

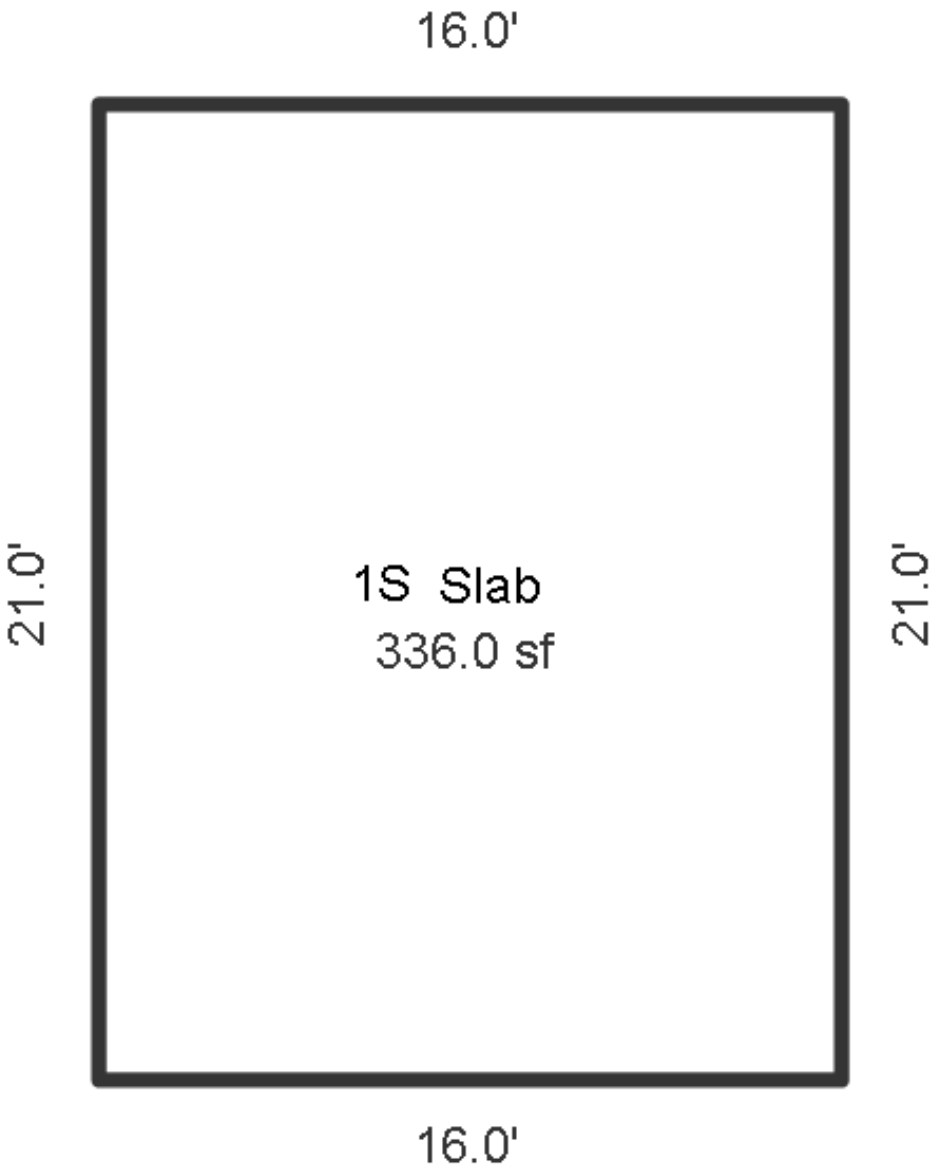
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
JOHNSON TIMOTHY W & DEBOR	JOHNSON TIMOTHY & DEBORAH	0	04/28/2020	WD	09-FAMILY	2020-01351	DEED	0.0			
MCGREGOR SUSAN D	JOHNSON TIMOTHY W & DEBOR	157,500	05/11/2005	WD	03-ARM'S LENGTH	05-0/1917	DEED	100.0			
MCGREGOR JOHN E & JANET L	MCGREGOR SUSAN D	0	10/15/2004	QC	21-NOT USED/OTHER	04-0/4714	DEED	100.0			
		108,000	09/01/1998	WD	33-TO BE DETERMINED	311:1340	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1768 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
JOHNSON TIMOTHY & DEBORAH TRUST 5940 EDA JEAN RIDGE NE COMSTOCK PARK MI 49321		2024 Est TCV 230,814 TCV/TFA: 185.10									
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
					GROUP A 1200/	67.00	194.00	0.9294	1.1802	1200 100 88,192	
					67 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value = 88,192	
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 3.5 Concrete	6.16		305 50		939	
		X	Sewer	Wood Frame			26.25		96 50	1,260	
		X	Electric	Total Estimated Land Improvements True Cash Value =						2,199	
		X	Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X	Waterfront								
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Private Drive								
		Who	When	What	2024	44,100	71,300	115,400			70,425C
		TPC	09/06/2018	INSPECTED	2023	34,900	68,100	103,000			67,072C
		TPC	12/27/2017	INSPECTED	2022	21,000	61,200	82,200			63,879C
		TPC	03/30/2015	INSPECTED	2021	21,000	57,100	78,100			61,839C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 170	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				Class: CD Effec. Age: 40 Floor Area: 911 Total Base New : 124,899 Total Depr Cost: 74,939 Estimated T.C.V: 109,411			E.C.F. X 1.460												
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G																				
Trim & Decoration																											
Yr Built 1962		Remodeled 1972		Ex	X	Ord		Min	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 911 SF Floor Area = 911 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 Slab 911 105,424 63,254			Cls CD Blt 1962											
Condition: Average				Size of Closets																							
Room List				Lg	X	Ord		Small	(12) Electric 100 Amps Service				Other Additions/Adjustments Plumbing Average Fixture(s) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER			Totals: 124,899 74,939											
Basement 1st Floor 2nd Floor Bedrooms				Doors															Solid	X	H.C.						
(1) Exterior				(5) Floors				No./Qual. of Fixtures Ex. X Ord. Min				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			Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 109,411									
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings																							
Insulation				X	Drywall			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:															
(2) Windows				(7) Excavation																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 911 S.F. Height to Joists: 0.0				(9) Basement Finish				(10) Floor Support															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																							
Chimney: Block				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Joists: Unsupported Len: Cntr.Sup:																			

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



Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		Gas Wood		Oil Coal		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:			
			0 Front Overhang 0 Other Overhang																	
			(4) Interior																	
	Wood Frame		Drywall Paneled		Plaster Wood T&G		X		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: CD Effec. Age: 45 Floor Area: 336 Total Base New : 38,622 Total Depr Cost: 21,241 Estimated T.C.V: 31,012		E.C.F. X 1.460					
	Building Style: 1S		Trim & Decoration																	
	Yr Built 1962		Remodeled 0		Ex														Ord		Min
	Condition: Average		Size of Closets		Lg		Ord		Small				Central Air Wood Furnace		Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 336 SF Floor Area = 336 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 Slab 336 Total: 42,482 23,364 Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,860 -2,123 Totals: 38,622 21,241 Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 31,012					
	Room List		Doors		Solid		H.C.		(12) Electric				0 Amps Service						No./Qual. of Fixtures	
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(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				No. of Elec. Outlets						Ex. Ord. Min	
			(6) Ceilings		Many Ave. Few		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:							
(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0				(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish													
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
						Gable Hip Flat		Gambrel Mansard Shed												
						Asphalt Shingle														
Chimney:																				



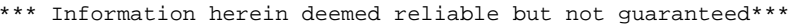
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.							
ST PIERRE M EILEEN (WIDOW	ST PIERRE M EILEEN (LE)*	0		11/06/2009	QC	21-NOT USED/OTHER		2009/3888	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status						
1770 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST			Other		06/14/2006		20060156	Complete							
		P.R.E. 100% 07/20/1994															
Owner's Name/Address		MAP #:															
ST PIERRE M EILEEN (LE)		2024 Est TCV 202,060 TCV/TFA: 247.62															
P O BOX 917		X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE												
LAKE CITY MI 49651		Public Improvements			* Factors * EFF												
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
					GROUP A 1200/	45.00	196.50	1.0267	1.1840	1200	100		65,641				
					45 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value =	65,641			
Tax Description					Land Improvement Cost Estimates												
					Description									Rate	Size	% Good	Cash Value
					D/W/P: 3.5 Concrete									6.16	236	50	727
					D/W/P: Patio Blocks									14.27	32	50	228
					Metal Prefab/Conc.									23.40	82	50	959
					Total Estimated Land Improvements									True Cash Value =		1,914	

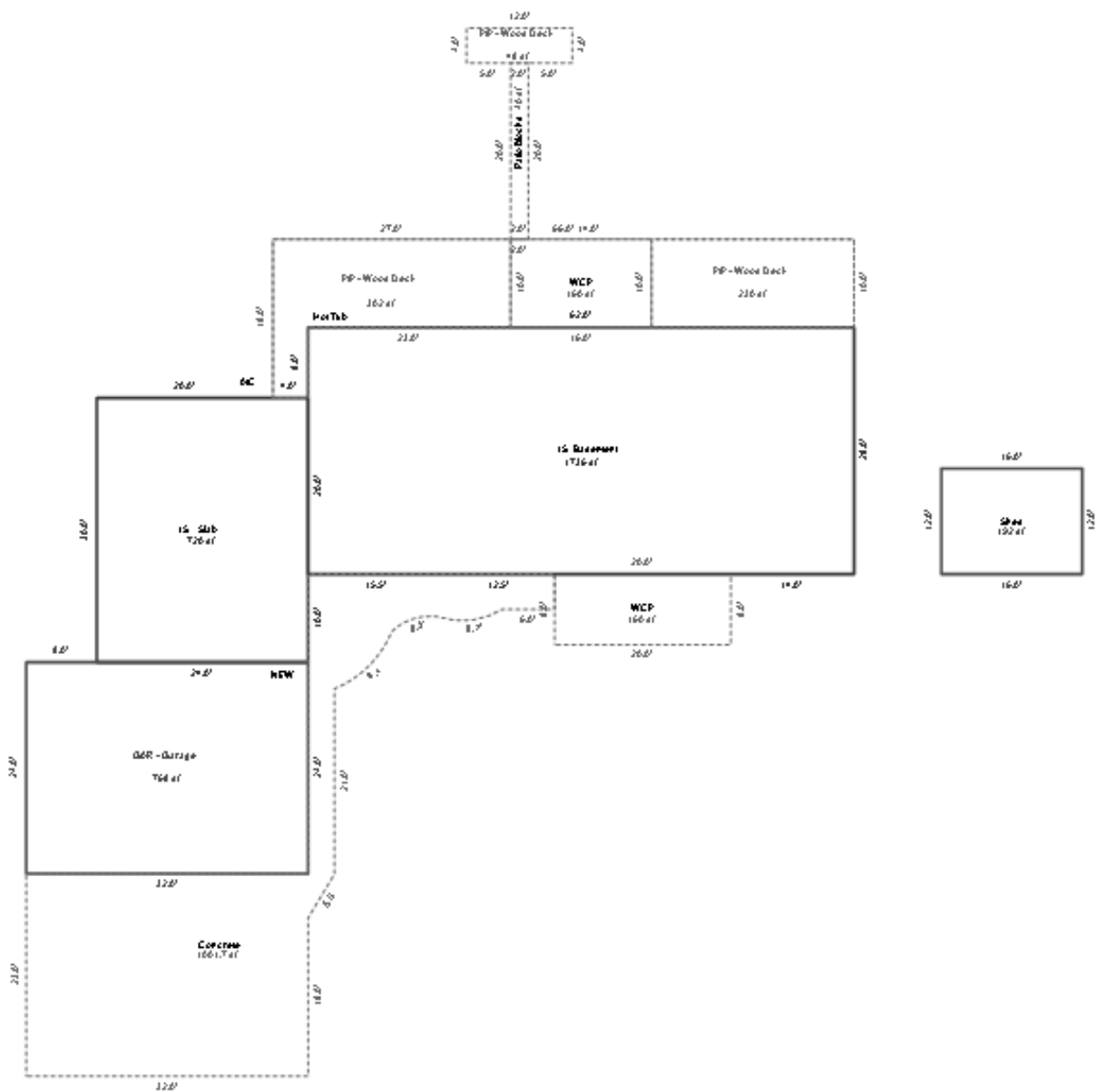
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:						
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 816 Total Base New : 153,541 Total Depr Cost: 92,127 Estimated T.C.V: 134,505			128 WGEP (1 Story) 168 Treated Wood 125 Treated Wood 107 Treated Wood		E.C.F. X 1.460		Bsmnt Garage:							
Building Style: 1+S				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration			Size of Closets			E.C.F. X 1.460		Carport Area: Roof:										
Yr Built 1952		Remodeled 0		Ex	X	Ord			Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 816 SF Floor Area = 816 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1952									
Condition: Average					Lg	X	Ord			Small	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost										
Room List				Doors			Solid		X	H.C.	(13) Plumbing			1+ Story Siding Basement 480 1 Story Siding Crawl Space 104 1 Story Siding Basement 200 1 Story Siding Crawl Space 32			Total: 115,138 69,084										
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors					(12) Electric				Other Additions/Adjustments			Recreation Room 350 6,486 3,892 Basement, Outside Entrance, Below Grade 1 2,160 1,296											
(1) Exterior				Kitchen: Other: Other:					100 Amps Service				Plumbing			Plumbing			Average Fixture(s) 1 1,230 738								
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings					No. of Elec. Outlets				Porches			WGEP (1 Story) 128 10,413 6,248											
	Insulation			X	Drywall							Many X Ave. Few			Deck			Treated Wood 168 3,610 2,166 Treated Wood 125 2,973 1,784 Treated Wood 107 2,631 1,579									
(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				Water/Sewer			Water/Sewer			Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384								
X	Many Avg. Few	X	Large Avg. Small	Basement: 680 S.F. Crawl: 136 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Other Additions/Adjustments			Recreation Room 350 6,486 3,892 Basement, Outside Entrance, Below Grade 1 2,160 1,296												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Built-Ins			Appliance Allow. 1 1,934 1,160												
(3) Roof				350 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Local Cost Items			SANITARY SEWER 1 0 0 *												
X	Gable Hip Flat	Gambrel Mansard Shed		1 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Lump Sum Items:			Totals: 153,541 92,127												
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															
Chimney: Block				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.							
CROZIER DANETTE	MORSE MICHELLE L	0	01/16/2018	QC	09-FAMILY	2018-00210	DEED	50.0							
COKER BILL & TERRIE M	MORSE MICHELLE L & CROZIE	325,000	08/22/2017	WD	03-ARM'S LENGTH	2017-02616	PROPERTY TRANSFER	100.0							
		30,000	11/01/1996	WD	33-TO BE DETERMINED	307:1174	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status							
1900 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST			Garage	09/15/2020	2020-0513	100%							
		P.R.E. 100% 08/25/2017													
Owner's Name/Address		MAP #:													
MORSE MICHELLE L 1900 SCHNEIDER ROAD LAKE CITY MI 49651		2024 Est TCV 593,560 TCV/TFA: 341.91													
		X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					GROUP A 1200/	115.75	128.79	0.81	07	1.06	53	1200	100	119,959	
					116 Actual Front Feet, 0.34 Total Acres									Total Est. Land Value =	119,959
					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
					D/W/P: 4in Ren. Conc.					8.18	1001 0		0		
					D/W/P: Patio Blocks					15.61	40 0		0		
					Wood Frame					24.99	192 50		2,399		
					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 =									7,149	
		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	2024	60,000	236,800	296,800					220,061C		
		JWV	08/26/2021	INSPECTED	2023	47,500	240,900	288,400					209,582C		
		JWV	11/11/2020	INSPECTED	2022	23,700	217,300	241,000					199,602C		
		TPC	12/27/2017	INSPECTED	2021	21,600	202,700	224,300					193,226C		
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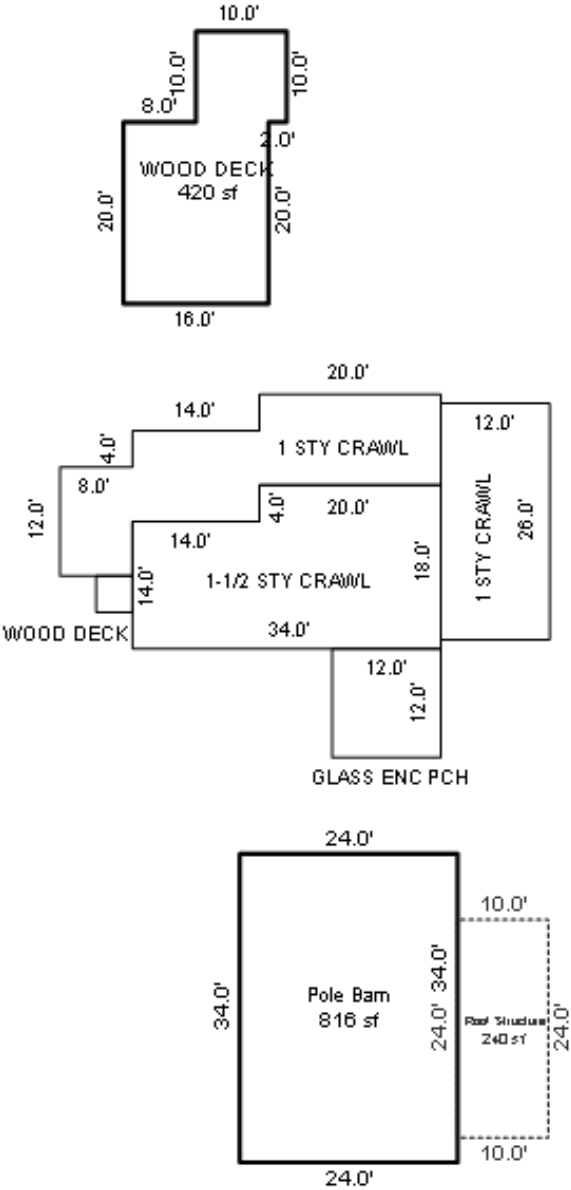


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
CAMERON MAXINE LIFE ESTAT	MCCULLOUGH ELISE	0	09/22/2012	CD	09-FAMILY	2012-0616 DC	DEED	100.0							
CAMERON MAXINE		0	01/06/2010	QC	18-LIFE ESTATE	2010-4386QC	PROPERTY TRANSFER	0.0							
MC CULLOUGH ELISE	CAMERON MAXINE	0	04/03/2009	QC	21-NOT USED/OTHER	2009/1260	DEED	0.0							
CAMERON MAXINE	MC CULLOUGH ELISE	1	11/17/2008	QC	21-NOT USED/OTHER	2009/0791	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status						
1950 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
MCCULLOUGH ELISE 1444 N CUMMINGS RD DAVISON MI 48423		2024 Est TCV 377,506 TCV/TFA: 238.63													
		X	Improved		Vacant					Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE					
		Public Improvements			* Factors *										
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					GROUP A 1200/	100.00	237.00	0.8409	1.2408	1200	100		125,202		
					100 Actual Front Feet, 0.54 Total Acres					Total Est. Land Value =		125,202			
Tax Description					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
					Residential Local Cost Land Improvements										
		X	Dirt Road				Description					Rate	Size % Good		Cash Value
		X	Gravel Road				LAND IMPROVE 1000					1,000.00	1	95	950
		X	Paved Road				Total Estimated Land Improvements True Cash Value =					950			
		X	Storm Sewer												
		X	Sidewalk												
		X	Water												
		X	Sewer												
		X	Electric												
		X	Gas												
		X	Curb												
		X	Street Lights												
		X	Standard Utilities												
		X	Underground Utils.												
Comments/Influences		Topography of Site													
		X	Level												
		X	Rolling												
		X	Low												
		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	62,600	126,200	188,800			113,741C		
		X	Who	When	What	2024	62,600	126,200	188,800			113,741C			
		X	TPC 05/06/2018	INSPECTED		2023	49,600	120,400	170,000			108,325C			
		X	TPC 12/27/2017	INSPECTED		2022	27,200	108,500	135,700			103,167C			
		X	TPC 09/26/2017	INSPECTED		2021	27,200	101,200	128,400			99,872C			
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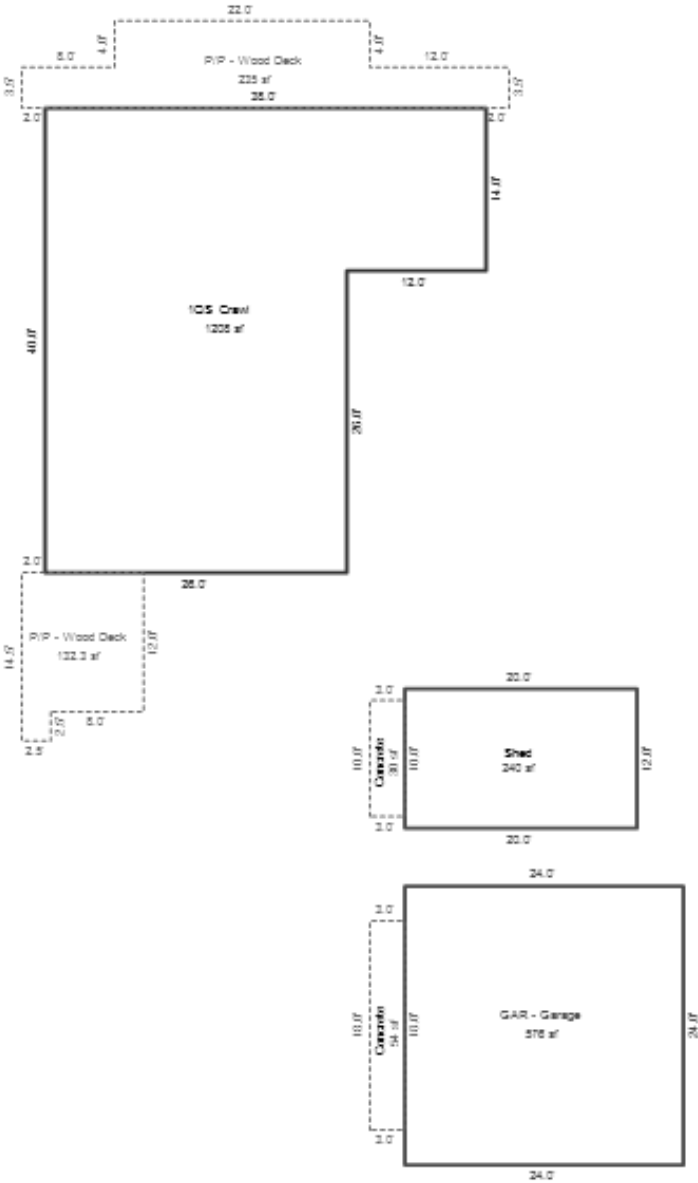
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1985 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 816 % 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: 30 Floor Area: 1,582 Total Base New : 245,966 Total Depr Cost: 172,160 Estimated T.C.V: 251,354		144 420 16 240	CGEP (1 Story) Treated Wood Treated Wood Roof Cover Onl	E.C.F. X 1.460 Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G												Trim & Decoration								
Yr Built 1985	Remodeled 0		Ex	X	Ord													Min	Size of Closets						
Condition: Average			Lg	X	Ord													Small	Doors				Solid	X	H.C.
Room List		(5) Floors			(12) Electric												200 Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min		
	Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:			No. of Elec. Outlets			Many X Ave. Few			(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			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1304 SF Floor Area = 1582 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			X	Drywall																		
Insulation																									
(2) Windows			(7) Excavation																						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																						
X			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:			Joists: Unsupported Len: Cntr.Sup:																						
<<<<< 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.				
RAY REGINA B	RAY MICHAEL J	0		02/17/2020	AFF	09-FAMILY		2020-01517	PROPERTY TRANSFER	0.0				
RAY REGINA B	RAY MICHAEL J	0		02/21/1995	QC	09-FAMILY		291P869	PROPERTY TRANSFER	0.0				
RAY REGINA B	RAY MICHAEL J	58,400		03/15/1991	LC	09-FAMILY		265P715	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status			
1940 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST			REPAIR		06/27/2022		2022-0398	100%				
		P.R.E. 100% 02/17/2020												
Owner's Name/Address		MAP #:												
RAY MICHAEL J 1940 S SCHNEIDER ST LAKE CITY MI 49651		2024 Est TCV 285,879 TCV/TFA: 189.32												
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements				* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description						GROUP A 1200/	65.00	409.15	0.9365	1.4222	1200	100		103,891
						65 Actual Front Feet, 0.61 Total Acres						Total Est. Land Value =		103,891
. SEC 10 T22N R8W COMM AT SW COR GOV'T LOT 1 TH S 88 DEG 39' 40" E ALG S LINE OF SEC 415.3 FT N 04 DEG 48' W 33.01 FT TO CONCRETE MONUMENT N 04 DEG 48' W 290.58 FT TO POB TH N 89 DEG 34' 16" W 263.33 FT TH N 28 DEG 15' 16" W 65 FT N 75 DEG 34' 14" E 292.20 FT S 04 DEG 48' E 132.52 FT TO POB. APP .63 A.		X	Dirt Road				Land Improvement Cost Estimates Description D/W/P: 3.5 Concrete Wood Frame Total Estimated Land Improvements True 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.											
Comments/Influences		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	51,900	91,000	142,900			73,799C
		JWV 12/18/2023						2023	41,100	86,800	127,900			70,285C
		JWV 09/02/2022 INSPECTED						2022	20,500	78,100	98,600			66,939C
		TPC 12/27/2017 INSPECTED						2021	20,500	72,800	93,300			64,801C

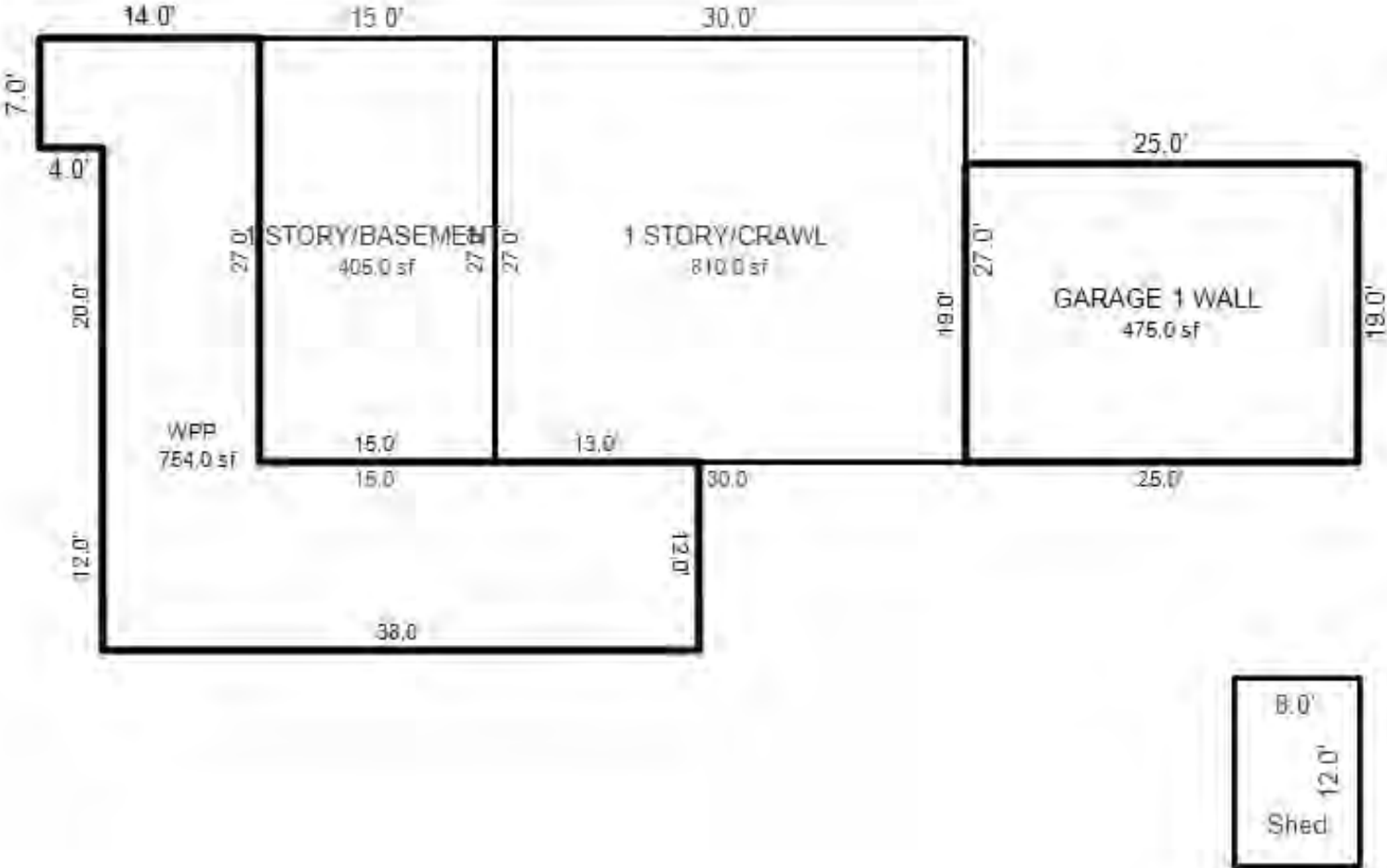


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1930 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 07/20/1994											
Owner's Name/Address		MAP #:											
CHASE NELSON R 1930 SCHNEIDER PARK RD LAKE CITY MI 49651		2024 Est TCV 296,065 TCV/TFA: 243.67											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					GROUP A 1200/	45.00	322.50	1.0267	1.3401	1200 100	PROGRESSION	74,296	
					45 Actual Front Feet, 0.33 Total Acres						Total Est. Land Value =	74,296	
Tax Description		Dirt Road											
		X	Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
		X	Sewer										
		X	Electric										
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
			Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Who	When	What	2024	37,100	110,900	148,000			66,643C	
			TPC 12/27/2017	INSPECTED		2023	29,400	105,900	135,300			63,470C	
			TPC 09/26/2017	INSPECTED		2022	14,600	95,400	110,000			60,448C	
			TPC 03/30/2015	INSPECTED		2021	14,600	89,000	103,600			58,517C	


Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 754	Type WPP	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 475 % 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: 35 Floor Area: 1,215 Total Base New : 231,731 Total Depr Cost: 150,625 Estimated T.C.V: 219,913			E.C.F. X 1.460				Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S				Drywall X Paneled																			Plaster Wood T&G				
Yr Built 1973 Remodeled 0				Trim & Decoration																							
Condition: Average				Size of Closets																							
Room List				Doors																			Solid				X H.C.
				(5) Floors				(12) Electric																			
				Kitchen: Other: Other:				200 Amps Service																			
(1) Exterior								No./Qual. of Fixtures																			
				(6) Ceilings				Ex. X Ord. Min																			
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets																			
								Many X Ave. Few																			
								(13) Plumbing																			
(2) Windows				(7) Excavation				1 Average Fixture(s)																			
								1 3 Fixture Bath																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 405 S.F. Crawl: 810 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 Fixture Bath																			
X	Wood Sash Metal Sash Vinyl Sash							Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink																			
X	Double Hung Horiz. Slide Casement							Separate Shower																			
X	Double Glass Patio Doors Storms & Screens							Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(3) Roof				(8) Basement																							
				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																							
				(9) Basement Finish																							
				400 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat		Gambrel Mansard Shed																								
X	Asphalt Shingle																										
Chimney: Brick				(10) Floor Support																							
				Joists: Unsupported Len: Cntr.Sup:																							
														</													

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

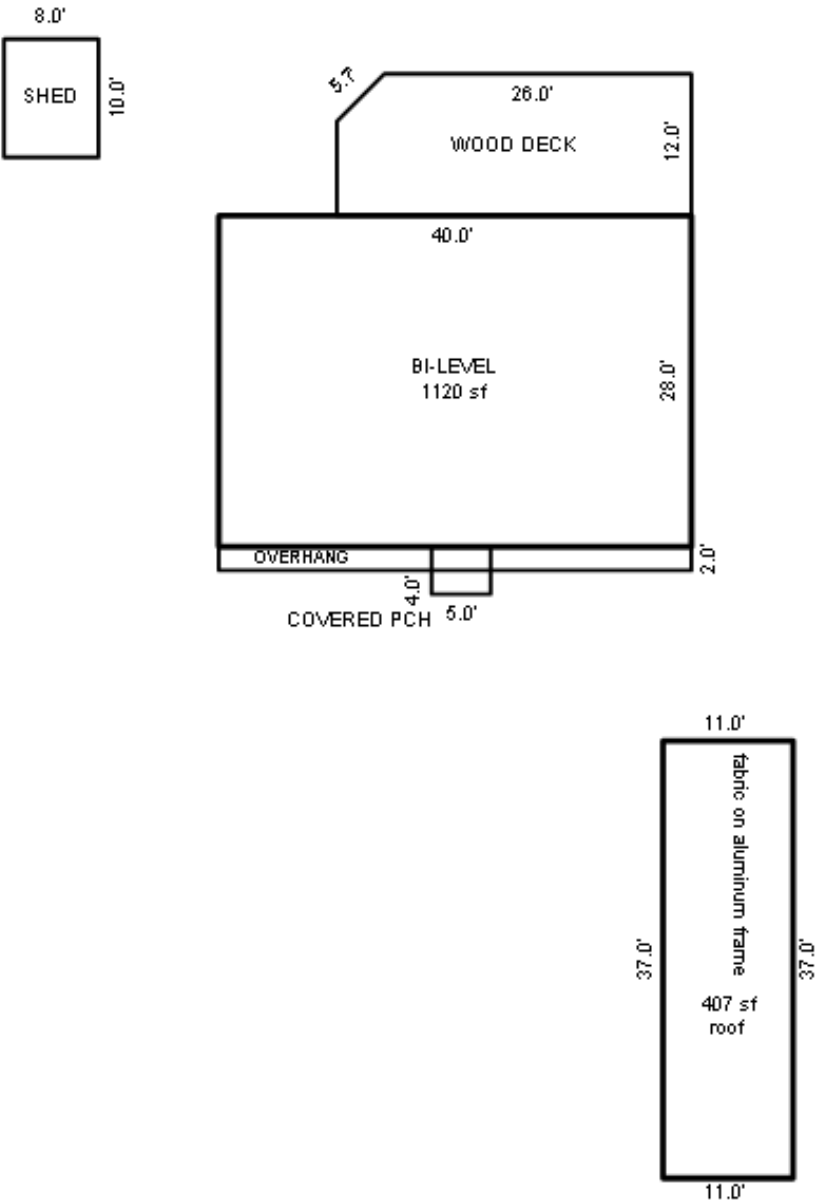



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GWISDALA ROBERT A & LORI	GWISDALA ROBERT A & LORI	0	02/12/2019	QC	09-FAMILY	201900386	PROPERTY TRANSFER	0.0					
		132,000	08/01/1998	WD	33-TO BE DETERMINED	321:712	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1960 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
GWISDALA ROBERT A & LORI 600 NORTHVIEW DR FRANKENMUTH MI 48734		MAP #:											
		2024 Est TCV 333,632 TCV/TFA: 178.22											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GROUP A 1200/	73.00	269.00	0.9097	1.2807	1200	100		102,060
					73 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =		102,060
					Land Improvement Cost Estimates								
					Description					Rate	Size % Good		Cash Value
					D/W/P: Asphalt Paving					3.10	1920 0		0
					Wood Frame					32.30	80 50		1,292
					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 =		3,667
		Topography of Site											
		X	Level Rolling Low High Landscaped Swamp Wooded Pond										
		X	Waterfront Ravine Wetland Flood Plain										
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	51,000	115,800	166,800				99,474C	
		TPC 12/27/2017	INSPECTED		2023	40,400	110,500	150,900				94,738C	
		TPC 03/30/2015	INSPECTED		2022	22,200	99,600	121,800				90,227C	
		TPC 05/04/2012	INSPECTED		2021	22,200	93,000	115,200				87,345C	

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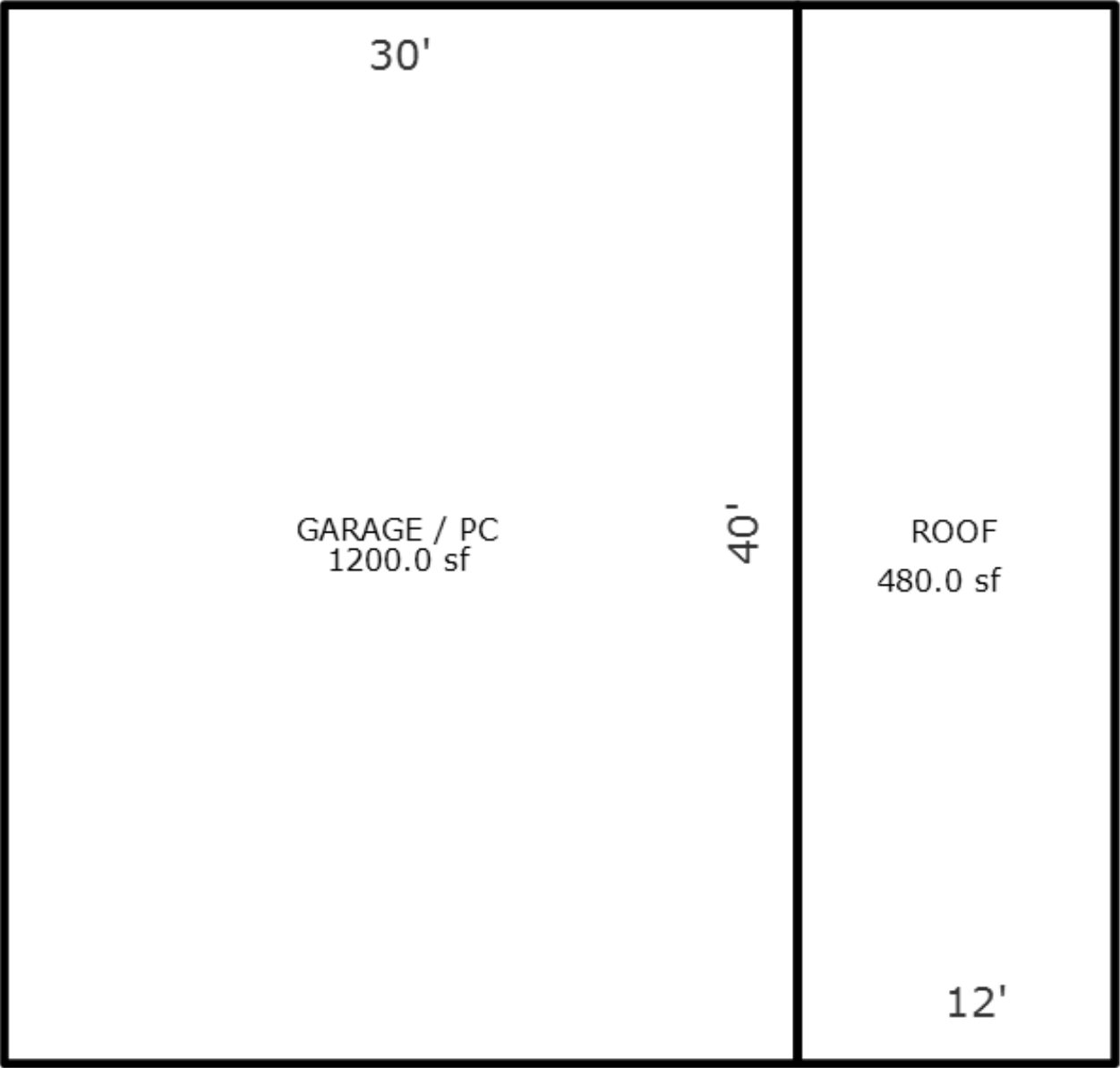


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
VERPLANCK JACK A & MARY L	GWISDALA ROBERT & LORI TR	84,900	07/12/2019	WD	03-ARM'S LENGTH	2019-02149	DEED	100.0						
VERPLANCK JACK A	VERPLANCK JACK A & MARY L	0	01/08/2018	AFF	07-DEATH CERTIFICATE	2019-02147	PROPERTY TRANSFER	0.0						
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	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% 12/30/2019 Qual. Fr. PA 42												
Owner's Name/Address		MAP #:												
GWISDALA ROBERT & LORI TRUST 600 NORTHVIEW DR FRANKENMUTH MI 48734		2024 Est TCV 102,294												
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					X	Residentia 30 - 65	\$3000	34.10	Acres	3000	100			102,294
					X	Residentia ROW @ ZERO		0.59	Acres	0	100			0
						34.69	Total Acres			Total Est. Land Value =			102,294	
Tax Description														
. SEC 10 T22N R8W (3*1997) THAT PART OF GOV'T LOT 1 SEC 10 AFTER EXCLUDING THE LAND PLATTED AS SAPPHIRE LAKE ACRES AND EXC BEG AT SW COR OF SAID GOV'T LOT 1, GOING S 88 DEG 39' 40" E 453 FT ALONG S LINE OF SEC 10, TH N 33 FT; TO SW COR OF THE ST IN PLAT OF SAPPHIRE LAKE ACRES TH N 4 DEG 48' W, ALONG THE W LINE OF SAID ST 423.35 FT; TH N 78 DEG 18' W 413.60 FT; TO A PT ON E LINE OF LOT 1 IN SAID PLAT OF SAPPHIRE LAKE ACRES TH S 1 DEG 27'W 71.02 FT TO SE COR OF LOT 1 IN SAID PLAT. TH SE'LY ALG WATERS EDGE OF														
														
ON BDRY OF SD S EXCEPTED PARCEL LOT 1 LYING W'LY NW COR LOT 11 09 DEG W 204.5 FT, N 31 DEG T TO N LINE OF IF THE SURVEY N ON FILE***														
RD														


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
VERPLANCK JACK A & MARY L	SYKORA DANIEL & JAMIE	380,000	08/03/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02280	PROPERTY TRANSFER	100.0										
HOLLINGSWORTH RICHARD L E	VERPLANCK JACK A & MARY L	0	11/14/2007	WD	21-NOT USED/OTHER	2007/3969	DEED	0.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status										
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		07/14/2008	20080310	Complete										
		P.R.E. 100% 10/07/2022																
Owner's Name/Address		MAP #:																
SYKORA DANIEL & JAMIE 1830 S SCHNEIDER ST LAKE CITY MI 49651		2024 Est TCV 44,013 TCV/TFA: 0.00																
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS														
		Public Improvements		* Factors *														
Tax Description		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							
SEC 10 T22N R8W (0*2001) BEG 84.06 FT E, 394.86 FT S & S 01 DEG 21'46"W 30 FT FROM NW COR GOV'T LOT 1, TH S 01 DEG 21'46"W 200.10 FT, S 88 DEG 38'14"E 150 FT, N 01 DEG 21'46"E 200.10 FT, N 88 DEG 38'14"W 150 FT TO POB. .6890A.				A 200' @ 90/FF	150.00	200.00	1.0746	0.8409	90	100	12,199							
				150 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value = 12,199							
Comments/Influences				Land Improvement Cost Estimates														
				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																
		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								
				2024	6,100	15,900	22,000			21,181C								
				2023	4,700	15,500	20,200			20,173C								
				2022	6,400	14,200	20,600		20,600W	19,213C								
				2021	4,900	13,700	18,600			18,600S								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		2024	6,100	15,900	22,000			21,181C								
		TPC 05/26/2019 INSPECTED		2023	4,700	15,500	20,200			20,173C								
		TPC 05/06/2018 INSPECTED		2022	6,400	14,200	20,600		20,600W	19,213C								
		TPC 12/27/2017 INSPECTED		2021	4,900	13,700	18,600			18,600S								

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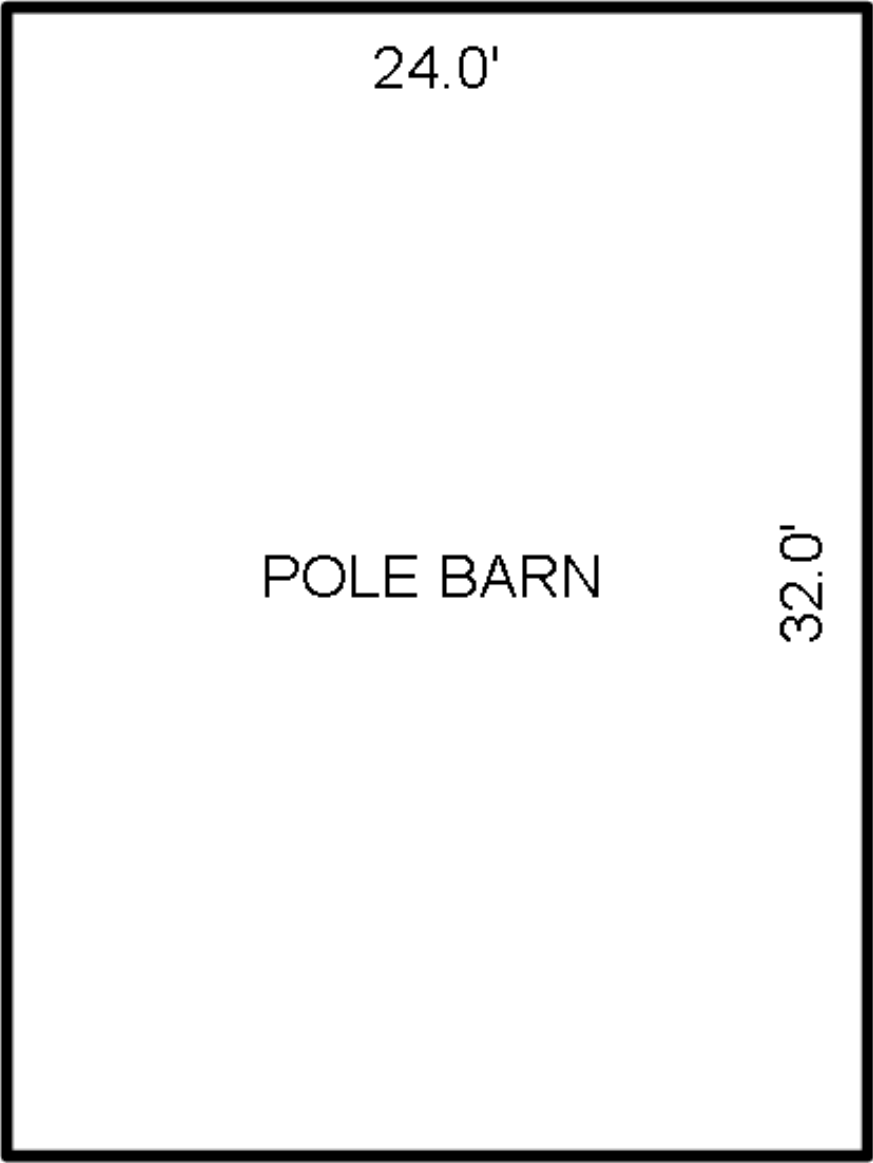


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
LYNCH LISA	LYNCH MICHAEL P & LISA A	0	10/17/2018	WD	09-FAMILY	2018-03396	PROPERTY TRANSFER	0.0							
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	QC	09-FAMILY	2015-01044	PROPERTY TRANSFER	0.0							
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	DEED	100.0							
STACHEL MARY M	STACHEL FAMILY TRUST	0	03/10/2011	QC	21-NOT USED/OTHER	2011-00738	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status							
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
LYNCH MICHAEL P & LISA A TRUST 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879		2024 Est TCV 35,166 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *										
Tax Description		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		
SEC 10 T22N R8W (3*1997) BEG S 72 DEG 20'E 41.72 FT FROM NORTHERNMOST POINT OF SAPPHIRE LAKE ACRES SUB THS 72 DEG 20'E 110 FT, N 34 DEG 10'12"E 248.06 FT, N 88 DEG 13'58"W 124.92 FT, S34 DEG 10'12"W 212.38 FT TO POB. .62A.					<Site Value C> .50			-1.0	AC	M/L	12000	100	R/T-5	LOC+5	12,000
Comments/Influences					110 Actual Front Feet, 0.62 Total Acres			Total Est. Land Value =			12,000				
ADJ LAKE FRONT LOTS															
		Topography of Site													
		X	Level												
			Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
		X	Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			PRIVATE RD				2024	6,000	11,600	17,600			12,197C		
		Who	When	What	2024	6,000	11,600	17,600				12,197C			
		TPC 05/06/2018	INSPECTED		2023	5,500	11,100	16,600				11,617C			
		TPC 12/27/2017	INSPECTED		2022	4,500	10,000	14,500				11,064C			
		TPC 03/30/2015	INSPECTED		2021	4,000	9,300	13,300				10,711C			
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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		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2000	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:	
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling		Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: CD Effec. Age: 19 Floor Area: 0 Total Base New : 19,589 Total Depr Cost: 15,867 Estimated T.C.V: 23,166		Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Duplex		0 Other Overhang															
	A-Frame																	
	Wood Frame		(4) Interior															
	Building Style: GRG		Drywall		Plaster													
			Paneled		Wood T&G													
	Yr Built		Remodeled		Trim & Decoration													
2000		0		Ex		Ord		Min										
Condition: Average		Size of Closets																
		Lg		Ord		Small												
Room List		Doors		Solid		H.C.		Central Air										
								Wood Furnace										
Basement		(5) Floors		(12) Electric														
1st Floor				Kitchen:		0		Amps Service										
2nd Floor				Other:														
Bedrooms				Other:														
(1) Exterior																		
Wood/Shingle		(6) Ceilings		No./Qual. of Fixtures														
Aluminum/Vinyl				Ex.		Ord.		Min										
Brick				No. of Elec. Outlets														
Insulation				Many		Ave.		Few										
(2) Windows		(7) Excavation		(13) Plumbing														
Many				1		Average Fixture(s)												
Avg.						3 Fixture Bath												
Few		Large		Basement: 0 S.F.		2 Fixture Bath												
		Avg.		Crawl: 0 S.F.		Softener, Auto												
		Small		Slab: 0 S.F.		Softener, Manual												
Wood Sash				Height to Joists: 0.0		Solar Water Heat												
Metal Sash				(8) Basement		No Plumbing												
Vinyl Sash						Extra Toilet												
Double Hung				Conc. Block		Extra Sink												
Horiz. Slide				Poured Conc.		Separate Shower												
Casement				Stone		Ceramic Tile Floor												
Double Glass				Treated Wood		Ceramic Tile Wains												
Patio Doors				Concrete Floor		Ceramic Tub Alcove												
Storms & Screens				(9) Basement Finish		Vent Fan												
(3) Roof						(14) Water/Sewer												
Gable		Gambrel		Recreation SF		1		Public Water										
Hip		Mansard		Living SF				Public Sewer										
Flat		Shed		Walkout Doors (B)				Water Well										
Asphalt Shingle				No Floor SF				1000 Gal Septic										
				Walkout Doors (A)				2000 Gal Septic										
Chimney:				(10) Floor Support				Lump Sum Items:										
				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.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ELLIS ROBERT T 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152		2024 Est TCV 10,000											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors * IRREGULAR SHAPE								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					<Site Value B> GROUP B 10K 10000 100 10,000								
					40 Actual Front Feet, 0.37 Total Acres Total Est. Land Value = 10,000								
Tax Description		Dirt Road											
SEC 10 T22N R8W PCL 1 OF THE SURVEY		Gravel Road											
RECORDED IN LIBER S-3 PG 307. .367A.		Paved Road											
Comments/Influences		Storm Sewer											
SPLIT FROM 008-00 FOR 96		Sidewalk											
		Water											
		X	Sewer										
		X	Electric										
		X	Gas										
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		X	Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		PRIVATE RD			2024	5,000	0	5,000			1,707C		
		TPC 04/30/2021 INSPECTED			2023	4,000	0	4,000			1,626C		
		TPC 12/27/2017 INSPECTED			2022	3,500	0	3,500			1,549C		
		TPC 03/30/2015 INSPECTED			2021	3,000	0	3,000			1,500C		



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Missaukee, Michigan

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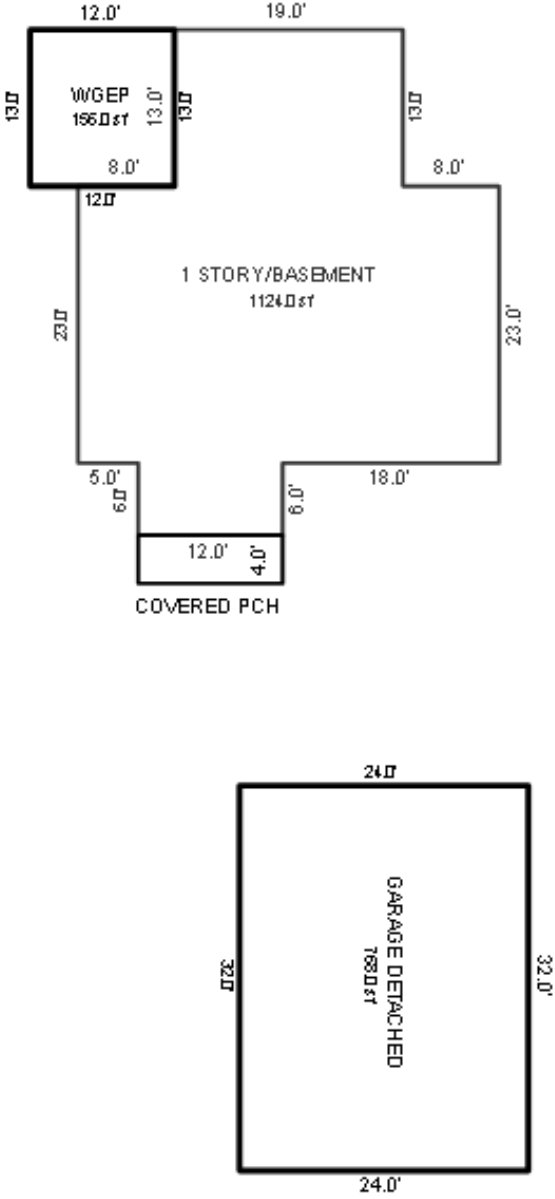
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
GRAY NORMA L FAMILY TRUST	SINKA WILLIAM & CORNELIA	168,000	10/22/2018	WD	03-ARM'S LENGTH	2018-03413	PROPERTY TRANSFER	100.0										
GRAY NORMA L	GRAY NORMA L FAMILY TRUST	0	03/22/2016	AFF	07-DEATH CERTIFICATE	2016-02454	PROPERTY TRANSFER	0.0										
GRAY RICHARD D	GRAY NORMA L	0	07/27/2005	AFF	07-DEATH CERTIFICATE	2011-01777	DEED	0.0										
GRAY RICHARD D & NORMA L	GRAY NORMA L FAMILY TRUST	1	01/17/2005	QC	09-FAMILY	2016-02452	DEED	0.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status								
1970 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST																
		P.R.E. 100% 04/21/2022																
Owner's Name/Address		MAP #:																
SINKA WILLIAM & CORNELIA 1970 SCHNEIDER ST LAKE CITY MI 49651		2024 Est TCV 319,471 TCV/TFA: 284.23																
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE												
		Public Improvements			* Factors *													
Tax Description		X			Dirt Road			Description			Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W BEG AT PT S 88 DEG 40' E 415.3 FT & N 4 DEG 48' W 93.2 FT TO POB N 88 DEG 30' W 273.7 FT N 38 DEG 10' E 75.7 FT S 88 DEG24' E 222.1 FT S 4 DEG 48' E 60 FT TO POB PT GOVT LOT 1. .3861 A.					Gravel Road			GROUP A 1200/			60.00	280.31	0.9554	1.2939	1200	100		89,012
					Paved Road			60 Actual Front Feet, 0.39 Total Acres			Total Est. Land Value =						89,012	
					Storm Sewer													
		Sidewalk			Land Improvement Cost Estimates													
		Water			Description										Rate	Size	% Good	Cash Value
		X			Sewer			D/W/P: 3.5 Concrete			6.58	300	0		0			
		X			Electric			D/W/P: 4in Concrete			6.97	160	0		0			
Comments/Influences		X			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 =										
					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	44,500	115,200	159,700			112,495C							
		TPC 12/27/2017	INSPECTED		2023	35,200	110,000	145,200			107,139C							
		TPC 09/26/2017	INSPECTED		2022	19,500	99,100	118,600			102,038C							
		TPC 03/30/2015	INSPECTED		2021	19,500	92,500	112,000			98,779C							



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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		0	Eavestrough Insulation Front Overhang Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 156	Type CCP (1 Story) WGEP (1 Story)		Year Built: 1990 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: 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				Class: C Effec. Age: 30 Floor Area: 1,124 Total Base New : 224,569 Total Depr Cost: 157,198 Estimated T.C.V: 229,509				E.C.F. X 1.460		Bsmnt Garage:			
Building Style: 1S				Drywall Paneled		Plaster Wood T&G		Trim & Decoration									Carport Area: Roof:			
Yr Built 1990	Remodeled 0	Ex		X	Ord		Min	Size of Closets												
Condition: Average				Lg	X	Ord		Small	Doors			Solid			X	H.C.				
Room List			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1990					
	Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1124 SF Floor Area = 1124 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70											
(1) Exterior			No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ex. X Ord. Min			1 Story Siding Basement 1,124			Total: 168,384 117,869								
	Insulation					Many X Ave. Few			Other Additions/Adjustments			Average Fixture(s) 1 1,476 1,033								
(2) Windows			(7) Excavation			(13) Plumbing			Plumbing			2 Fixture Bath 1 3,108 2,176								
X	Many Avg.	Large Avg.	Basement: 1124 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			Porches			CCP (1 Story) 48 1,455 1,018								
X	X	Small							Garages			WGEP (1 Story) 156 12,829 8,980								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 768 27,249 19,074								
X			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor						Water/Sewer			Public Sewer 1 1,494 1,046								
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Water Well, 100 Feet			Water Well 1 5,808 4,066								
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			Built-Ins			Appliance Allow. 1 2,766 1,936								
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:			Local Cost Items			SANITARY SEWER 1 0 0			*					
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:						Notes:			ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 229,509								

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

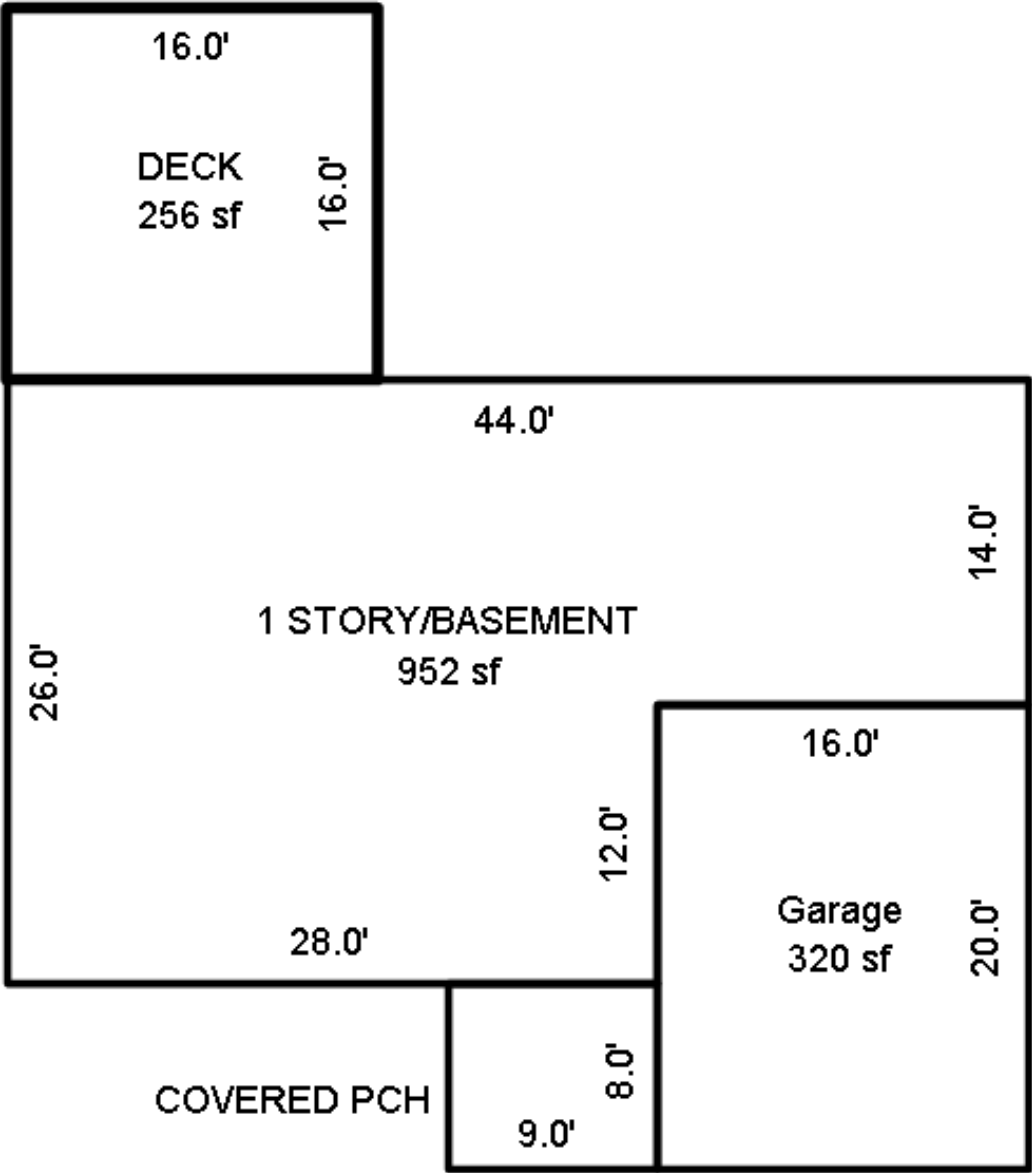


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
SCHNEIDER JOHN III & SCHN	KOETJE HALEY M	260,000	10/27/2021	WD	09-FAMILY	2021-03646	PROPERTY TRANSFER	100.0									
SCHNEIDER LUCILLE M LE	SCHNEIDER JOHN III & SCHN	0	07/30/2021	OTH	18-LIFE ESTATE	2021-02668	DEED	0.0									
SCHNEIDER LUCILLE	SCHNEIDER LUCILLE	0	01/22/2003	QC	18-LIFE ESTATE	2003-00397	OTHER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
1988 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST															
		P.R.E. 100% 10/27/2021															
Owner's Name/Address		MAP #:															
KOETJE HALEY M 1988 S SCHNEIDER ST LAKE CITY MI 49651		2024 Est TCV 363,767 TCV/TFA: 382.11															
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE											
		Public Improvements			* Factors *												
Tax Description		X			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SEC 10 T22N R8W (0*1998) BEG AT SW COR GOV'T LOT 1 TH S 88 DEG 24' E 414.70 FT,N 4 DEG 48' W 33.18 FT,N 04 DEG 48' W 60.31 FT,TH N 88 DEG 30' W 371.99 FT,TH S 20 DEG 54' 30" W 97.82 FTTO POB EXC BEG AT SW COR GOV'T LOT 1 TH N 89 DEG 25'W 39.31 FT, N 66 DEG 10'26" E 29 FT, SE'LY TO POB. .827A.					Gravel Road		GROUP A 1200/	93.00	388.00	0.8563	1.4035	1200	100		134,120		
					Paved Road		93 Actual Front Feet, 0.83 Total Acres									Total Est. Land Value =	134,120
					Storm Sewer		Land Improvement Cost Estimates										
					Sidewalk		Description				Rate		Size % Good		Cash Value		
					Water		Residential		Local Cost		Land Improvements						
		X	Sewer		Description				Rate		Size % Good		Cash Value				
		X	Electric		LAND IMPROVE 5000				5,000.00		1 95		4,750				
		X	Gas		Total Estimated Land Improvements		True Cash Value =						4,750				
Comments/Influences					Curb												
					Street Lights												
					Standard Utilities												
					Underground Utils.												
					Topography of Site												
		X	Level														
					Rolling												
					Low												
					High												
					Landscaped												
					Swamp												
					Wooded												
					Pond												
		X	Waterfront														
					Ravine												
					Wetland												
					Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		X	PRIVATE RD				2024	67,100	114,800	181,900			140,679C				
		Who		When	What	2023	53,100	109,700	162,800			133,980C					
		TPC 09/22/2021		INSPECTED	2022	25,900	101,700	127,600			127,600S						
		TPC 12/27/2017		INSPECTED	2021	25,900	87,800	113,700			83,235C						
		TPC 03/30/2015		INSPECTED													
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*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			72 256	CCP (1 Story) WPP	Area Type	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 320 % 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: 25 Floor Area: 952 Total Base New : 205,392 Total Depr Cost: 154,039 Estimated T.C.V: 224,897			E.C.F. X 1.460							Bsmnt Garage:					
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																		
Yr Built 1989	Remodeled 0				Ex	X	Ord			Min	Size of Closets																
Condition: Average					Lg	X	Ord			Small	Doors				Solid	X	H.C.										
Room List				(5) Floors					(12) Electric																		
	Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:				200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1989										
(1) Exterior				(6) Ceilings				No. of Elec. Outlets			Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool													
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall				Many X Ave. Few			Ground Area = 952 SF Floor Area = 952 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
Insulation								(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost													
(2) Windows				(7) Excavation				1 Average Fixture(s)			1 Story Siding Basement 952			Total: 149,684 112,261													
X	Many Avg. Few	X	Large Avg. Small	Basement: 952 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			Other Additions/Adjustments Recreation Room 852 16,469 12,352 Basement, Outside Entrance, Below Grade 1 2,560 1,920																
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement							Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484																
X	Double Hung Horiz. Slide Casement				Conc. Block Poured Conc. Stone					Porches CCP (1 Story) 72 2,098 1,573 WPP 256 4,982 3,736																	
X	Double Glass Patio Doors Storms & Screens			X	Treated Wood Concrete Floor					Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 16,890 12,667 Common Wall: 1.5 Wall 1 -4,028 -3,021 Door Opener 1 547 410																	
(3) Roof				852	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356																	
X	Gable Hip Flat	Gambrel Mansard Shed		1	Walkout Doors (A)		1	Public Water			Built-Ins Appliance Allow. 1 2,766 2,074																
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:			Local Cost Items SANITARY SEWER 1 0 0 *																
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:							Totals: 205,392 154,039																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																											

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



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

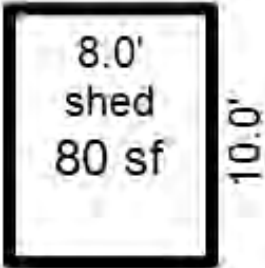
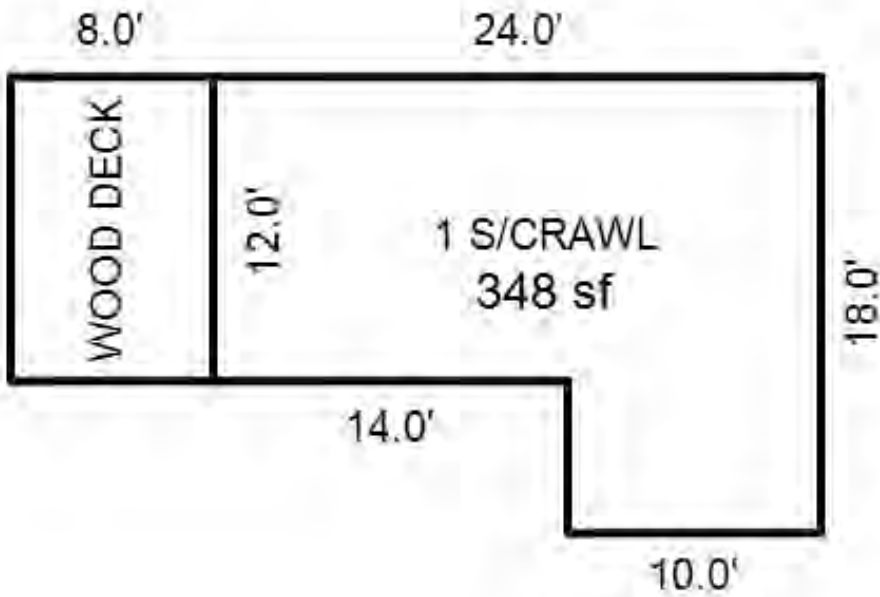
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 160 96 24	Type CSEP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X	Wood Frame			(4) Interior				X	Drywall Paneled		Plaster Wood T&G		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: D Effec. Age: 40 Floor Area: 812 Total Base New : 125,359 Total Depr Cost: 75,215 Estimated T.C.V: 109,814					E.C.F. X 1.460				Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S				Trim & Decoration																										
Yr Built 1956	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																		
				Kitchen:								100 Amps Service																		
				Other:																										
(1) Exterior																														
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																										
(2) Windows																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 572 S.F. Crawl: 240 S.F. Slab: 0 S.F. Height to Joists: 0.0																										
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																									
(3) Roof																														
X	Gable Hip Flat		Gambrel Mansard Shed	1	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																									
X	Asphalt Shingle			(10) Floor Support																										
Chimney:				Joists: Unsupported Len: Cntr.Sup:																										

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




Sketch by Apex IyTV

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
1738 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ELLIS ROBERT T 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152		2024 Est TCV 48,795 TCV/TFA: 140.22								
		X	Improved		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 Front Depth Rate %Adj. Reason Value						
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 40 FT S 89 DEG E 90 FT N 31 DEG E 40 FT TO POB. .0826 A.			Gravel Road	<Site Value A> GROUP A \$10000 10000 100 10,000						
			Paved Road	40 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 10,000						
			Storm Sewer							
			Sidewalk							
			Water							
Comments/Influences		X	Sewer	Land Improvement Cost Estimates						
		X	Electric	Description Rate Size % Good Cash Value						
		X	Gas	Metal Prefab 17.42 80 50 697						
			Curb	Total Estimated Land Improvements True Cash Value = 697						
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
			Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			PRIVATE RD	2024	5,000	19,400	24,400			13,680C
			TPC 04/30/2021 INSPECTED	2023	3,500	16,700	20,200			13,029C
			TPC 12/27/2017 INSPECTED	2022	3,000	14,800	17,800			12,409C
			TPC 03/30/2015 INSPECTED	2021	2,500	13,200	15,700			12,013C



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALDRICH STEVEN & ANNE	GOBERT KERRY L & NORDIN B	145,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01742	PROPERTY TRANSFER	100.0					
ALDRICH STEVEN & ANNE	ALDRICH STEVEN & ANN LIFE	0	12/17/2012	WD	03-ARM'S LENGTH	2012-04165	DEED	0.0					
NYSON LAVERN R & VIOLET R	ALDRICH STEVEN & ANNE	205,000	05/24/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2068	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
1750 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 05/30/2023											
Owner's Name/Address		MAP #:											
GOBERT KERRY L & NORDIN BARBARA J 1750 S SCHNEIDER ST LAKE CITY MI 49651		2024 Est TCV 219,992 TCV/TFA: 184.25											
		X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		Public Improvements		* Factors *									
Tax Description				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
. SEC 10 T22N R8W BEG 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 50 FT TO POB N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.		X	Dirt Road	GROUP A 1200/	50.00	110.00	1.0000	1.0241	1200 100	61,447			
		X	Gravel Road	50 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =	61,447		
		X	Paved Road	Land Improvement Cost Estimates									
		X	Storm Sewer	Description						Rate	Size % Good	Cash Value	
		X	Sidewalk	D/W/P: 3.5 Concrete						6.16	70	0	0
		X	Water	Residential Local Cost Land Improvements									
		X	Sewer	Description						Rate	Size % Good	Cash Value	
		X	Electric	LAND IMPROVE 1000						1,000.00	1	95	950
		X	Gas	Total Estimated Land Improvements True Cash Value =									950
		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			
		X	PRIVATE RD	2024	30,700	79,300	110,000			82,371C			
		Who	When	What	2024	30,700	79,300	110,000		82,371C			
		TPC 12/27/2017	INSPECTED		2023	24,300	75,700	100,000		78,449C			
		TPC 09/25/2017	INSPECTED		2022	16,300	68,200	84,500		74,714C			
		TPC 06/03/2016	INSPECTED		2021	16,300	63,600	79,900		72,328C			

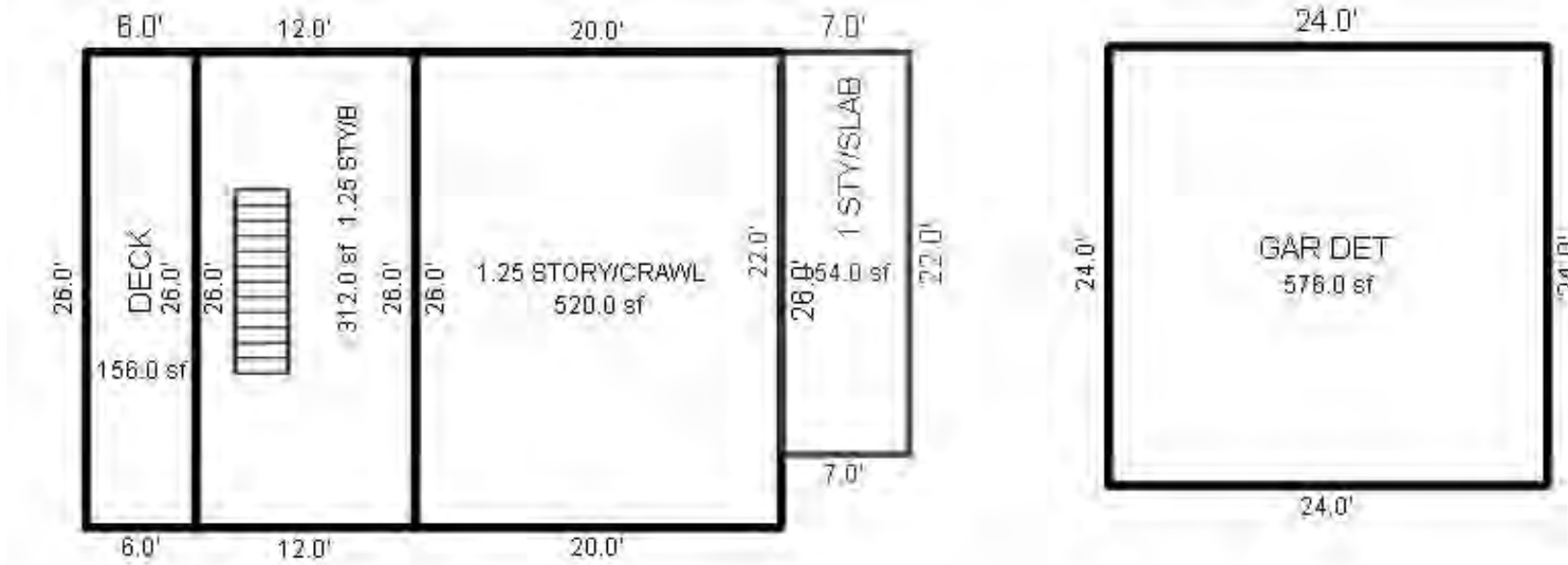


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Missaukee, Michigan

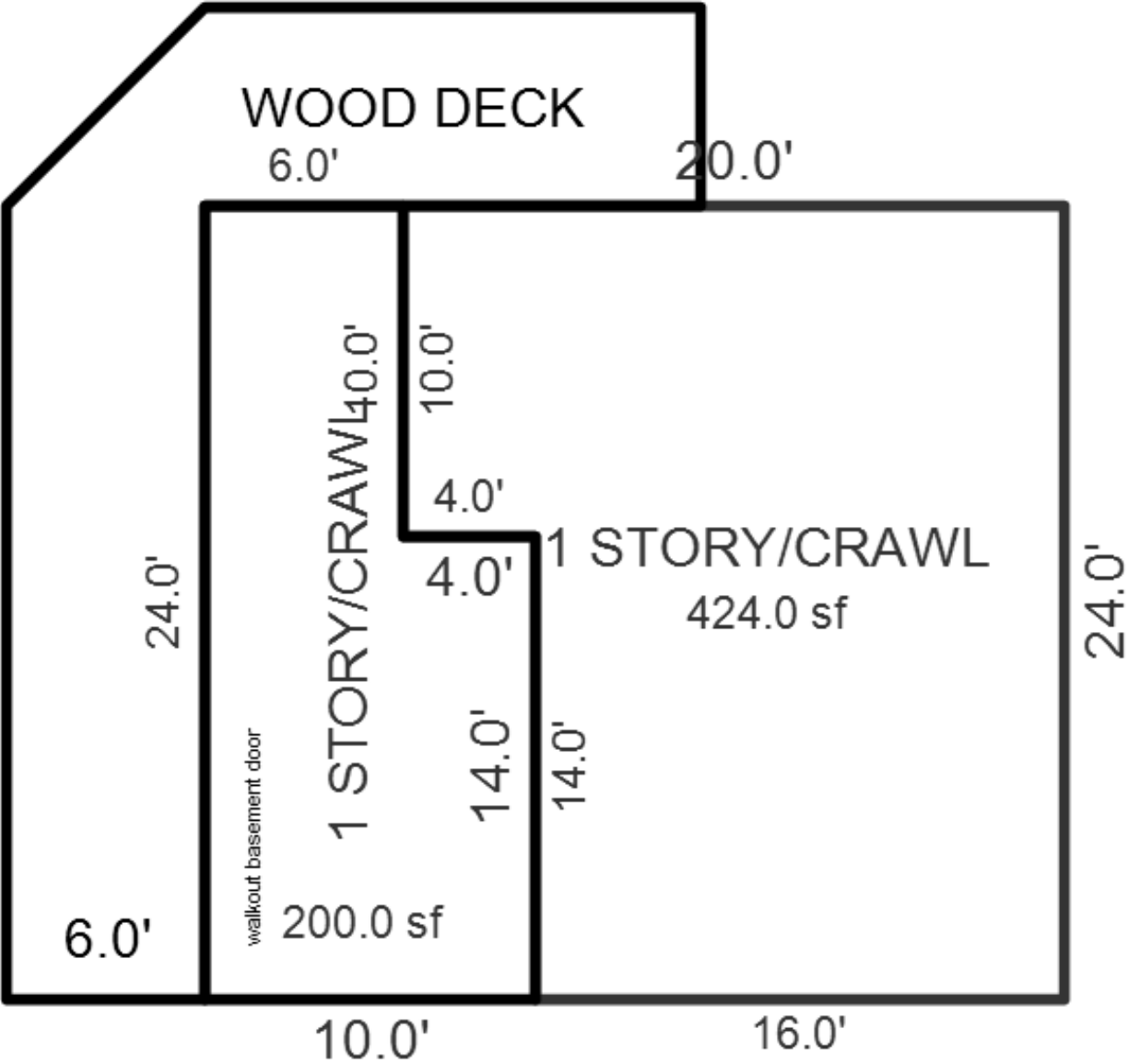
*** Information herein deemed reliable but not guaranteed***


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	0	Eavestrough Insulation Front Overhang Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 156	Type Treated Wood	Year Built: 2000 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		(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: 1.25S			Drywall Paneled		Plaster Wood T&G													
Yr Built 1962		Remodeled 2015		Trim & Decoration		Ex X		Ord	Min	Size of Closets		Lg X		Ord	Small			
Condition: Average		Doors		Solid		X	H.C.	Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,194 Total Base New : 179,902 Total Depr Cost: 107,942 Estimated T.C.V: 157,595		E.C.F. X 1.460		Bsmnt Garage:				
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		100 Amps Service		No./Qual. of Fixtures		Ex. X		Ord.	Min			
Basement 1st Floor 2nd Floor 3 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 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 986 SF Floor Area = 1194 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 520 1.25 Story Siding Basement 312 1 Story Siding Slab 154 Total: 139,784 83,872 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,160 1,296 Plumbing Average Fixture(s) 1 1,230 738 Deck Treated Wood 156 3,440 2,064 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 22,239 13,343 Water/Sewer Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Wood Stove 1 2,149 1,289 Local Cost Items SANITARY SEWER 1 0 0 Totals: 179,902 107,942		Cls CD Blt 1962		
(2) Windows		(7) Excavation		(14) Water/Sewer		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:		157,595				
X	Many Avg. Few	X	Large Avg. Small	Basement: 312 S.F. Crawl: 520 S.F. Slab: 154 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		*** Information herein deemed reliable but not guaranteed***				
X	Wood Sash Metal Sash Vinyl Sash	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Gable Hip Flat		X	Gambrel Mansard Shed	Asphalt Shingle		Chimney: Block						

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



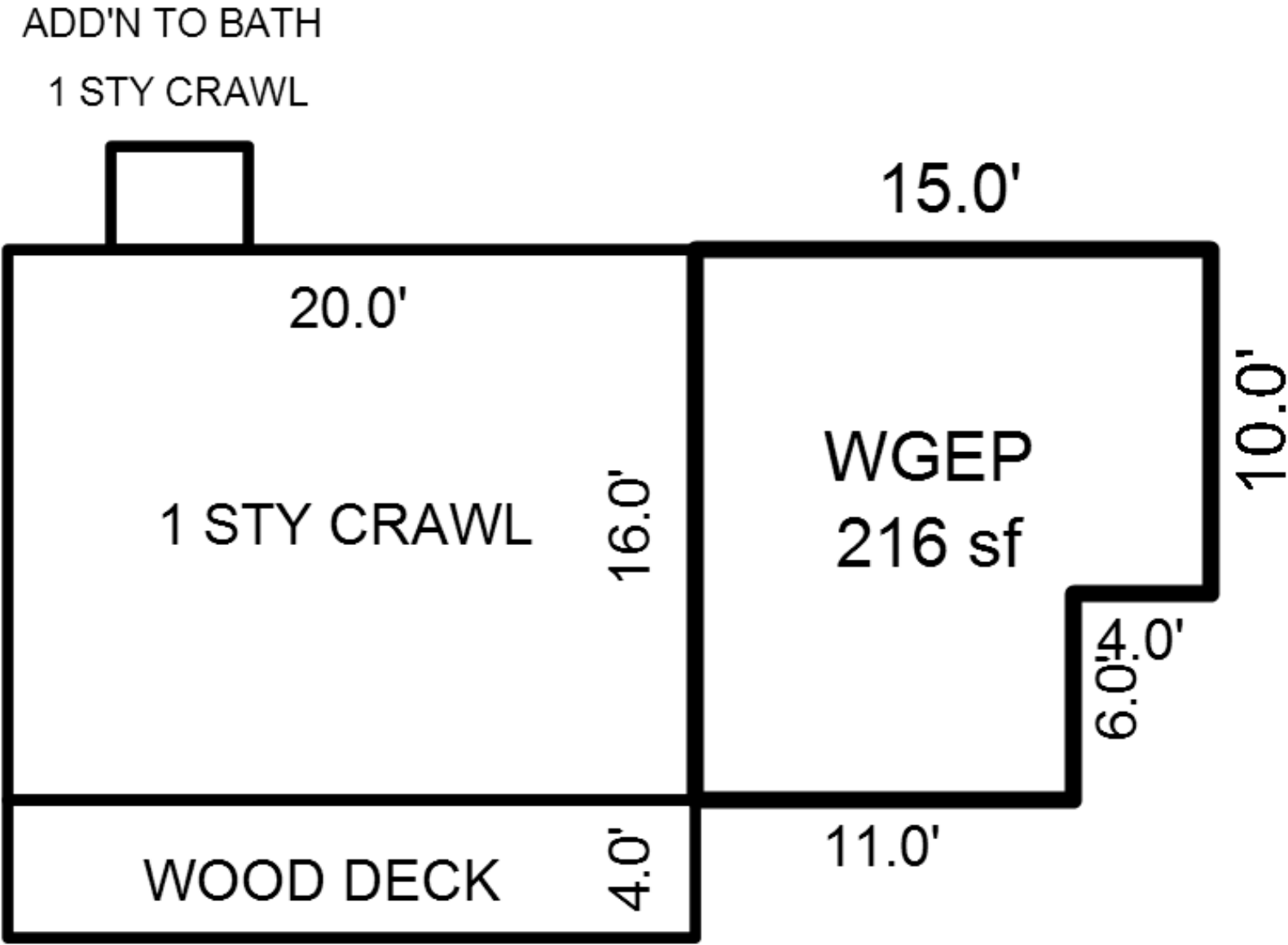
*** Information herein deemed reliable but not guaranteed***




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BECK NANCY E	BECK NANCY E	0	02/05/2016	WD	09-FAMILY	2016-00838	PROPERTY TRANSFER	0.0					
BECK FRANKLIN H JR	BECK NANCY	0	01/31/2015	AFF	07-DEATH CERTIFICATE	2015-01613	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
1740 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
BECK NANCY E 26150 CHAPEL RIDGE RD SOUTH BLOOMINGVILLE OH 43152		2024 Est TCV 125,417 TCV/TFA: 391.93											
		X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GROUP A 1200/	50.00	130.00	1.0000	1.0678	1200	100		64,067
					50 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			64,067
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					Wood Frame	25.61		80 94		1,926			
					Wood Frame	25.61		80 94		1,926			
					Total Estimated Land Improvements True Cash Value =					3,852			
		Topography of Site											
		X Level	Rolling										
		X Low	Low										
		X High	Landscaped										
		X Swamp	Swamp										
		X Wooded	Wooded										
		X Pond	Pond										
		X Waterfront	Waterfront										
		X Ravine	Ravine										
		X Wetland	Wetland										
		X Flood Plain	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X PRIVATE RD											
		Who	When	What	2024	32,000	30,700	62,700				33,313C	
		TPC 04/30/2021	INSPECTED		2023	25,400	29,200	54,600				31,727C	
		TPC 12/27/2017	INSPECTED		2022	16,300	25,300	41,600				30,217C	
		TPC 03/30/2015	INSPECTED		2021	16,300	23,600	39,900				29,252C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			216 80	WGEP (1 Story) Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame			(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: 40 Floor Area: 320 Total Base New : 65,635 Total Depr Cost: 39,382 Estimated T.C.V: 57,498			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:																
Building Style: 1S				Drywall Paneled		Plaster Wood T&G															Trim & Decoration				Size of Closets				Central Air Wood Furnace					
Yr Built 1946	Remodeled 0			Ex	Ord	X	Min														No./Qual. of Fixtures				(12) Electric			100 Amps Service						
Condition: Average				Size of Closets																														
				Lg	Ord	X	Small																											
Room List				Doors				Solid	X	H.C.																								
(1) Exterior				(5) Floors																														
				Kitchen: Other: Other:																														
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings																														
Insulation																																		
(2) Windows				(7) Excavation																														
	Many Avg.	Large Avg.		Basement: 0 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0																														
X	Few	X Small																																
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																														
X	Storms & Screens			(9) Basement Finish																														
(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																														
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.						
STACHEL FAMILY TRUST	LYNCH LISA	95,000	03/19/2015	QC	09-FAMILY	2015-01044	PROPERTY TRANSFER	0.0						
STACHEL MARY M	STACHEL FAMILY TRUST	0	04/23/2014	AFF	07-DEATH CERTIFICATE	OBITUARY	DEED	100.0						
STACHEL CHARLES A (DECEAS	STACHEL MARY M (WIFE)	0	08/29/2004	OTH	21-NOT USED/OTHER	2007/1521	DEED	0.0						
STACHEL CHARLES & MARY M	STACHEL FAMILY TRUST	0	09/26/2000	QC	21-NOT USED/OTHER	2014-04108	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
1764 S SCHNEIDER ST		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LYNCH LISA 1181 BROWN HOLLOW DR SAINT JOHNS MI 48879		2024 Est TCV 199,280 TCV/TFA: 207.58												
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *									
Tax Description		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	
. SEC 10 T22N R8W COMM 100 FT S & 62.4 FT W OF NW COR GOV'T LOT 1 N 89 DEG W 90 FT S 31 DEG W 100 FT TO POB TH N 89 DEG W 110 FT S 31 DEG W 50 FT S 89 DEG E 110 FT N 31 DEG E 50 FT TO BEG. .1263 A.					GROUP A 1200/ 50.00 110.00 1.0000 1.0241 1200 100 61,447									
Comments/Influences					50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 61,447									
REPLACEMENT WINDOWS INSTALL EST. 2010 PER ROCHELLE BURK TRUSTEE OF ESTATE- TIM		X				Land Improvement Cost Estimates								
		X				Description	Rate		Size % Good		Cash Value			
		X				D/W/P: 3.5 Concrete	6.16		120 71		525			
		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 = 1,475								
		Topography of Site												
		X	Level											
		X	Rolling											
		X	Low											
		X	High											
		X	Landscaped											
		X	Swamp											
		X	Wooded											
		X	Pond											
		X	Waterfront											
		X	Ravine			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	Wetland											
		X	Flood Plain											
		X	PRIVATE RD											
		Who	When	What	2024	30,700	68,900	99,600				68,033C		
		TPC 12/27/2017	INSPECTED		2023	24,300	65,800	90,100				64,794C		
		TPC 03/30/2015	INSPECTED		2022	16,300	59,300	75,600				61,709C		
		TPC 04/08/2013	INSPECTED		2021	16,300	55,300	71,600				59,738C		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	(4) Interior	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100 160	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:									
X	Wood Frame		Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 960 Total Base New : 155,658 Total Depr Cost: 93,396 Estimated T.C.V: 136,358	E.C.F. X 1.460			Bsmnt Garage:										
Building Style: 1S			Plaster Wood T&G									Carport Area: 180 Roof: Comp.Shingle										
Yr Built 1972	Remodeled 0		Trim & Decoration																			
Condition: Average			Ex X Ord Min																			
Room List		Size of Closets		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 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 Basement 960 Total: 130,502 78,302		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches WGEP (1 Story) 100 8,833 5,300 Deck Treated Wood 160 3,498 2,099 Water/Sewer Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384 Built-Ins Appliance Allow. 1 1,934 1,160 Carports Comp.Shingle 180 2,695 1,617 Local Cost Items SANITARY SEWER 1 0 0 Totals: 155,658 93,396		Notes: ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 136,358											
(1) Exterior		(5) Floors		(12) Electric																		
X		Basement 1st Floor 2nd Floor 2 Bedrooms		100 Amps Service																		
				No./Qual. of Fixtures																		
X		Wood/Shingle Aluminum/Vinyl Brick		Ex. X Ord. Min																		
				No. of Elec. Outlets																		
X		Insulation		Many X Ave. 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			Lump Sum Items:															
X		Many Avg. X Avg. Few Small		(14) Water/Sewer																		
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																		
X		Wood Sash Metal Sash Vinyl Sash		1																		
				3																		
X		Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		1																		
				1																		
(3) Roof		(8) Basement		(9) Basement Finish																		
X		Gable Hip X Gambrel Flat Mansard Shed		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																		
				(10) Floor Support																		
X		Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:																		

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



Sketch by Apex IVT


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	0.0				
INDIAN LAKES L C	CLOVER JAMES P & LORI A	4,000	10/24/2014	WD	03-ARM'S LENGTH	2014-04155	PROPERTY TRANSFER	0.0				
INDIAN LAKES L C	SLACHTER MICHAEL & KIMBER	10,000	08/18/2014	WD	03-ARM'S LENGTH	2014-03496	DEED	0.0				
INDIAN LAKES L C	CLOVER JP & LORI	6,000	02/14/2014	WD	32-SPLIT VACANT	2014-00536	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2024 Est TCV 42,612										
		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 LAKEMISS@	\$4000	10.65	Acres	4000	100	ADJ TO SUBDIVISON	42,612
					10.65 Total Acres Total Est. Land Value =						42,612	
Tax Description												
SEC 10 T22N R8W (3*2001) GOV'T LOT 3 LYING W'LY OF BIRCHAVEN BEACH UNIT NO 1 & N OF SAPPHIRE LAKE PLAT EXC BEG A STRIP OF LAND 50 FT WIDE LYING W'LY & ADJ TO BIRCHAVEN BEACH DRIVE & EXC BEG S 61 DEG 03'W 89.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH, TH S 28 DEG 57'E 30.55, N 89 DEG W 178.53 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT, S 28 DEG 57'E 100 FT TO POB & EXC BEG S 28 DEG 57'00"E 47.88 FT & S 61 DEG 03'00"W 50 FT FROM NE COR LOT 49 BIRCHAVEN BEACH, TH S 61 DEG 03'00"W 50 FT. N 28 DEG 57'18"W 100 FT, N 61 DEG 58'47"E 50 FT, S POB EXC BEG N 28 1 DEG 03'W 50 FT AVEN BEACH, TH S DEG 57"W 50 FT, N DEG 57'E 50 FT TO EL 009-010-017-00 PARCEL N ON FILE***		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
		Topography of Site										
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	21,300	0	21,300			11,995C	
		TPC 12/27/2017 INSPECTED			2023	21,300	0	21,300			11,424C	
		TPC 05/08/2017 INSPECTED			2022	21,300	0	21,300			10,880C	
					2021	21,300	0	21,300			10,533C	

2019 Lake Township Parcel Map

*** 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	FLEISCHMAN JOSEPH B & SUS	1,000	11/13/2017	WD	03-ARM'S LENGTH	2018-00164	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY DR HARTLAND MI 48353		2024 Est TCV 1,828												
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					A 200' @ 90/FF	25.00	43.56	1.4142	0.5745	90	100		1,828	
					A 200' @ 90/FF	25.00	43.56	1.4142	0.5745	90	0	ROAD ENCROACHMENT	0	
					50 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =		1,828	
		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	900	0	900			568C			
					2023	700	0	700			541C			
					2022	600	0	600			516C			
					2021	500	0	500			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.					
INDIAN LAKES L C	MOORE SHERMAN W & JUDITH	4,000		05/24/2017	WD	32-SPLIT VACANT		2017-01726	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 06/27/2017													
Owner's Name/Address		MAP #:													
MOORE SHERMAN W & JUDITH G PO BOX 382 LAKE CITY MI 49651		2024 Est TCV 9,000													
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements				* Factors *									
Tax Description		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		
5/2017 SPLIT FROM 009-010-017-00 SEC10T22NR8W BEG N28DEG57'W259.36' & S61DEG03'W50' FROM SE COR LOT 60 BIRCHAVEN BEACH, TH S61DEG03'W50', N28DEG57'W50', N61DEG03'E50', S28DEG57'E50'E 50' TO POB .0574 A						<Site Value E> E BACK LOTS 9K				9000		100		9,000	
Comments/Influences						50 Actual Front Feet, 0.06 Total Acres				Total Est. Land Value =		9,000			
Split/Comb. on 05/16/2017 completed 05/16/2017 TIM ; Parent Parcel(s): 009-010-017-00; Child Parcel(s): 009-010-017-59; -----															
		Topography of Site													
		X	Level												
			Rolling												
			Low												
			High												
			Landscaped												
			Swamp												
		X	Wooded												
			Pond												
			Waterfront												
	Ravine														
	Wetland														
	Flood Plain														
X	NEAR PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
Who	When	What	2024	4,500	0	4,500			3,010C						
TPC 04/30/2021	INSPECTED		2023	3,500	0	3,500			2,867C						
TPC 12/27/2017	INSPECTED		2022	3,500	0	3,500			2,731C						
TPC 05/08/2017	INSPECTED		2021	3,000	0	3,000			2,644C						


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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	DEBOER DONALD & JULIE	6,500		01/20/2015	WD	32-SPLIT VACANT		2015-00603	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
DEBOER DONALD & JULIE 2383 S MCGEE LAKE CITY MI 49651		2024 Est TCV 11,314										
		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
					BACK 50' @ 160/ 100.00	50.00	0.8409	0.8409	160	100		11,314
					100 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 11,314							
Tax Description												
2015-00603 & 2015-01475 SCRIVENERS A PARCEL OF LAND IN THE NORTHEAST GOVERNMENT LOT 2, SEC 10T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1, THENCE S28°57'00"E 47.88 FEET ALONG THE WEST LINE OF BIRCHAVEN BEACH DRIVE, THENCE S61°03'00"W 50.00 FEET TO THE POINT OF BEGINNING, THENCE S61°03'00"W 50.00 FEET, THENCE		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									
		X	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	5,700	0	5,700			3,010C	
		TPC 04/30/2021 INSPECTED			2023	4,200	0	4,200			2,867C	
		TPC 12/27/2017 INSPECTED			2022	3,500	0	3,500			2,731C	
		TPC 03/30/2015 INSPECTED			2021	3,000	0	3,000			2,644C	
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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	SLACHTER MICHAEL & KIMBER	10,000		08/18/2014	WD	32-SPLIT VACANT		2014-03496	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
SLACHTER MICHAEL & KIMBERLY 3533 92ND ST CALEDONIA MI 49316		2024 Est TCV 18,000												
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements				* Factors *								
Tax Description						Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
2014-03496 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE , AND STATE OF MICHIGAN COMMENCING AT A FOUND CONCRETE MONUMENT AT THE SOUTHEASTERLY CORNER OF LOT 60 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY PLAT #1; THENCE N28°57'00"W 159.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF BIRCHAVEN BEACH DRIVE OF SAID PLAT TO THE POINT OF BEGINNING ; THENCE S61°03'00"W 50.00 FEET ; THENCE N28°57'00"W 100.00 FEET PARALLEL TO SAID RIGHT- OF- WAY ; THENCE N61°03'00"E 50.00 FEET TO A POINT ON SAID		X	Dirt Road				<Site Value E>	E BACK LOTS 9K			9000	100	9,000	
			Gravel Road				<Site Value E>	E BACK LOTS 9K			9000	100	1/2 OF 50'	9,000
			Paved Road				75 Actual Front Feet, 0.09 Total Acres						Total Est. Land Value =	18,000
			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											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What		2024	9,000	0	9,000			4,340C		
		TPC 04/30/2021	INSPECTED			2023	7,000	0	7,000			4,134C		
		TPC 12/27/2017	INSPECTED			2022	7,500	0	7,500			3,938C		
		TPC 03/30/2015	INSPECTED			2021	5,000	0	5,000			3,813C		
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*** Information herein deemed reliable but not guaranteed***

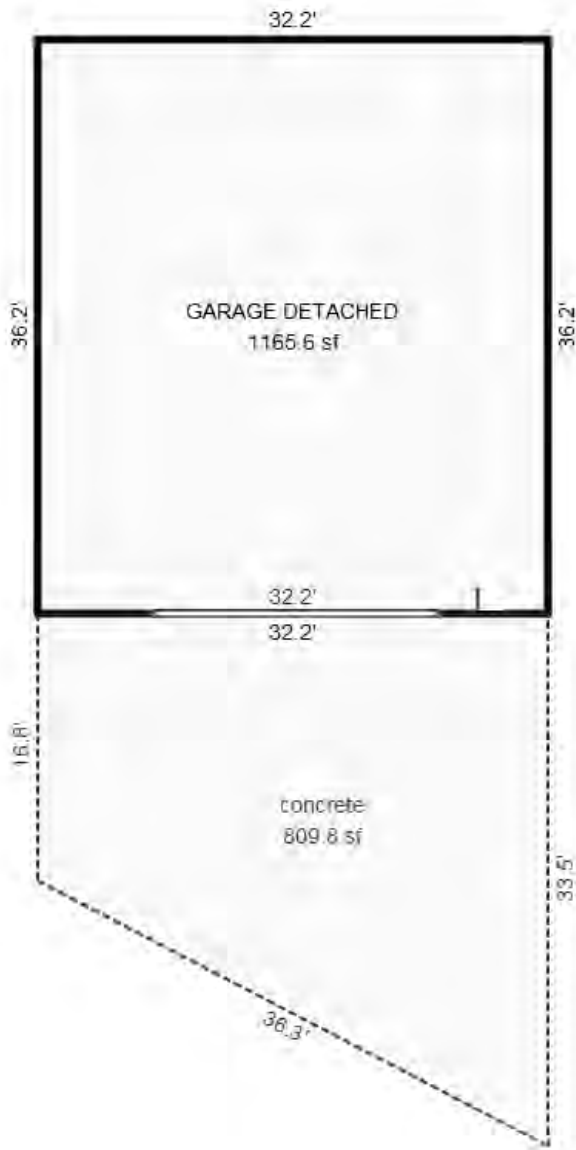
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
INDIAN LAKES L C	CLOVER JAMES P & LORI A	1,400		08/01/2018	WD	32-SPLIT VACANT		2019-00045	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
CLOVER JAMES P & LORI A 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2024 Est TCV 1,230										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
Tax Description		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
2019-00045 BEG S61DEG03'00"W 89.37FT, S28DEG57'00"E 30.55 FT, & N 89DEG 00'00"W 83.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N 89DEG00'00"W 10FT, N08DEG38'15"W89.42FT, S28DEG57'0"E50FT, S01DEG01'00"W44.83FT TO POB SECT0T22NR8W .02A					A 200' @ 90/FF	10.00	87.12	2.0000	0.6831	90	100	1,230
2019-00045 SPLIT ON 08/01/2018 FROM 009-010-017-00;					10 Actual Front Feet, 0.02 Total Acres		Total Est. Land Value =		1,230			
Comments/Influences												
Split/Comb. on 02/08/2019 completed 02/08/2019 TIM												
009-010-017-00; 009-010-017-63;		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	600	0	600			525C	
		TPC 04/30/2021	INSPECTED		2023	500	0	500			500S	
		TPC 05/06/2018	INSPECTED		2022	600	0	600			516C	
					2021	500	0	500			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.						
INDIAN LAKES L C	CLOVER JAMES P & LORI A	6,000	02/14/2014	PTA	32-SPLIT VACANT	2014-00536	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		04/25/2014		2014-0082		100%				
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
CLOVER JAMES P & LORI A 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2024 Est TCV 53,649 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *									
Tax Description		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	
2014 SPLIT FROM 009-010-017-00 BEG S61DEG03'00"W 83.53 FT FROM SW COR LOT 4 BIRCHAVEN BEACH THEN S 28'57'00"E30.55FT N89'00'00"W 83.3 FT, N 01'00'00" E 44.83FT, N61'03'00" E 0 FT, S 28'57'00" E 50 FT TO POB.		<Site Value E> E BACK LOTS 9K 9000 100 9,000												
Comments/Influences		50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 9,000												
		Land Improvement Cost Estimates												
		Description Rate Size % Good Cash Value												
						D/W/P: 4in Ren. Conc.		8.18		809		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										
		X	Level Rolling Low High Landscaped Swamp											
		X	Wooded Pond Waterfront Ravine Wetland Flood Plain											
				Who	When	What	2024	4,500	22,300	26,800			18,943C	
		TPC 04/30/2021 INSPECTED			2023	3,500	19,500	23,000			18,041C			
		TPC 12/27/2017 INSPECTED			2022	3,500	17,600	21,100			17,182C			
		TPC 03/30/2015 INSPECTED			2021	3,500	16,300	19,800			16,634C			
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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		X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2014 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: 1165 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Mobile Home		Insulation			Wood	Coal	Steam		Interior 2 Story								
	Town Home		0 Front Overhang			Forced Air w/o Ducts				2nd/Same Stack								
	Duplex		0 Other Overhang			Forced Air w/ Ducts				Two Sided								
	A-Frame					Forced Hot Water				Exterior 1 Story								
Wood Frame			(4) Interior			Electric Baseboard			Hot Tub			Exterior 2 Story						
Building Style: GRG			Drywall		Plaster		Elec. Ceil. Radiant			Unvented Hood			Prefab 1 Story					
			Paneled		Wood T&G		Radiant (in-floor)			Vented Hood			Prefab 2 Story					
Yr Built			Trim & Decoration		Electric Wall Heat			Intercom			Heat Circulator			Raised Hearth				
Remodeled			Ex		Ord		Space Heater			Jacuzzi Tub			Wood Stove					
2014			0		Min		Wall/Floor Furnace			Jacuzzi repl.Tub			Direct-Vented Ga					
Condition: Average			Size of Closets		Forced Heat & Cool			Oven			Class: C			Effec. Age: 4				
Room List			Lg		Ord		Heat Pump			Microwave			Floor Area: 0					
			Doors		Solid		No Heating/Cooling			Standard Range			Total Base New : 41,381					
Basement			(5) Floors			Central Air			Self Clean Range			Total Depr Cost: 39,726						
1st Floor			Kitchen:			Wood Furnace			Sauna			Estimated T.C.V: 43,699						
2nd Floor			Other:			(12) Electric			Trash Compactor			E.C.F.						
Bedrooms			Other:			0 Amps Service			Central Vacuum			X 1.100						
(1) Exterior			No./Qual. of Fixtures			Ex.			Ord.			Min						
Wood/Shingle			(6) Ceilings			No. of Elec. Outlets			Many			Ave.						
Aluminum/Vinyl									(13) Plumbing			Average Fixture(s)						
Brick									1			3 Fixture Bath						
Insulation			(7) Excavation									2 Fixture Bath						
(2) Windows			Basement: 0 S.F.									Softener, Auto						
Many			Crawl: 0 S.F.									Softener, Manual						
Avg.			Slab: 0 S.F.									Solar Water Heat						
Few			Height to Joists: 0.0									No Plumbing						
Wood Sash			(8) Basement									Extra Toilet						
Metal Sash			Conc. Block									Extra Sink						
Vinyl Sash			Poured Conc.									Separate Shower						
Double Hung			Stone									Ceramic Tile Floor						
Horiz. Slide			Treated Wood									Ceramic Tile Wains						
Casement			Concrete Floor									Ceramic Tub Alcove						
Double Glass			(9) Basement Finish									Vent Fan						
Patio Doors												(14) Water/Sewer						
Storms & Screens												Public Water						
(3) Roof			Recreation SF									Public Sewer						
Gable			Living SF									Water Well						
Hip			Walkout Doors (B)									1000 Gal Septic						
Flat			No Floor SF									2000 Gal Septic						
Asphalt Shingle			Walkout Doors (A)									Lump Sum Items:						
Chimney:			(10) Floor Support															
			Joists:															
			Unsupported Len:															
			Cntr.Sup:															



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.				
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000	07/17/2013	WD	05-CORRECTING TITLE	2013-04024&201	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FINK ARNOLD & CAROLE 33992 OLD TIMBER FARMINGTON MI 48331		2024 Est TCV 9,890										
		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	
					<Site Value E> E BACK LOTS 9K					9000 100	9,000	
					50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =	9,000	
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					Wood Frame					27.81	64 50	890
					Total Estimated Land Improvements True Cash Value =						890	

