN	14,000	11/30/2010	WD	32-SPLIT VACANT	2011-00118WD	PROPERTY TRANSFER	0.0
INDIAN LAKES LC	SIETSEMA	12,000	11/19/2010	WD	32-SPLIT VACANT	2011-262WDSPLI	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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OAK LN	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:					
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INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429	2024 Est TCV 271,804					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
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	Public Improvements	* Factors *								
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

	X	Dirt Road	200.00	200.00	0.7071	1.1892	1200	100		201,815
	X	Gravel Road	RATE TABLE 30 - 65 Acres		29.16	Acres	2400	100		69,989
		200 Actual Front Feet, 30.08 Total Acres								Total Est. Land Value = 271,804

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

		Topography of Site								
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	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
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	Who	When	What	2024	135,900	0	135,900		47,719C
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				2023	114,900	0	114,900		45,447C
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				2022	87,100	0	87,100		43,283C
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				2021	87,100	0	87,100		41,901C
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SEC 9 T22N R8W GOV'T LOT 5 EXC DUCK POINT PLAT & EXC BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E 216.43 FT, S 58 DEG 40'E 116.45 FT, S 31 DEG 20'W 100FT, N 58 DEG 40'W 50FT, S 83 DEG 15'38"W 86.71 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100FT TO POB. 30.08A 2011 PARCEL 009-009-033-00 SPLIT ON 01/31/2011 2011 PARCEL 009-009-033-00 SPLIT ON 02/23/2011; SPLIT ON 09/25/2014 INTO 009-009-033-27; SPLIT ON 7/26/2018 2018-02316 .01 A; FORMERLY SEC 9 T22N R8W GOVT LOT 5 EXC G AT SW COR DUCK 40'E 216.43 FT, S 31 DEG 20'W , S 83DEG15'38"W T, N 17DEG20'W GOVT LOT 5 EXC G AT SW COR DUCK N ON FILE\*\*\*



8 COMPLETED ;  
9-033-00;  
-033-26;

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDIAN LAKES L C	TOASO RICK & DONNA	6,600	07/09/2014	WD	32-SPLIT VACANT	2014-02896	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W OAK LN	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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TOASO RICK & DONNA 717 ARLENE FOWLERVILLE MI 48836	2024 Est TCV 7,500
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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BACKLOTS 150/	50.00	100.00	1.0000	1.0000	150	100		7,500
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50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	7,500
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Tax Description	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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2014-02896 PARCEL OF LAND SITUATED IN GOVERNMENT LOT 5, SECTION 9, T22N, R8W, TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE, STATE OF MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUCK POINT PLAT, THENCE S17°20'E 30.00 FEET TO THE SOUTH LINE OF OAK LANE AND ALSO THE SOUTHWEST CORNER OF SAID PLAT OF DUCK POINT, THENCE N72°40'E 216.43 FEET ALONG SAID SOUTH LINE OF OAK LANE, THENCE S58°40'E 66.45 FEET ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING. THENCE S58°40' E 50.00 FEET

Lake Township Parcel Map



0 55 110 220 Feet

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	3,800	0	3,800			3,150C
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TPC 12/27/2017 INSPECTED	2023	3,000	0	3,000				3,000S
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	2022	3,000	0	3,000				3,000S
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	2021	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.
SIETSEMA MARK EDWARD & DE	SIETSEMA MARK EDWARD & DE	0	10/16/2019	QC	09-FAMILY	2019-03267	PROPERTY TRANSFER	0.0
INDIAN LAKES LC	SIETSEMA	12,000	11/19/2010	WD	32-SPLIT VACANT	2011-262WDSPLI	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W OAK LN	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2024 Est TCV 12,613		
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Owner's Name/Address	SIETSEMA MARK EDWARD & DEBRA LYNN 33575 N DOVE LAKES DR UNIT 1017 CAVE CREEK AZ 85331
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE
Public Improvements			* Factors * 2 LOTS
			Description Frontage Depth Front Depth Rate %Adj. Reason Value
			BACKLOTS 150/ 100.00 100.00 0.8409 1.0000 150 100 12,613
			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 12,613