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

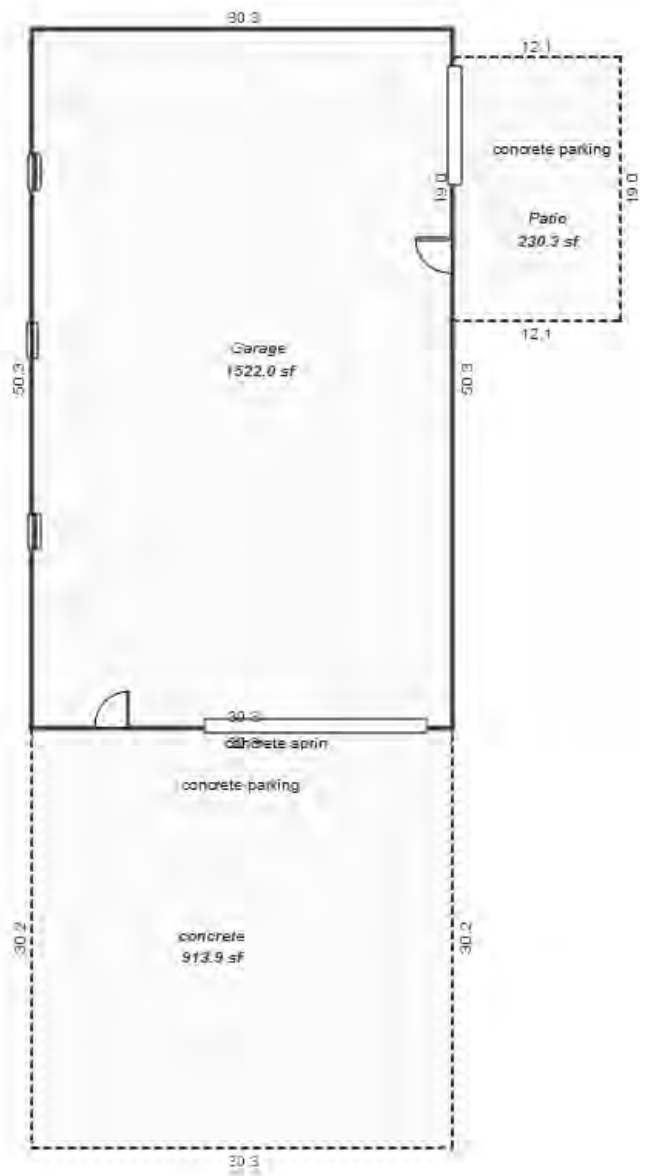
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
INDIAN LAKES L C	NORMAN RANDALL & CHRISTIE	14,000	10/22/2010	WD	32-SPLIT VACANT	2010-4964SPLIT	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
SIXTH ST		School: LAKE CITY AREA SCHOOL DIST			Garage	05/03/2011	2011-0149	100%					
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
NORMAN RANDALL & CHRISTIE 1562 S HILL ST LAKE CITY MI 49651		2024 Est TCV 87,461 TCV/TFA: 0.00											
		X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors * 93 & 94								
					Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value	
					BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100	6,307	
					BACKLOTS 150/	50.00	100.00	0.8409	1.0000	150	100	6,307	
					100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =		12,613			
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 4in Ren. Conc.	8.18		913 0		0			
					D/W/P: Crushed Rock	2.27		230 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											
		X	Level										
			Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			PRIVATE RD	2024	6,300	37,400	43,700			24,797C			
		Who	When	What	2024	6,300	37,400	43,700			24,797C		
		TPC 12/27/2017	INSPECTED		2023	5,000	35,800	40,800			23,617C		
		TPC 04/19/2016	INSPECTED		2022	3,000	32,300	35,300			22,493C		
		TPC 06/17/2011	INSPECTED		2021	3,000	31,800	34,800			21,775C		

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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		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2011			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C			
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Siding			
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0			
Wood Frame			(4) Interior			Forced Air w/o Ducts			Forced Air w/ Ducts			Forced Hot Water			Exterior 2 Story			Stone Ven.: 0		
			Drywall			Plaster			Electric Baseboard			Hot Tub			Prefab 1 Story			Common Wall: Detache		
Building Style:			Paneled			Wood T&G			Elec. Ceil. Radiant			Unvented Hood			Prefab 2 Story			Foundation: 42 Inch		
GRG			Trim & Decoration			Radiant (in-floor)			Electric Wall Heat			Vented Hood			Heat Circulator			Finished ?:		
Yr Built		Remodeled	Ex			Ord			Min			Jacuzzi Tub			Raised Hearth			Auto. Doors: 2		
2011		0										Jacuzzi repl.Tub			Wood Stove			Mech. Doors: 0		
Condition: Average			Size of Closets			Wall/Floor Furnace			Forced Heat & Cool			Oven			Class: C			Area: 1522		
			Lg			Ord			Small			Microwave			Effec. Age: 10			% Good: 0		
Room List			Doors			Solid			H.C.			Central Air			Floor Area: 0			Storage Area: 0		
												Wood Furnace			Total Base New : 55,154			No Conc. Floor: 0		
Basement			(5) Floors			(12) Electric						Standard Range			Total Depr Cost: 49,639			Bsmnt Garage:		
1st Floor			Kitchen:			0 Amps Service						Self Clean Range			Estimated T.C.V: 72,473			Carport Area:		
2nd Floor			Other:									Sauna			E.C.F.			Roof:		
Bedrooms			Other:									Trash Compactor			X 1.460					
(1) Exterior						No./Qual. of Fixtures						Central Vacuum								
						Ex.			Ord.			Min								
Wood/Shingle			(6) Ceilings			No. of Elec. Outlets						Security System								
Aluminum/Vinyl						Many			Ave.											
Brick																				
Insulation						(13) Plumbing														
(2) Windows			(7) Excavation			1			Average Fixture(s)											
			Basement: 0 S.F.						3 Fixture Bath											
Many			Crawl: 0 S.F.						2 Fixture Bath											
Avg.			Slab: 0 S.F.						Softener, Auto											
Few			Height to Joists: 0.0						Softener, Manual											
									Solar Water Heat											
Wood Sash			(8) Basement						No Plumbing											
Metal Sash									Extra Toilet											
Vinyl Sash									Extra Sink											
Double Hung			Conc. Block						Separate Shower											
Horiz. Slide			Poured Conc.						Ceramic Tile Floor											
Casement			Stone						Ceramic Tile Wains											
Double Glass			Treated Wood						Ceramic Tub Alcove											
Patio Doors			Concrete Floor						Vent Fan											
Storms & Screens			(9) Basement Finish						(14) Water/Sewer											
(3) Roof									Public Water											
			Recreation SF						Public Sewer											
Gable			Living SF						Water Well											
Hip			Walkout Doors (B)						1000 Gal Septic											
Flat			No Floor SF						2000 Gal Septic											
Asphalt Shingle			Walkout Doors (A)						Lump Sum Items:											
			(10) Floor Support																	
Chimney:			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	




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.									
CHECINSKI ANDRZEJ & MALGO	MUDREY MICHAEL S & GINA M	277,700		12/19/2019	WD	19-MULTI PARCEL ARM'S LE		2019-03916	PROPERTY TRANSFER	100.0									
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0		05/27/2016	QC	09-FAMILY		2016-02041	DEED	0.0									
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0		05/24/2016	WD	16-LC PAYOFF		2016-02040	DEED	0.0									
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000		08/28/2015	LC	16-LC PAYOFF		2015-02920	PROPERTY TRANSFER	100.0									
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status								
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST																	
		P.R.E. 0%																	
Owner's Name/Address		MAP #:																	
MUDREY MICHAEL S & GINA M 1378 FOXCROFT RD EAST LANSING MI 48823		2024 Est TCV 10,260																	
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
		Public Improvements			* Factors *														
Tax Description		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					
BEG S 28D 57M E 247.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH; TH S 28D 57M E 50 FT; S 61D 03M N 50 FT; N 28D 57M W 50 FT; N 61D 08M E 50 FT TO POB. --.057 AC-- SEC 10 T22N R8W					<Site Value E> E BACK LOTS 9K								9000 100		9,000				
Comments/Influences					50 Actual Front Feet, 0.06 Total Acres								Total Est. Land Value =		9,000				
					Land Improvement Cost Estimates														
					Description														
					Wood Frame		Rate		Size		% Good	Cash Value							
							26.25		96		50	1,260							
							Total Estimated Land Improvements		True Cash Value =				1,260						
		Topography of Site																	
		X	Level			Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
			Rolling			2024		4,500		600		5,100						4,305C	
			Low			2023		3,500		600		4,100						4,100S	
			High			2022		3,500		500		4,000						4,000S	
			Landscaped			2021		3,500		500		4,000						4,000S	
		X	Swamp																
			Wooded																
			Pond																
			Waterfront																
		X	Ravine																
			Wetland																
			Flood Plain																
			PRIVATE RD																
		Who	When		What	2024	4,500		600		5,100						4,305C		
		TPC 04/30/2021		INSPECTED	2023	3,500		600		4,100						4,100S			
		TPC 12/27/2017		INSPECTED	2022	3,500		500		4,000						4,000S			
		TPC 03/30/2015		INSPECTED	2021	3,500		500		4,000						4,000S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0						
INDIAN LAKES LLC	ZYSK DONALD & CAROLYN (H/	7,000	09/08/2005	WD	32-SPLIT VACANT	05-0/3460	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2024 Est TCV 9,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
BEG S 28DEG57' E 147.88' FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28DEG57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T22N R82 .574 A 8/2017 SPLIT .0574 A TO 009-010-017-96					<Site Value E>		E BACK LOTS 9K				9000		100	9,000
BEG S 28D 57M E 147.88 FT FROM NE COR LOT 49 BIRCHHAVEN BEACH TH S 28E 57M E 100 FT; S 61D 03M W 50 FT; N 28D 57M W 100 FT; W 61D 03M E 50 FT TO POB. --11.48 AC-- SEC 10 T22N R8W					100 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			9,000
Comments/Influences														
8/2017 SPLIT .574 A TO 010-017-96 05-017-11-12 FROM 010-017-00 FOR 06														
		Topography of Site												
		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		
		Who	When	What	2024	4,500	0	4,500				1,886C		
		TPC 04/30/2021 INSPECTED			2023	3,500	0	3,500				1,797C		
		TPC 12/27/2017 INSPECTED			2022	3,500	0	3,500				1,712C		
		TPC 08/07/2017 INSPECTED			2021	3,000	0	3,000				1,658C		

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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES LLC	MOORE SHERMAN & JUDITH (H	3,900		09/05/2005	WD	32-SPLIT VACANT		05-0/3577	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MOORE SHERMAN & JUDITH P O BOX 382 Lake City MI 49651		2024 Est TCV 9,000											
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements			* Factors *								
Tax Description		<div><div>X</div><div>Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.</div><div>X</div><div>Sewer</div><div>X</div><div>Electric</div><div>X</div><div>Gas Curb Street Lights Standard Utilities Underground Utils.</div><div>X</div><div>Topography of Site</div><div>X</div><div>Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD</div><div>X</div><div>Who</div><div>When</div><div>What</div></div> <td>Description</td> <td>Frontage</td> <td>Depth</td> <td>Front</td> <td>Depth</td> <td>Rate</td> <td>%Adj.</td> <td>Reason</td> <td>Value</td>			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BEG N28D57M W 259.36 FT SE COR LOT 60 BIRCHHAVEN BEACH TH S61D03M W 50 FT N28D57M W 50 FT; N 61D03M E 50 FT; S28D57M E 50 FT TO POB --.0574 AC-- SEC 10 T22N R8W					<Site Value E> E BACK LOTS 9K		9000		100		9,000		
Comments/Influences					50 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =				9,000		
05 Split .057 Ac from 010-017 for 06													
													
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017 INSPECTED			2023	3,500	0	3,500			3,500S		
		TPC 03/30/2015 INSPECTED			2022	3,500	0	3,500			3,428C		
					2021	3,500	0	3,500			3,319C		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FISH THOMAS & SALLIE H&W	FISH SALLIE TRUST	0	07/25/2013	QC	21-NOT USED/OTHER	2013-02543 QC	DEED	0.0						
FISH THOMAS E LIVING TRUS	FISH THOMAS & SALLIE H&W	0	07/24/2013	QC	21-NOT USED/OTHER	2013-02543	DEED	0.0						
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0						
INDIAN LAKES LLC	FISH THOMAS (NO MARITAL S	5,200	04/25/2005	WD	32-SPLIT VACANT	05-0/1436	DEED	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651		2024 Est TCV 10,454												
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors *									
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					BACK 50' @ 160/	90.00	50.00	0.8633	0.8409	160	100	10,454		
					90 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =								10,454	
Tax Description		X Topography of Site												
SEC 10 T22N R8W (0*2005) BEG N 28 DEG 58'47"W 177.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH S 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 92.14 FT, N 64 DEG 54'54"W 50.14 FT, S 28 DEG 58'47"E 88.76 TO POB. .1040A														
Comments/Influences														
05 Split .10 from 017-00 for 06														
		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			
					Who	When	What	2024	5,200	0	5,200			3,840C
					TPC 12/27/2017 INSPECTED		2023	3,900	0	3,900			3,658C	
					TPC 03/30/2015 INSPECTED		2022	3,500	800	4,300			3,484C	
					TPC 11/09/2010 INSPECTED		2021	3,500	700	4,200			3,373C	
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
SMITH GLENN	SMITH GLEN & SARAH	0		10/07/2020	WD	09-FAMILY		2020-03214	PROPERTY TRANSFER	0.0			
SMITH ROBERT I TRUST	SMITH GLENN	0		10/07/2020	WD	09-FAMILY		2020-03213	PROPERTY TRANSFER	0.0			
SMITH ROBERT I	SMITH ROBERT I TRUST	0		11/19/2019	WD	09-FAMILY		2019-03697	DEED	0.0			
INDIAN LAKES LLC	SMITH ROBERT I & IRENE M	7,000		02/11/2005	WD	32-SPLIT VACANT		05-0/526	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
SMITH GLEN & SARAH 16802 YORKSHIRE LIVONIA MI 48154		MAP #:											
		2024 Est TCV 11,398											
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					BACK 50' @ 160/	101.00	50.00	0.8388	0.8409	160	100		11,398
					101 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 11,398								
Tax Description		SEC 10 T22N R8W (0*2005) BEG S 66 D 56' 31" W 40.67 FT FROM SW COR OF LOT 30 BIRCHAVEN BEACH, S 18 D 11' 45" E 102.75 FT, S 71D 54' 46" W 50 FT, N 18 D 05' 05" W 98.3 FT, N 66 D 48' 19" E 50 FT TO POB. .1154 A M/L											
Comments/Influences		05 Split from 017-00 for 06											
		Topography of Site											
		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	
		Who	When	What	2024	5,700	0	5,700				3,778C	
		TPC 12/27/2017 INSPECTED			2023	4,300	0	4,300				3,599C	
		TPC 03/30/2015 INSPECTED			2022	3,500	0	3,500				3,428C	
					2021	3,500	0	3,500				3,319C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
COEBLY JUDITH L	COEBLY JUDITH L TRUST	10	11/01/2017	QC	09-FAMILY	2017-03557	DEED	0.0							
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	09-FAMILY	2017-03151	PROPERTY TRANSFER	0.0							
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	03-ARM'S LENGTH	2011-03143 WD	PROPERTY TRANSFER	0.0							
COEBLY JUDITH L	COEBLY JUDITH L TRUST	1	09/13/2011	WD	03-ARM'S LENGTH	2011-02907	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
COEBLY JUDITH L TRUST 5364 KIERSTAN DR BRIGHTON MI 48114		2024 Est TCV 13,185													
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
		Public Improvements			* Factors *										
Tax Description		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	
SEC 10 T22N R8W BEG S 64D 54' 40" W 40.93 FT FROM SW COR LOT 30 BIRCHAVEN BEACH UNIT, TH S 18D 13' 32" E 48.93 FT, S 66D 48' 19" W 50 FT, N 18D 01' 13" W 47.29 FT, N 64D 54' 40" E 50 FT TO POB. .05 A M/L					<Site Value E>		E BACK LOTS 9K						9000 100		9,000
					50 Actual Front Feet, 0.05 Total Acres		Total Est. Land Value =						9,000		
Comments/Influences					Land Improvement Cost Estimates										
					Description		Rate		Size		% Good	Cash Value			
					D/W/P: 4in Concrete		6.49		300		50	973			
					Wood Frame		24.15		140		95	3,212			
					Total Estimated Land Improvements True Cash Value = 4,185										
		Topography of Site													
		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			
		X	Who When What			2024	4,500	2,100	6,600			2,768C			
		TPC 12/27/2017 INSPECTED			2023	3,500	1,900	5,400			2,637C				
		TPC 03/30/2015 INSPECTED			2022	3,500	0	3,500			702C				
					2021	3,000	0	3,000			680C				
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*** Information herein deemed reliable but not guaranteed***


[illegible]

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST			09/02/2010	2010-90001	100%
	P.R.E. 100% 12/06/2018					
Owner's Name/Address	MAP #:					
COUGHLIN JOHN T & BERNITA M 8993 SIMPSON RD	2024 Est TCV 47,798 TCV/TFA: 0.00					

09999 SIMPSON RD OVID MI 48866	X	Improved		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									

Tax Description		Dirt Road	<Site Value E> E BACK LOTS 9K	9000	100	9,000
SEC 10 T22N R8W (0*2004)		Gravel Road	50 Actual Front Feet, 0.06 Total Acres	Total Est. Land Value =		9,000
BEG S 67 DEG 01' 47" W 40.25 FT FROM NW	X	Paved Road	Land Improvement Cost Estimates			
COR LOT 25 BIRCHAVEN BEACH TH S 66 DEG		Storm Sewer				
48' 19" W 50 FT, N 18 DEG 25' 16" W 53.34		Sidewalk	Description	Rate	Size % Good	Cash Value
FT, N 71 DEG 49' 39" E 49.92 FT, S 18 DEG	X	Water	D/W/P: 4in Ren. Conc.	7.35	151 95	1,054
18' 32" E 48.96 FT TO POB. -- .0587 A	X	Sewer	Total Estimated Land Improvements True Cash Value =			1,054
	X	Electric				

M/L--	X	Gas	
Comments/Influences		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	

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


 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>	X	Westland Flood Plain PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
	Who	When	What	2024	4,500	19,400	23,900			12,532C
	TPC 04/30/2021	INSPECTED		2023	3,500	16,900	20,400			11,936C
	TPC 12/27/2017	INSPECTED		2022	3,500	15,200	18,700			11,368C
	TPC 10/27/2015	INSPECTED		2021	3,000	15,000	18,000			11,005C

*** 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: 2010 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: 912 % Good: 0 Storage Area: 228 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			Drywall Paneled			Plaster Wood T&G			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 38,126 Total Depr Cost: 34,313 Estimated T.C.V: 37,744							E.C.F. X 1.100							
Yr Built 2010	Remodeled 0	Trim & Decoration			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 Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 912 34,446 31,001 Storage Over Garage 228 3,133 2,820 Door Opener 1 547 492 Totals: 38,126 34,313							
Condition: Average			Size of Closets			Central Air Wood Furnace			(12) Electric			Total Base New : 38,126 Total Depr Cost: 34,313 Estimated T.C.V: 37,744			Bsmnt Garage:		Carport Area: Roof:						
Room List			Doors Solid X H.C.			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing											
(1) Exterior			(5) Floors			(6) Ceilings			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer		
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			0 Amps Service			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														
(2) Windows			(7) Excavation			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer								
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			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer											
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer											
X	Asphalt Shingle		(10) Floor Support			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer											
Chimney:			Joists: Unsupported Len: Cntr.Sup:			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer											



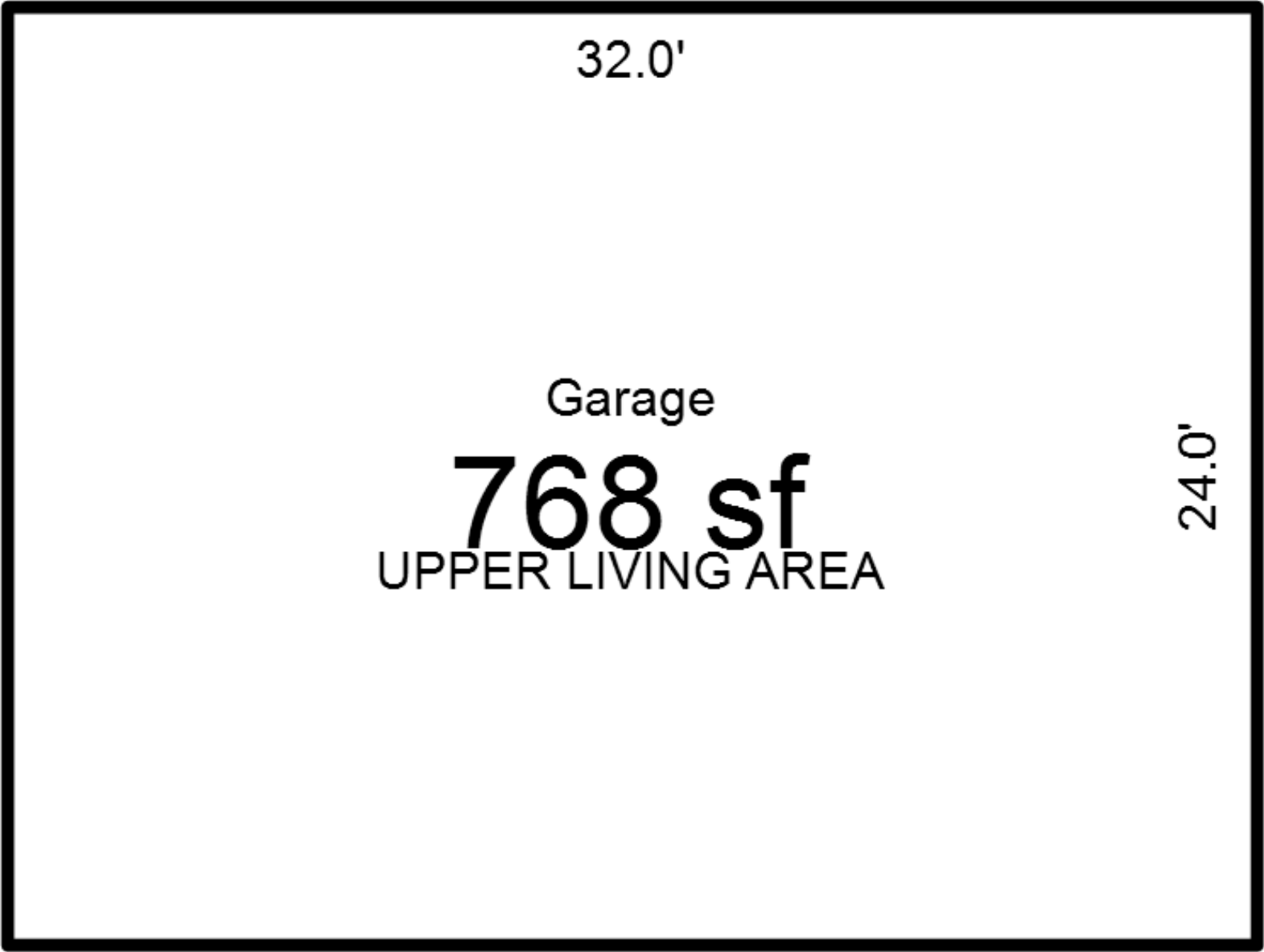
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES LLC	MAXWELL TODD	3,500	06/25/2004	WD	21-NOT USED/OTHER	04-0/3932	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MAXWELL TODD		2024 Est TCV 12,877									
36851 LANSBURY LANE		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
FARMINGTON MI 48335		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					<Site Value E> E BACK LOTS 9K 9000 100 9,000						
Tax Description					50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value = 9,000						
SEC 10 T22N R8W (0*2004) .0579 A M/L		X			Land Improvement Cost Estimates						
BEG S 66 DEG 48' 19" W 40.31 FT FROM SW COR LOT 24 BIRCHAVEN BEACH UNIT TH S 66D 48' 19" W 50 FT, N 18 DEG 13' 32" W 50.4 FT, N 66 DEG 48' 19" E 50 FT, S 18DEG 13' 32" E 50.4 FT TO POB.		X			Description Rate Size % Good Cash Value						
Comments/Influences		X			Wood Frame 22.67 180 95 3,877						
		X			Total Estimated Land Improvements True Cash Value = 3,877						
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X PRIVATE RD			2024	4,500	1,900	6,400			1,269C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021 INSPECTED			2023	3,500	1,800	5,300			1,209C
		TPC 12/27/2017 INSPECTED			2022	3,500	1,600	5,100			1,152C
		TPC 10/27/2015 INSPECTED			2021	3,000	1,500	4,500			1,116C


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
INDIAN LAKES LLC	GRIER R. DIXON & PATRICIA	3,700	06/25/2004	WD	21-NOT USED/OTHER	04-0/3609	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		10/19/2006		20060372		Complete			
		P.R.E. 100% 06/08/2018		Garage		09/23/2005		20050328		Complete			
Owner's Name/Address		MAP #:											
GRIER R DIXON & PATRICIA A TRUST		2024 Est TCV 99,469 TCV/TFA: 194.28											
1594 S BIRCHAVEN BEACH DR		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
LAKE CITY MI 49651		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description					<Site Value E> E BACK LOTS 9K					9000		100	9,000
SEC 10 T22N R8W (0*2004) .0574 A					50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			9,000
M/L													
BEG N 28D 57' W 109.36 FT FROM SE COR LOT					Land Improvement Cost Estimates								
60 BIRCHAVEN BEACH UNIT; S 61D 03' W 50		X	Dirt Road			Description		Rate		Size		% Good	Cash Value
FT; N 28D 57' W 50 FT; N 61D 03' E 50 FT;		X	Gravel Road			D/W/P: 4in Ren. Conc.		8.18		320		0	0
S 28D 57' E 50 FT TO POB.		X	Paved Road			Residential Local Cost Land Improvements							
Comments/Influences		X	Storm Sewer			Description		Rate		Size		% Good	Cash Value
ADDRESS CHECK		X	Sidewalk			LAND IMPROVE 1000		1,000.00		1		95	950
							Total Estimated Land Improvements True Cash Value = 950						

*** 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: 2006 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: 768 % 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: 15 Floor Area: 512 Total Base New : 95,743 Total Depr Cost: 81,381 Estimated T.C.V: 89,519		E.C.F. X 1.100		Bsmnt Garage:				
Building Style: GRG			Trim & Decoration															
Yr Built 2006	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										Carport Area: Roof:		
			Kitchen: Other: Other:			0 Amps Service												
(1) Exterior						No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls C		Blt 2006		
						Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Building Areas									
Insulation			X	Drywall				Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows						(13) Plumbing			1 Story Siding Overhang		512							
						1 Average Fixture(s)			Other Additions/Adjustments		Total:		44,498		37,823			
X	Many Avg.	X Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Exterior Stone Veneer		50		1,898		1,613			
	Few	Small							Plumbing Average Fixture(s)		1		1,476		1,255			
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement						Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
X	Double Hung Horiz. Slide Casement								Base Cost		768		36,710		31,203			
	Double Glass Patio Doors Storms & Screens								Door Opener		2		1,093		929			
(3) Roof									Water/Sewer		Public Sewer		1		1,494			
X	Gable	Gambrel	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Built-Ins		Water Well, 100 Feet		1		5,808			
	Hip	Mansard							Appliance Allow.		1		2,766		2,351			
	Flat	Shed							Local Cost Items		SANITARY SEWER		1		0			
X	Asphalt Shingle		(10) Floor Support						Notes:		ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:		95,743		81,381			
Chimney:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:												



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

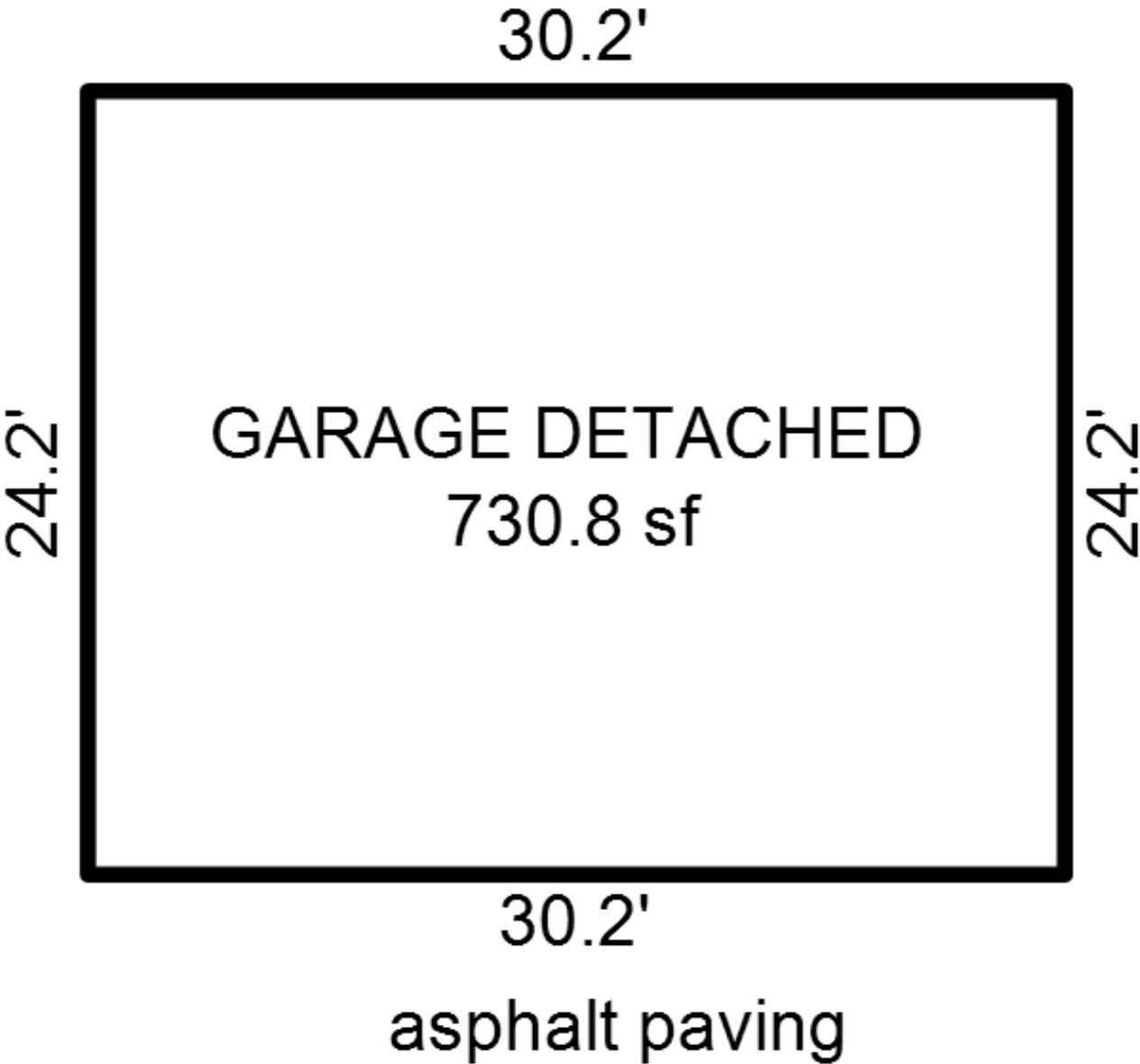
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		0	05/25/2022	PTA	09-FAMILY	2022-01736	PROPERTY TRANSFER	0.0				
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	09-FAMILY	2016-03618	PROPERTY TRANSFER	0.0				
INDIAN LAKES L C	DEBOER DONALD & JULIE	6,500	01/20/2015	WD	32-SPLIT VACANT	2015-00603	DEED	0.0				
INDIAN LAKES, LLC	PAPENFUSS MARJORIE	5,000	06/01/2004	WD	21-NOT USED/OTHER	04-0/2628	DEED	100.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2709 Highbrook Midland MI 48642		2024 Est TCV 9,000										
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements			* Factors *							
Tax Description		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	
SEC 10 T22N R8W (0*2004) .0861 A M/L					<Site Value E> E BACK LOTS 9K 9000 100 .						9,000	
BEG N 28D 58' 47" W 102.12 FT FROM NE COR LOT 49; TH S 61D 03' W 50 FT; N 28D 58' 47" W 75 FT; N 61D 03' W 50 FT; S 28D 58' 47" E 75 FT TO POB.					75 Actual Front Feet, 0.09 Total Acres Total Est. Land Value =						9,000	
Comments/Influences												
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	PRIVATE RD									
		Who	When	What	2024	4,500	0	4,500				773C
		TPC 04/30/2021	INSPECTED		2023	3,500	0	3,500				737C
		TPC 12/27/2017	INSPECTED		2022	3,500	0	3,500				702C
		TPC 03/30/2015	INSPECTED		2021	3,500	0	3,500				680C
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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.				
		3,500	09/01/2002	WD	33-TO BE DETERMINED	02-0:5181	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		11/12/2010		20100703		100%		
Owner's Name/Address		P.R.E. 0%										
FLEISCHMAN JOSEPH & SUSAN 2531 ORE VALLEY DRIVE HARTLAND MI 48353		MAP #:										
		2024 Est TCV 39,500 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 10 T22N R8W BEG S 61 DEG 03'00"W 39.37 FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT TH S 61 DEG 03'00"W 50 FT, N 28 DEG 57'00"W 50 FT, N 61 DEG 03'00"E 50 FT, S 28 DEG 57'00"E 50 FT TO POB. .0574A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			<Site Value E> E BACK LOTS 9K			9000 100 9,000			
Comments/Influences		X	Sewer			50 Actual Front Feet, 0.06 Total Acres			Total Est. Land Value = 9,000			
SEE SPLIT FILE..ADJ TO LOT 4 BIRCHWOOD H SPLIT FROM INDIAN LAKES		X	Electric			Land Improvement Cost Estimates						
		X	Gas			Description			Rate	Size % Good	Cash Value	
		X	Curb			D/W/P: Asphalt Paving			3.10	360 0	0	
		X	Street Lights			Residential Local Cost Land Improvements						
		X	Standard Utilities			Description			Rate	Size % Good	Cash Value	
		X	Underground Utils.			LAND IMPROVE 1000			1,000.00	1 95	950	
		Topography of Site			Total Estimated Land Improvements True Cash Value = 950							
		X	Level									
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		X	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	PRIVATE RD			2024	4,500	15,300	19,800			12,939C
		Who	When	What	2024	4,500	15,300	19,800			12,939C	
		TPC 04/30/2021	INSPECTED		2023	3,500	13,300	16,800			12,323C	
		TPC 12/27/2017	INSPECTED		2022	3,500	12,100	15,600			11,737C	
		TPC 03/30/2015	INSPECTED		2021	3,500	11,800	15,300			11,363C	

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

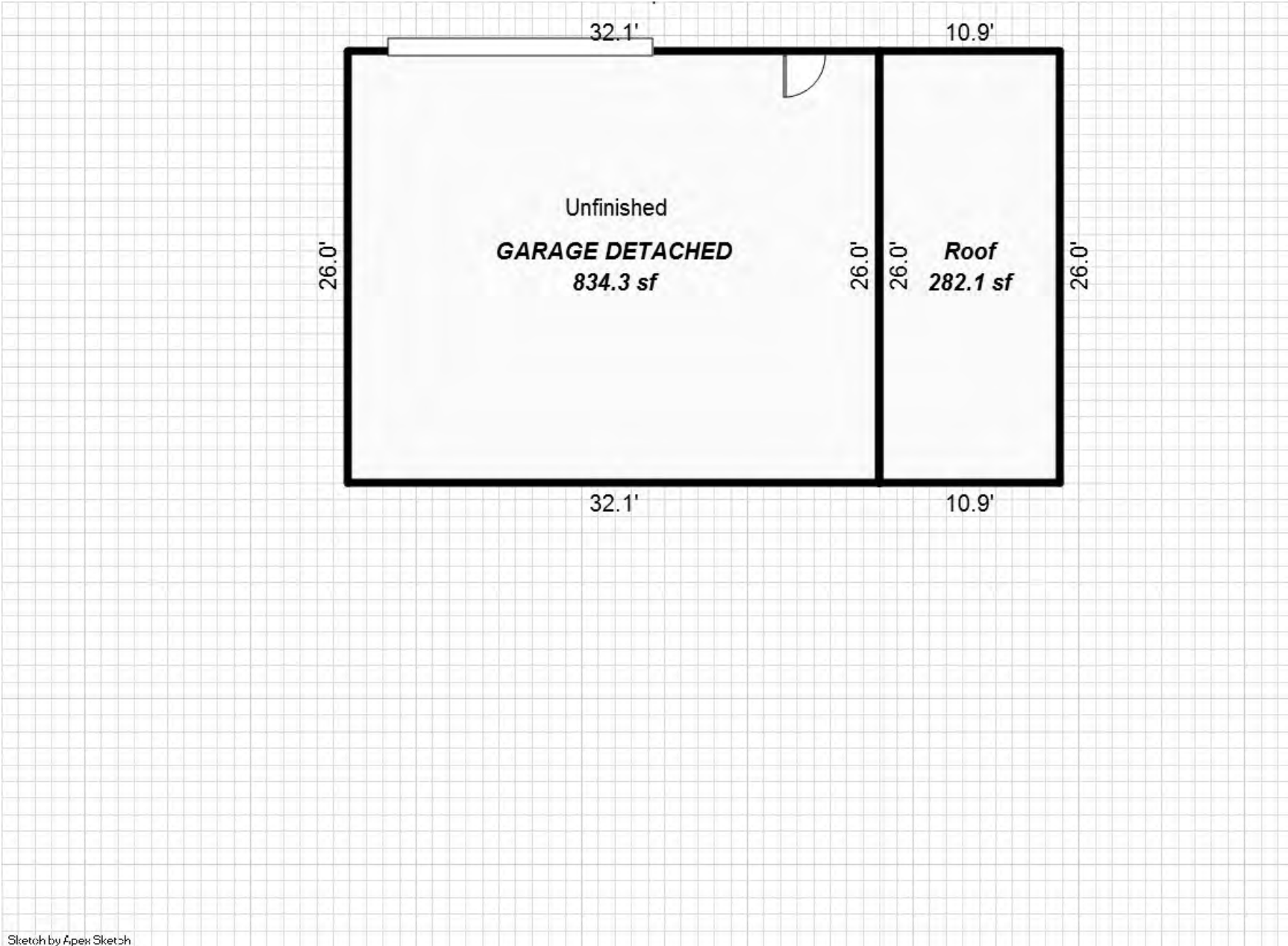



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALDERDEN WILLIAM & SUSAN	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	20-MULTI PARCEL SALE REF	04-0/4205	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
HEEREN KURT M & SVENJE 11823 TAVEMA AVE LAS VEGAS NV 89138-4646		2024 Est TCV 10,312											
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *								
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					<Site Value E> E BACK LOTS 9K		9000		100				9,000
					50 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =						9,000
Tax Description		X			Land Improvement Cost Estimates								
SEC 10 T22N R8W BEG S 67 DEG 01'47"W 40.25 FT FROM NW COR LOT 25 BIRCHAVEN BEACH TH S 18 DEG 13'32"E 50.4 FT, S 66 DEG 48'19"W 50 FT, N 18 DEG 13'32"W 50.4 FT, N 66 DEG 48' 19"E 50 FT TO POB. .0579A.					Description		Rate	Size %	Good	Cash Value			
Comments/Influences		X			Wood Frame		34.90	40	94	1,312			
SEE SPLIT FILE..ADJ TO LOT 25 BIRCHWOOD					Total Estimated Land Improvements True Cash Value =				1,312				
		Topography of Site											
		X Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	4,500	700	5,200			773C		
		TPC 04/30/2021 INSPECTED			2023	3,500	600	4,100			737C		
		TPC 03/20/2018 INSPECTED			2022	3,500	500	4,000			702C		
		TPC 10/27/2015 INSPECTED			2021	3,000	500	3,500			680C		

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		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Garage		07/05/2012		2012-0301		100%		
Owner's Name/Address		P.R.E. 0%										
FINK ARNOLD 33992 OLD TIMBER FARMINGTON MI 48331		MAP #:		2024 Est TCV 49,056 TCV/TFA: 0.00								
		X	Improved		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
					BACK 50' @ 160/ 100.80 50.00 0.8392 0.8409 160 100						11,382	
					101 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value = 11,382	
Tax Description					Land Improvement Cost Estimates							
SEC 10 T22N R8W (0*2002) BEG S 66 DEG 48'19"W 40.31 FT FROM NW COR LOT 23 BIRCHAVEN BEACH, TH S 18 DEG 13'32"E 100.8 FT, N 66 DEG 48'19"W 50 FT N 18 DEG 13'32"W 100.8 FT, N 66 DEG 48' 19"E 50 FT TO POB. .1157A.		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who	When	What	2024	5,700	18,800	24,500			15,446C
			TPC 12/27/2017	INSPECTED		2023	4,300	17,500	21,800			14,711C
			TPC 03/30/2015	INSPECTED		2022	3,500	15,800	19,300			14,011C
			TPC 12/28/2012	INSPECTED		2021	3,500	14,600	18,100			13,564C

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2013			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack		Class: C					
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided		Exterior: Siding					
	A-Frame										Bath Heater		Exterior 1 Story		Brick Ven.: 0					
Wood Frame			(4) Interior			Forced Air w/o Ducts						Exterior 2 Story			Stone Ven.: 0					
			Drywall			Forced Air w/ Ducts						Prefab 1 Story			Common Wall: Detache					
Building Style:			Paneled			Electric Baseboard						Prefab 2 Story			Foundation: 42 Inch					
GRG			Plaster			Elec. Ceil. Radiant						Heat Circulator			Finished ?:					
			Wood T&G			Radiant (in-floor)						Raised Hearth			Auto. Doors: 1					
Trim & Decoration						Electric Wall Heat						Wood Stove			Mech. Doors: 0					
Yr Built			Ex			Space Heater						Direct-Vented Ga			Area: 834					
Remodeled			Ord			Wall/Floor Furnace						Class: C			% Good: 0					
0			Min			Forced Heat & Cool						Effec. Age: 10			Storage Area: 0					
Condition: Average			Lg			Heat Pump						Floor Area: 0			No Conc. Floor: 0					
			Ord			X No Heating/Cooling						Total Base New : 37,095			E.C.F.					
Room List			Solid			Central Air						Total Depr Cost: 33,385			X 1.100					
Doors			H.C.			Wood Furnace						Estimated T.C.V: 36,724			Bsmnt Garage:					
Basement			(5) Floors			(12) Electric									Carport Area:					
1st Floor			Kitchen:			0 Amps Service									Roof:					
2nd Floor			Other:			No./Qual. of Fixtures														
Bedrooms			Other:			Ex.														
(1) Exterior			(6) Ceilings			No. of Elec. Outlets														
						Many														
Wood/Shingle						(13) Plumbing														
Aluminum/Vinyl						1														
Brick						Average Fixture(s)														
Insulation						3 Fixture Bath														
(2) Windows			(7) Excavation			2 Fixture Bath														
			Basement: 0 S.F.			Softener, Auto														
Many			Crawl: 0 S.F.			Softener, Manual														
Avg.			Slab: 0 S.F.			Solar Water Heat														
Few			Height to Joists: 0.0			No Plumbing														
Large			(8) Basement			Extra Toilet														
Avg.						Extra Sink														
Small						Separate Shower														
Wood Sash			Conc. Block			Ceramic Tile Floor														
Metal Sash			Poured Conc.			Ceramic Tile Wains														
Vinyl Sash			Stone			Ceramic Tub Alcove														
Double Hung			Treated Wood			Vent Fan														
Horiz. Slide			Concrete Floor																	
Casement			(9) Basement Finish			(14) Water/Sewer														
Double Glass						Public Water														
Patio Doors						Public Sewer														
Storms & Screens						Water Well														
(3) Roof						1000 Gal Septic														
						2000 Gal Septic														
Gable						Lump Sum Items:														
Hip																				
Flat																				
Gambrel																				
Mansard																				
Shed																				
Asphalt Shingle			(10) Floor Support																	
			Joists:																	
Chimney:			Unsupported Len:																	
			Cntr.Sup:																	




Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1		04/26/2016	QC	09-FAMILY		2106-01523	DEED	0.0						
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1		04/26/2016	QC	09-FAMILY		2016-01525	DEED	0.0						
HUMMEL GREGORY & COURTNEY	FORCHE LIVING TRUST KURT	183,500		05/16/2014	WD	03-ARM'S LENGTH		2014-01799	PROPERTY TRANSFER	100.0						
CLIFF THOMAS E & WEIGAND	HUMMEL GREGORY & COURTNEY	165,000		05/26/2011	WD	03-ARM'S LENGTH		2011-01763	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status					
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015		2024 Est TCV 9,000														
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
		Public Improvements				* Factors *										
Tax Description		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		
SEC 10 T22N R8W BEG N 28 DEG 58'47"W 52.12 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1, THS 61 DEG 03'W 50 FT, N 28 DEG 58'47"W 50 FT, N 61 DEG 03'E 50 FT S 28 DEG 58'47"E 50 FT TO POB. .0574A.						<Site Value E> E BACK LOTS 9K						9000	100		9,000	
Comments/Influences						50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =			9,000	
						Topography of Site										
						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
										2024	4,500	0	4,500			3,010C
										2023	3,500	0	3,500			2,867C
										2022	3,500	0	3,500			2,731C
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*** Information herein deemed reliable but not guaranteed***

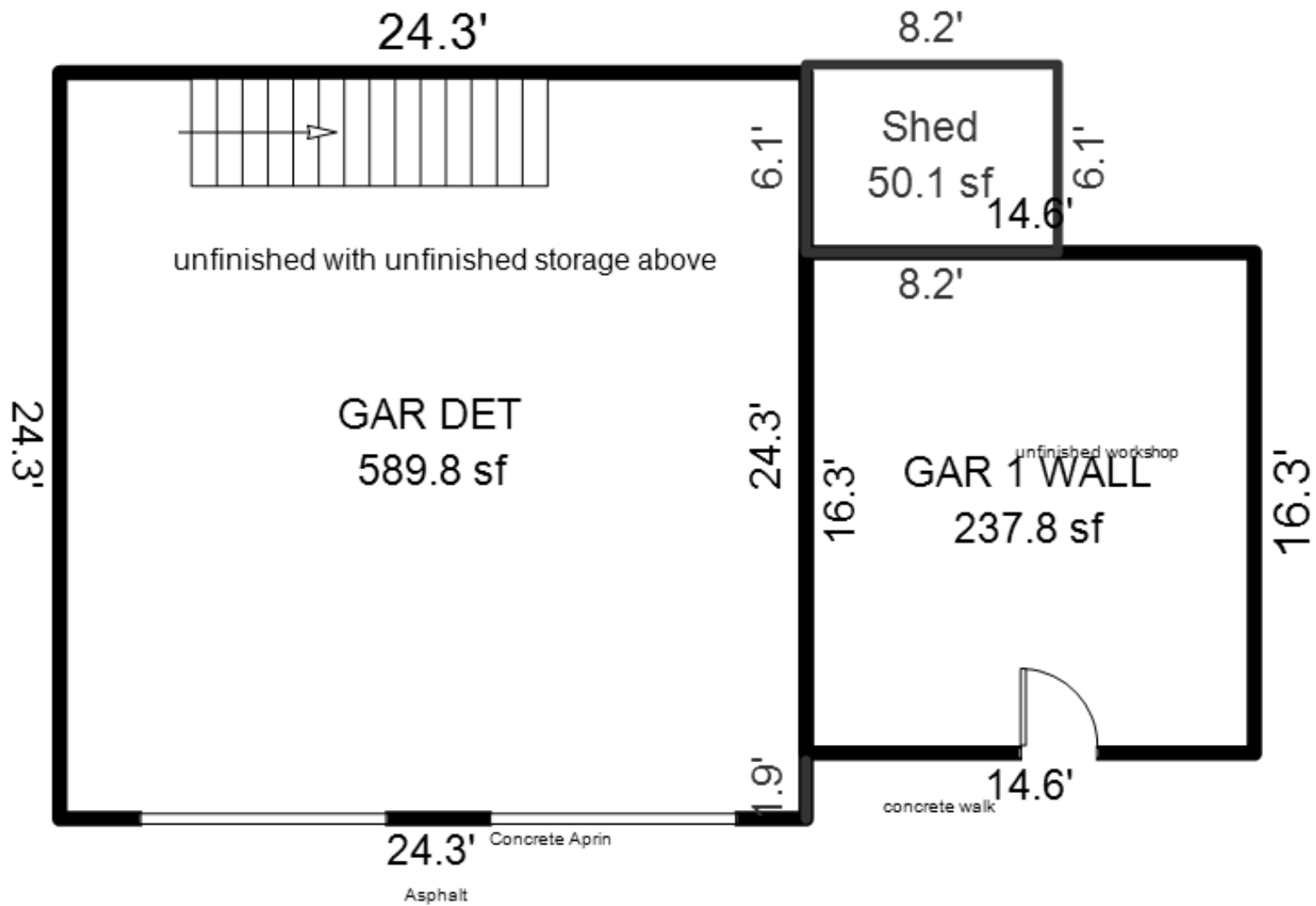
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD DAVID & MARILYN FAMI	RYAN DAVID & PAMELA M	1	10/21/2014	QC	21-NOT USED/OTHER	2014-03644	DEED	100.0


Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status				
1374 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
RYAN DAVID & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	2024 Est TCV 49,325 TCV/TFA: 0.00									
	X Improved	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
			<Site Value E> E BACK LOTS 9K							9,000
			50 Actual Front Feet, 0.06 Total Acres							9,000
			Total Est. Land Value =							9,000
Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	X X X X	Land Improvement Cost Estimates							
SEC 10 T22N R8W (0*2001) BEG N 28 DEG 57'W 281 FT, N 18 DEG 16'W 350.02 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 TH N 18 DEG 16'W 50 FT, S 71 DEG 44'W 50 FT, S 18 DEG 16'E 50 FTN 71 DEG 44'E 50 FT TO POB. .05A.			Description	Rate	Size	%	Good	Cash Value		
			D/W/P: 4in Ren. Conc.	8.18	650	0	0			
			Wood Frame	37.51	50	50	938			
			Residential Local Cost Land Improvements							
Comments/Influences			Description	Rate	Size	%	Good	Cash Value		
			LAND IMPROVE 1000		1,000.00	1	94	940		
			Total Estimated Land Improvements True Cash Value =					1,878		

	Topography of Site							
	Level							
	X Rolling							
	Low							
	High							
	Landsaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X PRIVATE RD	2024	4,500	20,200	24,700			18,119C
	TPC 04/30/2021 INSPECTED	2023	3,500	17,600	21,100			17,257C
	TPC 12/27/2017 INSPECTED	2022	3,500	15,900	19,400			16,436C
	TPC 04/04/2016 INSPECTED	2021	3,000	15,800	18,800			15,911C

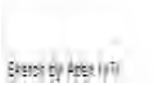
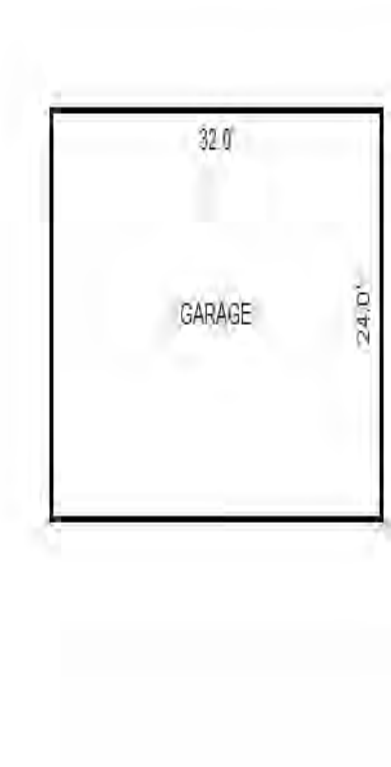
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	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: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 589 % Good: 0 Storage Area: 484 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														
Building Style: GRG			Drywall Paneled			Plaster Wood T&G			X No Heating/Cooling											
Yr Built 2002			Remodeled 0			Trim & Decoration			Central Air Wood Furnace											
Condition: Average			Ex			Ord			X	Min	Total Base New : 43,690			E.C.F.			Bsmnt Garage:			
Room List			Doors			Solid			X	H.C.	Total Depr Cost: 34,952			X 1.100						
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG (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 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 589 25,186 20,149 Storage Over Garage 484 6,650 5,320 Door Opener 2 1,093 874 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 1 Wall 1 -2,686 -2,149 Base Cost 237 13,447 10,758 Totals: 43,690 34,952			100			Amps Service			Notes: GARAGE & WORKSHOP ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 38,447		
			Kitchen: Other: Other:			No./Qual. of Fixtures						Ex.			X	Ord.	Min			
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.	Few						
Insulation			(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			(13) Plumbing								
			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
(2) Windows			Many			Large			X			Avg.			Small					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish			Lump Sum Items:														
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
(3) Roof			X			Gable			Gambrel			Hip			Mansard					
Asphalt Shingle			(10) Floor Support																	
			Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Brick																				




Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
INDIAN LAKES L C	MCGRAW KENNETH E TRUST	12,000		10/15/2019	WD	32-SPLIT VACANT		2019-03218	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MCGRAW KENNETH E TRUST 1634 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2024 Est TCV 9,978											
		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *								
Tax Description		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	
SEC10T22NR8W BEG S61DEG03'W89.37FT S28DEG57'E 30.55FT, N89DEGW93.53FT FROM SW COR LOT 4 BIRCHAVEN BEACH UNIT, TH N89DEGW85FT, 01DEGE47.8 FT, N61DEG03'E 80.8FT, S08DEG38'15"E 89.42FT TO POB. 9/9/2019 SPLIT FROM 010-017-00					BACKLOTS 150/	85.00	63.77	0.8758	0.8936	150	100	9,978	
Comments/Influences					85 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	9,978
Split/Comb. on 09/10/2019 completed 09/10/2019 TIM ; Parent Parcel(s): 009-010-017-00; Child Parcel(s): 009-010-017-86;													
-----  Parcel Shape 2022, Aerial 5/2021, Bridge 2017													
		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	5,000	0	5,000			1,935C		
		TPC 04/30/2021 INSPECTED			2023	3,500	0	3,500			1,843C		
					2022	2,100	0	2,100			1,756C		
					2021	1,700	0	1,700			1,700S		

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status					
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651		2024 Est TCV 49,686 TCV/TFA: 0.00												
		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 97.88 FT FROM NE COR LOT 49 BIRCHAVEN BEACH UNIT NO 1 AS RECORDED TH S 28 DEG 57'E 50 FT, S 61 DEG 03'W 50 FT, N 28 DEG 57'W 50 FT, N 61 DEG 03'E 50 FT TO POB. .05A.					<Site Value E> E BACK LOTS 9K			9000		100				9,000
Comments/Influences					50 Actual Front Feet, 0.06 Total Acres			Total Est. Land Value =						9,000
		X	Dirt Road		Land Improvement Cost Estimates									
		X	Gravel Road		Description	Rate		Size % Good		Cash Value				
		X	Paved Road		D/W/P: Asphalt Paving	3.10		640 0		0				
		X	Storm Sewer		Residential Local Cost Land Improvements									
		X	Sidewalk		Description	Rate		Size % Good		Cash Value				
		X	Water		LAND IMPROVE 1000	1,000.00		1 94		940				
		X	Sewer		Total Estimated Land Improvements True Cash Value = 940									
		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				
		X	PRIVATE RD	2024	4,500	20,300	24,800			15,510C				
		Who	When	What	2024	4,500	20,300	24,800		15,510C				
		TPC	04/30/2021	INSPECTED	2023	3,500	17,800	21,300		14,772C				
		TPC	12/27/2017	INSPECTED	2022	3,500	16,000	19,500		14,069C				
		TPC	03/30/2015	INSPECTED	2021	3,500	15,700	19,200		13,620C				
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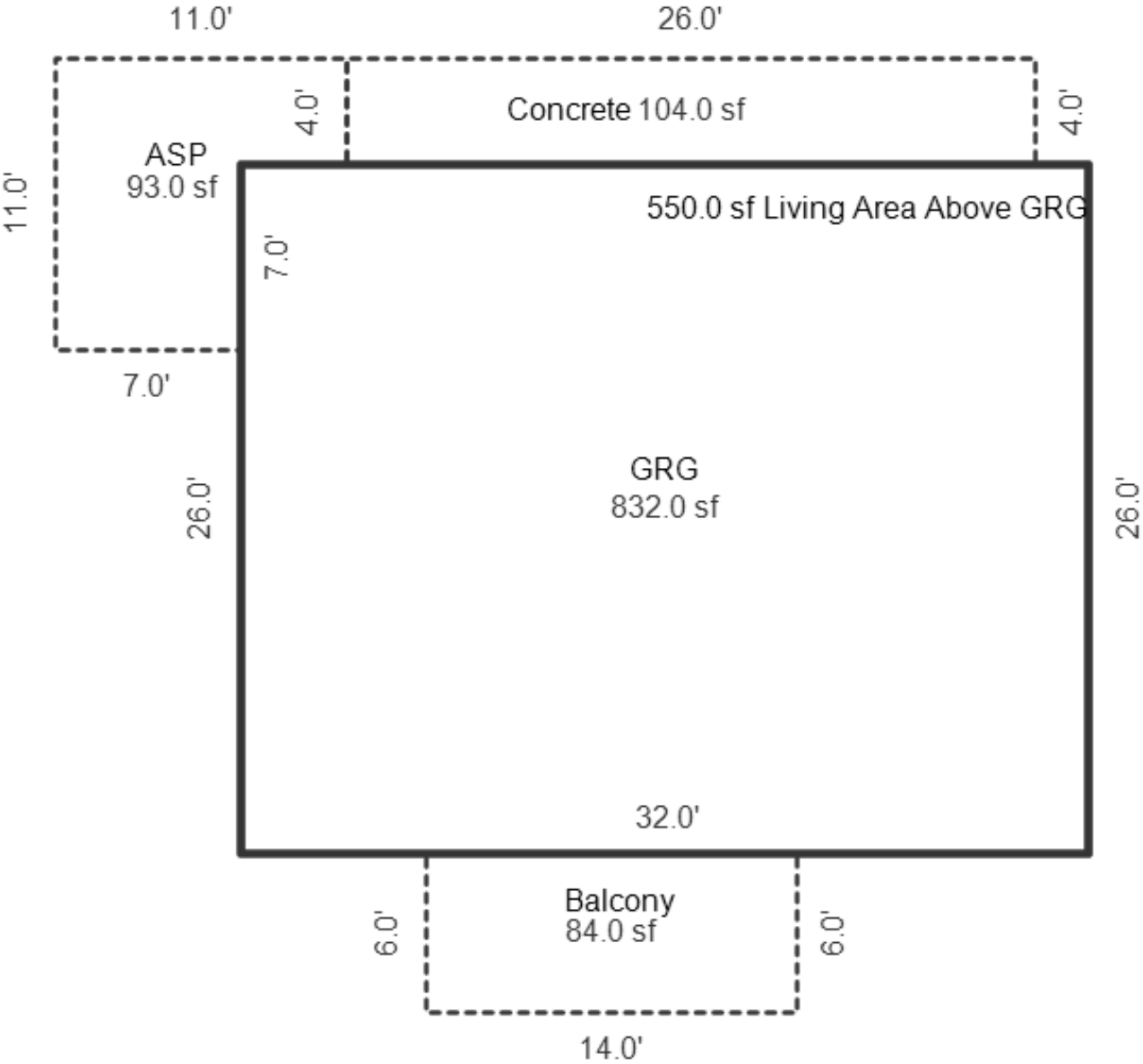
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	03-ARM'S LENGTH	2016-02874	PROPERTY TRANSFER	100.0						
SAVAGE JOSEPH EDWARD		0	12/07/2010	AFF	07-DEATH CERTIFICATE	2011-00365DC	PROPERTY TRANSFER	0.0						
SAVAGE JOSEPH E & STEPAHN	SAVAGE WILLIAM ETAL	0	09/09/2004	QC	07-DEATH CERTIFICATE	2011-364QC	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
1514 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023		2024 Est TCV 78,934 TCV/TFA: 189.75												
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *									
Tax Description					Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					<Site Value E> E BACK LOTS 9K						9000	100			9,000
					50 Actual Front Feet, 0.05 Total Acres						Total Est. Land Value =		9,000	
2016-02874 COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEASTERLY CORNER OF LOT 49 IN THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO 1 OF MISSAUKEE LAKE; THENCE S28DEGS7'00"E 47.88 FEET ALONG THE WEST LINE OF A 40 FOOT EASEMENT TO THE POINT OF BEGINNING; THENCE S28DEGS7'00"E 50 FEET ALONG SAID EASEMENT LINE; THENCE S61DEG03'00"W 40 FEET; THENCE N28DEGS7'00"W 50 FEET; THENCE N6LDEG03'00"E 40 FEET TO THE POINT OF BEGINNING. (BEING A PART OF THE NE Y. OF SECTION 10, T22N, R8W) FORMERLY ABV AS: SEC 10 T22N R8W (0*2001) BEG S 28 DEG 57'E 47.88 FROM NE COR LOT 49 BIRCHAVEN BEACH AS RECORDED TH S 28		X	Dirt Road			Land Improvement Cost Estimates								
			Gravel Road											
		X	Paved Road			Description Rate Size % Good Cash Value								
			Storm Sewer											
		X	Sidewalk			D/W/P: Asphalt Paving 3.10 1000 0 0								
			Water											
		X	Sewer			D/W/P: 4in Ren. Conc. 8.18 104 0 0								
			Electric											
		X	Gas			Residential Local Cost Land Improvements								
			Curb											
		Street Lights			LAND IMPROVE 1000		1,000.00		1		95		950	
		Standard Utilities			Total Estimated Land Improvements True Cash Value =								950	
		Underground Utils.												
		Topography of Site												
		X	Level			Year Land Value Building Value Assessed Value Board of Review Tribunal/ Other Taxable Value								
			Rolling											
		Low												
		High												
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		Waterfront												
		Ravine												
		Wetland												
		X	Flood Plain											
			PRIVATE RD											
		Who	When	What	2024	4,500	35,000	39,500				34,177C		
		TPC 04/30/2021 INSPECTED			2023	3,500	30,500	34,000				32,550C		
		JWV 09/11/2017 INSPECTED			2022	3,500	27,500	31,000				31,000S		
					2021	3,500	27,000	30,500				30,500S		

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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			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 84	Wood Balcony		Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood Frame		(4) Interior			X Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling															Class: C Effec. Age: 20 Floor Area: 416 Total Base New : 78,391 Total Depr Cost: 62,713 Estimated T.C.V: 68,984			E.C.F. X 1.100		Bsmnt Garage:
Building Style: GRG			Trim & Decoration			Drywall Paneled Plaster Wood T&G														
Yr Built 2002		Remodeled 0	Ex Ord Min			Size of Closets														
Condition: Average			Lg Ord Small																	
Room List			Doors Solid 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														
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			Ex. Ord. Min														
						No. of Elec. Outlets														
Insulation						Many Ave. 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														
Many Avg. Few Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
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														
						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
Gable Hip Flat Gambrel Mansard Shed						Lump Sum Items:														
Asphalt Shingle			(10) Floor Support																	
Chimney:			Joists: Unsupported Len: Cntr.Sup:																	
Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2002																				
(11) Heating System: Electric Baseboard																				
Ground Area = 0 SF Floor Area = 416 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 Overhang 416																				
Total: 36,155 28,924																				
Other Additions/Adjustments																				
Plumbing																				
Average Fixture(s) 1 1,476 1,181																				
Balcony																				
Wood Balcony 84 3,422 2,738																				
Garages																				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																				
Base Cost 832 32,065 25,652																				
Door Opener 2 1,093 874																				
Water/Sewer																				
Public Sewer 1 1,494 1,195																				
Water Well, 50 Feet 1 2,686 2,149																				
Local Cost Items																				
SANITARY SEWER 1 0 0 *																				
Totals: 78,391 62,713																				
Notes:																				
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 68,984																				



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

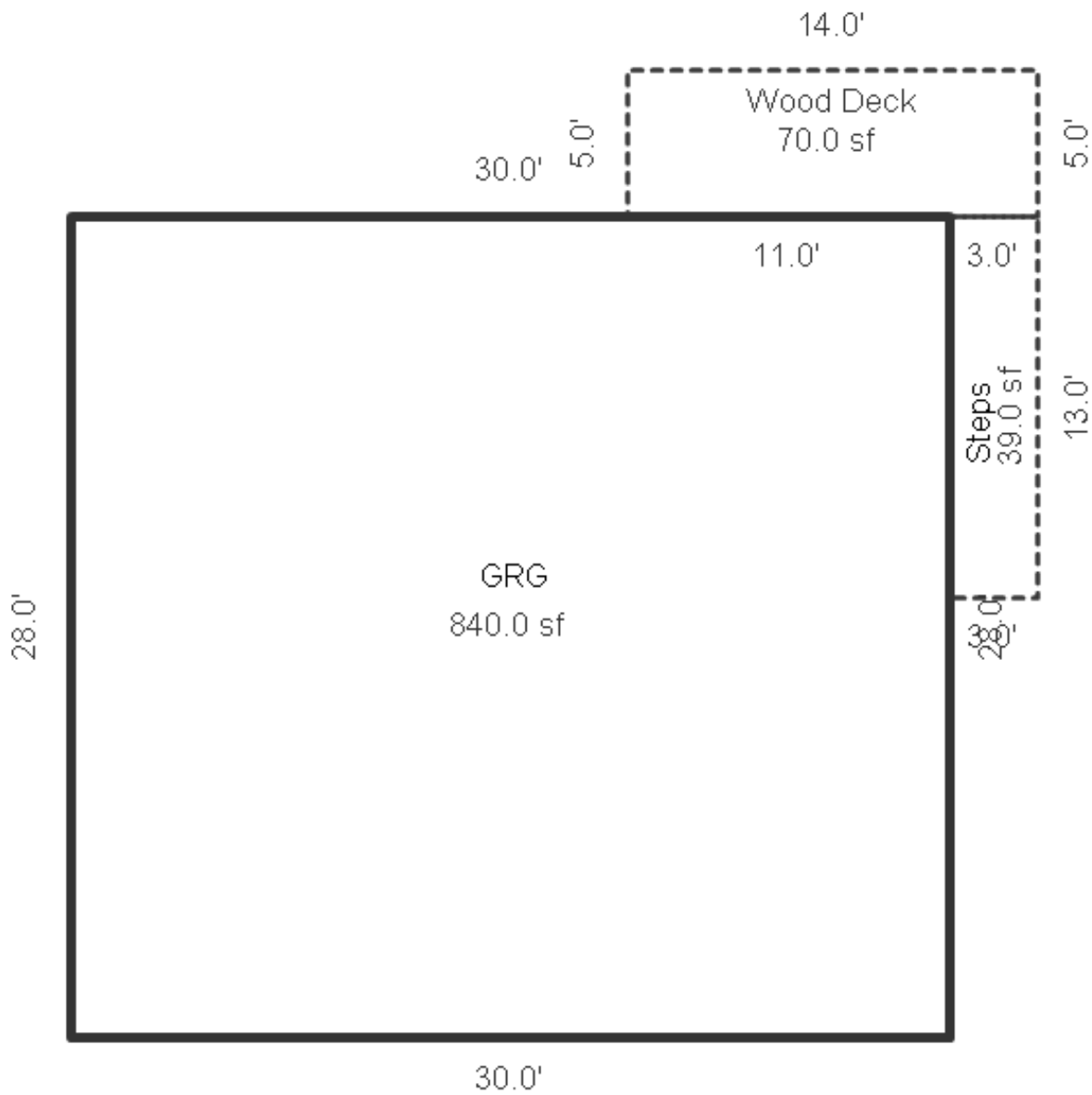
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
ZYSK CAROLYN D	CHECINSKI ANDRZEJ & CHECI	1		08/10/2017	QC	09-FAMILY		2017-02483	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status				
1543 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST			Garage		08/22/2017		2017-0395	100%					
		P.R.E. 100% 06/16/2023													
Owner's Name/Address		MAP #:													
CHECINSKI ANDRZEJ & CHECINSKI MALGO		2024 Est TCV 51,959 TCV/TFA: 0.00													
1544 S BIRCHAVEN BEACH DR		X		Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
LAKE CITY MI 49651				Public Improvements		* Factors *									
Tax Description						Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BEG S 28D 57' E 197.88' FROM NE COR LOT 49 BIRCHAVEN BEACH TH S 28D 57' E 50', S 61D 03' W 50', N 28D 57' W 50', N 61D 03' E 50' TO POB SEC 10 T2N R82 .574 A		X				<Site Value E> E BACK LOTS 9K		9000		100					9,000
8/2017 SPLIT FROM 009-010-017-69						50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =			9,000
Comments/Influences		X		Electric		Land Improvement Cost Estimates									
8/2017 SPLIT FROM 009-010-017-69				Gas		Description		Rate		Size		% Good			Cash Value
				Curb		Residential Local Cost Land Improvements									
				Street Lights		Description		Rate		Size		% Good			Cash Value
				Standard Utilities		LAND IMPROVE 1000		0.00		0		50			500
				Underground Utils.		Total Estimated Land Improvements True Cash Value =									500

*** 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.	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 810 % Good: 0 Storage Area: 810 No Conc. Floor: 0				
	Mobile Home		Insulation														Forced Air w/o Ducts	
	Town Home		0 Front Overhang		Forced Air w/ Ducts													
	Duplex		0 Other Overhang		Forced Hot Water													
A-Frame							Electric Baseboard											
Wood Frame			(4) Interior															
Building Style: GRG			Drywall		Plaster		Elec. Ceil. Radiant											
			Paneled		Wood T&G		Radiant (in-floor)											
Yr Built 2018			Trim & Decoration			Electric Wall Heat												
						Space Heater												
Remodeled		0		Size of Closets			Wall/Floor Furnace											
Condition: Average				Lg			Ord			Small								
Room List			Doors			Solid			H.C.									
Basement			(5) Floors			(12) Electric												
1st Floor			Kitchen:			0 Amps Service												
2nd Floor			Other:			No./Qual. of Fixtures												
Bedrooms			Other:			Ex.			Ord.			Min						
(1) Exterior			(6) Ceilings			No. of Elec. Outlets												
Wood/Shingle						Many			Ave.			Few						
Aluminum/Vinyl						(13) Plumbing												
Brick						Average Fixture(s)												
Insulation			(7) Excavation			3 Fixture Bath												
(2) Windows			Basement: 0 S.F.			2 Fixture Bath												
Many			Crawl: 0 S.F.			Softener, Auto												
Avg.			Slab: 0 S.F.			Softener, Manual												
Few			Height to Joists: 0.0			Solar Water Heat												
Wood Sash			(8) Basement			No Plumbing												
Metal Sash						Extra Toilet												
Vinyl Sash			Conc. Block			Extra Sink												
Double Hung			Poured Conc.			Separate Shower												
Horiz. Slide			Stone			Ceramic Tile Floor												
Casement			Treated Wood			Ceramic Tile Wains												
Double Glass			Concrete Floor			Ceramic Tub Alcove												
Patio Doors			(9) Basement Finish			(14) Water/Sewer												
Storms & Screens						Public Water												
(3) Roof			Recreation SF			Public Sewer												
Gable			Living SF			Water Well												
Hip			Walkout Doors (B)			1000 Gal Septic												
Flat			No Floor SF			2000 Gal Septic												
Gambrel			Walkout Doors (A)			Lump Sum Items:												
Mansard																		
Shed			(10) Floor Support															
Asphalt Shingle			Joists:															
Chimney:			Unsupported Len:															
			Cntr.Sup:															


Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 2018
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas
Stories Exterior Foundation Size Cost New Depr. Cost
Other Additions/Adjustments
Plumbing
3 Fixture Bath 1 -4,646 -4,414
Deck
Treated Wood 109 2,736 2,599
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)
Base Cost 810 31,412 29,841
Storage Over Garage 810 11,129 10,573
Totals: 40,631 38,599

Notes:
ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 42,459



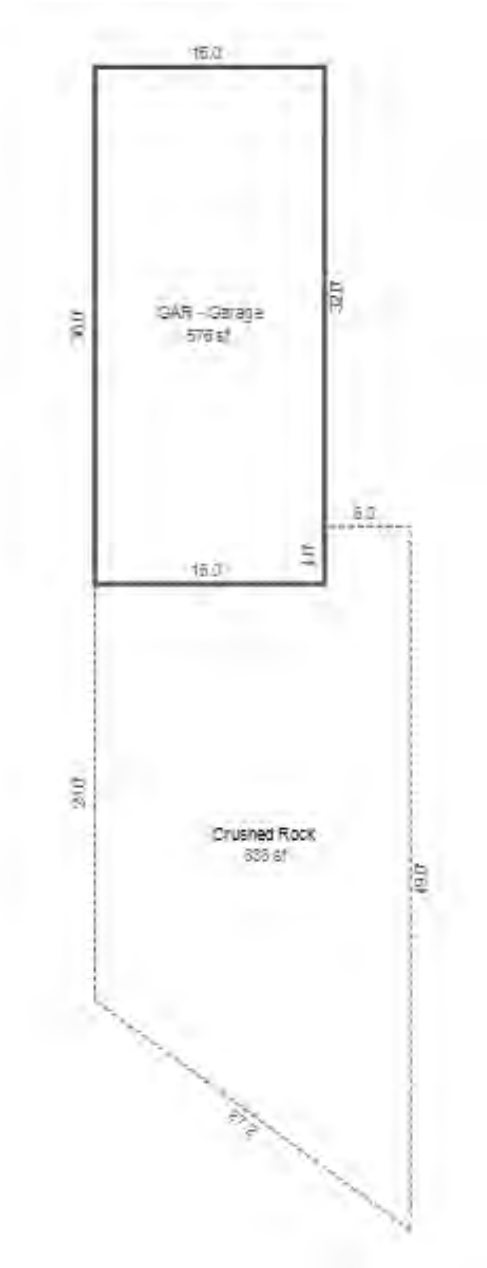
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
INDIAN LAKES L C	FINK ARNOLD & CAROLE H&W	3,000		08/02/2013	WD	03-ARM'S LENGTH		2013-02654	DEED	0.0		
INDIAN LAKES L C	CARROLL THOMAS G & KAY H	5,000		08/28/2012	WD	03-ARM'S LENGTH		2012-03281 WD	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status	
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2024 Est TCV 289,450										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
		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
					A 200' @ 90/FF		53.00	150.00	1.0000	0.0000	90 100*	0
					Residentia 10K/A		28.95 Acres		10000	100	289,450	
					* denotes lines that do not contribute to the total acreage calculation.		53 Actual Front Feet, 28.95 Total Acres		Total Est. Land Value =		289,450	
Tax Description												
2012-03281 WD GOV'T LOT 4 N & E OF SAPPHIRE LAKE PLAT 2 & GOV'T LOT 5 W & S OF BIRCH HAVEN BEACH UNIT 1 EXC INDIAN LAKES WEST AND EXC BEG S 64 DEG 54'40"W 40.93 FT FROM SW COR LOT 31 BIRCHAVEN BEACH TH S 64 DEG 54'40"W 50 FT, N 48 DEG 06'25"W 56.10 FT, N 62 DEG 26'40"W 44.59 FT, N 62 DEG 33' 01"W 40.38 FT; N 63 DEG 08' 54"W 33.30 FT; N 62°33'01"W 40.38 FT, N 63°08'54"W 33.3 FT, N 62°11'52"W 25.86 FT, N 29°49'55"W 74.24 FT, N 29°49'45"W 74.61 FT, N 29°49'10"W 49.12 FT, N 29°53'00"W 100 FT. N 86°46'32"W 37.62 FT, S 60°11'27"E 17.21 FT TO POB & 7 FT & N NE COR OF LOT 2; TH N84°41'09"W 06 FT, S 6°44'00"E 29.27 N ON FILE***		X										
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
DONNER LIVING TRUST	MERCHANT JOSHUA D & CARRI	243,700		09/21/2018	WD	19-MULTI PARCEL ARM'S LE		2018-03097	PROPERTY TRANSFER	100.0		
DONNER TRUST	DONNER C & DONNER S	0		09/05/2018	QC	09-FAMILY		2018-03093	DEED	0.0		
DONNER CYNTHIA APPELEGATE	DONNER STEVEN	0		09/05/2018	QC	09-FAMILY		2018-03095	DEED	50.0		
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0		04/15/2016	QC	09-FAMILY		2016-01439	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
MERCHANT JOSHUA D & CARRIE L 2810 HARTWICK DR ROCHESTER MI 48307		2024 Est TCV 11,567										
		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		
				BACK 50' @ 160/	103.00	50.00	0.8347	0.8409	160 100	11,567		
				103 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value = 11,567			
Tax Description		X	Dirt Road									
SEC 10 T22N, R8W, BEG S46°01'51" W 41.26			Gravel Road									
FT FROM COR OF LOTS 35 & 36 OF BIRCHAVEN			Paved Road									
BEACH, TH S 60°11'27"E 28.90 FT, TH S			Storm Sewer									
53°26'34"W 50 FT, TH N 62°11'52"W 25.86			Sidewalk									
FT, TH N 29°49;55"W 74.24 FT, TH N			Water									
47°36'22"E 50.02 FT, TH S 29°53'00"E			Sewer									
76.18 FT TO POB. .11Ac. M/L			Electric									
Split on 11/28/2007 from 009-010-018-00;			Gas									
Comments/Influences			Curb									
Split/Comb. on 11/28/2007 completed		Street Lights										
11/28/2007 RAY ;		Standard Utilities										
Parent Parcel(s): 009-010-018-00;		Underground Utils.										
009-010-018-00;		Topography of Site										
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Rolling		2024	5,800	0	5,800			3,858C	
			Low		2023	4,300	0	4,300			3,675C	
			High		2022	3,500	0	3,500			3,500S	
			Landscaped		2021	3,500	0	3,500			3,500S	
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
Wetland												
Flood Plain												
PRIVATE RD												
Who When What												
TPC 04/30/2021 INSPECTED												
TPC 05/06/2018 INSPECTED												
TPC 12/27/2017 INSPECTED												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of 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		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2021			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C			
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Siding			
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0			
Wood Frame			(4) Interior			Forced Air w/o Ducts			Forced Air w/ Ducts			Forced Hot Water			Exterior 2 Story			Stone Ven.: 0		
			Drywall			Plaster			Electric Baseboard			Hot Tub			Prefab 1 Story			Common Wall: Detache		
Building Style:			Paneled			Wood T&G			Elec. Ceil. Radiant			Unvented Hood			Prefab 2 Story			Foundation: 18 Inch		
GRG			Trim & Decoration			Radiant (in-floor)			Vented Hood			Intercom			Heat Circulator			Finished ?:		
Yr Built		Remodeled	Ex			Ord			Min			Jacuzzi Tub			Wood Stove			Auto. Doors: 0		
2021		0										Jacuzzi repl.Tub			Direct-Vented Ga			Mech. Doors: 1		
Condition: Average			Size of Closets			Wall/Floor Furnace			Forced Heat & Cool			Oven			Class: C			Area: 576		
			Lg			Ord			Small			Microwave			Effec. Age: 3			% Good: 0		
Room List			Doors			Solid			H.C.			Standard Range			Floor Area: 0			Storage Area: 0		
												Self Clean Range			Total Base New : 13,814			E.C.F.		
Basement			(5) Floors			Central Air			Wood Furnace			Sauna			Total Depr Cost: 13,399			X 1.100		
1st Floor			Kitchen:			(12) Electric			0 Amps Service			Trash Compactor			Estimated T.C.V: 14,739			Bsmnt Garage:		
2nd Floor			Other:			No./Qual. of Fixtures			Ex.			Ord.			Min			Carport Area:		
Bedrooms			Other:			No. of Elec. Outlets			Many			Ave.			Few			Roof:		
(1) Exterior			(6) Ceilings			Average Fixture(s)														
						3 Fixture Bath														
Wood/Shingle						2 Fixture Bath														
Aluminum/Vinyl						Softener, Auto														
Brick						Softener, Manual														
Insulation						No Plumbing														
(2) Windows			(7) Excavation			Extra Toilet														
			Basement: 0 S.F.			Extra Sink														
Many			Crawl: 0 S.F.			Separate Shower														
Avg.			Slab: 0 S.F.			Ceramic Tile Floor														
Few			Height to Joists: 0.0			Ceramic Tile Wains														
Large			(8) Basement			Ceramic Tub Alcove														
Avg.						Vent Fan														
Small																				
Wood Sash																				
Metal Sash																				
Vinyl Sash																				
Double Hung																				
Horiz. Slide																				
Casement																				
Double Glass																				
Patio Doors																				
Storms & Screens																				
(3) Roof			(9) Basement Finish			(14) Water/Sewer														
			Recreation SF			Public Water														
Gable			Living SF			Public Sewer														
Hip			Walkout Doors (B)			Water Well														
Flat			No Floor SF			1000 Gal Septic														
Gambrel			Walkout Doors (A)			2000 Gal Septic														
Mansard																				
Shed																				
Asphalt Shingle			(10) Floor Support			Lump Sum Items:														
			Joists:																	
Chimney:			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.			
INDIAN LAKES LLC	HAMILTON JOSEPH & AMY	3,700		12/03/2004	WD	21-NOT USED/OTHER		04-0/5311	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
HAMILTON JOSEPH & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49525		MAP #:											
		2024 Est TCV 9,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *								
		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	
					<Site Value E> E BACK LOTS 9K			9000 100					9,000
					50 Actual Front Feet, 0.06 Total Acres			Total Est. Land Value =					9,000
Tax Description		X SEC 10 T22N R8W (0*2004) --.0567 A-- BEG S 46D 48' 30" W 41.12 FT FROM NW COR LOT 39 BIRCHAVEN BEACH, TH S 29D 53' 00"E 49.59 FT, S 47D 21' 45"W 50 FT; N 29D 49' 10"W 49.12 FT, N 45D 48' 30"E 50 FT TO POB.											
Comments/Influences													
04 SPLIT FROM 018-00 FOR 05													
		Topography of Site											
		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		
					2024	4,500	0	4,500			926C		
					2023	3,500	0	3,500			882C		
					2022	3,500	0	3,500			840C		
		Who	When	What	2021	3,000	0	3,000			814C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/30/2021 INSPECTED			2023	3,500	0	3,500			882C		
		TPC 12/27/2017 INSPECTED			2022	3,500	0	3,500			840C		
		TPC 10/27/2015 INSPECTED			2021	3,000	0	3,000			814C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	PTA	19-MULTI PARCEL ARM'S LE	PTA	PROPERTY TRANSFER	100.0
INDIAN LAKES LLC	FROEHLICH GAIL & DONNA	3,700	10/18/2004	WD	21-NOT USED/OTHER	04-0/4568	DEED	100.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST						
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331		2024 Est TCV 19,096						
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
		Public Improvements			* Factors *			
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD X Who When What			Description Frontage Depth Front Depth Rate %Adj. Reason Value			
SEC 10 T22N R8W BEG S 57D 57' 11"W 45.81 FT FROM SW COR LOT 34 BIRCHAVEN BEACH UNIT, TH S 57D 57' 11"W 50 FT, N 63D 08' 54"W 33.30 FT, N 53D 26' 34"E 50 FT; S 60D 11' 27"E 36.80 FT TO POB. --.04A--					<Site Value E> E BACK LOTS 9K 9000 100 9,000			
Comments/Influences					50 Actual Front Feet, 0.04 Total Acres Total Est. Land Value = 9,000			
					Land Improvement Cost Estimates			
					Description Rate Size % Good Cash Value			
					D/W/P: 4in Ren. Conc. 7.35 2320 50 8,526			
					D/W/P: Crushed Rock 2.19 252 50 276			
					Metal Prefab 13.48 192 50 1,294			
					Total Estimated Land Improvements True Cash Value = 10,096			

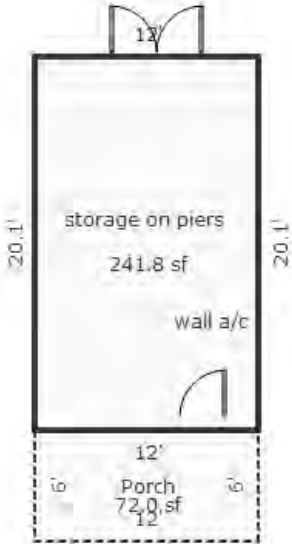
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JONES DEAN & PAM	GLASS CASEY R & JENNIFER	0	04/30/2017	QC	09-FAMILY	2017-01558	PROPERTY TRANSFER	0.0					
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	QC	21-NOT USED/OTHER	2014-02978	PROPERTY TRANSFER	0.0					
INDIAN LAKES LLC	JONES DEAN, PAM & GLASS,	6,000	09/20/2004	WD	32-SPLIT VACANT	04-0/4427	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418		2024 Est TCV 9,000											
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *									
		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
				<Site Value E> E BACK LOTS 9K						9000	100		9,000
				70 Actual Front Feet, 0.07 Total Acres						Total Est. Land Value =			9,000
Tax Description		Topography of Site											
BEG S14DEG 36' 46" E 40' FROM SW COR OF LOT 45 BIRCHAVEN BEACH TH S 14DEG 36' 46" E 50', S 86 DEG 46' 32" E 37.62', NW'LY TO A PT S 46DG 48' 30" W 41.12' & N 29DEG 53' W 65' FROM SW COR LOT 41, TH N 29DEG 53' W 23.99', S75DEG 23' 14"W 69.45' TO POB SEC10 T22N R8W .0714A 6/2017 TRANSFER PART TO 010-018-91 FORMERLY SEC 10 T22N R8 W (0*2004). BEG S 14 DEG 36' 46" E 40 FT FROM SW COR LOT 45 BIRCHAVEN BEACH UNIT, TH N 75 DEG 23' 14" E 69.45 FT, S 29 DEG 53' 00" E 38.99 FT. S 46 DEG 48' 30" W 50 FT, N 86 N 14 DEG 36' 46" M/L--		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			
		Who When What		2024	4,500	0	4,500			773C			
		TPC 12/27/2017 INSPECTED		2023	3,500	0	3,500			737C			
		TPC 06/05/2017 INSPECTED		2022	3,500	0	3,500			702C			
		TPC 10/27/2015 INSPECTED		2021	3,000	0	3,000			680C			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FERGUSON DAVID C & ROSEMA	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	21-NOT USED/OTHER	2007/2088	DEED	0.0				
INDIAN LAKES LLC	FERGUSON DAVID C & ROSEMA	0	06/25/2004	WD	21-NOT USED/OTHER	04-0/3094	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
FERGUSON DAVID C & ROSE MARY (TTEE) BIRCHAVEN COTTAGE TRUST 113 E MADISON DR DEWITT MI 48820		2024 Est TCV 38,030 TCV/TFA: 157.80										
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements			* Factors *							
Tax Description		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								
SEC 10 T22N R8 W (0*2004) .0527 A M/L BEG S 61D 45' 27" W 47.39 FT FROM NW COR LOT 32 BIRCHAVEN BEACH, TH S 60D 11' 27" W 47.18 FT, S 65D 22' 57" W 50 FT; TH N 62D 26' 40" W 44.39 FT; TH N 61D 45' 27" E 50 FT TO POB.				<Site Value E> E BACK LOTS 9K 9000 100 9,000								
Comments/Influences				47 Actual Front Feet, 0.05 Total Acres Total Est. Land Value = 9,000								
												
			Topography of Site									
		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
			Who When What			2024	4,500	14,500	19,000			6,730C
			TPC 04/30/2021 INSPECTED			2023	3,500	12,900	16,400			6,410C
			TPC 12/27/2017 INSPECTED			2022	3,500	11,700	15,200			6,105C
			TPC 10/27/2015 INSPECTED			2021	3,000	11,400	14,400			5,910C

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage															
X	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 72		WCP (1 Story)		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X	Wood Frame			(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				Drywall Paneled		Plaster Wood T&G		Trim & Decoration																															
Yr Built 2004	Remodeled 0			Ex	X	Ord		Min																				Size of Closets											
Condition: Average				Lg	X	Ord		Small																				Doors					Solid	X	H.C.				
Room List				(5) Floors				(12) Electric																															
(1) Exterior				Kitchen: Other: Other:				0 Amps Service																															
				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S																				Cls D				Blt 2004							
				Ex.	X	Ord.		Min																				(11) Heating System: Electric Baseboard				Ground Area = 241 SF Floor Area = 241 SF.							
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																				Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost			
Insulation								Many X Ave. Few					1 Story Siding Piers 241				Total: 30,501 24,401																						
(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				Porches																			
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				WCP (1 Story) Foundation: Shallow				72 3,239 2,591 72 -751 -601																							
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish				(14) Water/Sewer				Totals: 32,989 26,391				Notes: SHED/SLEEPING																							
X	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				ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV: 29,030																											
(3) Roof				(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)																																			
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																																			
Chimney:																																							




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.						
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	135,000	10/22/2020	WD	19-MULTI PARCEL ARM'S LE	2020-0330	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HAMILTON JOE & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49512		2024 Est TCV 9,000												
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors *									
Tax Description		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		
SEC 10 T22N R8W BEG S 46 DEG 48'30"W 41.12 FT FROM SW COR LOT 40 BIRCHAVEN BEACH TH S 46 DEG 48'30"W 50 FT, N 29 DEG 53'00"W 50 FT, N 46 DEG 48'30"E 50 FT, S 29 DEG 53'00" E 50 FT TO POB. .0574A.					<Site Value E> E BACK LOTS 9K						9000		100	9,000
Comments/Influences					50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =		9,000	
21101436 \$144,900 BOTH LOTSADJ TO LOT 40														
		Topography of Site												
		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		
		X				2024	4,500	0	4,500			3,415C		
		Who	When	What	2024	4,500	0	4,500				3,415C		
		TPC 04/30/2021	INSPECTED		2023	3,500	0	3,500				3,253C		
		TPC 12/27/2017	INSPECTED		2022	3,500	0	3,500				3,099C		
		TPC 10/27/2015	INSPECTED		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.							
BOOMS LAWRENCE E & JUDY M	RUBY JEREMI D & SHANNON J	150,000	10/04/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03732	PROPERTY TRANSFER	100.0							
INDIAN LAKES LLC	BOOMS LAWRENCE & JUDY (H/	1,700	02/24/2005	WD	32-SPLIT VACANT	05-0/665	DEED	100.0							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
RUBY JEREMI D & SHANNON J		2024 Est TCV 14,939													
8611 CARLISLE DR SW		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
BYRON CENTER MI 49315-8167		Public Improvements			* Factors *										
		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		
Tax Description					BACKLOTS 150/			89.14	97.73	0.8654	0.9943	150	100		11,505
SEC 10 T22N R8W (0*2005) BEG S 76 D 47' 35" W 77.54 FT FROM NE COR LOT 167 SAPPHIRE LAKE PLAT #2, TH S 76 D 27' 35" W 92.54 FT, N 01 D 51' 18" E 109.41 FT, S 88 D 16' 52" E 89.14 FT, S 01 D 50' 25" W 85.13 FT TO POB.					89 Actual Front Feet, 0.20 Total Acres			Total Est. Land Value =		11,505					
.2A M/L					Land Improvement Cost Estimates										
Comments/Influences					Description			Rate	Size	% Good	Cash Value				
05 Split from 010-019-00 for 06					Wood Frame	24.89	120	50	1,493						
					Wood Frame	23.11	168	50	1,941						
					Total Estimated Land Improvements True Cash Value =			3,434							
		Topography of Site													
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		Rolling			2024	5,800	1,700	7,500			2,315C				
		Low			2023	4,600	1,600	6,200			2,205C				
		High			2022	1,500	600	2,100			2,100S				
		Landscaped			2021	1,500	600	2,100			1,322C				
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		PRIVATE ROAD													
		Who	When	What											
		TPC 12/27/2017 INSPECTED													


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
INDIAN LAKES LLC	KENT KEVIN & KRISTEN	1,500	12/03/2004	WD	21-NOT USED/OTHER	05-0/349	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
KENT KEVIN		2024 Est TCV 9,403											
8758 W SAPPHIRE AVE													
LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					BACKLOTS 150/	74.40	75.00	0.9054	0.9306	150	100		9,403
					74 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =		9,403
Tax Description		X SEC 10 T22N R8W. BEG AT NE COR LOT 167 SAPPHIRE LAKE PLAT 2, TH S 76D 27' 35" W 77.54 FT, N 01D 50' 25" E 85.13 FT, S 88D 16' 52" E 50.45 FT, S 88 D 05' 54" E 23.95 FT, S 01D 51' 18" W 64.67 FT TO POB. .128 A M/L Comments/Influences 04 SPLIT FROM 019-00 FOR 05 EXEMPT..ADJ OWNER											
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		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	4,700	0	4,700			926C		
		TPC 04/30/2021 INSPECTED			2023	3,800	0	3,800			882C		
		TPC 03/20/2018 INSPECTED			2022	1,500	600	2,100			840C		
					2021	1,500	600	2,100			814C		



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Missaukee, Michigan

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BOUGHNER DALE K & JUDITH	BOUGHNER DALE K & JUDITH	0	08/23/2018	QC	09-FAMILY	2018-02903	PROPERTY TRANSFER	0.0		
BOUGHNER DALE & JUDY & SZ	BOUGHNER DALE K & JUDITH	0	08/08/2018	QC	09-FAMILY	2018-02740	PROPERTY TRANSFER	0.0		
BOUGHNER DALE & JUDY	SELVES & SZAFRANSKI TRACY	0	09/08/2005	QC	21-NOT USED/OTHER	05-0/3447	DEED	50.0		
INDIAN LAKES LLC	BOUGHNER DALE & JUDY	800	12/03/2004	WD	21-NOT USED/OTHER	05-0/327	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
X W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 04/12/2011								
Owner's Name/Address		MAP #:								
BOUGHNER DALE K & JUDITH A TRUST		2024 Est TCV 6,120								
8735 W SAPPHIRE AVE										
LAKE CITY MI 49651										
Tax Description										
SEC 10 T22N R8W. BEG AT NE COR LOT 173 SAPPHIRE LAKE PLAT 2, TH SW'LY TO NW COR LOT 170, N 0D 54' 30" E 45.39 FT, S 87D 56' 24" E 185.5 FT, S 63D 35' 49" E 26.33 FT TO POB. .133 A M/L										
Comments/Influences										
04 SPLIT FROM 019-00 FOR 05										

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

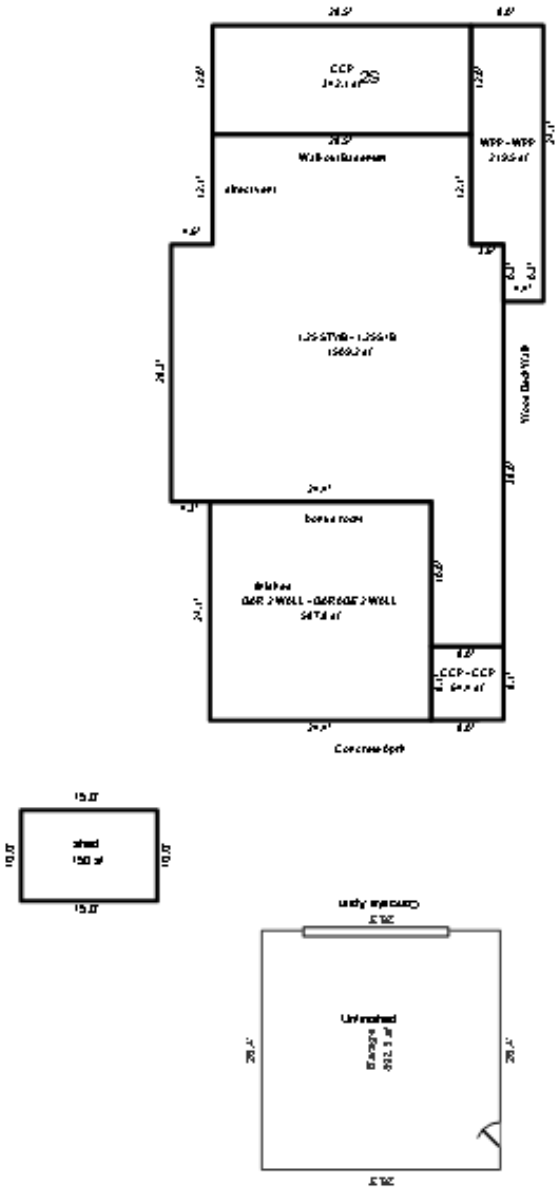
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SAPPHIRE BIRCHAVEN ASSOCI	BAYER BILL & SUE TRUST &	150	09/30/2013	OTH	33-TO BE DETERMINED	2013-03515 EAS	DEED	0.0					
BAYER WILLIAM & SUE	BAYER REVOCABLE TRUST	100	05/10/2012	WD	03-ARM'S LENGTH	2012-02721	PROPERTY TRANSFER	0.0					
BARRETT ROBERT L & KATHLE	BAYER WILLIAM & SUE	260,000	11/09/2011	WD	03-ARM'S LENGTH	2011-03457 WD	PROPERTY TRANSFER	100.0					
BARRETT ROBERT L		0	04/27/2010	OTH	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
8850 W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST			Addition		05/01/2015	2015-0123	100%				
		P.R.E. 100% 05/23/2016			Garage		04/17/2012	2012-0113	100%				
Owner's Name/Address		MAP #:											
BAYER REVOCABLE TRUST 8850 W SAPPHIRE AVE LAKE CITY MI 49651		2024 Est TCV 639,957 TCV/TFA: 339.32											
		X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W PCLS B & C OF THE SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL. 7.98 A M/L			Gravel Road		GROUP A 1200/	200.00	200.00	0.7071	1.1892	1200	100		201,815
2016-02013 EASE CONSUMERS ENERGY			Paved Road		RATE TABLE INFERIOR			7.06	Acres	1400	100		9,887
2013-03515 EASEMENT FROM SAPPHIRE AVE			Storm Sewer		200 Actual Front Feet,	7.98	Total Acres			Total Est.	Land Value =		211,702
INCLUDES 1998 PIN 010-020-50 IN 1998			Sidewalk										
Comments/Influences		X	Water		Land Improvement Cost Estimates								
21000321 \$269,900 20820946 \$399,900		X	Sewer		Description					Rate		Size % Good	Cash Value
		X	Electric		D/W/P: 3.5 Concrete					6.58		240 85	1,342
			Gas		Wood Frame					26.75		150 50	2,006
			Curb		Residential Local Cost Land Improvements								
			Street Lights		Description					Rate		Size % Good	Cash Value
			Standard Utilities		LAND IMPROVE 2500					2,500.00		1 97	2,425
			Underground Utils.		Total Estimated Land Improvements True Cash Value =								5,773
		Topography of Site											
		Level											
		X	Rolling										
		X	Low										
		X	High										
			Landscaped										
		X	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		
		Who	When	What	2024	105,900	214,100	320,000			183,189C		
		TPC 03/20/2018	INSPECTED		2023	84,800	209,800	294,600			174,466C		
		TPC 10/27/2015	INSPECTED		2022	21,800	188,200	210,000			166,159C		
		TPC 08/20/2012	INSPECTED		2021	18,200	175,500	193,700			160,851C		

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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 342 219 64 158	Type CCP (2 Story) WPP CCP (1 Story) Treated Wood			Year Built: 1994 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 587 % Good: 0 Storage Area: 294 No Conc. Floor: 0																											
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			Class: C +10 Effec. Age: 25 Floor Area: 1,886 Total Base New : 385,804 Total Depr Cost: 289,371 Estimated T.C.V: 422,482			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:																													
Building Style: 1.5S			Trim & Decoration		Size of Closets		Central Air Wood Furnace																																										
Yr Built 1994 199	Remodeled 2015		Ex	X	Ord		Min	(12) Electric																																									
Condition: Average			Lg		X	Ord		Small	200 Amps Service																																								
Room List				Doors			Solid		X	H.C.	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S																																			
	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors		Kitchen: Other: Other:						Ground Area = 1509 SF Floor Area = 1886 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C 10 Blt 1994																																		
(1) Exterior				(6) Ceilings											Ex.		X	Ord.		Min	Building Areas			Size			Cost New			Depr. Cost																			
X				Wood/Shingle Aluminum/Vinyl Brick											X	Drywall					Many			X	Ave.		Few	Stories			Exterior			Foundation			1.509			Total:			268,517			201,407			
Insulation				(7) Excavation											Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			1.25 Story			Siding			Basement			1,509			Total:			268,517			201,407								
(2) Windows				(7) Excavation		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Other Additions/Adjustments			Recreation Room			994			19,214			14,410																							
X	Many Avg. Few	X	Large Avg. Small	(7) Excavation		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Basement, Outside Entrance, Below Grade			1			2,560			1,920																										
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Plumbing			Average Fixture(s)			1			1,476			1,107																							
X	Double Hung Horiz. Slide Casement			(8) Basement		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Porches			CCP (2 Story)			342			10,226			7,670																							
X	Double Glass Patio Doors Storms & Screens			(8) Basement		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Deck			Treated Wood			158			3,547			2,660																							
(3) Roof				(9) Basement Finish		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			587			25,129			18,847																				
X	Gable Hip Flat	Gambrel Mansard Shed		(9) Basement Finish		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Storage Over Garage			294			4,040			3,030																										
X	Asphalt Shingle			(9) Basement Finish		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Common Wall: 1 Wall			1			-2,686			-2,014																										
Chimney:				(10) Floor Support		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Door Opener			1			547			410																										
Chimney:				(10) Floor Support		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			692			28,241			21,181																							
Chimney:				(10) Floor Support		Basement: 1509 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			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			Door Opener			1			547			410																										
<<<<< 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.				
ZMYSLO DENNIS & LAURA	ZMYSLO DENNIS E & LAURA L	0		02/24/2023	WD	09-FAMILY		2023-00537	PROPERTY TRANSFER	0.0				
WOLFINGER THERESA ET AL	ZMYSLO DENNIS & LAURA	217,500		06/07/2012	WD	03-ARM'S LENGTH		2012-02076 WD	PROPERTY TRANSFER	100.0				
COX JOAN S	WOLFINGER THERESA AT EL.	0		05/01/2010	PTA	23-PART OF REF			PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
ZMYSLO DENNIS & LAURA L 2755 SOUTHFORK DR STEVENSVILLE MI 49127		2024 Est TCV 43,337												
		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		Public Improvements			* Factors *									
		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		
Tax Description					GROUP A 1200/	30.00	150.00	0.8367	1.1067	1200	100	33,336		
SEC 10 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-3 PP 211-213 INCL..35A.					BACKLOTS 150/	72.00	150.00	0.8367	1.1067	150	100	10,001		
Comments/Influences					102 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 43,337									
		Topography of Site												
		Level												
		X	Rolling											
		Low												
		X	High											
		Landscaped												
		Swamp												
		Wooded												
		Pond												
		X	Waterfront											
		Ravine												
		Wetland												
		Flood Plain												
		X	PRIVATE ROAD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	21,700	0	21,700			12,412C			
		TPC 04/30/2021 INSPECTED			2023	17,200	0	17,200			11,821C			
		TPC 12/27/2017 INSPECTED			2022	13,100	0	13,100			11,259C			
					2021	10,900	0	10,900			10,900S			
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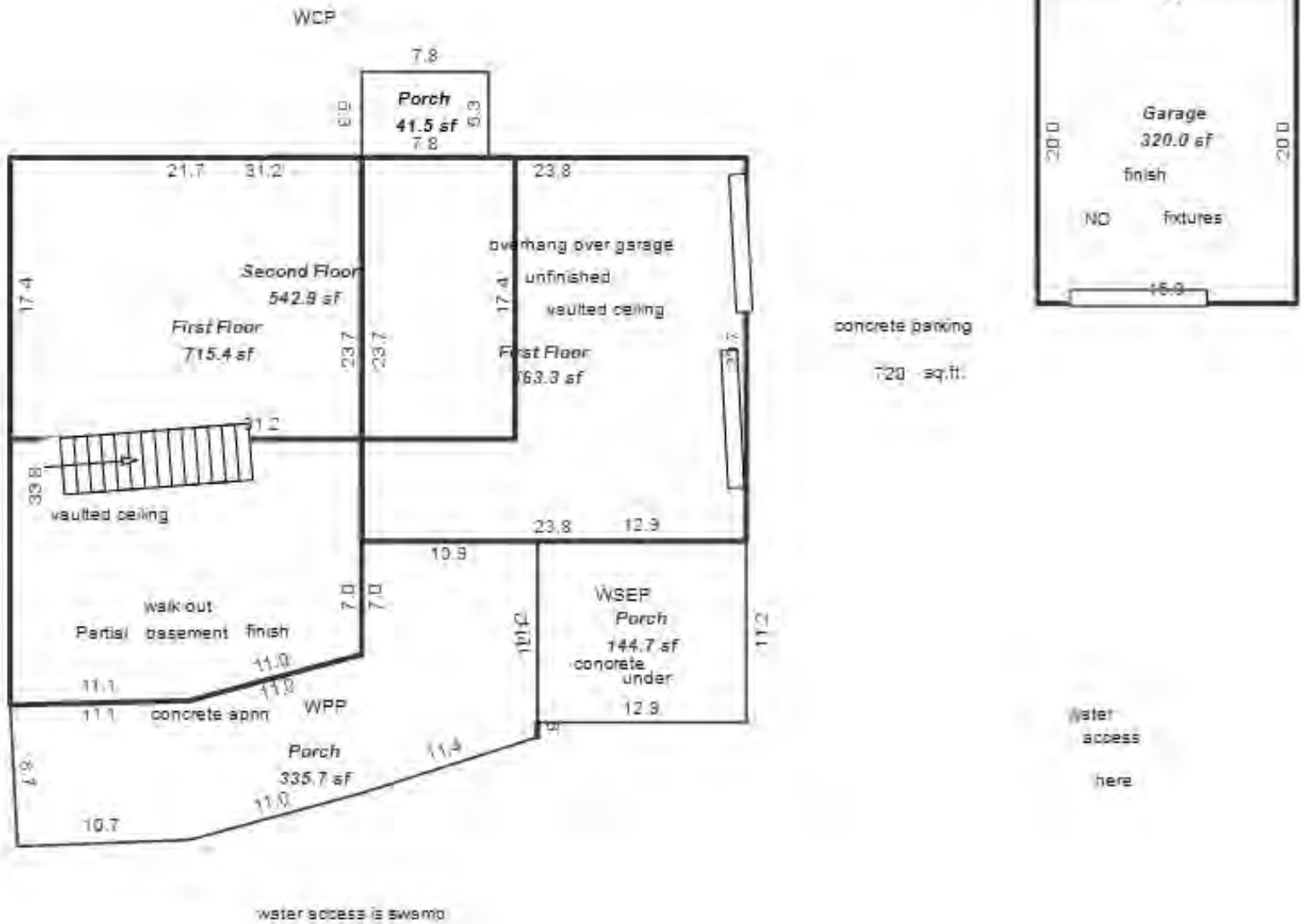
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
W SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2024 Est TCV 73,560									
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *						
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason				Value		
Tax Description					Residentia 121 - 300@\$2600 18.39 Acres 2600 100				47,814		
. SEC 10 T22N R8W GOV'T LOT 8 EXC THAT PART LYING SW'LY OFF PRIVATE ROAD. 36.78A.					Residentia INFERIOR@\$1400 18.39 Acres 1400 100				25,746		
Comments/Influences					36.78 Total Acres Total Est. Land Value =				73,560		
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		X Swamp									
		X Wooded									
		Pond									
		Waterfront									
Ravine											
X Wetland											
Flood Plain											
X PRIVATE ROAD											
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	36,800	0	36,800			21,115C
		TPC 04/30/2021 INSPECTED			2023	25,700	0	25,700			20,110C
		TPC 12/27/2017 INSPECTED			2022	22,100	0	22,100			19,153C
		TPC 10/20/2015 INSPECTED			2021	22,100	0	22,100			18,542C


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LEAVER RICHARD	JORAE KEVIN & AMY	399,900	12/28/2021	WD	19-MULTI PARCEL ARM'S LE	2021-04373	PROPERTY TRANSFER	100.0					
CHEMICAL BANK	LEAVER RICHARD	163,500	01/19/2012	WD	11-FROM LENDING INSTITUT	2012-00152	PROPERTY TRANSFER	100.0					
THOLA DWAIN A & CAROL E		1	08/15/2011	AFF	01-ABANDONMENT	2011-02569	PROPERTY TRANSFER	0.0					
THOLA CAROL E	CHEMICAL BANK	78,712	03/04/2011	SD	10-FORECLOSURE	2011-00682	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1212 S BAYBERRY LN		School: LAKE CITY AREA SCHOOL DIST		REPAIR		12/31/2013		2013-4293	100%				
		P.R.E. 100% 12/30/2021											
Owner's Name/Address		MAP #:											
JORAE KEVIN & AMY 1212 S BAYBERRY LN LAKE CITY MI 49651		2024 Est TCV 439,669 TCV/TFA: 247.56											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
Tax Description		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W BEG AT NW COR LOT 1			Gravel Road		GROUP A 1200/	10.00	281.85	0.6461	1.2957	1200	100		10,045
WILDWOOD ESTATES, TH N 20 DEG 12'24"W			Paved Road		BACKLOTS 150/	277.00	281.85	0.6461	1.2957	150	100		34,781
40.68 FT, N 46 DEG 40' 0S"W 287.43 FT, N 01 DEG 21'20"E 372.66 FT, S 28 DEG			Storm Sewer		287 Actual Front Feet, 1.86 Total Acres								Total Est. Land Value =	44,827
57'20"E 11.93 FT, S 30 DEG 15'20"E 697.23 FT, TH W'LY ALONG N LINE OF LOT 1		X	Water		Land Improvement Cost Estimates								
WILDWOOD ESTATES TO POB. 2.55A.			Sewer		Description	Rate		Size		% Good	Cash Value		
COMBINATION OF 3 PARCELS 4/30/2013			Electric		D/W/P: 4in Ren. Conc.	8.18		720		0	0		
FORMERLY 2012-00152 WD PARCEL 1:			Gas		D/W/P: 4in Ren. Conc.	8.18		144		0	0		
BEGINNING AT A POINT N 20 DEGREES 12' (RECORDED 2') 24" W 40.68 FEET AND N 46 DEGREES 40'05" W 124.32 FEET FROM NW CORNER OF LOT 1, PLAT OF WILDWOOD ESTATES		X	Curb		Residential Local Cost Land Improvements								
THENCE N 46 DEGREES 40'05" W 85 FEET; THENCE NELY TO A POINT THAT LIES N 20			Street Lights		Description	Rate		Size		% Good	Cash Value		
			Standard Utilities		LAND IMPROVE 1000	1,000.00		2		97	1,940		
			Underground Utils.		Total Estimated Land Improvements True Cash Value = 1,940								
		Topography of Site											
		X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Rolling										
			Low										
			High										
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X	Waterfront										
			Ravine										
		Wetland											
		Flood Plain											
		X	PRIVATE ROAD										
Who		When		What		2024	22,400	197,400	219,800			143,766C	
TPC 07/12/2021 INSPECTED						2023	17,900	188,500	206,400			136,920C	
TPC 12/27/2017 INSPECTED						2022	18,000	112,400	130,400			130,400S	
TPC 07/01/2011 INSPECTED						2021	15,000	108,800	123,800			105,075C	
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 144 335 40	WSEP (1 Story) WPP WCP (1 Story)			Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:								
X						Wood Frame			(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: 1.25S				X	Drywall Paneled		Plaster Wood T&G																						
Yr Built 1995 201				Remodeled 2019		Trim & Decoration																			X				Ex
Condition: Average				Size of Closets				Central Air Wood Furnace				Class: C +10 Effec. Age: 15 Floor Area: 1,776 Total Base New : 316,591 Total Depr Cost: 269,111 Estimated T.C.V: 392,902				E.C.F. X 1.460				Bsmnt Garage: 2 Car									
Room List				X	Lg	Ord	Small	200 Amps Service				Cost Est. for Res. Bldg: 1 Single Family 1.25S				Cls C 10 Blt 1995													
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:				(12) Electric				No./Qual. of Fixtures				Ground Area = 1278 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85													
																				Ex.				X	Ord.	Min			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets				(13) Plumbing				Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost													
																				Many				X	Ave.	Few			
(2) Windows		(7) Excavation		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Insulation		(9) Basement Finish		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
(3) Roof		(10) Floor Support		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Gable Hip Flat		Gambrel Mansard Shed		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Asphalt Shingle		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
																Ex.				X	Ord.	Min							
Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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Chimney:		Chimney:		Basement: 1278 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				1.25 Story Siding Basement 563 1.5 Story Siding Basement 715 Total: 246,506 209,540																	
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																Ex.				X	Ord.	Min							
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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 SAPPHIRE AVE		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2024 Est TCV 106,400											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 10 T22N R8W (7*1999) NE 1/4 OF NW 1/4 EXC INDIAN LAKES WEST APPROX 38A					Residentia PARTOF>80@\$2800		38.00	Acres	2800	100			106,400
Comments/Influences					38.00 Total Acres		Total Est. Land Value =				106,400		
SEE SPLIT FILE													
<div>Parcel Map</div> 		Topography of Site											
		Level											
		X Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		X Wooded											
		X Pond											
		Waterfront											
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Ravine											
		X Wetland											
		Flood Plain											
		X PRIVATE ROAD											
Who	When	What	2024	53,200	0	53,200			15,857C				
TPC 12/27/2017 INSPECTED			2023	45,600	0	45,600			15,102C				
TPC 04/27/2015 INSPECTED			2022	38,000	0	38,000			14,383C				
			2021	38,000	0	38,000			13,924C				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
INDIAN LAKES L C	HUTCHINSON EDWARD & DEBRA	5,700	12/02/2014	WD	32-SPLIT VACANT	2014-04054	DEED	0.0						
INDIAN LAKES L C	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD	32-SPLIT VACANT	2010-4351wd	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)		Date	Number	Status					
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
INDIAN LAKES L C MODERN BOOKKEEPING, INC. 8252 E LANSING RD DURAND MI 48429		2024 Est TCV 160,843												
		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		Public Improvements			* Factors * INFERIOR LAKE FRONTAGE									
		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	Front	Depth	Rate	%Adj.	Reason	Value	
					GROUP A 1200/	100.00	100.00	0.8409	1.0000	1200	100			100,908
					RATE TABLE 18 - 29 Acres			24.97	Acres	2400	100			59,935
					100 Actual Front Feet, 25.20 Total Acres Total Est. Land Value = 160,843									
Tax Description		Topography of Site												
SEC 10 T22N R8W W 795 FT OF GOV'T LOT 9 S & W OF DUCK PT PLAT, EXC BEG 90 FT; S OF NE COR, OF W 795 FT; TH W 300 FT; S 10 FT E 300 FT, N 10 FT TO BEG & EXC 2014-04054WD BEG AT THE SE COR LOT 47, DUCK POINT PLAT, TH S31DEG29'3"W75'; TH N58DEG30'25"W117.5'; TH N31DEG29'35"E75FT TO THE SW CNR OF SAID LOT 47 & ALSO THE SOUTHERLY LIN OF DUCK POINT PLAT, TH S58DEG3'25"E 117.5' ALONG SAID SOUTHERLY PLAT LINE TO POB & EXC 2014-4351WD BEG AT SE COR LOT 46, DUCK POINT PLAT, S 51 DEG 35'W 106.58 FT. N 58 DEG 40'W 108.28 FT, 58 DEG 40'E TO		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												
04054WD INTO														
-4351WD INTO														
N ON FILE***														
2010 ER - SPLIT TO 04054 HUTCHINSON 0 COMPLETED T PER COUNTY		Who When What			2024	80,400	0	80,400				29,631C		
		TPC 04/30/2021 INSPECTED			2023	69,900	0	69,900				28,220C		
		TPC 12/27/2017 INSPECTED			2022	57,800	0	57,800				26,877C		
		TPC 06/01/2012 INSPECTED			2021	53,800	0	53,800				26,019C		
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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	HUTCHINSON EDWARD & DEBRA	5,700		12/02/2014	WD	32-SPLIT VACANT		2014-04054	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status				
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
HUTCHINSON EDWARD & DEBRA		2024 Est TCV 10,000													
8939 W OAK LN		Improved		X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
LAKE CITY MI 49651		Public Improvements			* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					<Site Value A> GROUP A		\$10000				10000		100		10,000
					75 Actual Front Feet,		0.20 Total Acres				Total Est. Land Value =				10,000
Tax Description		Topography of Site													
2014-04054 PART OF GOVERNMENT LOT 9, SECTION 10, T22N, R8W., LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 47, DUCK POINT PLAT, THENCE S31DEG.29'35"W 75 FEET; THENCE NS8DEG.30'25"W 117.50 FEET; THENCE N31DEG.29'35"E 75 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 47 AND ALSO THE SOUTHERLY LINE OF DUCK POINT PLAT, THENCE S58DEG.30'25"E 117.50 FEET ALONG SAID SOUTHERLY PLAT LINE TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, EASEMENTS OF RECORD.		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	0	5,000			3,187C				
					2023	3,500	0	3,500			3,036C				
					2022	3,200	0	3,200			2,892C				
					2021	2,800	0	2,800			2,800S				
		Who	When	What	2024	5,000	0	5,000			3,187C				
		TPC 12/27/2017 INSPECTED			2023	3,500	0	3,500			3,036C				
					2022	3,200	0	3,200			2,892C				
					2021	2,800	0	2,800			2,800S				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan															

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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	LEHMAN JAMES E & DIANE K	8,500	09/05/2010	WD	32-SPLIT VACANT	2010-4351WD	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
S DUCK POINT RD		School: LAKE CITY AREA SCHOOL DIST			Garage		08/23/2012	2012-0413	100%				
		P.R.E. 100% 12/05/2011											
Owner's Name/Address		MAP #:											
LEHMAN JAMES E & DIANE K 1685 S DUCK POINT RD LAKE CITY MI 49651		2024 Est TCV 53,549 TCV/TFA: 0.00											
		X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					BACKLOTS 150/	100.00	130.68	0.8409	1.0692	150	100		13,486
					100 Actual Front Feet, 0.30 Total Acres					Total Est. Land Value =		13,486	
Tax Description					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					D/W/P: 4in Ren. Conc.	8.18		832 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	6,700	20,100	26,800			18,630C		
		X	Rolling		2023	5,400	17,400	22,800			17,743C		
		X	Low		2022	5,000	16,100	21,100			16,899C		
		X	High		2021	4,300	15,100	19,400			16,360C		
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	PRIVATE RD										
		Who	When	What	2024	6,700	20,100	26,800			18,630C		
		TPC 12/27/2017	INSPECTED		2023	5,400	17,400	22,800			17,743C		
		TPC 11/19/2012	INSPECTED		2022	5,000	16,100	21,100			16,899C		
					2021	4,300	15,100	19,400			16,360C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) 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: 2012 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: 1041 % 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 X No Heating/Cooling			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 38,069 Total Depr Cost: 34,262 Estimated T.C.V: 37,688			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:											
	Building Style: GRG		Drywall Paneled															Plaster Wood T&G								
	Yr Built 2012		Remodeled 0		Ex													Ord			Min					
Condition: Average			Size of Closets			Central Air Wood Furnace			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG (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 Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 1,093 984 Base Cost 1041 36,976 33,278 Totals: 38,069 34,262 Notes: ECF (412 SAPPHIRE LAKE BACK LOTS) 1.100 => TCV: 37,688														
Room List			Doors																		Solid			H.C.		
(1) Exterior			(5) Floors			(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																	
			Kitchen: Other: Other:																							
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets			Many Ave. Few																	
Insulation																										
(2) Windows			(7) Excavation			1																				
Many Avg. Few			Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer																	
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
			(9) Basement Finish																							
			(10) Floor Support																							
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:																				
Gable Hip Flat			Gambrel Mansard Shed			Joists: Unsupported Len: Cntr.Sup:																				
Asphalt Shingle																										
Chimney:																										

*** 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	Prcent. Trans.			
INDIAN LAKES L C	DEBOER DONALD	10,000		02/10/2014	PTA	32-SPLIT VACANT		PTA	PROPERTY TRANSFER	0.0			
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	0		01/20/2014	WD	32-SPLIT VACANT		2014-01821	DEED	0.0			
INDIAN LAKES L C	GAESCHKE GERALD G & SHEIL	0		05/09/2012	WD	32-SPLIT VACANT		2012-01730	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
INDIAN LAKES L C 8252 E LANSING RD DURAND MI 48429		2024 Est TCV 101,145											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
Tax Description		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 10 T22N R8W E 2.90 FT OF TH W 1/2. OF		Gravel Road			A 200' @ 90/FF	956.00	0.00	0.6763	0.0000	90	100		0
G OV'T LOT 2 EXC W 100FT OF N 150 FT &		Paved Road			Residentia 8000/A			9.20	Acres	8000	100		73,560
EXC BEG 450 FT S OF NW COR, T H S 89 DEG		Storm Sewer			Residentia 8 - 17 @\$3000			9.20	Acres	3000	100		27,585
00'00"E 100 FT, S 00 DEG 31'26"W 75 FT, N		Sidewalk			956 Actual Front Feet, 18.39 Total Acres							Total Est. Land Value =	101,145
89 DEG 00'00"W 100FT, N 00 DEG 31'2.6"E		Water											
75FT T O POB & T H SE 1/4 OF G OV'T LOT 2		Sewer											
EXC BEG N 0 DEG 50'E 1980.5 FT & N 88 DEG		Electric											
19'20"W 33F T FROM SE COR SEC 10, TH N 88		Gas											
DEG 13'16"W 289.51 FT, N 37 DEG 55'48"E		Curb											
40.69 FT, S 88 DEG 22'59"E 239.5 FT, 5 36		Street Lights											
DEG 01'12"E 42.44 FT TO POB. 18.39A.		Standard Utilities											
SPLIT ON 06/24/2014 INTO 009-010-024-85		Underground Utils.											
SPLIT ON 02/05/2014 INTO 009-010-024-90;		Topography of Site											
009-010-024-95;		Level											
2012-1730 SEC 10		X Rolling											
W 1/2 OF GOV'T		X Low											
T LOT 2. EXC		X High											
AST CORNER OF		Landscaped											
HENCE N00°50'00"		Swamp											
EAST LINE OF		X Wooded											
N ON FILE***		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X PRIVATE ROAD			2024	50,600	0	50,600			12,812C		
TO ADJ LOT BUT		Who When What			2024	50,600	0	50,600			12,812C		
. 009-010-024-95		TPC 04/30/2021 INSPECTED			2023	49,700	0	49,700			12,202C		
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Licensed To: Township of Lake, County of					2021	35,900	0	35,900			11,250C		
Missaukee, Michigan													

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

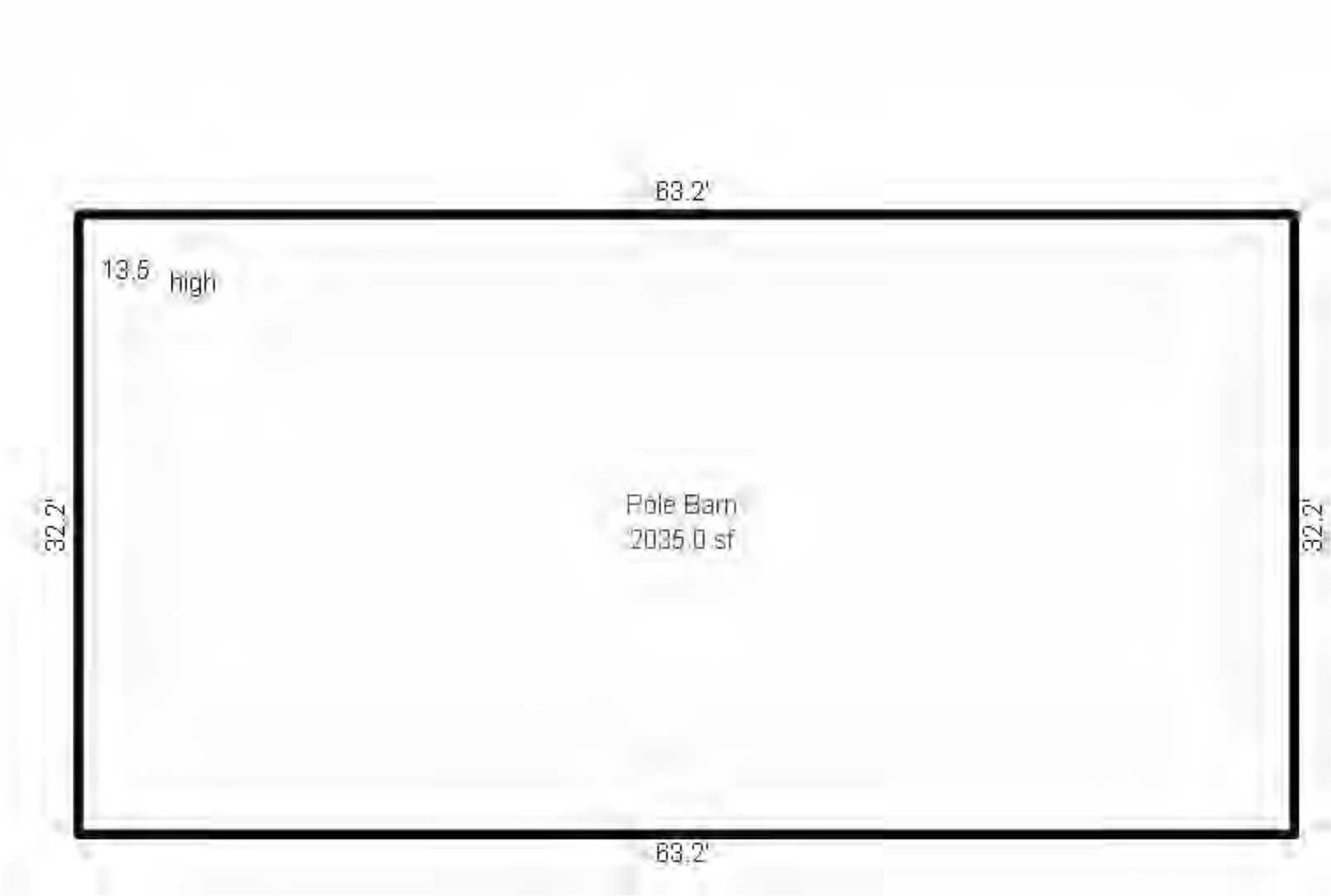
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WRBELIS CHRISTOPHER & CHR	WRBELIS CHRISTOPHER & CHR	0	03/18/2020	QC	09-FAMILY	2020-00842	DEED	0.0				
INDIAN LAKES L C	WRBELIS CHRISTOPHER & CHR	20,000	01/20/2014	WD	32-SPLIT VACANT	2014-01821	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		09/02/2014		2014-0357		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
WRBELIS CHRISTOPHER & CHRISTINE 1329 TEXAS ST NW GRAND RAPIDS MI 49544		2024 Est TCV 55,059 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements			* Factors *							
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
2014-01821 WD PART OF GOVERNMENT LOT 2, SECTION 10, R22N, R8W, COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 2; THENCE S89°00'00"E 269.50 FEET (270.00 FEET REC.) ALONG THE EAST & WEST 1/4 LINE OF SAID SECTION 10 TO THE NORTHEAST CORNER OF THE RECORDED PLAT OF SAPPHIRE LAKE AND EASTERLY SIDE OF CHIPPEWA AVENUE AND THE POINT OF BEGINNING; THENCE S89°00'00"E 100.00 FEET ALONG THE SOUTH LINE OF INTER-LAKE DRIVE A PLATTED ROAD IN THE BIRCHHAVEN BEACH UNIT OF MISSAUKEE LAKES		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			BACKLOTS 150/	100.00	150.00	0.8409	1.1067	150 100 13,959	
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			100 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value = 13,959			
		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	7,000	20,500	27,500			20,415C	
		TPC 04/30/2021	INSPECTED		2023	5,600	21,000	26,600			19,443C	
		TPC 05/06/2018	INSPECTED		2022	5,500	19,300	24,800			18,518C	
		TPC 12/27/2017	INSPECTED		2021	5,000	17,600	22,600			17,927C	

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2014	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:	
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C	
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Pole	
A-Frame												Bath Heater		Exterior 1 Story		Brick Ven.: 0		
Wood Frame		(4) Interior										Vent Fan		Exterior 2 Story		Stone Ven.: 0		
		Drywall		Plaster								Hot Tub		Prefab 1 Story		Common Wall: Detache		
Building Style:		Paneled		Wood T&G								Unvented Hood		Prefab 2 Story		Foundation: 18 Inch		
GRG												Vented Hood		Heat Circulator		Finished ?:		
Yr Built		Ex		Ord		Min						Intercom		Raised Hearth		Auto. Doors: 0		
Remodeled												Jacuzzi Tub		Wood Stove		Mech. Doors: 2		
2014		0										Jacuzzi repl.Tub		Direct-Vented Ga		Area: 2035		
Condition: Average		Size of Closets										Oven		Class: C		% Good: 0		
		Lg		Ord		Small		X		No Heating/Cooling		Microwave		Effec. Age: 10		Storage Area: 0		
Room List		Doors		Solid		H.C.				Central Air		Standard Range		Floor Area: 0		No Conc. Floor: 0		
										Wood Furnace		Self Clean Range		Total Base New : 49,105		E.C.F.		
Basement		(5) Floors								(12) Electric		Sauna		Total Depr Cost: 44,194		X 0.930		
1st Floor		Kitchen:								0 Amps Service		Trash Compactor		Estimated T.C.V: 41,100				
2nd Floor		Other:										Central Vacuum						
Bedrooms		Other:										Security System						
(1) Exterior										No./Qual. of Fixtures								
										Ex.								
Wood/Shingle		(6) Ceilings								No. of Elec. Outlets								
Aluminum/Vinyl										Many		Ave.		Few				
Brick																		
Insulation										(13) Plumbing								
(2) Windows		(7) Excavation								1		Average Fixture(s)						
												3 Fixture Bath						
Many												2 Fixture Bath						
Avg.												Softener, Auto						
Few		Large		Basement: 0 S.F.								Softener, Manual						
		Avg.		Crawl: 0 S.F.								Solar Water Heat						
		Small		Slab: 0 S.F.								No Plumbing						
Wood Sash				Height to Joists: 0.0								Extra Toilet						
Metal Sash												Extra Sink						
Vinyl Sash				(8) Basement								Separate Shower						
Double Hung												Ceramic Tile Floor						
Horiz. Slide				Conc. Block								Ceramic Tile Wains						
Casement				Poured Conc.								Ceramic Tub Alcove						
Double Glass				Stone								Vent Fan						
Patio Doors				Treated Wood														
Storms & Screens				Concrete Floor														
(3) Roof		(9) Basement Finish										(14) Water/Sewer						
Gable				Recreation SF								Public Water						
Hip		Gambrel		Living SF								Public Sewer						
Flat		Mansard		Walkout Doors (B)								Water Well						
		Shed		No Floor SF								1000 Gal Septic						
Asphalt Shingle				Walkout Doors (A)								2000 Gal Septic						
				(10) Floor Support														
Chimney:																		
				Joists:														
				Unsupported Len:														
				Cntr.Sup:														

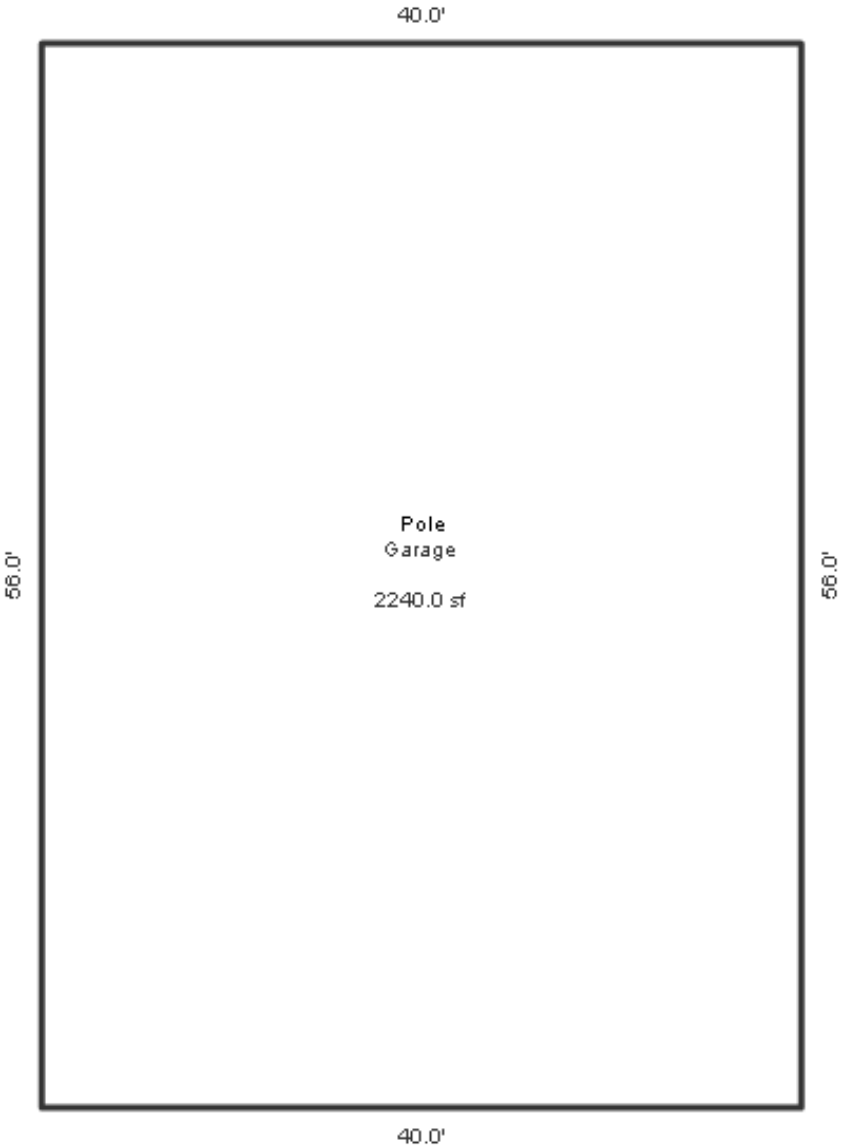
*** Information herein deemed reliable but not guaranteed***



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

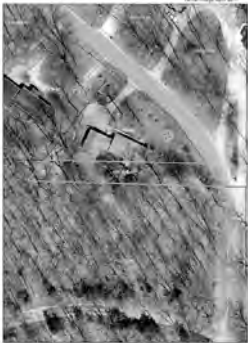
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
INDIAN LAKES L C	DEBOER DONALD	10,000		02/10/2014	WD	32-SPLIT VACANT		2014-00534	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status				
S CHIPPEWA		School: LAKE CITY AREA SCHOOL DIST			Pole Barn		07/27/2018		2018-0354		100%				
		P.R.E. 0%													
Owner's Name/Address		MAP #:													
DEBOER DONALD 2383 S MCGEE RD LAKE CITY MI 49651		2024 Est TCV 54,780 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		Public Improvements				* Factors *									
Tax Description		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		
SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO P OB . .17 A.						BACKLOTS 150/	75.00	100.00	0.9036	1.0000	150	100	10,166		
SPLIT ON 02/05/2014 FROM 009-010-024-00; Comments/Influences						75 Actual Front Feet, 0.17 Total Acres Total Est. Land Value = 10,166									
SEC 10 T22N R8W BEGS 89 DEG 00'00"E 269.5 FT & S 00 DEG 31'26"W 450FT FROM NW CO R G OVT LOT 2, TH S 89 DEG 00'00"E 100FT, S 00 DEG 31'26"W 75FT, N 89 DEG 00'00"W 100FT, N 00 DEG 31'26"E 75FT TO POB . .17 A.															
SPLIT ON 02/05/2014 FROM 009-010-024-00;															
		Topography of Site													
		X	Level												
			Rolling												
			Low												
		X	High												
			Landscaped												
		X	Swamp												
		X	Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain												
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	5,100	22,300	27,400			22,590C				
		JWV	12/07/2018	INSPECTED	2023	4,100	22,300	26,400			21,515C				
		JWV	11/01/2018	INSPECTED	2022	2,500	20,100	22,600			20,491C				
		TPC	12/27/2017	INSPECTED	2021	2,500	19,400	21,900			19,837C				
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2018			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: C							
	Duplex		0 Other Overhang						Effec. Age: 5											
	A-Frame								Floor Area: 0											
Wood Frame			(4) Interior			Central Air Wood Furnace			Total Base New : 50,498 Total Depr Cost: 47,972 Estimated T.C.V: 44,614			E.C.F. X 0.930			Bsmnt Garage:					
Drywall			Plaster												Storage Area: 0					
Paneled			Wood T&G												No Conc. Floor: 0					
Building Style: GRG			Trim & Decoration			X									Roof:					
Yr Built			Ex												Ord			Min		
Remodeled			Size of Closets			No Heating/Cooling									Carport Area:					
2018			Lg												Ord			Small		
Condition: Average			Doors			Solid			H.C.						Roof:					
Room List			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG						Cls C			Blt 2018		
Basement			Kitchen:			0 Amps Service														
1st Floor			Other:			No./Qual. of Fixtures			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
2nd Floor			Other:			Ex.												Ord.			Min
Bedrooms			(6) Ceilings			No. of Elec. Outlets			Plumbing			Plumbing			Garages					
(1) Exterior						Many												Ave.			Few
Wood/Shingle						(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			Notes:			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 44,614					
Aluminum/Vinyl																				
Brick																				
Insulation			(7) Excavation																	
(2) Windows			Basement: 0 S.F.																	
Many			Crawl: 0 S.F.																	
Avg.			Slab: 0 S.F.																	
Few			Height to Joists: 0.0																	
Large			(8) Basement																	
Avg.																				
Small																				
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																				
Patio Doors																				
Storms & Screens																				
(3) Roof			Recreation SF																	
Gable			Living SF																	
Hip			Walkout Doors (B)																	
Flat			No Floor SF																	
Gambrel			Walkout Doors (A)																	
Mansard																				
Shed																				
Asphalt Shingle			(10) Floor Support																	
Chimney:			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	




Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
GAESCHKE GERALD G & SHEIL	ORIZABA HEATHER H	197,400		02/27/2024	WD	03-ARM'S LENGTH		2024-00409	DEED	100.0			
INDIAN LAKES L C	GAESCHKE GERALD G & SHEIL	0		05/09/2012	WD	32-SPLIT VACANT		2012-01730	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
S CHIPPEWA AVE		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ORIZABA HEATHER H 21 W 230 CANARY RD LOMBARD IL 60148		2024 Est TCV 4,840											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
WD2012-1730 SEC 10 T22N R8W OF GOV'T LOT 2. COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, T22N, R8W; THENCE N00"50'00" E 1980.50 FEET ALONG THE EAST LINE OF SAID SECTION 10 TO A POINT ON THE BOUNDARY OF OAKRIDGE VIEW PLAT; THENCE N88"19'20" W 33.00 FEET ALONG SAID PLAT BOUNDARY TO THE POINT OF BEGINNING; THENCE N88"13'16"W 289.51 FEET; THENCE N37"55'48" E 40.69 FEET TO A POINT ON SAID PLAT BOUNDARY; THENCE S88"22'59" E 239.50 FEET ALONG SAID PLAT BOUNDARY; THENCE S36"01'12" E 42.44 FEET ALONG SAID					A 200' @ 90/FF		40.00	261.36	1.4953	0.8991	90	100	4,840
NT OF BEGINNING; BUILDING AND USE					40 Actual Front Feet, 0.24 Total Acres		Total Est. Land Value =		4,840				
		Topography of Site											
		X Level											
		X Rolling											
		X Low											
		X High											
		Landscaped											
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		X PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,400	0	2,400			1,543C		
		TPC 04/30/2021 INSPECTED			2023	1,900	0	1,900			1,470C		
		TPC 12/27/2017 INSPECTED			2022	1,400	0	1,400			1,400S		
					2021	1,400	0	1,400			1,400S		

Lake Township Missaukee

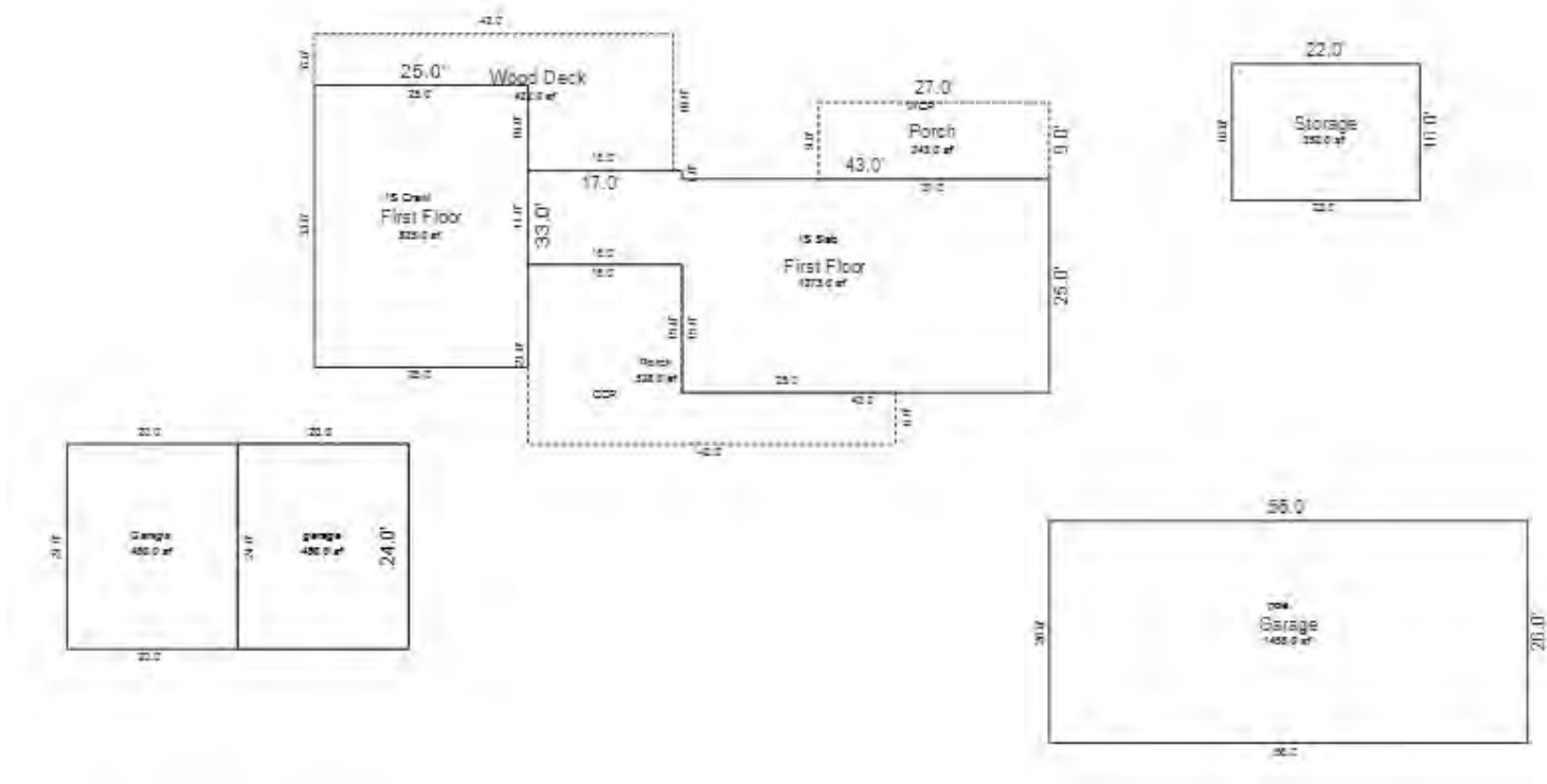


TO ADJ LOT IN A LAKES LC

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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			
8638 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085		2024 Est TCV 647,028 TCV/TFA: 307.52											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					GROUP A 1200/	200.00	250.00	0.7071	1.2574	1200	100		213,394
					RATE TABLE INFERIOR	16.35 Acres				1400	100		22,893
					200 Actual Front Feet, 17.50 Total Acres				Total Est. Land Value =			236,287	
Tax Description													
SEC 10 T22N R8W (TRACT*1997) E 525 FT OF GOV'T LOT 9 & THAT PART OF GOV'T LOT 10 W OF N-S 1/4 LINE EXC THE E'LY 200 FT THOF & EXC THAT PART THOF N OF A LINE BEG ON SHORE OF SAPPHIRE LAKE ON E SIDE OF A PENNINSULA EXT NE'LY INTO THE LAKE TH W TO A PT WHICH LIES 1050 FTW OF N-S LINE, S 50 DEG 30'34"W 152.43 N 89 DEG 13'W 216.29 FT, N 81 DEG 52'35"W 35 FT, S 8 DEG 07'25"W 320 FT, N 81 DEG 52'35"W TO W LINE OF E 525 FT OF GOV'T LOT 9. APP 17.5A.		X	Dirt Road										
			Gravel Road										
		X	Paved Road										
			Storm Sewer										
			Sidewalk										
			Water										
		X	Sewer										
		X	Electric										
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
Comments/Influences		Topography of Site											
		Level											
		X	Rolling										
		X	Low										
		X	High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
		X	Wetland										
			Flood Plain										
		X	PRIVATE ROAD										
		Who	When	What	2024	118,100	205,400	323,500				167,851C	
		TPC 04/30/2021 INSPECTED			2023	95,900	196,200	292,100				159,859C	
		TPC 12/27/2017 INSPECTED			2022	39,100	177,200	216,300				152,247C	
		TPC 04/08/2013 INSPECTED			2021	35,600	165,500	201,100				147,384C	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 0 Area: 1456 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
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		2	Class: C +10 Effec. Age: 35 Floor Area: 2,104 Total Base New : 414,768 Total Depr Cost: 269,594 Estimated T.C.V: 393,607			243 WCP (1 Story) 537 CCP (1 Story) 422 Treated Wood		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S			Trim & Decoration			Ex			X	Ord		Min	Central Air Wood Furnace			E.C.F. X 1.460													
Yr Built 1930			Remodeled 1992			Size of Closets				Lg	X	Ord		Small	No Heating/Cooling														
Condition: Average			Doors				Solid	X	H.C.	(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 1930										
Room List			(5) Floors			Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			X	Ord.		Min											
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			200 Amps Service			No. of Elec. Outlets			Many			X	Ave.		Few											
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			(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			1 Story Siding 1 Story Siding			Foundation Crawl Space Slab			Size 825 1,279 Total:			Cost New 276,273 179,574					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		X Drywall			Many			X	Ave.		Few	Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Porches WCP (1 Story) CCP (1 Story) Deck Treated Wood Water/Sewer Public Sewer Water Well, 100 Feet Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Garages Class: C Exterior: Pole (Unfinished) Base Cost Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1,279 Total:			276,273 179,574										
(2) Windows			(7) Excavation			Basement: 0 S.F. Crawl: 825 S.F. Slab: 1279 S.F. Height to Joists: 0.0			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding			Foundation Crawl Space Slab			Size 825 1,279 Total:			Cost New 276,273 179,574					
X	Many Avg. Few		X		Large Avg. Small	Basement: 0 S.F. Crawl: 825 S.F. Slab: 1279 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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			1 Story Siding			Foundation Crawl Space Slab			Size 825 1,279 Total:			Cost New 276,273 179,574		
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			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding			Foundation Crawl Space Slab			Size 825 1,279 Total:			Cost New 276,273 179,574					
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Story Siding			Foundation Crawl Space Slab			Size 825 1,279 Total:			Cost New 276,273 179,574								
X	Gable Hip Flat		Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 825 S.F. Slab: 1279 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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			1 Story Siding			Foundation Crawl Space Slab			Size 825 1,279 Total:			Cost New 276,273 179,574			
X	Asphalt Shingle		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																				



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 JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST										
	P.R.E. 0%										
Owner's Name/Address	MAP #:										
DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085	2024 Est TCV 97,971										
	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
	Public Improvements	* Factors *									
		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
		GROUP A 1200/	100.00	100.00	0.7071	1.0000	1200	100		84,853	
		BACKLOTS 150/	100.00	234.00	0.7071	1.2368	150	100		13,118	
		200 Actual Front Feet, 0.77 Total Acres								Total Est. Land Value =	97,971
Tax Description	Dirt Road										
SEC 10 T22N R8W (0*1997) THE E'LY 200 FT	Gravel Road										
OF GOV'T LOT 10 LYING W'LY OF N-S 1/4	Paved Road										
LINE EXC E 100 FT THOF. .67A.	Storm Sewer										
Comments/Influences	Sidewalk										
ACCESS OFF JENNINGS RD THRU 015-043-90	Water										
	X Sewer										
	X Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										
	Topography of Site										
	Level										
	X Rolling										
	X Low										
	High										
	Landscaped										
	Swamp										
	X Wooded										
	Pond										
	X Waterfront										
	Ravine										
	Wetland										
	Flood Plain										
	X PRIVATE ROAD										
	Who	When	What	2024	49,000	0	49,000			22,320C	
	TPC 04/30/2021	INSPECTED		2023	38,800	0	38,800			21,258C	
	TPC 12/27/2017	INSPECTED		2022	21,600	0	21,600			20,246C	
	TPC 02/11/2012	INSPECTED		2021	19,600	0	19,600			19,600S	

Parcel Shape 2022, Aerial 5x2021, 2023 Sketch Files

0 10 20 Feet

0 10 20 Feet

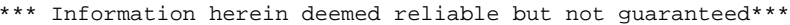
Parcel 009-010-025-90

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		62,900	07/01/1997	WD	33-TO BE DETERMINED	321:118	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
8508 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 06/14/2000											
Owner's Name/Address		MAP #:											
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651		2024 Est TCV 555,682 TCV/TFA: 217.06											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
Taxpayer's Name/Address					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 TRAVERSE CITY MI 49685-0809		X			Dirt Road	GROUP A 1200/	100.00	165.00	0.7071	1.1334	1200	100	96,169
					Gravel Road	BACKLOTS 150/	100.00	165.00	0.7071	1.1334	150	100	12,021
					Paved Road	200 Actual Front Feet, 0.76 Total Acres						Total Est. Land Value =	108,191
					Storm Sewer								
					Sidewalk								
					Water								
Tax Description		X			Sewer								
SEC 10 T22N R8W (0*1997) THE E'LY 100 FT OF GOV'T LOT 10 LYING W'LY OF N-S 1/4 LINE. .75A.		X			Electric								
Comments/Influences					Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
					Topography of Site								
					Level								
		X			Rolling								
		X			Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
		X			Waterfront								
					Ravine								
					Wetland								
		X			Flood Plain								
					PRIVATE ROAD								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
Who		When	What	2024	54,100	223,700	277,800			169,265C			
TPC 05/06/2018 INSPECTED		2023	42,900	213,400	256,300			161,205C					
TPC 12/27/2017 INSPECTED		2022	21,600	204,800	226,400			153,529C					
		2021	19,600	191,000	210,600			148,625C					

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 80 919	Type CCP (1 Story) Pine	Year Built: 1998 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: 520 % Good: 0 Storage Area: 0 No Conc. Floor:0									
X						(4) Interior			X	Drywall Paneled												Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		
Building Style: 1.25S				X	Ex																			Ord					Min	X	Central Air Wood Furnace
Yr Built 1998				Remodeled 0	Trim & Decoration			Size of Closets			No./Qual. of Fixtures											Cost Est. for Res. Bldg: 1 Single Family 1.25S				Cls C Blt 1998	
Condition: Average				X	Lg		Ord		Small	(12) Electric			Class: C Effec. Age: 25 Floor Area: 2,560 Total Base New : 400,703 Total Depr Cost: 300,522 Estimated T.C.V: 438,762		E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:											
Room List				Doors		Solid	X	H.C.	200 Amps Service																		
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors			No. of Elec. Outlets			Ground Area = 2048 SF Floor Area = 2560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75																	
				Kitchen: Other: Other:			Many X Ave. Few			Building Areas																	
(1) Exterior				(6) Ceilings			No. of 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		Stories Exterior Foundation Size 1.25 Story Siding Basement 2,048 Total:		Cost New Depr. Cost 317,160 237,867													
Wood/Shingle Aluminum/Vinyl Brick				X Drywall			(13) Plumbing											Other Additions/Adjustments Recreation Room 1786 34,523 25,892 Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Porches CCP (1 Story) 80 2,306 1,729 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 520 23,161 17,371 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356 Built-Ins Appliance Allow. 1 2,766 2,074 Deck Pine 919 9,502 7,126 Local Cost Items SANITARY SEWER 1 0 0 *									
																				(7) Excavation							
Insulation				(8) Basement																			Totals: 400,703 300,522		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		
(2) Windows				(9) Basement Finish			(14) Water/Sewer																				
X	Many Avg. Few	X	Large Avg. Small	Basement: 2048 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(10) Floor Support																							
X	Double Glass Patio Doors Storms & Screens			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																							
(3) Roof				1786	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																						
X	Gable Hip Flat	Gambrel Mansard Shed																									
X	Asphalt Shingle																										
Chimney:				Joists: Unsupported Len: Cntr.Sup:																							

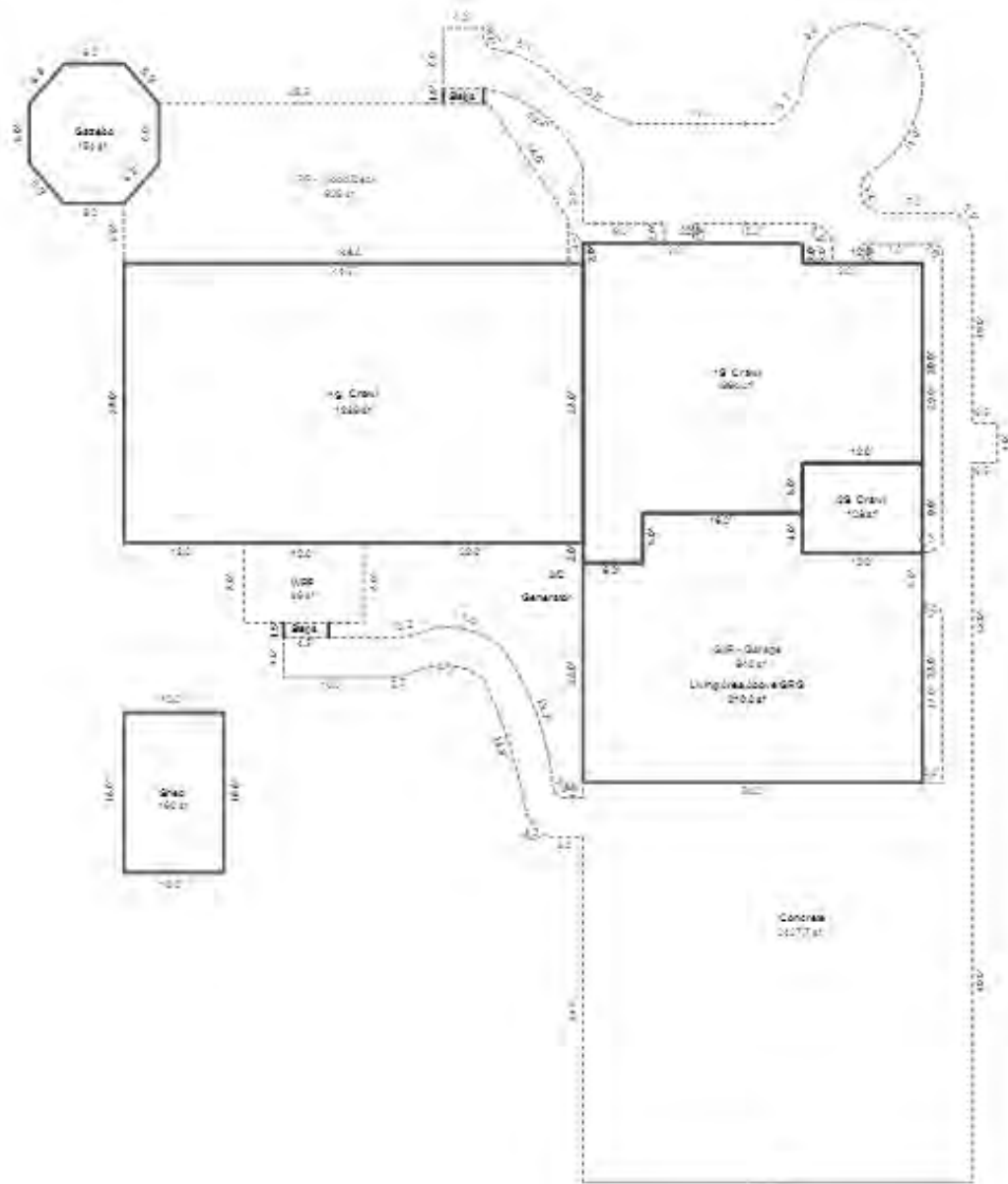
*** Information herein deemed reliable but not guaranteed***



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SMITH DENNIS & DEBORAH	SMITH DEBORAH A TRUST	1	02/04/2021	WD	09-FAMILY	2021-00604	DEED	0.0						
GARRISON FRANKLIN D & DOR	SMITH DENNIS & DEBORAH	205,000	10/25/2013	WD	03-ARM'S LENGTH	2013-03678	PROPERTY TRANSFER	100.0						
		200,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:0965	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
8770 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		12/08/2021		2021-0848	100%					
		P.R.E. 0%		FOUNDATION		10/09/2020		2020-00581	100%					
Owner's Name/Address		MAP #:												
SMITH DEBORAH A TRUST 285 BRYCE COURT HOWELL MI 48843		2024 Est TCV 528,947 TCV/TFA: 205.18												
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value			
					GROUP A 1200/	119.00	190.35	0.8051	1.1746	1200 100	135,042			
					119 Actual Front Feet, 0.52 Total Acres						Total Est. Land Value =	135,042		
Tax Description		X			Dirt Road									
					Gravel Road									
					Paved Road									
					Storm Sewer									
					Sidewalk									
					Water									
					Gazeboo(s): Standard									
					8,683.19									
					1 50									
					4,341									
					Dock: Light posts									
					42.92									
					72 0									
					0									
					D/W/P: 4in Ren. Conc.									
					8.18									
					468 50									
					1,914									
					D/W/P: 3.5 Concrete									
					6.58									
					231 50									
					760									
					D/W/P: 4in Ren. Conc.									
					8.18									
					1959 50									
					8,012									
					Wood Frame									
					26.58									
					154 50									
					2,046									
					Total Estimated Land Improvements True Cash Value =									
					17,073									
					Topography of Site									
					Level									
					Rolling									
					X Low									
					High									
					Landscaped									
					Swamp									
					Wooded									
					Pond									
					X Waterfront									
					Ravine									
					Wetland									
					Flood Plain									
					X PRIVATE ROAD									
					Who	When	What	2024	67,500	197,000	264,500			161,535C
					JWV 06/27/2023 INSPECTED			2023	53,500	182,100	235,600			146,986C
					JWV 05/09/2022 INSPECTED			2022	30,400	119,400	149,800			114,851C
					TPC 04/30/2021 INSPECTED			2021	30,400	111,500	141,900			111,182C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 1 Direct-Vented Ga		Area 96 638		Type WPP Treated Wood		Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame			(4) Interior										1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga											
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G																		
Yr Built 1972 198				Remodeled 2022				Ex			Ord	X	Min												
Condition: Average				Trim & Decoration																					
Room List				Size of Closets																					
				Lg				Ord	X	Small															
				Doors				Solid	X	H.C.															
Basement 1st Floor 2nd Floor 2 Bedrooms				(5) Floors							(12) Electric														
(1) Exterior				Kitchen: Other: Hardwood Other: Ceramic Tile							200 Amps Service														
				No./Qual. of Fixtures																					
				Ex.				X	Ord.		Min														
				No. of Elec. Outlets																					
				X Drywall																					
				Many				X	Ave.		Few														
(2) Windows				(7) Excavation							(13) Plumbing														
				Basement: 0 S.F. Crawl: 2260 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
				(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)							1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle			(10) Floor Support							Lump Sum Items:														
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:																					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

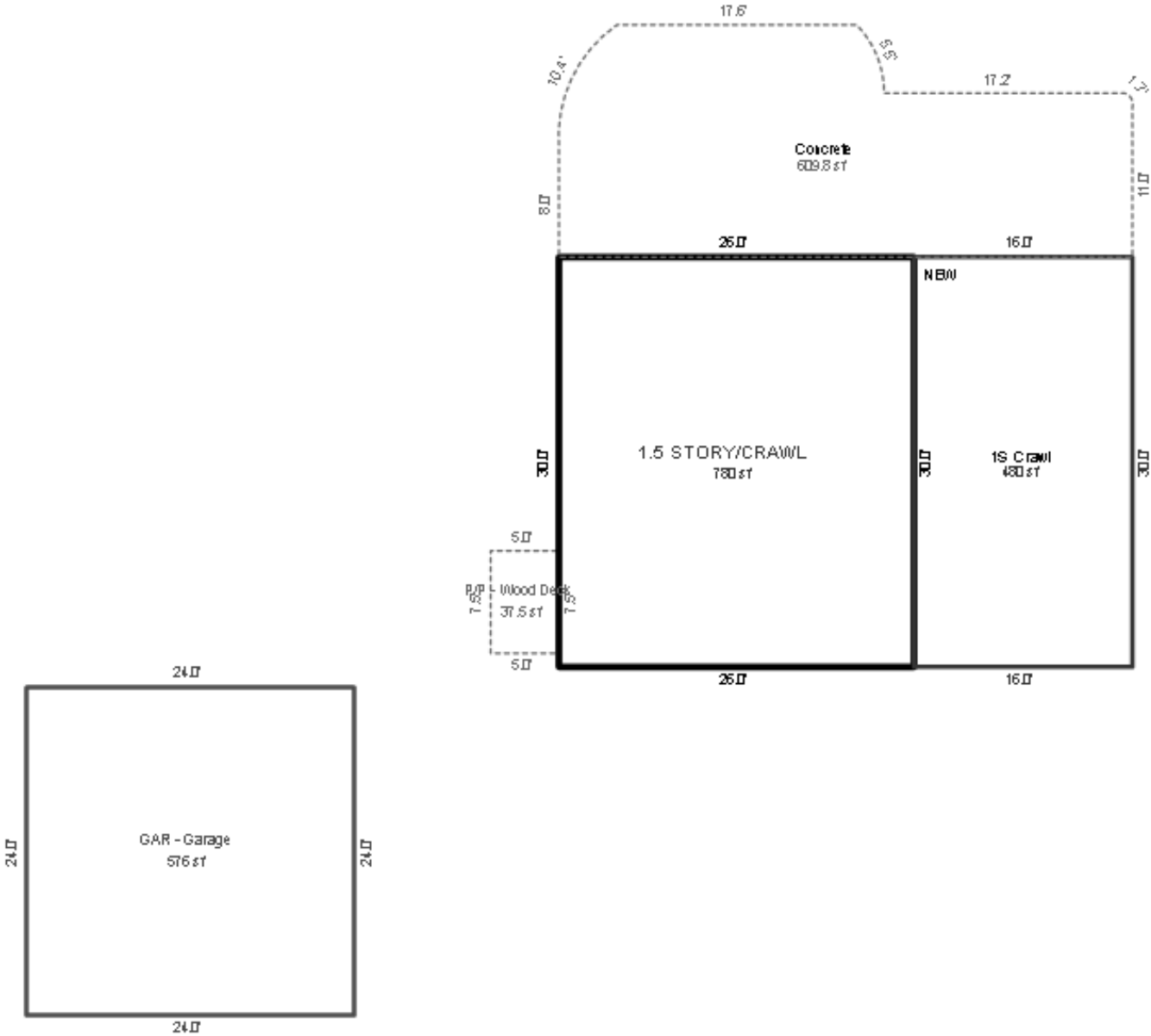
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KOZICKI RONALD S & PAMELA	EVANS ROBERT & JILL	174,600	08/11/2016	WD	03-ARM'S LENGTH	2016-02638	PROPERTY TRANSFER	100.0		
ELDRED LYLE	KOZICKI RONALD S & PAMELA	180,000	03/10/2005	WD	03-ARM'S LENGTH	05-0/893	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
8720 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		06/10/2021		2021-0356		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
EVANS ROBERT & JILL 2360 KENOWA AVE NW GRAND RAPIDS MI 49534-1165		2024 Est TCV 420,476 TCV/TFA: 254.83								
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					GROUP A 1200/	85.00	179.37	0.8758	1.1573	1200 100 103,377
					85 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value = 103,377
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 4in Concrete	6.97		609 50		2,122
					Total Estimated Land Improvements True Cash Value = 2,122					

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 37	Type Treated Wood	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor:0						
X	Wood Frame			(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: 15 Floor Area: 1,650 Total Base New : 253,831 Total Depr Cost: 215,738 Estimated T.C.V: 314,977			E.C.F. X 1.460												
Building Style: 1.5S				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace						Bsmnt Garage:									
Yr Built 1991		Remodeled 2021		Ex		Ord			Min	Size of Closets			200 Amps Service						Carport Area: Roof:								
Condition: Average					Lg		Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1260 SF Floor Area = 1650 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85														
Room List				Doors		Solid		H.C.	No. of Elec. Outlets			Building Areas															
	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors					Ex.	X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost													
(1) Exterior				Kitchen: Other: Other:					Many	X	Ave.		Few	1.5 Story Siding Crawl Space 780													
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall				(13) Plumbing			1 Story Siding Crawl Space 480			Total: 211,300 179,586												
Insulation								1 Average Fixture(s)			Other Additions/Adjustments																
(2) Windows				(7) Excavation				2 3 Fixture Bath			Plumbing																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1260 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 Fixture Bath			Average Fixture(s)			1 1,476 1,255													
X	Wood Sash Metal Sash Vinyl Sash							Softener, Auto			3 Fixture Bath			1 4,646 3,949													
X	Double Hung Horiz. Slide Casement			(8) Basement				No Plumbing			Deck			37 1,533 1,303													
X	Double Glass Patio Doors Storms & Screens				Conc. Block Poured Conc. Stone		Extra Toilet			Garages																	
					Treated Wood		Extra Sink			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
(3) Roof				(9) Basement Finish				Separate Shower			Base Cost			576 24,808 21,087													
X	Gable Hip Flat	Gambrel Mansard Shed		Concrete Floor				Ceramic Tile Floor			Water/Sewer																
				Walkout Doors (A)				Ceramic Tub Alcove			Public Sewer			1 1,494 1,270													
				Walkout Doors (B)				Vent Fan			Water Well			1 5,808 4,937													
											Built-Ins			1 2,766 2,351													
											Local Cost Items																
											SANITARY SEWER			1 0 0													
											Notes:			Totals: 253,831 215,738													
														ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 314,977													



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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
SCHNEIDER MICHAEL ETAL	THRONBURGH ROBERT G & ANG	149,600		06/21/2019	WD	19-MULTI PARCEL ARM'S LE		2019-01987	PROPERTY TRANSFER	100.0				
SCHNEIDER CRYSTAL (DECEAS	SCHNEIDER MICHAEL (WIDOW)	0		06/08/2007	OTH	21-NOT USED/OTHER		2009/3297	DEED	0.0				
SCHNEIDER DAVID & PATRICI	SCHNEIDER MICHAEL & CRYST	0		01/07/2005	OTH	21-NOT USED/OTHER			DEED	0.0				
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICI	0		01/01/2004	QC	21-NOT USED/OTHER		04-0/141	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status			
W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
THRONBURGH ROBERT G & ANGELA D 8808 W PETERSON POINT RD LAKE CITY MI 49651		2024 Est TCV 67,737												
		Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
Tax Description					GROUP A 1200/	50.00	182.60	0.7089	1.1625	1200	100		49,443	
. SEC 10 T22N R8W BEG 727 FT N & 982.3 FT E OF SW COR OF GOV'T LOT 9 TH S 7 DEG 31' W 154 FT N 81 DEG 52' 35" W 234 FT N TO N LINE OFGOV'T LOT 9 E TO SHORE OF SAPPHIRE LAKE SE'LY ALONG LAKE SHORE TO POB. APP .83 A.					BACKLOTS 150/	148.00	182.60	0.7089	1.1625	150	100		18,294	
Comments/Influences					198 Actual Front Feet, 0.83 Total Acres							Total Est. Land Value =		67,737
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
					2024	33,900	0	33,900			19,360C			
					2023	26,900	0	26,900			18,439C			
					2022	18,100	0	18,100			17,561C			
					2021	17,000	0	17,000			17,000S			
		Who	When	What	2024	33,900	0	33,900			19,360C			
		TPC 04/30/2021 INSPECTED			2023	26,900	0	26,900			18,439C			
		TPC 12/27/2017 INSPECTED			2022	18,100	0	18,100			17,561C			
		TPC 11/19/2012 INSPECTED			2021	17,000	0	17,000			17,000S			
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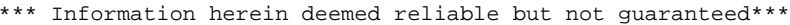
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
SCHNEIDER MICHAEL ETAL	THRONBURGH ROBERT G & ANG	149,600	06/21/2019	WD	03-ARM'S LENGTH	2019-01987	PROPERTY TRANSFER	100.0						
SCHNEIDER CRYSTAL (DECEAS	SCHNEIDER MICHAEL (WIDOW)	0	06/08/2007	OTH	21-NOT USED/OTHER	2009/3297	DEED	0.0						
SCHNEIDER DAVID & PATRICI	SCHNEIDER MICHAEL & CRYST	0	01/07/2005	OTH	21-NOT USED/OTHER	-/	DEED	0.0						
SCHNEIDER DAVID J ETAL	SCHNEIDER DAVID & PATRICI	0	01/01/2004	QC	21-NOT USED/OTHER	04-0/141	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
8808 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST				ALTERATION		03/28/2023	2023-0126	100%				
		P.R.E. 100% 10/11/2021				Addition		10/14/2021	2021-0723	100%				
Owner's Name/Address		MAP #:				Reroof		05/21/2015	2015-0176	100%				
THRONBURGH ROBERT G & ANGELA D 8808 W PETERSON POINT RD LAKE CITY MI 49651		2024 Est TCV 493,851 TCV/TFA: 314.96												
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W BEG 727 FT N & 989.3 FT E OF SW COR OF GOV'T LOT 9 TH S 82 DEG 29' E, 50 FT; TH S 7 DEG 31' W, 153.72 FT; TH N 82 DEG 29' W 50 FT, TH N 7 DEG 31' E 153.72 FT TO BEG. .1764 A.		GROUP A 1200/ 50 Actual Front Feet, 0.18 Total Acres				1200		100		Total Est. Land Value =		66,730		
Comments/Influences		X	Sewer			Land Improvement Cost Estimates								
		X	Electric			Description								
		X	Gas			D/W/P: 3.5 Concrete								
		X	Curb			D/W/P: 4in Ren. Conc.								
		X	Street Lights			D/W/P: 4in Ren. Conc.								
		X	Standard Utilities			Total Estimated Land Improvements True Cash Value =								
		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 ROAD			2024	33,400	213,500	246,900			225,412C		
		Who	When	What	2023	26,400	192,000	218,400			202,869C			
		JWV 11/10/2023	INSPECTED		2022	16,300	46,500	62,800			59,495C			
		JWV 10/11/2022	INSPECTED		2021	16,300	43,300	59,600		59,600W	57,595C			
		JWV 05/09/2022	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 192 300	CSEP (1 Story) WPP	Year Built: 1965 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: 528 % 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: 15 Floor Area: 1,568 Total Base New : 337,080 Total Depr Cost: 286,514 Estimated T.C.V: 418,310			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S			X	Drywall Paneled	Plaster Wood T&G																	
Yr Built 1965			Trim & Decoration																			
Remodeled 2023			Ex	Ord	X														Min			
Condition: Average			Size of Closets																			
Room List			Lg	Ord	X	Small	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1568 SF Floor Area = 1568 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 800 1 Story Siding Basement 660 1 Story Siding Slab 108 Total: 226,306 192,357 Other Additions/Adjustments Recreation Room 600 11,598 9,858 Basement, Outside Entrance, Above Grade 1 1,870 1,589 Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Porches CSEP (1 Story) 192 8,095 6,881 WPP 300 5,058 4,299 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,972 17,826 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 840 39,186 33,308 Storage Over Garage 210 2,885 2,452 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 2 1,093 929 Water/Sewer Public Sewer 1 1,494 1,270 Water Well, 100 Feet 1 5,808 4,937 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric																
(1) Exterior			Kitchen: Other: Other:			100 Amps Service																
			No./Qual. of Fixtures																			
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets																
X	Insulation						Many	X	Ave.		Few											
	(2) Windows		(7) Excavation			(13) Plumbing																
	X	Many Avg. Few	X	Large Avg. Small	Basement: 660 S.F. Crawl: 0 S.F. Slab: 908 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	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	Gambrel Mansard Shed	600	Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	1 Public Water 1 Public Sewer 1 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.										
BRITTON GERALD & RUTH	SMITH KIRK A & SHERYL L	77,500	08/25/2016	WD	03-ARM'S LENGTH	2016-02798	PROPERTY TRANSFER	100.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status								
8798 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		New House		12/09/2020		2020-0733		100%								
		P.R.E. 100% 08/17/2020		Deck/Porch		07/07/2017		2017-0303		100%								
Owner's Name/Address		MAP #:		VIOLATION LETTER		10/25/2016		2016-9996		100%								
SMITH KIRK A & SHERYL L 8798 W PETERSON POINT RD LAKE CITY MI 49651		2024 Est TCV 569,586 TCV/TFA: 363.02																
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE												
		Public Improvements			* Factors *													
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
2016-02798 TOWNSHIP OF LAKE, COUNTY OF MISSAUKEE AND STATE OF MICHIGAN. TO-WIT: THAT PART OF GOVERNMENT LOT 9, SECTION 10 T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 720.5 FEET NORTH AND 1038.9 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 10; PROCEED THENCE EAST ALONG THE SHORE OF LAKE SAPPHIRE, INCLUDING RIPARIAN RIGHTS AND RELICTED LAND BUT FOR EXACTNESS PROCEED OVER A			Gravel Road			GROUP A 1200/	50.00	154.00	1.0000	1.1140	1200	100		66,839				
			Paved Road			50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		66,839					
			Storm Sewer			Land Improvement Cost Estimates												
			Sidewalk			Description									Rate	Size	% Good	Cash Value
			Water			D/W/P: 4in Ren. Conc.									8.18	501	50	2,049
		X	Sewer			D/W/P: 4in Ren. Conc.									8.18	985	50	4,028
		X	Electric			Total Estimated Land Improvements True Cash Value =									6,077			
		X	Gas															
			Curb															
			Street Lights															
			Standard Utilities															
			Underground Utils.															
		Topography of Site																
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value						
			Rolling			2024	33,400	251,400	284,800			260,625C						
			Low			2023	26,500	244,700	271,200			248,215C						
			High			2022	16,300	220,400	236,700			236,396C						
			Landscaped			2021	16,300	0	16,300			15,485C						
			Swamp															
			Wooded															
			Pond															
		X	Waterfront															
			Ravine															
			Wetland															
			Flood Plain															
		X	PRIVATE ROAD															
		Who	When	What	2024	33,400	251,400	284,800			260,625C							
		JWV	09/21/2021	INSPECTED	2023	26,500	244,700	271,200			248,215C							
		JWV	12/26/2020	INSPECTED	2022	16,300	220,400	236,700			236,396C							
		JWV	09/02/2017	INSPECTED	2021	16,300	0	16,300			15,485C							

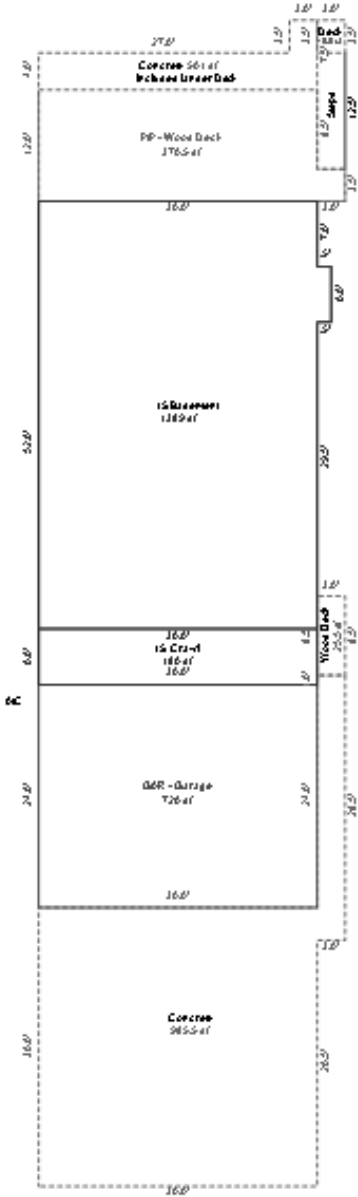
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 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 370 25	Type WPP WPP	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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			Class: C +10 Effec. Age: 3 Floor Area: 1,569 Total Base New : 350,702 Total Depr Cost: 340,185 Estimated T.C.V: 496,670		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled		Plaster Wood T&G																
Yr Built 2021		Remodeled 0	Ex	Ord	Min															
Condition: Average		Size of Closets																		
Room List		Doors		Solid	H.C.	Central Air Wood Furnace			(12) Electric											
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			0 Amps Service			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 10 Blt 2021					
	(1) Exterior		Kitchen: Other: Other:						Ex. Ord. Min		(11) Heating System: Forced Heat & Cool									
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets					Ground Area = 1569 SF Floor Area = 1569 SF.									
	Insulation					Many Ave. Few					Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97									
(2) Windows		(7) Excavation			(13) Plumbing			1 Average Fixture(s)		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost								
	Many Avg. Few	Large Avg. Small	Basement: 1389 S.F. Crawl: 180 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 3 Fixture Bath			2 2 Fixture Bath		1 Story Siding Basement 1,389									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			1 2 Fixture Bath			Softener, Auto		Other Additions/Adjustments		Recreation Room 1288 24,897 24,150								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet			Softener, Manual		Basement, Outside Entrance, Above Grade 1 1,870 1,814										
		(9) Basement Finish			Extra Sink			Solar Water Heat		Plumbing		Average Fixture(s) 1 1,476 1,432								
		1288 Recreation SF			Separate Shower			No Plumbing		Water/Sewer		3 Fixture Bath 2 9,291 9,012								
X	Gable	Gambrel	Living SF			Ceramic Tile Floor			Average Fixture(s)		2000 Gal Septic 1 9,667 9,377									
	Hip	Mansard	Walkout Doors (B)			Ceramic Tile Wains			3 Fixture Bath		Water Well, 100 Feet 1 5,808 5,634									
	Flat	Shed	No Floor SF			Ceramic Tub Alcove			Water/Sewer		Porches									
Asphalt Shingle		1 Walkout Doors (A)			Vent Fan			Water/Sewer		WPP 370 6,227 6,040										
		(10) Floor Support			(14) Water/Sewer			Garages		WPP 25 1,365 1,324										
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 720 35,100 34,047										
								Common Wall: 1 Wall 1 -2,686 -2,605												
								Door Opener 2 1,093 1,060												
								Built-Ins		Appliance Allow. 1 2,766 2,683										
								Fireplaces		Direct-Vented Gas 1 3,021 2,930										
								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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



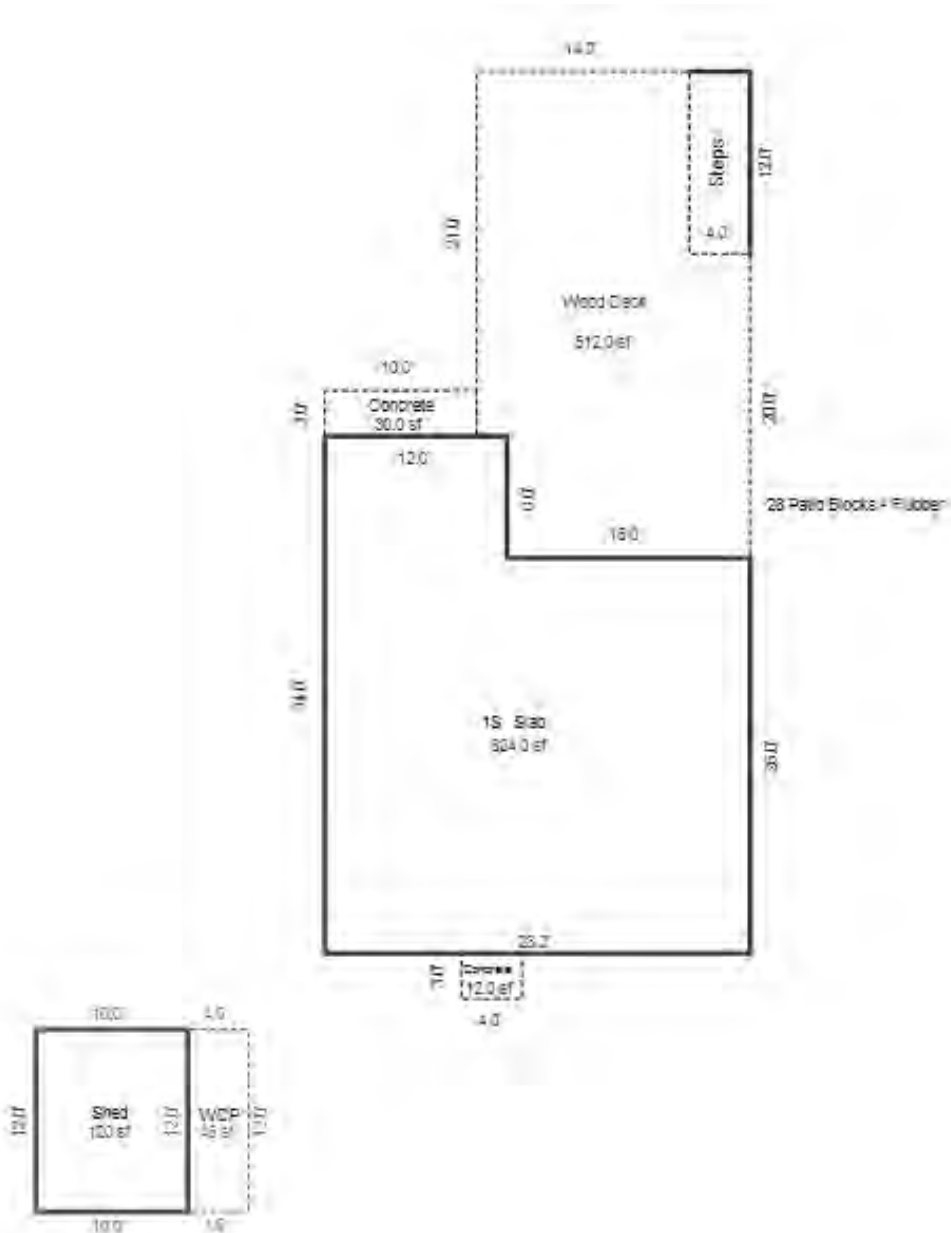
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KINNARY MICHAEL T & TIFFA	STERLING MATTHEW & JESSIC	260,000	08/10/2023	WD	03-ARM'S LENGTH	2023-02179	PROPERTY TRANSFER	100.0						
HAWLEY GALE E & DENISE L	KINNARY MICHAEL T & TIFFA	185,000	10/12/2020	WD	03-ARM'S LENGTH	2020-03196	PROPERTY TRANSFER	100.0						
HARRIS VERNON & LAURA	HAWLEY GALE E & DENISE L	96,000	11/16/2015	WD	03-ARM'S LENGTH	2015-03804	PROPERTY TRANSFER	100.0						
OSAK DONALD M & NANCY	HARRIS VERNON & LAURA	32,000	11/16/1994	WD	16-LC PAYOFF	2015-03803	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
8788 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		09/05/2023		2023-0557	0%					
Owner's Name/Address		P.R.E. 0%		MAP #:										
STERLING MATTHEW & JESSICA 8511 BERETTA CT JENISON MI 49428		2024 Est TCV 224,827 TCV/TFA: 272.85												
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements			* Factors *									
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 10 T22N R8W BEG AT A POINT ON THE SHORE OF LAKE SAPPHIRE THAT LIES 713.9 FT N & 1088.5 FT E OF SW COR SEC 10; THENCE S 82 DEG 29' E 50 FT S 7 DEG 31' W 153.72 FT N 82 DEG 29' W 50 FT N 7DEG 31' E 153.72 FT TO POB.1764 A. ALSO AN EASEMENT RECORDED IN LIBER 176 PAGE 858.			Gravel Road			GROUP A 1200/	50.00	153.00	1.0000	1.1122	1200	100		66,730
			Paved Road			50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		66,730	
			Storm Sewer			Land Improvement Cost Estimates								
			Sidewalk			Description					Rate	Size	% Good	Cash Value
			Water			D/W/P: Patio Blocks					15.61	28	50	218
		X	Sewer			D/W/P: 3.5 Concrete					6.58	42	50	138
		X	Electric			Wood Frame					26.00	168	50	2,184
		X	Gas			Ad-Hoc Unit-In-Place Items								
Comments/Influences			Curb			Description					Rate	Size	% Good	Cash Value
			Street Lights			/CI16/YARI/VINF/451A					32.28	90	100	2,905
			Standard Utilities			Total Estimated Land Improvements True Cash Value =					5,445			
			Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		X	PRIVATE ROAD			2024	33,400	79,000	112,400			112,400S		
			Who	When	What	2024	33,400	79,000	112,400			112,400S		
			JWV	10/31/2023	INSPECTED	2023	26,400	48,100	74,500			61,499C		
			TPC	07/13/2023	INSPECTED	2022	16,300	43,300	59,600			58,571C		
			TPC	08/13/2020	INSPECTED	2021	16,300	40,400	56,700			56,700S		
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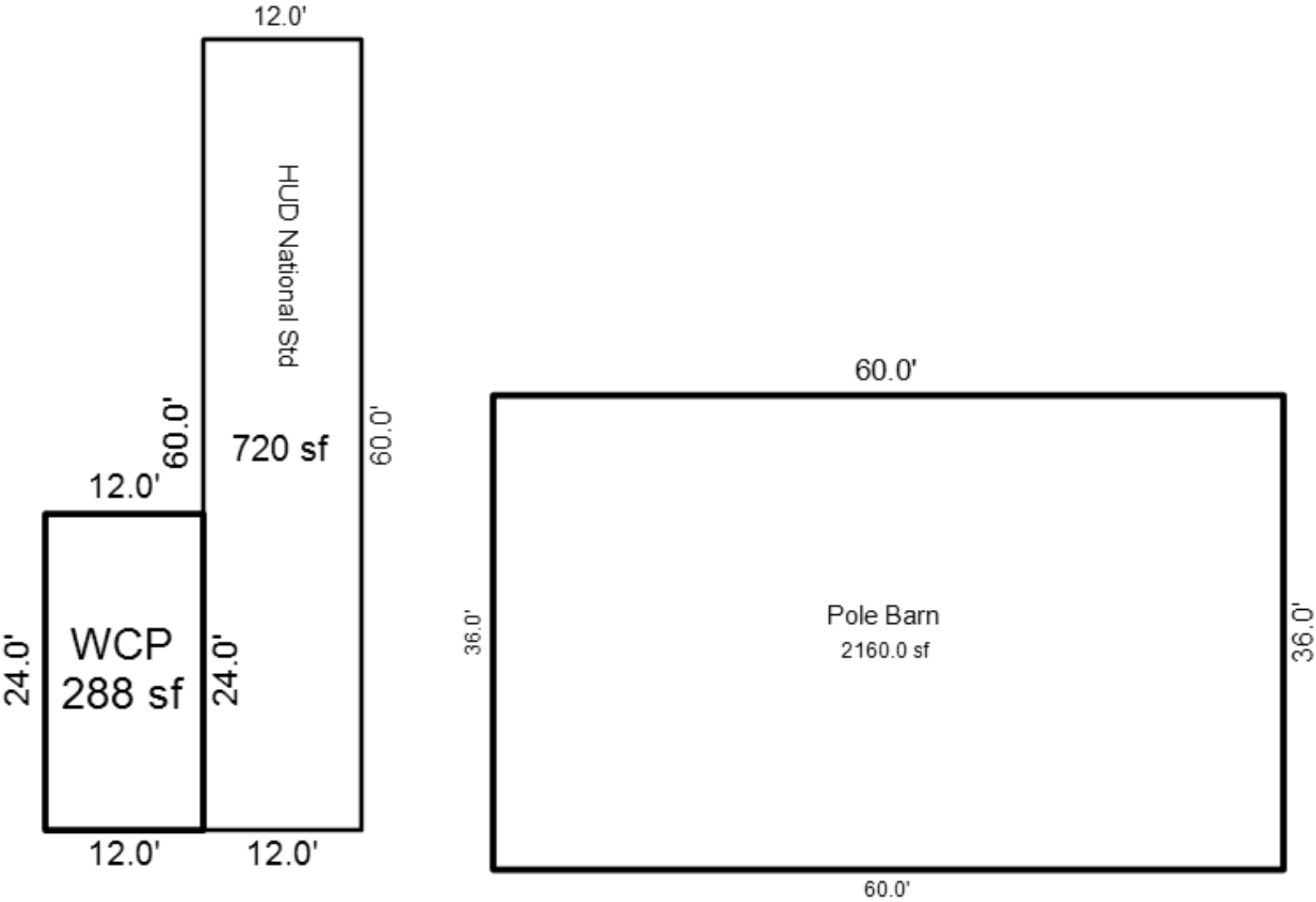
*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 560	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			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 25 Floor Area: 824 Total Base New : 139,409 Total Depr Cost: 104,556 Estimated T.C.V: 152,652					E.C.F. X 1.460								
Building Style: 1S		Drywall Paneled			Plaster Wood T&G																			
Yr Built 1962		Remodeled 0			Trim & Decoration																			
Condition: Average		Ex			Ord													X	Min	Size of Closets				
Room List		Lg			Ord													X	Small	Doors			Solid			X	H.C.
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			(12) Electric												Bsmnt Garage:						
	(1) Exterior		Kitchen: Other: Other:			100 Amps Service												Carport Area: Roof:						
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C 10 Blt 1962									
	Insulation					Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts															
(2) Windows						No. of Elec. Outlets			Ground Area = 824 SF Floor Area = 824 SF.															
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 824 S.F. Height to Joists: 0.0			Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost												
(3) Roof			(8) Basement			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 Siding Slab 824			Total: 119,728 89,796												
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Other Additions/Adjustments			Plumbing												
X	Asphalt Shingle		(9) Basement Finish			(14) Water/Sewer			Deck			Average Fixture(s) 1 1,476 1,107												
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer			Treated Wood 560 8,137 6,103												
									Public Water			Public Sewer												
									1 Public Sewer			Water Well												
									1 Water Well			Public Sewer 1 1,494 1,120												
									1000 Gal Septic			Water Well, 100 Feet 1 5,808 4,356												
									2000 Gal Septic			Built-Ins												
												Appliance Allow. 1 2,766 2,074												
												Local Cost Items												
												SANITARY SEWER 1 0 0 *												
												Totals: 139,409 104,556												
												Notes:												
												ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 152,652												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
KITTEL RANDALL M	KS SAPPHIRE LLC	100,000	05/31/2023	WD	03-ARM'S LENGTH	2023-01432	PROPERTY TRANSFER	100.0											
GARRISON DORA L	KITTEL RANDALL M	40,000	07/25/2018	WD	16-LC PAYOFF	2018-02436	DEED	0.0											
GARRISON FRANKLIN D & DOR	KITTEL RANDALL M	40,000	10/01/2014	LC	16-LC PAYOFF	2014-03409	PROPERTY TRANSFER	100.0											
		57,500	03/01/2001	WD	33-TO BE DETERMINED	01-0:0966	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
8789 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST																	
		P.R.E. 0%																	
Owner's Name/Address		MAP #:																	
KS SAPPHIRE LLC		2024 Est TCV 72,156 TCV/TFA: 85.90																	
8798 W PETERSON POINT RD		X		Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
LAKE CITY MI 49651		Public Improvements		* Factors *															
		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value			
Tax Description		X		Dirt Road		A 200' @ 90/FF		165.00		319.90		1.0493		0.9457		90 100		14,735	
. SEC 10 T22N R8W COMM AT S 1/4 POST TH W				Gravel Road		165 Actual Front Feet,		1.21		Total Acres		Total Est.		Land Value =		14,735			
1050.1 FT N 711.6 FT S 50 DEG 30' 34" W				Paved Road															
152.43 FT N 89 DEG 13' W 216.29 FT N 81				Storm Sewer															
DEG 52' 35" W 35 FT TO POB TH S 8 DEG 7'				Sidewalk															
W 320 FT N 81 DEG 52' 35" W 165 FT N 8				Water															
DEG 7' E 320 FT S 81 DEG 52' 35" E 165 FT		X		Sewer															
TO POB. 1.2121 A.		X		Electric															
Comments/Influences		X		Gas															
				Curb															
				Street Lights															
				Standard Utilities															
				Underground Utils.															
				Topography of Site															
		X		Level															
				Rolling															
		X		Low															
				High															
				Landscaped															
		X		Swamp															
				Wooded															
				Pond															
				Waterfront															
				Ravine															
				Wetland															
				Flood Plain															
		X		PRIVATE ROAD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value	
		Who		When		What		2024		7,400		28,700		36,100				36,100S	
		TPC 04/30/2021		INSPECTED				2023		5,700		28,900		34,600				23,236C	
		TPC 12/27/2017		INSPECTED				2022		5,000		25,200		30,200				22,130C	
		TPC 11/19/2012		INSPECTED				2021		4,100		23,100		27,200				21,424C	
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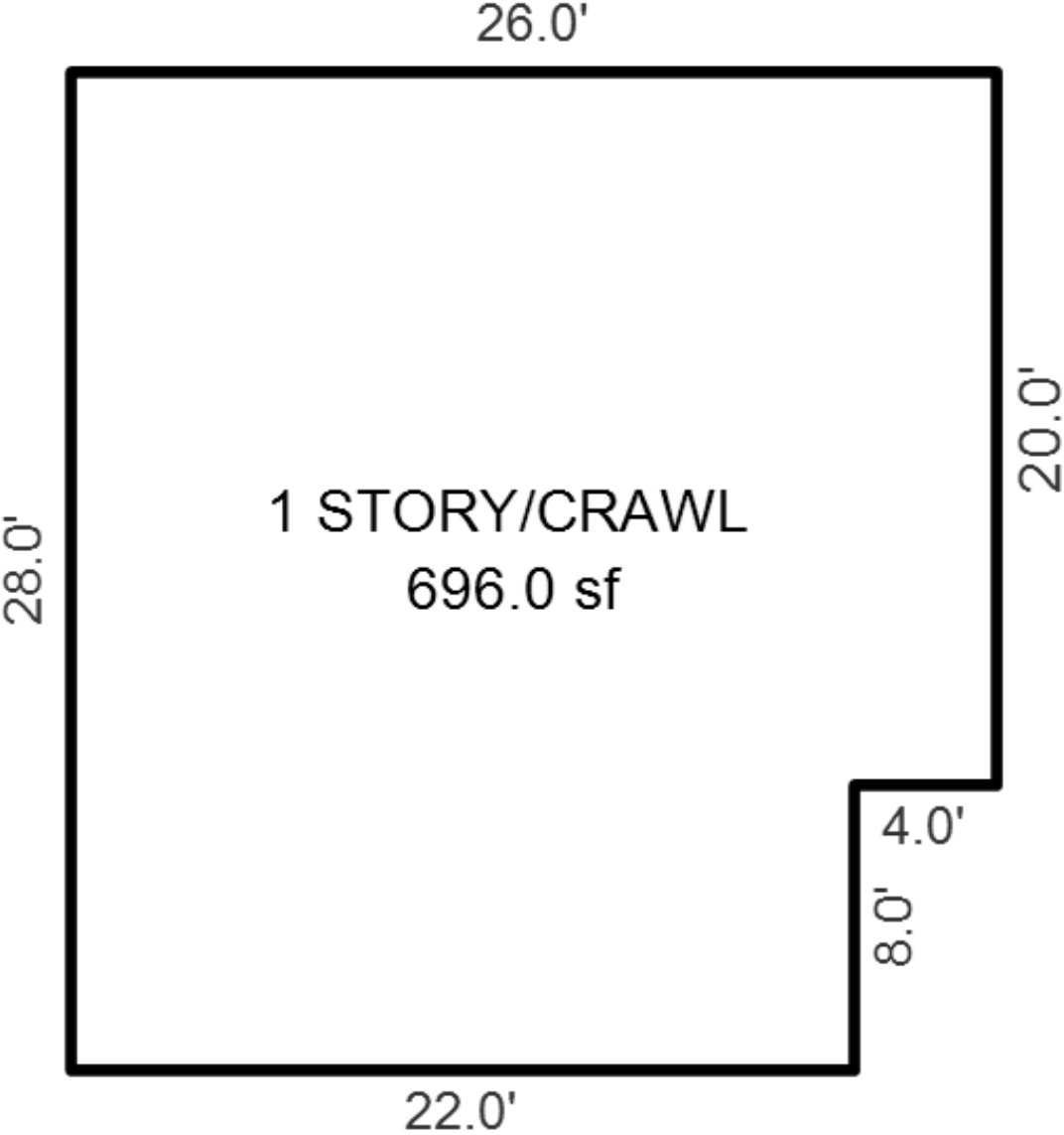
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ANSORGE GARY R & ROXANNE	THOMPSON DARRELL & THERES	26,800	07/29/2005	LC	21-NOT USED/OTHER	05-0/2994	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
THOMPSON DARRELL & THERESA 9062 W OAK LANE Lake City MI 49651		2024 Est TCV 30,544 TCV/TFA: 0.00										
		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	186.00	398.13	1.0183	0.9988	90 100	17,027	
					186 Actual Front Feet, 1.70 Total Acres Total Est. Land Value =						17,027	
Tax Description		X	Dirt Road									
. SEC 10 T22N R8W COMM AT S 1/4 POST TH W			Gravel Road									
1050.1 FT N 711.6 FT S 50 DEG 30' 34" W			Paved Road									
152.43 FT N 89 DEG 13' W 216.29 FT N 81			Storm Sewer									
DEG 52' 35" W 200 FT TO POB TH S 8 DEG 7'			Sidewalk									
25" W 320 FT N 81 DEG 52' 35" W TO W LINE			Water									
OF E525 FT OF GOV'T LOT 9 N'LY ALONG SD W		X	Sewer									
LINE TO A PT N 81 DEG 52' 35" W OF POB		X	Electric									
S81 DEG 52' 35" E TO POB. 1.6969 A.		X	Gas									
			Curb									
Comments/Influences			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
			Level									
			Rolling									
		X	Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		X	PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Who	When	What	2024	8,500	6,800	15,300			8,092C
			TPC 12/27/2017 INSPECTED			2023	6,600	6,600	13,200			7,707C
			TPC 11/19/2012 INSPECTED			2022	5,600	6,000	11,600			7,340C
						2021	4,700	5,400	10,100			7,106C



Created by: Aegis 11/11

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MCCLURE JON & JAMIE	HEREAU JOSEPH TRUST	130,000	07/27/2015	WD	03-ARM'S LENGTH	2015-02517	PROPERTY TRANSFER	100.0					
NORTHWEST RENTAL PROPERTI	MC CLURE JON & JAMIE (H/W	115,000	08/14/2009	WD	03-ARM'S LENGTH	2009/2992	DEED	100.0					
HALFMANN DANIEL & SUSAN (	NORTHWEST RENTAL PROPERTI	0	05/04/2006	QC	21-NOT USED/OTHER	06-0/1687	DEED	0.0				
NORTHWEST RENTAL PROPERTI	HALFMANN DANIEL (MM)	0	11/02/2005	QC	21-NOT USED/OTHER	05-0/4346	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
8780 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/26/2004		20040272		Complete			
Owner's Name/Address		P.R.E. 0%											
HEREAU JOSEPH TRUST 7820 MACKINAW TRL CADILLAC MI 49601		MAP #:											
		2024 Est TCV 177,090 TCV/TFA: 254.44											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X			Dirt Road	GROUP A 1200/	50.00	154.00	1.0000	1.1140	1200	100	66,839
					Gravel Road	50 Actual Front Feet, 0.18 Total Acres					Total Est. Land Value =		66,839
					Paved Road								
					Storm Sewer								
					Sidewalk								
					Water								
		X			Sewer								
		X			Electric								
		X			Gas								
					Curb								
					Street Lights								
					Standard Utilities								
					Underground Utils.								
Comments/Influences		Topography of Site											
		X			Level								
					Rolling								
					Low								
					High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
		X			Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
		X			PRIVATE ROAD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who			When	What	2024	33,400	55,100	88,500			65,661C
		TPC 12/27/2017			INSPECTED		2023	26,500	52,600	79,100			62,535C
							2022	16,300	47,500	63,800			59,558C
							2021	16,300	44,300	60,600			57,656C
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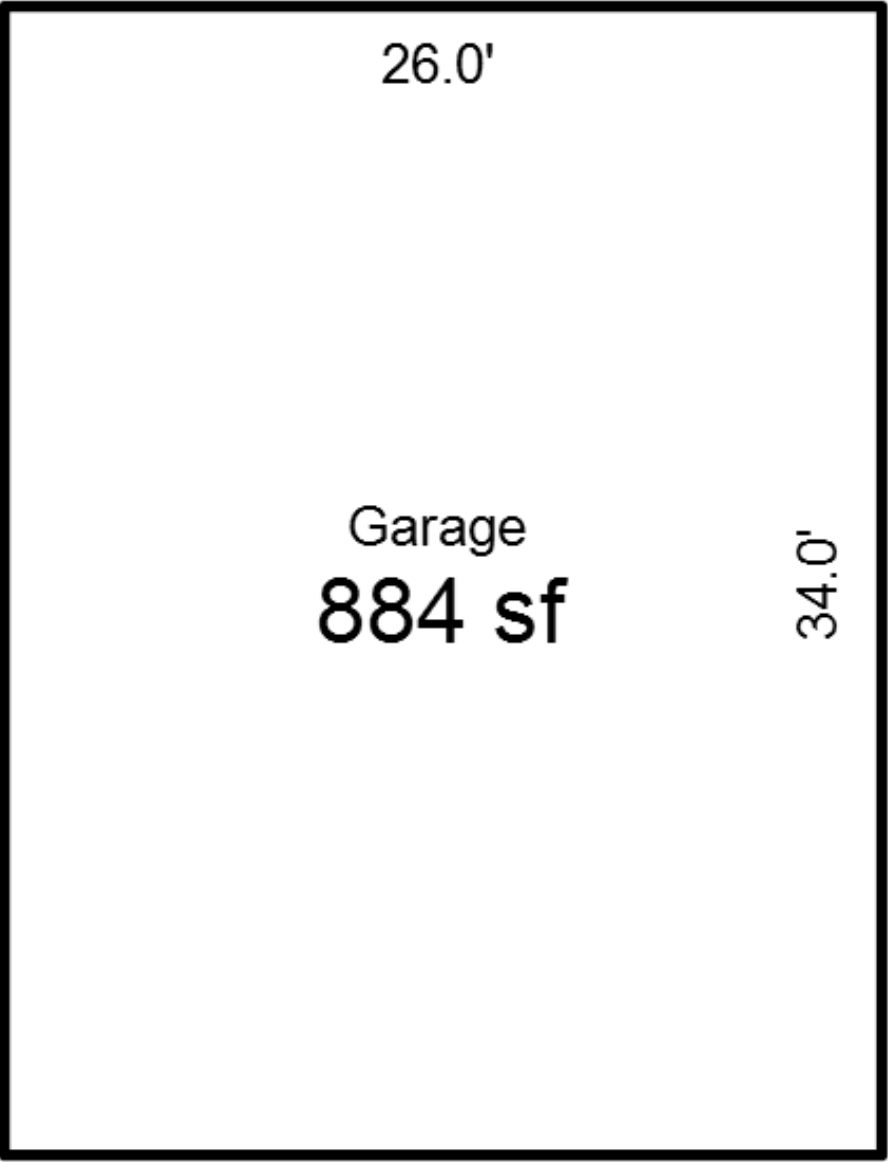
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 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: 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																					
Building Style: 1S				Drywall Paneled		Plaster Wood T&G																								
Yr Built 1962				Remodeled 2004		Ex																				X	Ord		Min	
Condition: Average				Trim & Decoration																						Size of Closets				
Room List				Doors				X	Lg	X	Ord		Small	Central Air Wood Furnace				Class: C -5 Effec. Age: 30 Floor Area: 696 Total Base New : 106,026 Total Depr Cost: 74,213 Estimated T.C.V: 108,351				E.C.F. X 1.460				Bsmnt Garage:				
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 696 SF Floor Area = 696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size 1 Story Siding Crawl Space 696 Total: 91,461 64,017 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 100 Feet 1 5,808 4,066 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Direct-Vented Gas 1 3,021 2,115 Local Cost Items SANITARY SEWER 1 0 0 Totals: 106,026 74,213				0 Amps Service				No./Qual. of Fixtures				E.C.F. X 1.460				Carport Area: Roof:		
(1) Exterior				Kitchen: Other: Other:				X Ex.									Ord.		Min	Cls C -5 Blt 1962										
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets																						
Insulation								Many								X	Ave.		Few											
(2) Windows				(7) Excavation				(13) Plumbing								1 Average Fixture(s)														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 696 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																										
X	Storms & Screens			(9) Basement Finish																										
(3) Roof								(14) Water/Sewer				Notes:				ECF (4087 SAPPHIRE LAKE) 1.460 => TCV: 108,351														
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 1000 Gal Septic 2000 Gal Septic																						
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																						
Chimney: Block				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.					
KARASH CHESTER	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	09-FAMILY	2023-02751	PROPERTY TRANSFER	0.0					
KARASH CHESTER & GIRARDI	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	15-LADY BIRD	2023-02752	PROPERTY TRANSFER	0.0					
KARASH CHESTER & RUTH	KARASH CHESTER	0	12/20/2022	QC	09-FAMILY	2022-03965	PROPERTY TRANSFER	0.0					
		237,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3818	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
8590 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 06/29/2015											
Owner's Name/Address		MAP #:											
KARASH CHESTER & GIRARDI ANETTE		2024 Est TCV 137,487 TCV/TFA: 0.00											
8590 W PETERSON POINT RD													
LAKE CITY MI 49651													
		X	Improved		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE								
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				GROUP A 1200/	92.00	189.39	0.8586	1.1731	1200	100		111,200	
				92 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =		111,200
				Land Improvement Cost Estimates									
				Description		Rate		Size		% Good	Cash Value		
				D/W/P: 3.5 Concrete		5.78		130		71	533		
				Total Estimated Land Improvements True Cash Value =									533
		X	Sewer										
		X	Electric										
		X	Gas										
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
			Low										
		X	High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		X	PRIVATE ROAD	2024	55,600	13,100	68,700			40,792C			
		Who	When	What	2024	55,600	13,100	68,700		40,792C			
		TPC 04/30/2021	INSPECTED		2023	44,000	12,600	56,600		38,850C			
		TPC 12/27/2017	INSPECTED		2022	25,700	11,300	37,000		37,000S			
		JWV 10/08/2016	INSPECTED		2021	25,700	10,600	36,300		35,854C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 1975	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:	
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling		Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack		Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: CD		Class: CD			
	Duplex		0 Other Overhang						Effec. Age: 35				Floor Area: 0		Auto. Doors: 0			
	A-Frame								Total Base New : 27,139				Total Depr Cost: 17,640		Mech. Doors: 2			
									Estimated T.C.V: 25,754				E.C.F. X 1.460		Area: 884			
	Wood Frame		(4) Interior		Central Air		No Heating/Cooling		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 1975		Storage Area: 0			
			Drywall		Wood T&G		Wood Furnace		(12) Electric		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754		No Conc. Floor: 0	
	Building Style: GRG		Trim & Decoration		Kitchen:		0 Amps Service		No./Qual. of Fixtures		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754		Bsmnt Garage:	
	Yr Built 1975		Remodeled 0		Other:		No. of Elec. Outlets		Ex. Ord. Min		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754		Carport Area:	
Condition: Average		Size of Closets		Other:		Many Ave. Few		(13) Plumbing		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754		Roof:		
Room List		Doors		Solid		H.C.		Average Fixture(s)		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
		(5) Floors		Basement: 0 S.F.		Crawl: 0 S.F.		3 Fixture Bath		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Basement		Kitchen:		Slab: 0 S.F.		Height to Joists: 0.0		2 Fixture Bath		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
1st Floor		Other:						Softener, Auto		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
2nd Floor				(8) Basement				Softener, Manual		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Bedrooms				Conc. Block				Solar Water Heat		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
(1) Exterior		(6) Ceilings		Poured Conc.				No Plumbing		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
				Stone				Extra Toilet		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Wood/Shingle				Treated Wood				Extra Sink		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Aluminum/Vinyl				Concrete Floor				Separate Shower		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Brick				(9) Basement Finish				Ceramic Tile Floor		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Insulation								Ceramic Tile Wains		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
(2) Windows		(7) Excavation						Ceramic Tub Alcove		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
								Vent Fan		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Many								(14) Water/Sewer		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Avg.								Public Water		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Few								Public Sewer		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Large								Water Well		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Avg.								1000 Gal Septic		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Small								2000 Gal Septic		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Wood Sash								Lump Sum Items:		Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Metal Sash										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Vinyl Sash										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Double Hung										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Horiz. Slide										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Casement										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Double Glass										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Patio Doors										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Storms & Screens										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
(3) Roof										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Gable										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Hip										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Flat										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Gambrel										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Mansard										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Shed										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Asphalt Shingle										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				
Chimney:										Total Base New : 27,139		Total Depr Cost: 17,640		Estimated T.C.V: 25,754				

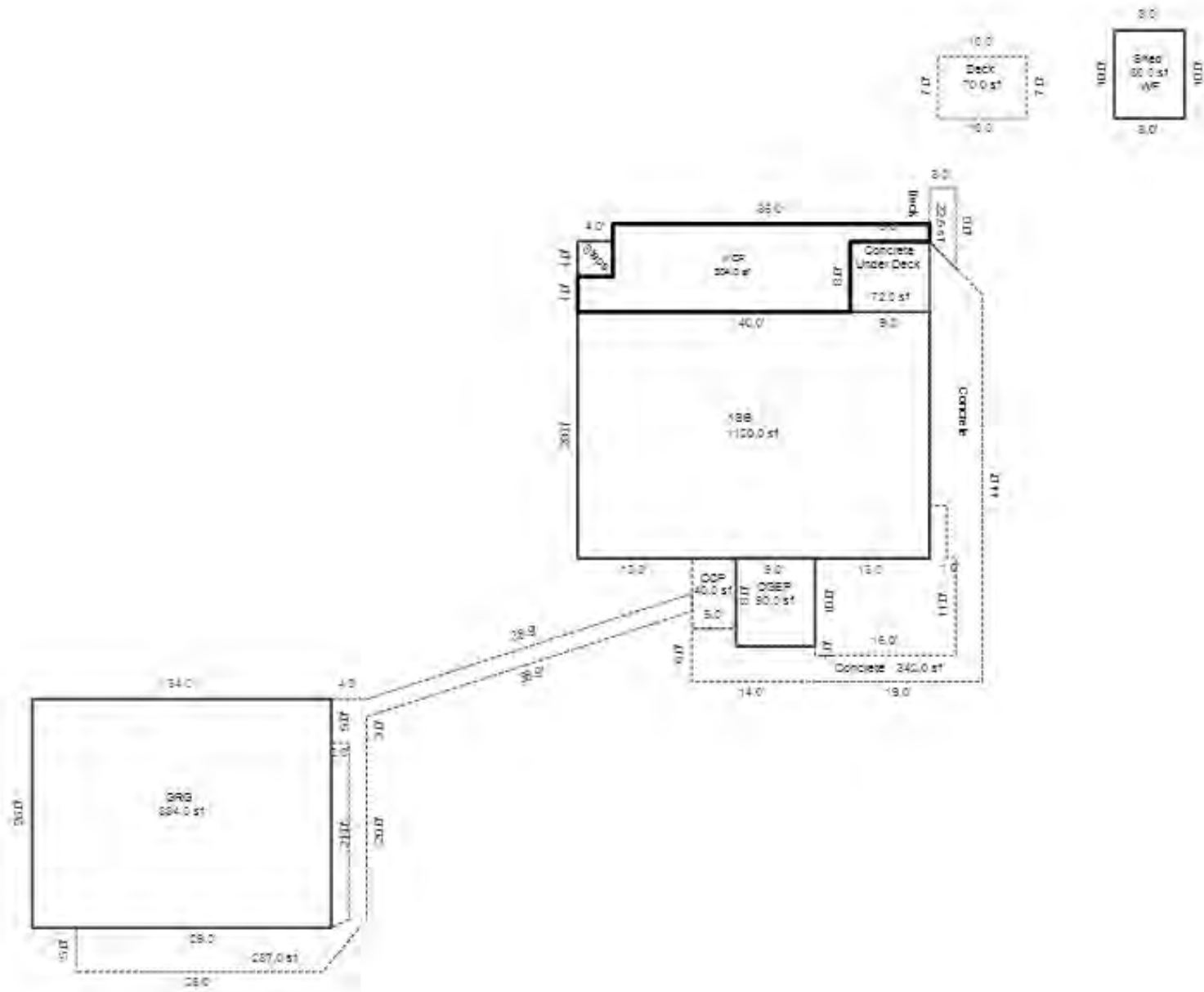


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KARASH CHESTER & GIRARDI	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	15-LADY BIRD	2023-02752	PROPERTY TRANSFER	0.0		
KARASH CHESTER	KARASH CHESTER & GIRARDI	0	10/06/2023	QC	09-FAMILY	2023-02572	PROPERTY TRANSFER	0.0		
KARASH CHESTER & RUTH	KARASH CHESTER	0	12/20/2022	QC	09-FAMILY	2022-03965	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
8590 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		REPAIR		04/15/2016		2016-0103		100%
		P.R.E. 100% 06/29/2015								
Owner's Name/Address		MAP #:								
KARASH CHESTER & GIRARDI ANETTE		2024 Est TCV 283,579 TCV/TFA: 253.20								
8590 W PETERSON POINT RD										
LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
Tax Description					GROUP A 1200/	80.00	190.57	0.8891	1.1749	1200 100 100,290
SEC 10 T22N R8W PCL 2C & W'LY 10 FT OF		X			80 Actual Front Feet, 0.35 Total Acres					Total Est. Land Value = 100,290
PCL 2D OF THE SURVEY RECORDED IN LIBER										
S-3 P 230-232 BEING PART OF GOVT LOT 10.										
APP .35A.										
Comments/Influences		X	Sewer	Land Improvement Cost Estimates						
ROOF OVER EXISTING WD FOR 05		X	Electric	Description Rate Size % Good Cash Value						
		X	Gas	D/W/P: 4in Concrete 6.49 287 0 0						
		X	Curb	D/W/P: 4in Concrete 6.49 342 0 0						
			Street Lights	D/W/P: 4in Concrete 6.49 72 0 0						
			Standard Utilities	Wood Frame 28.72 80 50 1,149						
			Underground Utils.	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 = 3,524						
		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 ROAD	2024	50,100	91,700	141,800			79,384C
		Who	When	What	2024	50,100	91,700	141,800		79,384C
		TPC 12/27/2017	INSPECTED		2023	39,700	87,500	127,200		75,604C
		JWV 10/08/2016	INSPECTED		2022	32,000	79,000	111,000		72,004C
		TPC 11/19/2012	INSPECTED		2021	28,000	73,700	101,700		69,704C
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 90 CGEP (1 Story) 304 WCP (1 Story) 40 CCP (1 Story) 25 Treated Wood 16 Treated Wood 70 Treated Wood	Type E.C.F. Floor Area: 1,120 Total Base New : 189,427 Total Depr Cost: 123,127 Estimated T.C.V: 179,765 X 1.460	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: 35 Floor Area: 1,120 Total Base New : 189,427 Total Depr Cost: 123,127 Estimated T.C.V: 179,765		Bsmnt Garage:								
Building Style: 1S			Drywall Paneled				Plaster Wood T&G			Central Air Wood Furnace		E.C.F. X 1.460			Carport Area: Roof:					
Yr Built 1975			Trim & Decoration				No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1975								
Condition: Average			Size of Closets				X Ex.			Ground Area = 1120 SF Floor Area = 1120 SF.										
Room List			Doors				Ord.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			Many			(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior			Kitchen: Other: Other:			X Ex.			Building Areas		1 Story Siding Basement 1,120									
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Ord.			Plumbing		Total: 152,136 98,888									
	Insulation					Many			(14) Water/Sewer		Other Additions/Adjustments									
(2) Windows			(7) Excavation			X Ave.			Average Fixture(s)		Basement, Outside Entrance, Below Grade		1 2,160 1,404							
X	Many Avg. Few	X Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Ave.			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		1 1,230 799							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			X Ave.			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		Porches		CGEP (1 Story) 90 6,308 4,100 WCP (1 Story) 304 8,892 5,780 CCP (1 Story) 40 1,160 754							
(3) Roof			(9) Basement Finish			X Ave.			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		Treated Wood 25 1,159 753 Treated Wood 70 2,067 1,344 Treated Wood 16 715 465							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X Ave.			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		Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666							
X	Asphalt Shingle		(10) Floor Support			X Ave.			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		Built-Ins		Appliance Allow. 1 1,934 1,257							
Chimney:			Joists: Unsupported Len: Cntr.Sup:			X Ave.			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		Fireplaces		Interior 1 Story 1 4,700 3,055							
						Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0 *									
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Totals: 189,427 123,127									