Tax Description	X	Topography of Site
SEC 9 T22N R8W BEG AT SW COR DUCK POINT PLAT, TH N 72 DEG 40'E100 FT, S 17 DEG 20'E 100 FT, S 72 DEG 40'W 100 FT, N 17 DEG 20'W 100 FT TO POB. .23A.2011 Parcel 009-009-033-00 Split on 01/31/2011 2011 Split of 009-009-033-00 on 02/23/2011 2011 SPLIT FROM 009-009-033-00 2011-262 BEG AT SW CORNER DUCK POINT PLAT LOT 1 THEN N 72°20'E 100 FEET THEN S17°20'E 100 FEET THEN S72°40' W 100 FEET THEN N 17°20'W 100 FEET TO POB .23 AC MOL	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/06/2018	INSPECTED	2024	6,300	0	6,300			4,723C
TPC	12/27/2017	INSPECTED	2023	5,000	0	5,000			4,499C
TPC	05/01/2017	INSPECTED	2022	6,000	0	6,000			4,285C
			2021	6,000	0	6,000			4,149C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ICK PROPERTIES LLC	KOETJE IVAN H TRUST &	0	07/26/2022	QC	21-NOT USED/OTHER	2022-02547	PROPERTY TRANSFER	0.0
		10,000	05/01/1996	WD	33-TO BE DETERMINED	335:84	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BAYBERRY LN						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
KOETJE IVAN H & CAROLYN TRUSTS 547 BALDWIN JENISON MI 49428	2024 Est TCV 510,721 TCV/TFA: 291.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
				Description	Frontage	Depth	Rate	Value
				* Factors * 1288 IRR				
				RATE TABLE 66 - 120 Acres	1.00 Acres	2400	100	2,400
				1.00 Total Acres Total Est. Land Value =				2,400

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	Cash Value	
NOT A SPLIT. AN UNDIVIDED 1 ACRE, A RESIDENCE AND RELATED STRUCTURES NOT ELIGELBE FOR QUALIFIED FOREST PROGRAM EXEMPTION. SEE FULL LEGAL DESCRIPTION AT 009-009-033-30. SEE STC MEMO JUNE 11, 2019. 8/2022 COMBINE WITH 009-009-033-30 . SEC 9 T22N R8W GOV'T LOT 2 EXC PCLS A & B OF SURVEY RECORDED S-2 PGS 259-261,ALSO EXC BEG AT NE COR SEC 9, TH S 01 DEG 21'20"W 447.86FT, TH N 72 DEG 31'14"W 414.55 FT, TH S 68 DEG 29'44"W 206.43 FT, TH S 29 DEG 30'42"W 293.45 FT TH S 42		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
	X	Water	D/W/P: 4in Ren. Conc.	8.18	1929	50	7,889
	X	Sewer	D/W/P: Asphalt Paving	3.10	10000	50	15,500
	X	Electric	D/W/P: Brick on Sand	18.02	484	50	4,361
		Gas	Total Estimated Land Improvements True Cash Value =				27,750

Topography of Site	X	Land Improvement Cost Estimates			
		Description	Rate	Size	Cash Value
Topography of Site		Level			
		Rolling			
		Low			
		High			
		Landscaped			
		Swamp			
		Wooded			
		Pond			
		Waterfront			
		Ravine			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,200	254,200	255,400			181,987C
2023	1,200	193,300	194,500			173,321C
2022	105,200	0	105,200			79,120C
2021	126,200	0	126,200			76,593C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE COUNTY TREASURE	KOETJE PROPERTIES PARTNER	1,500	10/13/2015	QC	13-GOVERNMENT	2015-03644	PROPERTY TRANSFER	100.0
THOLA DWAIN A & CAROLE TR	MISSAUKEE COUNTY TREASURE	0	02/20/2015	OTH	06-COURT JUDGEMENT	2015-01141	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BAYBERRY LN	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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KOETJE PROPERTIES PARTNERSHIP 547 BALDWIN ST JENISON MI 49428	2024 Est TCV 9,380					
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Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE			
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Public Improvements	* Factors *		273.667 X 213.29	
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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RATE TABLE 1 - 2.99 Acres	1.34 Acres	7000	100					9,380
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	1.34 Total Acres	Total Est. Land Value =						9,380
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Tax Description	X	Dirt Road
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SEC 9 T22N R8W BEG S 01 DEG 21'20"W		Gravel Road
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725.09FT FROM NE COR NE 1/4 TH S 01 DEG		Paved Road
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21'20"W 372.66 FTS 76 DEG 04'57"W 209.44		Storm Sewer
--	--	-------------