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

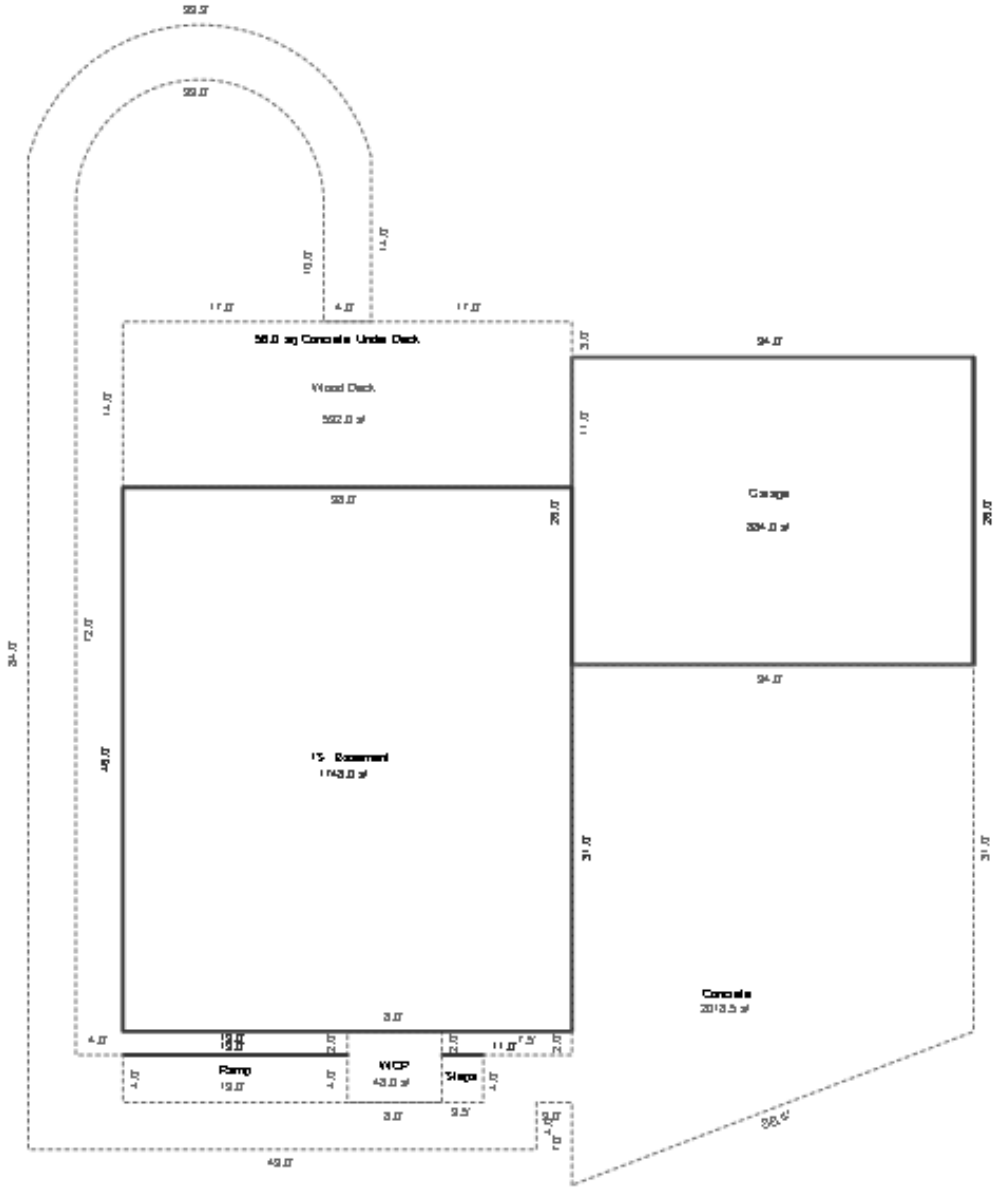


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		62,000	02/01/2001	WD	33-TO BE DETERMINED	01-0:0725	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
8566 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST				New House		04/07/2004	20040053	Complete			
		P.R.E. 100% 08/26/2005											
Owner's Name/Address		MAP #:											
KRAFVE LOIS A LIVING TRUST 8566 W PETERSON POINT RD LAKE CITY MI 49651		2024 Est TCV 561,187 TCV/TFA: 321.05											
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description		X	Dirt Road			GROUP A 1200/	171.00	162.00	0.7353	1.1282	1200 100	170,235	
SEC 10 T22N R8W THAT PARCEL SURVEYED & RECORDED IN LIBERS-1 P 60. ALSO PCL 2D OF THE SURVEY RECORDED IN LIBER S-3 PP 230-232 EXC W'LY 10 FT THOF. .58A.					171 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 170,235								
Comments/Influences					Land Improvement Cost Estimates								
231-839-2531					Description				Rate	Size % Good		Cash Value	
THIS LOT FLOODS IN SPRING..ALSO HAS 20' ROW THRU MIDDLE		X	Sewer			D/W/P: 4in Concrete			6.97	2074 0		0	
		X	Electric			Residential Local Cost Land Improvements							
		X	Gas			Description				Rate	Size % Good		Cash Value
					LAND IMPROVE 5000			5,000.00			1 100		5,000
					Total Estimated Land Improvements True Cash Value = 5,000								
		Topography of Site											
		Level Rolling											
		X	Low High										
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		X	Waterfront										
		Ravine											
		Wetland											
		X	Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	PRIVATE ROAD										
		Who	When	What	2024	85,100	195,500	280,600				172,536C	
		TPC 04/09/2019	INSPECTED		2023	67,400	198,200	265,600				164,320C	
		TPC 12/27/2017	INSPECTED		2022	68,400	178,800	247,200				156,496C	
		TPC 11/20/2012	INSPECTED		2021	59,900	166,800	226,700				151,497C	



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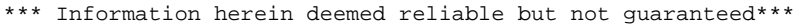


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
OSWALD SHARON L	DEVOS PATRICIA J	0	06/22/2020	QC	09-FAMILY	2020-02209	PROPERTY TRANSFER	0.0									
OSWALD DOUGLAS	OSWALD SHARON LOUISE	0	06/22/2020	QC	09-FAMILY	2020-02208	PROPERTY TRANSFER	0.0									
DEVOS PATRICIA J	DEVOS PATRICIA J TRUST	0	06/09/2020	QC	09-FAMILY	2020-02210	PROPERTY TRANSFER	0.0									
DEVOS PATRICIA J TRUST	DEVOS P & OSWALD & OSWALD	0	06/09/2020	QC	09-FAMILY	2020-02207	PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
8538 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST				Addition		07/19/2023	2023-0423	100%							
		P.R.E. 100% 07/20/1994															
Owner's Name/Address		MAP #:															
DEVOS PATRICIA J TRUST 8538 PETERSON POINT RD LAKE CITY MI 49651		2024 Est TCV 477,156 TCV/TFA: 369.89															
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE											
		Public Improvements			* Factors *												
Tax Description		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			
. SEC 10 T22N R8W THAT PART OF A		GROUP A 1200/ 125.00 348.48 0.7953 1.3663 1200 100									162,986						
PENINSULA EXTENDING INTO SAPPHIRE LAKE		125 Actual Front Feet, 1.00 Total Acres									Total Est. Land Value =	162,986					
LYING NE'LY OF THAT PARCEL SURVEYED &																	
RECORDED IN LIBER S-1 AT P 60. APP 1 A.																	
Comments/Influences																	
		X				Sewer			D/W/P: 4in Ren. Conc. 8.18 2069 50 8,462								
		X				Electric			D/W/P: Patio Blocks 15.61 10 50 78								
		X				Gas			D/W/P: 3.5 Concrete 6.58 401 50 1,319								
		X				Curb			Wood Frame 26.33 160 50 2,106								
					Street Lights			Total Estimated Land Improvements True Cash Value =			11,965						
					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														
		X	PRIVATE ROAD			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		Who	When	What	2024	81,500	157,100	238,600			178,980C						
		TPC 09/19/2023	INSPECTED		2023	64,500	103,200	167,700			123,505C						
		TPC 12/27/2017	INSPECTED		2022	50,000	93,100	143,100			117,624C						
		TPC 04/27/2014	INSPECTED		2021	46,900	86,900	133,800			113,867C						
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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			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 70 140 16	WCP (1 Story) WPP Treated Wood	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 660 % Good: 0 Storage Area: 440 No Conc. Floor: 0										
X						Wood Frame			X	Drywall Paneled						Plaster Wood T&G								X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 1,290 Total Base New : 275,975 Total Depr Cost: 206,990 Estimated T.C.V: 302,205			E.C.F. X 1.460	
Building Style: 1S				Trim & Decoration																												
Yr Built 1975				Remodeled 2023				Ex	X	Ord		Min				Central Air Wood Furnace																
Condition: Average				Size of Closets				(12) Electric				E.C.F. X 1.460																				
Room List				Doors					Solid	X	H.C.	200 Amps Service																				
				(5) Floors				(13) Plumbing																								
				Kitchen: Other: Other:				No./Qual. of Fixtures																								
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																								
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall								Many		X Ave.				Few														
(2) Windows				(7) Excavation				(14) Water/Sewer																								
X	Many Avg.	X	Large Avg.	Basement: 1080 S.F. Crawl: 210 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			(8) Basement																												
X	Metal Sash																															
X	Vinyl Sash																															
X	Double Hung																															
Double Glass Patio Doors Storms & Screens				8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																										
				(9) Basement Finish																												
(3) Roof				320				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																								
X	Gable Hip Flat	Gambrel Mansard Shed		1																												
X	Asphalt Shingle			(10) Floor Support																												
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																												



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
		231,500	10/01/2002	WD	33-TO BE DETERMINED	02-0:4559	DEED	0.0											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status										
8630 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST																	
		P.R.E. 100% 12/03/2002																	
Owner's Name/Address		MAP #:																	
RANDAZZO MICHAEL & WIZNER PAMELA 8630 W PETERSON POINT LAKE CITY MI 49651		2024 Est TCV 454,116 TCV/TFA: 319.80																	
		X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE														
		Public Improvements			* Factors *														
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value						
Tax Description		X	Dirt Road			GROUP A 1200/	180.00	307.00	0.7260	1.3237	1200	100	207,569						
. SEC 10 T22N R8W PCL ONE AND PCL TWO-A OF THE SURVEY RECORDED IN LIBER S-1 PP 215-216 EXC PCL ONE-A OF THE SURVEY RECORDED IN LIBER S-3 PP 273-275 INCL & EXC THAT PART LYING S'LY & E'LY OF A LINE DESC AS COMMAT A PT 1050.1 FT W & 711.6 FT N OF S1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE & EXC BEG 1088.54' W, 650.90' N, N89 DEG 50'23" E 117.4' & N 03 DEG 12'48" W 59.42' FROM S/4 COR, TH N 03 DEG 05'14" W 287.23' N 51 DEG 06'02" E 10' S11 DEG			Gravel Road			180 Actual Front Feet, 1.27 Total Acres								Total Est. Land Value =	207,569				
			Paved Road			Land Improvement Cost Estimates													
			Storm Sewer			Description								Rate	Size	% Good	Cash Value		
			Sidewalk			D/W/P: 3.5 Concrete								6.58	180	0	0		
		X	Sewer			Wood Frame								28.83	100	50	1,441		
		X	Electric			Wood Frame								23.74	288	50	3,418		
		X	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 =								5,809					
			Underground Utils.																
		Topography of Site											Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		X	Level																
		X	Rolling																
		X	Low																
		X	High																
			Landscaped																
			Swamp																
			Wooded																
			Pond																
		X	Waterfront																
			Ravine																
			Wetland																
			Flood Plain																
		X	PRIVATE ROAD																
		Who	When	What	2024	103,800	123,300	227,100					147,285C						
		TPC 12/27/2017 INSPECTED			2023	82,200	117,600	199,800					140,272C						
		TPC 11/20/2012 INSPECTED			2022	72,000	106,000	178,000					133,593C						
					2021	63,000	98,900	161,900					129,326C						

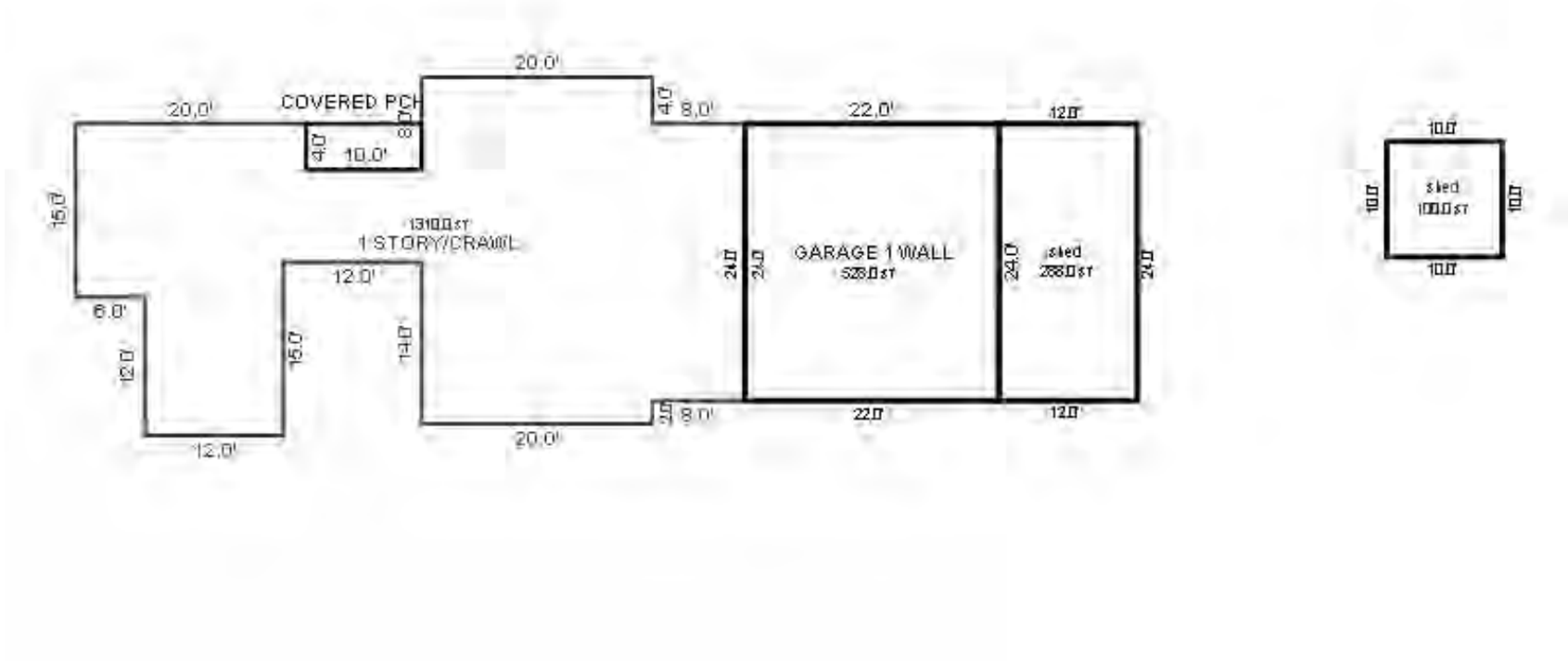
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 40	Type CCP (1 Story)	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0															
X						Wood Frame			(4) Interior						(12) Electric									Class: C +5 Effec. Age: 35 Floor Area: 1,420 Total Base New : 253,684 Total Depr Cost: 164,889 Estimated T.C.V: 240,738			E.C.F. X 1.460			Bsmnt Garage:						
Building Style: 1S						X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																Carport Area: Roof:									
Yr Built 1973						Remodeled 0			Ex	X	Ord													Min	Size of Closets											
Condition: Average								Lg	X	Ord		Small																								
Room List				Doors					Solid		X	H.C.																								
	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric																												
				Kitchen: Other: Other:				100 Amps Service																												
				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																						
				(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																																
(2) Windows				(7) Excavation																																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1310 S.F. Slab: 0 S.F. Height to Joists: 0.0																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							(8) Basement																												
(3) Roof								Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																												
X	Gable Hip Flat	Gambrel Mansard Shed										1	Public Water Public Sewer																							
X	Asphalt Shingle											1	Water Well 1000 Gal Septic 2000 Gal Septic																							
												Lump Sum Items:																								
Chimney: Stone				Joists: Unsupported Len: Cntr.Sup:																																
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																																				

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

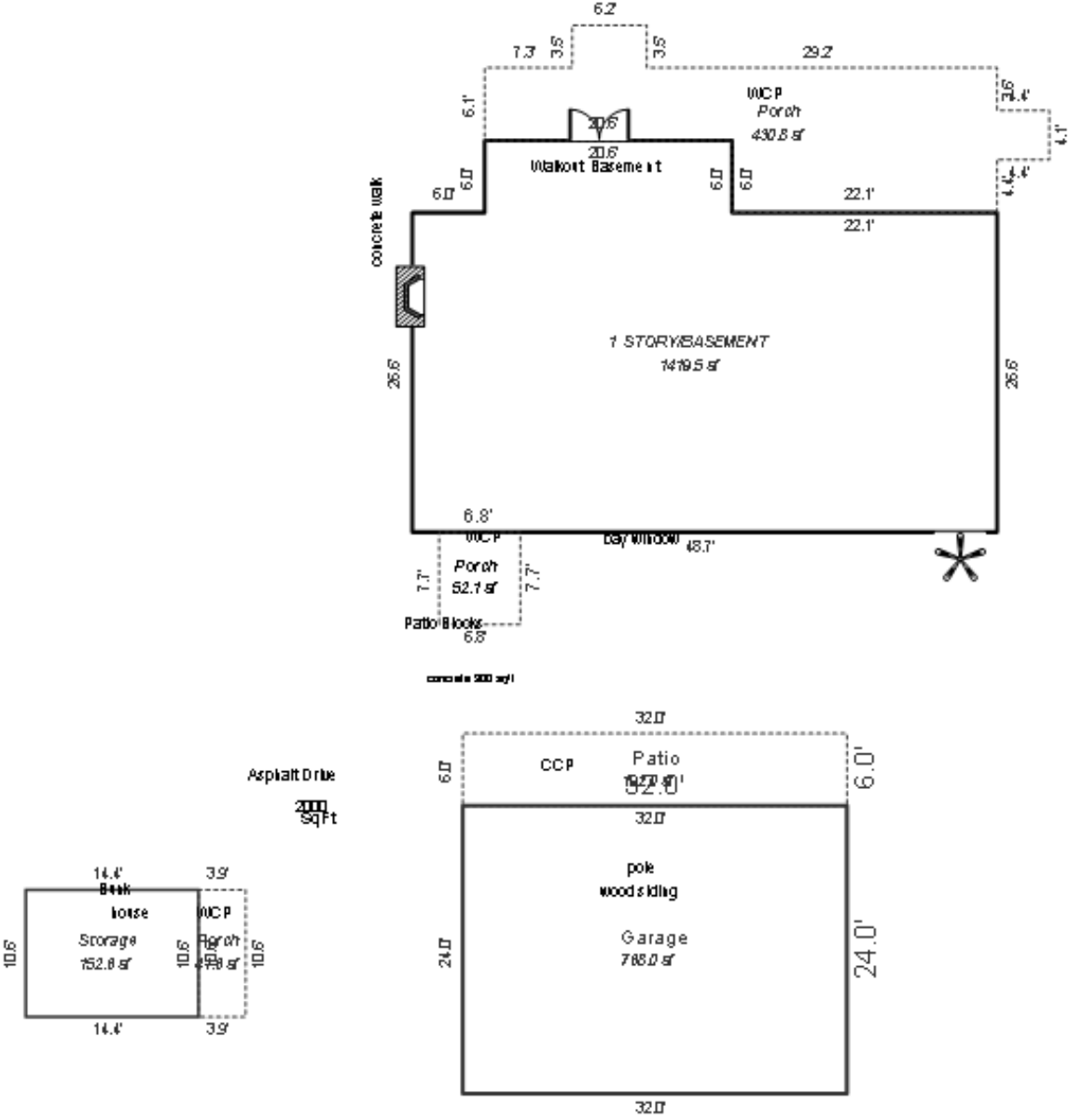


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KOLTAK SHARON TRUST	KOLTAK SHARON TRUST FBO K	0	06/29/2020	QC	09-FAMILY	2020-01945	DEED	0.0		
KOLTAK DANIEL & SHARON	KOLTAK SHARON TRUST	0	04/18/2017	WD	03-ARM'S LENGTH	2017-01495	PROPERTY TRANSFER	0.0		
VANHOUTEN EDWARD	KOLTAK DANIEL & SHARON	259,900	01/31/2011	WD	03-ARM'S LENGTH	2011-366WD	PROPERTY TRANSFER	100.0		
		115,900	05/01/1998	WD	33-TO BE DETERMINED	319:477	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
8660 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/18/2002		20031111		Complete
Owner's Name/Address		P.R.E. 0%								
KOLTAK JUSTIN D & KOLTAK SHARON TRUST FBO KOLTAK B 1728 GRATIOT NW GRAND RAPIDS MI 49504		MAP #:		2024 Est TCV 511,996 TCV/TFA: 360.81						
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE				
		Public Improvements			* Factors *					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					GROUP A 1200/	125.00	268.33	0.7953	1.2799	1200 100 152,677
					125 Actual Front Feet, 0.77 Total Acres					Total Est. Land Value = 152,677
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: Asphalt Paving	3.10		2000 0		0
		X	Sewer	D/W/P: 4in Concrete			6.97		300 0 0	
		X	Electric	Wood Frame			26.66		152 94 3,809	
		X	Gas	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 = 6,184					

Building Type				(3) Roof (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 52 430 192 41	Type WCP (1 Story) WCP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: 1998 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: 768 % 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: C +10 Effec. Age: 20 Floor Area: 1,419 Total Base New : 302,319 Total Depr Cost: 241,873 Estimated T.C.V: 353,135			E.C.F. X 1.460						Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG				Drywall Paneled		Plaster Wood T&G																					
Trim & Decoration																											
Yr Built 2004	Remodeled 0			Ex	X	Ord															Min						
Condition: Average				Size of Closets				X	Lg		Ord		Small														
Room List				Doors					Solid	X	H.C.	Central Air Wood Furnace															
	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors				(12) Electric																			
(1) Exterior				Kitchen: Other: Other:				0 Amps Service																			
				No./Qual. of Fixtures																							
	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				X	Ex.		Ord.		Min														
	Insulation							No. of Elec. Outlets																			
(2) Windows									Many	X	Ave.		Few														
								(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																			
								1	Public Water																		
								1	Public Sewer																		
								1	Water Well																		
								1000 Gal Septic																			
								2000 Gal Septic																			
								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.
DERUITER DONALD R & KAREN	DERUITER DONALD & KAREN	1	09/07/2012	QC	21-NOT USED/OTHER	2012-02968 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W PETERSON POINT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DERUITER DONALD & KAREN J TRUST 3780 DICKERSON ROAD LAKE CITY MI 49651	2024 Est TCV 20,638					
	Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE		
	Public Improvements	* Factors *				
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason Value
		GROUP C BACK W/	211.00	45.00	0.6977L0.2988	400 100 17,597
				0.22	Total Acres	Total Est. Land Value = 17,597
		Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
		Wood Frame	21.12	288	50	3,041
		Total Estimated Land Improvements True Cash Value = 3,041				

Tax Description	X	Dirt Road	
. SEC 10 T22N R8W THAT PART OF PCLS ONE & TWO-A RECORDED IN LIBER S-1 PP 215 & 216 LYING S'LY OF A LINE DESC AS COMM AT A PT 1050.1 FT W & 711.6 FT N OF S 1/4 COR TH N 89 DEG 50'23"E 15.66 FT TO POB. TH N 58 DEG 47'35"E 303.4 FT, N 29 DEG 25'05"E 211.75 FT TO POE EXC W'LY 115 FT THOF. .2A.		Gravel Road	
		Paved Road	
		Storm Sewer	
		Sidewalk	
	X	Water	
	X	Sewer	
	X	Electric	
	X	Gas	
		Curb	
		Street Lights	
		Standard Utilities	
		Underground Utils.	


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

Who	When	What	2024	8,800	1,500	10,300			2,766C
TPC	04/30/2021	INSPECTED	2023	9,000	1,400	10,400			2,635C
TPC	12/27/2017	INSPECTED	2022	6,300	1,300	7,600			2,510C
			2021	5,300	1,200	6,500			2,430C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
MCCREERY ROBERT L & BEVER	MCCREERY ROBERT L TRUST	0	06/12/2015	QC	09-FAMILY	2015-02559	PROPERTY TRANSFER	0.0									
BORTON TERRY W & BONNIE J	MCCREERY ROBERT L & BEVER	280,000	08/25/2006	WD	03-ARM'S LENGTH	06-0/3086	DEED	100.0									
SNYDER JACK R	BORTON, TERRY W &	249,900	06/01/2004	WD	03-ARM'S LENGTH	04-0/2599	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status									
8670 W PETERSON POINT RD		School: LAKE CITY AREA SCHOOL DIST			Pole Barn	11/29/2006	20060488	Complete									
		P.R.E. 0%			Reroof	09/19/2005	20050319	Complete									
Owner's Name/Address		MAP #:															
MCCREERY ROBERT L TRUST 2831 ARCH RD Eaton Rapids MI 48827		2024 Est TCV 460,935 TCV/TFA: 303.65															
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE											
		Public Improvements			* Factors *												
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
. SEC 10 T22N R8W BEG 1050.1 FT W & 1012.4 FT N OF S 1/4 POST TH S 1' 25" W 300.27 FT S 50 DEG 30' 34" W 152.43 FT N 19 DEG 4' 10" W 132.08 FT NE'LY ALONG SHORE OF SAPPHIRE LAKE TO POB. APP .75 A.			Gravel Road			GROUP A 1200/	152.00	214.93	0.7573	1.2108	1200	100		167,256			
Comments/Influences			Paved Road			152 Actual Front Feet, 0.75 Total Acres									Total Est. Land Value =	167,256	
20802843 \$249,900 20804927 \$284,900 Irregular shape Has 320' along lake shore..used 152 for frontage used 168 & added to 132 to arrive at depth of 300' see sketch in Notes file.			Storm Sewer			Land Improvement Cost Estimates											
			Sidewalk			Description	Rate								Size % Good	Cash Value	
			Water			D/W/P: 3.5 Concrete	6.58								242	0	0
		X	Sewer			Residential Local Cost Land Improvements											
		X	Electric			Description	Rate								Size % Good	Cash Value	
		X	Gas			LAND IMPROVE 2500	2,500.00								1	95	2,375
			Curb			Total Estimated Land Improvements True Cash Value =									2,375		
			Street Lights														
			Standard Utilities														
			Underground Utils.														
		Topography of Site															
		X	Level														
		X	Rolling														
			Low														
		X	High														
			Landscaped														
			Swamp														
			Wooded														
			Pond														
		X	Waterfront														
			Ravine														
			Wetland														
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
		X	PRIVATE ROAD			2024	83,600	146,900	230,500			141,609C					
			Who	When	What	2023	66,200	140,200	206,400			134,866C					
			TPC 12/27/2017 INSPECTED			2022	60,800	126,400	187,200			128,444C					
			TPC 11/19/2012 INSPECTED			2021	53,200	117,900	171,100			124,341C					

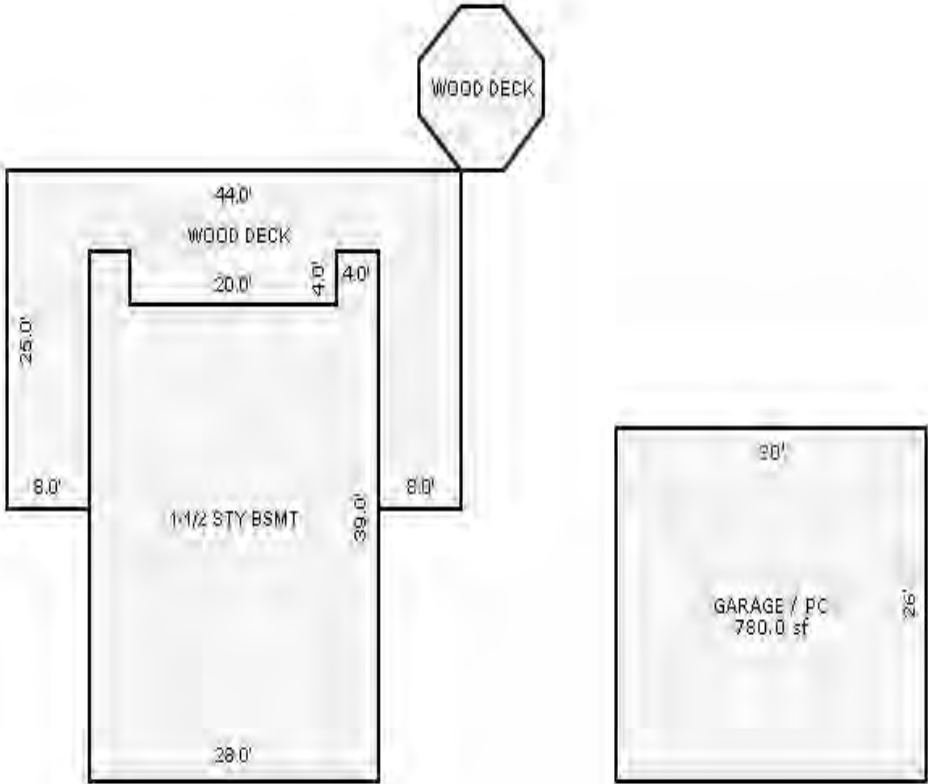
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*** Information herein deemed reliable but not guaranteed***


Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 648 127	Type WPP Treated Wood	Year Built: 2007 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: 780 % 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: 27 Floor Area: 1,518 Total Base New : 273,301 Total Depr Cost: 199,523 Estimated T.C.V: 291,304		E.C.F. X 1.460															
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G												Trim & Decoration										
Yr Built 1981	Remodeled 0		Ex	X	Ord													Min	Size of Closets								
Condition: Average			Lg	X	Ord													Small	Doors			Solid	X	H.C.			
Room List		(5) Floors			(12) Electric												200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1981				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			200 Amps Service												No./Qual. of Fixtures		Ground Area = 1012 SF Floor Area = 1518 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73								
(1) Exterior		(6) Ceilings			No. of Elec. Outlets												Ex. X Ord. Min		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall														Many	X	Ave.	Few	(13) Plumbing		1.5 Story Siding Basement 1,012		Total: 202,309 147,698	
Insulation					1 Average Fixture(s)																Other Additions/Adjustments		Basement, Outside Entrance, Below Grade 1 2,560 1,869				
(2) Windows		(7) Excavation			2 3 Fixture Bath																Plumbing		Average Fixture(s) 1 1,476 1,077				
X	Many Avg. Few	X	Large Avg. Small		Basement: 1012 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath					3 Fixture Bath 1 4,646 3,392														
Wood Sash Metal Sash Vinyl Sash					(8) Basement			2 No Plumbing					Porches		WPP 648 10,815 7,895												
Double Hung Horiz. Slide					8 Conc. Block			2 Extra Toilet					Deck		Treated Wood 127 3,072 2,243												
X	Casement Double Glass Patio Doors Storms & Screens				8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			2 Separate Shower					Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
(3) Roof		(9) Basement Finish			2 Ceramic Tile Floor			2 Ceramic Tile Wains							Base Cost 780 30,615 22,349												
X	Gable Hip Flat	Gambrel Mansard Shed	1 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Extra Sink			2 Ceramic Tub Alcove					Door Opener 2 1,093 798													
X	Asphalt Shingle		(10) Floor Support			(14) Water/Sewer			1 Public Water					Water/Sewer		Public Sewer 1 1,494 1,091											
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1 Public Sewer			1 Water Well					Built-Ins		Appliance Allow. 1 2,766 2,019												
					Lump Sum Items:			1 1000 Gal Septic					Fireplaces		Interior 2 Story 1 6,647 4,852												
								2000 Gal Septic					Local Cost Items		1 0 0 *												
													<<<<< 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***

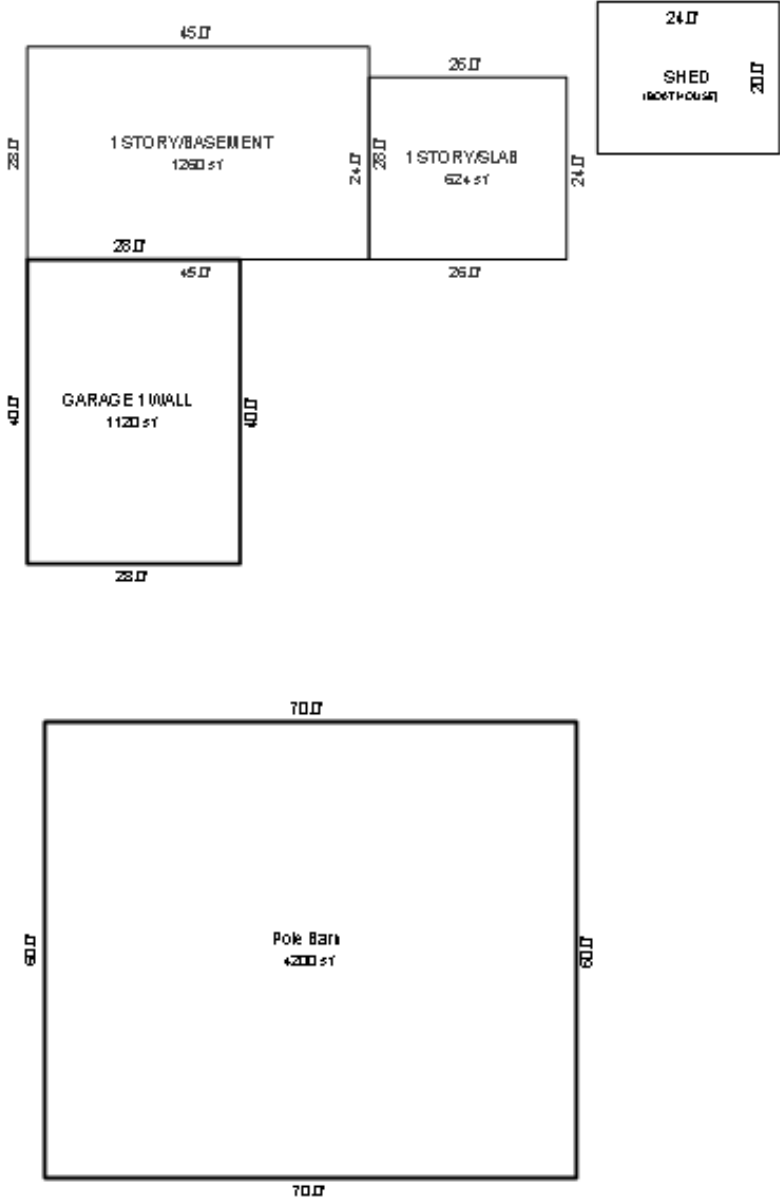
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.						
ADAMS ALAN	ADAMS ALAN O & HILLS SAND	0		05/10/2022	QC	09-FAMILY		2022-01999	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status					
X W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
ADAMS ALAN O & HILLS SANDRA NICCOLE 1263 MARLIN DR MARATHON FL 33050		2024 Est TCV 59,574														
			Improved	X	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE										
		Public Improvements				* Factors *										
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
						GROUP A 1200/ 50.00 85.00 1.0000 0.9602 1200 100				57,611						
						RATE TABLE INFERIOR 1.40 Acres 1400 100				1,963						
						50 Actual Front Feet, 1.50 Total Acres				Total Est. Land Value =	59,574					
Tax Description																
. SEC 10 T22N R8W THAT PART OF GOV'T LOT 10 LINE E OF N-S 1/4 LINE & W OF A LINE BEG AT 1/4 COR COMM TO SEC 10 & 15 TH S 0 DEG 11'36" W ALG THE N-S 1/4 LINE 454.02 FT TO N R/W LINE OF JENNINGS RD TH N 84 DEG 23'55" E 422.15 FT TO POB TH N 0 DEG 08'23" W 263.2 FT S 83 DEG 35'47" W 148.91 FT N 13 DEG 32'15" W 447.36 FT N 26 DEG 10' 46" W 120.22 FT TO POE. APP.1.5A.																
Comments/Influences																
		Topography of Site														
		X Level Rolling Low High Landscaped X Swamp Wooded Pond X Waterfront Ravine X Wetland Flood Plain X PRIVATE ROAD				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
						2024	29,800	0	29,800			15,715C				
						2023	23,800	0	23,800			14,967C				
						2022	16,600	0	16,600			14,255C				
						2021	13,800	0	13,800			13,800S				
						Who When What				2024	29,800	0	29,800			15,715C
						TPC 12/27/2017 INSPECTED				2023	23,800	0	23,800			14,967C
										2022	16,600	0	16,600			14,255C
										2021	13,800	0	13,800			13,800S
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan																

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		410,000	07/01/1998	WD	03-ARM'S LENGTH	320:1003	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8452 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 07/20/1994										
Owner's Name/Address		MAP #:										
FLINT CHARLES & TERI A		2024 Est TCV 611,180 TCV/TFA: 324.41										
8452 W JENNINGS ROAD		X Improved		Vacant		Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
LAKE CITY MI 49651		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value	
				GROUP A 1200/	150.00	646.14	0.6389	1.5943	1200	100	183,365	
				BACKLOTS 150/	150.00	646.14	0.6389	1.5943	150	100	22,921	
				300 Actual Front Feet, 4.45 Total Acres							Total Est. Land Value =	206,286
				Land Improvement Cost Estimates								
				Description					Rate	Size	% Good	Cash Value
				D/W/P: 3.5 Concrete					6.58	5300	0	0
				D/W/P: Asphalt Paving					3.10	2630	0	0
				Residential Local Cost Land Improvements								
				Description					Rate	Size	% Good	Cash Value
				LAND IMPROVE 10000					10,000.00	1	95	9,500
				Total Estimated Land Improvements True Cash Value =								9,500
		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	
				PRIVATE ROAD	2024	103,100	202,500	305,600			195,176C	
		Who When What		2024	103,100	202,500	305,600				195,176C	
		TPC 04/30/2021 INSPECTED		2023	81,800	193,400	275,200				185,882C	
		TPC 05/06/2018 INSPECTED		2022	46,500	174,700	221,200				177,031C	
		TPC 12/27/2017 INSPECTED		2021	42,100	163,200	205,300				171,376C	


*** 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: 1962 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1120 % 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: 40 Floor Area: 1,884 Total Base New : 450,869 Total Depr Cost: 270,818 Estimated T.C.V: 395,394			E.C.F. X 1.460		Bsmnt Garage:								
Building Style: 1S				Trim & Decoration				Central Air Wood Furnace																Carport Area: Roof:	
Yr Built 1962		Remodeled 1990		Ex X Ord Min				Size of Closets																	
Condition: Average				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:				200 Amps Service																	
	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S								Cls C 5 Blt 1962					
X	Brick/Siding Insulation			X Drywall				Ex X Ord. Min				(11) Heating System: Forced Air w/ Ducts Ground Area = 1884 SF Floor Area = 1884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60													
(2) Windows								No. of Elec. Outlets				Building Areas				Stories Exterior Foundation Size Cost New Depr. Cost									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1260 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0				Many X Ave. Few				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 Basement 1,260 1 Story Siding Slab 624 Total: 264,879 158,943									
				(7) Excavation				(13) Plumbing				Other Additions/Adjustments				Recreation Room 1118 21,611 12,967 Basement, Outside Entrance, Above Grade 1 1,870 1,122									
				(8) Basement				(14) Water/Sewer				Plumbing				Average Fixture(s) 1 1,476 886 3 Fixture Bath 1 4,646 2,788									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			8 Conc. Block Poured Conc. Stone Treated Wood								Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
X	Double Glass Patio Doors Storms & Screens			X Concrete Floor								Common Wall: 1 Wall 1 -2,686 -1,612 Base Cost 1120 39,782 23,869				Class: C Exterior: Pole (Unfinished)									
(3) Roof				(9) Basement Finish								Water/Sewer				Base Cost 4200 101,346 60,808									
X	Gable Hip Flat	Gambrel Mansard Shed		1118 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Public Sewer 1 1,494 896 Water Well, 100 Feet 1 5,808 3,485				Built-Ins									
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Appliance Allow. 1 2,766 1,660				Fireplaces									
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:								Interior 1 Story 1 5,338 3,203				Unit-in-Place Cost Items									
												BOAT HOUSE (BY SQ FT 480 2,539 1,803 *				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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

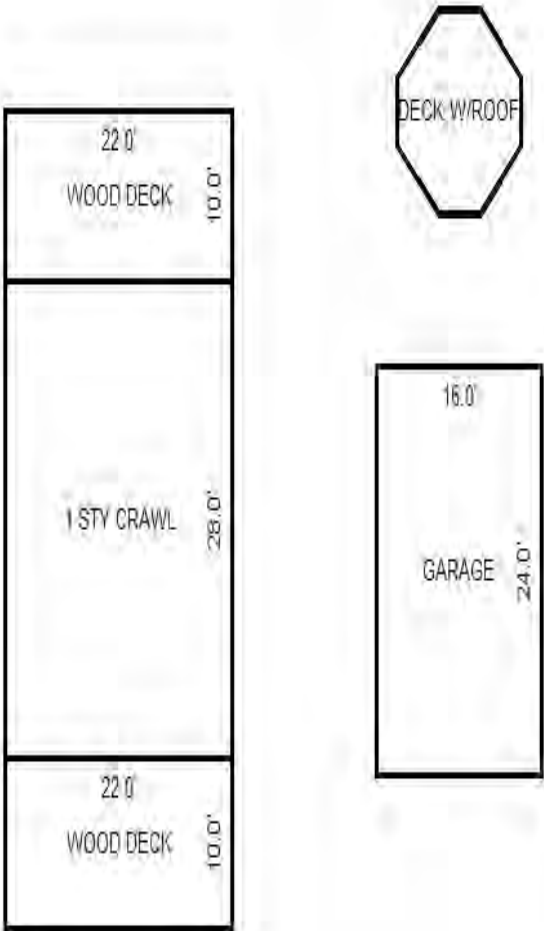


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
X W JENNINGS RD ISLE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ROSS VICTOR D 1084 JENNA DRIVE DAVISON MI 48423		2024 Est TCV 199,303 TCV/TFA: 323.54										
		X	Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
		Public Improvements			* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					GROUP A 1200/	70.00	348.48	0.9193	1.3663	1200 100	105,510	
					70 Actual Front Feet, 0.56 Total Acres						Total Est. Land Value =	105,510
Tax Description												
. SEC 10 T22N R8W LOT 12. .56 A.												
Comments/Influences												
												
		Topography of Site										
		Level										
		Rolling										
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain										
		X	ISLAND		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	52,800	46,900	99,700			40,397C	
		TPC 04/30/2021 INSPECTED			2023	41,800	44,800	86,600			38,474C	
		TPC 12/27/2017 INSPECTED			2022	21,600	40,600	62,200			36,642C	
		TPC 04/08/2013 INSPECTED			2021	19,600	38,100	57,700			35,472C	

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 220 220 34	Type Treated Wood Treated Wood Pine	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 384																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
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: 40 Floor Area: 616 Total Base New : 101,648 Total Depr Cost: 60,988 Estimated T.C.V: 89,043		E.C.F. X 1.460					Bsmnt Garage:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Building Style: LOG			Drywall Paneled				Plaster Wood T&G			Total Base New : 101,648 Total Depr Cost: 60,988 Estimated T.C.V: 89,043		E.C.F. X 1.460			Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Yr Built 1948	Remodeled 0	Ex			Ord		X	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family LOG			Cls D			Blt 1948																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Condition: Average			Size of Closets				Central Air Wood Furnace			(11) Heating System: Space Heater			Ground Area = 616 SF			Floor Area = 616 SF.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Room List			Doors				Solid			X	H.C.	60 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
			Kitchen: Other: Other:				60			No. of Elec. Outlets			1 Story			Siding			Crawl Space			616			Total:			71,399			42,838																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
							No./Qual. of Fixtures			Many			X	Ave.	Few			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,025			615																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
(1) Exterior			(6) Ceilings				(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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation				Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
(2) Windows			(8) Basement				(9) Basement Finish			(14) Water/Sewer			Built-Ins			Appliance Allow.			Local Cost Items			SANITARY SEWER			Totals:			101,648			60,988																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
X	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 616 S.F. Slab: 0 S.F. Height to Joists: 0.0				1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish				(10) Floor Support			Lump Sum Items:			Notes:			ECF (4087 SAPPHIRE LAKE) 1.460 => TCV:			89,043																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												

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Sketch by Anna 1/17/21

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY	2016-00969	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST				Garage		08/24/2022	2022-05480	100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149		2024 Est TCV 196,451 TCV/TFA: 0.00								
		X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
		Public Improvements			* Factors *					
Tax Description		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HABERMANN DAVID A & MARLY	KING DAVID & FRANCES	335,000	07/23/2010	WD	03-ARM'S LENGTH	2010-3056WD	PROPERTY TRANSFER	100.0				
		320,000	08/01/2000	WD	33-TO BE DETERMINED	338:1403	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1685 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Addition		07/11/2013		2013-0294		100%		
		P.R.E. 100% 07/16/2012		Addition		07/11/2013		2013-0295		100%		
Owner's Name/Address		MAP #:		Garage		09/20/2012		2012-0495		100%		
KING DAVID W & FRANCES E 1685 S DICKERSON RD LAKE CITY MI 49651		2024 Est TCV 769,510 TCV/TFA: 272.39										
		X	Improved		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	
					C 100' @1300/FF	100.00	544.50	1.0000	1.4274	1300 100	185,568	
					100 Actual Front Feet, 1.25 Total Acres						Total Est. Land Value =	185,568
Tax Description		X	Dirt Road		Land Improvement Cost Estimates							
. SEC 11 T22N R8W BEG N 0 DEG 50'E 1541 FT & S 88 DEG 14' 25" E 33 FT FROM SW COR			Gravel Road		Description							
SEC 11 TH N 0 DEG 50' E 33 FT, S 88 DEG 14' 25" E 351.77 FT, N 12 DEG 17' 49" E			Paved Road		D/W/P: 4in Ren. Conc.							
228.98 FT,N 29 DEG 28' 04" E 192.19 FT, S 50 DEG 11'30"E 18.61 FT S 53 DEG 44'20"E			Storm Sewer		8.18 2200 0							
81.61 FT,S33 DEG 20'40"W 175.08 FT, S 0 DEG 41'42"E 221.62 FT, N 88 DEG 14'25"W			Sidewalk		8.18 160 0							
482.17 FT TO POB. 1.25A.		X	Water		Residential Local Cost Land Improvements							
Comments/Influences		X	Sewer		Description							
		X	Electric		Rate							
		X	Gas		Size % Good							
			Curb		Cash Value							
			Street Lights		LAND IMPROVE 5000							
			Standard Utilities		5,000.00							
			Underground Utils.		Total Estimated Land Improvements True Cash Value =							
			Topography of Site									
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	92,800	292,000	384,800			283,529C	
		TPC 12/27/2017	INSPECTED		2023	65,200	296,000	361,200			270,028C	
		TPC 11/03/2015	INSPECTED		2022	65,000	266,900	331,900			257,170C	
		TPC 12/28/2012	INSPECTED		2021	60,900	275,300	336,200			248,955C	

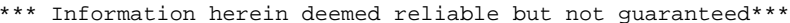


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*** Information herein deemed reliable but not guaranteed***

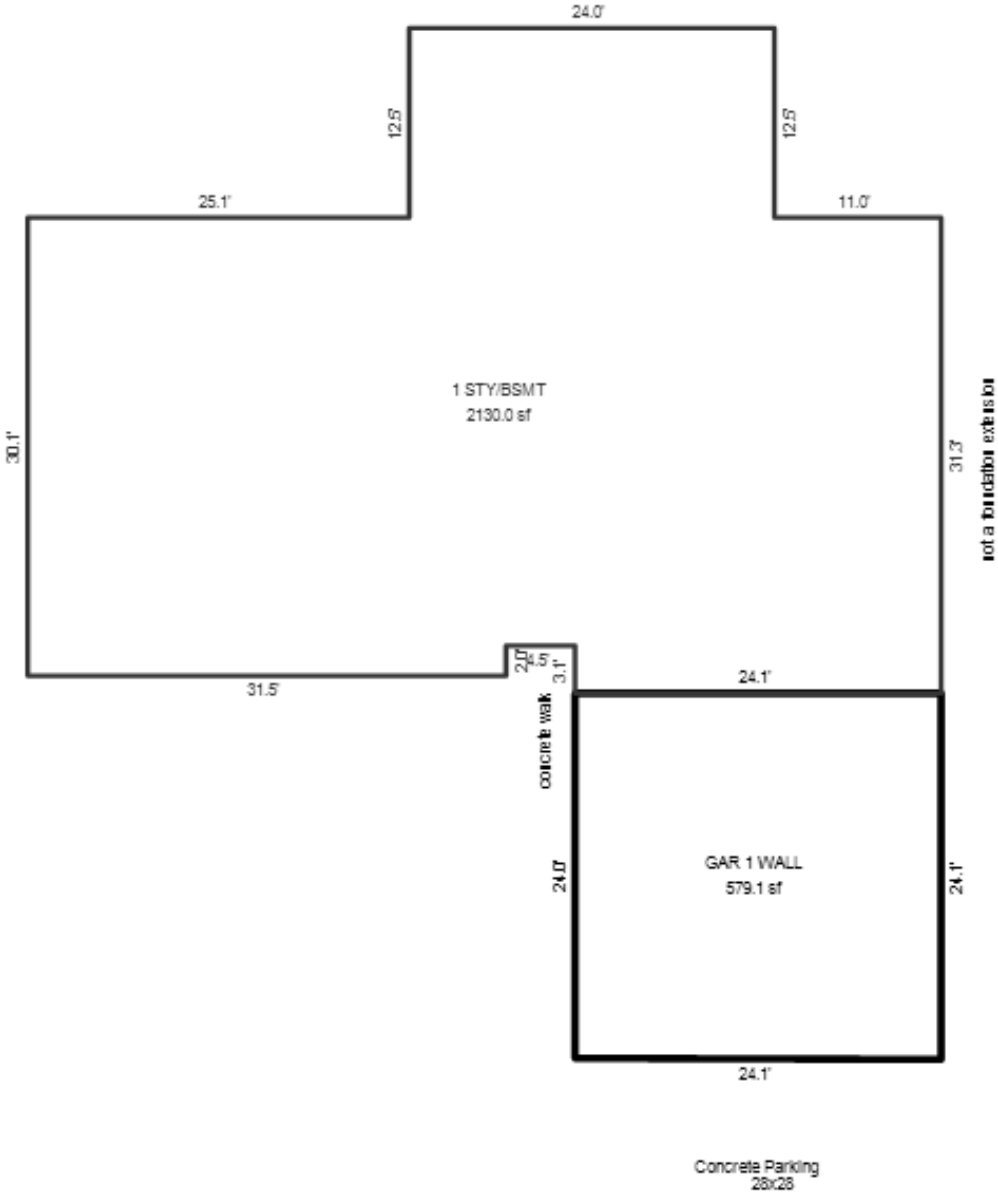
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. 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 505 WPP 208 WCP (1 Story) 128 WCP (1 Story) 100 CPP 71 Wood Balcony		Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 644 % 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 +10 Effec. Age: 20 Floor Area: 2,825 Total Base New : 495,822 Total Depr Cost: 396,707 Estimated T.C.V: 579,192			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1.75S			X	Drywall Paneled		Plaster Wood T&G															Trim & Decoration							
Yr Built 1996	Remodeled 2014			Ex	X	Ord															Min	Size of Closets						
Condition: Average				Lg	X	Ord															Small	Doors				Solid	X	H.C.
Room List			(5) Floors				(12) Electric														200 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S	
	Basement 1st Floor 2nd Floor 4 Bedrooms			Kitchen: Other: Other:				200 Amps Service			No./Qual. of Fixtures			Ground Area = 1703 SF Floor Area = 2825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80														
(1) Exterior				(6) Ceilings				No. of Elec. Outlets			X Ex.				Ord.		Min											
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall			X Many				Ave.		Few														
Insulation								(13) Plumbing			1 Average Fixture(s)			Other Additions/Adjustments														
(2) Windows				(7) Excavation				2 3 Fixture Bath			1 2 Fixture Bath			Plumbing														
X	Many Avg. Few	X	Large Avg. Small	Basement: 1703 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding			Basement			Total: 371,583 297,317								
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments														
X	Double Hung			Conc. Block				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														
X	Horiz. Slide			8 Poured Conc.				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding			Basement			928								
X	Casement			Stone				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.25 Story Siding			Basement			775								
X	Double Glass			Treated Wood				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding			Basement			775								
Patio Doors				X Concrete Floor				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding			Basement			775								
Storms & Screens				(9) Basement Finish				1 2 Fixture Bath			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 Story Siding			Basement			775								
(3) Roof								(14) Water/Sewer			1 Average Fixture(s)			Other Additions/Adjustments														
X	Gable		Gambrel	Recreation SF				1 Public Water			1 Average Fixture(s)			Plumbing														
	Hip		Mansard	Living SF				1 Public Sewer			1 Average Fixture(s)			Plumbing														
	Flat		Shed	Walkout Doors (B)				1 Water Well			1 Average Fixture(s)			Plumbing														
X	Asphalt Shingle			No Floor SF				1 1000 Gal Septic			1 Average Fixture(s)			Plumbing														
				Walkout Doors (A)				1 2000 Gal Septic			1 Average Fixture(s)			Plumbing														
Chimney: Metal				(10) Floor Support				Lump Sum Items:			1 Average Fixture(s)			Plumbing														
				Joists:				1 Public Water			1 Average Fixture(s)			Plumbing														
				Unsupported Len:				1 Public Sewer			1 Average Fixture(s)			Plumbing														
				Cntr.Sup:				1 Water Well			1 Average Fixture(s)			Plumbing														
								1 1000 Gal Septic			1 Average Fixture(s)			Plumbing														
								1 2000 Gal Septic			1 Average Fixture(s)			Plumbing														
								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
								1 Public Water			1 Average Fixture(s)			Plumbing														
								1 Public Sewer			1 Average Fixture(s)			Plumbing														
								1 Water Well			1 Average Fixture(s)			Plumbing														
								1 1000 Gal Septic			1 Average Fixture(s)			Plumbing														
								1 2000 Gal Septic			1 Average Fixture(s)			Plumbing														
								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
								1 Public Water			1 Average Fixture(s)			Plumbing														
								1 Public Sewer			1 Average Fixture(s)			Plumbing														
								1 Water Well			1 Average Fixture(s)			Plumbing														
								1 1000 Gal Septic			1 Average Fixture(s)			Plumbing														
								1 2000 Gal Septic			1 Average Fixture(s)			Plumbing														
								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
								1 Public Water			1 Average Fixture(s)			Plumbing														
								1 Public Sewer			1 Average Fixture(s)			Plumbing														
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								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
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								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
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								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
								1 Public Water			1 Average Fixture(s)			Plumbing														
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								1 1000 Gal Septic			1 Average Fixture(s)			Plumbing														
								1 2000 Gal Septic			1 Average Fixture(s)			Plumbing														
								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
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								1 1000 Gal Septic			1 Average Fixture(s)			Plumbing														
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								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
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								1 Public Sewer			1 Average Fixture(s)			Plumbing														
								1 Water Well			1 Average Fixture(s)			Plumbing														
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								1 2000 Gal Septic			1 Average Fixture(s)			Plumbing														
								Lump Sum Items:			1 Average Fixture(s)			Plumbing														
								1 Public Water			1 Average Fixture(s)			Plumbing														

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




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.		
ARDELEAN GEORGE W & BETTY	ARDELEAN GEORGE W & BETTY	0	05/26/2015	WD	09-FAMILY	2015-02363 & 0	PROPERTY TRANSFER	0.0		
ARDELEAN GEORGE W & BETTY	ARDELEAN GEROG E W & BETTY	0	05/26/2015	WD	09-FAMILY	2015-02571	PROPERTY TRANSFER	0.0		
		98,000	06/01/1995	WD	33-TO BE DETERMINED	303:110	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
1679 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
ARDELEAN GEROG E W & BETTY JANE 1900 N HICKORY ROAD OWOSSO MI 48867		MAP #:								
		2024 Est TCV 573,640 TCV/TFA: 269.31								
		X	Improved		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
					C 100' @1300/FF	100.00	450.00	1.0000	1.3714	1300 100 178,286
					100 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 178,286					
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 4in Ren. Conc.	8.18		784 0		0
					D/W/P: 4in Concrete	6.97		1000 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								
		X	Level 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	2024	89,100	197,700	286,800		212,752C
		TPC 12/27/2017 INSPECTED			2023	63,900	188,700	252,600		202,621C
		TPC 11/03/2015 INSPECTED			2022	65,000	170,100	235,100		192,973C
		TPC 10/20/2014 INSPECTED			2021	60,900	175,500	236,400		186,809C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (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 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 330 Treated Wood		E.C.F. X 1.460 Total Base New : 336,469 Total Depr Cost: 269,164 Estimated T.C.V: 392,979		Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor:0 Bsmnt Garage: Carport Area: Roof:											
X	Wood Frame			(4) Interior				X Drywall Paneled Plaster Wood T&G		Trim & Decoration		X Ex Ord Min						Size of Closets		X Lg Ord Small		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:	
Building Style: 1S																											
Yr Built 1995		Remodeled 0																									
Condition: Average																											
Room List				Doors				Solid		X		H.C.															
		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors																							
(1) Exterior																											
		Wood/Shingle Aluminum/Vinyl Brick		X Drywall																							
		Insulation																									
(2) Windows				(7) Excavation																							
X	Many Avg. Few		X Large Avg. Small		Basement: 2130 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																						
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																							
X	Double Hung Horiz. Slide Casement			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish																							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat		Gambrel Mansard Shed		1																						
X	Asphalt Shingle			(10) Floor Support																							
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2130 SF Floor Area = 2130 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 2,130 Total: 276,803 221,432 Other Additions/Adjustments Exterior Brick Veneer 448 7,701 6,161 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 Deck Treated Wood 330 5,755 4,604 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 19,846 Common Wall: 1 Wall 1 -2,686 -2,149 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Fireplaces Interior 1 Story 1 5,338 4,270 Local Cost Items SANITARY SEWER 1 0 0 ***** Calculations too long. See Valuation printout for complete pricing. *****																											



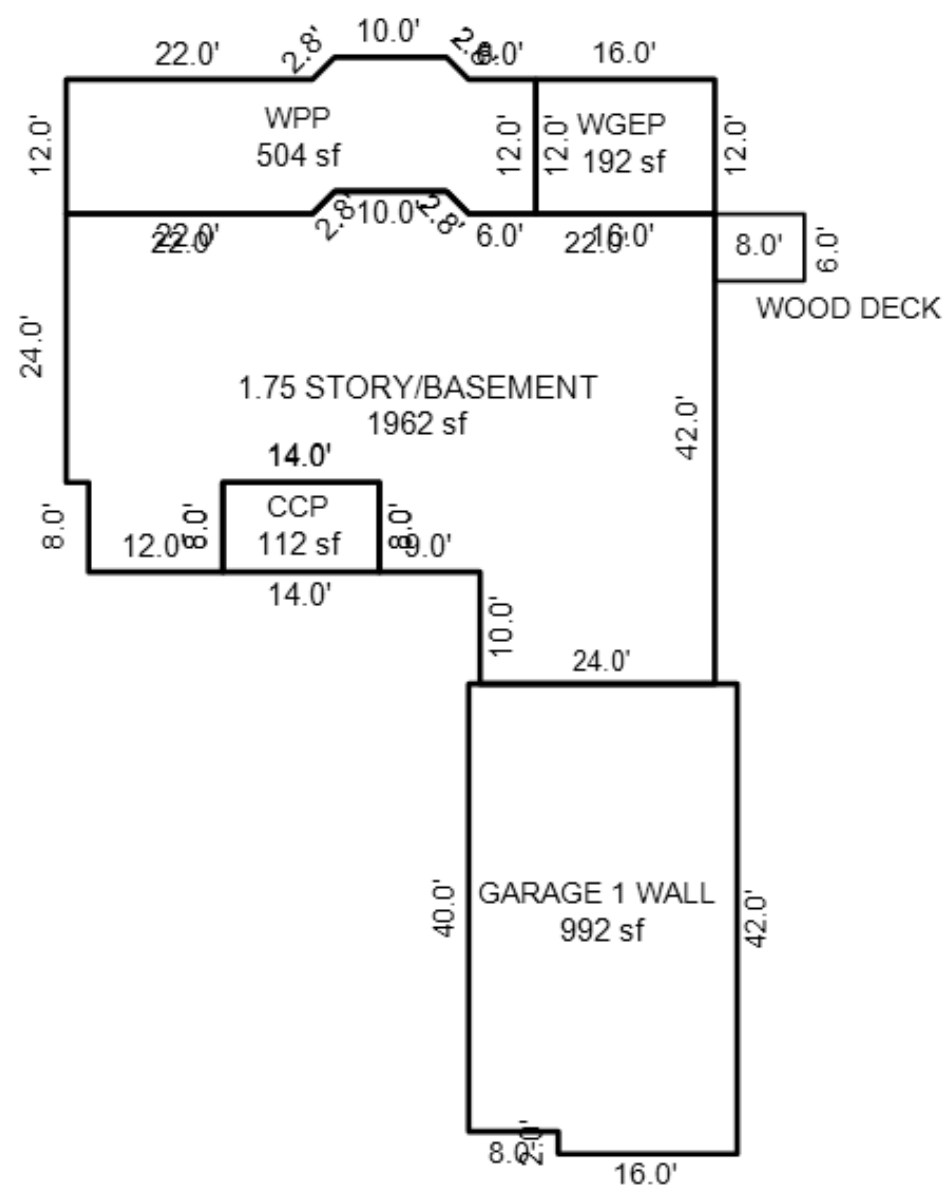
*** Information herein deemed reliable but not guaranteed***


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
AMICO ANTHONY & HENRIETTA	LC COTTAGE PROPERTIES LLC	0	10/17/2014	WD	16-LC PAYOFF	2022-01569	DEED	0.0						
AMICO (H/W) & GOTT (H/W)	LC COTTAGE PROPERTIES LLC	210,000	06/12/2006	LC	20-MULTI PARCEL SALE REF	06-0/2164	DEED	100.0						
AMICO ANTHONY & HENRIETTA	AMICO ANTHONY & HENRIETA	0	06/10/2004	QC	21-NOT USED/OTHER	04-0/3227	DEED	50.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LC COTTAGE PROPERTIES LLC 1305 ONODAGA RD Holt MI 48842		2024 Est TCV 31,777												
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
Tax Description					C 100' @1300/FF	20.00	260.00	1.0000	1.2222	1300	100	31,777		
SEC 11 T22N R8W PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-3 P482. ALSO DESCRIBED AS PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-119 DESC AS: BEG AT SW COR OF SEC 11 TH N 0 DEG 50'E 1541 FT, S 88 DEG 14'25"E 33 FT, N 0 DEG50'221.62 FT, S 88 DEG 14'25"E 65 FT, N 26 DEG 30'55"E 173.09 FT TO POB, TH N 26DEG 30'55"E 107.04 FT, N 28 DEG 22'34"E 160.65 FT, S 47 DEG 17'04"E 20 FT S 28 DEG 22'34"W 252.27 FT, S 85 DEG 09'06"W 19.01 FT TO POB. .11A.					20 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =		31,777					
Comments/Influences		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	15,900	0	15,900			12,705C			
					2023	12,100	0	12,100			12,100S			
					2022	12,000	0	12,000			12,000S			
					2021	12,000	0	12,000			12,000S			
					Who When What			2024	15,900	0	15,900			12,705C
					TPC 04/30/2021 INSPECTED			2023	12,100	0	12,100			12,100S
					TPC 12/27/2017 INSPECTED			2022	12,000	0	12,000			12,000S
								2021	12,000	0	12,000			12,000S
					The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan									

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

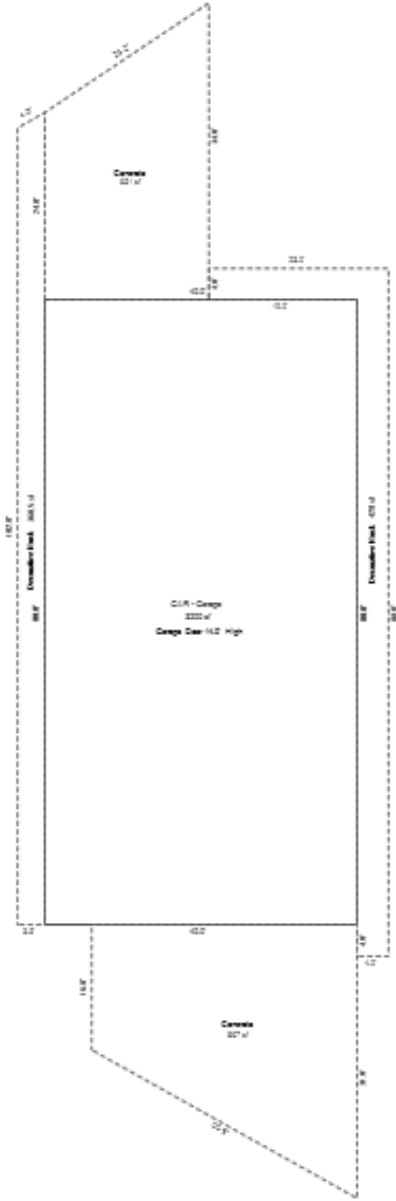
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1669 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842		2024 Est TCV 940,798 TCV/TFA: 273.97									
		X	Improved		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
					C 100' @1300/FF	90.00	593.00	1.0000	1.4533	1300 100	170,031
					90 Actual Front Feet, 1.23 Total Acres					Total Est. Land Value =	170,031
Tax Description					Land Improvement Cost Estimates						
					Description				Rate	Size % Good	Cash Value
					D/W/P: 3.5 Concrete				7.59	564 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	
Comments/Influences											
SPLIT FROM 011-001-90 FOR 99 GAVE LOC ADJ DUE TO MANY		Topography of Site									
		Level									
		X	Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	85,000	385,400	470,400			310,687C
		TPC 08/22/2020	INSPECTED		2023	59,100	372,900	432,000			295,893C
		TPC 12/27/2017	INSPECTED		2022	60,400	344,800	405,200		405,200R	281,803C
		TPC 11/22/2011	INSPECTED		2021	56,600	358,600	415,200		415,200R	272,801C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 112 192 564 48	Type CCP (1 Story) WGEP (1 Story) Composite Composite		Year Built: 1999 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 992 % 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	X	Central Air Wood Furnace (12) Electric 200 Amps Service No./Qual. of Fixtures X Ex. Ord. Min No. of Elec. Outlets X Many Ave. Few (13) Plumbing 1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Class: BC Effec. Age: 25 Floor Area: 3,434 Total Base New : 699,564 Total Depr Cost: 524,669 Estimated T.C.V: 766,017	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Building Style: 1.75S				Trim & Decoration																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						



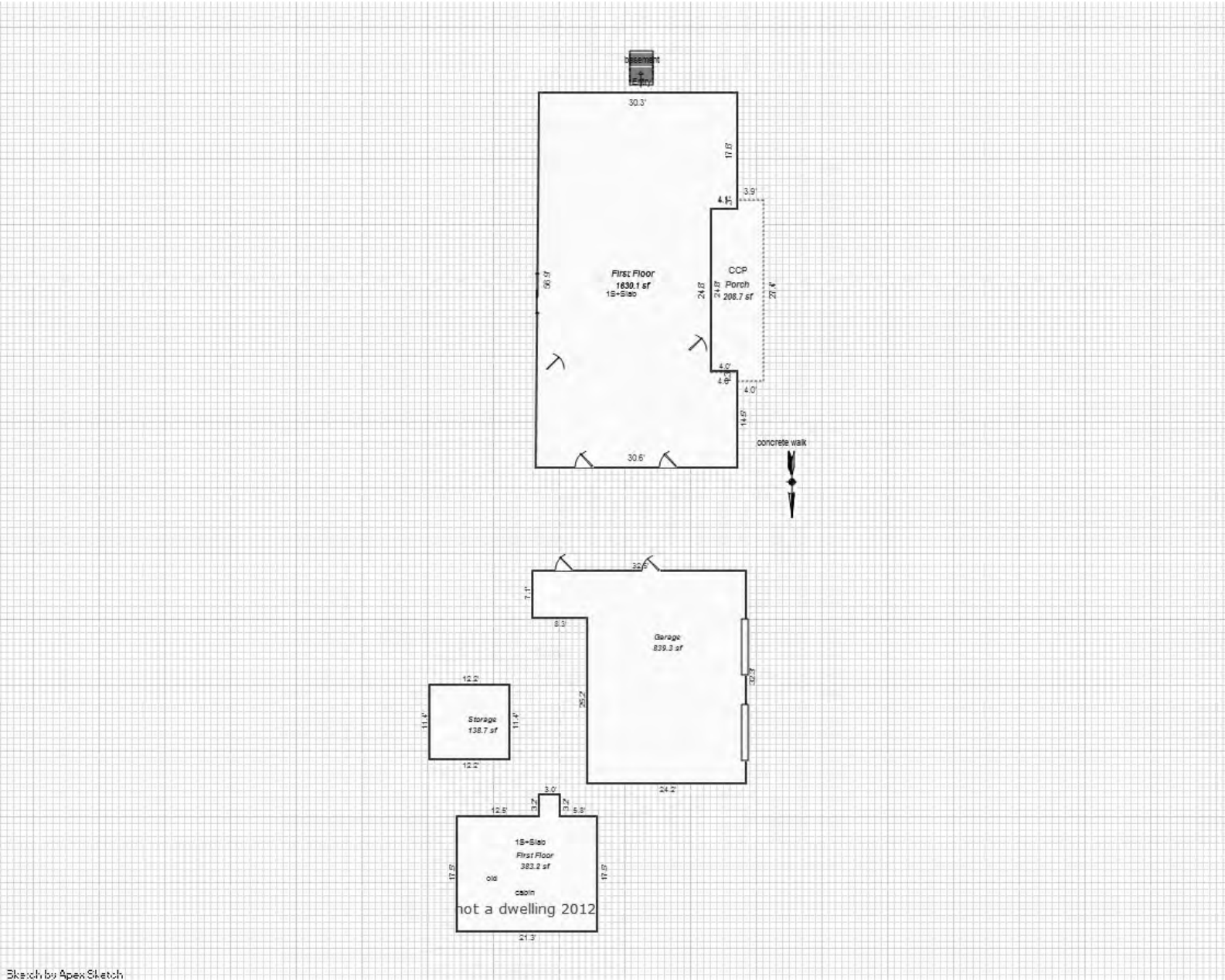
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/17/2021		2021-0641		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
DAVENPORT CHRISTINE M 1305 ONONDAGA ROAD HOLT MI 48842		2024 Est TCV 378,761 TCV/TFA: 0.00										
		X	Improved		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	
					C 100' @1300/FF	90.00	595.32	1.0000	1.4544	1300 100	170,170	
					90 Actual Front Feet, 1.23 Total Acres						Total Est. Land Value =	170,170
Tax Description					Land Improvement Cost Estimates							
					Description	Rate		Size % Good		Cash Value		
					D/W/P: Crushed Rock	2.27		778 50		883		
					D/W/P: 4in Ren. Conc.	8.18		1518 50		6,208		
					Total Estimated Land Improvements True Cash Value =						7,091	
Comments/Influences												
SPLIT FROM 001-90 FOR 99..GAVE NEG LOC												
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		X	Wooded									
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	85,100	104,300	189,400			167,580C	
		JWV 08/08/2022 INSPECTED			2023	59,200	100,400	159,600			159,600S	
		JWV 09/17/2021 INSPECTED			2022	60,400	0	60,400		60,400R	58,467C	
		TPC 12/27/2017 INSPECTED			2021	56,600	0	56,600		56,600R	56,600S	


Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough		X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story		Area	Type	Year Built: 2022				
	Mobile Home		Insulation			Wood	Coal	Steam		Interior 2 Story				Car Capacity:				
	Town Home		0 Front Overhang			Forced Air w/o Ducts				2nd/Same Stack				Class: C				
	Duplex		0 Other Overhang			Forced Air w/ Ducts				Two Sided				Exterior: Block				
A-Frame				Forced Hot Water			Garbage Disposal			Exterior 1 Story		Brick Ven.: 0						
Wood Frame		(4) Interior		Electric Baseboard			Bath Heater			Exterior 2 Story		Stone Ven.: 0						
		Drywall		Elec. Ceil. Radiant			Vent Fan			Prefab 1 Story		Common Wall: Detache						
Building Style:		Paneled		Radiant (in-floor)			Hot Tub			Prefab 2 Story		Foundation: 42 Inch						
GRG				Electric Wall Heat			Unvented Hood			Heat Circulator		Finished?: Yes						
Yr Built		Trim & Decoration		Space Heater			Vented Hood			Raised Hearth		Auto. Doors: 2						
2022		Ex		Wall/Floor Furnace			Intercom			Wood Stove		Mech. Doors: 0						
Remodeled		Ord		Forced Heat & Cool			Jacuzzi Tub			Direct-Vented Ga		Area: 3200						
0		Min		Heat Pump			Jacuzzi repl.Tub			Class: C		% Good: 0						
Condition: Average		Size of Closets		No Heating/Cooling			Oven			Effec. Age: 2		Storage Area: 0						
		Lg					Microwave			Floor Area: 0		No Conc. Floor: 0						
Room List		Doors		Central Air			Standard Range			Total Base New : 140,831		E.C.F.						
		Solid		Wood Furnace			Self Clean Range			Total Depr Cost: 138,014		X 1.460						
Basement				(12) Electric			Sauna			Estimated T.C.V: 201,500		Bsmnt Garage:						
1st Floor		(5) Floors		0 Amps Service			Trash Compactor					Carport Area:						
2nd Floor		Kitchen:		No./Qual. of Fixtures			Central Vacuum					Roof:						
Bedrooms		Other:		Ex.			Security System											
(1) Exterior		Other:		Ord.						Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2022						
				Min						(11) Heating System: Wall/Floor Furnace								
Wood/Shingle		(6) Ceilings		No. of Elec. Outlets						Ground Area = 0 SF Floor Area = 0 SF.								
Aluminum/Vinyl				Many						Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98								
Brick				Ave.						Building Areas								
Insulation				Few						Stories Exterior Foundation Size Cost New Depr. Cost								
(2) Windows		(7) Excavation		(13) Plumbing						Other Additions/Adjustments								
		Basement: 0 S.F.		Average Fixture(s)						Plumbing								
Many		Crawl: 0 S.F.		3 Fixture Bath						3 Fixture Bath		1 -4,646 -4,553						
Avg.		Slab: 0 S.F.		2 Fixture Bath						Garages								
Few		Height to Joists: 0.0		Softener, Auto						Class: C Exterior: Block Foundation: 42 Inch (Finished)								
Wood Sash		(8) Basement		Softener, Manual						Door Opener		2 1,093 1,071						
Metal Sash				Solar Water Heat						Base Cost		3200 144,384 141,496						
Vinyl Sash		Conc. Block		No Plumbing						Totals:		140,831 138,014						
Double Hung		Poured Conc.		Extra Toilet						Notes:								
Horiz. Slide		Stone		Extra Sink						ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		201,500						
Casement		Treated Wood		Separate Shower														
Double Glass		Concrete Floor		Ceramic Tile Floor														
Patio Doors		(9) Basement Finish		Ceramic Tile Wains														
Storms & Screens				Ceramic Tub Alcove														
(3) Roof		(10) Floor Support		Vent Fan														
		Recreation SF		(14) Water/Sewer														
Gable		Living SF		Public Water														
Hip		Walkout Doors (B)		Public Sewer														
Flat		No Floor SF		Water Well														
Asphalt Shingle		Walkout Doors (A)		1000 Gal Septic														
Chimney:				2000 Gal Septic														
		Joists:		Lump Sum Items:														
		Unsupported Len:																
		Cntr.Sup:																



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FEDERAL HOME LOAN MORTGAG	JANET MARK & SHEREE	34,000	10/28/2010	CD	11-FROM LENDING INSTITUT	2010-4949QC	PROPERTY TRANSFER	100.0					
FEDERAL HOME LOAN MORTGAG		0	06/15/2010	SD	11-FROM LENDING INSTITUT	2010-1731SD	PROPERTY TRANSFER	0.0					
FEDERAL HOME LOAN MORTGAG		0	05/19/2010	OTH	10-FORECLOSURE	2010-2151 AFF	PROPERTY TRANSFER	0.0					
COLGAN JOHN W JR	FEDERAL HOME LOAN MORTGAG	58,000	04/30/2010	SD	10-FORECLOSURE	2010_01731SD	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
1717 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			Addition		06/24/2011	2011-0291	100%				
		P.R.E. 100% 08/24/2017											
Owner's Name/Address		MAP #:											
JANET MARK & SHEREE 1717 S DICKERSON RD LAKE CITY MI 49651		2024 Est TCV 199,214 TCV/TFA: 99.01											
		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
					68 Actual Front Feet, 0.34 Total Acres					Total Est. Land Value =			10,000
Tax Description													
SEC 11 T22N R8W (0*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1762.62 FT FROM SW COR SEC 11, TH N 0 DEG 50'E 68.35 FT, N 40 DEG 44'27"E 165.02 FT, S 64 DEG 35'35"E 48.11 FT, S 26 DEG 30'55"W 195.27 FT, N 88 DEG 14' 25"W 65 FT TO POB. .34A.		X	Dirt Road										
			Gravel Road										
		X	Paved Road										
			Storm Sewer										
			Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
21002221 \$38,000			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	5,000	94,600	99,600			61,279C		
		TPC	04/30/2021	INSPECTED	2023	3,500	91,600	95,100			58,361C		
		TPC	12/27/2017	INSPECTED	2022	3,000	84,800	87,800			55,582C		
		TPC	04/19/2016	INSPECTED	2021	2,500	78,200	80,700			53,807C		
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 420	Type WPP	Year Built: 2002 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: 2 Area: 839 % 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: 25 Floor Area: 1,629 Total Base New : 240,729 Total Depr Cost: 180,545 Estimated T.C.V: 167,907		E.C.F. X 0.930		Bsmnt Garage:							
Building Style: 1S		Drywall X Paneled			Plaster Wood T&G												Trim & Decoration				
Yr Built 1970	Remodeled 2013	Ex	Ord	X	Min												Size of Closets				
Condition: Average		Lg	Ord	X	Small												Doors				
Room List		Solid			X												H.C.	Central Air Wood Furnace			
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1629 SF Floor Area = 1629 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C		Blt 1970								
(1) Exterior		Kitchen: Other: Other:			150 Amps Service																
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No./Qual. of Fixtures			Building Areas		Stories Exterior Foundation Size 1 Story Block Slab 1,095 1 Story Siding Crawl Space 534 Total: 200,838 150,628		Cost New Depr. Cost								
	Insulation					Ex. X Ord. Min															
(2) Windows			(7) Excavation			No. of Elec. Outlets			Other Additions/Adjustments		Plumbing Average Fixture(s) 1 1,448 1,086		Porches WPP 420 6,922 5,191		Garages Class: C Exterior: Pole (Unfinished) Base Cost 839 21,453 16,090						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 534 S.F. Slab: 1095 S.F. Height to Joists: 0.0			Many X Ave. Few										Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356				
	Wood Sash Metal Sash Vinyl Sash		(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			Built-Ins Appliance Allow. 1 2,766 2,074		Local Cost Items SANITARY SEWER 1 0 0 *		Totals: 240,729 180,545								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens					(13) Plumbing			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 167,907										
(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: Metal			Joists: Unsupported Len: Cntr.Sup:																		



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
GAFFNEY SUZANNE		0		04/01/2010	OTH	23-PART OF REF		2010-834OTHER	PROPERTY TRANSFER	0.0		
		55,000		12/01/1996	WD	03-ARM'S LENGTH			DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status	
1675 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			New House		12/11/2014		2014-0569	100%		
		P.R.E. 100% 05/06/1997			Reroof		12/01/2004		20040459	Complete		
Owner's Name/Address		MAP #:										
GAFFNEY SUZANNE P O BOX 987 1675 S DICKERSON LAKE CITY MI 49651		2024 Est TCV 265,291 TCV/TFA: 113.42										
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
Tax Description		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							
SEC 11 T22N R8W (1*1998) BEG S 88 DEG 14'25"E 33 FT & N 0 DEG 50'E 1830.97 FT FROM SW COR OF SEC 11 TH N 0 DEG 50'E 150.07 FT, N 48 DEG 19'17"E 89.68 FT, S 48 DEG 58'52"E 44.22 FT, S 63 DEG 23'25"E 29.85 FT, S 26 DEG 59'17"W 47.43 FT, S 40 DEG 44'27"W 165.02 FT TO POB. .31A.					<Site Value A> GROUP A \$10000 10000 100 70 Actual Front Feet, 0.31 Total Acres Total Est. Land Value =					10,000 10,000		
Comments/Influences					Land Improvement Cost Estimates							
					Description Rate Size % Good Cash Value							
					D/W/P: 4in Concrete 6.06 302 0 0							
		X	X Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			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 = 950						
		X										
		Topography of Site										
		X	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
		Who When What			2024	5,000	127,600	132,600			93,130C	
		TPC 12/27/2017 INSPECTED			2023	3,500	123,700	127,200			88,696C	
		TPC 04/18/2016 INSPECTED			2022	3,000	113,800	116,800			84,473C	
		TPC 11/02/2015 INSPECTED			2021	2,500	104,000	106,500			81,775C	
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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.					
		190,000	11/01/2002	WD	33-TO BE DETERMINED	02-0:4986	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842		2024 Est TCV 235,669											
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *								
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					B 80'@ 2500/	85.00	207.00	0.9879	1.0773	2500	100	EASEMENT	226,169
					85 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 226,169								
Tax Description		X X											

*** 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						
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	Demolition/Removal	11/06/2007	20070852	Complete							
	P.R.E. 0%											
Owner's Name/Address	MAP #:											
DAVENPORT CHRISTINE M 1305 ONANDAGA ROAD HOLT MI 48842	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								
				100 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 10,000								

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
SEC 11 T22N R8W (0*1998) PART OF PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-6 P-119 DESC AS: BEG 88 DEG 14'25" E 33 FT & N 0 DEG 50'E1981.04 FT FROM SW COR SEC 11, TH N 89 DEG 10'W 23 FT, N 0 DEG 50'E 99.95 FT, N 60 DEG 15'18"E 26.95 FT, S 53 DEG 40'40"E 24.36 FT, S 48 DEG 58'52"E 60.31 FT, S48 DEG 19'17"W 89.68 FT TO POB. .14A.		
Comments/Influences		
ADD SEWER AND WELL FOR 06		

Lake Township Preliminary Parcel Map

Parcel Shape 2022, Aerial Se 2021, 2023 Satellite Data




Parcel Shape 2022, Aerial Se 2021, 2023 Satellite Data

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Who	When	What	2024	5,000	0	5,000			2,846C
TPC	04/30/2021	INSPECTED	2023	3,500	0	3,500			2,711C
TPC	12/27/2017	INSPECTED	2022	3,000	0	3,000			2,582C
TPC	11/03/2011	INSPECTED	2021	2,500	0	2,500			2,500S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
AMICO ANTHONY & HENRIETTA	LC COTTAGE PROPERTIES LLC	0	10/17/2014	WD	16-LC PAYOFF	2022-01569	DEED	0.0		
AMICO ANTHONY & GOTT ROBE	LC COTTAGE PROPERTIES LLC	210,000	06/12/2006	LC	19-MULTI PARCEL ARM'S LE	06-0/2164	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		01/12/2021		2021-0012		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
LC COTTAGE PROPERTIES LLC 1305 ONONDAGA RD Holt MI 48842		2024 Est TCV 191,484								
		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
					B 80'@ 2500/	65.00	268.06	1.0000	1.1199	2500 100 181,984
					65 Actual Front Feet, 0.40 Total Acres					Total Est. Land Value = 181,984
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 3.5 Concrete	5.78		600 0		0
					D/W/P: 3.5 Concrete	5.78		238 0		0
					Residential Local Cost Land Improvements					
					Description	Rate		Size % Good		Cash Value
					LAND IMPROVE 10000	10,000.00		1 95		9,500
					Total Estimated Land Improvements True Cash Value =					9,500
		Topography of Site								
		X	Level Rolling Low							
		X	High Landscaped Swamp							
		X	Wooded Pond							
		X	Waterfront Ravine Wetland Flood Plain							
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other Taxable Value
		Who When What			2024	91,000	4,700	95,700		43,042C
		TPC 05/15/2021 INSPECTED			2023	72,800	4,700	77,500		40,993C
		TPC 12/08/2020 INSPECTED			2022	48,100	4,700	52,800		39,041C
		TPC 12/27/2017 INSPECTED			2021	45,100	4,700	49,800		37,794C

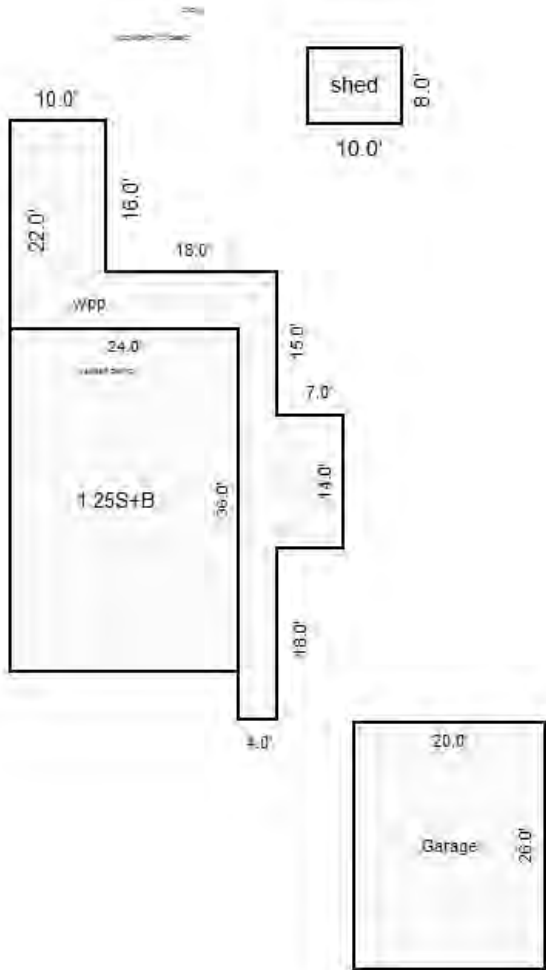
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
COLLINS EDWARD R & CAROLE	ADLER KELLY M	1	07/25/2016	QC	09-FAMILY	2016-02559	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 02/03/2020									
Owner's Name/Address		MAP #:									
ADLER KELLY M 7870 W FOREST DR LAKE CITY MI 49651		2024 Est TCV 9,000									
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements			* Factors * IRR SHAPE/ACCESS POINT						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					<Site Value E>	E BACK LOTS 9K				9000 100	9,000
					0.00 Total Acres Total Est. Land Value = 9,000						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
. SEC 11 T22N R8W PCL OF LAND RECORDED IN BOOK OF SURVEYS S-2 PG 438. .02A											
Comments/Influences											
SPLIT FROM 011-001-00											
		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	4,500	0	4,500			397C
					2023	3,500	0	3,500			379C
					2022	3,000	0	3,000			361C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
DJZ PROPERTIES LLC	ANDREWS DAVID L TRUST	1	12/29/2011	WD	03-ARM'S LENGTH	2012-00148	PROPERTY TRANSFER	1.0					
ANDREWS DAVID L	DJZ PROPERTIES LLC	1	06/13/2011	WD	03-ARM'S LENGTH	2011-02192	PROPERTY TRANSFER	0.0					
DJZ PROPERTIES LLC	ANDREWS DAVID	0	06/10/2010	WD	09-FAMILY	2010-2105WD	PROPERTY TRANSFER	100.0					
KNIGHT GWENDOLIN V TRUSTE	DJZ PROPERTIES LLC	319,000	01/28/2005	WD	03-ARM'S LENGTH	05-0/370	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1661 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/08/2005		20050302		Complete			
		P.R.E. 100% 01/07/2012		Deck/Porch		05/20/2005		20050129		Complete			
Owner's Name/Address		MAP #:											
ANDREWS DAVID L TRUST 1661 S DICKERSON RD LAKE CITY MI 49651		2024 Est TCV 384,777 TCV/TFA: 356.27											
		X	Improved		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
					C 100' @1300/FF 85.67 252.00 1.0000 1.2142 1300 100 135,223								
					113 Actual Front Feet, 0.42 Total Acres Total Est. Land Value = 135,223								
Tax Description													
. SEC 11 T22N R8W BEG 810.13 FT N 50' E OF SW COR OF GOV'T LOT 4 TH N 50' E 278.17 FT S 46 DEG 26' E 113.66 FT S 15 DEG 40' 45" W 226.72 FT N 53 DEG 40' 40" W 31.19 FT TO POB. APP .42 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water			Land Improvement Cost Estimates							
		X	Sewer			Description Rate Size % Good Cash Value							
		X	Electric			Dock: Light posts 42.92 338 0 0							
		X	Gas			D/W/P: 4in Ren. Conc. 8.18 1400 0 0							
		X	Curb			Wood Frame 32.30 80 71 1,835							
		X	Street Lights			Residential Local Cost Land Improvements							
		X	Standard Utilities			Description Rate Size % Good Cash Value							
		X	Underground Utils.			LAND IMPROVE 2500 2,500.00 2 95 4,750							
					Total Estimated Land Improvements True Cash Value = 6,585								
		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	2024	67,600	124,800	192,400				140,734C	
		TPC 12/27/2017	INSPECTED		2023	51,700	119,200	170,900				134,033C	
		TPC 02/22/2012	INSPECTED		2022	58,300	107,600	165,900				127,651C	
					2021	54,700	110,800	165,500				123,574C	
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 590 150	WPP WPP	Year Built: 2005 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: 520 % Good: 0 Storage Area: 350 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: C +5 Effec. Age: 30 Floor Area: 1,080 Total Base New : 237,742 Total Depr Cost: 166,417 Estimated T.C.V: 242,969			E.C.F. X 1.460				Bsmnt Garage:		
Building Style: 1.25S			Trim & Decoration																1	E.C.F. X 1.460		Bsmnt Garage:
Yr Built 1977	Remodeled 0	Ex	X	Ord									Min				Bsmnt Garage:			
Condition: Average			Size of Closets										Lg						X	Ord		Small	Carport Area: Roof:
Room List			Doors		Solid	X	H.C.	Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S Cls C 5 Blt 1977						
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			100 Amps Service			No./Qual. of Fixtures			(11) Heating System: Forced Air w/ Ducts			Ground Area = 864 SF Floor Area = 1080 SF.					
(1) Exterior			Kitchen: Other: Other:			Ex.			X	Ord.		Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many			X	Ave.		Few	Building Areas				
	Insulation		X	Drywall				(13) Plumbing			1 Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows			(7) Excavation			1 3 Fixture Bath			1 2 Fixture Bath			1.25 Story Siding Basement 864			Total: 159,329 111,528					
X	Many Avg.	X	Large Avg.	Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Other Additions/Adjustments			Recreation Room 434 8,389 5,872							
	Few		Small							Basement, Outside Entrance, Below Grade 1 2,560 1,792			Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						Average Fixture(s) 1 1,476 1,033			2 Fixture Bath 1 3,108 2,176			Porches					
												WPP 590 9,865 6,905			WPP 150 3,855 2,698					
												Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
												Base Cost 520 23,161 16,213			Storage Over Garage 350 4,809 3,366					
												Door Opener 1 547 383			Water/Sewer					
												Public Sewer 1 1,494 1,046			Water Well, 100 Feet 1 5,808 4,066					
												Built-Ins			Appliance Allow. 1 2,766 1,936					
X	Asphalt Shingle		(9) Basement Finish									Fireplaces			Exterior 2 Story 1 8,024 5,617					
												Wood Stove 1 2,551 1,786			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
Chimney:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														

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



Sketch by Apex Sketch

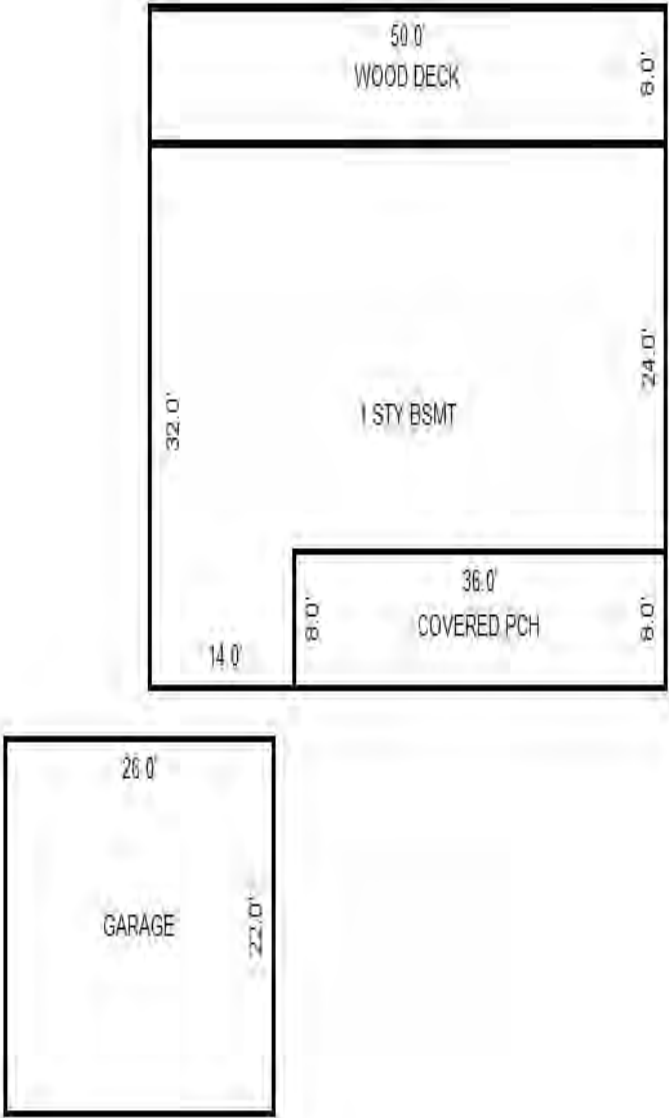
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.									
STEBNER MARK & STEBNER RO	STEBNER MARK & BEVERLY	0		11/02/2010	QC	09-FAMILY		2010-4959QC	PROPERTY TRANSFER	50.0									
STEBNER MABEL ESTATE	STEBNER MARK & STEBNER RO	0		12/26/2007	QC	21-NOT USED/OTHER		2007/4519	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status								
1665 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST																	
		P.R.E. 100% 09/01/2008																	
Owner's Name/Address		MAP #:																	
STEBNER MARK & BEVERLY 1665 S DICKERSON RD LAKE CITY MI 49651		2024 Est TCV 408,542 TCV/TFA: 311.39																	
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
		Public Improvements				* Factors *													
Tax Description		X				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value					
. SEC 11 T22N R8W BEG 810.13 FT N 50' E & 31.18 FT S 53 DEG 40' 40" E OF SW COR OF GOV'T LOT 4 TH N 15 DEG 40' 45" E 226.72 FT S 46 DEG26' E 123.65 FT S 36 DEG 27' 20" W TO A PT WHICH LIES S 53 DEG 40' 40" E OF POB N 53 DEG 40' 40" W TO POB. .64 A.						C 100' @1300/FF				96.43	213.12	1.0000	1.1722	1300	100	146,953			
						124 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value =		146,953			
		X				Land Improvement Cost Estimates													
Comments/Influences						Description					Rate	Size % Good		Cash Value					
						D/W/P: 3.5 Concrete				6.58	880 71		4,111						
						Total Estimated Land Improvements True Cash Value =				4,111									
		Topography of Site																	
		X													Level				
															Rolling				
															Low				
															High				
		Landscaped																	
		Swamp																	
		Wooded																	
		Pond																	
		X				Waterfront													
Ravine																			
Wetland																			
Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value									
Who		When	What	2024	73,500	130,800	204,300			158,521C									
TPC 12/27/2017		INSPECTED		2023	57,200	124,800	182,000			150,973C									
TPC 11/22/2011		INSPECTED		2022	55,000	112,400	167,400			143,784C									
				2021	55,000	115,800	170,800			139,191C									

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 288 400	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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 30 Floor Area: 1,312 Total Base New : 255,253 Total Depr Cost: 176,355 Estimated T.C.V: 257,478			E.C.F. X 1.460		Bsmnt Garage: 1 Car Carport Area: Roof:								
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G																		
Trim & Decoration																									
Yr Built 1973	Remodeled 1977		Ex	X	Ord		Min																		
Condition: Average				Size of Closets																					
				Lg	X	Ord		Small																	
Room List				Doors					Solid	X	H.C.	Central Air Wood Furnace													
				(5) Floors				(12) Electric																	
				Kitchen: Other: Other:				200 Amps Service																	
				No./Qual. of Fixtures																					
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																	
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall																				
Insulation																									
(2) Windows				(7) Excavation																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1	Average Fixture(s)			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls C -5 Blt 1973							
								1	3 Fixture Bath			(11) Heating System: Forced Air w/ Ducts													
								1	2 Fixture Bath			Ground Area = 1312 SF Floor Area = 1312 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 Basement 1,312														
											Total: 182,682 127,874														
											Other Additions/Adjustments														
											Recreation Room 600 11,598 5,799														
											Basement, Outside Entrance, Below Grade 1 2,560 1,792														
											Plumbing														
											Average Fixture(s) 1 1,476 1,033														
											2 Fixture Bath 1 3,108 2,176														
											Porches														
											CCP (1 Story) 288 7,128 4,990														
											Deck														
											Treated Wood 400 6,520 4,564														
											Garages														
											Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
											Base Cost 572 22,176 15,523														
											Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)														
											Basement Garage: 1 Car 1 2,599 1,819														
											Water/Sewer														
											Public Sewer 1 1,494 1,046														
											Water Well 1 5,808 4,066														
											Built-Ins														
											Appliance Allow. 1 2,766 1,936														
											Fireplaces														
											Interior 1 Story 1 5,338 3,737														
											<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														


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



Sketch by: Agnes J. Ti

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

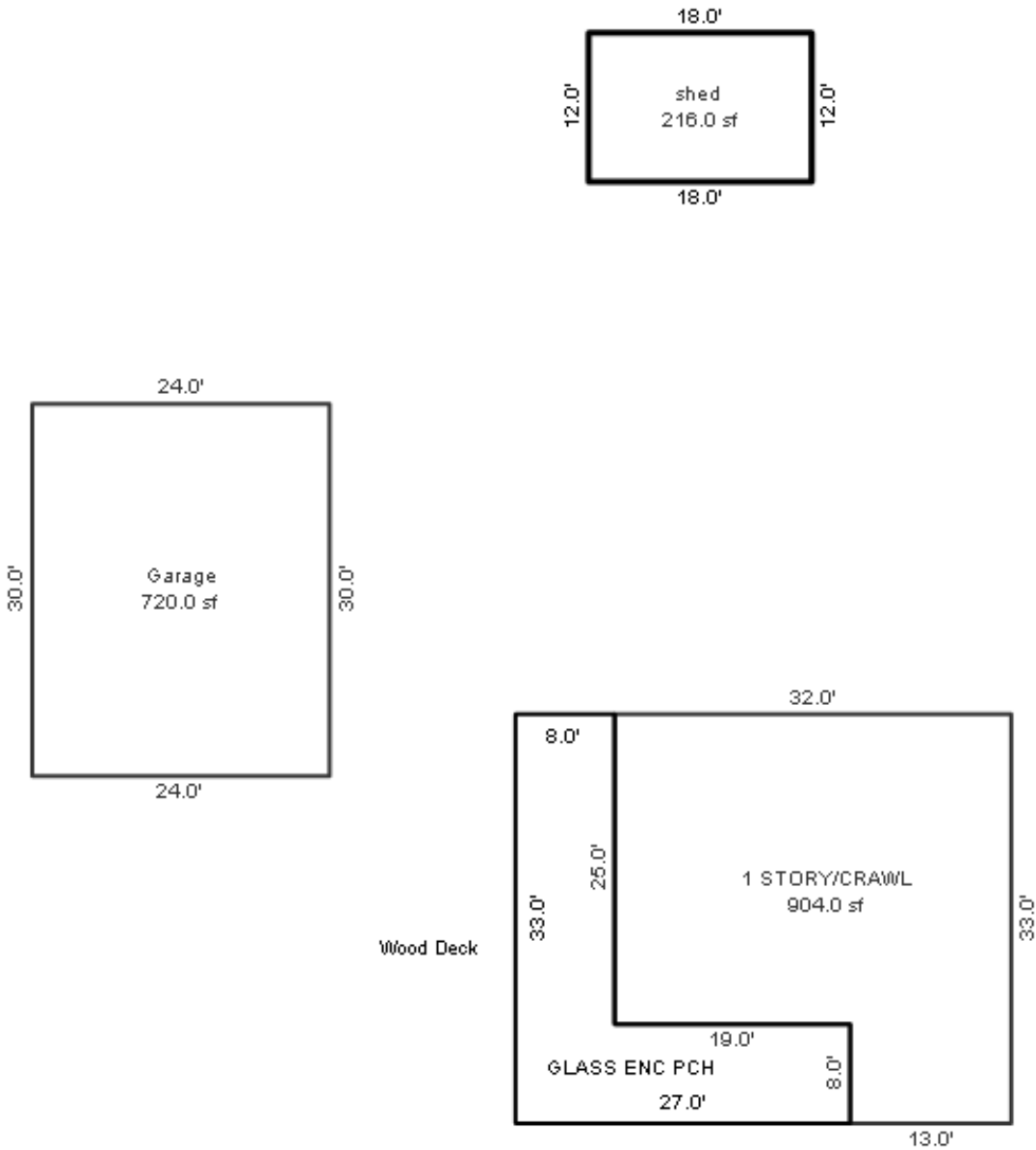
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VANHAITSMA DANIEL J & LIN	SNYDER JEREMY	38,000	07/29/2022	WD	03-ARM'S LENGTH	2022-02449	PROPERTY TRANSFER	100.0			
VANHAITSMA DANIEL J & LIN	SNYDER JEREMY	38,000	07/29/2022	WD	03-ARM'S LENGTH	2022-02449	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7880 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
SNYDER JEREMY PO BOX 135 LAKE CITY MI 49651		2024 Est TCV 109,029 TCV/TFA: 120.61									
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
Tax Description				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
. SEC 11 T22N R8W BEG AT A PT 890 FT; E OF SW COR OF SEC 11 TH N 183 FT; W 152 FT; TH S 183 FT, E 152 FT TO BEG. .6386 A.		X		<Site Value C> .50 -1.0 AC M/L 12000 100 12,000							
Comments/Influences		X		152 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 12,000							
21100649 \$55,000 21002300 \$60,000		X		Land Improvement Cost Estimates							
		X		Description				Rate	Size	% Good	Cash Value
		X		D/W/P: 4in Ren. Conc.				6.61	672	0	0
		X		Wood Frame				19.41	216	50	2,096
		X		Residential Local Cost Land Improvements							
				Description				Rate	Size	% Good	Cash Value
				LAND IMPROVE 1000				1,000.00	2	95	1,900
				Total Estimated Land Improvements True Cash Value = 3,996							
		Topography of Site									
		X	Level								
			Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	6,000	48,500	54,500			54,500S
		TPC 04/30/2021	INSPECTED		2023	5,500	47,000	52,500			52,500S
		TPC 05/06/2018	INSPECTED		2022	4,500	43,300	47,800			26,809C
		TPC 12/27/2017	INSPECTED		2021	4,000	39,600	43,600			25,953C



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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: 1996 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 86 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame		(4) Interior			X	Drywall Paneled			Plaster Wood T&G			416 480		CGEP (1 Story) Treated Wood		Bsmnt Garage:																										
Building Style: 1S			Trim & Decoration			Ex			Ord			X			Min			Roof:																									
Yr Built 1948			Remodeled 1996			Size of Closets			Lg			Ord			X			Small																									
Condition: Average			Doors			Solid			X			H.C.			Class: D Effec. Age: 40 Floor Area: 904 Total Base New : 157,911 Total Depr Cost: 100,035 Estimated T.C.V: 93,033		E.C.F. X 0.930		No Conc. Floor: 0																								
Room List			(5) Floors			(12) Electric			0			Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1948																								
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			X			Ord.			Min																									
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many			X			Ave.			Few																									
X	Wood/Shingle Aluminum/Vinyl Brick		Insulation			(13) Plumbing			1			Average Fixture(s)			1 Story		Siding		Foundation Crawl Space		Size 904		Cost New 100,234		Depr. Cost 60,140																		
(2) Windows			(7) Excavation			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CGEP (1 Story) Deck Treated Wood Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Notes:		Total:		1,025		615		1,263		2,558		5,506		3,304		17,892		10,735		7,013		4,208		720		20,340		17,492		*	
X	Many Avg. Few		X		Large Avg. Small		Basement: 0 S.F. Crawl: 904 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 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:																		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			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			Totals:		157,911		100,035		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		93,033																	

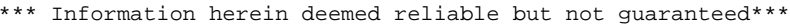



*** Information herein deemed reliable but not guaranteed***

A black and white photograph of a single-story ranch-style house. The house features a prominent large window with a triangular pediment above it. To the right, there is a chimney. The house is surrounded by a lawn and mature trees. A paved driveway or walkway leads to the house.

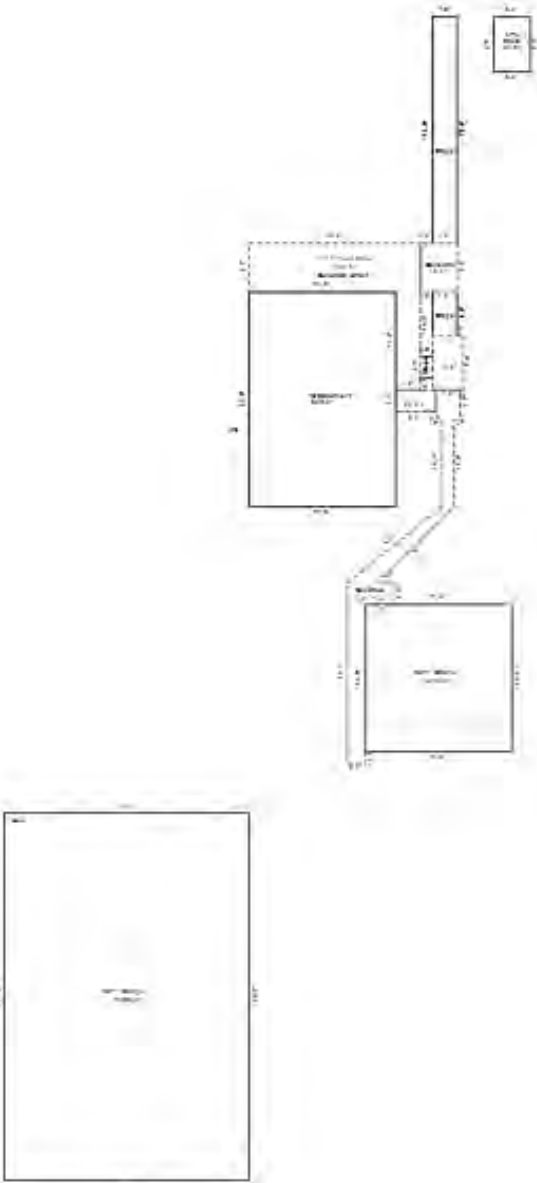
*** Information herein deemed reliable but not guaranteed***

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 218 32 76	Type CGEP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1961 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor:0					
	Wood Frame Block			(4) Interior				X	Drywall Paneled		Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 25 Floor Area: 2,468 Total Base New : 380,776 Total Depr Cost: 285,559 Estimated T.C.V: 416,916			E.C.F. X 1.460				Bsmnt Garage:				
Building Style: 1S				Trim & Decoration				Size of Closets					Central Air Wood Furnace														
Yr Built 1961 ADD	Remodeled 2012			Ex	X	Ord		Min	No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 1961											
Condition: Average				Doors				Lg	X	Ord			Small	Ex. X Ord. Min			Ground Area = 2468 SF Floor Area = 2468 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										
Room List				(5) Floors				No. of Elec. Outlets				(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost									
	Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:				200 Amps Service				200			1 Story Block Slab 2,468			Total: 321,282 240,940									
(1) Exterior				(6) Ceilings				(13) Plumbing				Average Fixture(s)			Other Additions/Adjustments												
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall				Many X Ave. Few				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s) 1 1,433 1,075									
Insulation				(7) Excavation				(14) Water/Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CGEP (1 Story) 218 12,858 9,643 CGEP (1 Story) 32 3,591 2,693									
(2) Windows				(8) Basement				Lump Sum Items:				Built-Ins			Deck			Treated Wood 76 2,130 1,597									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2468 S.F. Height to Joists: 0.0				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 22,901 17,176									
X	Wood Sash Metal Sash Vinyl Sash			(9) Basement Finish				Joists: Unsupported Len: Cntr.Sup:				1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			(10) Floor Support								1			Local Cost Items			1 0 0									
X	Storms & Screens														SANITARY SEWER			Totals: 380,776 285,559									
(3) Roof															Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 416,916									
X	Gable Hip Flat	Gambrel Mansard Shed																									
X	Asphalt Shingle																										
Chimney: Block																											



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
ROLKA HARRY TRUST	ROLKA STEVEN R	0	03/18/2016	QC	09-FAMILY	2016-00969	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1729 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ROLKA STEVEN R 63 MAIN ST LUDLOW VT 05149		2024 Est TCV 326,050 TCV/TFA: 388.15									
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
		Public Improvements			* Factors *						
Tax Description		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value							
. SEC 11 T22N R8W PT OF W 890 FT GOV'T LOT 4 & W 890 FT OF SW 1/4 OF SW 1/4 COMM AT SW COR SEC N 00 DEG 50' E 1782 FT S 86 DEG 09' 20" E 515.2 FT S 56 DEG 39' 20" E 150 FT TO POB TH S 56 DEG 39' 20" E 50 FT N 55 DEG 08' 45" E 134.63 FT N 56 DEG 39' 20" W 100 FT S 33 DEG 20' 40" W 125 FT TO POB. .2167 A.			Gravel Road	C 100' @1300/FF 100.00 125.00 1.0000 1.0480 1300 100 136,237							
			Paved Road	100 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 136,237							
			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description Rate Size % Good Cash Value							
			Water	D/W/P: 4in Concrete 6.97 533 50 1,857							
		X	Sewer	Metal Prefab/Conc. 30.12 54 50 813							
		X	Electric	Total Estimated Land Improvements True Cash Value = 2,670							
		X	Gas								
Comments/Influences			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
		X	Swamp								
			Wooded								
			Pond								
			Waterfront								
Ravine											
	Wetland										
	Flood Plain										
		Who	When	What	2024	68,100	94,900	163,000			99,469C
		JWV	12/02/3022	INSPECTED	2023	56,200	90,600	146,800			94,733C
		TPC	12/27/2017	INSPECTED	2022	65,000	73,400	138,400			90,222C
		TPC	11/08/2010	INSPECTED	2021	60,900	75,800	136,700			87,340C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 288 22 45	WPP Treated Wood Treated Wood	Year Built: 1979 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor:0																																																																																																																																																																																																																																																																																																																																																																																										
X	Wood Frame			(4) Interior				X	Drywall Paneled		Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 840 Total Base New : 198,986 Total Depr Cost: 128,180 Estimated T.C.V: 187,143			E.C.F. X 1.460				Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																										
Building Style: 1S				Trim & Decoration				Ex		X	Ord															Min																																																																																																																																																																																																																																																																																																																																																																																						
Yr Built 1971	Remodeled 0			Size of Closets																																																																																																																																																																																																																																																																																																																																																																																																												
Condition: Average				Lg				X	Ord	Small	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 840 SF Floor Area = 840 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 840 Total: 134,421 87,374			Cls C Blt 1971																																																																																																																																																																																																																																																																																																																																																																																															
Room List				Doors		Solid	X	H.C.	(12) Electric																																																																																																																																																																																																																																																																																																																																																																																																							
(1) Exterior				(5) Floors				(12) Electric			150 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			(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																																																																																																																																																																																																																																																																																																																																																																																									
				Kitchen: Other: Other:				No. of Elec. Outlets			150 Amps Service																																																																																																																																																																																																																																																																																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				X	Drywall		No. of Elec. Outlets			Many X Ave. Few			(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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			1 Average 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Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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			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 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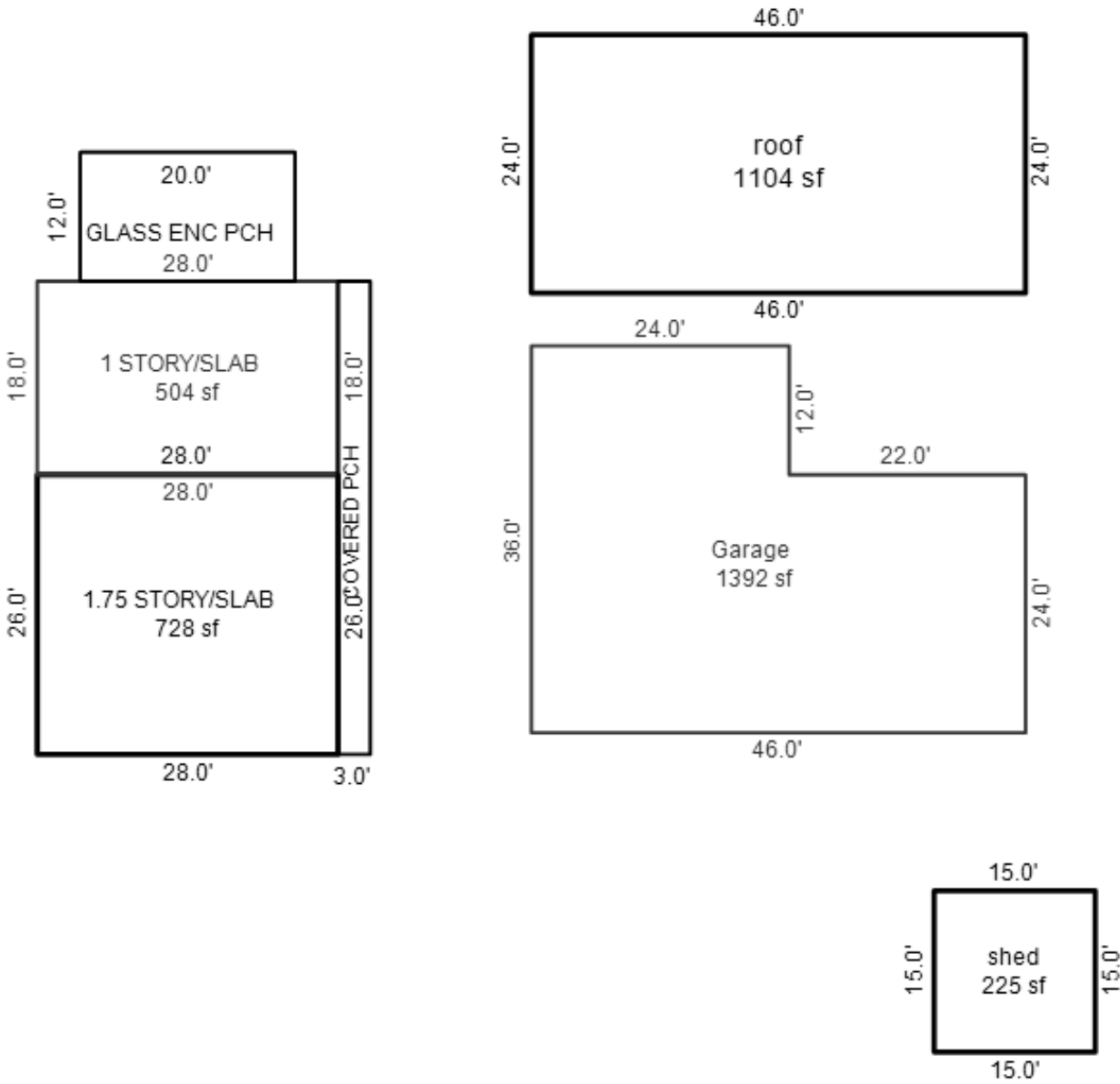
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BATHERSON CHARLES R & BAR	GRANADOS JESUS PONCE	225,000	08/31/2005	WD	03-ARM'S LENGTH	05-0/3389	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status				
7640 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 0%									
Owner's Name/Address	MAP #:									
GRANADOS JESUS PONCE 7640 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 303,756 TCV/TFA: 170.84									
	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 18 -29 @\$3000 29.49 Acres 3000 100							88,470
			29.49 Total Acres Total Est. Land Value =							88,470
Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates								
. SEC 11 T22N R8W BEG AT A PT 165 FT W & 76 FT N OF S 1/4 STAKE, TH S 80 DEG 30' W 720 FT; TO SEC, LINE, TH W ALONG SEC LINE 866 FT; TH N 1,805 FT; TH S 74 DEG 00' E 418 FT; TH S 66 DEG 00' E 1,417 FT; TH S 1057 FT TO POB, EXC FOLLOWING DESC OF SILVER BIRCH BLUFF, BEG AT A PT 598 FT N& 165 FT W OF SE COR OF LOT 3, TH NW'LY N 72 DEG 41'W 820 FT, TH N 58 DEG 0'W 313 FT, N 66 DEG 41'W 570 FT, TH N 01 DEG 40'E 540 FT TO S BANK OF LAKE MISS. TH IN SE'LY DIR, S 70 DEG E 566 FT, S 58DEG E 473 FT, S 72 DEG 40' E 779 FT, S 1 DEG		Description		Rate	Size % Good		Cash Value			
		Wood Frame		24.40	225 50		2,745			
		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 =							5,120	
	Topography of Site									
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
	Who	When	What	2024	44,200	107,700	151,900			95,248C
	TPC 12/27/2017 INSPECTED			2023	38,300	104,300	142,600			90,713C
				2022	29,500	91,100	120,600			81,251C
				2021	26,500	77,400	103,900			78,656C


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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 240 132 1104	Type CGEP (1 Story) CCP (1 Story) Roof Cover Onl	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1392 % 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: 30 Floor Area: 1,778 Total Base New : 322,827 Total Depr Cost: 225,985 Estimated T.C.V: 210,166			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Building Style: 1.75S				X Drywall X Paneled															Plaster Wood T&G																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Yr Built 1973				Remodeled 0															Trim & Decoration																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Condition: Average				Ex															X	Ord		Min	Size of Closets																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Room List				Lg				X	Ord		Small	Doors					Solid	X	H.C.	(5) Floors				(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) 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 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		210,166																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
(1) Exterior				(6) Ceilings				X	Drywall																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						

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



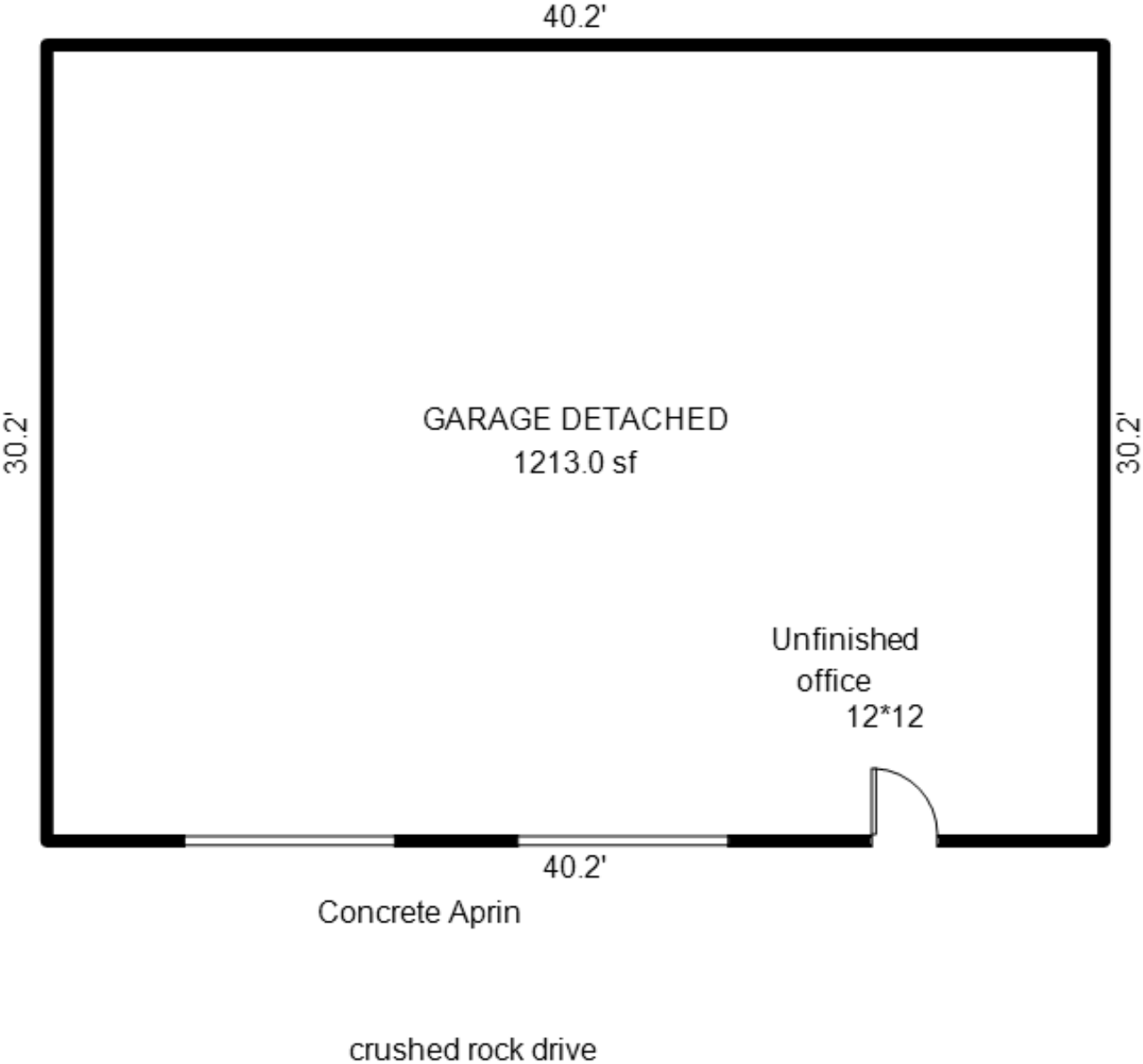
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
VANHAITSMA DANIEL J & LIN	SNYDER JEREMY	38,000	07/29/2022	WD	03-ARM'S LENGTH	2022-02449	PROPERTY TRANSFER	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%											
Owner's Name/Address		MAP #:											
SNYDER JEREMY PO BOX 135 LAKE CITY MI 49651		2024 Est TCV 3,617											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
Tax Description		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	
. SEC 11 T22N R8W BEG S 88 DEG 14'24" E 890.12 FT FROM SW COR SEC 11 TH N 0 DEG 50'0" E 183 FT, S 88 DEG 14'24" E 30.55 FT, S 0 DEG 40'0" W 183.01 FT, N 88 DEG 14'24" W 31.07 FT TO POB. .1294A.					A 200' @ 90/FF	30.55	183.00	1.5996	0.8224	90	100	3,617	
Comments/Influences					31 Actual Front Feet, 0.13 Total Acres						Total Est. Land Value =		3,617
		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	1,800	0	1,800			1,470C		
					2023	1,400	0	1,400			1,400S		
					2022	900	0	900			457C		
					2021	800	0	800			443C		
Who		When	What										
TPC 04/30/2021		INSPECTED											
TPC 05/06/2018		INSPECTED											
TPC 12/27/2017		INSPECTED											
The Equalizer. Copyright (c) 1999 - 2009. 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.					
RENDON BRUCE R LIVING TRU	DICK JAY M & JULIE K JT L	35,000	08/11/2011	WD	03-ARM'S LENGTH	2011-02509	PROPERTY TRANSFER	100.0					
RENDON BRUCE R & DAIRE L	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
7346 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST			Pole Barn		05/15/2008	20080155	Complete				
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DICK JAY M & JULIE K JT LIV TRUST 9601 W MCINTYRE AVE MC BAIN MI 49657		2024 Est TCV 59,550 TCV/TFA: 0.00											
		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
					I 200' @ 200/	296.14	116.69	0.9065	0.7349	200	100		39,460
					296 Actual Front Feet, 0.79 Total Acres					Total Est. Land Value =		39,460	
Tax Description					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					D/W/P: Crushed Rock				2.27	400	0	0	
					Total Estimated Land Improvements True Cash Value = 0								
2011-02509 COMMENCING AT THE S 1/4 CORNER OF SECTION 11, T22N,R8W., THENCE S89DEG.05'37"E 201.32 FEET ALONG THE SOUTH LINE OF SAID SEC 11 TO THE POINT OF BEGINNING; THENCE N00DEG.32'S3"E 99.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE FOR RAILROAD ST., FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE N84DEG.27'29"E 297.82 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00DEG.32 '53"W 133.41 FEET TO A POINT ON THE SOUTH SECTION LINE; THENCE N89DEG.05'37"W 296.14 FEET ALONG SAID SOUTH SECTION 11 LINE TO THE POINT OF BEGINNING. (BEING A PART OF GOVERNMENT LOT 2, SECTION 1 I, T22N,R8W.) .79 A M/L		X	Dirt Road										
		X	Gravel Road										
		X	Paved Road										
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Who	When	What	2024	19,700		10,100		29,800			23,257C
		TPC	04/30/2021	INSPECTED	2023	5,500		24,100		29,600			22,150C
		TPC	05/13/2019	INSPECTED	2022	4,500		20,800		25,300			21,096C
		TPC	05/06/2018	INSPECTED	2021	4,000		17,300		21,300			20,423C
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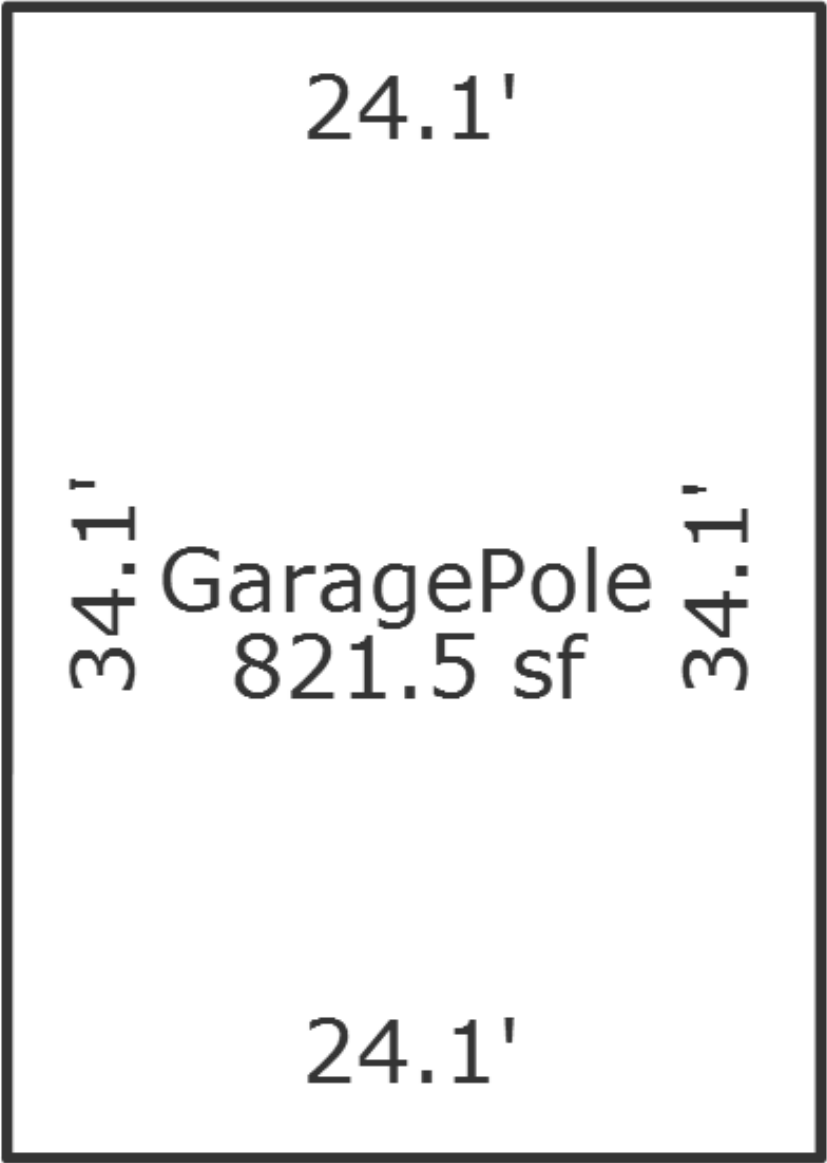
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2008			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C			
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Pole			
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0			
Wood Frame			(4) Interior			Forced Air w/o Ducts			Forced Air w/ Ducts			Forced Hot Water			Exterior 2 Story			Stone Ven.: 0		
			Drywall			Electric Baseboard			Elec. Ceil. Radiant			Unvented Hood			Prefab 1 Story			Common Wall: Detache		
Building Style:			Paneled			Radiant (in-floor)			Electric Wall Heat			Vented Hood			Prefab 2 Story			Foundation: 18 Inch		
GRG			Trim & Decoration			Space Heater			Intercom			Heat Circulator			Raised Hearth			Finished ?:		
Yr Built		Remodeled	Ex			Ord			Min			Jacuzzi Tub			Wood Stove			Auto. Doors: 2		
2008		0										Jacuzzi repl.Tub			Direct-Vented Ga			Mech. Doors: 0		
Condition: Average			Size of Closets			Wall/Floor Furnace			Forced Heat & Cool			Oven			Class: C			Area: 1213		
			Lg			Ord			Small			Microwave			Effec. Age: 16			% Good: 0		
Room List			Doors			Solid			H.C.			Standard Range			Floor Area: 0			Storage Area: 0		
												Self Clean Range			Total Base New : 25,717			E.C.F.		
Basement			(5) Floors			Central Air			Wood Furnace			Sauna			Total Depr Cost: 21,602			X 0.930		
1st Floor			Kitchen:			(12) Electric			0 Amps Service			Trash Compactor			Estimated T.C.V: 20,090			Bsmnt Garage:		
2nd Floor			Other:			No./Qual. of Fixtures			Ex.			Ord.			Min			Carport Area:		
Bedrooms			Other:			No. of Elec. Outlets			Many			Ave.			Few			Roof:		
(1) Exterior			(6) Ceilings			Average Fixture(s)														
						3 Fixture Bath														
Wood/Shingle						2 Fixture Bath														
Aluminum/Vinyl						Softener, Auto														
Brick						Softener, Manual														
						Solar Water Heat														
Insulation						No Plumbing														
(2) Windows			(7) Excavation			Extra Toilet														
			Basement: 0 S.F.			Extra Sink														
Many			Crawl: 0 S.F.			Separate Shower														
Avg.			Slab: 0 S.F.			Ceramic Tile Floor														
Few			Height to Joists: 0.0			Ceramic Tile Wains														
			(8) Basement			Ceramic Tub Alcove														
Wood Sash						Vent Fan														
Metal Sash																				
Vinyl Sash																				
Double Hung																				
Horiz. Slide																				
Casement																				
Double Glass																				
Patio Doors																				
Storms & Screens																				
(3) Roof			(9) Basement Finish																	
			Recreation SF																	
Gable			Living SF																	
Hip			Walkout Doors (B)																	
Flat			No Floor SF																	
			Walkout Doors (A)																	
Asphalt Shingle			(10) Floor Support																	
			Joists:																	
Chimney:			Unsupported Len:																	
			Cntr.Sup:																	



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

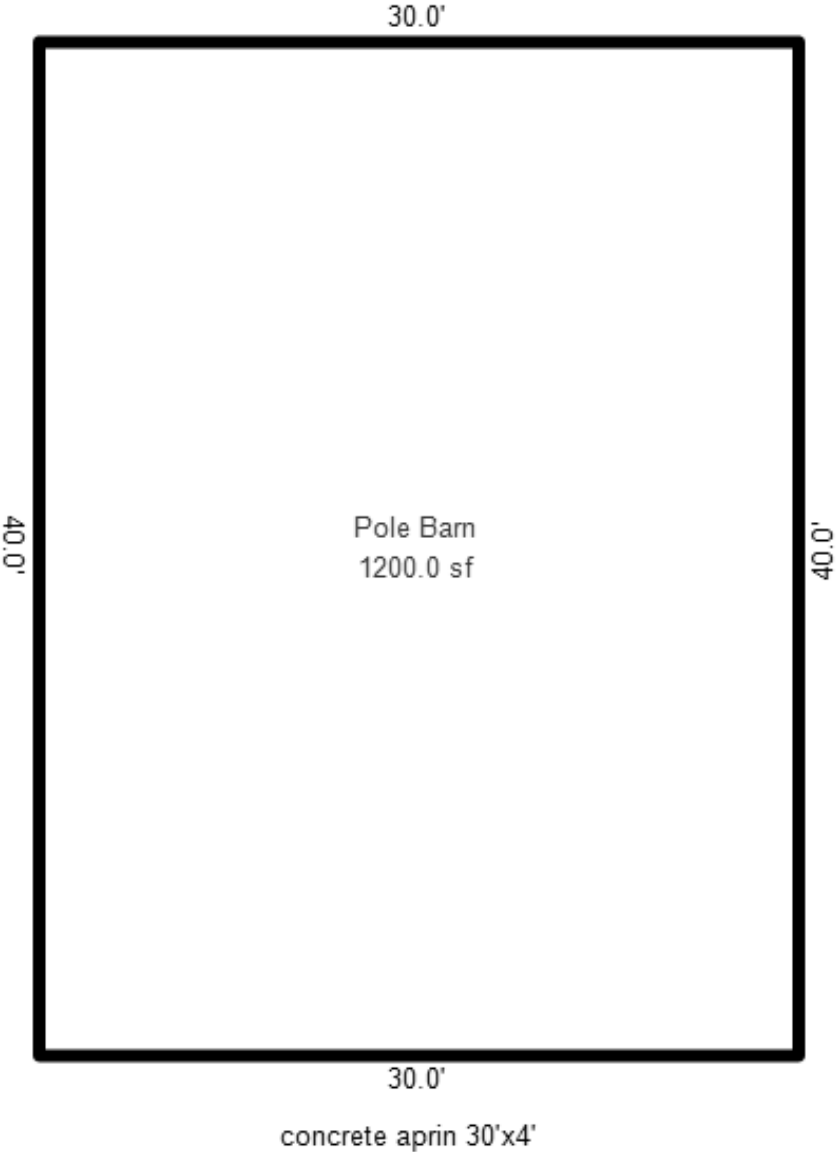
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PEJAKOVICH JOSEPH ETAL	PALLAY DAVID & SHARON	0	05/27/2016	QC	09-FAMILY	2016-01848	PROPERTY TRANSFER	0.0				
PORTER RANDY	PEJAKOVICH JOSEPH W & LIN	25,000	08/25/2014	WD	03-ARM'S LENGTH	2014-02912	PROPERTY TRANSFER	100.0				
RENDON BRUCE R LIVING TRU	PORTER RANDY	7,500	07/28/2010	WD	03-ARM'S LENGTH	2010-3103WD	PROPERTY TRANSFER	100.0				
RENDON BRUCE & DAIRE L (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/30/2010		20100571	100%			
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
PALLAY DAVID & SHARON 1417 OTTAWA AVE ROYAL OAK MI 48073		2024 Est TCV 35,256 TCV/TFA: 0.00										
		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	
					I 200' @ 200/	116.92	141.57	1.1436	0.7713	200 100	20,627	
					117 Actual Front Feet, 0.38 Total Acres						Total Est. Land Value =	20,627
Tax Description												
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89°05'37" EAST 497.46 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00°32'53" EAST 133.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84°27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; 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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2011	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:	
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C	
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Pole	
A-Frame												Bath Heater		Exterior 1 Story		Brick Ven.: 0		
Wood Frame		(4) Interior										Vent Fan		Exterior 2 Story		Stone Ven.: 0		
		Drywall		Plaster								Hot Tub		Prefab 1 Story		Common Wall: Detache		
Building Style:		Paneled		Wood T&G								Unvented Hood		Prefab 2 Story		Foundation: 18 Inch		
GRG												Vented Hood		Heat Circulator		Finished ?:		
Yr Built		Ex		Ord		Min						Intercom		Raised Hearth		Auto. Doors: 1		
Remodeled												Jacuzzi Tub		Wood Stove		Mech. Doors: 0		
2011		0										Jacuzzi repl.Tub		Direct-Vented Ga		Area: 816		
Condition: Average		Size of Closets										Oven		Class: C		% Good: 0		
		Lg		Ord		Small		X		No Heating/Cooling		Microwave		Effec. Age: 15		Storage Area: 0		
Room List		Doors		Solid		H.C.				Central Air		Standard Range		Floor Area: 0		No Conc. Floor: 0		
										Wood Furnace		Self Clean Range		Total Base New : 17,305		E.C.F.		
Basement		(5) Floors								(12) Electric		Sauna		Total Depr Cost: 14,709		X 0.930		
1st Floor		Kitchen:								0 Amps Service		Trash Compactor		Estimated T.C.V: 13,679				
2nd Floor		Other:										Central Vacuum						
Bedrooms		Other:										Security System						
(1) Exterior										No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2011		
										Ex.		(11) Heating System: No Heating/Cooling						
Wood/Shingle										Ord.		Ground Area = 0 SF Floor Area = 0 SF.						
Aluminum/Vinyl		(6) Ceilings								Min		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Brick												Building Areas						
Insulation												Stories Exterior Foundation		Size		Cost New		
												Other Additions/Adjustments				Depr. Cost		
(2) Windows		(7) Excavation										Plumbing						
												3 Fixture Bath		1		-4,646		
Many												Garages						
Avg.		Basement: 0 S.F.										Class: C Exterior: Pole (Unfinished)						
Few		Crawl: 0 S.F.										Base Cost		816		21,404		
		Slab: 0 S.F.										Door Opener		1		547		
Wood Sash		Height to Joists: 0.0												Totals:		17,305		
Metal Sash																		
Vinyl Sash		(8) Basement																
Double Hung																		
Horiz. Slide		Conc. Block																
Casement		Poured Conc.																
Double Glass		Stone																
Patio Doors		Treated Wood																
Storms & Screens		Concrete Floor																
		(9) Basement Finish																
(3) Roof																		
		Recreation SF																
Gable		Living SF																
Hip		Walkout Doors (B)																
Flat		No Floor SF																
		Walkout Doors (A)																
Asphalt Shingle		(10) Floor Support																
Chimney:		Joists:																
		Unsupported Len:																
		Cntr.Sup:																



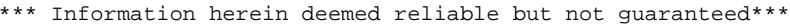
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
PEJAKOVICH JOSEPH ETAL	PEJAKOVICH JOSEPH W & LIN	1	05/27/2016	PTA	09-FAMILY	2016-01849	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		07/12/2016		2016-0290		100%		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
PEJAKOVICH JOSEPH W & LINDA D 6960 W A ST LAKE CITY MI 49651		2024 Est TCV 42,781 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					I 200' @ 200/	116.91	152.76	1.1437	0.7861	200	100	21,022
					117 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	21,022
Tax Description		THAT PART OF THE SOUTHEAST 1/4 OF SECTION 11, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 11; THENCE SOUTH 89°05'37" EAST 614.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING; THENCE NORTH 00°32'53" EAST 146.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE FOR RAILROAD STREET FROM THE RECORDED PLAT OF MISSAUKEE PARK; THENCE NORTH 84°27'29" EAST 117.58 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 00°32'53" WEST 159.82 FEET TO A POINT ON SAID SOUTH SECTION LINE; THENCE NORTH 89°05'37" WEST			Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: 4in Ren. Conc.					8.18	120 50	491
					Total Estimated Land Improvements True Cash Value =							491
		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	10,900	21,400			11,999C	
		TPC 04/30/2021	INSPECTED		2023	4,000	13,000	17,000			11,428C	
		TPC 12/27/2017	INSPECTED		2022	3,500	11,700	15,200			10,884C	
		JWV 10/10/2016	INSPECTED		2021	3,000	11,500	14,500			10,537C	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area		Type		Year Built: 2016				
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story						Car Capacity:				
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack						Class: C				
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided						Exterior: Pole				
	A-Frame										Bath Heater		Exterior 1 Story						Brick Ven.: 0				
Wood Frame			(4) Interior			Forced Air w/o Ducts						Vent Fan			Exterior 2 Story			Stone Ven.: 0					
			Drywall			Forced Air w/ Ducts						Hot Tub			Prefab 1 Story			Common Wall: Detache					
Building Style:			Paneled			Electric Baseboard						Unvented Hood			Prefab 2 Story			Foundation: 18 Inch					
GRG			Plaster			Elec. Ceil. Radiant						Vented Hood			Heat Circulator			Finished ?:					
			Trim & Decoration			Radiant (in-floor)						Intercom			Raised Hearth			Auto. Doors: 1					
Yr Built			Ex			Space Heater						Jacuzzi Tub			Wood Stove			Mech. Doors: 0					
Remodeled			Ord			Wall/Floor Furnace						Jacuzzi repl.Tub			Direct-Vented Ga			Area: 1200					
2016			Min			Forced Heat & Cool						Oven			Class: C			% Good: 0					
Condition: Average			Lg			Heat Pump						Microwave			Effec. Age: 8			Storage Area: 0					
			Ord			X No Heating/Cooling						Standard Range			Floor Area: 0			No Conc. Floor: 0					
Room List			Solid			Central Air						Self Clean Range			Total Base New : 24,857			E.C.F.					
			H.C.			Wood Furnace						Sauna			Total Depr Cost: 22,869			X 0.930					
Basement			(5) Floors			(12) Electric						Trash Compactor			Estimated T.C.V: 21,268			Bsmnt Garage:					
1st Floor			Kitchen:			0 Amps Service						Central Vacuum						Carport Area:					
2nd Floor			Other:			No./Qual. of Fixtures						Security System						Roof:					
Bedrooms			Other:			Ex.																	
(1) Exterior			(6) Ceilings			Ord.						Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C			Blt 2016					
						Min						(11) Heating System: No Heating/Cooling											
Wood/Shingle						No. of Elec. Outlets						Ground Area = 0 SF Floor Area = 0 SF.											
Aluminum/Vinyl						Many						Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92											
Brick						Ave.						Building Areas											
Insulation						Few						Stories Exterior Foundation			Size			Cost New			Depr. Cost		
			(7) Excavation			(13) Plumbing						Other Additions/Adjustments											
(2) Windows			Basement: 0 S.F.			Average Fixture(s)						Plumbing											
			Crawl: 0 S.F.			3 Fixture Bath						3 Fixture Bath			1			-4,646			-4,274		
Many			Slab: 0 S.F.			2 Fixture Bath						Garages											
Avg.			Height to Joists: 0.0			Softener, Auto						Class: C Exterior: Pole (Unfinished)											
Few			(8) Basement			Softener, Manual						Door Opener			1			547			503		
Wood Sash			Conc. Block			Solar Water Heat						Base Cost			1200			28,956			26,640		
Metal Sash			Poured Conc.			No Plumbing									Totals:			24,857			22,869		
Vinyl Sash			Stone			Extra Toilet						Notes:											
Double Hung			Treated Wood			Extra Sink						ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:						21,268					
Horiz. Slide			Concrete Floor			Separate Shower																	
Casement			(9) Basement Finish			Ceramic Tile Floor																	
Double Glass						Ceramic Tile Wains																	
Patio Doors						Ceramic Tub Alcove																	
Storms & Screens						Vent Fan																	
(3) Roof						(14) Water/Sewer																	
			Recreation SF			Public Water																	
Gable			Living SF			Public Sewer																	
Hip			Walkout Doors (B)			Water Well																	
Flat			No Floor SF			1000 Gal Septic																	
Asphalt Shingle			Walkout Doors (A)			2000 Gal Septic																	
			(10) Floor Support			Lump Sum Items:																	
Chimney:			Joists:																				
			Unsupported Len:																				
			Cntr.Sup:																				



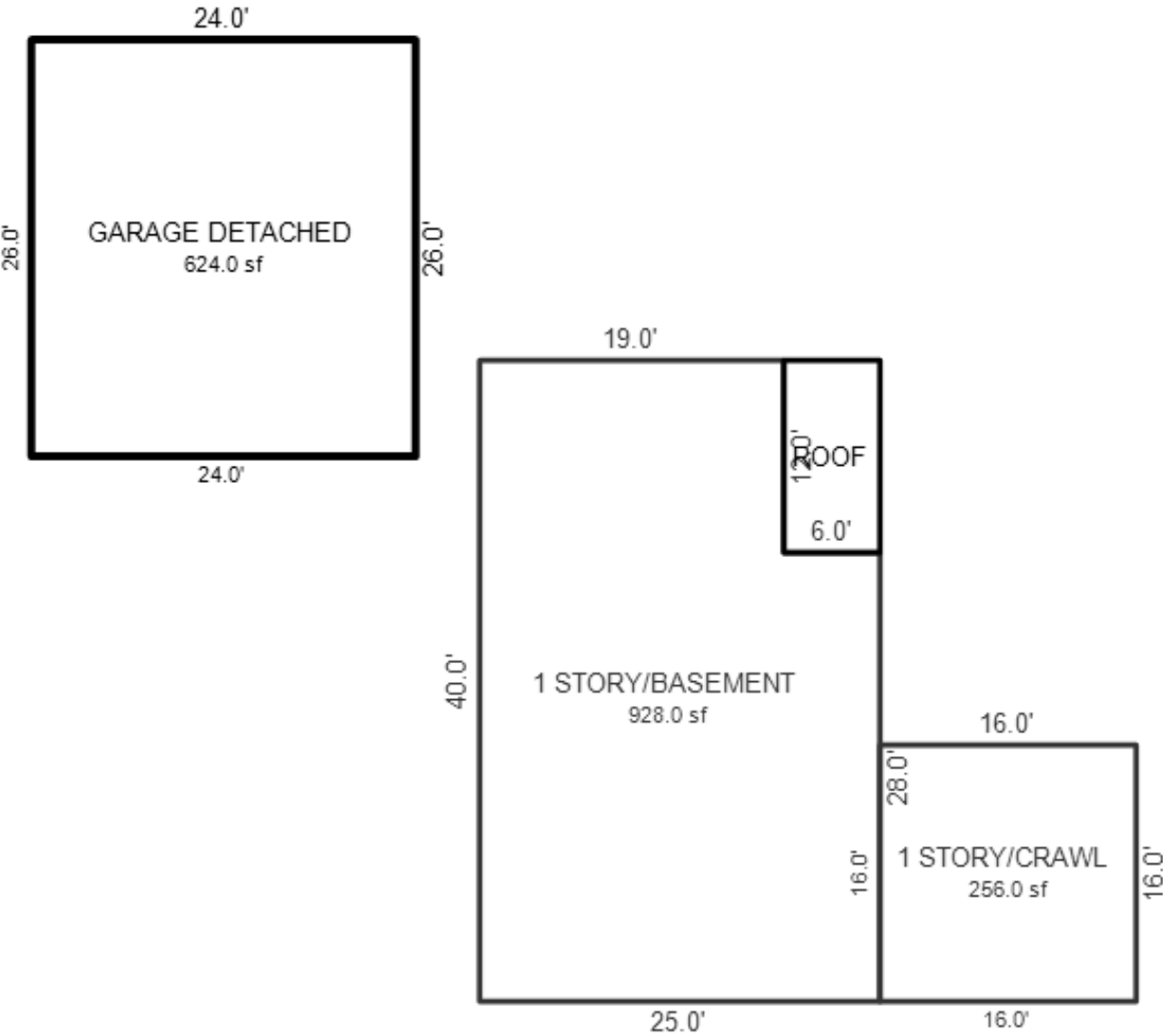
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0
RENDON BRUCE R LIVING TRU	ANDERSEN CHRISTIAN J	7,500	11/29/2010	WD	03-ARM'S LENGTH	2010-5234WD	PROPERTY TRANSFER	100.0
RENDON BRUCE & DAIRE L (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status
7330 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		08/12/2011	2011-0427	80%
		P.R.E. 0%						
Owner's Name/Address		MAP #:						
ANDERSEN CHRISTIAN J TRUST		2024 Est TCV 150,287 TCV/TFA: 0.00						
3521 E KELLY RD		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
FALMOUTH MI 49632		Public Improvements		* Factors *				
				Description	Frontage	Depth	Front	Depth
				I 200' @ 200/	201.17	171.18	0.9985	0.8088
				201 Actual Front Feet, 0.79 Total Acres			Total Est. Land Value =	
				Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
				D/W/P: 4in Ren. Conc.	10.26	786	95	7,661
				Total Estimated Land Improvements True Cash Value =				
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain					Tribunal/ Other
		Who	When	What	2024	16,200	58,900	75,100
		TPC	04/30/2021	INSPECTED	2023	5,500	58,000	63,500
		TPC	05/06/2019	INSPECTED	2022	4,500	47,900	52,400
		TPC	12/27/2017	INSPECTED	2021	4,000	47,100	51,100

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation		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: 2011 Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 3389 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																			
			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																																															
			(4) Interior			Drywall Paneled		Plaster Wood T&G		Trim & Decoration						Ex				Ord		Min		Size of Closets		Lg		Ord		Small																							
	Wood Frame		Condition: Average			Yr Built 2011		Remodeled 0		Doors						Solid				H.C.		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		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		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:	
	Room List		(5) Floors			Kitchen: Other: Other:		(6) Ceilings		(7) Excavation						Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																									
	(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick			Insulation		(2) Windows		Many Avg. Few						Large Avg. Small				Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		Chimney:																							
	Basement 1st Floor 2nd Floor Bedrooms		(16) Porches/Decks			E.C.F. X 0.930		Bsmnt Garage:		Carport Area: Roof:																																											
	Total Base New : 131,580 Total Depr Cost: 118,422 Estimated T.C.V: 110,132		Class: BC Effec. Age: 10 Floor Area: 0			Total Base New : 131,580 Total Depr Cost: 118,422 Estimated T.C.V: 110,132		Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Heat & Cool Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -6,832 -6,149 Garages Class: BC Exterior: Pole (Finished) Door Opener 1 683 615 Base Cost 3389 137,729 123,956 Totals: 131,580 118,422		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 110,132																																											



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1960 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 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				Class: D Effec. Age: 35 Floor Area: 1,184 Total Base New : 164,523 Total Depr Cost: 112,695 Estimated T.C.V: 104,806			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S			X	Drywall Paneled		Plaster Wood T&G															Trim & Decoration						
Yr Built 1930	Remodeled 1960		Ex		Ord	X	Min														Size of Closets						
Condition: Average			Lg		Ord	X	Small														Doors				Solid	X	H.C.
Room List				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1184 SF Floor Area = 1184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Cls D Blt 1930										
(1) Exterior				Kitchen: Other: Other:				100 Amps Service											1 Story Siding Basement 928		Total: 136,550 94,593						
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 666 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 624 18,146 11,795 Built-Ins Appliance Allow. 1 1,638 1,065 Unit-in-Place Cost Items ROOF STRUCT. (SQ FT) 72 403 181			Totals: 164,523 112,695		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 104,806										
Insulation				X	Drywall		Many X Ave. Few				(13) Plumbing								1 Average Fixture(s)		1 3 Fixture Bath						
(2) Windows				(7) Excavation				1 3 Fixture Bath				2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			256			Total: 136,550 94,593									
X	Many Avg. Few	Large Avg. Small		Basement: 928 S.F. Crawl: 256 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath																			
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				256			Total: 136,550 94,593												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors			8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Fixture Bath Softener, Auto 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	Storms & Screens			(9) Basement Finish				(14) Water/Sewer				256			Total: 136,550 94,593												
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 1000 Gal Septic 2000 Gal Septic																			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support				Lump Sum Items:				256			Total: 136,550 94,593												
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:				1 1000 Gal Septic 2000 Gal Septic																			
Chimney: Block												256			Total: 136,550 94,593												

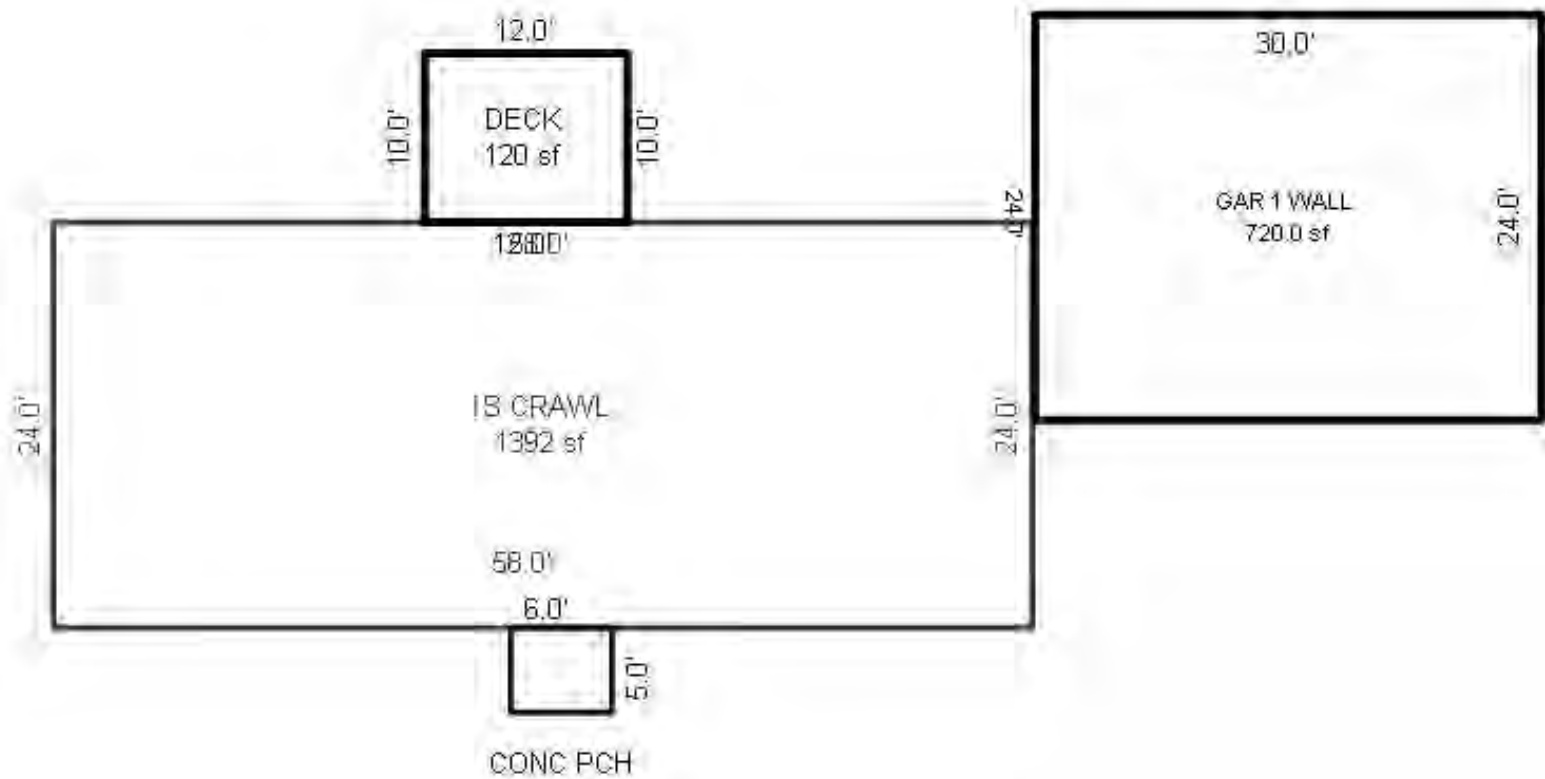
*** Information herein deemed reliable but not guaranteed***




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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
M HOEWE ENTERPRISES LLC	HOEWE ENTERPRISES LLC	0	10/13/2021	QC	21-NOT USED/OTHER	2021-03652	OTHER	0.0					
M HOEWE ENTERPRISES LLC	BARNES DANIEL	168,000	06/03/2021	WD	03-ARM'S LENGTH	2021-01990	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7100 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 06/16/2021											
Owner's Name/Address		MAP #:											
BARNES DANIEL		2024 Est TCV 153,644 TCV/TFA: 110.38											
7100 W JENNINGS RD													
LAKE CITY MI 49651		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					<Site Value A> GROUP A \$10000 10000 100 10,000								
. SEC 11 T22N R8W W 125 FT OF E 675 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398 A.		X			125 Actual Front Feet, 0.54 Total Acres Total Est. Land Value = 10,000								
Comments/Influences													

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 30 120	Type CPP Treated Wood	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: 2 Mech. Doors: 0 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				Class: C Effec. Age: 35 Floor Area: 1,392 Total Base New : 236,049 Total Depr Cost: 153,434 Estimated T.C.V: 142,694				E.C.F. X 0.930					Bsmnt Garage:			
Building Style: 1S				X Drywall X Paneled Plaster Wood T&G																					
Yr Built Remodeled 1973 REM 2013				Trim & Decoration																					
Condition: Average				Size of Closets																					
Room List				Doors Solid H.C.																					
				Ex Ord Min																					
				Lg Ord Small																					
				Doors Solid H.C.																					
				(5) Floors																					
				Kitchen: Other: Other:																					
				(6) Ceilings																					
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall																					
Insulation																									
(2) Windows				(7) Excavation																					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1392 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
X	Wood Sash																								
X	Metal Sash Vinyl Sash																								
X	Double Hung Horiz. Slide Casement																								
X	Double Glass Patio Doors																								
X	Storms & Screens																								
(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																								
Chimney: Metal																									
				Joists: Unsupported Len: Cntr.Sup:																					



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
TACOMA RANDY L	TACOMA RANDY L & KATHY K	0		11/03/2023	QC	09-FAMILY		2023-02988	DEED	0.0				
TACOMA RANDY L & KATHY K	TACOMA RANDY L & KATHY K	0		11/03/2023	QC	09-FAMILY		2023-02989	DEED	0.0				
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% 05/01/1997												
Owner's Name/Address		MAP #:												
TACOMA RANDY L & KATHY K 7112 RAILROAD ST LAKE CITY MI 49651		2024 Est TCV 12,000												
			Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W W 125 FT OF 800 FT OF GOV'T LOT 1 LYING S OF RR R/W. .5398A.					<Site Value C>			.50	-1.0	AC	M/L	12000	100	12,000
Comments/Influences					125 Actual Front Feet, 0.60 Total Acres			Total Est. Land Value =			12,000			
														
		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	6,000	0	6,000				2,220C		
		TPC	04/30/2021	INSPECTED	2023	5,500	0	5,500				2,115C		
		TPC	12/27/2017	INSPECTED	2022	4,500	0	4,500				2,015C		
		TPC	04/21/2016	INSPECTED	2021	4,000	0	4,000				1,951C		

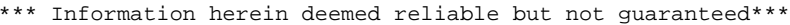
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*** Information herein deemed reliable but not guaranteed***

*** 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	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 112 160 160 140	Type CCP (1 Story) WCP (1 Story) WCP (1 Story) Brzwy, FW			Year Built: 1965 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % 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				Class: CD Effec. Age: 35 Floor Area: 1,216 Total Base New : 224,306 Total Depr Cost: 145,797 Estimated T.C.V: 135,591			E.C.F. X 0.930								Bsmnt Garage:					
Building Style: 1S			X	Drywall Paneled		Plaster Wood T&G																				Trim & Decoration	
Yr Built 1965			Remodeled 1979		Ex		X	Ord		Min	Central Air Wood Furnace				Class: CD Effec. Age: 35 Floor Area: 1,216 Total Base New : 224,306 Total Depr Cost: 145,797 Estimated T.C.V: 135,591			E.C.F. X 0.930			Bsmnt Garage:						
Condition: Average			Size of Closets				Lg	X	Ord																Small		
Room List			Doors			Solid		X	H.C.	(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas			Size 1,216 Total:			Cost New		Depr. Cost					
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				Kitchen: Other: Other:				100 Amps Service																
(1) Exterior			(6) Ceilings				No./Qual. of Fixtures				Ex.			X	Ord.		Min	Other Additions/Adjustments Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WCP (1 Story) WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: CD Exterior: Pole (Unfinished) Base Cost Storage Over Garage Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Breezeways <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Total:			139,657		90,777	
X	Wood/Shingle Aluminum/Vinyl Brick		X	Drywall		No. of Elec. Outlets				Many			X	Ave.		Few											
Insulation			(7) Excavation				(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			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) WCP (1 Story) WCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Class: CD Exterior: Pole (Unfinished) Base Cost Storage Over Garage Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Breezeways <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Size 1,216 Total:			Cost New		Depr. Cost					
(2) Windows			(8) Basement				(14) Water/Sewer				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	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1216 S.F. Slab: 0 S.F. Height to Joists: 0.0				(9) Basement Finish				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1			1					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		(10) Floor Support				Lump Sum Items:				1			1			1			1							
X	Storms & Screens		Joists: Unsupported Len: Cntr.Sup:								1			1			1			1							
(3) Roof											1			1			1			1							
X	Gable Hip Flat	Gambrel Mansard Shed										1			1			1			1						
X	Asphalt Shingle										1			1			1			1							
Chimney: Block											1			1			1			1							

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



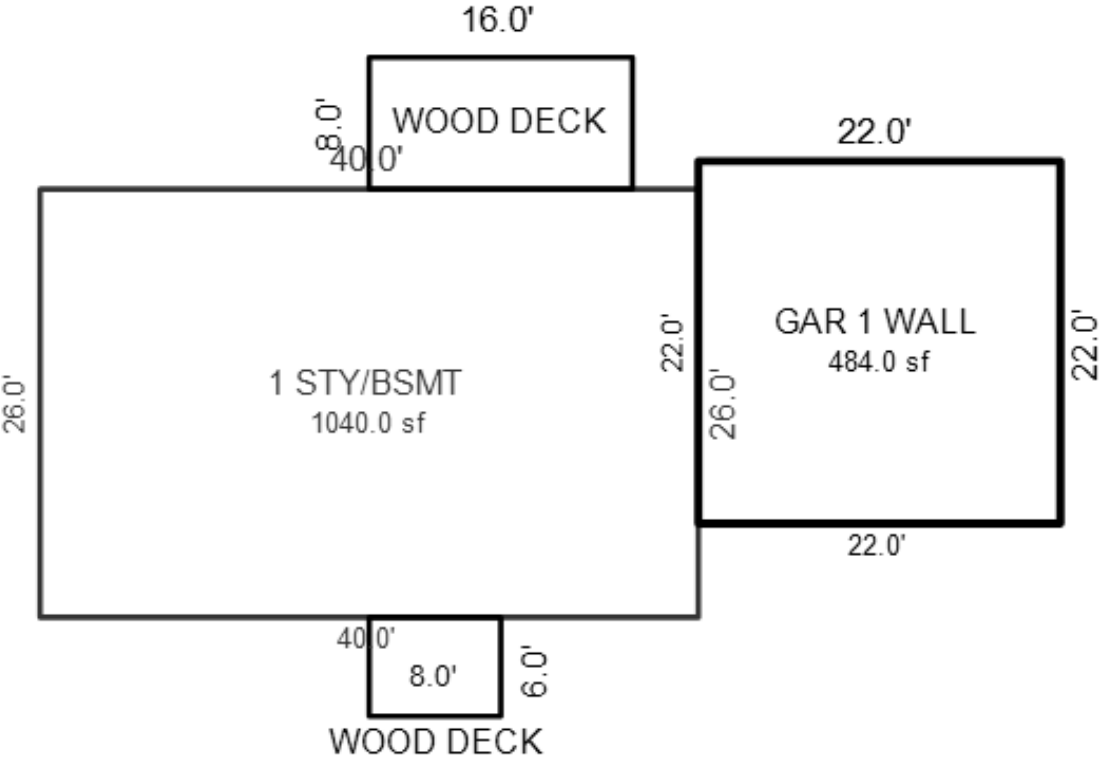
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
		65,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1516	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
7150 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 07/20/1994											
Owner's Name/Address		MAP #:											
SHAFER MONIE J & LINDA M		2024 Est TCV 134,299 TCV/TFA: 129.13											
7150 W JENNINGS RD		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
LAKE CITY MI 49651		Public Improvements			* Factors *								
		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	
Tax Description				<Site Value C> .50 -1.0 AC M/L 12000 100									
. SEC 11 T22N R8W W 125 FT OF E 925 FT OF GOV'T LOT 1 LYING S'LY OF FORMER RR R/W. .6629A.				125 Actual Front Feet, 0.68 Total Acres Total Est. Land Value =									
Comments/Influences													
		X	Topography of Site	Land Improvement Cost Estimates									
		X		Description	Rate		Size		% Good	Cash Value			
		X		D/W/P: Asphalt Paving	2.89		2200		50	3,179			
		X		Wood Frame	24.15		140		50	1,690			
		Total Estimated Land Improvements True Cash Value =										4,869	
		Who	When	What	2024	6,000	61,100	67,100				40,864C	
		TPC 12/27/2017	INSPECTED		2023	5,500	57,700	63,200				38,919C	
		TPC 05/01/2016	INSPECTED		2022	4,500	53,000	57,500				37,066C	
		TPC 04/15/2013	INSPECTED		2021	4,000	48,500	52,500				35,882C	

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 128 48		Type Treated Wood Treated Wood		Year Built: 1976 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: 484 % 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				Class: CD Effec. Age: 30 Floor Area: 1,040 Total Base New : 180,386 Total Depr Cost: 126,269 Estimated T.C.V: 117,430			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:										
Building Style: 1S				Trim & Decoration																							
Yr Built 1976	Remodeled 0			Ex X Ord Min																							
Condition: Average				Size of Closets																							
Room List				Doors Solid X H.C.				Central Air Wood Furnace				(12) Electric			E.C.F. X 0.930		Bsmnt Garage:										
(1) Exterior				(5) Floors				150 Amps Service																			
Basement 1st Floor 2nd Floor 3 Bedrooms				Kitchen: Other: Other:				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 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 Basement 1,040 Total: 139,499 97,649 Other Additions/Adjustments Recreation Room 500 9,265 6,485 Plumbing Average Fixture(s) 1 1,230 861 2 Fixture Bath 1 2,596 1,817 Deck Treated Wood 128 3,021 2,115 Treated Wood 48 1,690 1,183 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 484 19,752 13,826 Common Wall: 1 Wall 1 -2,512 -1,758 Water/Sewer Public Sewer 1 1,326 928 Water Well, 50 Feet 1 2,585 1,809 Built-Ins Appliance Allow. 1 1,934 1,354 Local Cost Items SANITARY SEWER 1 0 0			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				Ex. X Ord. Min																			
Insulation				X Drywall				No. of Elec. Outlets				(13) Plumbing			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
(2) Windows				(7) Excavation				Many X Ave. Few																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1040 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				(14) Water/Sewer			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																			
X	Double Hung			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor				Lump Sum Items:				Notes:			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
X	Horiz. Slide Casement Double Glass Patio Doors			(9) Basement Finish																							
X	Storms & Screens			(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:				Notes:			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
(3) Roof				500 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support				Lump Sum Items:				Notes:			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:																							
Chimney: Metal				(10) Floor Support				Lump Sum Items:				Notes:			Totals: 180,386 126,269		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 117,430										
				Joists: Unsupported Len: Cntr.Sup:																							


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

140 sf
10.0' x 14.0'



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
VANBAR PROPERTY MANAGEMEN	PIANA MARC	74,500	10/09/2015	WD	03-ARM'S LENGTH	2015-03376	PROPERTY TRANSFER	100.0				
HUD	VANBAR PROPERTY MANAGEMEN	37,000	08/20/2007	WD	21-NOT USED/OTHER	2007/3056	DEED	100.0				
HUD	HUD	0	04/28/2007	OTH	21-NOT USED/OTHER		DEED	100.0				
MORTGAGE ELECTRONIC REGIS	HUD	0	05/05/2006	WD	21-NOT USED/OTHER	06-0/4712	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
7178 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		05/18/2022	2022-0284	100%				
		P.R.E. 100% 10/30/2015		Remodel		04/06/2006	2006-9999	Complete				
Owner's Name/Address		MAP #:										
PIANA MARC 7178 W JENNINGS RD Lake City MI 49651		2024 Est TCV 115,237 TCV/TFA: 102.89										
		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
Tax Description		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
. SEC 11 T22N R8W GOV'T LOT 1 LYING S OF RR R/W EXC E 925 FT THOF & EXC W 270 FT THOF. .6671A.				<Site Value C> .50 -1.0 AC M/L 12000 100 12,000								
Comments/Influences				150 Actual Front Feet, 0.69 Total Acres Total Est. Land Value = 12,000								
21101383 \$74,900 EXPIRED Some improvements made after purchase by VAN BAR.		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates								
		X		Description	Rate	Size	% Good	Cash Value				
		X		D/W/P: Crushed Rock	2.19	1400	50	1,533				
				D/W/P: 3.5 Concrete	6.16	179	50	551				
				Total Estimated Land Improvements True Cash Value = 2,084								
		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	6,000	51,600	57,600		42,203C
				JWV	08/23/2022	INSPECTED	2023	5,500	50,000	55,500		40,194C
			TPC	12/27/2017	INSPECTED	2022	4,500	50,700	55,200		38,280C	
			TPC	05/01/2016	INSPECTED	2021	4,000	46,400	50,400		37,058C	

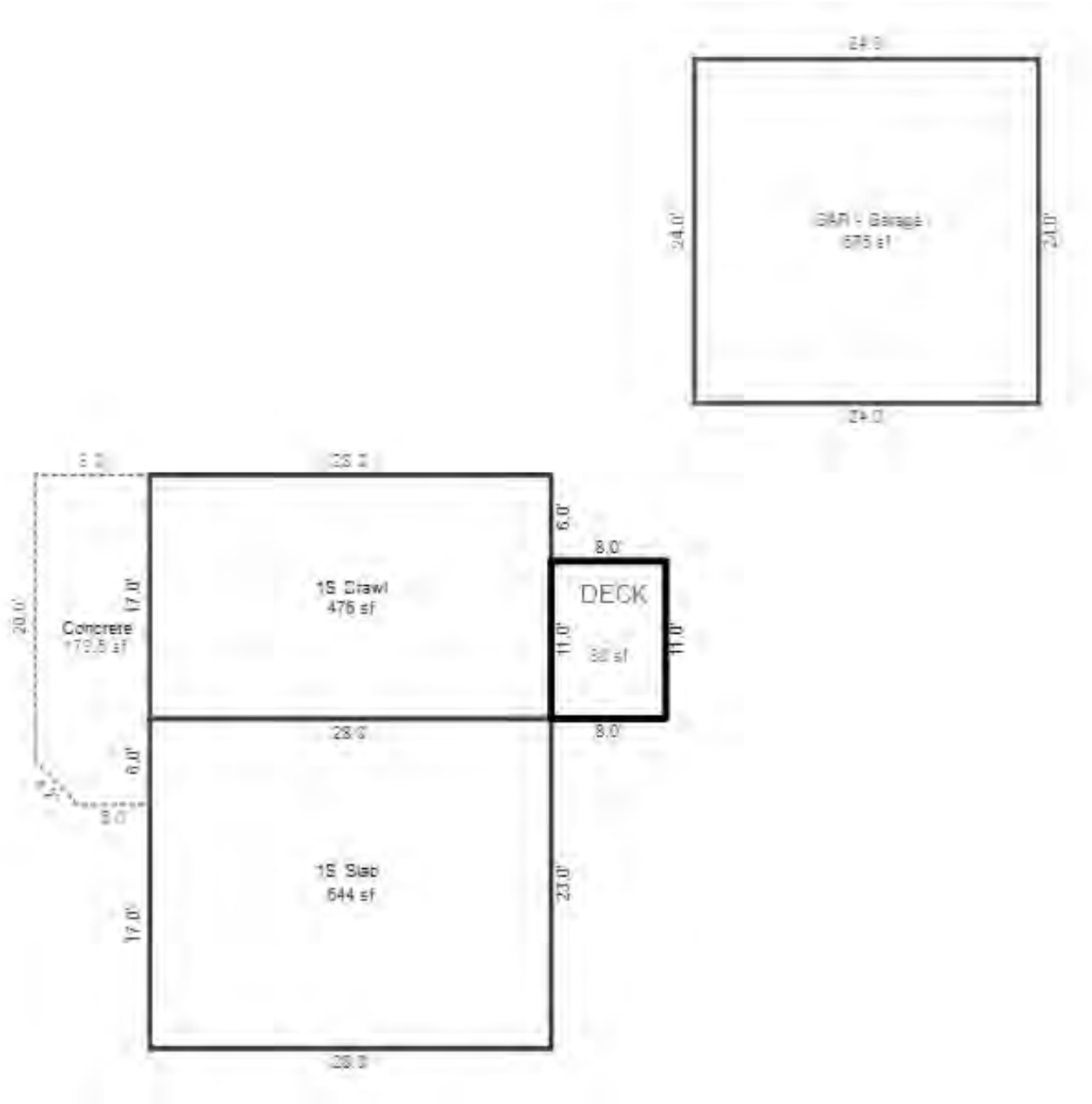


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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 88	Type Treated Wood	Year Built: 1987 Car Capacity: 2 Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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			Class: CD Effec. Age: 30 Floor Area: 1,120 Total Base New : 155,380 Total Depr Cost: 108,767 Estimated T.C.V: 101,153		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S			Drywall Paneled				Plaster Wood T&G			Trim & Decoration			Size of Closets			Lg X Ord		Min		Condition: Average
Yr Built 1987			Remodeled 2000			Ex			X Ord			Min			Lg X Ord			Small		
Room List			Doors			Solid			X H.C.			Central Air Wood Furnace			(12) Electric			200 Amps Service		
Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors			Kitchen: Other: Other:			No./Qual. of Fixtures			Ex.			X Ord.			Min		
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many			X Ave.			Few			(13) Plumbing		
X	Wood/Shingle Aluminum/Vinyl Brick		Insulation			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			Lump Sum Items:			Notes:		
(2) Windows			(7) Excavation			Basement: 0 S.F. Crawl: 476 S.F. Slab: 644 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support		
X	Many Avg.		X Large Avg.		Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:			Chimney: Metal			*** Information herein deemed reliable but not guaranteed***				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof			Gable Hip Flat			Gambrel Mansard Shed		Asphalt Shingle			Chimney: Metal			*** 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 MORRIS H	WELCH ALEXANDER & JESSICA	180,000	05/01/2023	WD	09-FAMILY	2023-01211	DEED	0.0						
CHISHOLM BRYAN F & MARY J	BROWN MORRIS H	88,296	10/06/2017	WD	31-SPLIT IMPROVED	2017-03097	DEED	100.0						
BURLEIGH JULIE A	CHISHOLM BRYAN F & MARY J	71,900	03/25/2016	WD	09-FAMILY	2016-00934	PROPERTY TRANSFER	100.0						
BURLEIGH ERIC W	BURLEIGH JULIE A	1	03/21/2016	QC	09-FAMILY	2016-00933	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
7020 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
WELCH ALEXANDER & JESSICA 10252 FOX MDW CT ALLENDALE MI 49401		2024 Est TCV 120,658 TCV/TFA: 104.74												
		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 C> .50 -1.0 AC M/L 12000 100 12,000									
					200 Actual Front Feet, 0.92 Total Acres Total Est. Land Value = 12,000									
Tax Description														
THE SOUTH 200 FEET OF THE EAST 200 FEET OF GOVERNMENT LOT 1, SITUATED IN AND PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 11, TOWN 22 NORTH, RANGE 8 WEST TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. SAID PARCEL "A" CONTAINING 0.92 ACRES OF LAND, MORE OR LESS. SUBJECT TO: A COUTY ROAD RIGHT-OF-WAY FOR JENNINGS ROAD OVER THE SOUTHERLY 33 FEET THEREOF. ALSO SUBJECT TO: A COUNTY ROAD RIGHT-OF-WAY FOR GREEN ROAD OVER THE EASTERLY 33 FEET THEREOF.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates								
2017 SPLIT PART TO 011-013-50						Description	Rate		Size % Good		Cash Value			
		X	Electric			LAND IMPROVE 1000		1,000.00		1 95		950		
		X	Gas Curb Street Lights Standard Utilities Underground Utils.			Total Estimated Land Improvements True Cash Value = 950								
		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	6,000	54,300	60,300				46,630C		
		JWV 12/24/2017 INSPECTED			2023	5,500	52,700	58,200				44,410C		
		TPC 08/28/2017 INSPECTED			2022	4,500	48,500	53,000				42,296C		
		TPC 04/08/2016 INSPECTED			2021	4,000	44,300	48,300				40,945C		
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 240 168	Type Treated Wood Pine	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 40 Floor Area: 1,152 Total Base New : 193,026 Total Depr Cost: 115,815 Estimated T.C.V: 107,708			E.C.F. X 0.930																
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G																								
Yr Built 1939 Remodeled 1980				Trim & Decoration																											
Condition: Average				Size of Closets																											
Room List				Doors Solid X H.C.																											
(1) Exterior				(5) Floors																											
				Kitchen: Other: Other:																											
				(6) Ceilings																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X	Drywall																No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			No./Qual. of Fixtures Ex. X Ord. Min				
(2) Windows				(7) Excavation																											
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																											
X	Gable Hip Flat	Gambrel Mansard Shed		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 2 Fixture Bath Softener, Auto 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			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=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,152 Total: 137,613 82,568 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 615 Water/Sewer 1000 Gal Septic 1 4,263 2,558 Water Well, 50 Feet 1 2,498 1,499 Deck Treated Wood 240 4,462 2,677 Pine w/Roof (Deck Portion) 168 2,819 1,691 Pine w/Roof (Roof portion) 168 2,399 1,439 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 19,359 11,615 Common Wall: 1 Wall 1 -2,310 -1,386 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 19,260 11,556 Built-Ins Appliance Allow. 1 1,638 983 Totals: 193,026 115,815 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 107,708													
X	Asphalt Shingle			(8) Basement																											
Chimney: Brick				(9) Basement Finish																											
				(10) Floor Support																											
				Joists: Unsupported Len: Cntr.Sup:																											

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

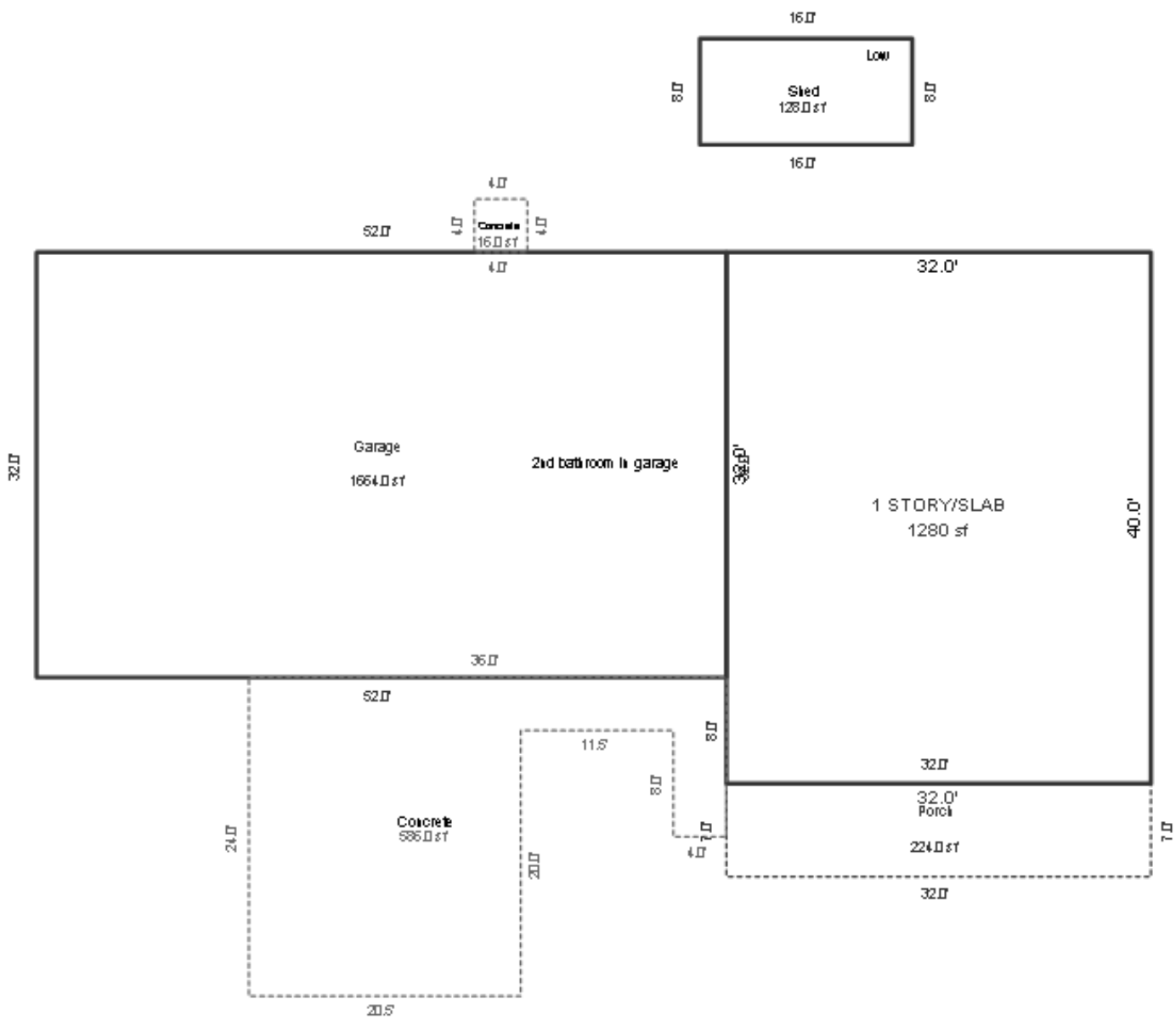


Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHISHOLM BRYAN F & MARY J	CHISHOLM BRYAN F & MARY J	0	04/08/2021	WD	09-FAMILY	2021-01544	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1952 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		New House		08/25/2017		2017-0412		100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
CHISHOLM BRYAN F & MARY JO 8111 CHILDSDALE AVE ROCKFORD MI 49341		2024 Est TCV 236,350 TCV/TFA: 184.65									
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description					<Site Value B> GROUP B 10K			10000 100			10,000
E 200' OF GOV'T LOT1 LYING S OF PENN RR R/W EXC S 200' THEROF SEC11 T22N R8W .61A SPLIT ON 07/20/2017 FROM 009-011-013-00; FORMERLY SEC 11 T22N R8W E 200 FT OF GOV'T LOT 1 LYING S OF PENN RR R/W. APP 2.04 A.					150 Actual Front Feet, 0.61 Total Acres			Total Est. Land Value =			10,000
Comments/Influences					Land Improvement Cost Estimates						
Split/Comb. on 07/20/2017 completed 07/20/2017 TIM ; Parent Parcel(s): 009-011-013-00; Child Parcel(s): 009-011-013-50; -----					Description	Rate		Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.	8.18		586 0		0	
					D/W/P: 3.5 Concrete	6.58		16 0		0	
					Wood Frame	27.67		128 25		885	
					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 =						3,385
		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	5,000	113,200	118,200			104,143C
		TPC	03/05/2021	INSPECTED	2023	4,000	113,100	117,100			99,184C
		JWV	08/10/2020	INSPECTED	2022	3,500	104,000	107,500			94,461C
		JWV	11/01/2018	INSPECTED	2021	3,000	97,100	100,100	98,100M		91,444C
		</									

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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	Type	224 WCP (1 Story)		Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1664 % 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 No Heating/Cooling		Class: C Effec. Age: 4 Floor Area: 1,280 Total Base New : 249,736 Total Depr Cost: 239,747 Estimated T.C.V: 222,965		E.C.F. X 0.930		Bsmnt Garage:										
Building Style: 1S		Drywall Paneled		Plaster Wood T&G		Trim & Decoration														
Yr Built 2020	Remodeled 0	Ex	Ord	Min	Size of Closets															
Condition: Average		Lg	Ord	Small	Doors		Solid	H.C.												
Room List		(5) Floors		(12) Electric		0 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 2020								
		Kitchen:		No./Qual. of Fixtures																
		Other:		Ex.		Ord.	Min													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		Ave.	Few											
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		1 Average Fixture(s)		2 3 Fixture Bath		Other Additions/Adjustments												
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1280 S.F. Height to Joists: 0.0		2 3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Plumbing		Average Fixture(s)		1	1,476	1,417						
(2) Windows		(8) Basement						Porches		3 Fixture Bath		1	4,646	4,460						
Many Avg. Few	Large Avg. Small	(9) Basement Finish						Garages		WCP (1 Story)		224	8,595	8,251						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens								Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Common Wall: 2 Wall		1	-5,371	-5,156						
(3) Roof								Door Opener		Base Cost		1	547	525						
Gable Hip Flat	Gambrel Mansard Shed							Water/Sewer		Public Sewer		1	1,494	1,434						
Asphalt Shingle								Built-Ins		Water Well, 50 Feet		1	2,686	2,579						
Chimney:								Appliance Allow.		Totals:		1	2,766	2,655						
								Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		222,965								



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

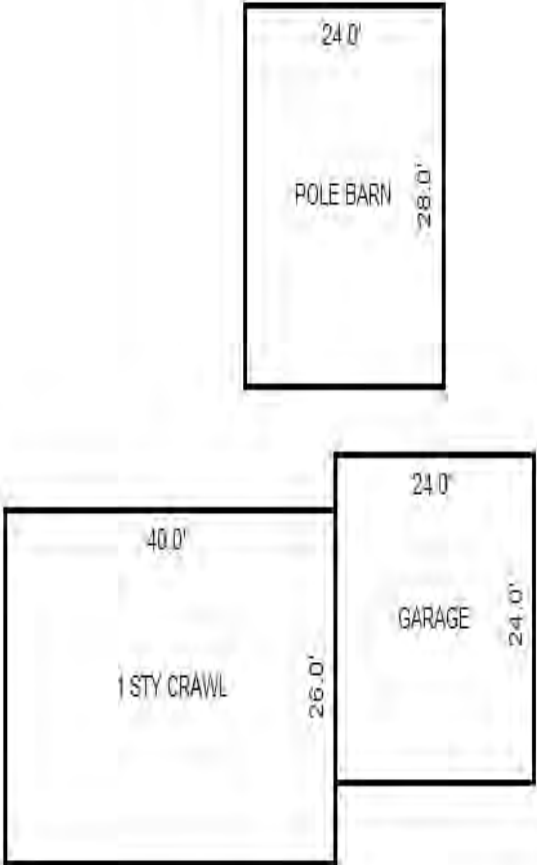
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GEMINDER ELSIE A ESTATE	KLINE GARY & BOBBIE	81,000	09/22/2004	WD	03-ARM'S LENGTH	04-0/3971	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7042 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 09/22/2004											
Owner's Name/Address		MAP #:											
KLINE GARY & BOBBIE 7042 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 134,851 TCV/TFA: 129.66											
		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 C> .50 -1.0 AC M/L						12000	100	12,000
					100 Actual Front Feet, 0.94 Total Acres						Total Est. Land Value =	12,000	
Tax Description													
. SEC 11 T22N R8W BEG 200 FT W OF SE COR GOV'T LOT 1 TH W 100 FT N TO PENN RR R/W E TO PT DUE N OF POB TH S TO POB. APP .94 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer										
Comments/Influences		X	Electric										
20802988 \$81,900 2004		X	Gas										
		X	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	6,000	61,400	67,400			42,408C					
TPC 12/27/2017 INSPECTED		2023	5,500	59,500	65,000			40,389C					
		2022	4,500	54,700	59,200			38,466C					
		2021	4,000	50,000	54,000			37,238C					



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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1967 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 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			Class: C -5 Effec. Age: 30 Floor Area: 1,040 Total Base New : 187,099 Total Depr Cost: 131,152 Estimated T.C.V: 121,971			E.C.F. X 0.930												
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G																				
Yr Built 1967 Remodeled 0				Trim & Decoration																							
Condition: Average				Size of Closets																							
Room List				Doors				Solid		X	H.C.	Central Air Wood Furnace						Bsmnt Garage:									
(1) Exterior				(5) Floors				(12) Electric									Carport Area: Roof:										
				Kitchen: Other: Other:				100 Amps Service			No./Qual. of Fixtures																
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																			
				X	Drywall							Many			X	Ave.											
Insulation								(13) Plumbing			1			Average Fixture(s)													
(2) Windows				(7) Excavation				1			3 Fixture Bath																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0							2 Fixture Bath																
X	Wood Sash Metal Sash Vinyl Sash			(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																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																										
(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 2000 Gal Septic																
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																			


Cost Est. for Res. Bldg: 1 Single Family 1S										Cls C -5 Blt 1967									
(11) Heating System: Space Heater																			
Ground Area = 1040 SF Floor Area = 1040 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		1,040													
Total:								131,381				91,962							
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									
Garages																			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																			
Base Cost						576		24,808		17,366									
Common Wall: 1 Wall						1		-2,686		-1,880									
Class: C Exterior: Pole (Unfinished)																			
Base Cost						672		18,682		13,264		*							
Built-Ins																			
Appliance Allow.						1		2,766		1,936									
Totals:								187,099		131,152									
Notes:																			
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:										121,971									



Sketch by APES 1/17/1

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

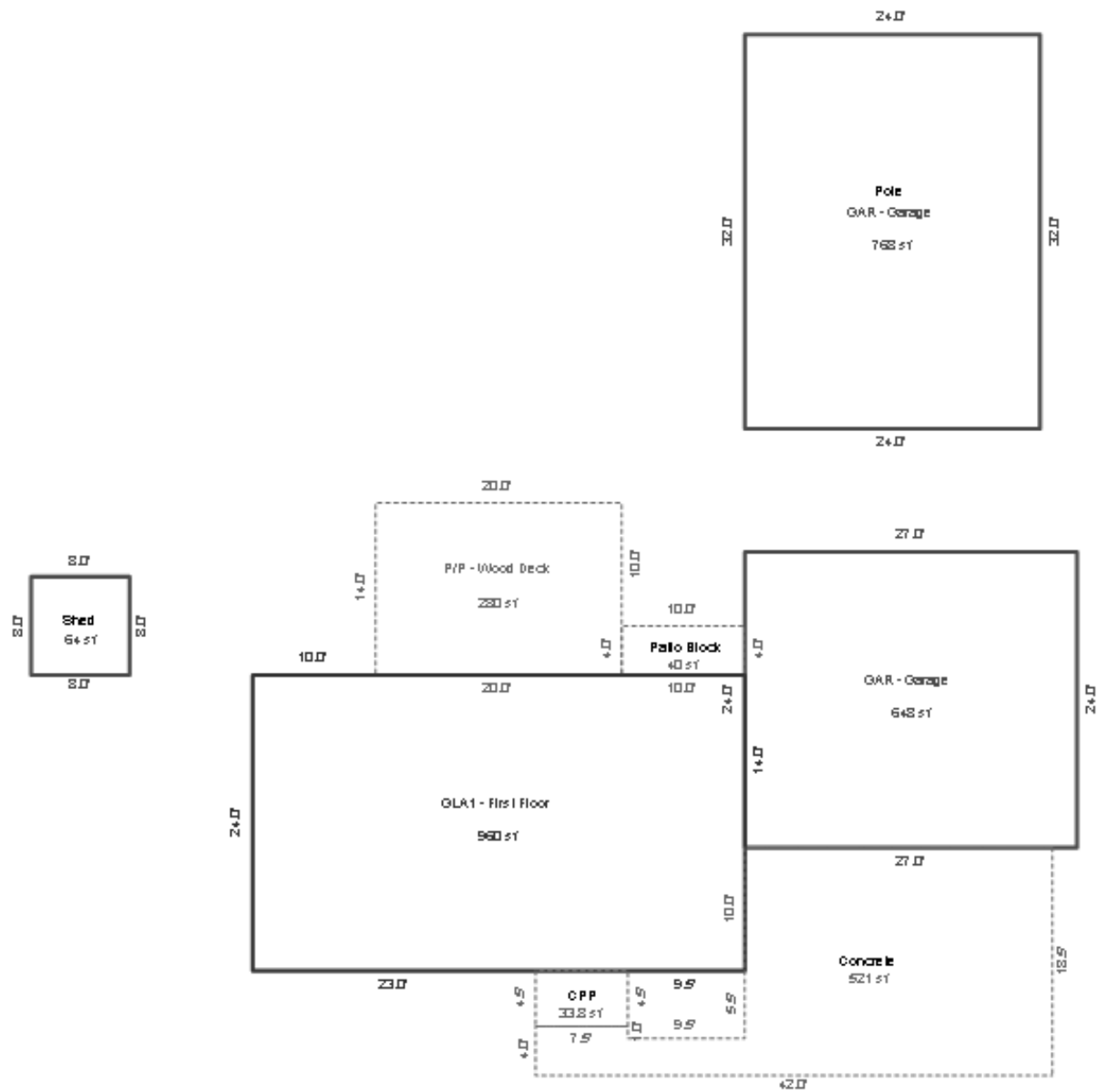
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
SCAFE DOUGLAS G & JANE E	ZUBACK ANDREW	165,000	04/05/2021	WD	03-ARM'S LENGTH	2021-01145	PROPERTY TRANSFER	100.0							
SPRAGUE TARA KEI	SCAFE DOUGLAS G & JANE E	70,000	05/12/2016	WD	03-ARM'S LENGTH	2016-01753	PROPERTY TRANSFER	100.0							
MEYERING BERNARD & SANDRA	PARR TARA K F/K/A KEI SPR	52,000	05/12/2016	LC	29-SELLERS INTEREST IN A	2016-01751	PROPERTY TRANSFER	0.0							
MEYERING BERNARD & SANDRA	PARR TARA K F/K/A KEI SPR	0	05/12/2016	WD	16-LC PAYOFF	2016-01752	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
7062 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Res. Add/Alter/Repair		09/15/2020		2020-0502	100%						
		P.R.E. 100% 04/05/2021													
Owner's Name/Address		MAP #:													
ZUBACK ANDREW 7062 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 158,877 TCV/TFA: 165.50													
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value				
SEC 11 T22N R8W W 125 FT OF E 425 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1.09 A.					<Site Value C>	.50	-1.0	AC	M/L	12000 100	12,000				
Comments/Influences					125 Actual Front Feet, 1.09 Total Acres						Total Est. Land Value =	12,000			
		X	Dirt Road			Land Improvement Cost Estimates									
			Gravel Road			Description						Rate	Size % Good	Cash Value	
			Paved Road			D/W/P: 4in Ren. Conc.						8.18	521	0	0
			Storm Sewer			D/W/P: Patio Blocks						15.61	40	0	0
			Sidewalk			Fencing: Wire Mesh, #9						3.79	467	0	0
		X	Water			Wood Frame						35.08	64	50	1,122
			Sewer			Residential Local Cost Land Improvements									
		X	Electric			Description						Rate	Size % Good	Cash Value	
			Gas			LAND IMPROVE 1000						1,000.00	1	95	950
			Curb			Total Estimated Land Improvements True Cash Value =						2,072			
			Street Lights												
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Rolling			2024	6,000	73,400	79,400			77,064C			
			Low			2023	5,500	71,200	76,700			73,395C			
			High			2022	4,500	65,400	69,900			69,900S			
			Landscaped			2021	4,000	48,700	52,700			37,260C			
			Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
		Wetland													
		Flood Plain													
		Who	When	What	2024	6,000	73,400	79,400			77,064C				
		JWV	01/21/2021	INSPECTED	2023	5,500	71,200	76,700			73,395C				
		TPC	12/21/2020	INSPECTED	2022	4,500	65,400	69,900			69,900S				
		JWV	10/21/2020	INSPECTED	2021	4,000	48,700	52,700			37,260C				




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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 33 280	Type CPP Treated Wood	Year Built: 1966 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 648 % 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: 25 Floor Area: 960 Total Base New : 207,591 Total Depr Cost: 155,704 Estimated T.C.V: 144,805		E.C.F. X 0.930		Bsmnt Garage:						
Building Style: 1S			Trim & Decoration			Central Air Wood Furnace											Carport Area: Roof:			
Yr Built 1966	Remodeled 2020	Ex			X	Ord		Min												
Condition: Average			Size of Closets																	
			Lg	X	Ord		Small													
Room List			Doors				Solid		H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(12) Electric														
(1) Exterior			Kitchen: Other: Other:			100 Amps Service														
						No./Qual. of Fixtures														
			Ex.			X	Ord.		Min											
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets														
	Insulation		X	Drywall					Many	X	Ave.		Few							
(2) Windows			(7) Excavation			(13) Plumbing														
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors		(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										
X	Storms & Screens		(9) Basement Finish																	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer														
X	Gable Hip Flat	Gambrel Mansard Shed				1	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:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 960 Total: 135,178 101,394 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 Water/Sewer 1000 Gal Septic 1 4,864 3,648 Water Well, 100 Feet 1 5,808 4,356 Porches CPP 33 900 675 Deck Treated Wood 280 5,169 3,877 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 648 32,510 24,382 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 2 1,093 820 Class: C Exterior: Pole (Unfinished) Base Cost 768 20,513 15,385 Built-Ins Appliance Allow. 1 2,766 2,074 Totals: 207,591 155,704 Notes: REMODEL 1990 & 2014 ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 144,805																				


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



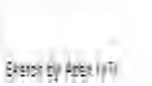
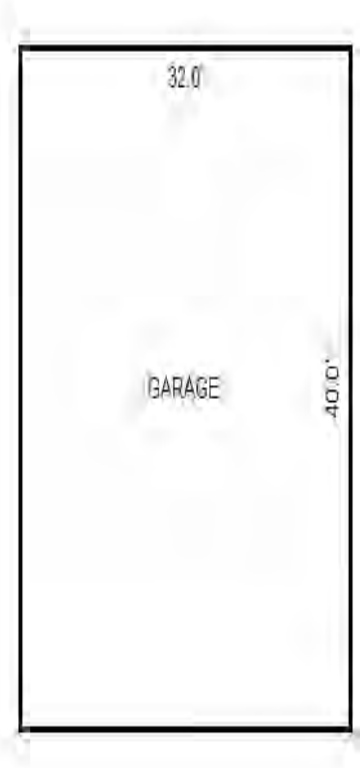
Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
HEEREN BEVERLY J	HEEREN ERIC	0		02/16/2007	QC	21-NOT USED/OTHER		2007/553	DEED	0.0				
ROBISON NANCY J	HEEREN BEVERLY J	113,000		12/07/2004	WD	20-MULTI PARCEL SALE REF		04-0/4953	DEED	100.0				
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% 05/22/2007												
Owner's Name/Address		MAP #:												
HEEREN ERIC 1935 S MAYFLOWER LAKE CITY MI 49651		2024 Est TCV 12,000												
			Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W W 125 FT OF E 550 FT OF GOV'T LOT 1 LYING S OF RR R/W. APP 1 A.					<Site Value C>			.50	-1.0	AC	M/L	12000	100	12,000
Comments/Influences					125 Actual Front Feet, 0.98 Total Acres			Total Est. Land Value =			12,000			
														
		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	6,000	0	6,000				4,048C		
		TPC 04/30/2021	INSPECTED		2023	5,500	0	5,500				3,856C		
		TPC 12/27/2017	INSPECTED		2022	4,500	0	4,500				3,673C		
		TPC 05/01/2016	INSPECTED		2021	4,000	0	4,000				3,556C		


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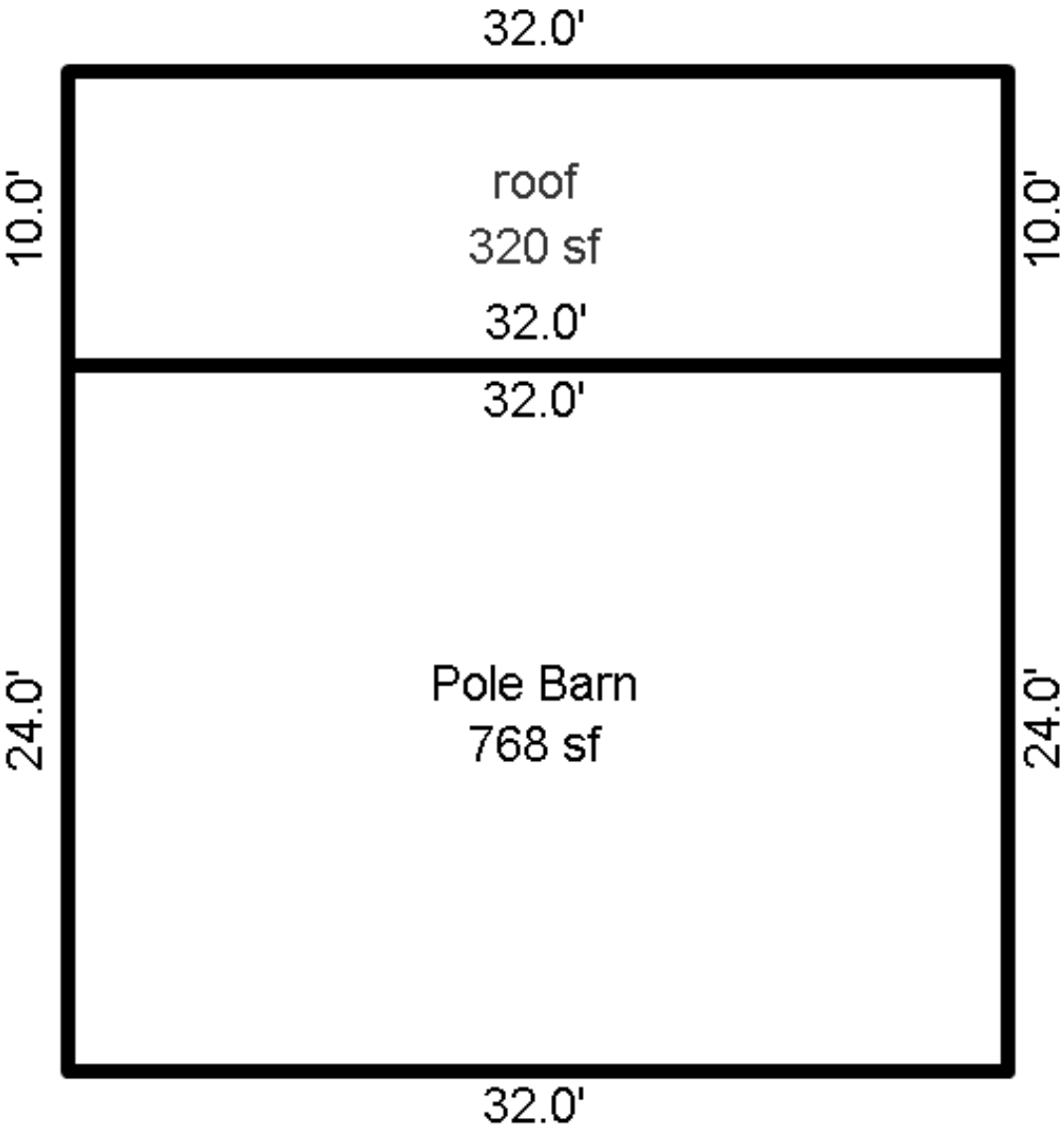
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
TACOMA RANDY L & KATHY K	TACOMA RANDY L & KATHY K	0	11/03/2023	QC	09-FAMILY	2023-02989	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7112 RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 05/01/1997									
Owner's Name/Address		MAP #:									
TACOMA RANDY L & KATHY K 7112 RAILROAD ST LAKE CITY MI 49651		2024 Est TCV 41,712 TCV/TFA: 0.00									
		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						
					125 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 10,000						
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE LOT 65 EXT MISSAUKEE PARK 2ND ADD & E OF E LINE LOT 78 EXT.											
Comments/Influences											
											
		X	Topography of Site								
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who	When	What	2024	5,000	15,900	20,900			12,045C
		TPC 04/30/2021	INSPECTED		2023	3,500	15,400	18,900			11,472C
		TPC 12/27/2017	INSPECTED		2022	3,000	14,100	17,100			10,926C
		TPC 04/27/2014	INSPECTED		2021	2,500	13,800	16,300			10,577C

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 1989	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:	
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling		Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: CD Effec. Age: 25 Floor Area: 0 Total Base New : 45,466 Total Depr Cost: 34,099 Estimated T.C.V: 31,712		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
	Duplex		0 Other Overhang															
	A-Frame																	
	Wood Frame		(4) Interior															
	Building Style: GRG		Drywall		Plaster													
			Paneled		Wood T&G													
	Yr Built 1989 GAR		Remodeled 0		Trim & Decoration													
Ex					Ord		Min											
Condition: Average		Size of Closets																
		Lg			Ord		Small											
Room List		Doors			Solid		H.C.											
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric													
		Kitchen:			0 Amps Service													
(1) Exterior		Other:			No./Qual. of Fixtures													
					Ex.		Ord.		Min									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets													
					Many		Ave.		Few									
Insulation		(7) Excavation			(13) Plumbing													
		Basement: 0 S.F. Crawl: 0 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											
(2) Windows		(8) Basement			(14) Water/Sewer													
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
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																
(3) Roof		(10) Floor Support			Lump Sum Items:													
Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Asphalt Shingle		Joists:																
Chimney:		Unsupported Len:																
		Cntr.Sup:																




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TANIS GLEN & ELIZABETH L	TANIS GLEN & ELIZABETH L	0	11/21/2022	QC	09-FAMILY	2022-03858	PROPERTY TRANSFER	0.0				
TANIS GLEN & ELIZABETH	TANIS GLEN & ELIZABETH	0	07/12/2021	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0				
TANIS GLEN & ELIZABETH H&	TANIS GLEN & ELIZABETH &	1	11/03/2014	QC	21-NOT USED/OTHER	2014-03716	DEED	50.0				
FEDERAL NATIONAL MORTGAGE	TANIS GLEN & ELIZABETH H&	28,100	08/23/2013	CD	11-FROM LENDING INSTITUT	2013-02971 WD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1956 S GOLDENROD AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 09/02/2015										
Owner's Name/Address		MAP #:										
WOODWORTH MICHAEL & TANIS GLEN & ELIZABETH L 1956 S GOLDENROD AVE LAKE CITY MI 49651		2024 Est TCV 22,390 TCV/TFA: 0.00										
		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	
					100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =						10,000	
Tax Description		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
. SEC 11 T22N R8W E 100 FT OF FORMER RR R/W ACROSS GOV'T LOT 2 EXC S 25 FT THOF, ALSO PART OF GOV'F LOT 1, COMM AT SE COR SEC 11 TH N 89 DEG 05'37" W 1329.13 FT TO SW COR GOV'T LOT 1 N 0 DEG 18'56" E ALONG W LINE GOV'T LOT 1 201.03 FT TO POB, TH N 84 DEG 18'04" E 93.37 FT, TH N 0 DEG 35'52" E 26.12 FT TH S 84 DEG 25'02" W 93.48 FT TH S 0 DEG 18'56" W 26.29 FT TO POB. .2284A.		X	Electric									
Comments/Influences		X	Gas Curb Street Lights Standard Utilities Underground Utils.									
		Topography of Site										
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
						2024	5,000	6,200	11,200			7,059C
						2023	3,500	6,000	9,500			6,723C
						2022	3,000	5,500	8,500			6,403C
			2021	2,500	5,000	7,500			6,199C			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.				
SHIPPY RICHARD R	SHIPPY RICHARD R	0	03/29/2023	QC	03-ARM'S LENGTH	2023-00839	PROPERTY TRANSFER	0.0				
KOLLAR SHIRLEY	SHIPPY RICHARD R	1	09/15/2011	QC	21-NOT USED/OTHER	2011-03047 QC	DEED	100.0				
KOLLAR KENNETH		0	05/28/2010	AFF	07-DEATH CERTIFICATE	2010-2730DC	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S ARBUTUS AVE		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
SHIPPY RICHARD R 5081 MOBILE DR FLINT MI 48507		2024 Est TCV 10,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					<Site Value A> GROUP A \$10000			10000 100			10,000	
					147 Actual Front Feet, 0.34 Total Acres			Total Est. Land Value =			10,000	
Tax Description												
2011-03047 QC: All ofthe farMer right-of-way ofthe CADILLAC AND LAKE CITY Railway Company Described as 76.78 feet in width lying immediately South of Railroad Street as said street is shown on the Plat ofMissaukee Park and lying on and across the West 147 feet of the East 247 feet of Government Lot No. 2, Section 11, T22N, R8W. Commonly known as: vacant FORMERLY AS . SEC 11 T22N R8W W 147 FT OF E 247 FT OF FORMER RR R/W ACROSS GOV'T LOT 2. .3375A.		X										
		X										
		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	5,000	0	5,000				2,846C
		TPC 04/30/2021 INSPECTED			2023	3,500	0	3,500				2,711C
		TPC 12/27/2017 INSPECTED			2022	3,000	0	3,000				2,582C
		TPC 05/02/2016 INSPECTED			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.				
SMITH PATRICK JAMES	LOTAN CENTER STAGE LLC	42,000		07/02/2021	WD	19-MULTI PARCEL ARM'S LE		2021-02319	PROPERTY TRANSFER	100.0				
OWSTON JOAN	SMITH PATRICK JAMES	0		11/04/2019	QC	09-FAMILY		2019-03449	DEED	100.0				
OWSTON JOAN	OWSTON JOAN	0		05/25/2018	WD	09-FAMILY		2018-01804	DEED	0.0				
OWSTON JOAN (LE)	OWSTON JOAN	0		06/25/2009	QC	21-NOT USED/OTHER		2009/2876	DEED	0.0				
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%												
Owner's Name/Address		MAP #:												
LOTAN CENTER STAGE LLC 6152 S 49TH RD CADILLAC MI 49601		2024 Est TCV 5,951												
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
SEC 11 T22N R8W BEG S 89 DEG 05'37"E 60.47 FT, & N 0 DEG 37'52"E 21.23 FT FROM S 1/4 COR, TH N 89 DEG 7'87"E 140.86 FT, N 0 DEG 32'38"E 74.36 FT, S 84 DEG 28'25"W 141.52 FT, S 0 DEG 37'52"W 62.88 FT TO POB. 0.2219A.					A 200' @ 90/FF	62.88	153.79	1.3355	0.7874	90	100		5,951	
FORMERLY DESCRIBED AS . SEC 11 T22N R8W W 200 FT OF FORMER RR R/W LYING ACROSS GOV'T LOT 2. .4591A.					63 Actual Front Feet, 0.22 Total Acres					Total Est. Land Value =			5,951	
Comments/Influences														
1/1/13 EXPIRED POVERTY HEADLEE ADDITIONS = (2028 * 1.027*1.024) - (\$0 *1.024) AND LOSSES) + 1.024)														
<div>Lake Township Missaukee</div> 		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	3,000	0	3,000				1,764C		
		TPC 05/06/2018 INSPECTED			2023	2,300	0	2,300				1,680C		
		TPC 12/27/2017 INSPECTED			2022	1,600	0	1,600				1,600S		
			2021	1,300	0	1,300				1,300S				
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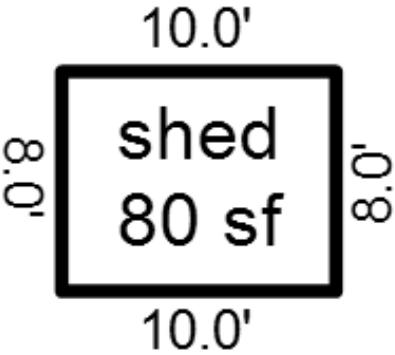
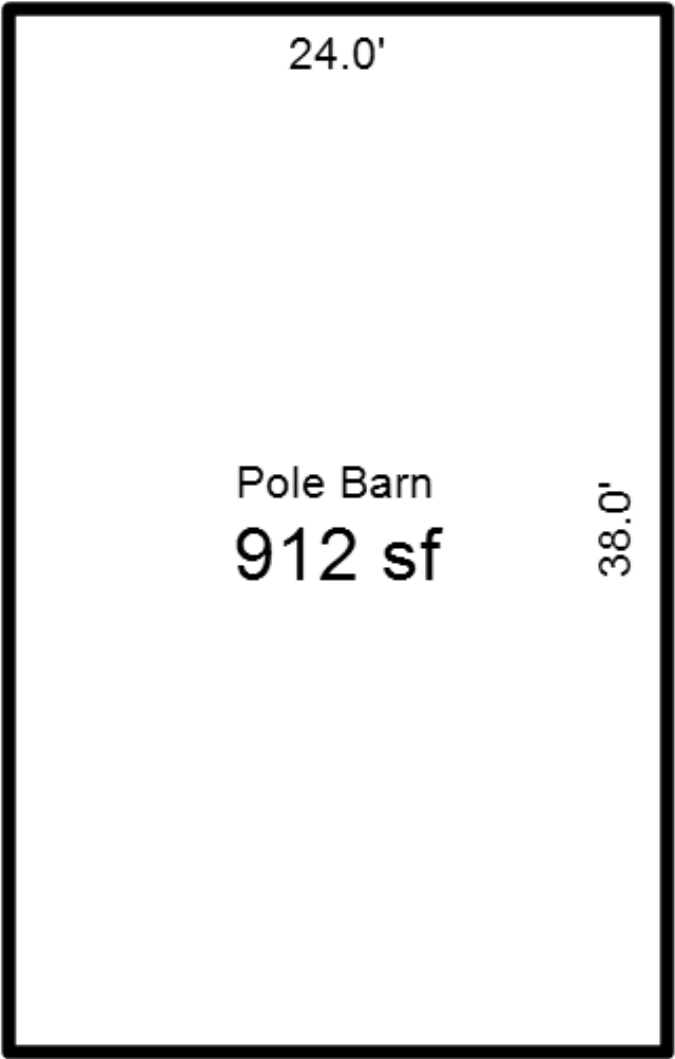
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
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								
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 11 T22N R8W S 33 FT OF E 830 FT OF SW 1/4. .6288A.					Residentia 121 - 300@\$2600			0.63 Acres			2600 100		1,635
Comments/Influences					0.63 Total Acres			Total Est. Land Value =			1,635		
		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	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 12/27/2017 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.		
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0	01/25/2023	QC	09-FAMILY	2023-00223	PROPERTY TRANSFER	0.0		
ROY MARK D & SHEILA M	ANDERSEN CHRISTIAN J	150,000	12/21/2022	WD	20-MULTI PARCEL SALE REF	2022-03928	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ANDERSEN CHRISTIAN J TRUST		2024 Est TCV 10,000								
3521 E KELLY RD										
FALMOUTH MI 49632										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
ANDERSEN CHRISTIAN J	ANDERSEN CHRISTIAN J TRUS	0		01/25/2023	QC	09-FAMILY		2023-00223	PROPERTY TRANSFER	0.0	
FIFTH THIRD MORTGAGE CO	ANDERSEN CHRISTIAN J	0		02/24/2010	WD	11-FROM LENDING INSTITUT		2010-564	PROPERTY TRANSFER	0.0	
CRONKHITE KEVIN S (sm)	FIFTH THIRD MORTGAGE CO	0		09/13/2009	SD	21-NOT USED/OTHER		2009/1021	DEED	100.0	
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status
MISSAUKEE BLVD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
ANDERSEN CHRISTIAN J TRUST		2024 Est TCV 10,000									
3521 E KELLY RD											
FALMOUTH MI 49632											
					</						