FT, N 15 DEG 10' 19"E 422.45 FT, N 81 DEG		Sidewalk
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29'01"E 102.67 TO TO POB. 1.34A.		Water
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Comments/Influences	X	Sewer
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SPLIT FROM 033-80 FOR 97	X	Electric
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		Gas
--	--	-----

		Curb
--	--	------

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

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

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

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

Level
-------

Rolling
---------

X Low
-------

X High
--------

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

X Swamp
---------

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

Pond
------

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

Ravine
--------

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

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

X PRIVATE RD
--------------

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	4,700	0	4,700			3,307C
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		TPC 04/30/2021 INSPECTED	2023	4,700	0	4,700			3,150C
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		TPC 12/27/2017 INSPECTED	2022	3,000	0	3,000			3,000S
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			2021	3,000	0	3,000			3,000S
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Missaukee, Michigan

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARNDT (H/W)	KOETJE PROPERTIES PARTNER	0	10/28/2009	OTH	21-NOT USED/OTHER	2009/4062	DEED	0.0
ARNDT DONALD A	KOETJE PROPERTIES PARTNER	230,000	10/22/2004	LC	21-NOT USED/OTHER	04-0/4393	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1277 S HUNTERS RIDGE	School: LAKE CITY AREA SCHOOL DIST		Addition	04/23/2021	2021-0201	100%

Owner's Name/Address	MAP #:
KOETJE PROPERTIES PARTNERSHIP 547 BALDWIN ST JENISON MI 49428-7902	2024 Est TCV 685,502 TCV/TFA: 354.81

X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE

Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
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		Description	Rate	Size % Good	Cash Value
. SEC 9 T22N R8W PCL B OF SURVEY RECORDED BOOK S-2 PP 259-261. 10.1A.		GROUP A 1200/	100.004399.56	0.8409 2.5754	1200 100
Comments/Influences		100 Actual Front Feet, 10.10 Total Acres			Total Est. Land Value =
ADD 168 SQ WD FOR 08.					259,882

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
X		D/W/P: Asphalt Paving	3.10	2500 50	3,875
X		D/W/P: 4in Ren. Conc.	8.18	547 50	2,237
		Total Estimated Land Improvements			True Cash Value = 6,112

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
2024	129,900	212,900	342,800			176,077C
2023	102,900	215,500	318,400			167,693C
2022	60,300	194,200	254,500			159,708C
2021	56,500	156,100	212,600			128,663C

Who	When	What
JWV	10/06/2021	INSPECTED
TPC	07/28/2018	INSPECTED
TPC	12/27/2017	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	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																																																																																			
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts 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			256 208 382 40	WGEP (1 Story) WCP (1 Story) Treated Wood Wood Balcony																																																																																																																																																				
	Building Style: LOG		Trim & Decoration		Ex	X	Ord	Min	Central Air Wood Furnace																																																																																																																																																								
	Yr Built 1990 202	Remodeled 0	Size of Closets		Lg	X	Ord	Small																																																																																																																																																									
	Condition: Average		Doors				Solid	X	H.C.																																																																																																																																																								
	Room List		(5) Floors						(12) Electric																																																																																																																																																								
	Basement 3 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:						200 Amps Service																																																																																																																																																								
	(1) Exterior		No./Qual. of Fixtures		Ex.	X	Ord.	Min																																																																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation		(6) Ceilings		Many	X	Ave.	Few	Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1932 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																																																																																																																																																								
	(2) Windows		(7) Excavation						No. of Elec. Outlets																																																																																																																																																								
X	Many Avg. Few	X	Large Avg. Small						(13) Plumbing																																																																																																																																																								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)		1																																																																																																																																																								
X			(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		1																																																																																																																																																								
			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor				(14) Water/Sewer		1																																																																																																																																																								
	(3) Roof		(9) Basement Finish				Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic		1																																																																																																																																																								
X	Gable Hip Flat		Gambrel Mansard Shed				Lump Sum Items:																																																																																																																																																										
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