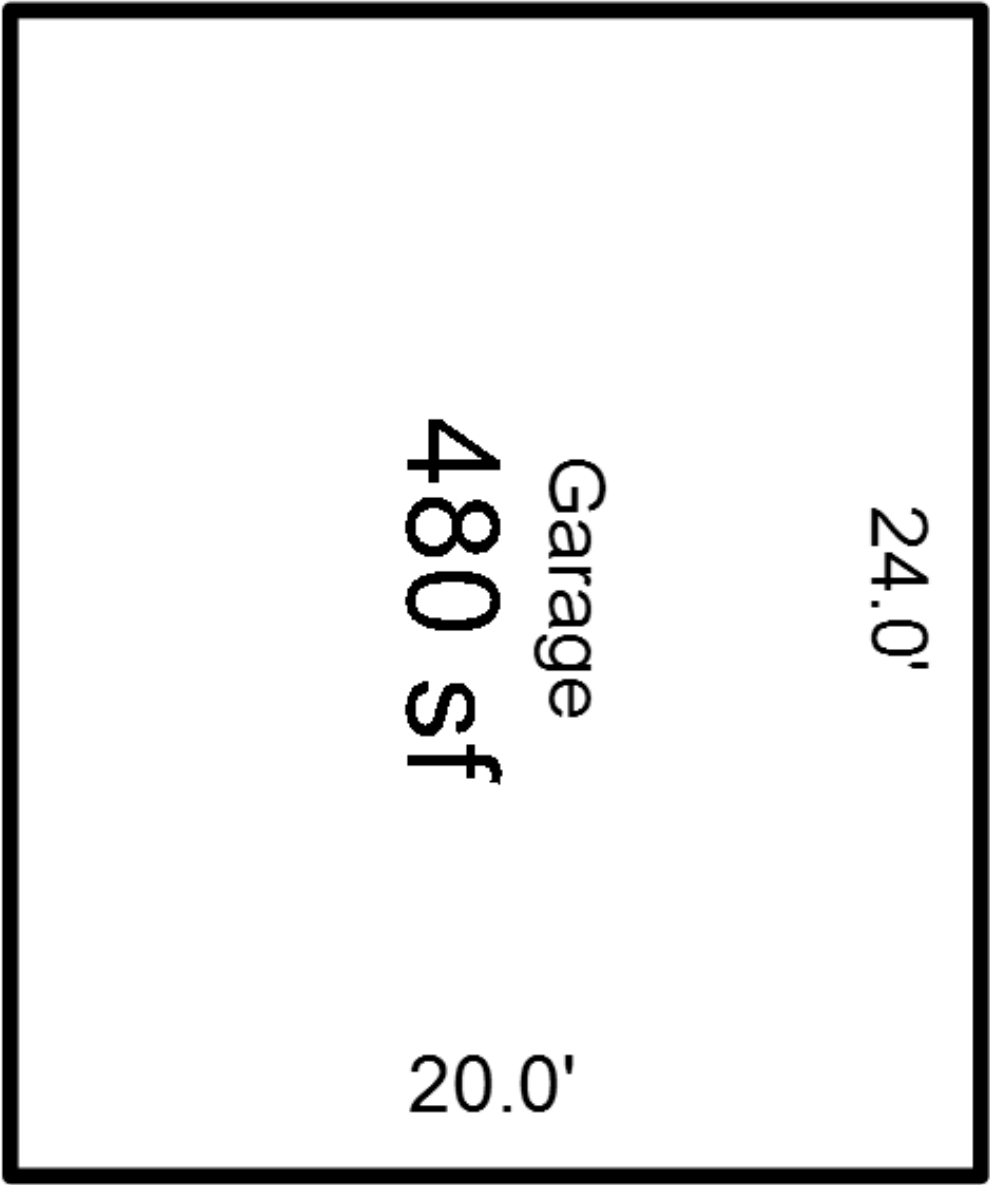
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
WOLF MARTHA E	HUXTABLE THOMAS E & DENIS	0	06/12/2009	QC	21-NOT USED/OTHER	2009/2353	DEED	100.0						
ALLEN JAMES JEROME	WOLF MARTHA E	0	03/31/2009	QC	21-NOT USED/OTHER	2009/1234	DEED	0.0						
SHOEMAKER JOANN	ALLEN JAMES JEROME (SM)	0	11/14/2008	OTH	21-NOT USED/OTHER	2008/4136	DEED	0.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)		Date	Number	Status					
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
HUXTABLE THOMAS E 1800 X200 S SWEETBRIAR AVE 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									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING E OF W LINE LOT 64 EXT & W OF CL VIOLET ST EXT. .3294A.					<Site Value A> GROUP A \$10000 10000 100 10,000									
Comments/Influences					150 Actual Front Feet, 0.33 Total Acres Total Est. Land Value = 10,000									
		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	5,000	0	5,000			2,846C			
		TPC 05/06/2018 INSPECTED			2023	3,500	0	3,500			2,711C			
		TPC 12/27/2017 INSPECTED			2022	3,000	0	3,000			2,582C			
					2021	2,500	0	2,500			2,500S			



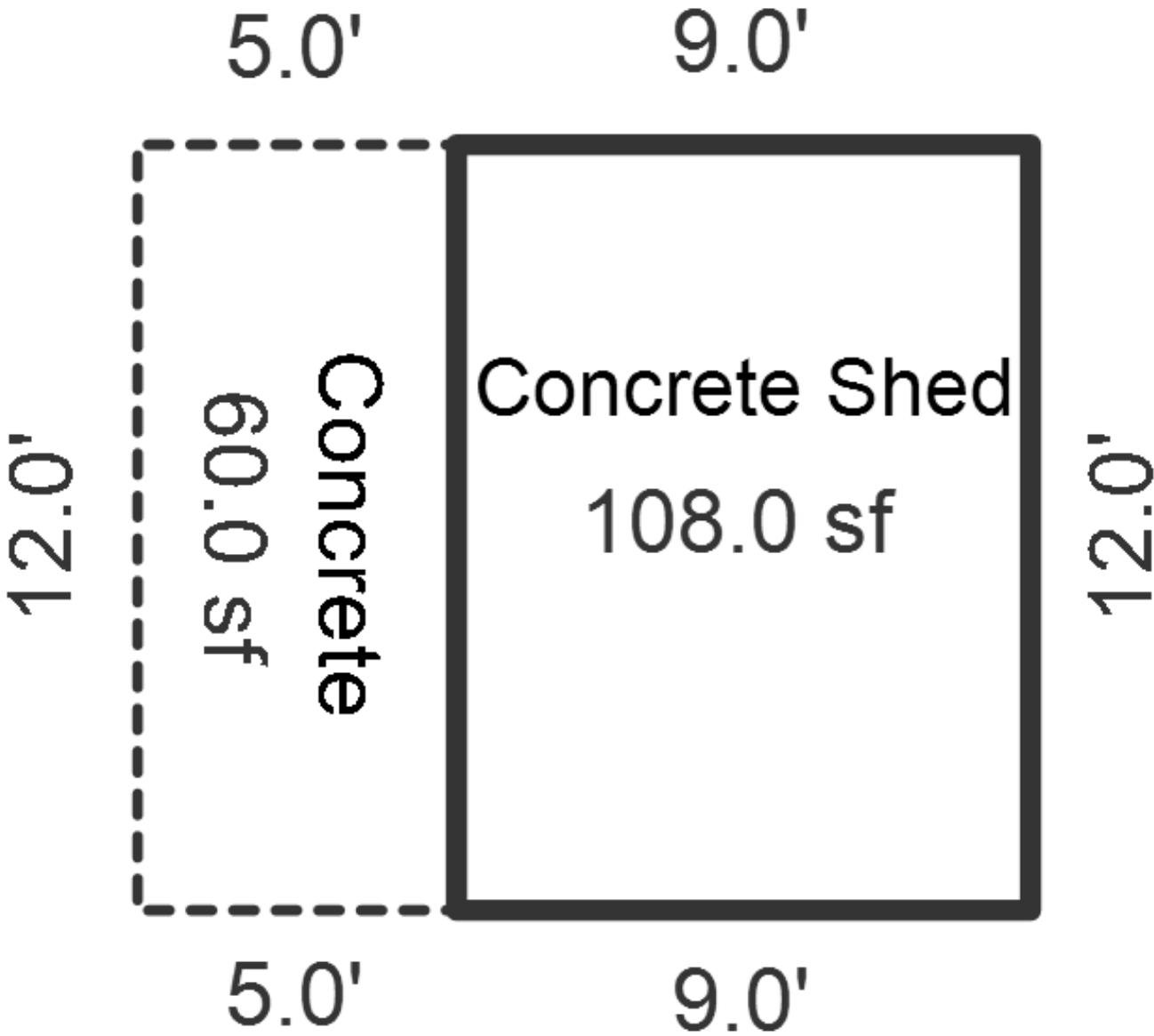
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BORSUM ERVIN H	SHAHER MONIE JOE & HARTSH	0	05/17/2021	OTH	07-DEATH CERTIFICATE	2021-03097	PROPERTY TRANSFER	100.0			
BORSUM ERVIN & BETTY J TR	BORSUM ERVIN & BETTY J	11,000	10/17/2017	WD	09-FAMILY	2017-03162	PROPERTY TRANSFER	0.0			
BORSUM ERVIN & BETTY J TR		0	06/04/2010	OTH	33-TO BE DETERMINED	2010-1963	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
S ROSE ST		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 12/10/2021									
Owner's Name/Address		MAP #:									
SHAHER MONIE JOE & HARTSHORNE LINDA 7150 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 24,759 TCV/TFA: 0.00									
		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 125.00 79.11 1.1247 0.6669 90 100						8,438
					125 Actual Front Feet, 0.23 Total Acres Total Est. Land Value =						8,438
Tax Description											
E 1/2 OF THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 & E OF W LINE GOV'T LOT 1 EXC W 270' THEROF. SEC11 T22N R8W .2273 A 9/2017 SPLIT TO 009-011-025-50 FORMERLY. SEC 11 T22N R8W THAT PART OF FORMER RR R/W LYING S OF MISSAUKEE PARK 2ND ADD LYING W OF E LINE LOT 78 EXT & E OF W LINE GOV'T LOT 1 EXC W 270 FT THOF. .4545A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
		X	Electric								
		X	Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
Comments/Influences											
6/2017 GRANT APPROVED BY DALE MOSHER.		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
		Who When What			2024	4,200	8,200	12,400			11,760C
		TPC 04/30/2021 INSPECTED			2023	3,300	7,900	11,200			11,200S
		TPC 12/27/2017 INSPECTED			2022	3,800	7,200	11,000			11,000S
		TPC 09/19/2017 INSPECTED			2021	3,100	6,700	9,800			5,105C


Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 1992			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C			
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Siding			
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0			
Wood Frame			(4) Interior			Forced Air w/o Ducts						Exterior 2 Story					Stone Ven.: 0			
			Drywall		Plaster		Forced Air w/ Ducts						Prefab 1 Story					Common Wall: Detache		
Building Style: GRG			Paneled		Wood T&G		Forced Hot Water						Prefab 2 Story					Foundation: 42 Inch		
			Trim & Decoration			Electric Baseboard						Heat Circulator					Finished ?:			
Yr Built		Remodeled	Ex		Ord		Min		Wall/Floor Furnace			Jacuzzi Tub			Wood Stove			Auto. Doors: 0		
1992 GAR		0							Forced Heat & Cool			Jacuzzi repl.Tub			Direct-Vented Ga			Mech. Doors: 1		
Condition: Average			Size of Closets			Heat Pump			X No Heating/Cooling			Oven			Class: C			Area: 480		
			Lg		Ord		Small					Microwave			Effec. Age: 20			% Good: 0		
Room List			Doors		Solid		H.C.		Central Air			Standard Range			Floor Area: 0			Storage Area: 0		
			(5) Floors			(12) Electric						Self Clean Range			Total Base New : 21,936			E.C.F.		
Basement						0 Amps Service						Sauna			Total Depr Cost: 17,549			X 0.930		
1st Floor			Kitchen:									Trash Compactor			Estimated T.C.V: 16,321					
2nd Floor			Other:									Central Vacuum						Bsmnt Garage:		
Bedrooms			Other:									Security System						Carport Area:		
(1) Exterior			(6) Ceilings			No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C			Blt 1992		
						Ex.			Ord.			Min			(11) Heating System: No Heating/Cooling					
Wood/Shingle						No. of Elec. Outlets						Ground Area = 0 SF			Floor Area = 0 SF.					
Aluminum/Vinyl						Many			Ave.			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80					
Brick						(13) Plumbing						Building Areas			Stories			Exterior		
Insulation						1			Average Fixture(s)						Foundation			Size		
			(7) Excavation			3 Fixture Bath						Garages			Other Additions/Adjustments			Cost New		
(2) Windows			Basement: 0 S.F.			2 Fixture Bath						Class: C Exterior: Siding			Foundation: 42 Inch (Unfinished)			Depr. Cost		
			Crawl: 0 S.F.			Softener, Auto						Base Cost			480			21,936		
			Slab: 0 S.F.			Softener, Manual									Totals:			21,936		
			Height to Joists: 0.0			Solar Water Heat						Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			16,321		
Wood Sash			(8) Basement			No Plumbing														
Metal Sash						Extra Toilet														
Vinyl Sash			Conc. Block			Extra Sink														
Double Hung			Poured Conc.			Separate Shower														
Horiz. Slide			Stone			Ceramic Tile Floor														
Casement			Treated Wood			Ceramic Tile Wains														
Double Glass			Concrete Floor			Vent Fan														
Patio Doors			(9) Basement Finish			(14) Water/Sewer														
Storms & Screens						Public Water														
(3) Roof			Recreation SF			Public Sewer														
			Living SF			Water Well														
Gable			Walkout Doors (B)			1000 Gal Septic														
Hip			No Floor SF			2000 Gal Septic														
Flat			Walkout Doors (A)			Lump Sum Items:														
Asphalt Shingle			(10) Floor Support																	
			Joists:																	
Chimney:			Unsupported Len:																	
			Cntr.Sup:																	



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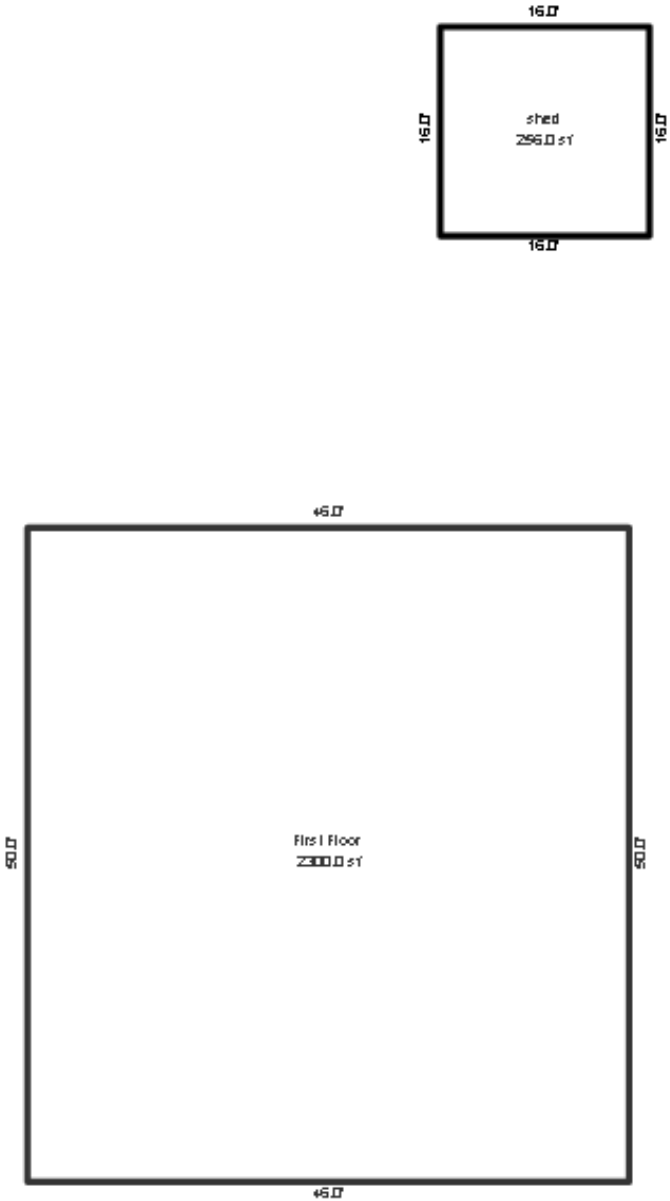


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DONNELLY WILLIAM J JR & F	DUTCHMAN PROPERTIES LLC	0	01/30/2012	WD	16-LC PAYOFF	2012-00354	PROPERTY TRANSFER	0.0						
DONNELLY WILLIAM J JR & F	DUTCHMAN PROPERTIES LLC	0	06/11/2008	OTH	21-NOT USED/OTHER	2008/2197	DEED	0.0						
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	01/01/2004	QC	21-NOT USED/OTHER	2004/1128	DEED	0.0						
		35,000	01/01/2001	WD	33-TO BE DETERMINED	01-0:0331	DEED	0.0						
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 08/29/2007 Qual. Ag.												
Owner's Name/Address		MAP #:												
DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663		2024 Est TCV 130,611												
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
		Public Improvements			* Factors *									
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					AGRICULTRU 30 - 65 ACRES	33.49 Acres	3900	100			130,611			
					33.49 Total Acres Total Est. Land Value = 130,611									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.												
SEC 12 T22N R8W (3*1998) THAT PART OF SE 1/4 OF SW 1/4 S OF RR R/W EXC W 470 FT THOF & EXC S 500 FT OF E 681.85 FT THOF ALSO PCLS 1, 2, 3,4 ,5,& 6.OF THE SURVEY RECORDED AT LIBER S-4 P 205 33.49 AC. M/L.														
Comments/Influences														
98 SPLIT 5 AC TO 001-20 FOR 99 01/98 Split 5 Ac. to 012-001-20 for 1999.														
05-15-07 Combine 012-004-00, 012-004-35, 012-004,70, 012-005-90 with this pcl for 0000														
		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	65,300	0	65,300			45,237C
					TPC 04/30/2021 INSPECTED			2023	58,600	0	58,600			43,083C
					TPC 05/13/2019 INSPECTED			2022	56,100	0	56,100			41,032C
					TPC 05/06/2018 INSPECTED			2021	55,300	0	55,300			39,722C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FOCKLER DALE M	LAKE CITY SOUTHERN BAPTIS	0	02/28/1989	WD	16-LC PAYOFF	254P1498	DEED	0.0				
FLOCKER DALE M	LAKE CITY SOUTHERN BAPTIS	20,000	12/30/1988	LC	03-ARM'S LENGTH	253P1301	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6570 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
LAKE CITY SOUTHERN BAPTIST CHURCH LAKE CITY BAPTIST CHURCH OF LAKE CI 6570 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 0 TCV/TFA: 0.00										
		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	185.00	500.00	1.0197	1.0574	90	100	17,952	
				185 Actual Front Feet, 2.12 Total Acres							Total Est. Land Value =	17,952
Tax Description				Land Improvement Cost Estimates								
				Description	Rate		Size % Good		Cash Value			
				Wood Frame	21.72		256 50		2,780			
				Total Estimated Land Improvements True Cash Value =								2,780
SEC 12 T22N R8W BEG 246 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH W 185 FT N 500 FT, E 185 FT, S 500 FT TO POB. 2.1235 AC 5/2022 SPLIT PART TO 012-001-95 FORMERLY SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 246 FT THOF. 5.0029A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water									
		X	Sewer									
		X	Electric									
Comments/Influences		X	Gas Curb Street Lights Standard Utilities Underground Utils.									
MICHIGAN ID # 757521				Topography of Site								
Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ;		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	
Parent Parcel(s): 009-012-001-20; 009-012-001-95;				Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
				TPC 04/28/2022	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
				TPC 12/27/2017	INSPECTED		2022	0	0	0		0
				TPC 11/08/2010	INSPECTED		2021	0	0	0		0
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

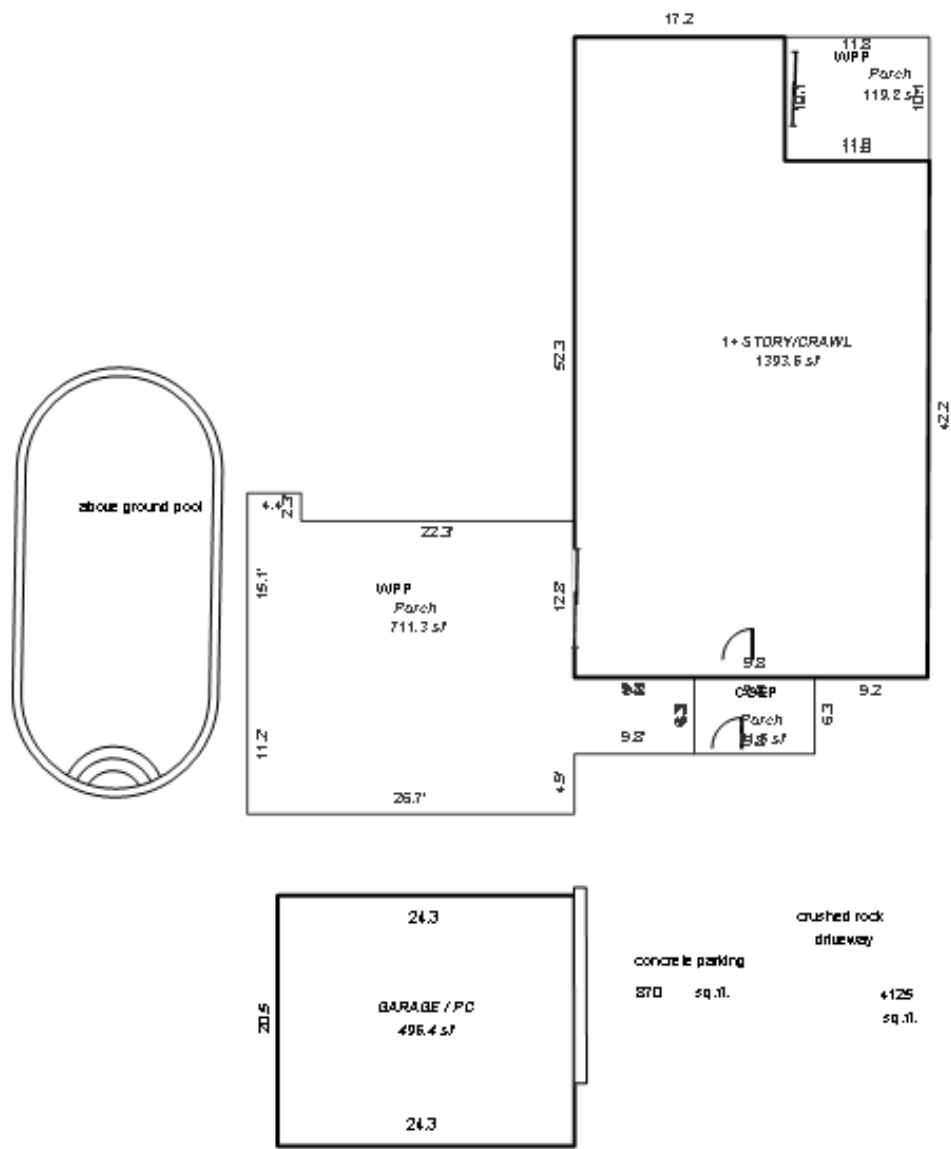


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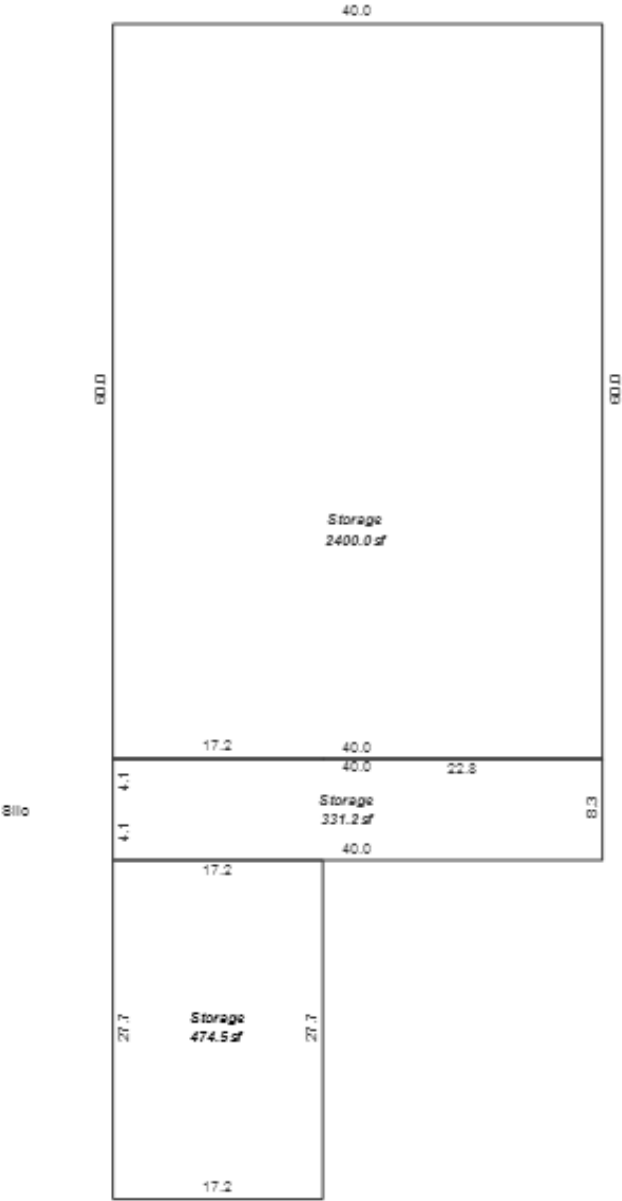
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status				
6570 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
LAKE CITY SOUTHERN BAPTIST CHURCH LAKE CITY BAPTIST CHURCH OF LAKE CI 6750 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 8,637												
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors * 250.85 X 500									
		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 3 - 7 @\$3000			2.88 Acres			3000 100			8,637
					2.88 Total Acres			Total Est. Land Value =			8,637			
Tax Description														
SEC 12 T22N R8W E 681.85 FT OF S 500 FT OF SE 1/4 OF SW 1/4 EXC E 431 FT THOF. 2.8794 A.														
SPLIT ON 05/16/2022 FROM 009-012-001-20;														
Comments/Influences														
Split/Comb. on 05/16/2022 completed 05/16/2022 TIM ; Parent Parcel(s): 009-012-001-20; Child Parcel(s): 009-012-001-95; -----														
		Topography of Site												
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain												
		Who	When	What	2024	4,300	0	4,300				4,300S		
		TPC 05/05/2022 INSPECTED			2023	4,300	0	4,300				4,300S		
					2022	0	0	0				0		
					2021	0	0	0				0		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan														

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 60 119 711	Type CGEP (1 Story) WPP WPP	Year Built: 1981 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 496 % 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+S			X Drywall	X	Plaster	X Paneled			Wood T&G	Trim & Decoration																				
Yr Built 1912 200		Remodeled 2012		Ex	X	Ord			Min	Size of Closets																				
Condition: Average				Lg	X	Ord			Small	Doors																				
Room List																														
	Basement		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 1393 SF Floor Area = 1493 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 1,393 1 Story Siding Overhang 100 Total: 172,038 120,427 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 2 Fixture Bath 1 2,596 1,817 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 50 Feet 1 2,585 1,809 Porches CGEP (1 Story) 60 4,753 3,327 WPP 119 2,931 2,052 WPP 711 9,926 6,948 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 496 13,382 9,367 Door Opener 1 485 339 Built-Ins Appliance Allow. 1 1,934 1,354 Fireplaces Direct-Vented Gas 1 2,149 1,504 Totals: 218,559 152,990 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 142,281																			
	1st Floor		Kitchen:				150	Amps Service																						
	2nd Floor		Other:				No./Qual. of Fixtures																							
	3 Bedrooms		Other:				Ex.	X	Ord.		Min	No. of Elec. Outlets			No. of Elec. Outlets			No. of Elec. Outlets												
(1) Exterior			(6) Ceilings				Many	X	Ave.		Few	(13) Plumbing			(13) Plumbing			(13) Plumbing												
X	Wood/Shingle		X Drywall				1	Average Fixture(s)				(14) Water/Sewer			(14) Water/Sewer			(14) Water/Sewer												
	Aluminum/Vinyl						1	3 Fixture Bath				Public Water			Public Water			Public Water												
	Brick						1	2 Fixture Bath				Public Sewer			Public Sewer			Public Sewer												
	Insulation						1	Softener, Auto				Water Well			Water Well			Water Well												
(2) Windows			(7) Excavation				1	Softener, Manual				Solar Water Heat			Solar Water Heat			Solar Water Heat												
X	Many		Basement: 0 S.F.				1	No Plumbing				Extra Toilet			Extra Toilet			Extra Toilet												
	Avg.	X	Crawl: 1393 S.F.				1	Extra Sink				Separate Shower			Separate Shower			Separate Shower												
	Few		Slab: 0 S.F.				1	No Plumbing				Ceramic Tile Floor			Ceramic Tile Floor			Ceramic Tile Floor												
X	Wood Sash		Height to Joists: 0.0				1	Solar Water Heat				Ceramic Tile Wains			Ceramic Tile Wains			Ceramic Tile Wains												
	Metal Sash						1	No Plumbing				Ceramic Tub Alcove			Ceramic Tub Alcove			Ceramic Tub Alcove												
	Vinyl Sash						1	Extra Toilet				Vent Fan			Vent Fan			Vent Fan												
X	Double Hung		(8) Basement				1	Extra Sink				Separate Shower			Separate Shower			Separate Shower												
	Horiz. Slide						1	No Plumbing				Ceramic Tile Floor			Ceramic Tile Floor			Ceramic Tile Floor												
X	Double Glass						1	Extra Sink				Ceramic Tile Wains			Ceramic Tile Wains			Ceramic Tile Wains												
	Patio Doors						1	No Plumbing				Ceramic Tub Alcove			Ceramic Tub Alcove			Ceramic Tub Alcove												
	Storms & Screens						1	Extra Toilet				Vent Fan			Vent Fan			Vent Fan												
(3) Roof			(9) Basement Finish				1	No Plumbing				Ceramic Tile Floor			Ceramic Tile Floor			Ceramic Tile Floor												
X	Gable						1	Extra Sink				Ceramic Tub Alcove			Ceramic Tub Alcove			Ceramic Tub Alcove												
	Hip						1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												
	Flat						1	Extra Toilet				Vent Fan			Vent Fan			Vent Fan												
X	Asphalt Shingle						1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												
Chimney: Brick							1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												
							1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												
							1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												
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							1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												
							1	No Plumbing				Vent Fan			Vent Fan			Vent Fan												



Building Type	Barn - General Purpose				
Year Built	1900				
Class/Construction	D,Pole				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 200				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	60 x 40 = 2400				
Cost New	\$ 68,040				
Phy./Func./Econ. %Good	35/25/100 8.8				
Depreciated Cost	\$ 5,954				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	35				
Est. True Cash Value	\$ 5,537				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5537 / All Cards: 5537					



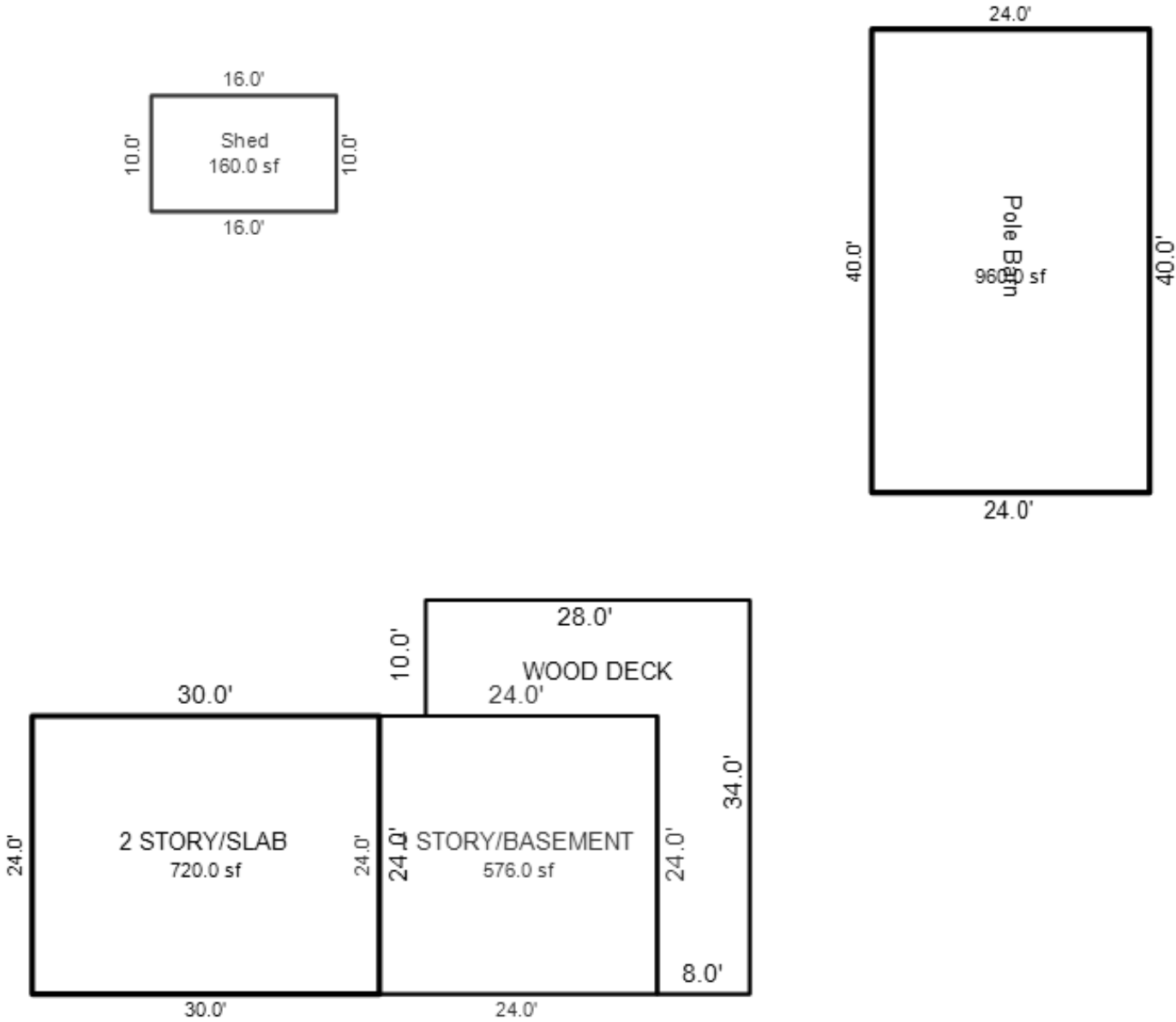
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
DEBOER ROBERT E JR ETAL	DEBOER ANDREW & HOLLY	255,000	08/18/2023	WD	09-FAMILY	2023-02212	PROPERTY TRANSFER	0.0						
DEBOER ROBERT E	DEBOER ROBERT E JR ETAL	0	04/20/2023	OTH	07-DEATH CERTIFICATE	2021-00444	PROPERTY TRANSFER	0.0						
DEBOER ROBERT	DEBOER ROBERT	0	01/11/2021	QC	09-FAMILY	2021-00444	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6780 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 08/29/2023												
Owner's Name/Address		MAP #:												
DEBOER ANDREW & HOLLY 6780 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 213,516 TCV/TFA: 105.91												
		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 12 T22N R8W (1*2017) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475 EXC BET AT NW COR TH S89DEG56'58"E 471.SS FT S 02DEG02'54"E 180FT, N89DEG 56'58"W 163.16FT, N02DEG02'54"W 120 FT, N89DEG56'58"W 308.06 FT TO W LINE PCL B N 02DEG08'30"W 60FT TO POB. 7.0015A SPLIT ON 11/2017 1.0985A TO 012-003-75 FORMERLY SEC 12 T22N R8W (2*1998) PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475. 8.1A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			A 200' @ 90/FF	470.00	648.95	0.8077	1.1286	90	100	38,558	
						470 Actual Front Feet, 7.00 Total Acres				Total Est. Land Value =		38,558		
		X	Electric			Land Improvement Cost Estimates								
		X	Gas			Residential Local Cost Land Improvements								
			Curb			Description	Rate		Size		% Good	Cash Value		
			Street Lights			LAND IMPROVE 1000		1,000.00		2		95	1,900	
			Standard Utilities			Total Estimated Land Improvements True Cash Value =								4,006
			Underground Utils.											
Comments/Influences		Topography of Site												
		X	Level											
		X	Rolling											
			Low											
			High											
		X	Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	19,300	87,500	106,800				63,299C		
		TPC 04/30/2021	INSPECTED		2023	15,000	84,800	99,800				60,285C		
		TPC 12/27/2017	INSPECTED		2022	11,800	77,900	89,700				57,415C		
		TPC 11/22/2017	INSPECTED		2021	9,400	76,700	86,100				55,581C		


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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 472	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			X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 35 Floor Area: 2,016 Total Base New : 282,825 Total Depr Cost: 183,819 Estimated T.C.V: 170,952		E.C.F. X 0.930		Bsmnt Garage: 2 Car Carport Area: Roof:						
Building Style: BI		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration													
Yr Built 1977	Remodeled 0	Ex	Ord	X	Min		Size of Closets													
Condition: Average		Lg	Ord	X	Small		Doors										Solid	X	H.C.	
Room List		(5) Floors			(12) Electric															
	Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 1296 SF Floor Area = 2016 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Size 720 576 Total: 229,581		Cost New 149,211							
(1) Exterior	(6) Ceilings			No./Qual. of Fixtures																
	Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation		X	Drywall		No. of Elec. Outlets			Stories Exterior Foundation		Cost New Depr. Cost									
X	(2) Windows		(7) Excavation			(13) Plumbing			2 Story Siding Slab		720									
	Many Avg. Few	Large Avg. Small	Basement: 576 S.F. Crawl: 0 S.F. Slab: 720 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			1 Story Siding Basement		576									
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments		Plumbing		1 1,476 959							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Deck Treated Wood		1 4,864 3,162 1 5,808 3,775							
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Class: C Exterior: Pole (Unfinished) Base Cost		960 24,317 15,806									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Notes:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 2 Car		1 3,631 2,360									
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			1 2,766 1,798		Totals: 282,825 183,819									

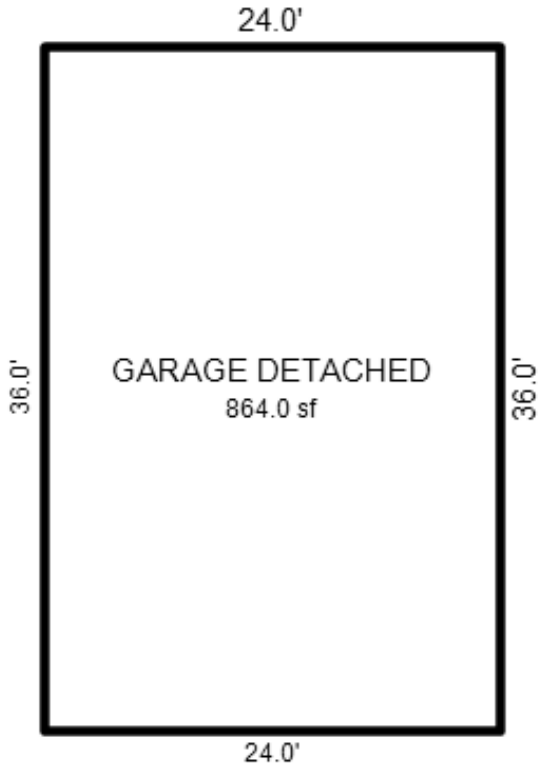
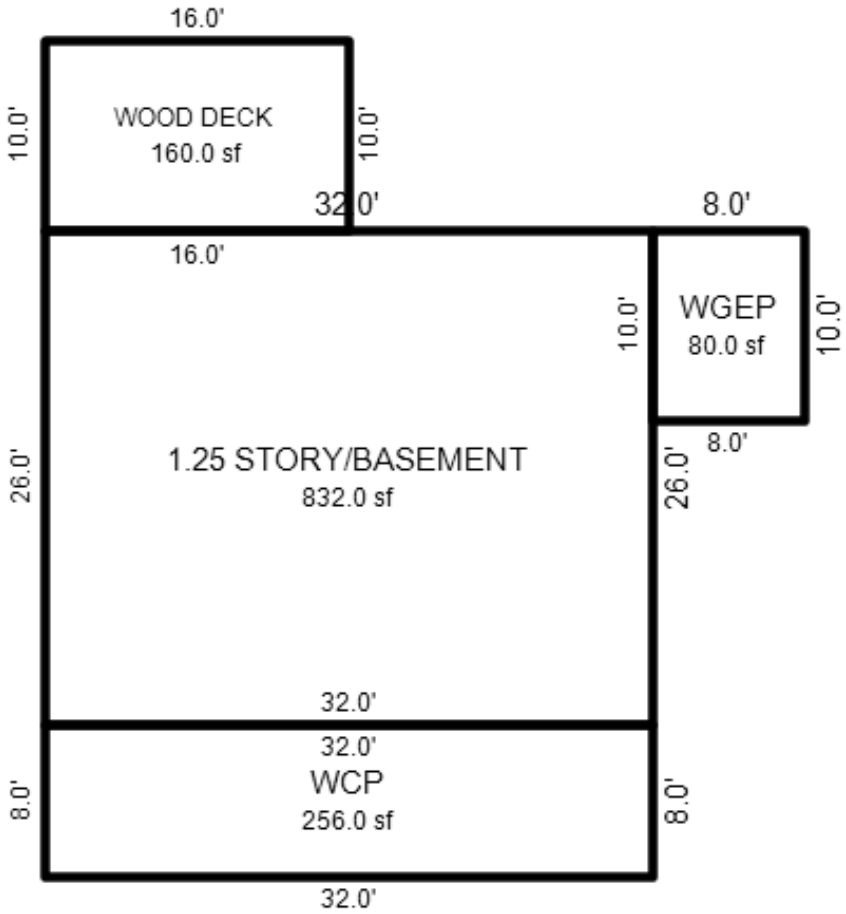


*** Information herein deemed reliable but not guaranteed***

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				
6700 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 07/24/1998												
Owner's Name/Address		MAP #:												
DEBOER RONALD D 6700 W JENNINGS ROAD LAKE CITY MI 49651		2024 Est TCV 185,005 TCV/TFA: 177.89												
		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	
					Residentia 1 - 2.99 @\$7000 3.10 Acres 7000 100									21,686
					3.10 Total Acres Total Est. Land Value =									21,686
Tax Description														
<p>SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 AND BEG AT NW COR OF PCL B OF THE SURVEY RECORDED IN LIBER S-3 P 475, TH S 89 DEG 56'58"E 471.22, S 02 DEG 02'54"E 180 FT, N 89 DEG 56'58"W 163.16 FT, N 02 DEG 02'54"W 120 FT, N 89 DEG 56'58"W 308.06 FT TO W LINE PCL B, N 02 DEG 08'30"W 60 FT TO POB. COMBINED WITH 009-012-003-75 ON 06/22/2018. 3.0984A.</p> <p>FORMERLY SEC 12 T22N R8W (0*1998) PCL A OF THE SURVEY RECORDED IN LIBER S-3 P 475 2A</p> 		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													
X	Rolling													
	Low													
	High													
	Landscaped													
	Swamp													
X	Wooded													
	Pond													
	Waterfront													
	Ravine													
	Wetland													
X	Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value					
	PRIVATE RD		2024	10,800	81,700	92,500			57,376C					
	Who	When	What	2024	10,800	81,700	92,500		57,376C					
	TPC 04/30/2021	INSPECTED		2023	10,800	79,200	90,000		54,644C					
	TPC 12/27/2017	INSPECTED		2022	7,700	72,800	80,500		52,042C					
	TPC 04/15/2013	INSPECTED		2021	8,500	66,600	75,100		50,380C					

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 80 256 160	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor:0					
X	Wood Frame		(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: 15 Floor Area: 1,040 Total Base New : 205,404 Total Depr Cost: 174,590 Estimated T.C.V: 162,369		E.C.F. X 0.930					Bsmnt Garage:					
Building Style: 1.25S			X	Drywall Paneled			Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace											
Yr Built 1998	Remodeled 0			Ex	X		Ord		Min	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.25S				Cls C -5 Blt 1998				
Condition: Average				Lg	X		Ord		Small	Doors		Ex.		X	Ord.		Min	Ground Area = 832 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Room List			(5) Floors				Kitchen: Other: Other:			No. of Elec. Outlets		Many		X	Ave.		Few	Building Areas				
	Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			X	Drywall		(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		Stories Exterior Foundation Size 1.25 Story Siding Basement 832		Cost New Depr. Cost							
(1) Exterior			(7) Excavation			Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,476		1,255			
X	Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		1		4,864		4,134			
Insulation			(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Porches		WGEP (1 Story) WCP (1 Story)		80 256		8,299		7,054			
(2) Windows			Joists: Unsupported Len: Cntr.Sup:								Deck		Treated Wood		160		3,578		3,041			
X	Many Avg.	X	Large Avg. Small	Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Built-Ins		Appliance Allow.		1		2,766		2,351				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(10) Floor Support								Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		162,369							
X	Double Glass Patio Doors Storms & Screens														Totals:		205,404		174,590			
Chimney:																						

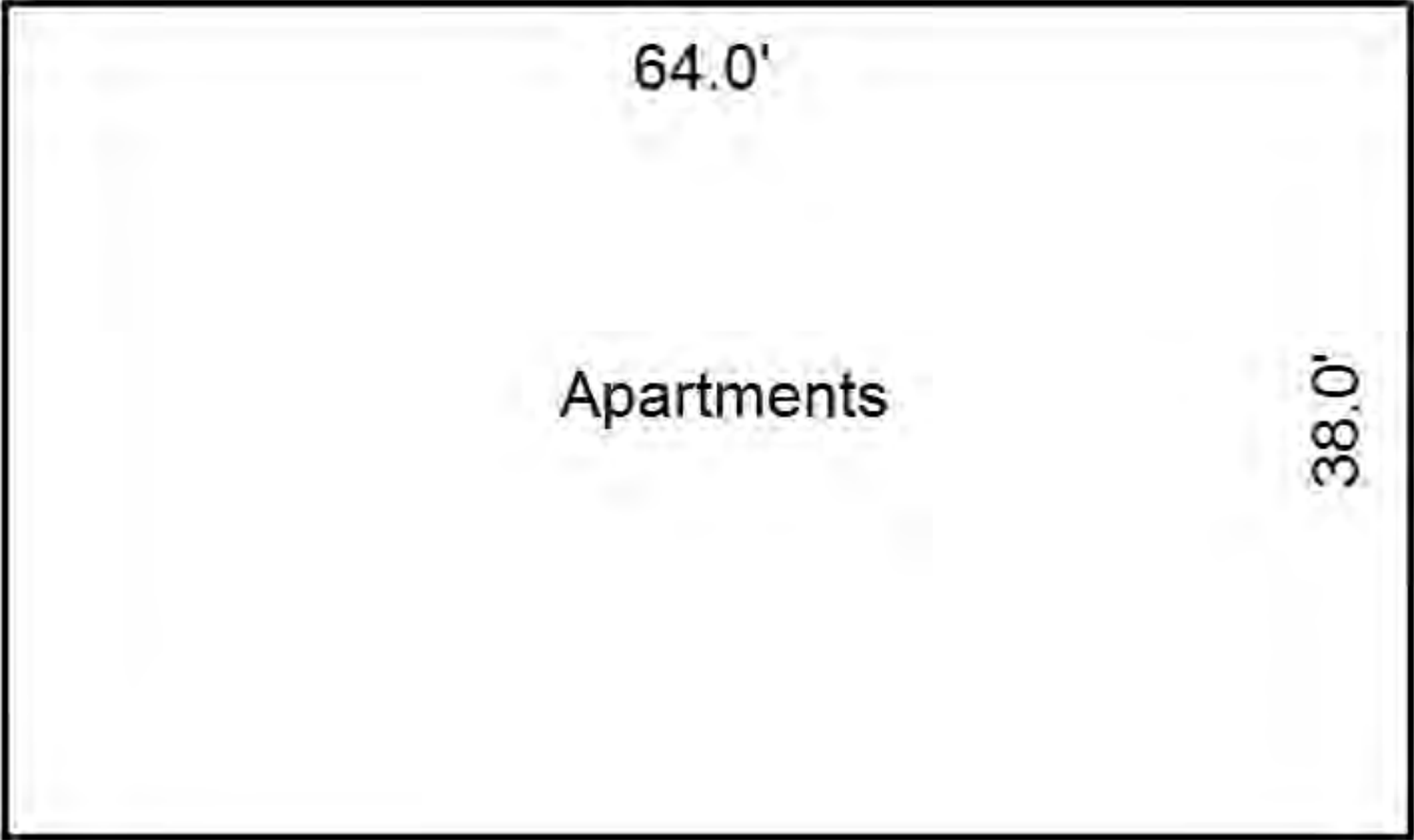
*** Information herein deemed reliable but not guaranteed***



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 JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
GUNNERSON MATTHEW 6400 W JENNINGS ROAD 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											
		Public Improvements			* Factors *											
Tax Description		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 12 T22N R8W (0*1999) BEG AT NW COR			Gravel Road			<Site Value B> GROUP B 10K									10,000	
LOT 25 VI-MY-KA SUB, TH N 75 FT, E 193 FT			Paved Road			195 Actual Front Feet, 0.34 Total Acres									Total Est. Land Value =	10,000
S 75 FT, W 193 FT TO POB. .3323A.			Storm Sewer													
Comments/Influences			Sidewalk													
99 SPLIT .21 AC TP 005-25 FOR 00			Water													
			Sewer													
		X	Electric													
		X	Gas													
			Curb													
			Street Lights													
			Standard Utilities													
			Underground Utils.													
		Topography of Site														
		X	Level													
			Rolling													
			Low													
			High													
			Landscaped													
			Swamp													
			Wooded													
			Pond													
			Waterfront													
			Ravine													
			Wetland													
			Flood Plain													
		Who	When	What	2024	5,000	0	5,000						1,707C		
		TPC 12/27/2017 INSPECTED			2023	4,000	0	4,000						1,626C		
		TPC 06/16/2015 INSPECTED			2022	3,500	0	3,500						1,549C		
					2021	3,000	0	3,000						1,500C		

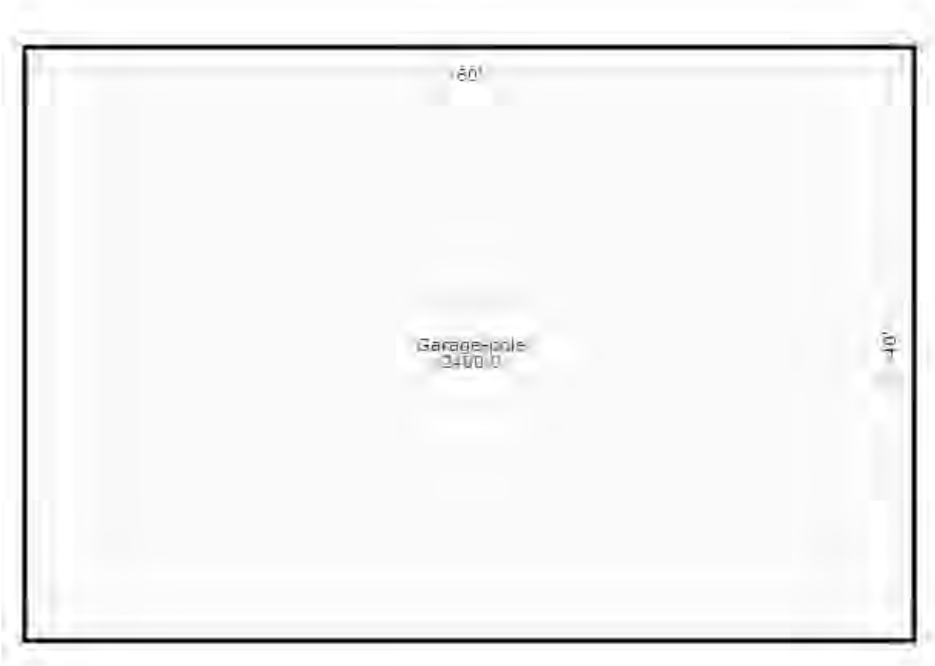
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ACM VISION V LLC	PARKER PATRICK DEE & CARO	26,780	11/05/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03481	PROPERTY TRANSFER	100.0					
ASSOCIATES FINANCIAL SERV	ACM VISION V LLC	0	11/04/2019	OTH	06-COURT JUDGEMENT	2019-03480	PROPERTY TRANSFER	0.0					
BAT HOLDINGS TWO LLC	ACM VISION V LLC	0	11/25/2013	WD	03-ARM'S LENGTH	2014-01646	PROPERTY TRANSFER	100.0					
DEUTSCHE BANK NATIONAL TR	BAT HOLDINGS TWO LLC	11,800	10/24/2012	QC	21-NOT USED/OTHER	2012-04001	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%											
Owner's Name/Address		MAP #:											
PARKER PATRICK DEE & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657		2024 Est TCV 5,248											
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					A 200' @ 90/FF	50.00	185.00	1.4142	0.8247	90	100	5,248	
					50 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value =		5,248
Tax Description		X X X Topography of Site X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain											
SEC 12 T22N R8W (0*1999) BEG AT NE COR LOT 23 VI-MY-KA SUB, TH E 45 FT, N 01 DEG 48'27"W 50 FT, W 185.03 FT, S 01 DEG 48'27"E 50 FT, E 140 FT TO POB. .2124A.													
Comments/Influences													
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	2,600	0	2,600			1,138C		
		TPC 05/13/2019	INSPECTED		2023	2,000	0	2,000			1,084C		
		TPC 12/27/2017	INSPECTED		2022	1,300	0	1,300			1,033C		
		TPC 06/16/2015	INSPECTED		2021	1,000	0	1,000			1,000S		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.					
R & E ENTERPRISE	R & E ENTERPRISE LLC	0	02/03/2021	QC	09-FAMILY	2021-00676	PROPERTY TRANSFER	0.0					
KUTCHER RAYMOND J & JOHAN	R & E ENTERPRISE	73,800	10/01/2020	WD	03-ARM'S LENGTH	2020-02903	PROPERTY TRANSFER	100.0					
KUTCHER RAYMOND J & JOHAN	KUTCHER RAYMOND J & JOHAN	0	11/07/2019	WD	09-FAMILY	2019-03487	PROPERTY TRANSFER	0.0					
		125,000	09/01/2000	WD	33-TO BE DETERMINED	340:328	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
6330 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
R & E ENTERPRISE LLC 1800 S GREEN RD LAKE CITY MI 49651		2024 Est TCV 136,780 TCV/TFA: 56.24											
		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 C> .50 -1.0 AC M/L 12000 100						12,000		
					185 Actual Front Feet, 0.72 Total Acres Total Est. Land Value =						12,000		
Tax Description		X	Dirt Road			Land Improvement Cost Estimates							
SEC 12 T22N R8W (1*1999) BEG 75 FT W & 50 FT N OF NE COR LOT 22 VI-MY-KA TH N 170 FT, W 185 FT, S 170 FTE 185 FT TO POB. .7220A.			Gravel Road										
			Paved Road										
			Storm Sewer										
			Sidewalk										
Comments/Influences			Water			Description	Rate	Size	% Good	Cash Value			
			Sewer			Wood Frame	18.16	480	25	2,179			
		X	Electric			Total Estimated Land Improvements True Cash Value = 2,179							
		X	Gas										
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X	Level										
			Rolling										
			Low										
			High										
			X	Landscaped									
		Swamp											
		Wooded											
		Pond											
		Waterfront											
			Ravine			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
			Wetland			2024	6,000	62,400	68,400			48,620C	
			Flood Plain			2023	5,500	49,100	54,600			46,305C	
		Who	When	What	2022	4,500	39,600	44,100				44,100S	
		TPC 05/13/2019 INSPECTED			2021	4,000	39,700	43,700				43,700S	
		TPC 12/27/2017 INSPECTED											
		TPC 04/24/2017 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.				
ANTCLIFF WILLIAM E	ANTCLIFF WILLIAM E TRUSTE	0	02/26/2010	WD	09-FAMILY	2010-697 TRUST	PROPERTY TRANSFER	0.0				
LOCKWOOD JOEL M & DIXIE L	ANTCLIFF WILLIAM E (?)	9,500	12/27/2006	WD	03-ARM'S LENGTH	10-6/4618	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/04/2007		20070227		Complete		
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ANTCLIFF WILLIAM E TRUSTEE 7804 WOODBURY RD Laingsburg MI 48848		2024 Est TCV 62,942 TCV/TFA: 26.23										
		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	145.00	193.00	1.0837	0.8334	90 100	11,787	
					145 Actual Front Feet, 0.64 Total Acres						Total Est. Land Value =	11,787
Tax Description		X			Dirt Road							
SEC 12 T22N R8W SOUTH 220 FT OF W 193 FT OF PARCEL AA OFSURVEY RECORDED IN BOOK OF SURVEYS S-1 PP 136-138 EXC S 75 FT THOF. .6424A.					Gravel Road							
Comments/Influences					Paved Road							
NO BUSINESS SIGNS					Storm Sewer							
97 SPLIT FROM 005-30 FOR 98					Sidewalk							
					Water							
					Sewer							
					Electric							
					Gas							
					Curb							
					Street Lights							
					Standard Utilities							
					Underground Utils.							
					Topography of Site							
					X Level							
					Rolling							
					Low							
					High							
					Landscaped							
					Swamp							
					Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
					X	PRIVATE RD						
		Who	When	What	2024	5,900	25,600	31,500			20,688C	
		TPC 12/27/2017 INSPECTED			2023	5,400	25,900	31,300			19,703C	
		TPC 06/16/2015 INSPECTED			2022	5,400	20,500	25,900			18,765C	
		TPC 05/07/2013 INSPECTED			2021	5,400	18,600	24,000			18,166C	

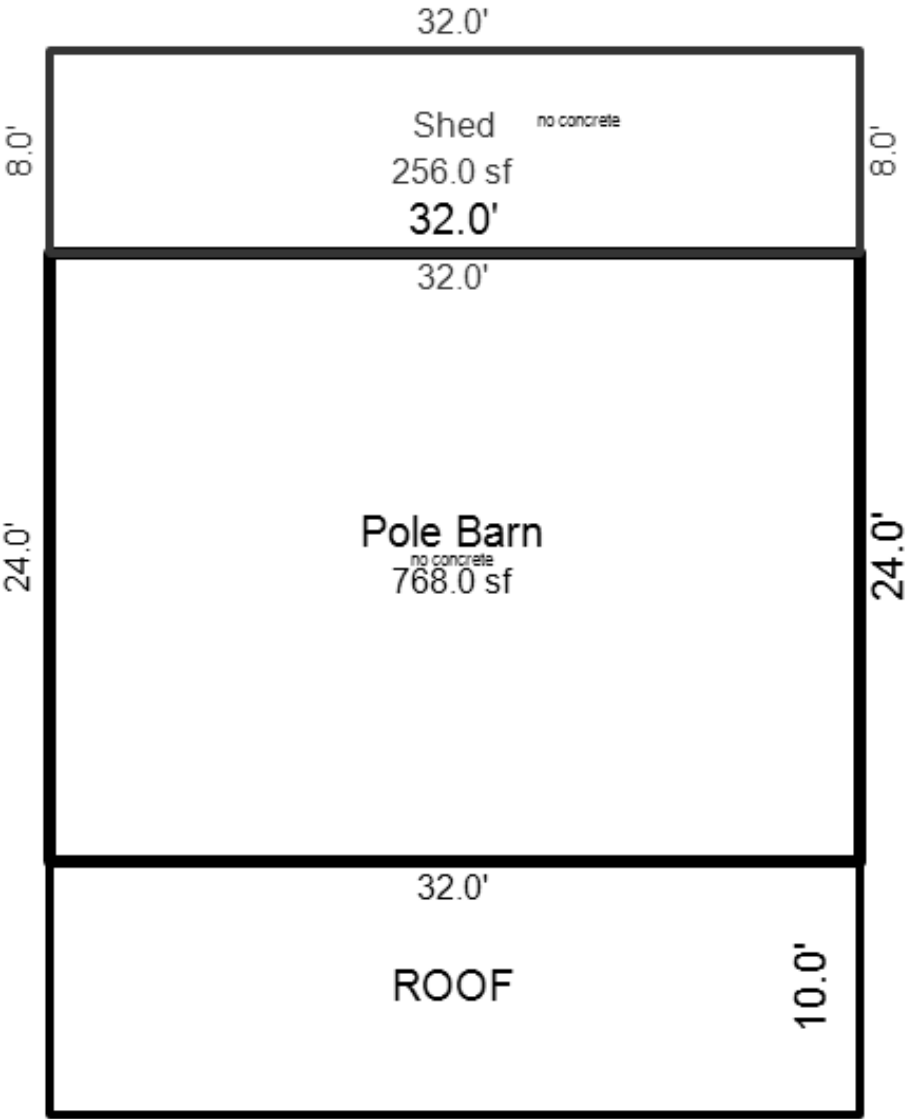


Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
REDMAN ROBERT L & SHAWN A	FLEMING CODY J & WESCOAT	320,000	07/13/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01871	DEED	100.0				
REDMAN ROBERT L & SHAWN A	REDMAN ROBERT L & SHAWN A	0	07/06/2022	WD	18-LIFE ESTATE	2022-02221	DEED	0.0				
		14,000	12/01/1996	WD	33-TO BE DETERMINED	308:406	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1796 S BARBARA DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 07/13/2023										
Owner's Name/Address		MAP #:										
FLEMING CODY J & WESCOAT NATASHA L 1796 S BARBARA DR LAKE CITY MI 49651		2024 Est TCV 62,873 TCV/TFA: 0.00										
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * 2011 005-34 PARCEL ADDED							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					Residentia 8 - 17	@\$3000	12.75 Acres	3000	100		38,250	
					12.75 Total Acres Total Est. Land Value = 38,250							
Tax Description					Land Improvement Cost Estimates							
SEC 12 T22N R8W PCL AB & N 150 FT OF PARCEL AA OF SURVEYRECORDED IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 12.0475A. 2011 ROLL - COMBINED 012-005-34 WITH 005-40					Description	Rate	Size	% Good	Cash Value			
					Metal Prefab	20.66	80	50	826			
SEC 12 T22N R8W (0*1999) BEG 64 FT E OF NE COR LOT 22 PLAT OF VI-MY-KA TH N 220 FT, W 138.18 FT, S 220 FT, E 139 FT TO POB. .6999A.		X				Total Estimated Land Improvements True Cash Value = 826						
Comments/Influences												
2011 ROLL - COMBINED 012-005-40 WITH 005-34 WITH 005-40												
		Topography of Site										
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling			2024	19,100	12,300	31,400			31,400S	
		Low			2023	17,900	11,900	29,800			24,525C	
		High			2022	12,800	10,900	23,700			23,358C	
		Landscaped			2021	12,800	10,000	22,800			22,612C	
		Swamp										
		Wooded										
		Pond										
		Waterfront										
Ravine												
Wetland												
Flood Plain												
		Who	When	What								
		TPC 05/26/2023	INSPECTED									
		TPC 04/30/2021	INSPECTED									
		TPC 12/27/2017	INSPECTED									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan												

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 1999																		
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:																		
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack		320	Roof Cover Onl	Class: C																		
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Pole																		
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0																		
Wood Frame			(4) Interior			Forced Air w/o Ducts			Forced Air w/ Ducts			Forced Hot Water			Electric Baseboard			Exterior 2 Story			Stone Ven.: 0														
Building Style: GRG			Drywall		Plaster		Electric Radiant			Elec. Ceil. Radiant			Unvented Hood			Prefab 1 Story			Common Wall: Detache			Foundation: 18 Inch													
			Paneled		Wood T&G		(in-floor)			Electric Wall Heat			Vented Hood			Prefab 2 Story			Finished ?:																
Yr Built			Trim & Decoration			Space Heater			Wall/Floor Furnace			Intercom			Heat Circulator			Auto. Doors: 0			Mech. Doors: 1														
Remodeled			Ex			Ord			Min			Jacuzzi Tub			Wood Stove			Area: 768			% Good: 0														
Condition: Average			Size of Closets			X No Heating/Cooling			Central Air			Microwave			Class: C			Storage Area: 0			No Conc. Floor: 768														
			Lg			Ord			Small			Standard Range			Effec. Age: 10																				
Room List			Doors			Solid			H.C.			Self Clean Range			Floor Area: 0			E.C.F.			Bsmnt Garage:														
Basement			(5) Floors			Central Wood Furnace			Sauna			Trash Compactor			Total Base New : 28,431			X 0.930																	
1st Floor			Kitchen:			(12) Electric			Security System			Central Vacuum			Total Depr Cost: 25,588						Carport Area:														
2nd Floor			Other:			0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C			Blt 1999																	
Bedrooms			Other:			Ex.			Ord.			Min			(11) Heating System: No Heating/Cooling																				
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many			Ave.			Few			Ground Area = 0 SF			Floor Area = 0 SF.														
Wood/Shingle									(13) Plumbing			Average Fixture(s)			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90																	
Aluminum/Vinyl									1			3 Fixture Bath			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost					
Brick												2 Fixture Bath			Other Additions/Adjustments			Garages			Class: C Exterior: Pole (Unfinished)														
Insulation												Softener, Auto			Deck			w/Roof (Roof portion)			768			20,513			18,462								
(2) Windows			(7) Excavation									Softener, Manual						Class: C Exterior: Pole (Unfinished)																	
Many			Basement: 0 S.F.									Solar Water Heat						Base Cost			256			9,787			8,808								
Avg.			Crawl: 0 S.F.									No Plumbing						No Concrete Floor			768			-5,100			-4,590								
Few			Slab: 0 S.F.									Extra Toilet						Class: C Exterior: Pole (Unfinished)																	
Large			Height to Joists: 0.0									Extra Sink						Base Cost			256			-1,700			-1,530								
Small												Separate Shower						No Concrete Floor																	
Wood Sash			(8) Basement									Ceramic Tile Floor						Deck																	
Metal Sash												Ceramic Tile Wains						w/Roof (Roof portion)			320			4,931			4,438								
Vinyl Sash												Ceramic Tub Alcove						Totals:			28,431			25,588											
Double Hung												Vent Fan						Notes:																	
Horiz. Slide																		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:																	
Casement																																			
Double Glass																																			
Patio Doors																																			
Storms & Screens																																			
(3) Roof			(9) Basement Finish																																
Gable			Recreation SF																																
Hip			Living SF																																
Flat			Walkout Doors (B)																																
Gambrel			No Floor SF																																
Mansard			Walkout Doors (A)																																
Shed																																			
Asphalt Shingle			(10) Floor Support																																
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.
HARTFORD MICHAEL R & JANE	HARTFORD MICHAEL R & JANE	0	09/22/2016	WD	06-COURT JUDGEMENT	2016-03161	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status	
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST						
	P.R.E. 100% 07/20/1994						
Owner's Name/Address	MAP #:						
HARTFORD MICHAEL R & JANET E 2330 HIDDEN CREEK CIR SEBRING FL 33870	2024 Est TCV 30,030						
	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 3 - 7 @\$3000	10.01 Acres	3000	100		30,030
		10.01 Total Acres Total Est. Land Value =					30,030


Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
. SEC 12 T22N R8W PCL BA AS SHOWN IN BOOK OF SURVEYS S-1 PGS 136-138 INCL. 10.01 A.								
Comments/Influences								

Parcel Map 2017 assessments



The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Topography of Site	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD	2024	15,000	0	15,000			7,154C
				2023	15,000	0	15,000			6,814C
				2022	12,500	0	12,500			6,490C
				2021	15,000	0	15,000			6,283C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SHARP BRETT A & EMILY B	MOSHER DALE G	138,000	03/30/2017	WD	03-ARM'S LENGTH	2017-00928	PROPERTY TRANSFER	100.0					
REAMER THOMAS E & SHARON	SHARP BRETT A & EMILY B	120,000	12/04/2015	WD	03-ARM'S LENGTH	2015-03951	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
6420 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 04/05/2017											
Owner's Name/Address		MAP #:											
MOSHER DALE G 6420 W JENNINGS ROAD LAKE CITY MI 49651		2024 Est TCV 168,413 TCV/TFA: 120.30											
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements		* Factors *									
Tax Description		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	
. SEC 12 T22N R8W BEG 184 FT N OF NE COR LOT 26 PLAT OF VI-MY-KA TH W 236.5 FT N 1 DEG 48' 54" W 184 FT E 236.5 FT,S 1 DEG 48' 27" E 184 FT TO POB & S 20.01 FT OF E 236.45 FT OF PCL 2 OF THE SURVEY RECORDED IN LIBERS-4 P 205. 1.109A.				A 200' @ 90/FF	204.49	236.45	0.9945	0.8768	90	100			16,048
Comments/Influences				204 Actual Front Feet, 1.11 Total Acres Total Est. Land Value = 16,048									
				Land Improvement Cost Estimates									
				Description Rate Size % Good Cash Value									
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: Crushed Rock					2.27		288	0	0
		X		Wood Frame					28.00		120	50	1,680
				Total Estimated Land Improvements True Cash Value = 1,680									
			Topography of Site										
		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			
				Who	When	What	2024	8,000	76,200	84,200			72,418C
				TPC 12/27/2017	INSPECTED		2023	6,200	73,800	80,000			68,970C
				TPC 12/07/2015	INSPECTED		2022	8,700	67,800	76,500			65,686C
							2021	6,600	66,700	73,300			63,588C

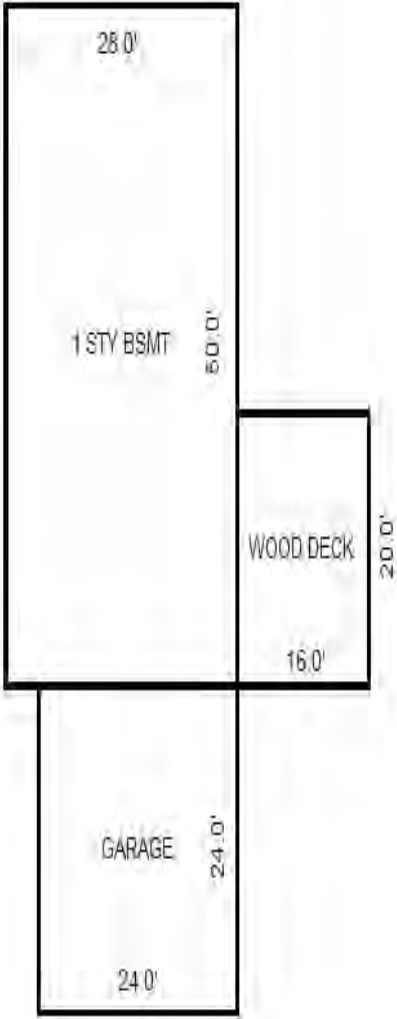


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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame			(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: 35 Floor Area: 1,400 Total Base New : 249,283 Total Depr Cost: 162,027 Estimated T.C.V: 150,685			320	WPP	E.C.F. X 0.930							
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																
Yr Built 1978	Remodeled 0			Ex	X	Ord			Min	Size of Closets															
Condition: Average					Lg	X	Ord			Small	Doors										Solid	X	H.C.		
Room List				(5) Floors					(12) Electric											Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1978			
	Basement 1st Floor 2nd Floor 3 Bedrooms			Kitchen: Other: Other:					100 Amps Service											Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
(1) Exterior				(6) Ceilings					No. of Elec. Outlets											Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall				Many											X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost	
Insulation									(13) Plumbing											1 Story Siding Basement 1,400					
(2) Windows				(7) Excavation					1 Average Fixture(s)											Other Additions/Adjustments		Total: 193,137 125,532			
X	Many Avg.	X	Large Avg.	Basement: 1400 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				Recreation Room 180 3,479 2,261													
X	Wood Sash											Plumbing		Average Fixture(s) 1 1,476 959											
X	Metal Sash											3 Fixture Bath 1 4,646 3,020													
X	Vinyl Sash											Water/Sewer		1000 Gal Septic 1 4,864 3,162											
X	Double Hung											Water Well, 100 Feet 1 5,808 3,775													
X	Horiz. Slide											Porches		WPP 320 5,392 3,505											
X	Casement											Garages													
X	Double Glass											Class: C Exterior: Siding Foundation: 42 Inch (Finished)													
X	Patio Doors											Base Cost 576 29,854 19,405													
X	Storms & Screens											Common Wall: 1 Wall 1 -2,686 -1,746													
(3) Roof				180 Recreation SF				(14) Water/Sewer				Door Opener 1 547 356													
X	Gable		Gambrel	Living SF								Built-Ins		1 2,766 1,798											
X	Hip		Mansard	Walkout Doors (B)								Appliance Allow.		Totals: 249,283 162,027											
X	Flat		Shed	No Floor SF								Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 150,685											
X	Asphalt Shingle			Walkout Doors (A)																					
Chimney: Block				(10) Floor Support				Lump Sum Items:																	
				Joists: Unsupported Len: Cntr.Sup:																					

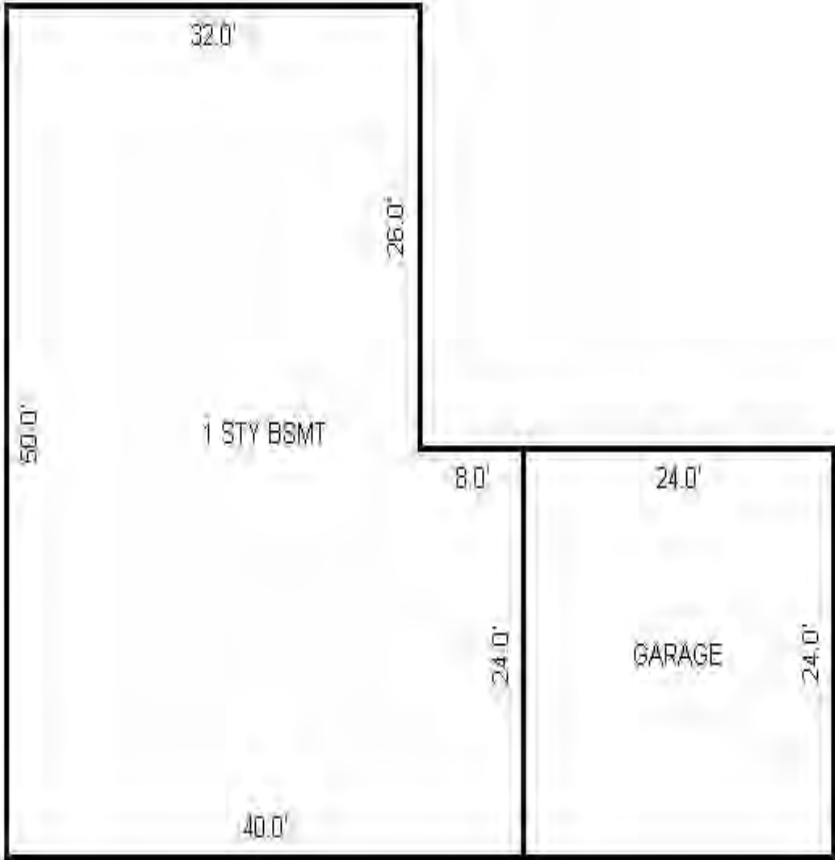


Sketch by Arden 1/17/11

*** 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: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 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			Class: C Effec. Age: 35 Floor Area: 1,792 Total Base New : 289,730 Total Depr Cost: 188,324 Estimated T.C.V: 175,141		E.C.F. X 0.930					Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration																		
Yr Built 1974	Remodeled 0	Ex	X	Ord											Min					
Condition: Average		Size of Closets																		
Room List		Doors		Solid	X										H.C.					
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C			Blt 1974						
(1) Exterior		Kitchen: Other: Other:			200 Amps Service			No./Qual. of Fixtures		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1792 SF			Floor Area = 1792 SF.					
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			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						
	Insulation		X Drywall			Many X Ave. Few			(13) Plumbing		1 Story Siding Basement 1,792		Total: 251,170 163,260							
(2) Windows		(7) Excavation			1 Average Fixture(s)			Other Additions/Adjustments		Plumbing			Average Fixture(s) 1 1,476 959							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath 1 4,646 3,020		Water/Sewer 1000 Gal Septic 1 4,864 3,162								
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			1000 Gal Septic 1 2,686 1,746			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 576 24,808 16,125						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Common Wall: 1 Wall 1 -2,686 -1,746			Built-Ins		Appliance Allow. 1 2,766 1,798			Totals: 289,730 188,324						
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 175,141										
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 1 1000 Gal Septic 2000 Gal Septic														
X	Asphalt Shingle		(10) Floor Support			Lump Sum Items:														
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:																		

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

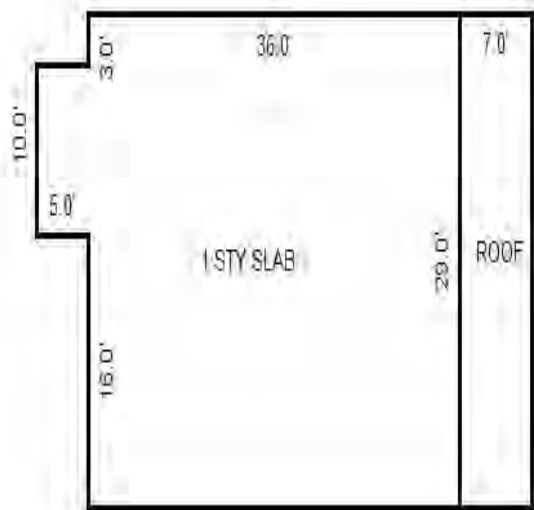


Sketch by Apex VM

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

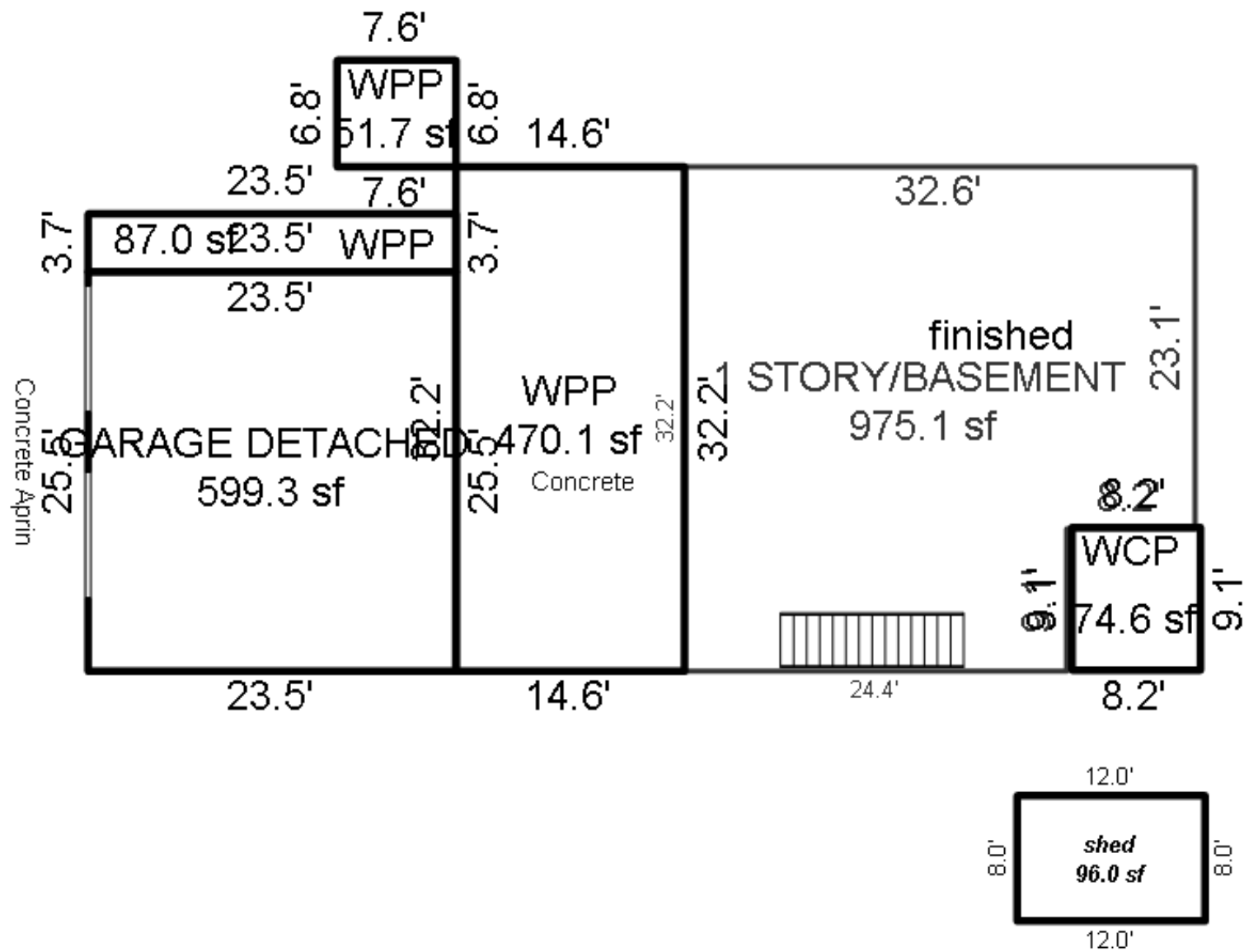
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MARTIN LOLA S	MARTIN LOLA S	1	06/05/2017	WD	09-FAMILY	2017-01885	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
MARTIN LOLA S 120 E REASONER LANSING MI 48906		2024 Est TCV 26,231 TCV/TFA: 23.98									
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
Tax Description		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						
. SEC 12 T22N R8W BEG 209 FT E OF SW COR E 231 FT N 209 FT W 231 FT S 209 FT TO BEG. 1.1083 A.					A 200' @ 90/FF 209.00 231.00 0.9891 0.8717 90 100 16,218						
Comments/Influences					209 Actual Front Feet, 1.11 Total Acres Total Est. Land Value = 16,218						
		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	8,100	5,000	13,100			6,717C
		TPC 12/27/2017 INSPECTED			2023	6,300	4,900	11,200			6,398C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 06/27/2017 INSPECTED			2022	5,200	4,500	9,700			6,094C
		TPC 12/08/2015 INSPECTED			2021	4,200	4,100	8,300			5,900C


Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	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 X No Heating/Cooling																
Building Style: 1S			Drywall Paneled						Plaster Wood T&G													
Yr Built 1934 VAC			Remodeled 0						Trim & Decoration													
Condition: Unsound Part. Construct.: 20%			Size of Closets			Central Air Wood Furnace						Class: D -10 Effec. Age: 45 Floor Area: 1,094 Total Base New : 97,879 Total Depr Cost: 53,832 Estimated T.C.V: 50,064			E.C.F. X 0.930			Bsmnt Garage:				
Room List			Doors			Solid			X H.C.									Carport Area: Roof:				
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			(12) Electric																
			Kitchen: Other: Other:			100 Amps Service																
(1) Exterior						No./Qual. of Fixtures																
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets																
Insulation						Many			X Ave.													
						(13) Plumbing																
(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													
X	Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1094 S.F. Height to Joists: 0.0																		
X	Few	X	Small																			
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement																			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																			
(3) Roof			(9) Basement Finish																			
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: Block			Joists: Unsupported Len: Cntr.Sup:																			



Sketch by Alex 1/17/1

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story 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 74 470 138		Type WCP (1 Story) WPP WPP		Year Built: 2014 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 599 % 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: C +5 Effec. Age: 30 Floor Area: 975 Total Base New : 234,534 Total Depr Cost: 164,185 Estimated T.C.V: 152,692			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:									
Building Style: 1S			Drywall Paneled		Plaster Wood T&G																						
Yr Built 1950		Remodeled 2014		Trim & Decoration		Ex																X	Ord		Min		
Condition: Average			Size of Closets				Lg															X	Ord		Small		
Room List				Doors					Solid			H.C.	Central Air Wood Furnace														
				(5) Floors				(12) Electric																			
				Kitchen: Other: Other:				200 Amps Service																			
(1) Exterior								No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 5 Blt 1950									
								Ex.			X	Ord.		Min	Ground Area = 975 SF Floor Area = 975 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70												
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets						Building Areas													
								Many			X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost												
								(13) Plumbing						1 Story Siding Basement 975													
(2) Windows				(7) Excavation				1 Average Fixture(s)						Total: 156,491 109,556													
				Basement: 975 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						Other Additions/Adjustments 975 18,847 13,193													
X	Many Avg. Few			Large Avg. Small			Basement							Basement, Outside Entrance, Below Grade 1 2,560 1,792													
														Plumbing													
														Average Fixture(s) 1 1,476 1,033													
														Water/Sewer													
														1000 Gal Septic 1 4,864 3,405													
														Water Well, 50 Feet 1 2,686 1,880													
														Porches													
														WCP (1 Story) 74 4,052 2,836													
														WPP 470 7,887 5,521													
														WPP 138 3,645 2,551													
														Garages													
														Class: C Exterior: Block Foundation: 42 Inch (Unfinished)													
														Base Cost 599 26,709 18,696													
X	Gable Hip Flat			Gambrel Mansard Shed			1 Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Water Well			Built-Ins													
X	Asphalt Shingle			(10) Floor Support				1 1000 Gal Septic						Appliance Allow. 1 2,766 1,936													
								2000 Gal Septic						Fireplaces													
														Wood Stove 1 2,551 1,786													
														Totals: 234,534 164,185													
Chimney:				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:						Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 152,692										



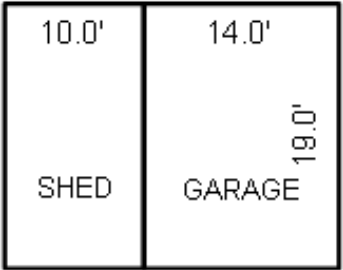
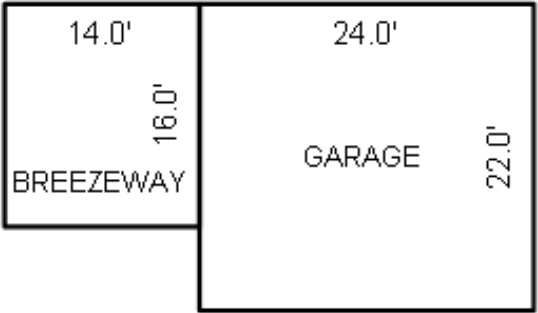
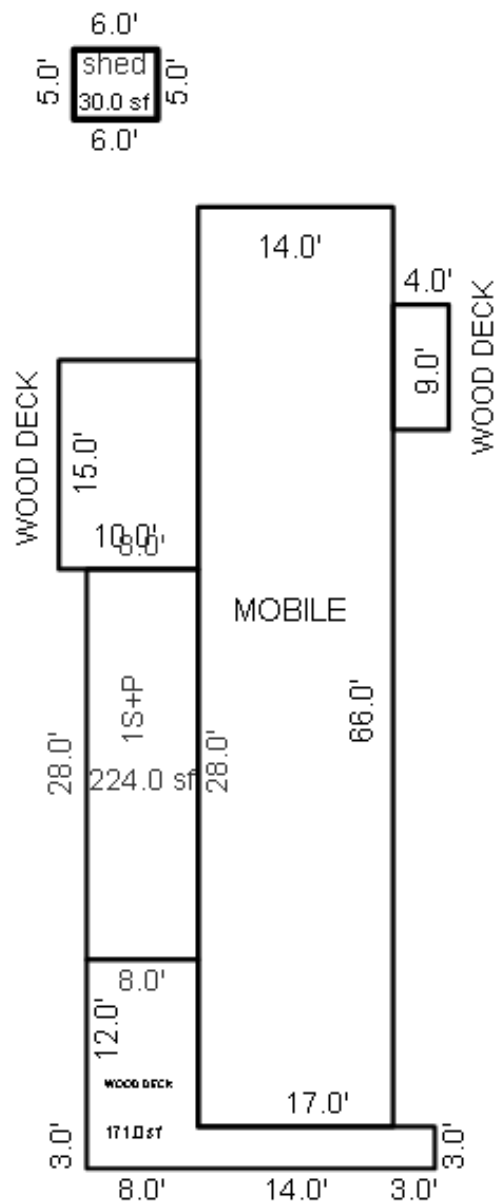
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
PROVONCHE DUANE G TRUST	PROVONCHE DAVID E	0	09/04/2019	QC	09-FAMILY	2019-03342	PROPERTY TRANSFER	0.0					
PROVONCHE DUANE G & MARGU	PROVONCHE DUANE G TRUST	0	09/27/2013	QC	09-FAMILY	2019-00449	DEED	0.0					
		66,900	07/01/1999	WD	33-TO BE DETERMINED	329:297	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
1953 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
PROVONCHE DAVID E 18097 FLEUR DELIS CLINTON TOWNSHIP MI 48038		2024 Est TCV 71,885 TCV/TFA: 62.62											
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements		* Factors *									
Tax Description		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	
. SEC 12 T22N R8W THE W 26 2/3 RDS OF GOV'T LOT 4 EXC BEG185 FT N OF SW COR TH S 185 FT E TO SE COR THOF N 209 FT, W 240 FT, N 30 FT, SW'LY TO POB & EXC THAT PART LYING N OF S LINE FORMER RR R/W. 2.5046A.				Residentia 1 -	2.99	@\$7000	2.50 Acres		7000	100			17,500
Comments/Influences							2.50 Total Acres					Total Est. Land Value =	17,500
				Land Improvement Cost Estimates									
				Description					Rate	Size	% Good		Cash Value
				Fencing: Wd, Split, 2 Rail					18.60	30	0		0
				Wood Frame					32.09	190	50		3,048
				Wood Frame					50.24	30	50		753
				Total Estimated Land Improvements True Cash Value = 3,801									
		Topography of Site											
		X Level											
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2024	8,800	27,100	35,900			27,639C		
		TPC 05/06/2018 INSPECTED			2023	8,800	29,300	38,100			26,323C		
		TPC 12/27/2017 INSPECTED			2022	6,300	24,300	30,600			25,070C		
		TPC 03/19/2012 INSPECTED			2021	6,900	22,200	29,100			24,270C		

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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: 1960 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Good Effec. Age: 30 Floor Area: Total Base New : 180,661 Total Depr Cost: 63,230 Estimated T.C.V: 50,584			E.C.F. X 0.800			Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD		Drywall Paneled Plaster Wood T&G																			
Yr Built 1985 Remodeled 0		Trim & Decoration																			
Condition: Average		Size of Closets																			
Room List			Doors Ex X Ord Min			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good			Blt 1985						
(1) Exterior			(5) Floors			(12) Electric			No./Qual. of Fixtures			Ground Area = 1148 SF Floor Area = 1148 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			
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			X Ex. Ord. Min			Main Home Siding Comp.Shingle			924						
	Insulation					Many X Ave. Few			(13) Plumbing			Addition Siding Crawl			224						
(2) Windows			(7) Excavation			1 Average Fixture(s)			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical			160			1,910 668			
X	Many Avg. Few		X Large Avg. Small			Basement: 0 S.F. Crawl: 224 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Auto 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 1,237 433			
	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			Water/Sewer			1000 Gal Septic Water Well, 50 Feet			1 5,636 1,973			2,921 1,022			
(3) Roof			(9) Basement Finish			1 3 Fixture Bath			Deck			Treated Wood			96 2,659 931						
X	Gable Hip Flat		Gambrel Mansard Shed			1 2 Fixture Bath			Garages			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			528 27,694 9,693			
	Asphalt Shingle		(10) Floor Support			1 3 Fixture Bath			Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			266 17,388 6,086						
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:			1 3 Fixture Bath			Built-Ins			Appliance Allow.			1 3,975 1,391						
						Lump Sum Items:			Breezeways			Frame Wall			224 20,785 7,275						
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						Totals: 180,661 63,230						

*** 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	LAKE TOWNSHIP	1,463	04/17/2018	QC	13-GOVERNMENT	2018-01335	PROPERTY TRANSFER	100.0		
MOODY LAWRENCE D	MISSAUKEE COUNTY TREASURE	0	04/02/2018	OTH	10-FORECLOSURE	2018-01010	PROPERTY TRANSFER	0.0		
MOODY DOUGLAS L & DIANA E	MOODY LAWRENCE D	1	12/27/2016	QC	06-COURT JUDGEMENT	2017-00043	DEED	0.0		
MOODY DOUGLAS L & DIANA	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/12/2020		2020-0135		100%
Owner's Name/Address		P.R.E. 0%								
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		MAP #:								
		2024 Est TCV 0 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
		Public Improvements			* Factors * MEETS&BOUNDS PARCEL					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					A 100' @ 90/	103.00	435.60	0.9926	1.1432	90 100 10,520
					103 Actual Front Feet, 1.03 Total Acres Total Est. Land Value = 10,520					
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 4in Ren. Conc.	8.18		330 94		2,537
					Total Estimated Land Improvements True Cash Value = 2,537					
		X	Electric							
		X	Gas							
					Curb					
					Street Lights					
					Standard Utilities					
					Underground Utils.					
		Topography of Site								
		X	Level							
					Rolling					
					Low					
					High					
					Landscaped					
					Swamp					
					Wooded					
					Pond					
					Waterfront					
					Ravine					
					Wetland					
					Flood Plain					
		Year	Land Value		Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		JWV 01/07/2021	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		JWV 12/26/2020	INSPECTED		2022	0	0	0		0
		TPC 12/27/2017	INSPECTED		2021	0	0	0		0

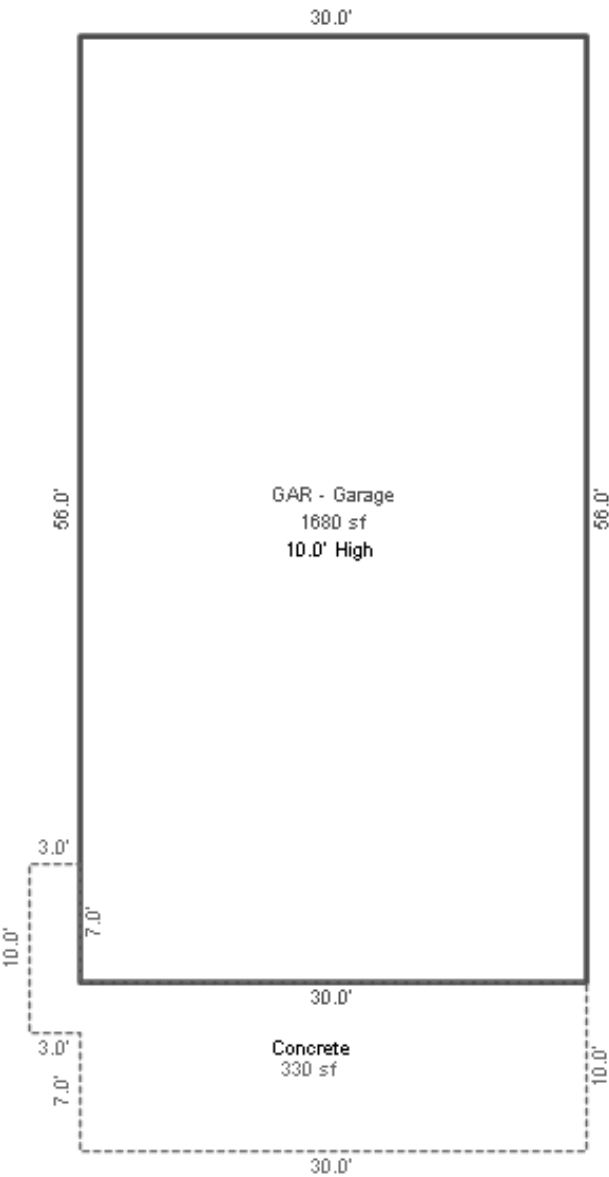
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2 Mech. Doors: 0 Area: 1680 % 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																			
Building Style: 1S				Drywall Paneled		Plaster Wood T&G																					
Yr Built 2020		Remodeled 0		Trim & Decoration				X No Heating/Cooling				Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 41,631 Total Depr Cost: 39,965 Estimated T.C.V: 37,167				E.C.F. X 0.930				Bsmnt Garage: Carport Area: Roof:							
Condition: Average				Size of Closets																							
Room List				Doors				Central Air Wood Furnace				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=96/100/100/100/96 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: C Exterior: Pole (Unfinished) Door Opener 2 1,093 1,049 Base Cost 1680 40,538 38,916 Totals: 41,631 39,965															
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric																			
(1) Exterior				Kitchen: Other: Other:				0 Amps Service				No./Qual. of Fixtures															
X Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets																			
Insulation								Many X Ave. Few				(13) Plumbing															
(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																			
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				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 37,167															
				(8) Basement																							
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Lump Sum Items:															
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: Brick				Joists: Unsupported Len: Cntr.Sup:																							

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

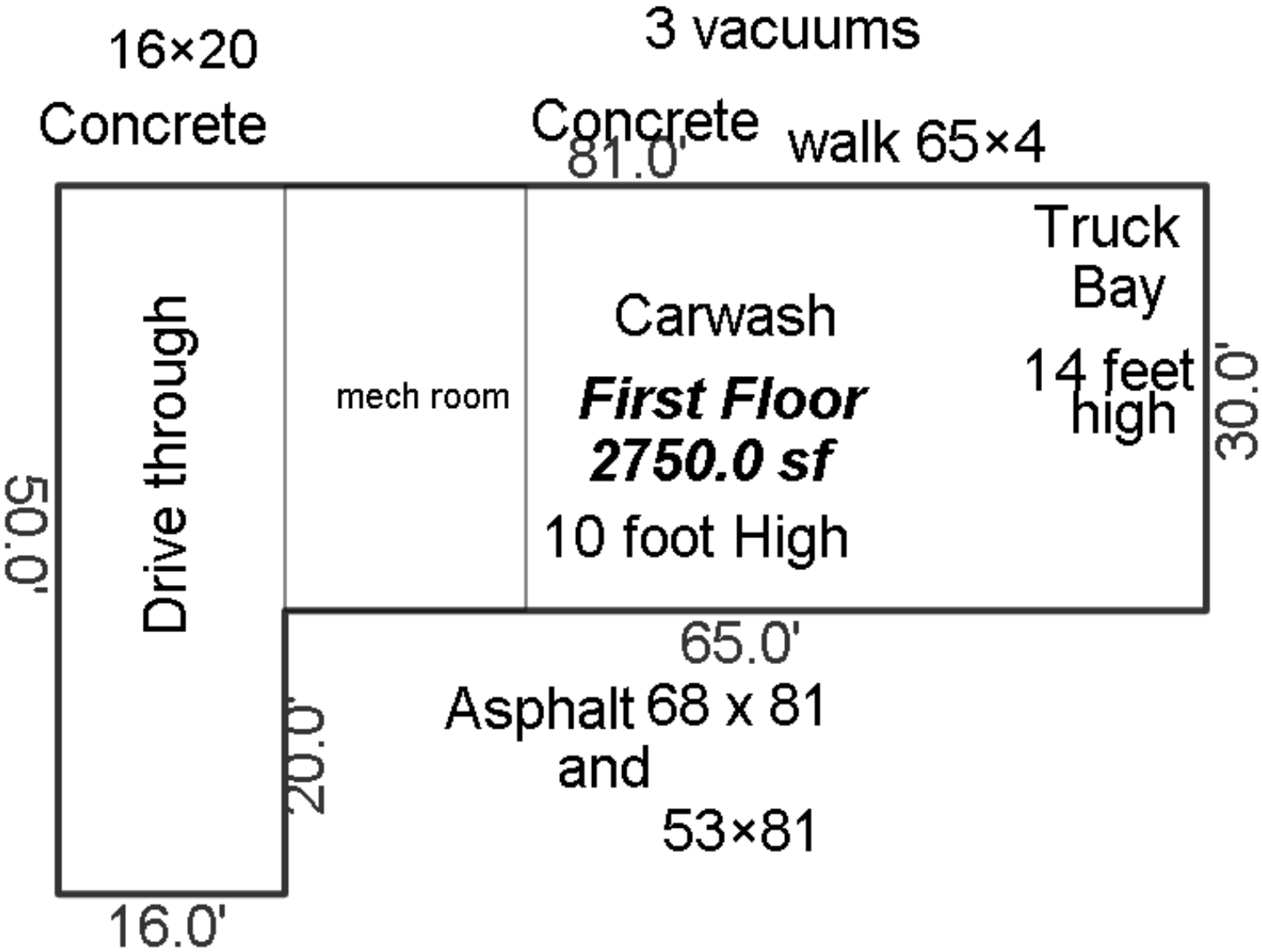


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALL SEASONS CAR CARE LLC	LC CAR WASH LLC	168,000	01/14/2022	WD	03-ARM'S LENGTH	2022-00246	PROPERTY TRANSFER	100.0					
JOHNSON ALLEN L & TERRI L	ALL SEASONS CAR CARE LLC	0	04/04/2008	WD	09-FAMILY	2008/1072	DEED	0.0					
MINTERFERING (H/W)	JOHNSON ALLEN L & TERRI L	0	03/20/2008	QC	21-NOT USED/OTHER	2008/964	DEED	0.0					
MINTERFERING JOSEPH D & L	ALL SEASONS CAR CARE LLC	119,900	08/23/2006	LC	03-ARM'S LENGTH	06-0/3064	DEED	100.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
1760 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
LC CAR WASH LLC 2115 10TH AVE CADILLAC MI 49601		2024 Est TCV 204,557 TCV/TFA: 74.38											
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					M66 N OF JENNIN	100.00	225.00	1.0000	0.0000	350	100*		0
					GROUP C 50/FF	20.00	225.00	1.0000	0.0000	50	100*	SURPLUS	0
					COMMERCIAL \$2.4/SQFT			0.62	Acres	111744	100		69,281
					* denotes lines that do not contribute to the total acreage calculation.								
					120 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								69,281
					Land Improvement Cost Estimates								
					Description	Rate		Size % Good		Cash Value			
					Commercial Local Cost Land Improvements								
					Description	Rate		Size % Good		Arch	Mult	Cash Value	
					PAVING	0.40		6000		87	100	2,088	
					Total Estimated Land Improvements True Cash Value =								2,088
		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	34,600	67,700	102,300			102,300S	
		TPC 12/03/2021	INSPECTED			2023	24,300	74,500	98,800			98,800S	
		TPC 05/02/2019	INSPECTED			2022	18,900	60,800	79,700			75,835C	
		TPC 12/27/2017	INSPECTED			2021	20,300	61,100	81,400			73,413C	



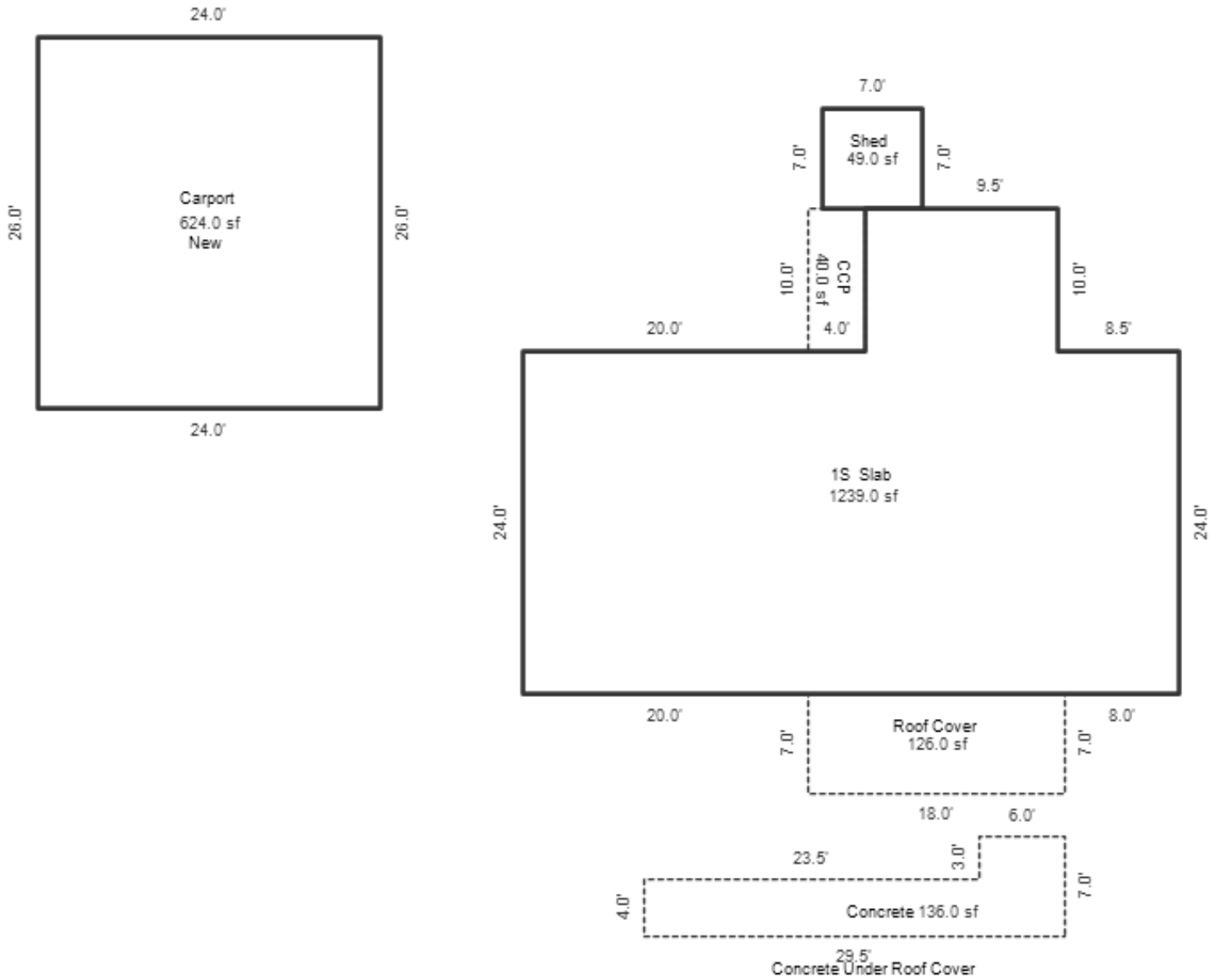
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*** Information herein deemed reliable but not guaranteed***



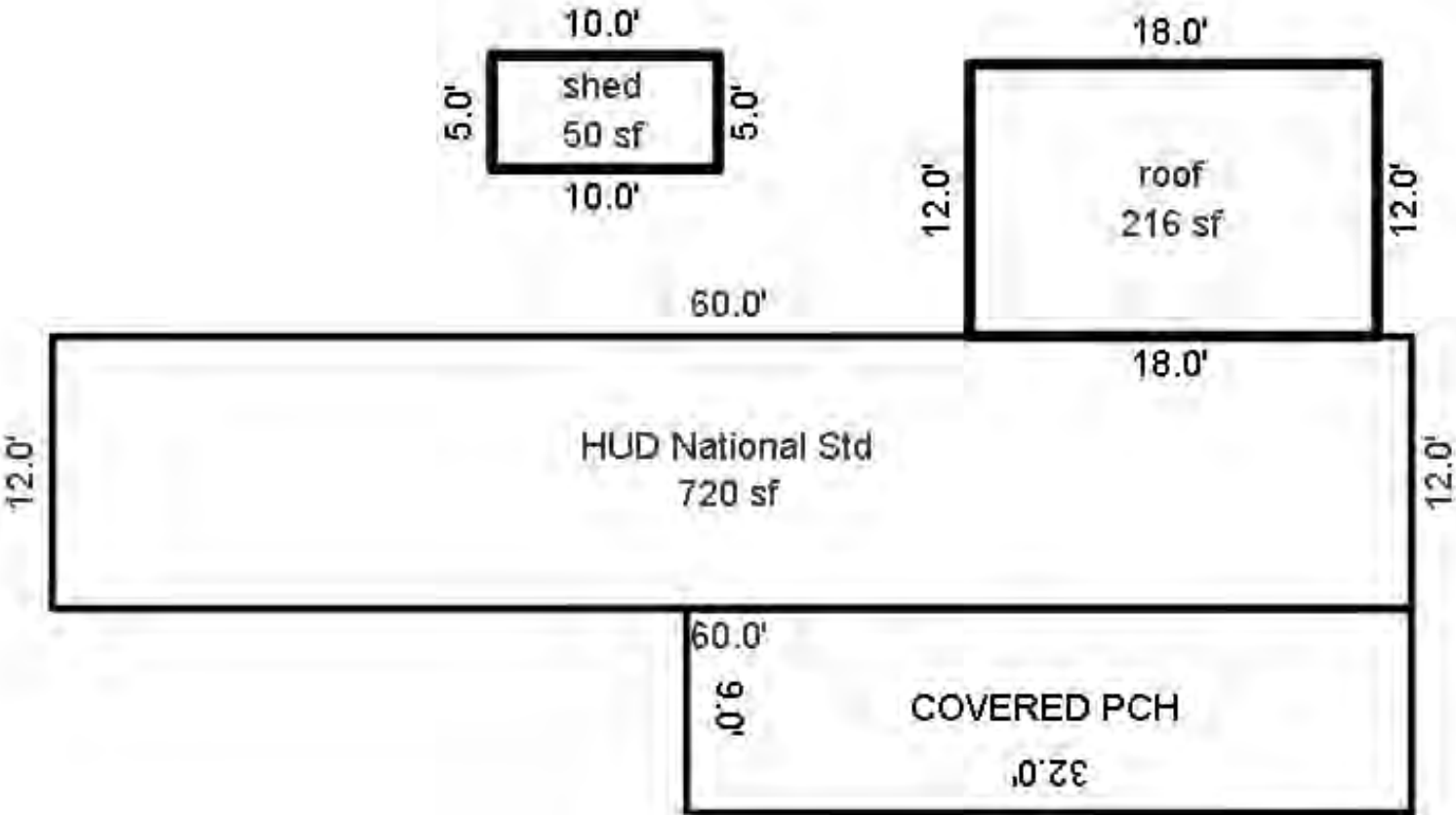
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
PARSONS CHARLES R & SUSAN	SARGENT QUENTIN & NANCY E	77,250	07/05/2017	WD	03-ARM'S LENGTH	2017-02113	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
1776 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST				Carport		09/12/2017	2017-0444	100%
		P.R.E. 100% 07/11/2017				Reroof		07/12/2006	20060199	Complete
Owner's Name/Address		MAP #:								
SARGENT QUENTIN & NANCY E		2024 Est TCV 121,451 TCV/TFA: 98.02								
1776 S MOREY RD		X Improved		Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
LAKE CITY MI 49651		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason Value
Tax Description				M-55/66	\$300	100.00	150.00	1.0000	0.0000	300 100* 0
SEC 12 T22N R8W BEG 75 FT W & 135.5 FT S		X		Gravel Road	COMMERCIAL		\$1.8/SQFT	0.34	Acres	78408 100 26,972
OF NE COR OF SE 1/4 OF SE 1/4, TH S 100				Paved Road	* denotes lines that do not contribute to the total acreage calculation.					
FT W 150 FT N 100 FT E 150 FT TO POB.				Storm Sewer	100 Actual Front Feet,0.34 Total Acres		Total Est. Land Value =		26,972	
.3444A.				Sidewalk						
Comments/Influences		X Sewer		Land Improvement Cost Estimates						
		X Electric		Description		Rate		Size % Good		Cash Value
		X Gas		D/W/P: 3.5 Concrete		6.58		136 0		0
				Curb		37.68		49 50		923
				Street Lights		Residential Local Cost Land Improvements				
				Standard Utilities		Description		Rate		Size % Good Cash Value
				Underground Utils.		LAND IMPROVE 1000		1,000.00		1 97 970
						Total Estimated Land Improvements True Cash Value = 1,893				
		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	13,500	47,200	60,700		46,751C
		JWV	10/04/2017	INSPECTED	2023	13,500	45,800	59,300		44,525C
		TPC	04/24/2017	INSPECTED	2022	5,200	42,200	47,400		42,405C
		TPC	11/02/2015	INSPECTED	2021	5,600	38,500	44,100		41,051C
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Missaukee, Michigan										

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		1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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:													
	Mobile Home			Insulation			Oil											Elec.		Wood		Coal		Steam					
	Town Home			Front Overhang			Forced Air w/o Ducts											Forced Air w/ Ducts		Forced Hot Water		Electric Baseboard							
	Duplex		0	Other Overhang			Forced Air w/o Ducts							Forced Air w/ Ducts				Forced Hot Water		Electric Baseboard		40	CCP (1 Story)	Class: C -5 Effec. Age: 45 Floor Area: 1,239 Total Base New : 181,011 Total Depr Cost: 99,555 Estimated T.C.V: 92,586		E.C.F. X 0.930		Bsmnt Garage:	
	A-Frame			Other Overhang			Forced Air w/o Ducts							Forced Air w/ Ducts				Forced Hot Water		Electric Baseboard									
	Wood Frame		(4) Interior				Drywall							Plaster				Trim & Decoration											
	Building Style:						Paneled							Wood T&G															
	1S																												
	Yr Built		Remodeled		Ex			Ord						Min															
	1952		0																										
	Condition: Average		Size of Closets				Lg							Ord				Small											
	Room List		Doors				Solid							H.C.				Central Air											
																		Wood Furnace											
			(5) Floors																	(12) Electric									
			Kitchen:																	0 Amps Service									
			Other:																										
			Other:																	No./Qual. of Fixtures									
											Ex.		Ord.		Min														
		(6) Ceilings									No. of Elec. Outlets																		
											Many		Ave.		Few														
		Insulation									(13) Plumbing																		
		(7) Excavation									1 Average Fixture(s)																		
		Basement: 0 S.F.									1 3 Fixture Bath																		
		Crawl: 0 S.F.									2 Fixture Bath																		
		Slab: 1239 S.F.									Softener, Auto																		
		Height to Joists: 0.0									Softener, Manual																		
		(8) Basement									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									(14) Water/Sewer																		
											Public Water																		
											Public Sewer																		
											Water Well																		
											1 1000 Gal Septic																		
											2000 Gal Septic																		
		(10) Floor Support									Lump Sum Items:																		
																	</												



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ANDRASH STEPHEN & PATRICI	PEPPLE RONALD D & JOSHUA	52,000	05/11/2022	WD	03-ARM'S LENGTH	2022-01557	PROPERTY TRANSFER	100.0		
PARSONS SUSAN E	ANDRASH STEPHEN & PATRICI	27,000	01/22/2007	WD	03-ARM'S LENGTH	2007/192	DEED	100.0		
		16,000	06/01/1998	WD	33-TO BE DETERMINED	320:228	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
1800 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 05/17/2022								
Owner's Name/Address		MAP #:								
PEPPLE RONALD D & JOSHUA DAVID		2024 Est TCV 29,955 TCV/TFA: 41.60								
1800 S MOREY RD										
LAKE CITY MI 49651		X	Improved		Vacant				Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES	
		Public Improvements		* Factors * 50' X 150'						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				COMMERCIAL	\$1.8/SQFT		0.17 Acres	78408	100	13,486
				0.17 Total Acres					Total Est. Land Value =	13,486
Tax Description										
. SEC 12 T22N R8W A PAR OF LAND BEG AT A PT 75 FT; W & 235.5 FT; S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; TH W 150 FT; TH N 50 FT. TH E 150 FT TO POB. .1722 A.		X	Dirt Road							
		X	Gravel Road							
		X	Paved Road							
		X	Storm Sewer							
		X	Sidewalk							
		X	Water							
Comments/Influences		X	Sewer							
		X	Electric							
		X	Gas							
		X	Curb							
		X	Street Lights							
		X	Standard Utilities							
		X	Underground Utils.							
		Topography of Site								
		X	Level							
		X	Rolling							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	6,700	8,300	15,000		15,000S
		TPC	04/30/2021	INSPECTED	2023	6,700	9,000	15,700		15,700S
		TPC	05/06/2018	INSPECTED	2022	3,100	7,400	10,500		7,577C
		TPC	12/27/2017	INSPECTED	2021	3,100	6,800	9,900		7,335C
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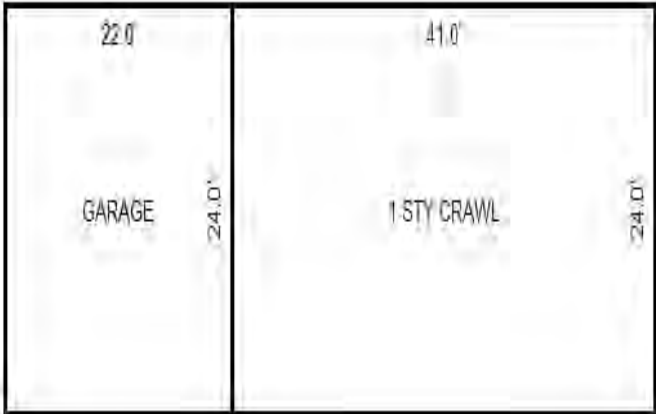
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																		
X	Single Family		Eavestrough			X	Gas		Oil		Elec.	1	Appliance Allow.		Interior 1 Story		Area	Type	Year Built:																	
	Mobile Home		Insulation				Wood		Coal		Steam		Cook Top		Interior 2 Story				288		Car Capacity:															
	Town Home		0 Front Overhang			X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					Dishwasher		2nd/Same Stack		216		Class:																		
	Duplex		0 Other Overhang									Garbage Disposal		Two Sided		Exterior 1 Story		Exterior 2 Story		Roof Cover Onl		Exterior:														
	A-Frame											Bath Heater		Prefab 1 Story		Prefab 2 Story		Heat Circulator				Brick Ven.:														
X	Wood Frame		(4) Interior									Vent Fan		Heat Pump		Raised Hearth		Wood Stove				Stone Ven.:														
			Drywall									Hot Tub		Unvented Hood		Direct-Vented Ga						Common Wall:														
			Paneled									Vented Hood										Foundation:														
	Building Style:		Trim & Decoration									Intercom										Finished ?:														
	HUD											Jacuzzi Tub										Auto. Doors:														
Yr Built	Remodeled		Ex									X	Ord			Min	Jacuzzi repl.Tub						Mech. Doors:													
1967	0											Size of Closets										Area:														
Condition: Average			Lg			X	Ord			Small	Oven		Class: Low				% Good:																			
Room List			Doors				Solid	X	H.C.		Microwave		Effec. Age: 45				Storage Area:																			
	Basement		(5) Floors			Central Air					Standard Range		Floor Area:				No Conc. Floor:																			
	1st Floor		Kitchen:			Wood Furnace					Self Clean Range		Total Base New : 56,165		E.C.F.		Bsmnt Garage:																			
	2nd Floor		Other:			(12) Electric					Sauna		Total Depr Cost: 19,657		X 0.800		Carport Area:																			
	Bedrooms		Other:			0 Amps Service					Trash Compactor		Estimated T.C.V: 15,726				Roof:																			
(1) Exterior						No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Mobile Home HUD										Cls Low		Blt 1967													
X	Wood/Shingle		(6) Ceilings			X Ex.						Ord.		Min	(11) Heating System: Wall Furnace																					
	Aluminum/Vinyl					No. of Elec. Outlets					Ground Area = 720 SF Floor Area = 720 SF.																									
	Brick					Many					X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																					
	Insulation					(13) Plumbing					Building Areas																									
(2) Windows			(7) Excavation			1					Average Fixture(s)					Type										Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost		
X	Many			Large	Basement: 0 S.F.			3 Fixture Bath					Other Additions/Adjustments																							
	Avg.	X		Avg.	Crawl: 0 S.F.			2 Fixture Bath					Skirting, Concrete Block										144		2,464		862									
	Few			Small	Slab: 0 S.F.			Softener, Auto					Porches																							
	Wood Sash		Height to Joists: 0.0			Softener, Manual					CCP (1 Story)										288		5,334		1,867											
	Metal Sash		(8) Basement			No Plumbing					Water/Sewer																									
	Vinyl Sash					Extra Toilet					Public Sewer										1		1,175		411											
	Double Hung					Extra Sink					Water Well, 100 Feet										1		5,506		1,927											
	Horiz. Slide					Separate Shower					Built-Ins										1		1,638		573											
	Casement					Ceramic Tile Floor					Deck										216		2,951		1,033											
	Double Glass					Ceramic Tile Wains					w/Roof (Roof portion)																									
	Patio Doors					Ceramic Tub Alcove					Local Cost Items										1		0		0				*							
	Storms & Screens		(9) Basement Finish			Vent Fan					SANITARY SEWER										Totals:		56,165		19,657											
(3) Roof						(14) Water/Sewer					Notes: Travelo Ser #26485																									
X	Gable			Gambrel	Recreation SF			1					Public Water					ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:												15,726						
	Hip			Mansard	Living SF			1					Public Sewer																							
	Flat			Shed	Walkout Doors (B)								Water Well																							
	Asphalt Shingle					No Floor SF								1000 Gal Septic																						
						Walkout Doors (A)								2000 Gal Septic																						
X	Chimney: Metal		(10) Floor Support			Lump Sum Items:																														



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MOSHER JEFFREY A	VENHUIZEN PHILLIP D & ANN	67,500	09/05/2014	WD	03-ARM'S LENGTH	2014-0311 WD	PROPERTY TRANSFER	100.0			
MOSHER JEFFREY A	MOSHER JEFFREY A	99	05/18/2012	WD	03-ARM'S LENGTH	2012-02009 WD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6022 W JAMES DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 09/05/2014									
Owner's Name/Address		MAP #:									
VENHUIZEN PHILLIP D & ANNA C		2024 Est TCV 109,655 TCV/TFA: 111.44									
6022 W JAMES DR											
LAKE CITY MI 49651											
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements		* Factors * 50' X 150'							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
				COMMERCIAL	\$1.8/SQFT		0.17 Acres		78408	100	13,486
				0.17 Total Acres					Total Est. Land Value =		13,486
Tax Description											
. SEC 12 T22N R8W BEG AT A PT 75 FT W & 285.5 FT S OF NE COR OF SE 1/4 OF SE 1/4 TH S 50 FT; W 150 FT; TH N 50 FT; TH E 150 FT; TO POB. .1722 A.		X	Dirt Road								
		X	Gravel Road								
		X	Paved Road								
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		Topography of Site									
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What		2024	6,700	48,100	54,800			36,851C	
		TPC 12/27/2017 INSPECTED		2023	6,700	46,600	53,300			35,097C	
		TPC 05/07/2013 INSPECTED		2022	3,100	42,900	46,000			33,426C	
				2021	3,100	39,200	42,300			32,359C	

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame			(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: 32 Floor Area: 984 Total Base New : 148,750 Total Depr Cost: 101,151 Estimated T.C.V: 94,070			E.C.F. X 0.930									
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration				E.C.F.			Bsmnt Garage:									
Yr Built 1983 Remodeled 0				Ex	X	Ord	Min		Size of Closets				E.C.F.			Carport Area: Roof:									
Condition: Average				Lg	X	Ord	Small		Central Air Wood Furnace				E.C.F.			Bsmnt Garage:									
Room List				Doors	Solid		X		H.C.	(12) Electric				E.C.F.			Carport Area: Roof:								
	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors					200 Amps Service				E.C.F.			Carport Area: Roof:									
(1) Exterior				Kitchen: Other: Other:					No./Qual. of Fixtures				E.C.F.			Carport Area: Roof:									
X	Wood/Shingle Aluminum/Vinyl Brick			X	Drywall		No. of Elec. Outlets				E.C.F.			Carport Area: Roof:											
Insulation				(6) Ceilings					No. of Elec. Outlets				E.C.F.			Carport Area: Roof:									
(2) Windows				(7) Excavation					(13) Plumbing				E.C.F.			Carport Area: Roof:									
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 984 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				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 984 SF Floor Area = 984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68			Cls CD Blt 1983			Blt 1983							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				Many X Ave. Few				Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Crawl Space 984							
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Other Additions/Adjustments			Total: 116,300 79,085			Total: 116,300 79,085							
X	Gable Hip Flat	X	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 1000 Gal Septic 2000 Gal Septic				Plumbing			Average Fixture(s) 1 1,230 836 3 Fixture Bath 1 3,860 2,625			Garages							
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 14,261 Common Wall: 1 Wall 1 -2,512 -1,708			Water/Sewer			Public Sewer 1 1,326 902 Water Well, 100 Feet 1 5,640 3,835							
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:								Built-Ins			Appliance Allow. 1 1,934 1,315			Local Cost Items			SANITARY SEWER 1 0 0				
												Notes:			Totals: 148,750 101,151			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 94,070			* 94,070				

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



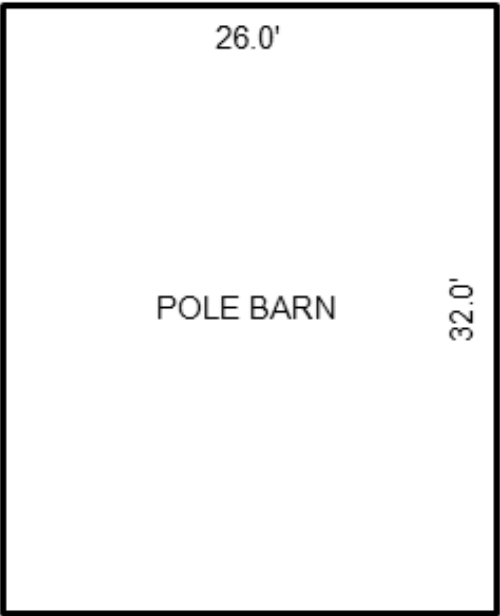
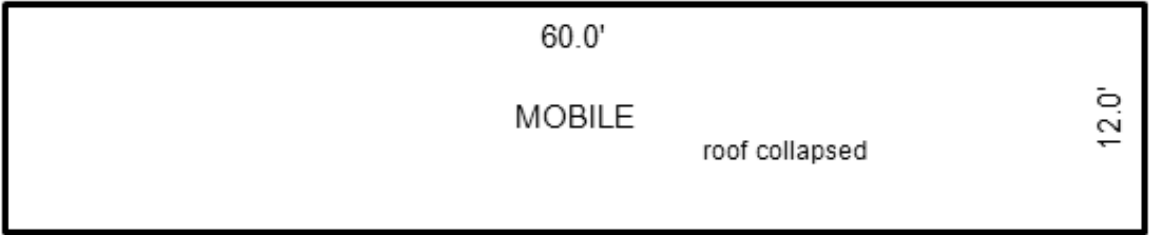
Sketch by Alex 1/17/1

*** 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 Wood Stove Direct-Vented Ga			Area	Type	Year Built: 1985 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 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			Class: D Effec. Age: 30 Floor Area: 0 Total Base New : 20,580 Total Depr Cost: 14,407 Estimated T.C.V: 13,399			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:									
Building Style: GRG			Drywall Paneled			Plaster Wood T&G			Trim & Decoration			No Heating/Cooling			Size of Closets			Doors		Solid		X H.C.	
Yr Built 0 GARAGE			Remodeled 0			Ex			X Ord			Min			Lg			X Ord			Small		
Condition: Average			Lg			X Ord			Small			Central Air Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures		
Room List			Doors			Solid			X H.C.			(13) Plumbing			Ex.			X Ord.			Min		
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Many			X Ave.			Few					
(1) Exterior			(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			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
X Wood/Shingle Aluminum/Vinyl Brick			(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish								
(2) Windows			(3) Roof			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			Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																	
X Gable Hip X Flat			Gambrel Mansard Shed																				
X Asphalt Shingle Metal																							
Chimney: Metal																							

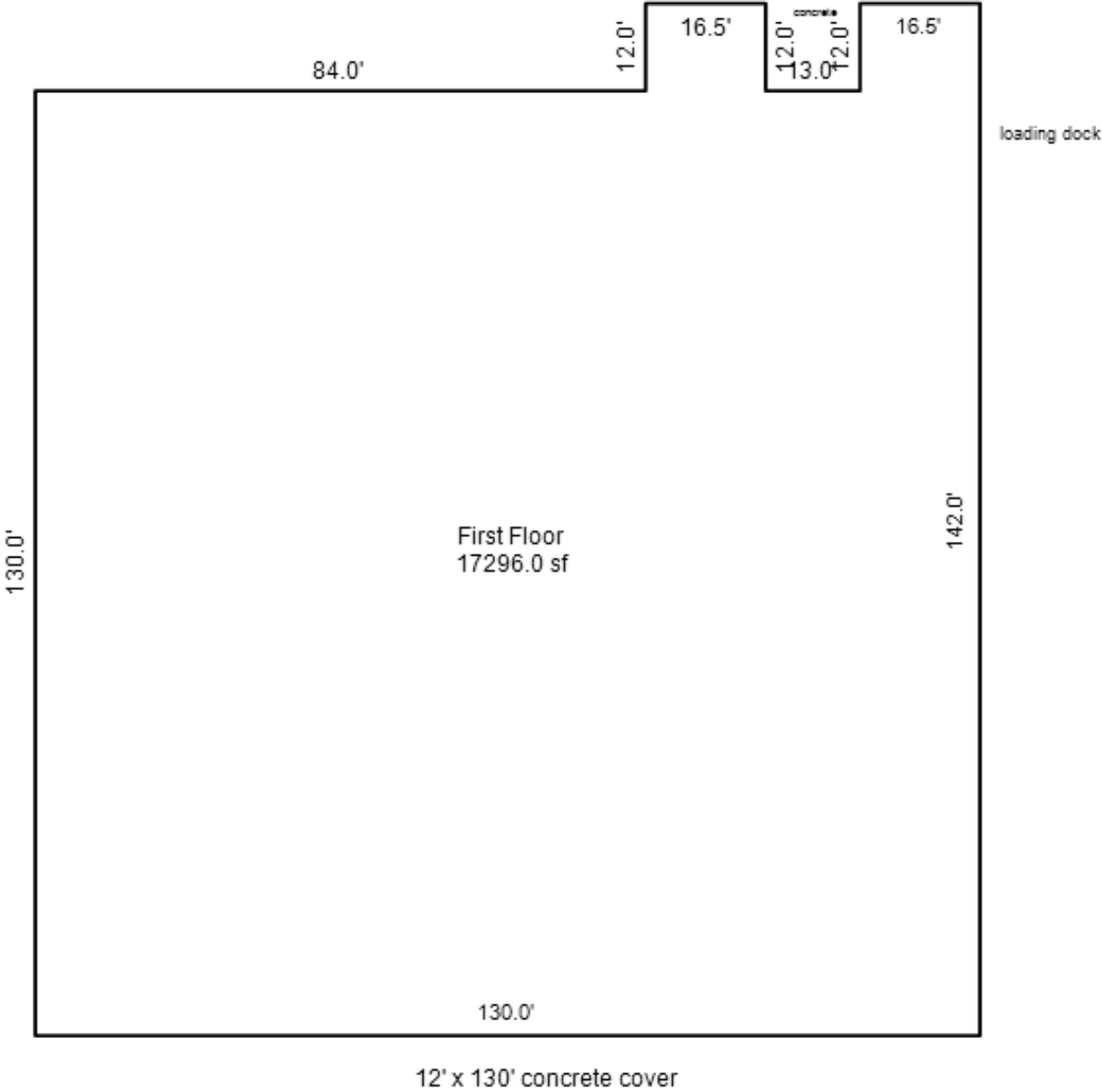
*** Information herein deemed reliable but not guaranteed***




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	100.0										
NORTHERN SUPERMARKETS INC	PAMIDA STORES OPERATING C	350,000	01/08/2008	OTH	21-NOT USED/OTHER	2008/575	DEED	100.0										
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
1960 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		SIGN		10/23/2012		2012-0584		100%								
Owner's Name/Address		P.R.E. 0%		Remodel		05/23/2008		20080191		100%								
COOL INVESTMENT LLC 4241 N WINFIELD SCOTT PLAZA #201 SCOTTSDALE AZ 85251		MAP #:																
		2024 Est TCV 384,480 TCV/TFA: 22.23																
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES												
		Public Improvements			* Factors *													
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value							
					M66 N OF JENNIN	210.00	308.00	1.0000	0.0000	350 100*	0							
					COMMERCIAL \$.50/SQFT			1.49 Acres	21780	100	32,343							
					* denotes lines that do not contribute to the total acreage calculation.													
					210 Actual Front Feet,		1.49 Total Acres		Total Est. Land Value =		32,343							
					Land Improvement Cost Estimates													
		X	Sewer	Description							Rate	Size % Good	Cash Value					
		X	Electric	Commercial Local Cost Land Improvements														
		X	Gas	Description							Rate	Size % Good Arch Mult	Cash Value					
					PAVING				0.40	35750	50 100	7,150						
					Total Estimated Land Improvements True Cash Value =							7,150						
		Topography of Site																
		X	Level								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Rolling										2024	16,200	176,000	192,200			127,030C
		Low										2023	22,600	239,700	262,300			120,981C
		High										2022	12,900	107,700	120,600			115,220C
		Landscaped										2021	16,200	108,900	125,100			111,540C
		Swamp																
		Wooded																
		Pond																
		Waterfront																
		Ravine																
		Wetland																
		Flood Plain																
		Who	When	What	2024	16,200	176,000	192,200										
		TPC	04/28/2022	INSPECTED	2023	22,600	239,700	262,300										
		TPC	05/24/2019	INSPECTED	2022	12,900	107,700	120,600										
		TPC	12/27/2017	INSPECTED	2021	16,200	108,900	125,100										
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<< Calculator Cost Computations >>>>>									
Class: S										Class: S Quality: Average									
Floor Area: 17,296										Stories: 1 Story Height: 14 Perimeter: 500									
Gross Bldg Area: 17,296										Base Rate for Upper Floors = 50.74									
Stories Above Grd: 1										(10) Heating system: Package Heating & Cooling Cost/SqFt: 15.20 100%									
Average Sty Hght : 14										Adjusted Square Foot Cost for Upper Floors = 65.94									
Bsmnt Wall Hght										Total Floor Area: 17,296 Base Cost New of Upper Floors = 1,140,498									
Depr. Table : 4%										Reproduction/Replacement Cost = 1,140,498									
Effective Age : 35										Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Physical %Good: 35										Total Depreciated Cost = 399,174									
Func. %Good : 100										<<<<< Segregated Cost Computations >>>>>									
Economic %Good: 100										Costs taken from Segregated Cost Section 3: Stores & Commercials									
1980 Year Built										Item Description Cost # or Height Storys									
Remodeled										Col. Rate SqFt Adj. Adj. Cost									
Overall Bldg Height										(39) Miscellaneous									
Comments:										Canopies & Marquees:									
										Wood Frame 1 Up 33.05 1170 1.000 1.000 38,669									
										Total Cost of Lump-Sum Items = 38,669									
										Total Cost New = 38,669									
										Architectural Multiplier: 0.25									
										<<<<< 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:				Fixtures:			
X Poured Conc				Many Above Ave.				Few Average Typical				Few Average Typical			
Brick/Stone				Average Typical				Many Average Typical				Many Average Typical			
Block				Total Fixtures				Urinals				Flex Conduit			
(3) Frame:				3-Piece Baths				Wash Bowls				Rigid Conduit			
				2-Piece Baths				Water Heaters				Armored Cable			
				Shower Stalls				Wash Fountains				Non-Metalic			
				Toilets				Water Softeners				Bus Duct			
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				Incandescent			
				(10) Heating and Cooling:				(14) Roof Cover:				Fluorescent			
(5) Floor Cover:				Gas Oil				Coal Stoker				Mercury			
				Hand Fired Boiler								Sodium Vapor			
(6) Ceiling:												Transformer			
												(40) Exterior Wall:			
												Thickness Bsmnt Insul.			



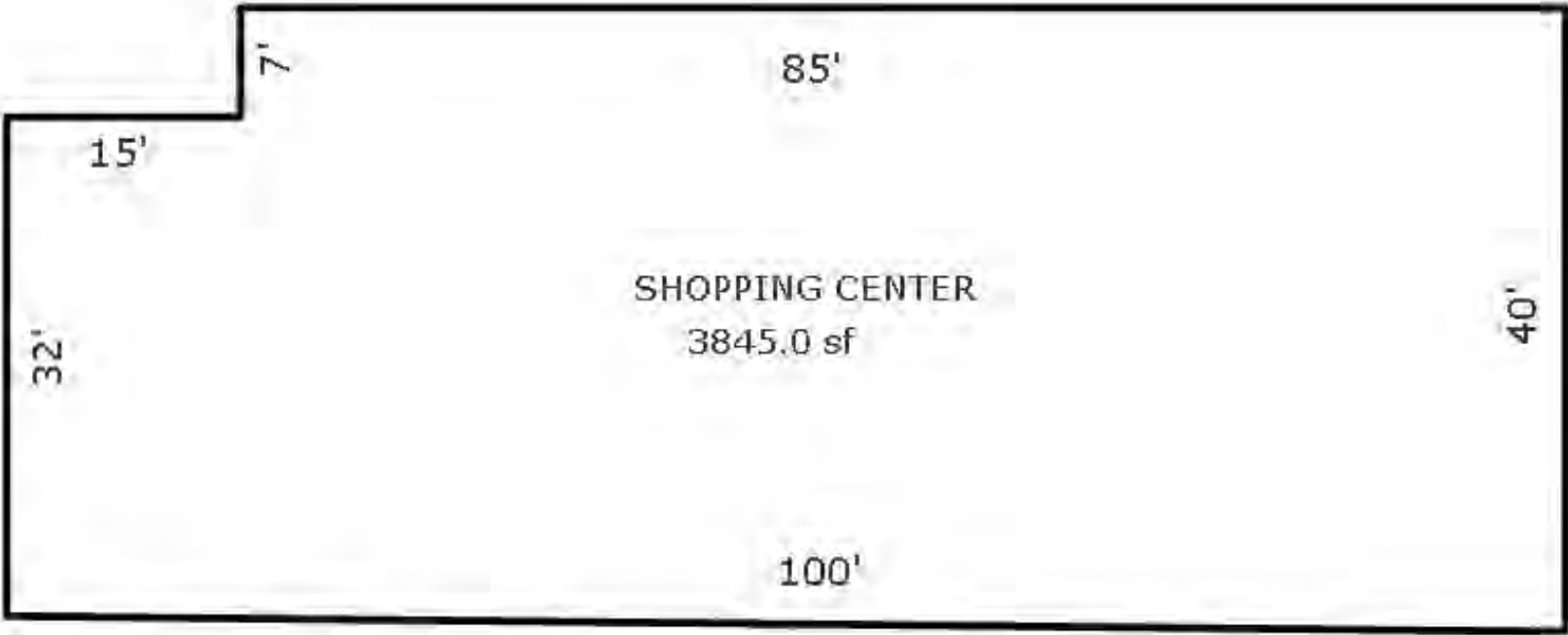
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SJJP INVESTMENTS LLC	DYKEMA EXCAVATORS INC	250,000	02/07/2023	WD	19-MULTI PARCEL ARM'S LE	2023-00372	PROPERTY TRANSFER	35.4					
PAMIDA STORES OPERATING C	COOL INVESTMENT LLC	1	09/04/2019	QC	09-FAMILY	2019-02910	DEED	29.2					
PARTS PLUS REAL ESTATE LL	SJJP INVESTMENTS LLC	0	02/24/2017	WD	03-ARM'S LENGTH	2017-04029	DEED	35.4					
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status			
S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		SEWER		12/12/1979		1979-5396		100%			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
DYKEMA EXCAVATORS INC ETAL 1730 3 MILE RD NE GRAND RAPIDS MI 49505				2024 Est TCV 25,875									
		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
		Public Improvements			* Factors *								
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
					M-55/66	\$300	168.00	308.00	1.0000	0.0000	300	100*	0
					COMMERCIAL	\$.50/SQFT			1.19	Acres	21780	100	25,875
					* denotes lines that do not contribute to the total acreage calculation.								
					168 Actual Front Feet, 1.19 Total Acres Total Est. Land Value = 25,875								
Tax Description													
. SEC 12 T22N R8W BEG AT NW COR LOT 5 PLAT OF VI-MY-KA S 01 DEG 48'00" E 158.27 FT, S 88 DEG 12'00" W 308.85 FT, N 01 DEG 48'00" W 167.97 FT, E 309 FT TO POB. 1.1568A. 17/48 DYKEMA EXCAVATORS INC 2023- 17/48 BRANDT 2000-01485, 14/48 COOL INVESTMENT LC 2019-02910, 2022-040290 AMEND													
Comments/Influences													
FORMER DRIAN FIELD FOR STRIPMALL													
													


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BRANDT JEANEN E S & GREGO	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
1964 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 96,261 TCV/TFA: 25.04									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					M66 N OF JENNIN	49.00	308.00	1.0000	0.0000	350 100*	0
					COMMERCIAL \$.50/SQFT		0.35 Acres	21780	100		7,536
					* denotes lines that do not contribute to the total acreage calculation.						
					49 Actual Front Feet,	0.35 Total Acres	Total Est. Land Value =			7,536	
					Land Improvement Cost Estimates						
					Description	Rate			Size % Good		Cash Value
					Commercial Local Cost Land Improvements						
					Description	Rate			Size % Good Arch Mult		Cash Value
					PAVING	0.40			7100 88 100		2,499
					Total Estimated Land Improvements True Cash Value =						2,499

Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<<Calculator Cost Computations>>>>>>									
Class: D										Class: D Quality: Average									
Floor Area: 3,845										Stories: 1 Story Height: 14 Perimeter: 187									
Gross Bldg Area: 3,845										Base Rate for Upper Floors = 57.71									
Stories Above Grd: 1										(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.67 100%									
Average Sty Hght : 14										Adjusted Square Foot Cost for Upper Floors = 75.38									
Bsmnt Wall Hght										Total Floor Area: 3,845 Base Cost New of Upper Floors = 289,836									
Depr. Table : 4%										Reproduction/Replacement Cost = 289,836									
Effective Age : 40										Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Physical %Good: 35										Total Depreciated Cost = 101,443									
Func. %Good : 100										ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 86,226									
Economic %Good: 100										Replacement Cost/Floor Area= 75.38 Est. TCV/Floor Area= 22.43									
1980 Year Built Remodeled										Area: Perimeter: Type: Heat: Hot Water, Radiant Floor									
Overall Bldg Height										* Mezzanine Info *									
Comments: FOMERLY RETAIL STORE & OFFICES										Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average									

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



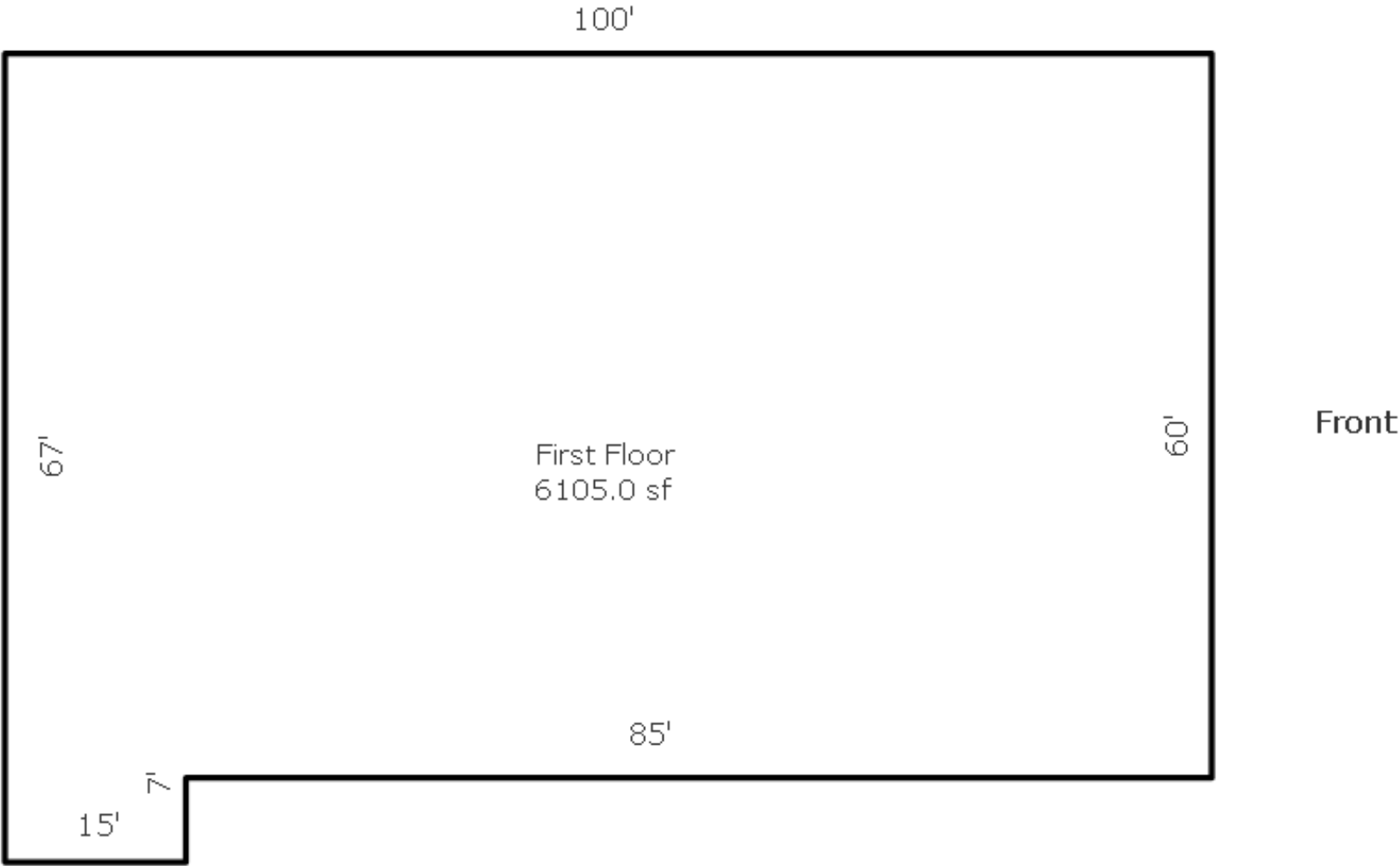
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRANDT JEANENE S & GREGOR	BRANDT GREGORY S & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
1964 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
BRANDT GREGORY A & JEANENE S TTEE		2024 Est TCV 138,549 TCV/TFA: 22.69								
BRANDT GREGORY A & JEANENE S										
521 S HOUGHTON STREET										
LAKE CITY MI 49651										
Tax Description										
SEC 12 T22N R8W PCL B, BEG N 01 DEG 48 00" W 48.75 FT FROM NE COR LOT 10										
VI-MY-KA SUB, TH S 88 DEG 12' 00" W 222.42 FT, S 01 DEG 48' 00" E 7.25 FT, S 88 DEG 12' 00" W 86.43 FT, N 01 DEG 48' 00" W 67.23 FT, N 88 DEG 12' 00" E 308.85 FT, S 01 DEG 48' 00" E 59.98 FT TO POB. .44 A M/L 2022-040290 AMEND										
SPLIT ON 07/02/2008 FROM 009-012-018-75; Comments/Influences										
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY										
										
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<<Calculator Cost Computations>>>>>>									
Class: S					Construction Cost					Class: S Quality: Average					Stories: 1 Story Height: 14 Perimeter: 242				
Floor Area: 6,105					High					Above Ave.					Ave. X Low				
Gross Bldg Area: 6,105					** ** Calculator Cost Data ** **					Base Rate for Upper Floors = 53.69									
Stories Above Grd: 1					Quality: Average					(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.09 100%									
Average Sty Hght : 14					Heat#1: Package Heating & Cooling 100					Adjusted Square Foot Cost for Upper Floors = 69.78									
Bsmnt Wall Hght					Heat#2: Package Heating & Cooling 0%					Total Floor Area: 6,105					Base Cost New of Upper Floors = 426,007				
Depr. Table : 4%					Ave. SqFt/Story: 6105					Reproduction/Replacement Cost = 426,007									
Effective Age : 40					Ave. Perimeter: 242					Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0									
Physical %Good: 35					Has Elevators:					Total Depreciated Cost = 149,102									
Func. %Good : 100					*** Basement Info ***					ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 126,737									
Economic %Good: 100					Area:					Replacement Cost/Floor Area= 69.78 Est. TCV/Floor Area= 20.76									
1980					Perimeter:														
Year Built					Type:														
Remodeled					Heat: Hot Water, Radiant Floor														
Overall Bldg					* Mezzanine Info *														
Height					Area #1:														
Comments:					Type #1:														
					Area #2:														
					Type #2:														
					* Sprinkler Info *														
Area:																			
Type: Average																			

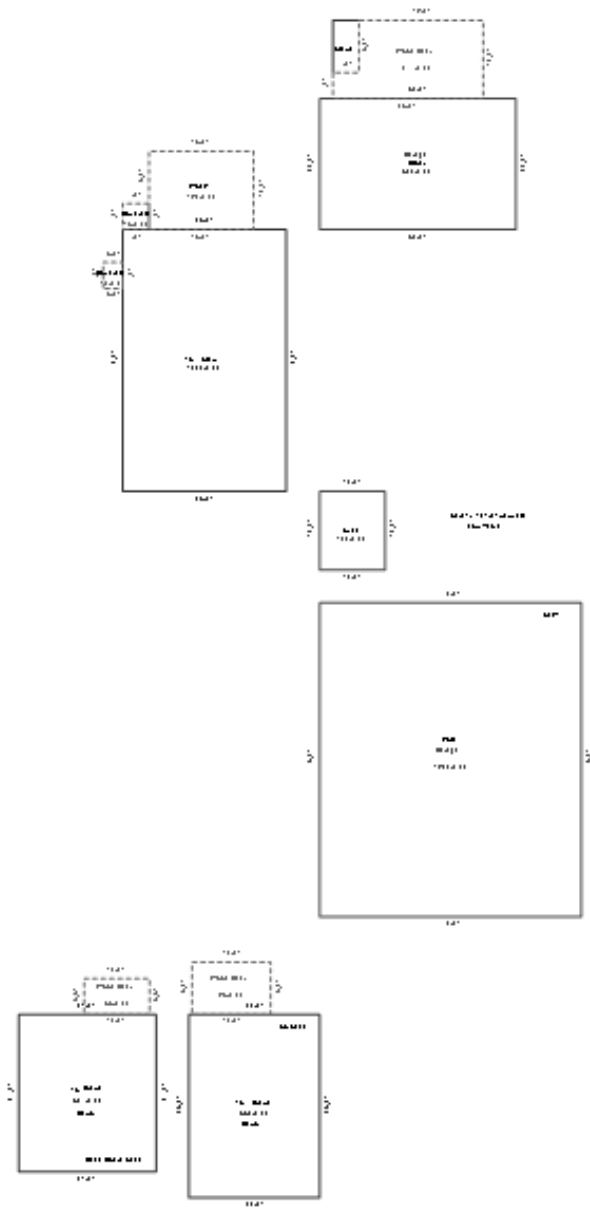
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				Footings				(8) Plumbing:				900 Wood Frame			
X	Poured Conc	Brick/Stone	Block	Many	Average	Few	Outlets:	Fixtures:							
				Above Ave.	Typical	None	Few	Few							
							Average	Average							
							Many	Many							
							Unfinished	Unfinished							
							Typical	Typical							
							Flex Conduit	Incandescent							
							Rigid Conduit	Fluorescent							
							Armored Cable	Mercury							
							Non-Metalic	Sodium Vapor							
							Bus Duct	Transformer							
							(13) Roof Structure: Slope=0								
							(14) Roof Cover:								

(3) Frame:				Total Fixtures				Urinals				(40) Exterior Wall:			
				3-Piece Baths				Wash Bowls				Thickness			
				2-Piece Baths				Water Heaters				Bsmnt Insul.			
				Shower Stalls				Wash Fountains							
				Toilets				Water Softeners							
(4) Floor Structure:				(9) Sprinklers:											
(5) Floor Cover:				(10) Heating and Cooling:											
				Gas				Coal							
				Oil				Stoker							
(6) Ceiling:				Hand Fired											
				Boiler											

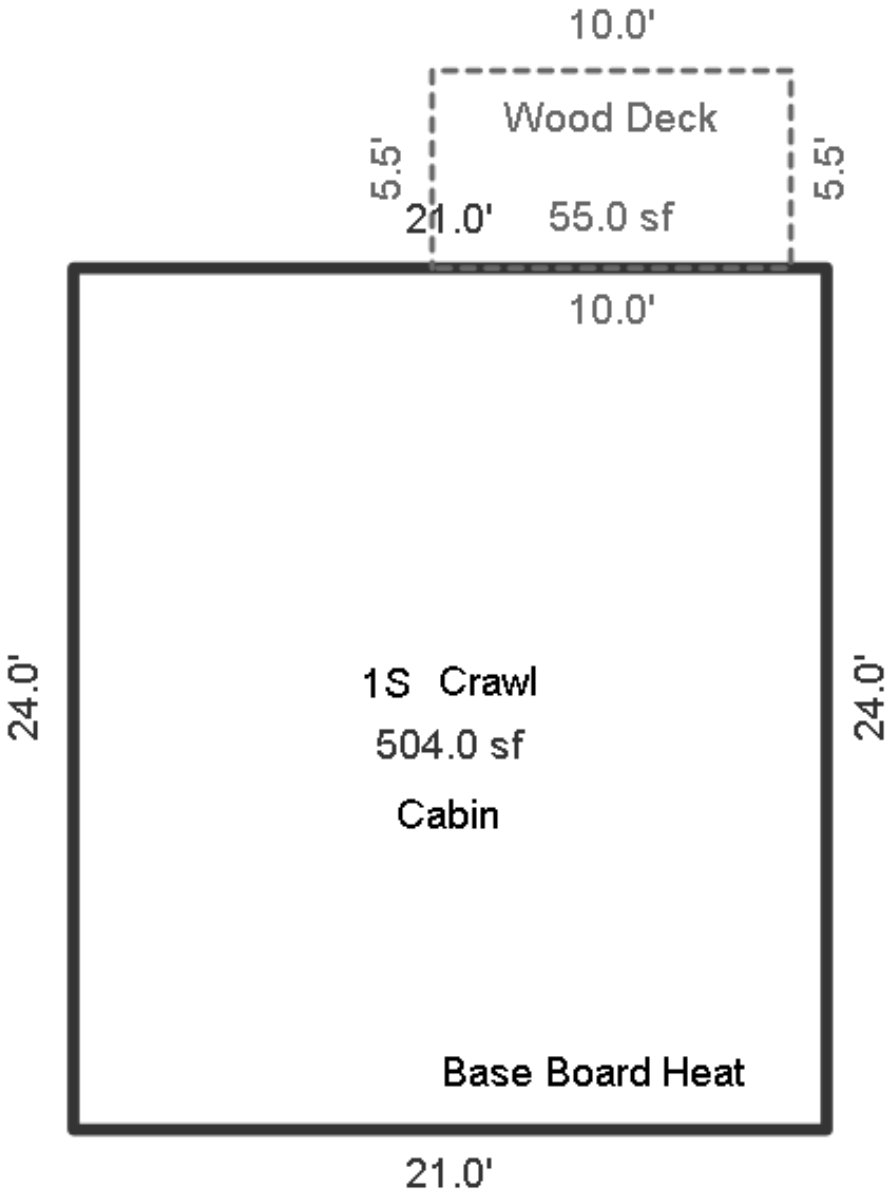


*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 192	Type WSEP (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:						
	Wood Frame Block			(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: 40 Floor Area: 1,000 Total Base New : 122,536 Total Depr Cost: 73,521 Estimated T.C.V: 107,341			E.C.F. X 1.460						Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S				Trim & Decoration															Central Air Wood Furnace								
Yr Built 1950		Remodeled 0		Ex	X	Ord	Min	Size of Closets				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1000 SF Floor Area = 1000 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 Block Slab 1,000 Total: 102,274 61,364 Other Additions/Adjustments Plumbing Average Fixture(s) 1 995 597 Porches WSEP (1 Story) 192 7,692 4,615 Foundation: Shallow 192 -1,242 -745 Water/Sewer Public Sewer 1 1,175 705 Water Well, 200 Feet 1 10,004 6,002 Built-Ins Appliance Allow. 1 1,638 983 Local Cost Items 1 0 0 SANITARY SEWER 1 0 0 Totals: 122,536 73,521 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 107,341															
Condition: Average				Lg	X	Ord	Small	Doors Solid X H.C.								(12) Electric											
Room List				(5) Floors				Central Air Wood Furnace				(13) Plumbing															
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:				0 Amps Service																			
(1) Exterior								No./Qual. of Fixtures																			
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation			(6) Ceilings				No. of Elec. Outlets																			
X								Many X Ave. Few																			
(2) Windows				(7) Excavation				1 Average Fixture(s)																			
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1000 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
	Wood Sash Metal Sash Vinyl Sash			(8) Basement																							
X	Double Hung Horiz. Slide Casement																										
X	Double Glass Patio Doors Storms & Screens			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)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																			
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																			
Chimney:				Joists: Unsupported Len: Cntr.Sup:																							

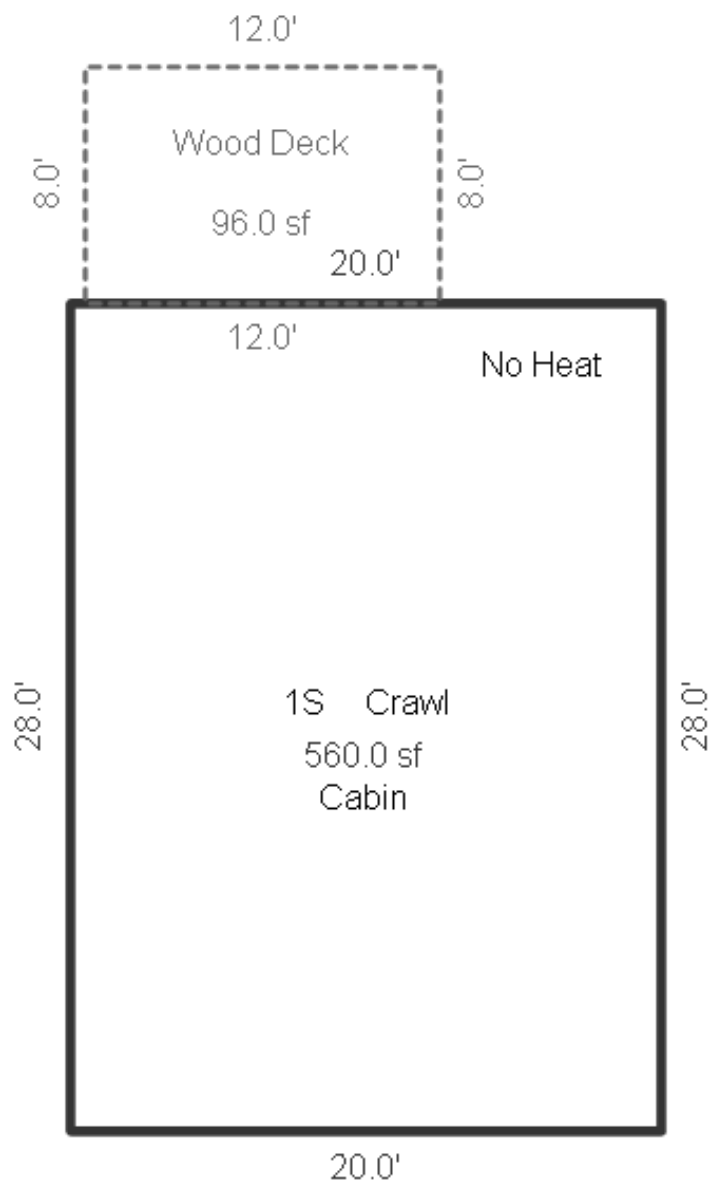


Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 55	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			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: 504 Total Base New : 64,966 Total Depr Cost: 35,732 Estimated T.C.V: 52,168		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S			Drywall Paneled			Plaster Wood T&G			Trim & Decoration			E.C.F. X 1.460								
Yr Built 0			Remodeled 0			Ex X			Ord Min			Size of Closets								
Condition: Average			Lg X			Ord Small			Doors Solid			X			H.C.					
Room List			(5) Floors			(12) Electric			0			Amps Service								
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			No./Qual. of Fixtures			Ex. X			Ord. Min								
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many X			Ave. Few								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(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			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 504 SF Floor Area = 504 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 504 Total: 61,547 33,851								
(2) Windows			(8) Basement			(13) Plumbing			Other Additions/Adjustments Deck Treated Wood 55 1,781 980 Built-Ins Appliance Allow. 1 1,638 901 Totals: 64,966 35,732											
X	Many Avg. X Few		Large Avg. X Small			Basement: 0 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0			(9) Basement Finish			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 52,168								
X	Wood Sash Metal Sash Vinyl Sash		(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:														
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat		Gambrel Mansard Shed																	
Asphalt Shingle																				

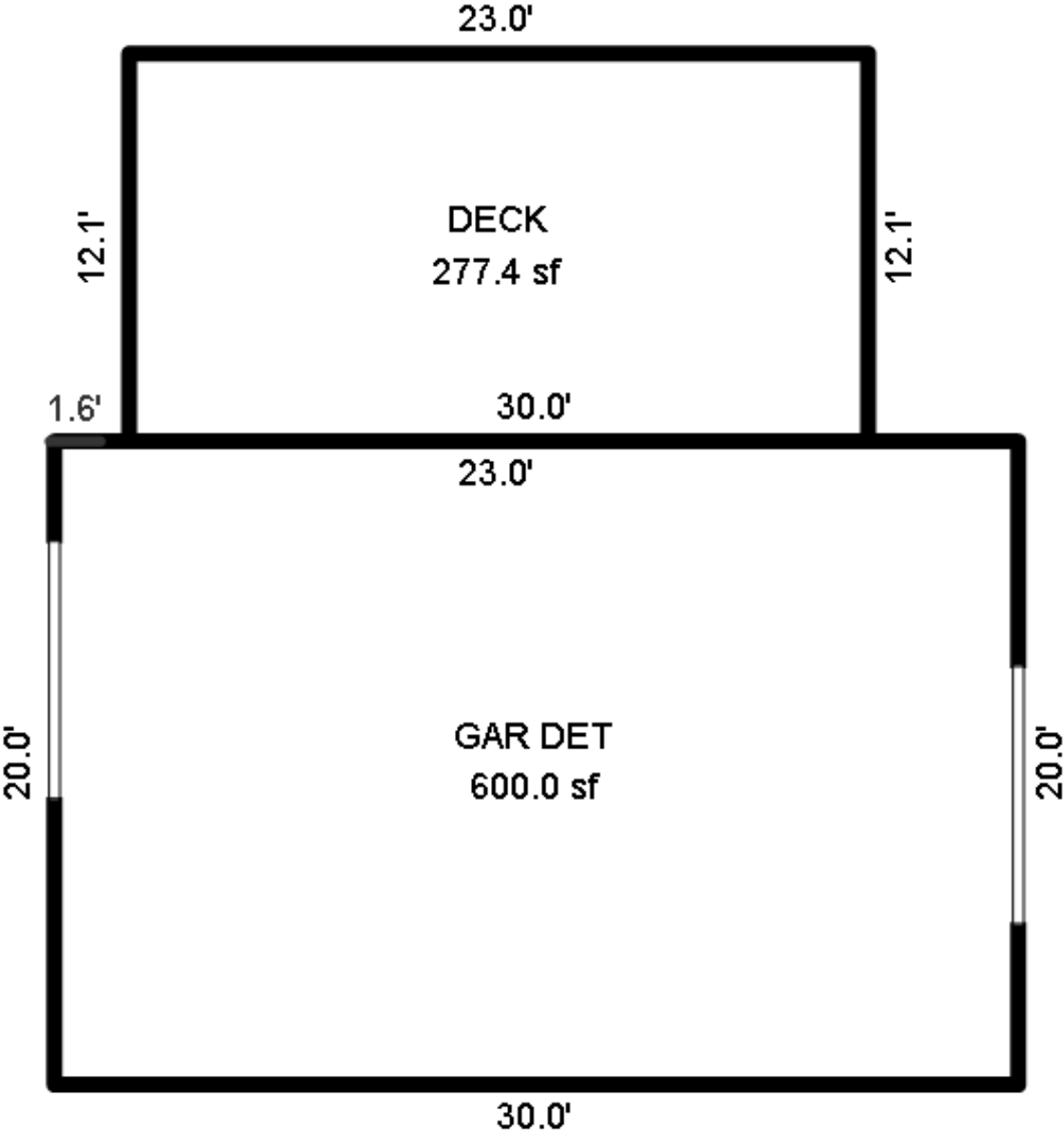


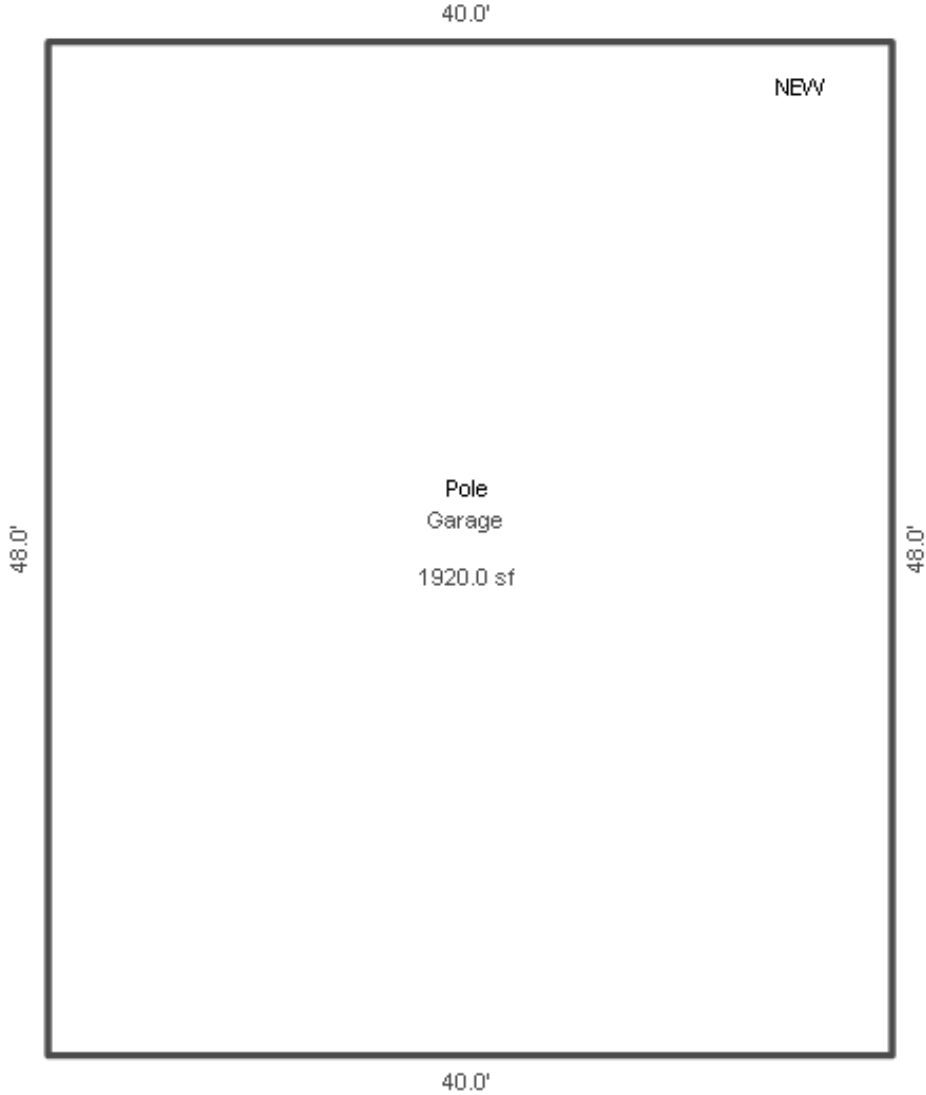
*** Information herein deemed reliable but not guaranteed***

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(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: 560 Total Base New : 69,010 Total Depr Cost: 37,955 Estimated T.C.V: 55,414		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S			Drywall Paneled			Plaster Wood T&G			Trim & Decoration			X No Heating/Cooling		Central Air Wood Furnace					
Yr Built 0	Remodeled 0	Condition: Average			Size of Closets			Lg X Ord Min			No Heating/Cooling		Central Air Wood Furnace						
Room List			Doors Solid X H.C.			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 3 Single Family 1S		Cls D		Blt 0			
Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			Kitchen: Other: Other:			0 Amps Service			(11) Heating System: No Heating/Cooling		Ground Area = 560 SF		Floor Area = 560 SF.			
(1) Exterior			(7) Excavation			No./Qual. of Fixtures			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick		(8) Basement			No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Crawl Space		Total: 64,988		35,743			
Insulation			(9) Basement Finish			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) Plumbing			Other Additions/Adjustments		Deck		Treated Wood 96 2,384 1,311			
(2) Windows			(10) Floor Support			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow.		1 1,638 901		Totals: 69,010 37,955			
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0			(15) Fireplaces			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		55,414					
X	Wood Sash Metal Sash Vinyl Sash		(16) Porches/Decks			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(17) Garage			Joists: Unsupported Len: Cntr.Sup:													
Chimney:																			





Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough			Gas			Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home		Insulation			Wood			Cook Top			Interior 2 Story						
	Town Home		0 Front Overhang			Oil			Dishwasher			2nd/Same Stack			276	Treated Wood	Class: D	
	Duplex		0 Other Overhang			Coal			Garbage Disposal			Two Sided						
	A-Frame		(4) Interior			Elec.			Bath Heater			Exterior 1 Story			Exterior 2 Story			
	Wood Frame		Drywall			Forced Air w/o Ducts			Vent Fan			Prefab 1 Story			Prefab 2 Story			
Building Style:			Paneled			Forced Air w/ Ducts			Hot Tub			Heat Circulator			Raised Hearth			
GRG			Plaster			Forced Hot Water			Unvented Hood			Wood Stove			Direct-Vented Ga			
			Wood T&G			Electric Baseboard			Vented Hood			Class: D						
Yr Built			Trim & Decoration			Elec. Ceil. Radiant			Intercom			Effec. Age: 40						
Remodeled			Ex			Radiant (in-floor)			Jacuzzi Tub			Floor Area: 0						
0			Ord			Electric Wall Heat			Jacuzzi repl.Tub			Total Base New : 21,038			E.C.F.			
Condition: Average			Min			Space Heater			Oven			Total Depr Cost: 12,623			X 1.460			
			Size of Closets			Wall/Floor Furnace			Microwave			Estimated T.C.V: 18,430						
			Lg			No Heating/Cooling			Standard Range									
Room List			Doors			Central Air			Self Clean Range									
			Solid			Wood Furnace			Sauna									
Basement			(5) Floors			(12) Electric			Trash Compactor									
1st Floor			Kitchen:			0 Amps Service			Central Vacuum									
2nd Floor			Other:			No./Qual. of Fixtures			Security System									
Bedrooms			Other:			Ex.												
(1) Exterior			(6) Ceilings			Ord.												
Wood/Shingle						Min												
Aluminum/Vinyl						No. of Elec. Outlets												
Brick						Many												
Insulation						Ave.												
(2) Windows			(7) Excavation			Few												
Many			Basement: 0 S.F.			Average Fixture(s)												
Avg.			Crawl: 0 S.F.			3 Fixture Bath												
Few			Slab: 0 S.F.			2 Fixture Bath												
Large			Height to Joists: 0.0			Softener, Auto												
Small			(8) Basement			Softener, Manual												
Wood Sash			Conc. Block			Solar Water Heat												
Metal Sash			Poured Conc.			No Plumbing												
Vinyl Sash			Stone			Extra Toilet												
Double Hung			Treated Wood			Extra Sink												
Horiz. Slide			Concrete Floor			Separate Shower												
Casement			(9) Basement Finish			Ceramic Tile Floor												
Double Glass						Ceramic Tile Wains												
Patio Doors						Ceramic Tub Alcove												
Storms & Screens						Vent Fan												
(3) Roof			(10) Floor Support			(14) Water/Sewer												
Gable			Joists:			Public Water												
Hip			Unsupported Len:			Public Sewer												
Flat			Cntr.Sup:			Water Well												
Gambrel						1000 Gal Septic												
Mansard						2000 Gal Septic												
Shed						Lump Sum Items:												
Asphalt Shingle																		
Chimney:																		





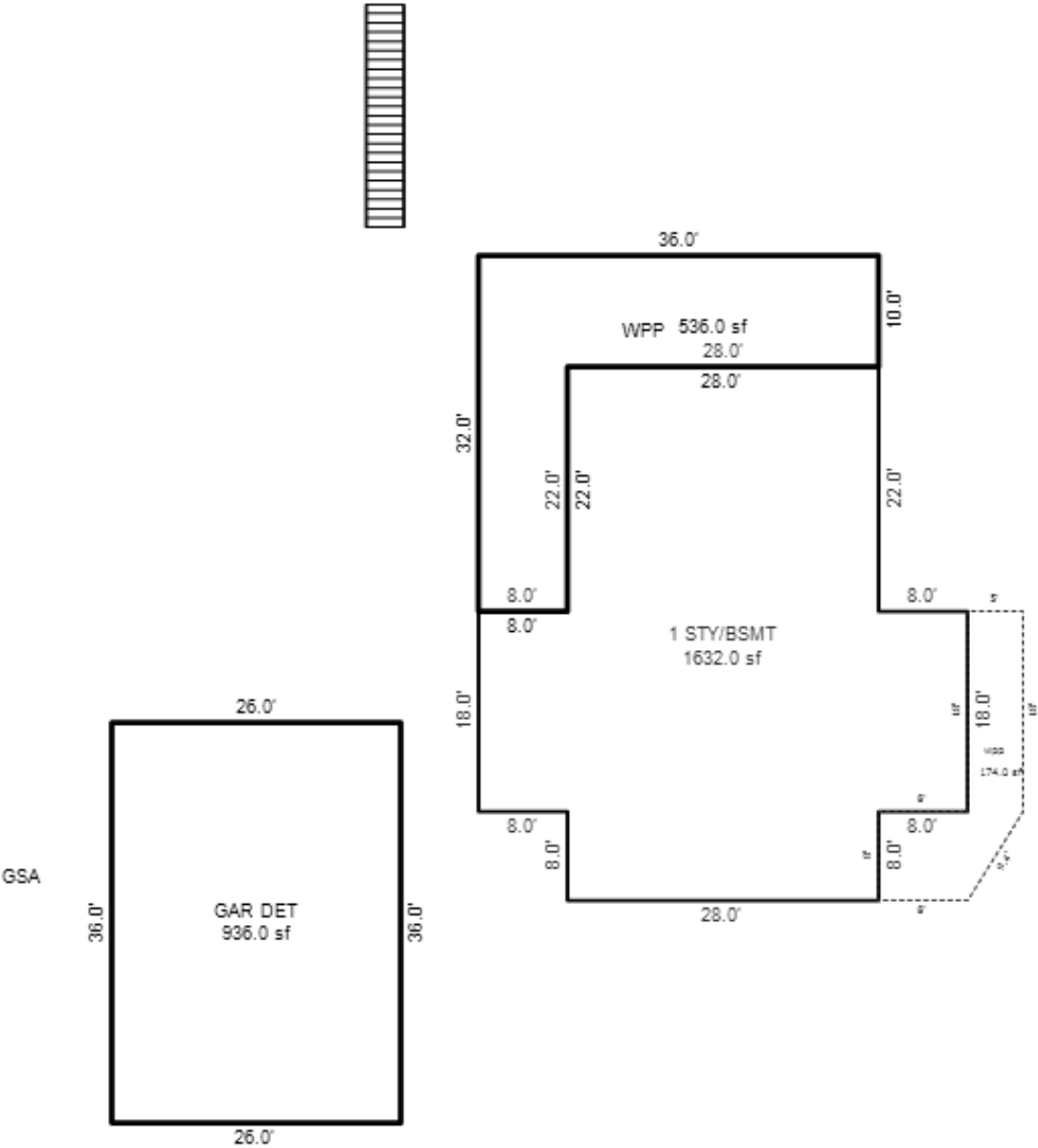
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
SMITH RICHARD L TRUST	SMITH JILL E	0		04/17/2019	QC	09-FAMILY		2019-01315	DEED	100.0				
SMITH JILL E	SMITH JILL E TRUST	0		04/17/2019	WD	09-FAMILY		2019-01411	PROPERTY TRANSFER	100.0				
SMITH RICHARD L	SMITH RICHARD L TRUST	0		12/17/2018	AFF	07-DEATH CERTIFICATE		2019-01313	DEED	100.0				
SMITH RICHARD L	SMITH RICHARD L TRUST	0		11/06/2014	WD	03-ARM'S LENGTH		2015-00370	PROPERTY TRANSFER	0.0				
Property Address		Class: AGRICULTURAL-VACA			Zoning:		Building Permit(s)		Date	Number	Status			
6916 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 10/22/2019 Qual. Ag.												
Owner's Name/Address		MAP #:												
SMITH JILL E TRUST 713 AIRFIELD LN MIDLAND MI 48642		2024 Est TCV 38,641												
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					AGRICULTRU 8 - 17 Acres		9.19 Acres		3900		100		35,841	
					AGRICULTRU SURPLUS 2800/		1.00 Acres		2800		100		2,800	
					AGRICULTRU ROW		1.00 Acres		0		100		0	
					11.19 Total Acres				Total Est. Land Value =				38,641	
Tax Description														
THAT PART OF PCL A OF THE SURVEY RECORDED IN LIBER S-3P200 LYING S'LY OF A LINE BEG S89DEG56'38" E440FT & N01DEG27'40"W 1023.65 FT FROM SW COR OF SEC 12 TH N76DEG49'38"E TO THE E LINE OF PCL A SEC12 T22NR8W 11.19A M/L SPLIT ON 10/22/2019 FROM 009-012-019-00;														
Comments/Influences														
Split/Comb. on 10/22/2019 completed 10/22/2019 TIM ; Parent Parcel(s): 009-012-019-00; Child Parcel(s): 009-012-019-10;														
<div><div>2024 Lake Township</div><div>Parcel 009-012-019-10</div><div></div></div>		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	19,300	0	19,300			17,750C			
					2023	17,000	0	17,000			16,905C			
					2022	16,100	0	16,100			16,100S			
					2021	16,100	0	16,100			16,100S			
					Who When What			2024	19,300	0	19,300			17,750C
					TPC 05/08/2018 INSPECTED			2023	17,000	0	17,000			16,905C
								2022	16,100	0	16,100			16,100S
								2021	16,100	0	16,100			16,100S
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FRENCH R PATRICK & LUCY T	AVIATIEK LLC	470,000	05/25/2016	WD	03-ARM'S LENGTH	2016-01965	PROPERTY TRANSFER	100.0		
FRENCH R PATRICK & LUCY (	FRENCH R PATRICK & LUCY T	0	06/23/2005	QC	21-NOT USED/OTHER	05-0/2874	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
6916 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		07/07/2004		20040234		Complete
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
AVIATIEK LLC		2024 Est TCV 664,520 TCV/TFA: 407.18								
4851 QUINCY ST		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
HUDSONVILLE MI 49426		Public Improvements		* Factors *						
				Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
				B 80'@ 2500/		80.89	290.00	0.9978	1.1332	2500 100 228,654
				81 Actual Front Feet, 0.54 Total Acres		Total Est. Land Value =		228,654		
Tax Description		X		Dirt Road		Land Improvement Cost Estimates				
SEC 12 T22N R8W		X		Gravel Road		Description		Rate	Size % Good	Cash Value
BEG S 89 DEG 56'38"E 440 FT & N 01 DEG		X		Paved Road		D/W/P: 4in Ren. Conc.		8.18	340 0	0
27'40"W 1378.65 FT FROM SW COR OF SEC 12,		X		Storm Sewer		Residential Local Cost Land Improvements				
TH N 58 DEG 01'53"E 75 FT, S 03 DEG 35'		X		Sidewalk		Description		Rate	Size % Good	Cash Value
42"E 302.53 FT, S 76 DEG 48'38"W 77.5 FT,		X		Water		LAND IMPROVE 1000		1,000.00	2 94	1,880
N 01 DEG 27'40"W 280 FT TO POB. ALSO E		X		Sewer		Total Estimated Land Improvements True Cash Value =		1,880		
5.89 FT OF N 791.25 FT OF W 440 FT OF		X		Electric						
GOVT LOT 4. .577 A		X		Gas						
Comments/Influences		Curb								
ADD 5.89 FT LAKEFRONT PER COURT		Street Lights								
ORDER..(ADVERSE POSSESSION)		Standard Utilities								
FOR 05 (E 5.89 FT OF N791.25 FT OF W 440		Underground Utils.								
		Topography of Site								
		X Level								
		X Rolling								
		Low								
		X High								
		Landscaped								
		X Swamp								
		X Wooded								
		Pond								
		X Waterfront								
		Ravine		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Wetland								
		Flood Plain								
		X PRIVATE RD								
		Who	When	What	2024	114,300	218,000	332,300		270,912C
		TPC 12/27/2017	INSPECTED		2023	91,500	208,000	299,500		258,012C
		TPC 06/20/2016	INSPECTED		2022	91,800	187,500	279,300		245,726C
		TPC 02/20/2012	INSPECTED		2021	80,800	193,400	274,200		237,877C
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Building Type				(3) Roof (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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 536 174 70	WPP WPP 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: 936 % 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: C +10 Effec. Age: 20 Floor Area: 1,632 Total Base New : 371,541 Total Depr Cost: 297,251 Estimated T.C.V: 433,986			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:							
Building Style: LOG				Trim & Decoration																					
Yr Built 1996	Remodeled 0			Size of Closets																					
Condition: Average				Doors																					
Room List				(5) Floors																					
X	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:				(12) Electric																			
		200 Amps Service				No./Qual. of Fixtures																			
		No. of Elec. Outlets				Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1632 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas																			
(1) Exterior				(6) Ceilings																(13) Plumbing				Stories Exterior Foundation Size Cost New Depr. Cost				1 Story Pine Logs Basement 1,632 Total: 258,136 206,527
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	(7) Excavation				Average Fixture(s)				Other Additions/Adjustments				Basement Living Area 1000 35,860 28,688											
		(8) Basement				3 Fixture Bath				Basement, Outside Entrance, Below Grade 1 2,560 2,048				Plumbing											
		(9) Basement Finish				2 Fixture Bath				Plumbing															
X	Many Avg. Few	X	Large Avg. Small	Basement: 1632 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				3				Average Fixture(s)				Total: 258,136 206,527									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement				2				2 Fixture Bath				Plumbing									
X	Double Glass Patio Doors Storms & Screens			(9) Basement Finish				3				3 Fixture Bath				Plumbing									
X	Asphalt Shingle			(10) Floor Support				1				1				1									
Chimney:				Joists: Unsupported Len: Cntr.Sup:				1				1				1									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

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

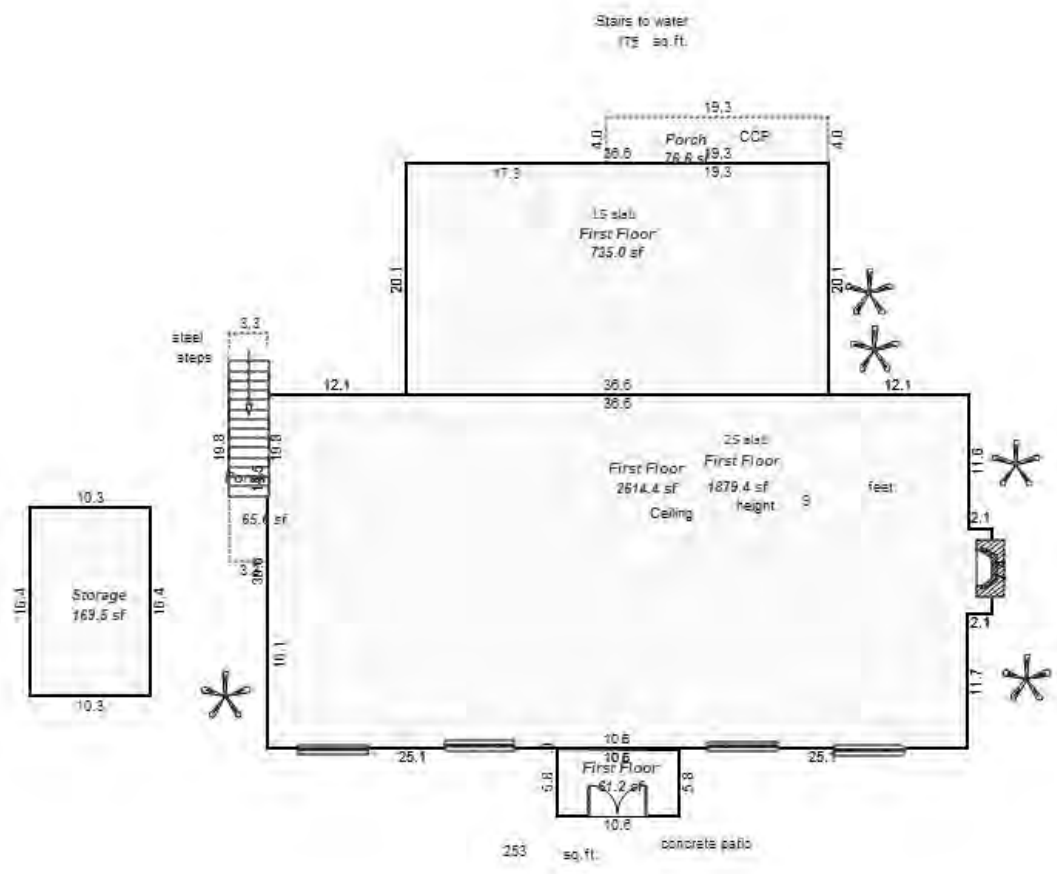


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SOWLE VIRGINIA L TRUST	TALSMA TIMOTHY & JANICE	295,000	01/18/2011	WD	03-ARM'S LENGTH	2011-179WD	PROPERTY TRANSFER	100.0			
TALSMA TIMOTHY & JANICE	AVIATIEK LLC	0	01/18/2011	PTA	25-PARTIAL CONSTRUCTION	2011-180WD	PROPERTY TRANSFER	100.0			
SOWLE THOMAS J & VIRGINIA	SOWLE VIRGINIA L	0	12/05/2004	OTH	21-NOT USED/OTHER	05-0/3338	DEED	0.0			
SOWLE VIRGINIA L		0	02/22/2001	OTH	09-FAMILY	2011-178TRUST	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6834 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST				Addition		03/01/2011	2011-0057	100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
AVIATIEK LLC 4851 QUINCY ST HUDSONVILLE MI 49426		2024 Est TCV 861,005 TCV/TFA: 177.16									
		X	Improved		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
					B 80'@ 2500/	100.00	341.00	0.9564	1.1611	2500 100	277,598
					100 Actual Front Feet, 0.78 Total Acres						Total Est. Land Value = 277,598
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					Wood Frame	25.95		169 95		4,167	
					Residential Local Cost Land Improvements						
					Description	Rate		Size % Good		Cash Value	
					LAND IMPROVE 2500	2,500.00		1 97		2,425	
					Total Estimated Land Improvements True Cash Value = 6,592						
		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
		X	PRIVATE RD								
		Who	When	What	2024	138,800	291,700	430,500			273,628C
		TPC 12/27/2017	INSPECTED		2023	111,000	278,500	389,500			260,599C
		TPC 06/20/2016	INSPECTED		2022	108,800	253,000	361,800			248,190C
		TPC 11/01/2011	INSPECTED		2021	95,800	263,300	359,100			240,262C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 76 61 175 64	Type CCP (1 Story) CGEP (1 Story) WPP CPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 30 Floor Area: 4,860 Total Base New : 564,360 Total Depr Cost: 395,079 Estimated T.C.V: 576,815			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:														
Building Style: 2S			X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration																								
Yr Built 1968 199	Remodeled 2011	Ex	X	Ord		Min	Size of Closets																										
Condition: Average				Lg	X	Ord			Small	Doors														Solid	X	H.C.							
Room List			(5) Floors				(12) Electric																										
	Basement 1st Floor 2nd Floor 8 Bedrooms			Kitchen: Other: Other:				150 Amps Service				Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 2614 SF Floor Area = 4860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Size 1,879 735 Total:			Cost New 521,030		Depr. Cost 364,747													
(1) Exterior	(6) Ceilings				No. of Elec. Outlets																												
	Wood/Shingle Aluminum/Vinyl Brick Block Insulation			X	Drywall			Many	X	Ave.		Few	(13) Plumbing			Stories Exterior Foundation 2 Story Block Slab 1.5 Story Siding Slab			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Porches CCP (1 Story) CGEP (1 Story) WPP CPP			Water/Sewer Public Sewer Water Well, 100 Feet			Built-Ins Appliance Allow. Fireplaces Interior 2 Story Local Cost Items SANITARY SEWER			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 576,815		
(2) Windows	(7) Excavation				(14) Water/Sewer																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 2614 S.F. Height to Joists: 0.0				1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 564,360 395,079															
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				(9) Basement Finish																									
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 Public Water 1 Public Sewer				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Totals: 564,360 395,079															
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support				Joists: Unsupported Len: Cntr.Sup:																									
X	Asphalt Shingle			Chimney: Block																													



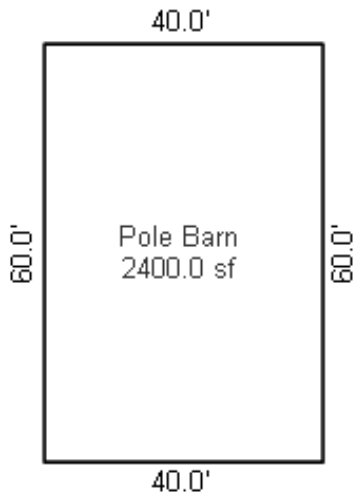
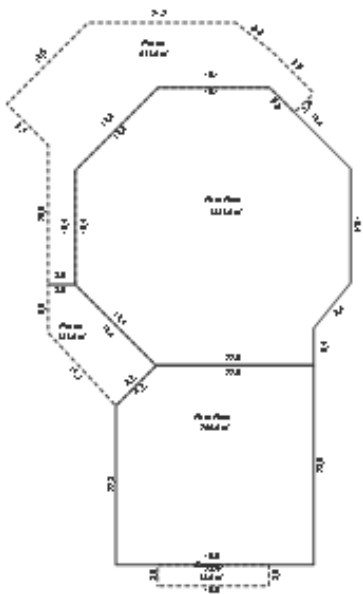
Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MOLITOR JOHN H & MARIE	MOLITOR JOHN H & MARIE L	0	09/29/2023	QC	09-FAMILY	2023-02781	DEED	0.0			
MOLITOR JOHN H	MOLITOR JOHN H & MARIE	0	06/24/2022	QC	09-FAMILY	2022-02149	PROPERTY TRANSFER	0.0			
MOLITOR RUSSELL & MARGARE	MOLITOR JOHN H	0	06/24/2022	QC	09-FAMILY	2022-02148	PROPERTY TRANSFER	0.0			
MOLITOR RUSSELL D & MARGA	MOLITOR RUSSELL & MARGARE	0	04/05/2022	PTA	07-DEATH CERTIFICATE	PTA	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6894 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 01/01/2024									
Owner's Name/Address		MAP #:									
MOLITOR JOHN H & MARIE L TRUST 883 HURLEY DR HOWELL MI 48843		2024 Est TCV 838,996 TCV/TFA: 244.18									
		X	Improved		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	
					B 80'@ 2500/	75.00	302.02	1.0000	1.1401	2500 100 213,772	
					75 Actual Front Feet, 0.52 Total Acres					Total Est. Land Value =	213,772
					Land Improvement Cost Estimates						
					Description	Rate		Size % Good		Cash Value	
					D/W/P: 4in Ren. Conc.	8.18		1600 0		0	
					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 =						2,500

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 510 48	Type WPP Wood Balcony	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 796 % 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 +10 Effec. Age: 25 Floor Area: 3,436 Total Base New : 577,092 Total Depr Cost: 426,523 Estimated T.C.V: 622,724			E.C.F. X 1.460 Bsmnt Garage: Carport Area: Roof:									
Building Style: 2S				Trim & Decoration																					
Yr Built 1995		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																	
				(5) Floors				(12) Electric																	
				Kitchen: Other: Other:				200 Amps Service																	
(1) Exterior								No./Qual. of Fixtures																	
				(6) Ceilings				Ex. X Ord. Min																	
X	Wood/Shingle Aluminum/Vinyl Brick							No. of Elec. Outlets																	
								Many X Ave. Few																	
								(13) Plumbing																	
(2) Windows				(7) Excavation				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	Many Avg. Few	X	Large Avg. Small	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
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				1300 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																					
X	Gable Hip Flat	Gambrel Mansard Shed		1				1 Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																	
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																	
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																					
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

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




Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
CRISSMAN JOHN & HILL JACQ	CRISSMAN JOHN D SR TRUST	0		01/09/2017	QC	09-FAMILY		2017-00457	PROPERTY TRANSFER	0.0	
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%									
Owner's Name/Address		MAP #:									
CRISSMAN JOHN D SR TRUST		2024 Est TCV 53,770									
CRISSMAN JOHN D SR TRUSTEE											
PO BOX 805											
CEDAR KEY FL 32625											
Tax Description		Improved X Vacant			Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SEC 12 T22N R8W PCL F OF SURVEY RECORDED IN BOOK OF SURVEYS S-3 PG 240. 14.71A.		Public Improvements			* Factors *						
Comments/Influences		Dirt Road			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
		Gravel Road			<Site Value B> GROUP B 10K 10000 100 10,000						
		Paved Road			Residentia 3 - 7 @\$3000 14.59 Acres 3000 100 43,770						
		Storm Sewer			20 Actual Front Feet, 14.71 Total Acres Total Est. Land Value = 53,770						
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		X Low									
		X High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		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	26,900	0	26,900			9,836C
		TPC 12/27/2017	INSPECTED		2023	25,900	0	25,900			9,368C
		TPC 04/04/2017	INSPECTED		2022	21,700	0	21,700			8,922C
					2021	24,900	0	24,900			8,637C

Lake Township Missaukee Parcel Map

0 25 50 Feet (Data: 01/04/2017)

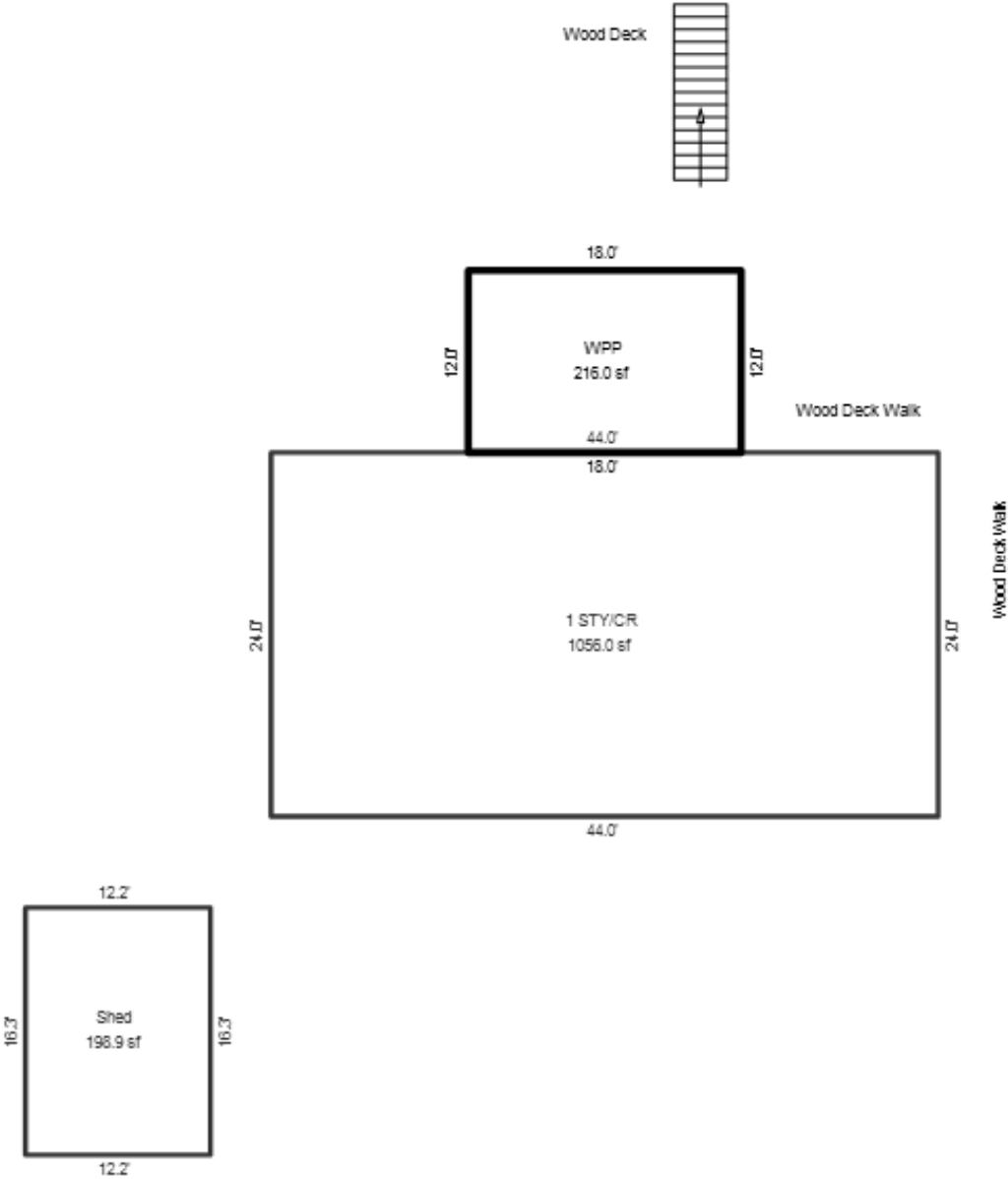
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MONTOYE ALLEN PAUL TRUST	DOPP STEVEN & MISTY	215,000	12/30/2014	WD	03-ARM'S LENGTH	2014-04266	PROPERTY TRANSFER	100.0			
MONTOYE ALLEN P & MARY J	MONTOYE ALLEN PAUL TRUST	0	09/14/2007	QC	21-NOT USED/OTHER	2007/3421	DEED	0.0			
MONTOYE ALLEN P & MARY J	MONTOYE MARY JANE TRUST	0	09/14/2007	QC	21-NOT USED/OTHER	2007/3422	DEED	0.0			
		170,500	07/01/1998	WD	33-TO BE DETERMINED	320:860	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6874 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
DOPP STEVEN & MISTY 661 E BRADFORD RD MIDLAND MI 48640		2024 Est TCV 404,284 TCV/TFA: 382.84									
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Public Improvements		* Factors *						
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value	
SEC 12 T22N R8W PCL A AS SHOWN IN BOOK OF SURVEYS S-3 PAGE 240. .45A.		X			B 80'@ 2500/	72.00	258.00	1.0000	1.1135	2500 100 200,429	
Comments/Influences					64 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 200,429						
					Land Improvement Cost Estimates						
					Description	Rate				Size % Good	Cash Value
		X			Wood Frame	24.49				216 50	2,645
		X			Wood Frame	28.00				120 50	1,680
		X			Residential Local Cost Land Improvements						
		X			Description	Rate				Size % Good	Cash Value
					LAND IMPROVE 1000	1,000.00				1 95	950
					Total Estimated Land Improvements True Cash Value = 5,275						
		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	100,200	101,900	202,100			139,074C
		TPC 12/27/2017	INSPECTED		2023	80,200	97,200	177,400			132,452C
		TPC 11/02/2015	INSPECTED		2022	73,600	87,700	161,300			126,145C
		TPC 12/19/2014	INSPECTED		2021	73,600	90,300	163,900			122,116C


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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 216 216 233	WPP 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																			
Building Style: 1S																									
Yr Built 1995						Remodeled 0																			
Condition: Average				Ex		X	Ord		Min	Central Air Wood Furnace (12) Electric 150 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 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				Class: C Effec. Age: 20 Floor Area: 1,056 Total Base New : 170,018 Total Depr Cost: 136,014 Estimated T.C.V: 198,580				E.C.F. X 1.460				Bsmnt Garage: Carport Area: Roof:			
Trim & Decoration																									
Size of Closets																									
Lg X Ord Small																									
Room List				Doors			Solid	X	H.C.	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=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,056 Total: 140,175 112,140 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Porches WPP 216 4,711 3,769 Deck Treated Wood 216 4,359 3,487 Treated Wood 233 4,583 3,666 Water/Sewer Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items SANITARY SEWER 1 0 0 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 198,580				Totals: 170,018 136,014				* <							



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	
6868 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		New House		10/16/2014		2014-0465		100%	
		P.R.E. 100% 04/14/2017									
Owner's Name/Address		MAP #:									
MCISAAC TIMOTHY P & PATRICIA L		2024 Est TCV 920,381 TCV/TFA: 319.58									
6868 W LAKEVIEW DR		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
LAKE CITY MI 49651		Public Improvements			* Factors *						
			Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Tax Description			Gravel Road	B 80'@ 2500/		75.00	262.00	1.0000	1.1161	2500 100	209,262
SEC 12 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P240. .46A.		X	Paved Road	75 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =	209,262
Comments/Influences			Storm Sewer	Land Improvement Cost Estimates							
			Sidewalk	Description		Rate		Size % Good		Cash Value	
		X	Water	D/W/P: 4in Ren. Conc.		10.26		667 0		0	
		X	Sewer	D/W/P: Patio Blocks		18.87		373 0		0	
		X	Electric	Residential Local Cost Land Improvements							
		X	Gas	Description		Rate		Size % Good		Cash Value	
			Curb	LAND IMPROVE 2500		2,500.00		2 95		4,750	
			Street Lights	Total Estimated Land Improvements				True Cash Value =		4,750	
			Standard Utilities								
			Underground Utils.								
		Topography of Site									
		X	Level								
			Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
		X	Waterfront								
			Ravine								
			Wetland								
			Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	PRIVATE RD	2024	104,600	355,600	460,200			328,468C	
		Who	When	What	2024	104,600	355,600	460,200		328,468C	
		TPC 12/27/2017	INSPECTED		2023	83,700	355,400	439,100		312,827C	
		TPC 11/02/2015	INSPECTED		2022	76,100	320,500	396,600		297,931C	
		TPC 12/19/2014	INSPECTED		2021	76,100	330,600	406,700		288,414C	

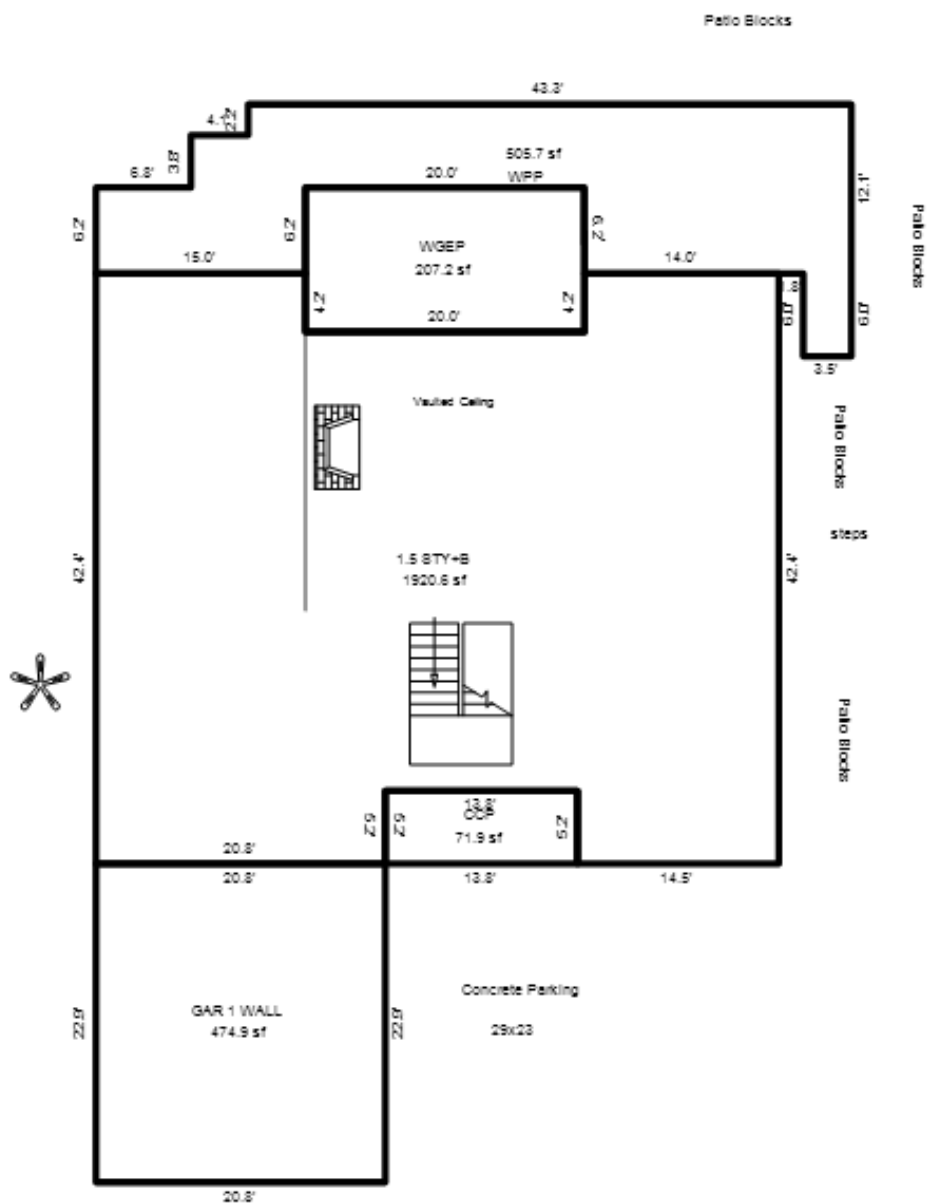
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame	0	Eavestrough Insulation Front Overhang Other Overhang	0	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 71 505 207	Type CCP (1 Story) WPP WSEP (1 Story)	Year Built: 2015 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 474 % Good: 0 Storage Area: 0 No Conc. Floor: 237							
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		Class: BC Effec. Age: 9 Floor Area: 2,880 Total Base New : 531,666 Total Depr Cost: 483,815 Estimated T.C.V: 706,369	E.C.F. X 1.460	Bsmnt Garage:								
Building Style: 1.5S		Drywall Paneled			Plaster Wood T&G								Carport Area: Roof:								
Yr Built 2015		Remodeled 0		Size of Closets	Ex Ord Min			No./Qual. of Fixtures	Ex. Ord. Min		No. of Elec. Outlets	Many Ave. Few	(13) Plumbing								
Condition: Average		Lg Ord Small			Doors Solid H.C.				1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				(14) Water/Sewer								
Room List		(5) Floors		Kitchen: Other: Other:	(6) Ceilings			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(7) Excavation		Basement: 1920 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement	(9) Basement Finish								
Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior			(2) Windows				(3) Roof				(10) Floor Support								
Wood/Shingle Aluminum/Vinyl Brick		Many Avg. Few		Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Joists: Unsupported Len: Cntr.Sup:								
Insulation		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(3) Roof				Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle								
Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:							
*** Information herein deemed reliable but not guaranteed***																					


*** 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.						
CRISSMAN JOHN & DEBORAH L	MCISAAC PAUL W & MARILYN	76,000	10/01/1994	WD	03-ARM'S LENGTH	290P218	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6862 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 04/30/1999												
Owner's Name/Address		MAP #:												
MCISAAC PAUL W & MARILYN		2024 Est TCV 681,104 TCV/TFA: 296.52												
6862 W LAKEVIEW DR														
LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 12 T22N R8W PCL C OF SURVEY RECORDED					B 80'@ 2500/	75.00	262.00	1.0000	1.1161	2500	100		209,262	
IN LIBER S-3 P240. .46A.					75 Actual Front Feet, 0.45 Total Acres								Total Est. Land Value =	209,262
Comments/Influences					Land Improvement Cost Estimates									
					Description					Rate	Size	% Good	Cash Value	
					D/W/P: 4in Ren. Conc.					8.18	1503	0	0	
		X	Sewer								15.61	60	0	0
		X	Electric								18.02	40	0	0
		X	Gas								28.00	120	50	1,680
					Curb					24.99	192	50	2,399	
					Street Lights					Residential Local Cost Land Improvements				
					Standard Utilities					Description	Rate	Size	% Good	Cash Value
					Underground Utils.					LAND IMPROVE 2500	2,500.00	2	95	4,750
		Topography of Site			Total Estimated Land Improvements True Cash Value =									8,829
		X	Level											
		X	Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
		X	Wooded											
			Pond											
		X	Waterfront											
			Ravine											
			Wetland											
			Flood Plain				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	PRIVATE RD				2024	104,600	236,000	340,600			214,492C	
		Who	When	What	2024	104,600	236,000	340,600				214,492C		
		JWV 06/18/2018	INSPECTED		2023	83,700	225,200	308,900				204,279C		
		TPC 12/27/2017	INSPECTED		2022	76,100	203,100	279,200				194,552C		
		TPC 11/02/2015	INSPECTED		2021	76,100	209,300	285,400				188,337C		

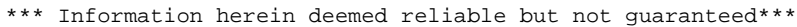
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Missaukee, Michigan



*** 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 24 416 314 233	Type CCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 1997 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor:0				
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C +10 Effec. Age: 24 Floor Area: 2,297 Total Base New : 417,266 Total Depr Cost: 317,132 Estimated T.C.V: 463,013			E.C.F. X 1.460				Bsmnt Garage: Carport Area: Roof:							
Building Style: 1.5S				X	Drywall Paneled		Plaster Wood T&G																				
Yr Built 1997				X Ex		Ord																		Min			
Condition: Average				Size of Closets																							
Room List				X	Lg		Ord		Small	Central Air Wood Furnace				Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1439 SF Floor Area = 2297 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76 Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost 2 Story Siding Basement 840 1 Story Siding Basement 599 1 Story Siding Overhang 18 Total: 316,290 240,389 Other Additions/Adjustments Basement Living Area 1000 35,860 27,254 Exterior Brick Veneer 160 2,750 2,090 Plumbing Average Fixture(s) 1 1,476 1,122 3 Fixture Bath 1 4,646 3,531 Deck Treated Wood 416 6,693 5,087 Treated Wood 314 5,567 4,231 Treated Wood 233 4,583 3,483 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 624 31,606 24,021 Common Wall: 1.5 Wall 1 -4,028 -3,061 Door Opener 1 547 416 Water/Sewer Public Sewer 1 1,494 1,135 Water Well, 100 Feet 1 5,808 4,414 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			Cls C 10 Blt 1997							
	Basement 1st Floor 2nd Floor Bedrooms			(5) Floors				(12) Electric																			
(1) Exterior				Kitchen: Other: Other:				200 Amps Service																			
				No./Qual. of Fixtures				Ex. X Ord. Min																			
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				No. of Elec. Outlets				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			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) Plumbing			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Insulation				X	Drywall				Many X Ave. Few																		
(2) Windows				(7) Excavation				(14) Water/Sewer																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1439 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement			(8) Basement																							
X	Double Glass Patio Doors Storms & Screens			8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																						
(3) Roof				(9) Basement Finish																							
X	Gable Hip Flat	Gambrel Mansard Shed		1000	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																						
X	Asphalt Shingle			(10) Floor Support																							
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.							
		329,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2359	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6856 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 02/09/1998													
Owner's Name/Address		MAP #:													
KEELEAN LARRY & LEONA PO BOX 211 LAKE CITY MI 49651		2024 Est TCV 644,739 TCV/TFA: 282.78													
		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
SEC 12 T22N R8W PCL D OF SURVEY RECORDED INLIBER S-3 P240. .46A.					B 80'@ 2500/	75.00	262.00	1.0000	1.1161	2500	100		209,262		
Comments/Influences					75 Actual Front Feet, 0.45 Total Acres						Total Est. Land Value =		209,262		
					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
					D/W/P: 4in Ren. Conc.					8.18	1140 0		0		
		X	Sewer				Wood Frame					27.17	140 50		1,902
		X	Electric				Residential Local Cost Land Improvements								
		X	Gas				Description					Rate	Size % Good		Cash Value
					Curb	LAND IMPROVE 2500				2,500.00				2 95	4,750
					Street Lights					Total Estimated Land Improvements True Cash Value =				6,652	
					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		
		X	PRIVATE RD				2024	104,600	217,800	322,400			232,634C		
		Who	When	What	2024	104,600	217,800	322,400				232,634C			
		TPC 04/30/2021	INSPECTED		2023	83,700	215,500	299,200				221,557C			
		TPC 12/27/2017	INSPECTED		2022	76,100	194,300	270,400				211,007C			
		TPC 04/27/2012	INSPECTED		2021	76,100	200,300	276,400				204,267C			

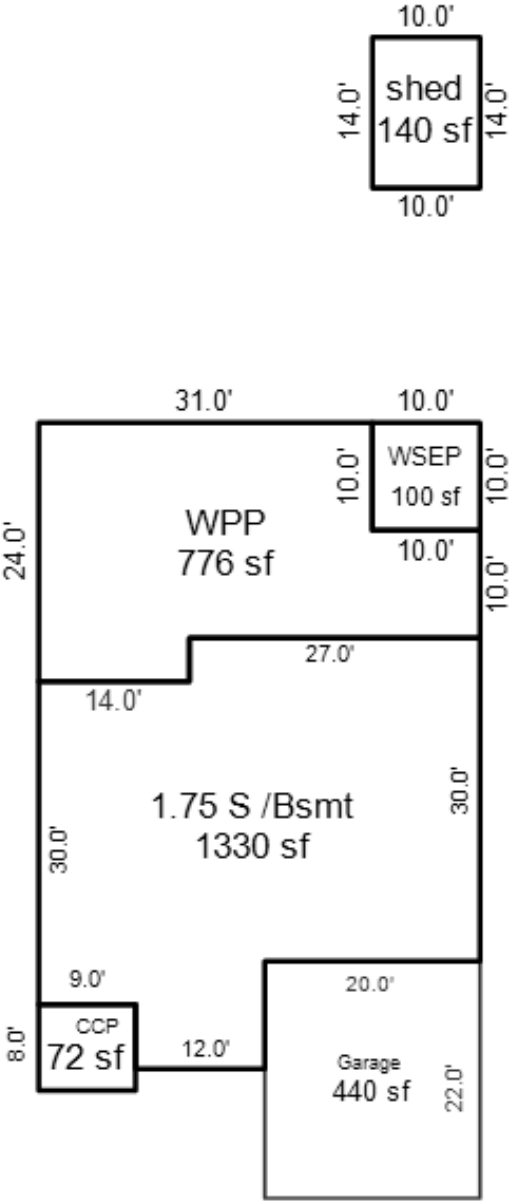
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Missaukee, Michigan



*** 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	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 776 100 60	Type CCP (1 Story) WPP WSEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished ?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior	X	Drywall Paneled		Plaster Wood T&G							
Building Style: 1.75S		Trim & Decoration		X		Ex		Ord	Min		Size of Closets		
Yr Built 1997	Remodeled 0	X	Lg		Ord		Small				Doors		Solid X H.C.
Condition: Average		(5) Floors		Kitchen:		Other:		Other:			(12) Electric		
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		X		Drywall			No. of Elec. Outlets		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Brick/Siding Insulation		(7) Excavation		Basement: 1303 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish	
(2) Windows		X		Many Avg. Few	X	Large Avg. Small		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:	(11) Heating/Cooling		
X	Gable Hip Flat		Gambrel Mansard Shed								(12) Electric		
X	Asphalt Shingle	(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 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	
Chimney:		(15) Fireplaces		Class: C +10 Effec. Age: 25 Floor Area: 2,280 Total Base New : 391,649 Total Depr Cost: 293,716 Estimated T.C.V: 428,825		E.C.F. X 1.460		Bsmnt Garage:		Carport Area: Roof:		Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1303 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Siding Basement 1,303 Total: 305,137 228,835 Other Additions/Adjustments Recreation Room 902 17,436 13,077 Exterior Brick Veneer 160 2,750 2,062 Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Porches CCP (1 Story) 72 2,098 1,573 WSEP (1 Story) 100 5,980 4,485 WPP 776 12,300 9,225 Deck Treated Wood 60 1,958 1,468 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 440 24,768 18,576 Common Wall: 1.5 Wall 1 -4,028 -3,021 Door Opener 1 547 410 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

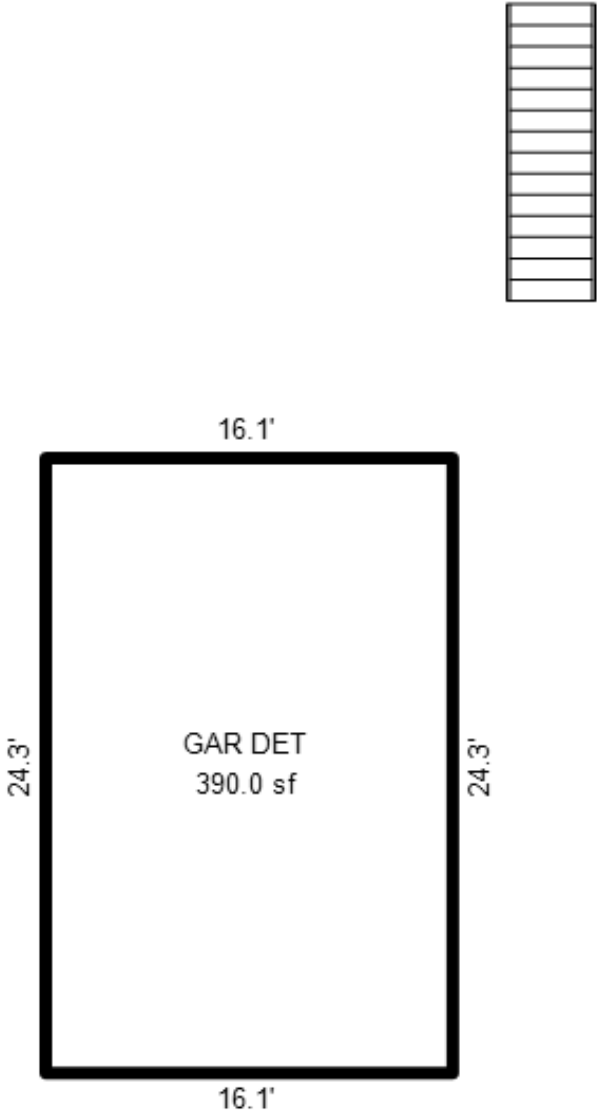
*** Information herein deemed reliable but not guaranteed***




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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CRISSMAN JOHN & HILL JACQ	CRISSMAN PERRIN ALLISON L	1	01/09/2017	WD	09-FAMILY	2017-00486	PROPERTY TRANSFER	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
PERRIN ALLISON LEIGH CRISSMAN 7215 N CENTRAL AVE PHOENIX AZ 85020		2024 Est TCV 264,385 TCV/TFA: 0.00												
		X Improved	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			
				B 80'@ 2500/	84.32	294.46	0.9895	1.1358	2500	100	236,920			
				84 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	236,920		
Tax Description														
2017-00486 PARCEL E-2 THAT PART OF THE SOUTHWEST ONE-QUARTER (S~ 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMNENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40" WEST 173.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 19°15'23" WEST 67.44 FEET; THENCE NORTH 21°33'07" WEST 186.51 FEET TO AN INTERMEDIATE TRAVERSE E MISSAUKEE; SE LINE NORTH T; THENCE LEAVING 22°02'04" EAST H 01°40'40" EAST OF BEGINNING. D INCLUDING ALL INTERMEDIATE N ON FILE***		X		Dirt Road										
		X		Gravel Road										
		X		Paved Road										
		X		Storm Sewer										
		X		Sidewalk										
		X		Water										
		X		Sewer										
		X		Electric										
		X		Gas										
		X		Curb										
		X		Street Lights										
		X		Standard Utilities										
		X		Underground Utils.										
				Topography of Site										
		X		Level										
		X		Rolling										
		X		Low										
		X		High										
		X		Landscaped										
		X		Swamp										
		X		Wooded										
		X		Pond										
		X		Waterfront										
		X		Ravine										
		X		Wetland										
		X		Flood Plain										
		X		PRIVATE RD										
		Who		When		What		2024	118,500	13,700	132,200			29,328C
		TPC 04/30/2021		INSPECTED				2023	94,800	13,100	107,900			27,932C
		TPC 12/27/2017		INSPECTED				2022	83,500	11,900	95,400			26,602C
		TPC 10/27/2016		INSPECTED				2021	83,500	12,300	95,800			25,753C
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																																																	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story																																																																																																																																					
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack																																																																																																																																					
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided																																																																																																																																					
	A-Frame										Bath Heater		Exterior 1 Story																																																																																																																																					
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			Central Air			Wood Furnace			(12) Electric			0 Amps Service			No./Qual. of Fixtures			Ex.			Ord.			Min			No. of Elec. Outlets			Many			Ave.			Few			(13) Plumbing			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			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:		
Building Style: GRG			Drywall Paneled			Plaster Wood T&G			Trim & Decoration			Ex			Ord			Min			Size of Closets			Lg			Ord			Small			Doors			Solid			H.C.			(5) Floors			Kitchen:			Other:			Other:			(6) Ceilings												(7) Excavation			Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			Recreation SF			Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)			(10) Floor Support			Joists:			Unsupported Len:			Cntr.Sup:																				
Yr Built		Remodeled		0		0		Condition: Average		Room List		Basement		1st Floor		2nd Floor		Bedrooms		(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many Avg.		Large Avg.		Few Small		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Hip		Flat		Gambrel		Mansard		Shed		Asphalt Shingle		Chimney:																																																																										
Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C			Blt 0			(11) Heating System: No Heating/Cooling			Ground Area = 0 SF			Floor Area = 0 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost			Other Additions/Adjustments			Deck			Treated Wood			80			2,264			1,924			Garages			Class: C Exterior: Siding			Foundation: 42 Inch (Unfinished)			Base Cost			390			19,102			16,237			Totals:			21,366			18,161			Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			26,515																																																		



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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
CRISSMAN JOHN & HILL JACQ	ARDIS KEVIN PAUL	0		01/09/2017	WD	09-FAMILY		2017-00458	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
ARDIS KEVIN PAUL PO BOX 552 LAKE CITY MI 49651		MAP #:										
		2024 Est TCV 185,228										
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					B 80'@ 2500/	65.00	301.57	1.0000	1.1399	2500	100		185,228
Tax Description					65 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 185,228							
2017-00458 PARCEL E-1 THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION TWELVE (12), T22N, RBW, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE SOUTH 89°56'38" EAST 1317.11 FEET ALONG THE SOUTH LINE OF SAID SECTION 12; THENCE NORTH 02°08'30" WEST 1444.34 FEET; THENCE NORTH 01°40'40N WEST 173.45 FEET; THENCE SOUTH 58°51'42" WEST 62.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 58°51'42" WEST 62.32 FEET; THENCE NORTH 21°30'06" WEST 252.53 FEET TO AN INTERMEDIATE TRAVERSE		E MISSAUKEE;										
		SE LINE NORTH										
		T; THENCE LEAVING										
		21°33'07" EAST										
		H 19°15'23" EAST										
		OF BEGINNING.										
		D INCLUDING ALL										
		INTERMEDIATE										
		N ON FILE***										
6 completed												
2-019-90;												
-019-95;												

The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2024	92,600	0	92,600			74,749C	
		TPC 04/30/2021	INSPECTED		2023	74,100	0	74,100			71,190C	
		TPC 12/27/2017	INSPECTED		2022	67,800	0	67,800			67,800S	
		TPC 04/04/2017	INSPECTED		2021	67,800	0	67,800			67,800S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OHLE RICHARD L & NANCY L	OHLE RICHARD L & NANCY L	0	06/01/2022	PTA	09-FAMILY	PTA	REAL PROPERTY STA	0.0


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

Owner's Name/Address	MAP #:					
OHLE RICHARD L & NANCY L TRUST 4609 CONGRESS MIDLAND MI 48642	2024 Est TCV 35,820					

	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
				C 100' @1300/FF	24.00	193.00	1.0000	1.1481	1300	100		35,820
				24 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		35,820		

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	
. SEC 12 T22N R8W BEG AT INTER OF N'LY LINE OF LAKEVIEW ST WITH W LINE MISS HTS 2 TH N 0 DEG 05' 30" W 199.98 FT TO NW COROUTLOT B TH S 69 DEG 33' W 69.57 FT TH S 20 DEG 27' E 187.49 FT TO POB WITH RIPARIAN RIGHTS, PT GOV'T LOT 4. .1584 A.		
Comments/Influences		

Lake Township Platmap Parcel Map Parcel 009-012-020-00




Parcel Shape 2022, Aerial 5/2023, 2023 Sketch Filed

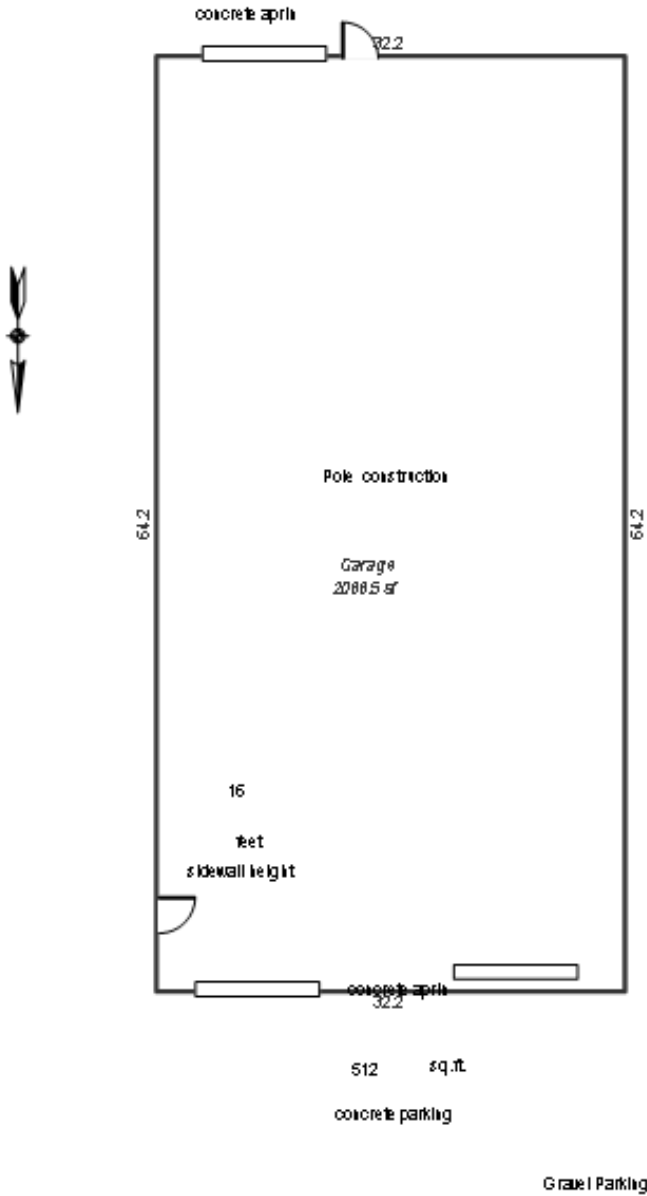
	Topography of Site											
	Level											
	Rolling											
	Low											
	High											
	Landscaped											
	Swamp											
	X Wooded											
	Pond											
	X Waterfront											
	Ravine											
	Wetland											
	Flood Plain											

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	17,900	0	17,900			13,680C
2023	14,100	0	14,100			13,029C
2022	14,400	0	14,400			12,409C
2021	14,400	0	14,400			12,013C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	11/02/2015	INSPECTED

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
REID PATRICK ETAL	KOPECK THOMAS R & SUSAN M	45,333	06/10/2019	WD	03-ARM'S LENGTH	2019-01835	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
KOPECK THOMAS R & SUSAN M 6677 W LAKEVIEW DR LAKE CITY MI 49651		2024 Est TCV 54,471												
		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
		Public Improvements			* Factors * 656' X 743.707'									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 160/					200.00	400.00	0.7071	1.4142	160	100	32,000			
BACK LOT A 2400/A							9.36 Acres	2400	100	22,471				
200 Actual Front Feet, 11.20 Total Acres							Total Est. Land Value =	54,471						
Tax Description														
. SEC 12 T22N R8W ALL LAND BEG AT A PT WHERE TH S BDRY LINE OF LOT 33 IN PLAT OF MISSAUKE HEIGHTS 2 INTERS WITH A LINE PROJECTED DUE S OF SE'LY COR OF LOT 9 OF SAID PLAT, TH DUE S TO THE N BDRY OF PENN RR R/W TH W ALONG SAID R/W TO A PT TH ON DUE S OF THE SW'LY COR, OF LOT 49 IN SAID PLAT, TH NE'LY ALONG S'LY BDRY LINE OF LOTS 49& 33 OF SAID PLAT TO THE PT OF BEG ALL IN GOV'T LOT 3. 11.2 A.														
Comments/Influences														
		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	27,200	0	27,200			22,050C						
		2023	23,200	0	23,200			21,000C						
		2022	20,000	0	20,000			20,000S						
		2021	20,000	0	20,000			20,000S						

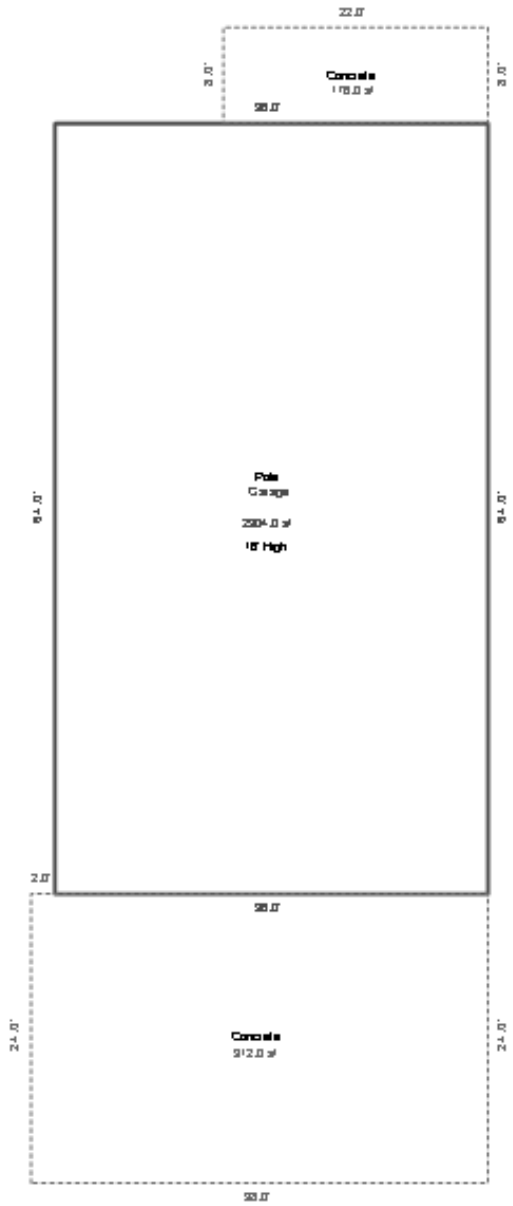
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
BRANNAN KAREN S	BRANNAN KAREN S	1	09/26/2018	QC	09-FAMILY	2018-03269	PROPERTY TRANSFER	0.0		
BRANNAN KAREN S TRUST	BRANNAN KAREN S	0	09/25/2018	QC	09-FAMILY	2018-03188	PROPERTY TRANSFER	0.0		
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	WD	03-ARM'S LENGTH	2010-4213QC	PROPERTY TRANSFER	100.0		
BRANNAN ROBERT A & KAREN		0	09/03/2010	WD	09-FAMILY	2010-4214	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		Garage		06/24/2011		2011-0286		100%
Owner's Name/Address		P.R.E. 0%								
BRANNAN KAREN S 1640 GERMANY RD Williamston MI 48895		MAP #:								
		2024 Est TCV 71,764 TCV/TFA: 0.00								
		X	Improved		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
					BACK 50' @ 160/ 124.16 199.56 0.7966 1.1886 160 100 18,809					
					124 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 18,809					
Tax Description					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
					D/W/P: 4in Ren. Conc. 10.26 512 0 0					
SPLIT ON 8/31/2016 TO 012-022-08 A PARCEL OF LAND SITUATED IN SECTION 12, T22N-R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00°11'30"W, 1373.95 FEET; THENCE N00°07'29W, 159.99 FEET; THENCE N00°14'16"W, 131.76 FEET; THENCE S80°01'51"W, 34.18 FEET; THENCE S79°59'30'W, 124.16 FEET TO THE POB; THENCE CONTINUING S79°59'30"W, 124 16 FEET; THENCE N00°22'21"W, 199.56		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							
		X	Low							
		X	High							
		X	Landscaped							
		X	Swamp							
		X	Wooded							
		X	Pond							
		X	Waterfront							
		X	Ravine							
		X	Wetland							
		X	Flood Plain							
		Who	When	What	2024	9,400	26,500	35,900		23,275C
		TPC	05/06/2018	INSPECTED	2023	7,100	25,600	32,700		22,167C
		TPC	12/27/2017	INSPECTED	2022	5,300	23,700	29,000		21,112C
		TPC	08/29/2016	INSPECTED	2021	4,000	22,900	26,900		20,438C
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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.			
BRANNAN ROBERT A & KAREN	WINKEL JAMES L & KIMBERLY	11,000	09/16/2016	WD	32-SPLIT VACANT	2016-03077	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6525 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		04/30/2019		2019-0128		100%	
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
WINKEL JAMES L & KIMBERLY S		2024 Est TCV 68,824 TCV/TFA: 0.00									
6684 W LAKEVIEW DR											
LAKE CITY MI 49651											
		X	Improved		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
					BACK 50' @ 160/ 124.16 199.60 0.7966 1.1886 160 100						18,810
					124 Actual Front Feet, 0.57 Total Acres						Total Est. Land Value = 18,810
Tax Description											
2016-03077 COMMENCING AT THE S 1/4 CORNER OF SECTION 12, T22N, R8W; THENCE N00DEG11'30"W 1373.95 FEET; THENCE N00DEG07'29"W 159.99 FEET; THENCE N00DEG14'16"W 131.76 FEET; THENCE S80DEG01'51"W 34.18 FEET; THENCE N00DEG25'20"W 200.07 FEET TO THE POINT OF BEGINNING; THENCE S79DEG59'30"W 124.19 FEET; THENCE N00DEG24'06"E 199.60 FEET; THENCE N79DEG58'46"E 63.85 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 49.75 FEET AND A CHORD BEARING AND DISTANCE OF S50DEG26'34"E 76.56 FEET ALONG SAID CURVE A LENGTH OF 87.36 FEET; THENCE S00DEG24'20"W 140.37 FEET TO THE POINT OR BEGINNING.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Land Improvement Cost Estimates					
		X				Description Frontage Depth Front Depth Rate %Adj. Reason Value					
		X				D/W/P: 4in Concrete 6.97 1088 0 0					
		X				Residential Local Cost Land Improvements					
		X				Description Rate Size % Good Cash Value					
		X				LAND IMPROVE 5000 5,000.00 1 100 5,000					
		X				Total Estimated Land Improvements True Cash Value = 5,000					
		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	9,400	25,000	34,400			28,407C
		TPC 10/08/2019 INSPECTED			2023	7,100	24,700	31,800			27,055C
		TPC 05/06/2018 INSPECTED			2022	4,500	23,000	27,500			25,767C
		TPC 12/27/2017 INSPECTED			2021	4,000	21,600	25,600			24,944C
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2019			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X		No Heating/Cooling		Dishwasher		2nd/Same Stack		Class: C					
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided		Exterior 1 Story		Exterior 2 Story		Exterior: Pole	
A-Frame		(4) Interior		Drywall		Plaster		Hot Tub		Unvented Hood		Prefab 1 Story		Prefab 2 Story		Common Wall: Detache				
Wood Frame				Paneled		Wood T&G		Vented Hood		Intercom		Heat Circulator		Raised Hearth		Foundation: 18 Inch				
Building Style: GRG			Trim & Decoration			Size of Closets			Jacuzzi Tub			Jacuzzi repl.Tub			Oven			Class: C		
Yr Built			Ex																		Ord			Min			Effec. Age: 5
Remodeled			Lg			Ord			Small			Floor Area: 0			Total Base New : 50,950					
2019			0			0			0			Total Depr Cost: 48,402			Estimated T.C.V: 45,014					
Condition: Average			Doors			Solid			H.C.			E.C.F.			X 0.930					
Room List			Basement			(5) Floors			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C Blt 2019					
1st Floor			2nd Floor			Kitchen:			0 Amps Service			(11) Heating System: No Heating/Cooling								
Bedrooms			Other:			Other:			No./Qual. of Fixtures			Ground Area = 0 SF Floor Area = 0 SF.								
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Ex.			Ord.			Min					
Wood/Shingle			Aluminum/Vinyl			Many			Ave.			Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95					
Brick			Insulation			(13) Plumbing			Average Fixture(s)			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows			(7) Excavation			3 Fixture Bath			Average Fixture(s)			Plumbing			Other Additions/Adjustments					
Many			Basement: 0 S.F.			2 Fixture Bath			3 Fixture Bath			3 Fixture Bath			1 -4,646 -4,414					
Avg.			Crawl: 0 S.F.			Softener, Auto			Softener, Manual			Class: C Exterior: Pole (Unfinished)								
Few			Slab: 0 S.F.			Softener, Manual			Solar Water Heat			Base Cost			2304 55,596 52,816					
Wood Sash			Height to Joists: 0.0			No Plumbing			No Plumbing			Notes:			Totals: 50,950 48,402					
Metal Sash			(8) Basement			Extra Toilet			Extra Toilet			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 45,014								
Vinyl Sash			Conc. Block			Extra Sink			Extra Sink											
Double Hung			Poured Conc.			Separate Shower			Separate Shower											
Horiz. Slide			Stone			Ceramic Tile Floor			Ceramic Tile Floor											
Casement			Treated Wood			Ceramic Tile Wains			Ceramic Tile Wains											
Double Glass			Concrete Floor			Ceramic Tub Alcove			Ceramic Tub Alcove											
Patio Doors			(9) Basement Finish			Vent Fan			Vent Fan											
Storms & Screens			(10) Floor Support			(14) Water/Sewer			(14) Water/Sewer											
(3) Roof			Recreation SF			Public Water			Public Water											
Gable			Living SF			Public Sewer			Public Sewer											
Hip			Walkout Doors (B)			Water Well			Water Well											
Flat			No Floor SF			1000 Gal Septic			1000 Gal Septic											
Asphalt Shingle			Walkout Doors (A)			2000 Gal Septic			2000 Gal Septic											
Chimney:			Joists:			Lump Sum Items:			Lump Sum Items:											
			Unsupported Len:																	
			Cntr.Sup:																	




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	09-FAMILY	2014-04076	DEED	0.0					
BRANNAN ROBERT A & KAREN	ALLEN MICHAEL J & CYNTHIA	14,000	02/11/2011	WD	32-SPLIT VACANT	2011-507WD	PROPERTY TRANSFER	100.0					
WOLFFIS TODD & JOANNE &	BRANNAN ROBERT & KAREN RE	25,000	09/03/2010	QC	09-FAMILY	2010-4213QC	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)		Date	Number	Status				
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2024 Est TCV 28,422											
			Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
		Public Improvements			* Factors * 2011 SPLIT PARLCEL 1								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X			Dirt Road	BACK 50' @ 160/	200.00	248.91	0.7071	1.2561	160	100	28,422
2011 ROLL SPLIT - 1.10 AC WITH PARENT SPLIT 1.12 CHILD 009-012-022-15 SEC 12 T22N R8W: COMM AT S1/4 CNR SAID SEC; THENCE N 00°23'24"E, 1373.95 FT; THENCE N 00°27'25"E, 159.99FT: THENCE N 00°20'38"E 131.76 FT; THENCE S 80°36'48" W 34.18 FT; THENCE N 01°00'00"E 200.00 FT TO POB; THENCE S80°37'17" W 248.27 FT THENCE N 00°56'36"E 199.56 FT; THENCE N 80°35'14"E 188.20 FT TO A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 49.75 FT, AND A CHORD BEARING AND DISTANCE OF S49°44'16"E 76.60 FT ALONG SAID CURVE A 301°00'00" W 1.10 AC MOL					200 Actual Front Feet, 1.14 Total Acres Total Est. Land Value = 28,422								
T OF E'LY 1/2 OF RUNNING DUE S W ON FILE***													
1 COMPLETED AYER REQUEST; 2-022-00; 2-022-15;													
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*** Information herein deemed reliable but not guaranteed***

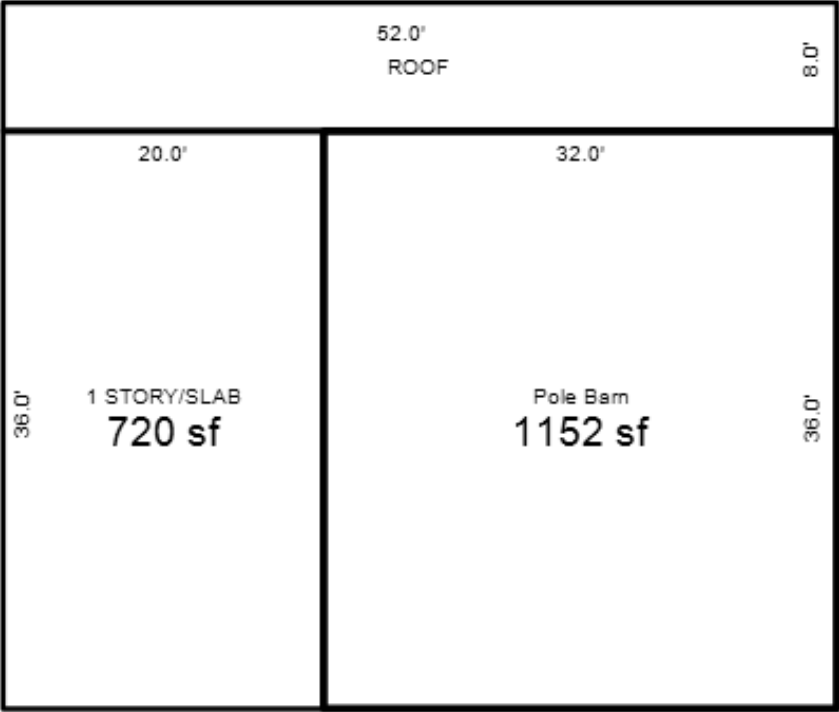
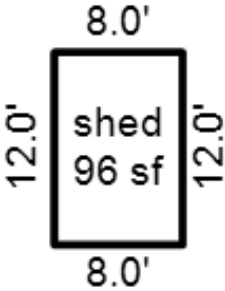
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
SMITH JILL E TRUST	KOPECK FAMILY TRUST	9,500	03/04/2021	WD	03-ARM'S LENGTH	2021-00798	PROPERTY TRANSFER	100.0								
SMITH RICHARD L TRUST	SMITH JILL E	0	04/17/2019	QC	09-FAMILY	2019-01315	PROPERTY TRANSFER	0.0								
SMITH JILL E	SMITH JILL E TRUST	0	04/17/2019	WD	09-FAMILY	2019-01411	PROPERTY TRANSFER	0.0								
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	100.0								
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status						
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST														
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
KOPECK FAMILY TRUST 6677 W LAKEVIEW DR 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											
		Public Improvements			* Factors *											
Tax Description		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		
. SEC 12 T22N R8W W'LY 810.44 FT OF FORMER C & LC RR R/W LYING OVER & ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. 1.8605 A.					<Site Value B> GROUP B 10K							10000	100		10,000	
Comments/Influences					106 Actual Front Feet, 1.86 Total Acres										Total Est. Land Value =	10,000
		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	5,000		0		5,000				3,858C		
TPC 05/06/2018 INSPECTED		2023	4,000		0		4,000						3,675C			
TPC 12/27/2017 INSPECTED		2022	3,500		0		3,500						3,500S			
TPC 04/24/2017 INSPECTED		2021	3,000		0		3,000						3,000S			


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0								
KANE SAMUEL & JONES JANEE	ALLEN MICHAEL J & CYNTHIA	12,000	11/19/2004	WD	03-ARM'S LENGTH	04-0/4879	DEED	100.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status								
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST			Pole Barn	08/24/2005	20050286	100%								
		P.R.E. 0%														
Owner's Name/Address		MAP #:														
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2024 Est TCV 142,388 TCV/TFA: 197.76														
		X Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
		Public Improvements			* Factors *											
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
. SEC 12 T22N R8W COMM AT S 1/4 COR, N 0 DEG 23' 24" E 1373.95 FT, TH N 0 DEG 27' 25" E 159.99 FT, TH S 70 DEG 01' 45" W 37.55 FT TO POB, TH N 01 DEG 00' E 139.05 FT, S 80 DEG 37' 40" W 248.07 FT, S 01 DEG 00' W 187.92 FT, N 70 DEG 01' 45" E 261.33 FT TO POB. .9308 A.					BACK 50' @ 160/		261.00	163.00	0.6616	1.1299	160	100		31,217		
Comments/Influences					261 Actual Front Feet, 0.98 Total Acres		Total Est. Land Value =		31,217							
231-839-3105, GARAGE HAS KITCHEN & BATHR					Land Improvement Cost Estimates											
					Description	Rate		Size % Good		Cash Value						
					Wood Frame	26.25		96 50		1,260						
					Total Estimated Land Improvements True Cash Value = 1,260											
		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	15,600	55,600	71,200			29,685C				
						2023	11,700	53,800	65,500			28,272C				
						2022	11,100	49,700	60,800			26,926C				
						2021	8,500	48,100	56,600			26,066C				
		Who	When	What	2024	15,600	55,600	71,200				29,685C				
		TPC 12/27/2017	INSPECTED		2023	11,700	53,800	65,500				28,272C				
		TPC 12/08/2010	INSPECTED		2022	11,100	49,700	60,800				26,926C				
		RJG 12/01/2008	INSPECTED		2021	8,500	48,100	56,600				26,066C				
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 416	Type CCP (1 Story)	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1152 % 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: CD Effec. Age: 15 Floor Area: 720 Total Base New : 139,041 Total Depr Cost: 118,184 Estimated T.C.V: 109,911			E.C.F. X 0.930																
Building Style: 1S				Trim & Decoration				Drywall Paneled				Plaster Wood T&G				Size of Closets				Bsmt Garage:											
Yr Built 2005		Remodeled 0		Ex				Ord				Min				Doors				Solid				H.C.							
Condition: Average				Lg				Ord				Small				Central Air Wood Furnace				Bsmt Garage:											
Room List				Doors				Solid				H.C.				(12) Electric				Carport Area: Roof:											
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				Kitchen: Other: Other:				0 Amps Service				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S											
(1) Exterior				(6) Ceilings				Ex				X				Ord.				Min				(11) Heating System: Electric Baseboard							
		Wood/Shingle Aluminum/Vinyl Brick						No. of Elec. Outlets				Many				Ave.				X				Few				Ground Area = 720 SF Floor Area = 720 SF.			
X	Metal Insulation							(13) Plumbing				1				Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85												
(2) Windows				(7) Excavation				1				3 Fixture Bath			2 Fixture Bath				Building Areas												
		Many Avg.		Large Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 720 S.F. Height to Joists: 0.0		1				3 Fixture Bath			2 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost													
X	Few			X Small				1				3 Fixture Bath			2 Fixture Bath			1 Story Siding Slab 720													
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				1				3 Fixture Bath			2 Fixture Bath			Total: 85,519 72,691													
X	Double Hung Horiz. Slide Casement							1				3 Fixture Bath			2 Fixture Bath			Other Additions/Adjustments													
X	Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone				1				3 Fixture Bath			2 Fixture Bath			Plumbing													
(3) Roof				(9) Basement Finish				1				3 Fixture Bath			2 Fixture Bath			Average Fixture(s) 1 1,230 1,045													
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			Porches													
Asphalt Shingle Metal				(10) Floor Support				1				3 Fixture Bath			2 Fixture Bath			CCP (1 Story) 416 9,256 7,868													
Chimney:				Joists: Unsupported Len: Cntr.Sup:				1				3 Fixture Bath			2 Fixture Bath			Garages													
								1				3 Fixture Bath			2 Fixture Bath			Class: CD Exterior: Pole (Finished)													
								1				3 Fixture Bath			2 Fixture Bath			Door Opener 2 970 824													
								1				3 Fixture Bath			2 Fixture Bath			Base Cost 1152 33,166 28,191													
								1				3 Fixture Bath			2 Fixture Bath			Water/Sewer													
								1				3 Fixture Bath			2 Fixture Bath			Public Sewer 1 1,326 1,127													
								1				3 Fixture Bath			2 Fixture Bath			Water Well, 100 Feet 1 5,640 4,794													
								1				3 Fixture Bath			2 Fixture Bath			Built-Ins													
								1				3 Fixture Bath			2 Fixture Bath			Appliance Allow. 1 1,934 1,644													
								1				3 Fixture Bath			2 Fixture Bath			Local Cost Items													
								1				3 Fixture Bath			2 Fixture Bath			SANITARY SEWER 1 0 0													
								1				3 Fixture Bath			2 Fixture Bath			Totals: 139,041 118,184													
								1				3 Fixture Bath			2 Fixture Bath			Notes:													
								1				3 Fixture Bath			2 Fixture Bath			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 109,911													
								1				3 Fixture Bath			2 Fixture Bath																
								1				3 Fixture Bath			2 Fixture Bath																
								1				3 Fixture Bath			2 Fixture Bath																
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								1				3 Fixture Bath			2 Fixture Bath																
								1				3 Fixture Bath			2 Fixture Bath																

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




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
ALLEN MICHAEL & CYNTHIA	ALLEN MICHAEL & CYNTHIA T	1	08/18/2021	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	0.0				
SMITH RICHARD L TRUST	ALLEN MICHAEL & CYNTHIA	6,000	11/23/2020	QC	08-ESTATE	2020-03632	PROPERTY TRANSFER	100.0				
SMITH RICHARD L	SMITH RICHARD L TRUST	0	12/17/2018	AFF	07-DEATH CERTIFICATE	2019-01313	DEED	0.0				
SMITH RICHARD L	SMITH RICHAD L TRUST	0	11/06/2014	WD	03-ARM'S LENGTH	2015-00370	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
ALLEN MICHAEL & CYNTHIA TRUST PO BOX 934 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							
		Public Improvements			* Factors *							
Tax Description		<div><div>Dirt Road</div><div>Gravel Road</div><div>Paved Road</div><div>Storm Sewer</div><div>Sidewalk</div><div>Water</div><div>Sewer</div><div>X Electric</div><div>X Gas</div><div>Curb</div><div>Street Lights</div><div>Standard Utilities</div><div>Underground Utils.</div></div>			Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W E'LY 285 FT OF FORMER RR R/W LYING OVER AND ACROSS SE 1/4 OF SW 1/4 & GOV'T LOT 3. .6543 A.					<Site Value A> GROUP A		\$10000				10000 100	10,000
Comments/Influences					100 Actual Front Feet, 0.65 Total Acres					Total Est. Land Value =	10,000	
		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	5,000		0		5,000		2,756C
		TPC 04/30/2021	INSPECTED		2023	3,500		0		3,500		2,625C
		TPC 12/27/2017	INSPECTED		2022	2,500		0		2,500		2,500S
		TPC 04/28/2017	INSPECTED		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.
ALDEN JOHN F & HARRISON &	FOX QUINN J	3,000	07/16/2021	QC	03-ARM'S LENGTH	2021-02540	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status			
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST								
	P.R.E. 0%								
Owner's Name/Address	MAP #:								
FOX QUINN J 1875 TARPON RD NAPLES FL 34102	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
		96 Actual Front Feet, 0.73 Total Acres			Total Est. Land Value =			10,000	

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
. SEC 12 T22N R8W FORMER RR R/W LYING OVER & ACROSS SE 1/4OF SW 1/4 & GOV'T LOT 3 EXC W'LY 810.44 FT & EXC E'LY 285 FT THEREOF. .7273 A.								
Comments/Influences								



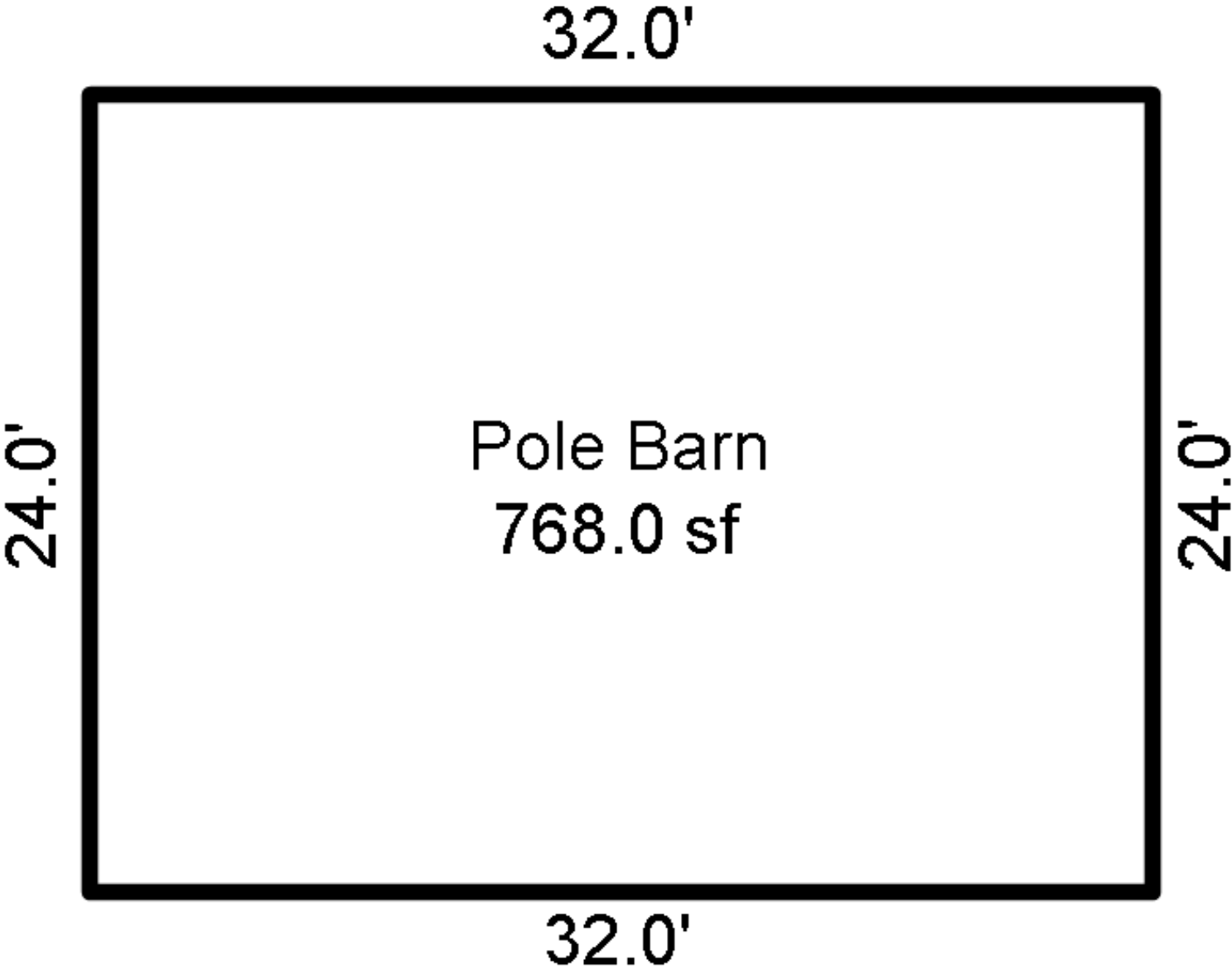
Parcel Shape 2022; Aerial 5/2021; 2021 Sketch Files

Who	When	What	2024	5,000	0	5,000			2,646C
	TPC 04/30/2021	INSPECTED	2023	3,500	0	3,500			2,520C
	TPC 12/27/2017	INSPECTED	2022	2,400	0	2,400			2,400S
	TPC 04/25/2017	INSPECTED	2021	3,000	0	3,000			2,554C

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	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: 1984				
						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									Car Capacity:				
X	Wood Frame		(4) Interior															Class: D				
Building Style: GRG			Drywall Paneled			Plaster Wood T&G												Exterior: Pole				
Yr Built 1972	Remodeled 0	Ex			X	Ord												Min	Brick Ven.: 0			
Condition: Average			Trim & Decoration															Stone Ven.: 0				
			Size of Closets															Common Wall: Detache				
			Lg	X	Ord				Small									Foundation: 42 Inch				
Room List			Doors	Solid			X	H.C.										Finished ?:				
			(5) Floors			(12) Electric												Auto. Doors: 0				
			Kitchen: Other: Other:			0 Amps Service						Mech. Doors: 2										
(1) Exterior						No./Qual. of Fixtures						Area: 768										
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			X Ex.			Ord.	Min			% Good: 0									
Insulation						No. of Elec. Outlets						Storage Area: 0										
(2) Windows			(7) Excavation			Many			X	Ave.	Few			No Conc. Floor: 0								
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			(13) Plumbing						Bsmnt Garage:									
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						Carport Area:										
(3) Roof			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor									Roof:										
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer																
X	Asphalt Shingle		(10) Floor Support			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Chimney:			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 1972																						
(11) Heating System: Forced Air w/o Ducts																						
Ground Area = 0 SF Floor Area = 0 SF.																						
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																						
Building Areas																						
Stories Exterior Foundation Size Cost New Depr. Cost																						
Other Additions/Adjustments																						
Plumbing																						
3 Fixture Bath 1 -3,245 -1,947																						
Garages																						
Class: D Exterior: Pole (Unfinished)																						
Base Cost 768 16,036 9,622																						
Water/Sewer																						
Public Sewer 1 1,175 705																						
Local Cost Items																						
SANITARY SEWER 1 0 0 *																						
Totals: 13,966 8,380																						
Notes:																						
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 7,793																						


*** 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.		
GAFFNEY JACK S & DEBORAH	GAFFNEY JACK S & DEBORA L	0		06/23/2021	QC	09-FAMILY		2021-02250	PROPERTY TRANSFER	0.0		
HALL ROBERT & ABBEY	GAFFNEY JACK S	8,000		04/11/2018	WD	03-ARM'S LENGTH		2018-01288	PROPERTY TRANSFER	100.0		
GAFFNEY JACK S	GAFFNEY JACK S & DEBORAH	0		04/11/2018	QC	09-FAMILY		2018-01294	DEED	0.0		
DURAND WILLIAM S & JUDY (	HALL ROBERT & ABBEY (H/W)	3,000		11/01/2006	WD	03-ARM'S LENGTH		06-0/4044	DEED	100.0	
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 05/01/2018										
Owner's Name/Address		MAP #:										
GAFFNEY JACK S & DEBORA L TRUST 1696 S OAKWOOD AVE Lake City MI 49651		2024 Est TCV 7,921										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
					A 200' @ 90/FF	100.00	120.00	1.1892	0.7401	90	100	7,921
Tax Description					100 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,921							
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB W'LY OF CL OAKWOOD AVE EXT. .2732A.												
Comments/Influences												
		X	Sewer									
		X	Electric									
		X	Gas									
			Curb									
			Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
			High									
			Landscaped									
			Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	4,000	0	4,000			2,756C	
		TPC 04/30/2021 INSPECTED			2023	3,100	0	3,100			2,625C	
		TPC 12/27/2017 INSPECTED			2022	2,500	0	2,500			2,500S	
		TPC 04/25/2017 INSPECTED			2021	3,000	0	3,000			3,000S	
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
HALL ROBERT & ABBEY NICOL	HARRIS RYAN R & TARA C &	260,000	02/07/2018	WD	03-ARM'S LENGTH	2018-00387	PROPERTY TRANSFER	100.0						
HANCHETT ROBERT W	HALL ROBERT & ABBEY NICOL	8,500	03/10/2005	WD	03-ARM'S LENGTH	05-0/954	DEED	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
1701 S OAKWOOD AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		08/21/2012		2012-0401		100%				
		P.R.E. 100% 11/02/2018		Garage		03/27/2006		20060042		Complete				
Owner's Name/Address		MAP #:		New House		03/11/2005		20050024		Complete				
HARRIS RYAN R & TARA C & HOOT PATRICIA ANN 1701 S OAKWOOD AVE Lake City MI 49651		2024 Est TCV 319,872 TCV/TFA: 147.82												
		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 G> GROUP G 18K					18000		100		18,000
					57 Actual Front Feet, 0.57 Total Acres					Total Est. Land Value =				18,000
Tax Description		X	Dirt Road		Land Improvement Cost Estimates									
SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT EXC E'LY 50' THEREOF. .5739A. 5/2017 SPLIT EAST 50' TO NEW PIN 009-012-025-80			Gravel Road		Description					Rate	Size	% Good	Cash Value	
FORMERLY . SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .6887A.			Paved Road		D/W/P: 4in Ren. Conc.					8.18	1600	0	0	
Comments/Influences			Storm Sewer		Residential Local Cost Land Improvements									
Split/Comb. on 05/12/2017 completed			Sidewalk		Description					Rate	Size	% Good	Cash Value	
		X	Water		LAND IMPROVE 2500					2,500.00	2	95	4,750	
		X	Sewer		Total Estimated Land Improvements True Cash Value =					4,750				
		X	Electric											
		X	Gas											
		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	9,000	150,900	159,900			146,034C			
			Low		2023	5,500	154,800	160,300			139,080C			
			High		2022	4,500	142,500	147,000			132,458C			
			Landscaped		2021	4,000	133,200	137,200			128,227C			
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What										
		TPC 12/27/2017	INSPECTED											
		TPC 04/25/2017	INSPECTED											
		TPC 10/12/2012	INSPECTED											
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*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage																																																																																																																																																																																																																																																																																																																																																						
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System					Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 128 284		Type CCP (1 Story) Treated Wood		Year Built: 2006 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: 624 % Good: 0 Storage Area: 312 No Conc. Floor:0																																																																																																																																																																																																																																																																																																																																																		
X	Wood Frame			(4) Interior				X	Drywall Paneled			Plaster Wood T&G		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				1				Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga																																																																																																																																																																																																																																																																																																																																																							
Building Style: 1S				Trim & Decoration													Class: C +5 Effec. Age: 15 Floor Area: 2,164 Total Base New : 375,887 Total Depr Cost: 319,486 Estimated T.C.V: 297,122						E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																					
Yr Built 2005	Remodeled 2012							Ex	X	Ord		Min		Central Air Wood Furnace				Class: C +5 Effec. Age: 15 Floor Area: 2,164 Total Base New : 375,887 Total Depr Cost: 319,486 Estimated T.C.V: 297,122						E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																				
Condition: Average				Size of Closets													Class: C +5 Effec. Age: 15 Floor Area: 2,164 Total Base New : 375,887 Total Depr Cost: 319,486 Estimated T.C.V: 297,122						E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																					
Room List				Doors					Solid		X	H.C.		Central Air Wood Furnace				Class: C +5 Effec. Age: 15 Floor Area: 2,164 Total Base New : 375,887 Total Depr Cost: 319,486 Estimated T.C.V: 297,122						E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																				
1 Basement 1 1st Floor 2 2nd Floor 4 Bedrooms				(5) Floors													Class: C +5 Effec. Age: 15 Floor Area: 2,164 Total Base New : 375,887 Total Depr Cost: 319,486 Estimated T.C.V: 297,122						E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																					
(1) Exterior				Kitchen: Hardwood Other: Hardwood Other: Hardwood													Class: C +5 Effec. Age: 15 Floor Area: 2,164 Total Base New : 375,887 Total Depr Cost: 319,486 Estimated T.C.V: 297,122						E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																																																																																																																																																																																																																																																																																					
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				X	Drywall						No. of Elec. Outlets				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1.25 Story Siding				1.25 Story Siding 1			

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



Concrete/Paving

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HALL ROBERT & ABBEY NICOL	FLORY PATRIK G & TAMMY S	5,500	03/12/2018	WD	32-SPLIT VACANT	2018-00797	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
S OAKWOOD AVE		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
FLORY PATRIK G & TAMMY S		2024 Est TCV 10,000									
6470 TRIKLEIN RD		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SAGINAW MI 48609		Public Improvements		* Factors *							
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value A> GROUP A \$10000 10000 100 10,000							
				50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 10,000							
Tax Description		Topography of Site									
. SEC 12 T22N R8W (0*2017) E'LY 50' OF THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING E'LY OF CL OAKWOOD AVE EXT & W OF W LINE LOT 82 EXT. .1148A.											
SPLIT ON 05/12/2017 FROM 009-012-025-00; Comments/Influences											
Split/Comb. on 05/12/2017 completed 05/12/2017 TIM ; Parent Parcel(s): 009-012-025-00; Child Parcel(s): 009-012-025-80; -----											
2018 Lake Township Parcel Map		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	
0, 03-10, 03-20				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.				
ROTH SR JERRY ALLEN	LUND JAMES A & HEATHER R	46,000	08/01/1996	WD	33-TO BE DETERMINED	306:316	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6433 RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/11/2011										
Owner's Name/Address		MAP #:										
LUND JAMES A & HEATHER R 6433 RAILROAD ST LAKE CITY MI 49651		2024 Est TCV 107,579 TCV/TFA: 112.06										
		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 G> GROUP G 18K						18000 100	18,000
					0.560 Acres						0 100	0
					264 Actual Front Feet, 0.56 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.			Land Improvement Cost Estimates							
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF W LINE OF LOT 99 EXT & E OF W LINE OF LOT 82 EXT. .5601A.												
Comments/Influences												
		X	Sewer	Description Rate Size % Good Cash Value								
		X	Electric	D/W/P: 4in Ren. Conc. 6.61 480 0 0								
		X	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 = 950								
			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	9,000	44,800	53,800			25,071C	
		TPC 12/27/2017	INSPECTED		2023	5,500	43,400	48,900			23,878C	
		TPC 04/27/2014			2022	4,500	37,400	41,900			22,741C	
					2021	4,000	35,300	39,300			22,015C	

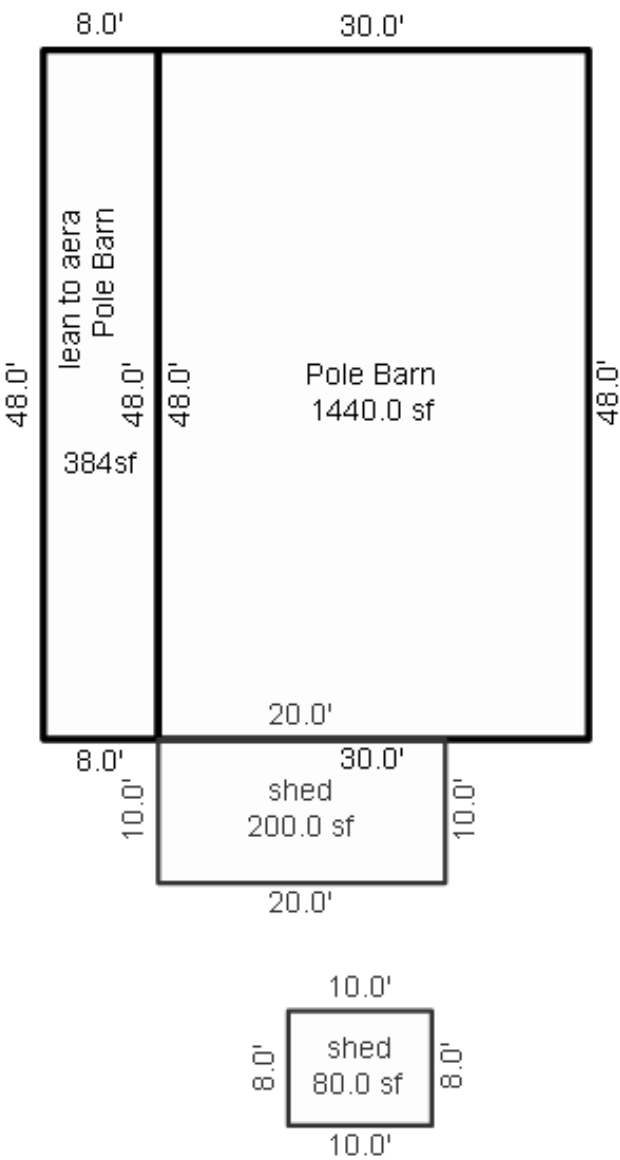
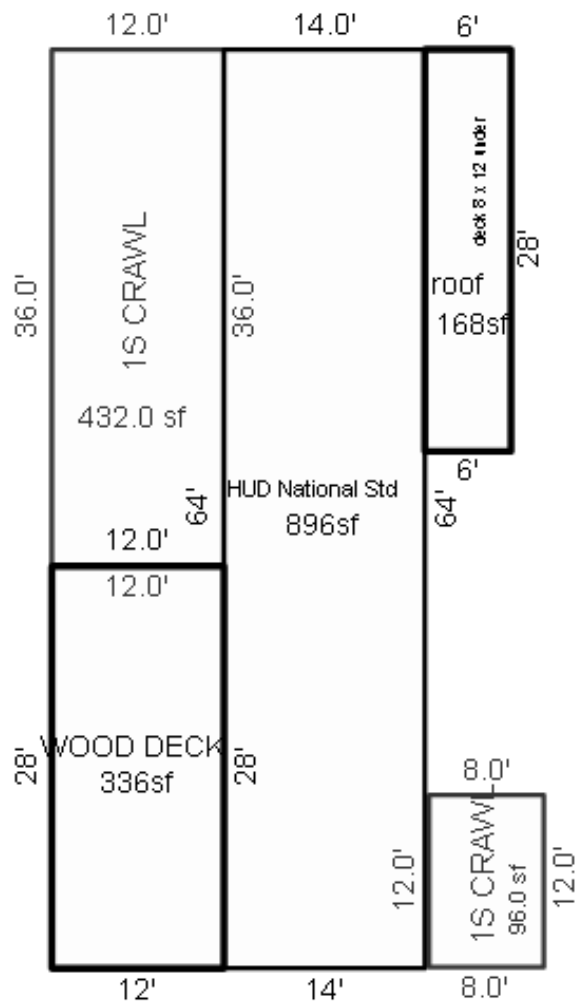
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story 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 192 Treated Wood 96 Brzwy, FW		Year Built: 1983 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: 624 % 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			(12) Electric 0 Amps Service No./Qual. of Fixtures X Ex. Ord. Min			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 1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:												
Building Style: BOCA/STATE		Drywall Paneled		Plaster Wood T&G																							Trim & Decoration		Ex X Ord Min		Size of Closets		Lg X Ord Small		Doors Solid X H.C.	
Yr Built 1983	Remodeled 0	Condition: Average		Size of Closets																							Lg X Ord Small		Doors Solid X H.C.							
Room List			Doors Solid X H.C.																																	
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors																																	
(1) Exterior			Kitchen: Other: Other:																																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings																																	
(2) Windows			(7) Excavation																																	
X	Many Avg. Few	X Large Avg. Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung		(8) Basement																																	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																	
(3) Roof			(9) Basement Finish																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																	
X	Asphalt Shingle		(10) Floor Support																																	
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:																																	


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



Sketch by Apex IVT

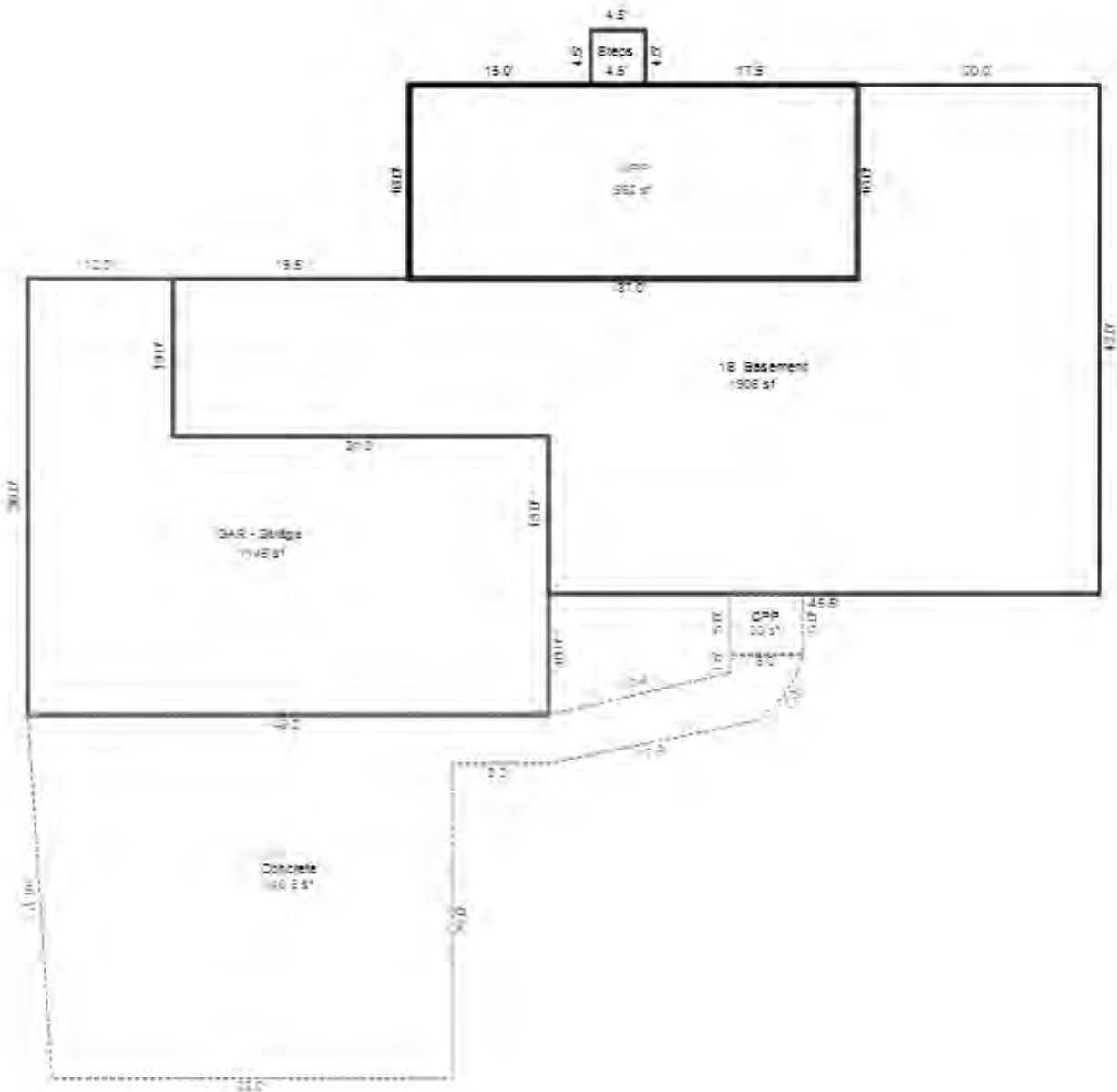
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6375 W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 07/20/1994												
Owner's Name/Address		MAP #:												
VANDERSTOW KARL L 6375 W RAILROAD ST LAKE CITY MI 49651		2024 Est TCV 73,058 TCV/TFA: 51.30												
		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	
					<Site Value B> GROUP B 10K									10,000
					125 Actual Front Feet, 0.29 Total Acres									Total Est. Land Value = 10,000
Tax Description					Land Improvement Cost Estimates									
					Description	Rate		Size		% Good	Cash Value			
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK LYING W OF W LINE LOT 113 EXT & E OF W LINE LOT 99 EXT EXC THEW'LY 111 FT THOF. .2847A.		X	Dirt Road											
		X	Gravel Road											
		X	Paved Road											
		X	Storm Sewer											
		X	Sidewalk											
		X	Water											
		X	Sewer											
		X	Electric											
		X	Gas											
		X	Curb											
		X	Street Lights											
		X	Standard Utilities											
		X	Underground Utils.											
		Topography of Site												
		X	Level											
			Rolling											
			Low											
			High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain											
		Who	When	What	2024	5,000	31,500	36,500				19,417C		
		TPC 04/30/2021	INSPECTED		2023	4,000	34,000	38,000				18,493C		
		TPC 12/27/2017	INSPECTED		2022	3,500	29,200	32,700				17,613C		
		TPC 09/29/2014	INSPECTED		2021	3,000	33,000	36,000				17,051C		




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
HARTFORD MICHAEL R & JANE	HARTFORD MICHAEL R & JANE	0	09/22/2016	WD	09-FAMILY	2016-03164	PROPERTY TRANSFER	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
6405 W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		REPAIR		05/25/2022		2022-0307		100%						
		P.R.E. 100% 07/20/1994														
Owner's Name/Address		MAP #:														
HARTFORD MICHAEL R & JANET E 2330 HIDDEN CREEK CIR SEBRING FL 33870		2024 Est TCV 228,963 TCV/TFA: 120.13														
		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 B> GROUP B 10K									10,000	
						111 Actual Front Feet, 0.26 Total Acres									Total Est. Land Value =	10,000
Tax Description						Land Improvement Cost Estimates										
						Description					Rate	Size % Good		Cash Value		
						D/W/P: 4in Ren. Conc.				8.18	1140 50		4,662			
						Total Estimated Land Improvements True Cash Value =								4,662		
Comments/Influences																
																
		X	Level					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
			Rolling													
			Low													
			High													
			Landscaped													
			Swamp													
			Wooded													
			Pond													
			Waterfront													
			Ravine													
			Wetland													
			Flood Plain													
		Who	When	What		2024	5,000	109,500	114,500				63,428C			
		JWV	08/17/2022	INSPECTED		2023	4,000	106,000	110,000				60,408C			
		TPC	12/27/2017	INSPECTED		2022	3,500	95,800	99,300				57,532C			
		TPC	09/29/2014	INSPECTED		2021	3,000	87,500	90,500				55,695C			

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			0 Front Overhang 0 Other Overhang	X Gas Wood Oil Coal Elec. Steam X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (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 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic Lump Sum Items:			1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 Class: C -5 Effec. Age: 30 Floor Area: 1,906 Total Base New : 329,240 Total Depr Cost: 230,431 Estimated T.C.V: 214,301				Area 592 30 WPP CPP E.C.F. X 0.930				Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 1145 % Good: 0 Storage Area: 0 No Conc. Floor: 0 Bsmnt Garage: Carport Area: Roof:							
X	Wood Frame							(4) Interior				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1906 SF Floor Area = 1906 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 Basement 1,906 Total: 251,665 176,129 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 Porches WPP 592 9,898 6,929 CPP 30 835 584 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 2 Wall 1 -5,371 -3,760 Base Cost 1145 49,510 34,657 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 100 Feet 1 5,808 4,066 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Exterior 1 Story 1 6,513 4,559 Local Cost Items SANITARY SEWER 1 0 0 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 214,301															
Building Style: 1S								X Drywall Paneled Plaster Wood T&G																			
Yr Built 1980		Remodeled 0						Trim & Decoration																			
Condition: Average		Ex X Ord Min		Size of Closets																							
Room List				Lg X Ord Small				Doors Solid X H.C.																			
(1) Exterior				(5) Floors																							
				Kitchen: Other: Other:																							
				(6) Ceilings																							
				X Drywall																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(7) Excavation																							
(2) Windows				Basement: 1906 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement																							
X	Wood Sash Metal Sash Vinyl Sash			8 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 Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support																							
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.						
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0						
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		07/18/2023		2023-0434		100%				
		P.R.E. 0%												
Owner's Name/Address		MAP #:												
FRASER STEVE & LOUISE 672 S 8 MILE RD LAKE CITY MI 49651		2024 Est TCV 84,030 TCV/TFA: 0.00												
		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	
						I 200' @ 200/	100.00	374.62	1.1892	0.9837	200	100		23,397
						100 Actual Front Feet, 0.86 Total Acres Total Est. Land Value = 23,397								
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.												
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING S OF BUENA VISTA PARK SUB LYING W OF E LINE LOT 129 EXT & E OF W LINE LOT 113 EXT. .8609A.														
Comments/Influences														
		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	11,700	30,300	42,000			37,773C			
		JWV 09/05/2023	INSPECTED		2023	9,000	0	9,000			6,832C			
		TPC 04/30/2021	INSPECTED		2022	7,500	0	7,500			6,507C			
TPC 12/27/2017	INSPECTED		2021	6,300	0	6,300			6,300S					

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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2023	
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:	
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump		X		No Heating/Cooling		Dishwasher		2nd/Same Stack		Class: BC			
	Duplex		0 Other Overhang								Garbage Disposal		Exterior 1 Story		Exterior 2 Story		Exterior: Pole	
A-Frame										Vent Fan		Prefab 1 Story				Brick Ven.: 0		
Wood Frame				(4) Interior						Hot Tub		Prefab 2 Story				Stone Ven.: 0		
				Drywall						Unvented Hood		Heat Circulator				Common Wall: Detache		
Building Style:				Paneled						Vented Hood		Raised Hearth				Foundation: 18 Inch		
GRG				Plaster						Intercom		Wood Stove				Finished ?:		
				Wood T&G						Jacuzzi Tub		Direct-Vented Ga				Auto. Doors: 2		
Yr Built				Trim & Decoration						Jacuzzi repl.Tub						Mech. Doors: 0		
2023				Ex		Ord		Min		Oven		Class: BC				Area: 2240		
Remodeled				Lg		Ord		Small		Microwave		Effec. Age: 1				% Good: 0		
0				Size of Closets						Standard Range		Floor Area: 0				Storage Area: 0		
Condition: Average				Doors		Solid		H.C.		Self Clean Range		Total Base New : 65,856		E.C.F.		No Conc. Floor: 0		
										Sauna		Total Depr Cost: 65,197		X 0.930		Bsmnt Garage:		
Room List				(5) Floors						Trash Compactor		Estimated T.C.V: 60,633				Carport Area:		
				Kitchen:						Central Vacuum						Roof:		
Basement				Other:						Security System								
1st Floor																		
2nd Floor																		
Bedrooms																		
(1) Exterior																		
				(6) Ceilings														
Wood/Shingle																		
Aluminum/Vinyl																		
Brick																		
Insulation																		
(2) Windows				(7) Excavation														
				Basement: 0 S.F.														
Many				Crawl: 0 S.F.														
Avg.				Slab: 0 S.F.														
Few				Height to Joists: 0.0														
Large																		
Avg.																		
Small																		
Wood Sash				(8) Basement														
Metal Sash																		
Vinyl Sash				Conc. Block														
Double Hung				Poured Conc.														
Horiz. Slide				Stone														
Casement				Treated Wood														
Double Glass				Concrete Floor														
Patio Doors																		
Storms & Screens																		
(3) Roof				(9) Basement Finish														
Gable				Recreation SF														
Hip				Living SF														
Flat				Walkout Doors (B)														
				No Floor SF														
Asphalt Shingle				Walkout Doors (A)														
Chimney:				(10) Floor Support														
				Joists:														
				Unsupported Len:														
				Cntr.Sup:														



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAMROZY LINDA M	LINE ROBERT S & BARBARA C	6,000	08/08/2017	WD	03-ARM'S LENGTH	2017-02465	DEED	100.0
LUCAS DOROTHY L	JAMROZY LINDA	0	11/30/2016	AFF	07-DEATH CERTIFICATE	2017-02464	PROPERTY TRANSFER	0.0

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

Owner's Name/Address	MAP #:			
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	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 B> GROUP B 10K 10000 100 10,000
				110 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 10,000

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 146 E OF W LINE OF LOT 139. .2525A.								
Comments/Influences								



Parcel Shape 2023, Aerial 5/2023, 2023 Sketch File

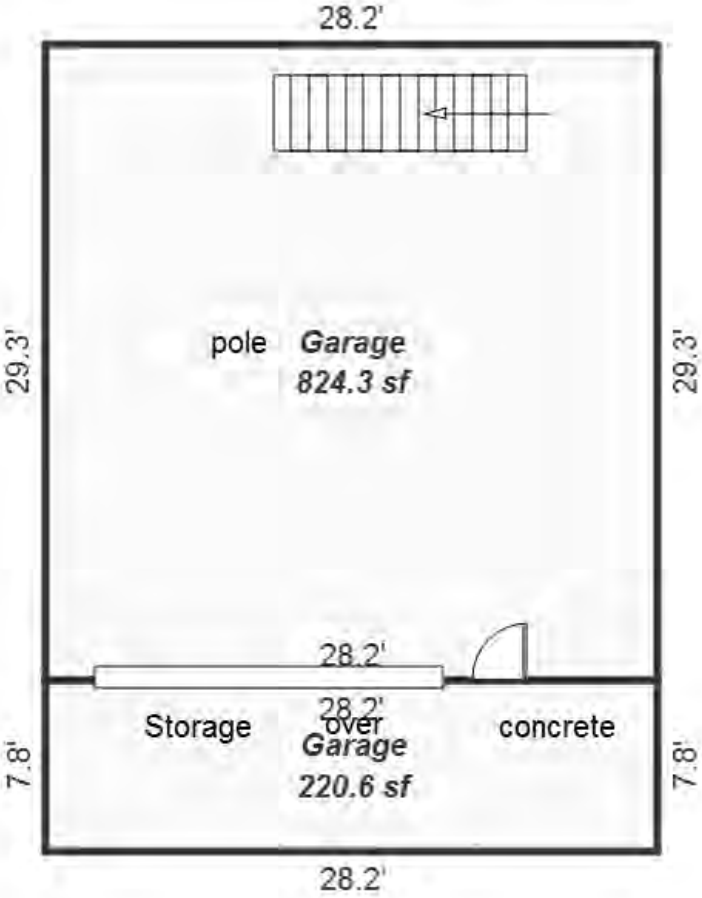
Who	When	What	2024	5,000	0	5,000			3,415C
		TPC 04/30/2021 INSPECTED	2023	4,000	0	4,000			3,253C
		TPC 12/27/2017 INSPECTED	2022	3,500	0	3,500			3,099C
		TPC 08/20/2017 INSPECTED	2021	3,000	0	3,000			3,000S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0		
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
X 6195 RAILROAD		School: LAKE CITY AREA SCHOOL DIST		Garage		06/01/2012		2012-0218		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346		2024 Est TCV 38,940 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
Tax Description		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2012			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C			
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Pole			
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0			
Wood Frame			(4) Interior			Forced Air w/o Ducts			Forced Air w/ Ducts			Forced Hot Water			Exterior 2 Story			Stone Ven.: 0		
Building Style: GRG			Drywall		Plaster		Electric Baseboard			Hot Tub			Prefab 1 Story			Common Wall: Detache				
			Paneled		Wood T&G		Elec. Ceil. Radiant			Unvented Hood			Prefab 2 Story			Foundation: 18 Inch				
Trim & Decoration						Electric Wall Heat			Vented Hood			Heat Circulator			Finished ?:					
Yr Built			Ex		Ord		Min		Space Heater			Intercom			Auto. Doors: 1					
Remodeled									Wall/Floor Furnace			Jacuzzi Tub			Mech. Doors: 0					
2012			0						Forced Heat & Cool			Jacuzzi repl.Tub			Area: 824					
Condition: Average			Size of Closets			X No Heating/Cooling			Heat Pump			Oven			% Good: 0					
			Lg		Ord		Small		Central Air			Microwave			Class: C +5					
Room List			Doors		Solid		H.C.		Wood Furnace			Standard Range			Effec. Age: 10					
			(5) Floors			(12) Electric			Self Clean Range			Sauna			Floor Area: 0					
Basement						0 Amps Service			Trash Compactor			Total Base New : 33,441			E.C.F.					
1st Floor			Kitchen:						Central Vacuum			Total Depr Cost: 30,097			X 0.930					
2nd Floor			Other:						Security System			Estimated T.C.V: 27,990								
Bedrooms			Other:																	
(1) Exterior																				
Wood/Shingle			(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C 5 Blt 2012								
Aluminum/Vinyl						Ex. Ord. Min			(11) Heating System: No Heating/Cooling											
Brick						No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.											
						Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											
Insulation						(13) Plumbing			Building Areas											
						Average Fixture(s)			Stories Exterior Foundation			Size Cost New Depr. Cost								
(2) Windows			(7) Excavation			1			Garages											
						3 Fixture Bath			Class: C Exterior: Pole (Unfinished)											
Many			Basement: 0 S.F.			2 Fixture Bath			Base Cost			824 21,572 19,415								
Avg.			Crawl: 0 S.F.			Softener, Auto			Storage Over Garage			824 11,322 10,190								
Few			Slab: 0 S.F.			Softener, Manual			Door Opener			1 547 492								
			Height to Joists: 0.0			Solar Water Heat			Totals:			33,441 30,097								
Wood Sash			(8) Basement			No Plumbing			Notes: GARAGE ONLY											
Metal Sash						Extra Toilet			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			27,990								
Vinyl Sash						Extra Sink														
Double Hung			Conc. Block			Separate Shower														
Horiz. Slide			Poured Conc.			Ceramic Tile Floor														
Casement			Stone			Ceramic Tile Wains														
Double Glass			Treated Wood			Ceramic Tub Alcove														
Patio Doors			Concrete Floor			Vent Fan														
Storms & Screens			(9) Basement Finish			(14) Water/Sewer														
(3) Roof						Public Water														
			Recreation SF			Public Sewer														
Gable			Living SF			Water Well														
Hip			Walkout Doors (B)			1000 Gal Septic														
Flat			No Floor SF			2000 Gal Septic														
Gambrel			Walkout Doors (A)			Lump Sum Items:														
Mansard																				
Shed																				
Asphalt Shingle			(10) Floor Support																	
Chimney:			Joists:																	
			Unsupported Len:																	
			Cntr.Sup:																	



Sketch by Apex Sketch

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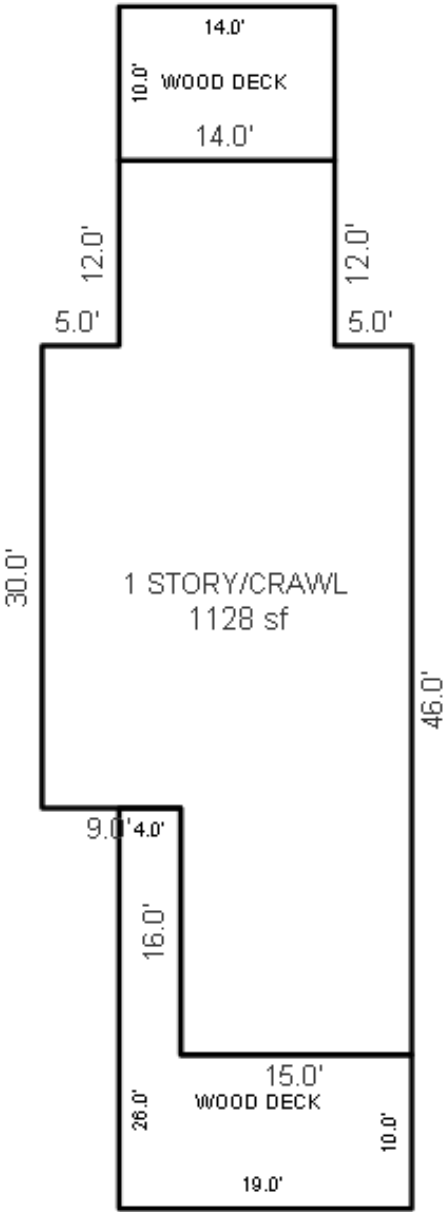
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HD MOVERS LLC	CUPP ROBERT B JR & KATHLE	67,000	06/06/2007	WD	25-PARTIAL CONSTRUCTION	2007/2097	DEED	100.0					
LINE ROBERT S & BARBARA C	HD MOVERS LLC	10,000	10/07/2005	WD	03-ARM'S LENGTH	05-0/3964	DEED	100.0					
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0					
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1664 S ELMWOOD ST		School: LAKE CITY AREA SCHOOL DIST		New House		10/19/2005		20050371	Complete				
Owner's Name/Address		P.R.E. 0%											
CUPP ROBERT B JR & KATHLEEN PO BOX 80094 ROCHESTER MI 48308		MAP #:											
		2024 Est TCV 126,483 TCV/TFA: 112.13											
		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *									
Tax Description		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	
				<Site Value B> GROUP B 10K						10000	100	10,000	
				145 Actual Front Feet, 0.33 Total Acres						Total Est. Land Value =		10,000	
. SEC 12 T22N R8W THAT PART OF FORMER C & LC RR R/W LYING W OF W LINE OF LOT 139 & E OF W LINE OF LOT 138. .3329A.													
Comments/Influences													
													
		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	5,000	58,200	63,200			39,967C				
		TPC 05/06/2018 INSPECTED	2023	4,000	56,400	60,400			38,064C				
		TPC 12/27/2017 INSPECTED	2022	3,500	51,900	55,400			36,252C				
		TPC 10/08/2012 INSPECTED	2021	3,000	47,400	50,400			35,094C				

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 140 254	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						(4) Interior			X	Drywall Paneled															Plaster Wood T&G		Trim & Decoration			Bsmnt Garage:	
Building Style: 1S				Ex		X	Ord		Min	Size of Closets								E.C.F. X 0.930				Carport Area: Roof:									
Yr Built 1940				Remodeled 2005		Condition: Average				Lg								X	Ord		Small	Total Base New : 158,541 Total Depr Cost: 125,251 Estimated T.C.V: 116,483									
Room List				Doors			Solid		X	H.C.	Central Air Wood Furnace			(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1128 SF Floor Area = 1128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas				Cls CD Blt 1940									
	Basement 1st Floor 2nd Floor 2 Bedrooms			(5) Floors		(12) Electric				0 Amps Service				No./Qual. of Fixtures				Stories Exterior Foundation Size Cost New Depr. Cost				*									
Kitchen: Other: Other:				Ex.				X	Ord.		Min	No. of Elec. Outlets				1 Story Siding Crawl Space 1,128 Total: 130,902 103,414															
				Many				X	Ave.		Few	(13) Plumbing				Other Additions/Adjustments															
				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				Plumbing				Average Fixture(s) 3 Fixture Bath															
(2) Windows				(7) Excavation		Basement: 0 S.F. Crawl: 1128 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				Deck				Treated Wood 140 3,207 2,534 Treated Wood 254 4,735 3,741													
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Basement: 0 S.F. Crawl: 1128 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				Water/Sewer				Public Sewer 1 1,326 1,048 Water Well, 100 Feet 1 5,640 4,456													
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)				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic				Built-Ins				Appliance Allow. 1 1,934 1,528 Fireplaces													
(3) Roof				(10) Floor Support				(14) Water/Sewer				Exterior 1 Story 1 5,707 4,509 Local Cost Items SANITARY SEWER 1 0 0																			
X				Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support				Lump Sum Items:				Notes:																
X				Asphalt Shingle			Chimney:								ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 116,483																
Totals: 158,541 125,251																															


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0		
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W RAILROAD ST		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
LINE ROBERT S & BARBARA C		2024 Est TCV 10,000								
10 MILLER RD										
CLARKSTON MI 48346										

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

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0		10/27/2006	QC	21-NOT USED/OTHER		06-0/4142	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status	
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
KENNEDY FAMILY LIVING TRUST JAMES D & GEORGIA J KENNEDY TTEE 11109 BRADEN RD BYRON MI 48418		2024 Est TCV 10,000										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description		Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					<Site Value B> GROUP B 10K						10000	100	10,000
					55 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		10,000	
Tax Description												
. SEC 12 T22N R8W THAT PART OF FORMER RR R/W LYING W OF E LINE OF LOT 149 EXT & E OF W LINE OF LOT 149 EXT. .1263A.												
Comments/Influences												
		Topography of Site										
		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who When What			2024	5,000	0	5,000			847C	
		TPC 04/30/2021 INSPECTED			2023	4,000	0	4,000			807C	
		TPC 12/27/2017 INSPECTED			2022	3,500	0	3,500			769C	
					2021	3,000	0	3,000			745C	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-01610	DEED	100.0		
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	20-MULTI PARCEL SALE REF	05-0/3946	DEED	100.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
NOORDYKE MATT & STEPHANIE		2024 Est TCV 10,000								
3820 GOODWOOD DR SE										
GRAND RAPIDS MI 49546										

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 LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 0%										
Owner's Name/Address		MAP #:										
LOT 12 JAMES R				2024 Est TCV 12,000								
12264 TOWNLINE RD												
GRAND BLANC MI 48439												
		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 C> .50 -1.0 AC M/L 12000 100 12,000								
				165 Actual Front Feet, 0.45 Total Acres Total Est. Land Value = 12,000								
Tax Description		X		Dirt Road								
SEC 12 T22N R8W THAT PART OF FORMER RR				Gravel Road								
R/W LYING E OF W LINE OF LOT 150 EXT & W				Paved Road								
OF E LINE OF LOT 152 EXT. .4477A.				Storm Sewer								
SPLIT ON 9/2018 PART TO 012-036-75				Sidewalk								
FORMERLY . SEC 12 T22N R8W THAT PART OF				Water								
FORMER RR R/W LYING E OF W LINE OF LOT				Sewer								
150 EXT & W OF E LINE OF LOT 153 EXT.				Electric								
.5739A.				Gas								
				Curb								
Comments/Influences				Street Lights								
Split/Comb. on 09/11/2018 completed				Standard Utilities								
09/11/2018 TIM ;				Underground Utils.								
Parent Parcel(s): 009-012-036-00;				Topography of Site								
012-036-75;												
				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	6,000	0	6,000		702C
				TPC 04/30/2021 INSPECTED			2023	5,500	0	5,500		669C
				TPC 12/27/2017 INSPECTED			2022	4,500	0	4,500		638C
				TPC 11/02/2015 INSPECTED			2021	3,300	0	3,300		618C

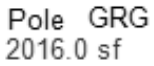
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
LOTT JAMES R	SELENO RICHARD R & KATHY	3,500	10/18/2018	WD	03-ARM'S LENGTH	2018-03364	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6127 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Garage		03/16/2023		2023-0110		100%				
Owner's Name/Address		P.R.E. 0%												
SELENO RICHARD R & KATHY L 1190 N OXFORD RD GROSS POINTE WOODS MI 48236		MAP #:												
		2024 Est TCV 97,207 TCV/TFA: 0.00												
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
Tax Description		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	
.SEC 12 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P180 DESC AS: THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 153 EXT & W OF E LINE OF LOT 153 EXT. .1263A. SPLIT ON 09/11/2018 FROM 009-012-036-00; Comments/Influences					<Site Value A> GROUP A \$10000 10000 100 10,000									
					55 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 10,000									
					Land Improvement Cost Estimates									
Split/Comb. on 09/11/2018 completed 09/11/2018 TIM ; Parent Parcel(s): 009-012-036-00; Child Parcel(s): 009-012-036-75; -----		Topography of Site Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description	Rate		Size % Good		Cash Value				
					D/W/P: 4in Ren. Conc.	10.26		4486 50		23,013				
					Total Estimated Land Improvements True Cash Value = 23,013									
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who When What			2024	5,000	43,600	48,600			45,151C			
		JWV 10/09/2023 INSPECTED			2023	3,500	0	3,500			1,192C			
		TPC 04/30/2021 INSPECTED			2022	2,300	0	2,300			1,136C			
		TPC 05/06/2018 INSPECTED			2021	1,100	0	1,100			1,100S			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY & MONICA	5,800	06/05/2015	WD	32-SPLIT VACANT	2015-01988	PROPERTY TRANSFER	0.0		
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0		
MANEE & ALLEN C L AS JT	ALLEN C L & ALLEN M J AS	1	08/10/2011	QC	21-NOT USED/OTHER	2011-02493	DEED	0.0		
ALLEN CYNTHIA		0	04/12/2010	AFF	07-DEATH CERTIFICATE	2010-1628DC	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/30/2016		2016-0497		100%
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2024 Est TCV 95,161 TCV/TFA: 0.00								
		X	Improved		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *					
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					<Site Value G> GROUP G 18K					18000 100 18,000
					<Site Value G> GROUP G 18K					18000 100 18,000
					245 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value = 36,000
THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 181 AS AMENDED FKA LOTS 161, 162, & 163 BUENA VISTA PARK 2011-02492 & W OF HWY M-55/66SEC 12 T22N R8W .55 A M/L SPLIT ON 6/2021 PART TO 012-037-80 FORMERLY SEC 12 T22N R8W (4*2010) THAT PART OF FORMER RR R/W LYING E OF E LINE OF LOT 158 BUENA VISTA PARK EXT & W OF HWY M-55/66. .78 A 6/5/2015-01988 EXEMPT LOT LINE TRANFER TO 009-012-037-85 (90) FORMERLY: THAT PART OF FORMER RR R/W LYING EAST OF E LINE LOT 155 EXT & W OF		X	Dirt Road							
			Gravel Road							
		X	Paved Road							
			Storm Sewer							
			Sidewalk							
		X	Water							
			Sewer							
		X	Electric							
		X	Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
		Topography of Site								
		X	Level							
		X	Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		Year	Land Value		Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	18,000	29,600	47,600		12,603C
		TPC 12/27/2017 INSPECTED			2023	18,000	28,700	46,700		12,003C
		TPC 06/29/2015 INSPECTED			2022	15,000	26,300	41,300		11,432C
					2021	12,500	25,100	37,600		12,269C
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.				
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0		08/18/2021	QC	09-FAMILY		2021-02823	DEED	0.0				
ALLEN MICHAEL J & CYNTHIA	BACHMAN RICHARD & LUELLA	5,000		08/18/2021	WD	32-SPLIT VACANT		2021-02825	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status			
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST												
		P.R.E. 100% 08/24/2021												
Owner's Name/Address		MAP #:												
BACHMAN RICHARD & LUELLA TRUST		2024 Est TCV 10,000												
6081 LAKEVIEW DR			Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
LAKE CITY MI 49651		Public Improvements			* Factors *									
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
					<Site Value A> GROUP A \$10000			10000			100	10,000		
					100 Actual Front Feet, 0.23 Total Acres			Total Est. Land Value =			10,000			
Tax Description														
THAT PART OF FORMER RR R/W LYING S'LY AND ADJ TO LOT 180 AS AMENDED FKA LOTS 159 & 160 BUENA VISTA PARK SEC12 T22N R82 .23A M/L														
6/2021 SPLIT FROM 009-012-037-00														
Comments/Influences														
Split/Comb. on 06/29/2021 completed 06/29/2021 TIM ;														
Parent Parcel(s): 009-012-037-00;														
Child Parcel(s): 009-012-037-80;														

		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	5,000	0	5,000			3,307C			
					2023	3,500	0	3,500			3,150C			
					2022	3,000	0	3,000			3,000S			
					2021	0	0	0		0W	0			
					Who When What			2024	5,000	0	5,000			3,307C
					TPC 04/30/2021 INSPECTED			2023	3,500	0	3,500			3,150C
					TPC 05/06/2018 INSPECTED			2022	3,000	0	3,000			3,000S
								2021	0	0	0		0W	0
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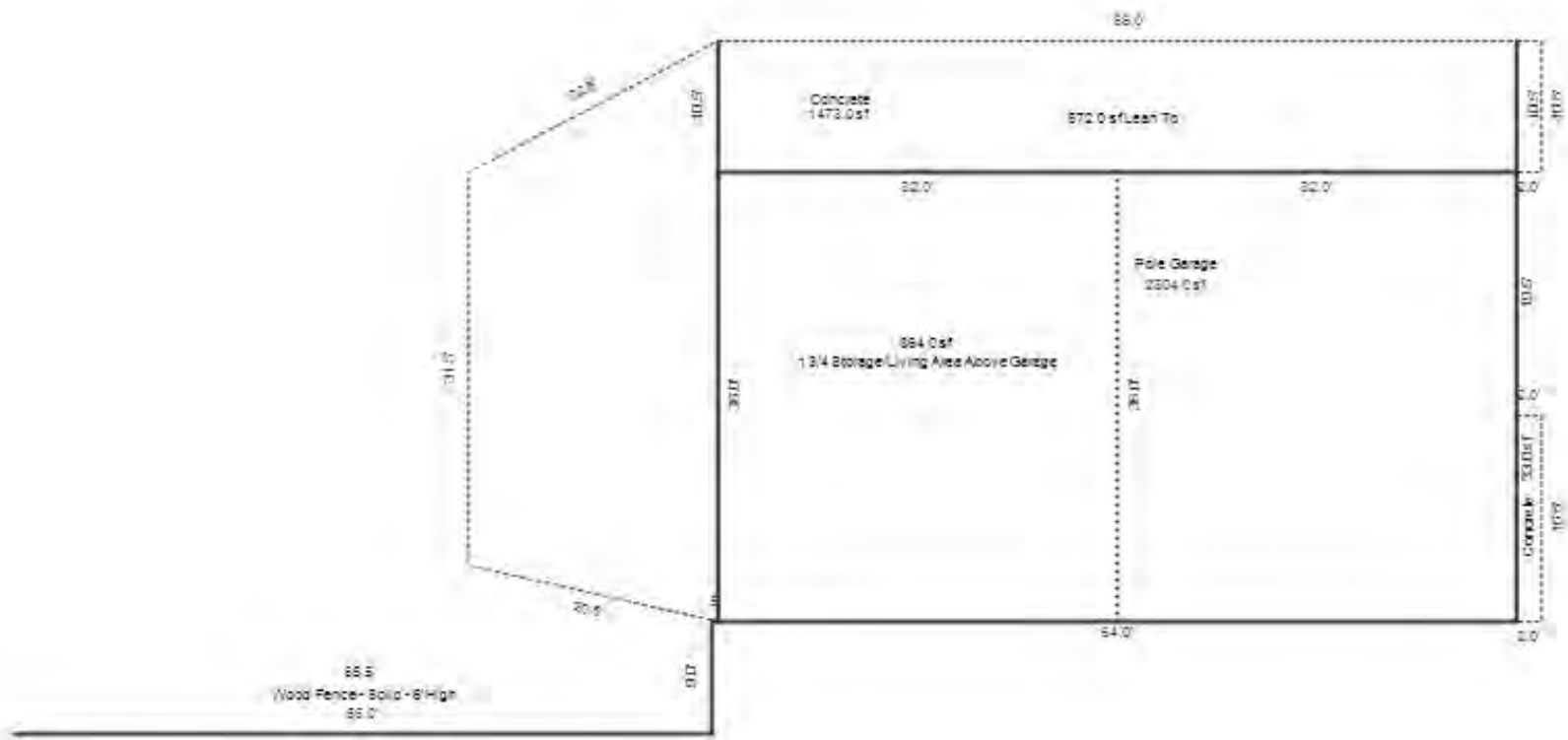
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ALLEN MICHAEL J & CYNTHIA	GREMEL GARY D & MONICA M	5,800	06/05/2015	WD	32-SPLIT VACANT	2015-01988	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/26/2017		2017-0207		100%					
		P.R.E. 100% 05/12/2020													
Owner's Name/Address		MAP #:													
GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651		2024 Est TCV 80,336 TCV/TFA: 0.00													
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *										
		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
Tax Description					<Site Value C> .50 -1.0 AC M/L 12000 100										12,000
					100 Actual Front Feet, 0.40 Total Acres Total Est. Land Value =										12,000
SEC 12 T22N R8W (0*2015) THAT PART OF FORMER RR R/W LYING E OF W LINE OF LOT 157 BUENA VISTA PARK EXT & W OF E LINE LOT 158 EXT .23A. 2015 EXEMPT LOT LINE TRANSFER FROM 009-012-037-00 ON 6/5/2015-01987 & 10/28/2016 COMBINE 009-012-037-90 SEC 12 T22N R8W (0*2010) FORMER RR R/W LYING E OF W LINE OF LOT 155 BUENA VISTA PARK EXT & W OF E LINE LOT 155 EXT. .18A.					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
					Fencing: WD, Solid, 6 ft.					30.88	66 0		0		
					D/W/P: 4in Ren. Conc.					8.18	705 0		0		
					Residential Local Cost Land Improvements										
					Description					Rate	Size % Good		Cash Value		
					LAND IMPROVE 2500					2,500.00	2 100		5,000		
					Total Estimated Land Improvements True Cash Value =									5,000	
Comments/Influences															
6/5/2015-01987 EXEMPT LOT LINE TRANSFER TO -012-037-90 FROM 012-037-00		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	6,000	34,200	40,200			30,726C		
				TPC 04/30/2021	INSPECTED		2023	5,500	33,200	38,700			29,263C		
				JWV 09/22/2017	INSPECTED		2022	4,500	30,700	35,200			27,870C		
				TPC 11/04/2016	INSPECTED		2021	3,500	29,400	32,900			26,980C		


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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 2017			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang								Dishwasher		2nd/Same Stack				Class: C			
	Duplex		0 Other Overhang								Garbage Disposal		Two Sided				Exterior: Pole			
	A-Frame										Bath Heater		Exterior 1 Story				Brick Ven.: 0			
Wood Frame			(4) Interior			Forced Air w/o Ducts			Forced Air w/ Ducts			Forced Hot Water			Exterior 2 Story			Stone Ven.: 0		
Building Style: GRG			Drywall		Plaster		Electric Baseboard			Unvented Hood			Prefab 1 Story			Common Wall: Detache			Foundation: 18 Inch	
Yr Built			Paneled		Wood T&G		Elec. Ceil. Radiant			Vented Hood			Prefab 2 Story			Finished ?:			Auto. Doors: 3	
Remodeled			Trim & Decoration			Electric Wall Heat			Intercom			Heat Circulator			Raised Hearth			Mech. Doors: 0		
0			Ex		Ord		Space Heater			Jacuzzi Tub			Wood Stove			Area: 2304			% Good: 0	
Condition: Average			Size of Closets		Min		Wall/Floor Furnace			Jacuzzi repl.Tub			Direct-Vented Ga			Storage Area: 648			No Conc. Floor: 0	
Room List			Lg		Ord		Heat Pump			Oven			Class: C			E.C.F.			Bsmnt Garage:	
			Doors		Solid		X No Heating/Cooling			Microwave			Effec. Age: 5			X 0.930			Carport Area:	
Basement			(5) Floors			Central Air			Standard Range			Total Base New : 71,688						Roof:		
1st Floor			Kitchen:			Wood Furnace			Self Clean Range			Total Depr Cost: 68,103								
2nd Floor			Other:			(12) Electric			Trash Compactor			Estimated T.C.V: 63,336								
Bedrooms			Other:			0 Amps Service			Central Vacuum											
(1) Exterior						No./Qual. of Fixtures			Security System											
Wood/Shingle						Ex.						Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C			Blt 2017		
Aluminum/Vinyl			(6) Ceilings			Ord.						(11) Heating System: No Heating/Cooling								
Brick						Min						Ground Area = 0 SF Floor Area = 0 SF.								
Insulation						No. of Elec. Outlets						Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95								
						Many			Ave.			Building Areas								
(2) Windows			(7) Excavation			Few			(13) Plumbing			Stories Exterior Foundation			Size			Cost New		
Many			Basement: 0 S.F.			Average Fixture(s)			Average Fixture(s)			Plumbing			Other Additions/Adjustments			Depr. Cost		
Avg.			Crawl: 0 S.F.			3 Fixture Bath			3 Fixture Bath			3 Fixture Bath			1			-4,646		
Few			Slab: 0 S.F.			2 Fixture Bath			2 Fixture Bath			Garages								
Wood Sash			Height to Joists: 0.0			Softener, Auto			Softener, Auto			Class: C Exterior: Pole (Unfinished)								
Metal Sash			(8) Basement			Softener, Manual			Softener, Manual			Storage Over Garage			648			8,904		
Vinyl Sash						No Plumbing			No Plumbing			Door Opener			3			1,640		
Double Hung						Extra Toilet			Extra Toilet			Base Cost			2304			55,596		
Horiz. Slide						Extra Sink			Extra Sink											
Casement						Separate Shower			Separate Shower											
Double Glass						Ceramic Tile Floor			Ceramic Tile Floor											
Patio Doors						Ceramic Tile Wains			Ceramic Tile Wains											
Storms & Screens						Ceramic Tub Alcove			Ceramic Tub Alcove											
(3) Roof			(9) Basement Finish			Vent Fan			Vent Fan											
Gable			Recreation SF			(14) Water/Sewer			(14) Water/Sewer											
Hip			Living SF			Public Water			Public Water											
Flat			Walkout Doors (B)			Public Sewer			Public Sewer											
Asphalt Shingle			No Floor SF			Water Well			Water Well											
Chimney:			Walkout Doors (A)			1000 Gal Septic			1000 Gal Septic											
			(10) Floor Support			2000 Gal Septic			2000 Gal Septic											
			Joists:			Lump Sum Items:			Lump Sum Items:											
			Unsupported Len:																	
			Cntr.Sup:																	



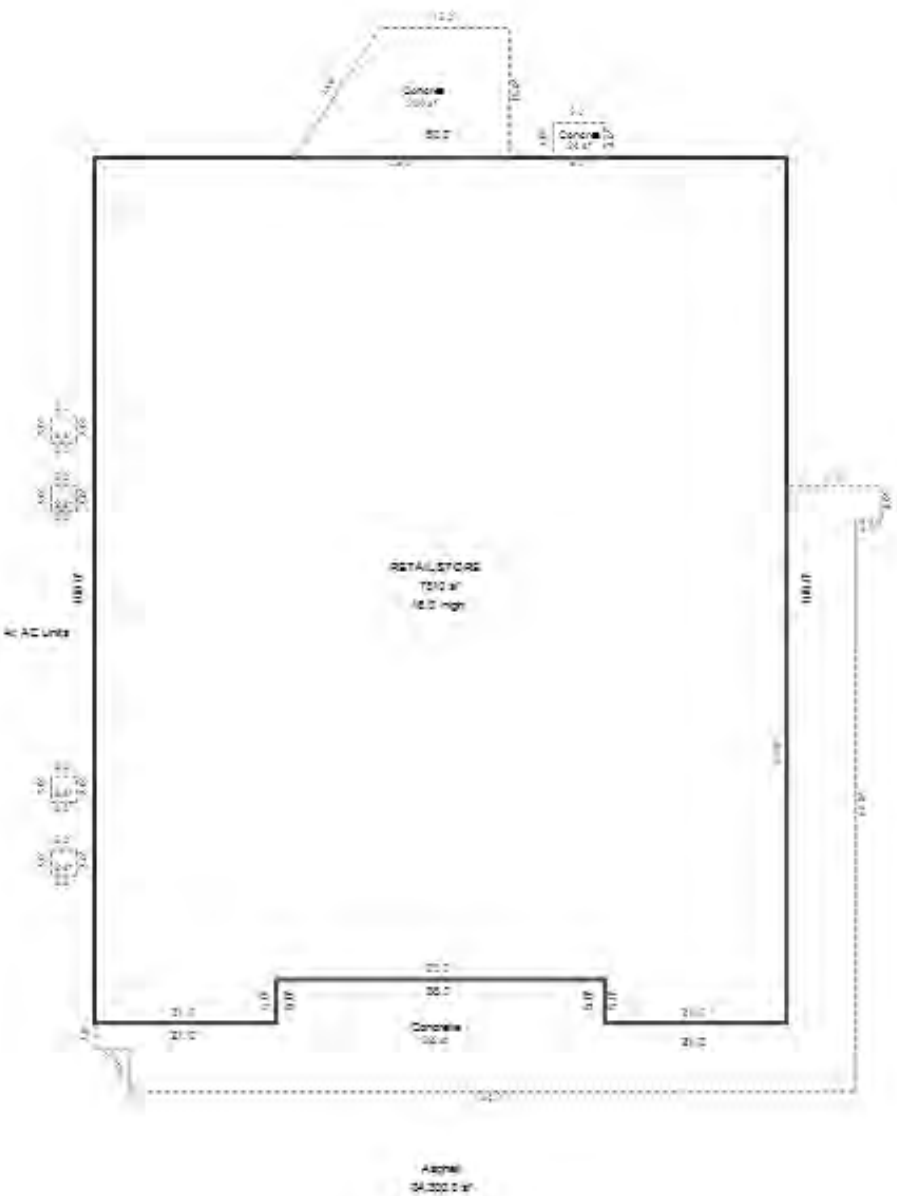
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RRCI LC	3319 28TH PROPERTY LLC	***,***	04/20/2022	WD	03-ARM'S LENGTH	2022-01442	REAL PROPERTY STA	100.0		
LAKE CITY FAMILY DOLLAR L	RRCI LC	413,000	10/10/2017	WD	03-ARM'S LENGTH	2017-03133	DEED	100.0		
WELLS WARREN R & PHILLIS	LAKE CITY FAMILY DOLLAR L	0	06/30/2004	QC	09-FAMILY	04-0/3035	DEED	0.0		
		89,000	05/01/2002	WD	03-ARM'S LENGTH	02-0:2643	DEED	100.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
2020 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		03/11/2022		2022-0119		100%
		P.R.E. 0%		Commercial, Add/Alter/Repa		03/02/2022		2022-0102		100%
Owner's Name/Address		MAP #:		SIGN		02/15/2022		2022-0073		100%
3319 28TH PROPERTY LLC 2823 COTTON RAIL RUN DORR MI 49323		2024 Est TCV 679,359 TCV/TFA: 86.99		Commercial		12/30/2021		2021-00887		100%
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
		Public Improvements			* Factors * EASEMENTS TO ADJ STORES					
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
					M66 N OF JENNIN	204.00	305.00	1.0000	0.0000	350 100* 0
					COMMERCIAL \$.50/SQFT			1.43 Acres	21780 100	31,102
					* denotes lines that do not contribute to the total acreage calculation.					
					204 Actual Front Feet,	1.43 Total Acres	Total Est. Land Value =			31,102
					Land Improvement Cost Estimates					
					Description	Rate		Size % Good		Cash Value
		X	Electric	D/W/P: 4in Ren. Conc.			8.29		1320 94	10,286
		X	Gas	Commercial Local Cost Land Improvements						
		X	Curb	Description			Rate		Size % Good Arch Mult Cash Value	
		X	Street Lights	PAVING			0.40		28000 86 100	9,632
					Total Estimated Land Improvements True Cash Value = 19,918					
		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	15,600	324,100	339,700		311,430C
		JWV	05/02/2022	INSPECTED	2023	21,800	274,800	296,600		296,600S
		TPC	05/14/2019	INSPECTED	2022	12,400	90,100	102,500		99,797C
		TPC	12/27/2017	INSPECTED	2021	15,600	101,200	116,800		96,609C



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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.				
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LE	213,000	07/01/2021	MLC	19-MULTI PARCEL ARM'S LE	2021-02299	PROPERTY TRANSFER	100.0				
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	11-FROM LENDING INSTITUT	2015-01930	PROPERTY TRANSFER	100.0				
PORTER GARY	CHEMICAL BANK	159,982	07/25/2014	SD	10-FORECLOSURE	2014-02739	PROPERTY TRANSFER	0.0				
PORTER ALLEN A	LOGSMITH LLC	1	04/05/2013	QC	09-FAMILY	2013-01016 QD	PROPERTY TRANSFER	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
6121 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		05/11/2017		2017-0166		100%		
		P.R.E. 0%		Commercial		05/10/2016		2016-0154		100%		
Owner's Name/Address		MAP #:										
EISING SCOTT J & JAMIE LEE 4791 W LOTAN RD LAKE CITY MI 49651		2024 Est TCV 137,002 TCV/TFA: 28.17										
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			Public Improvements		* Factors *							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					M-55/66	\$300	100.00	265.00	1.0000	0.0000	300 100*	0
					COMMERCIAL	\$.50/SQFT		0.61	Acres	21780 100		13,242
					* denotes lines that do not contribute to the total acreage calculation.							
					100 Actual Front Feet,0.61 Total Acres Total Est. Land Value = 13,242							
		</										

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



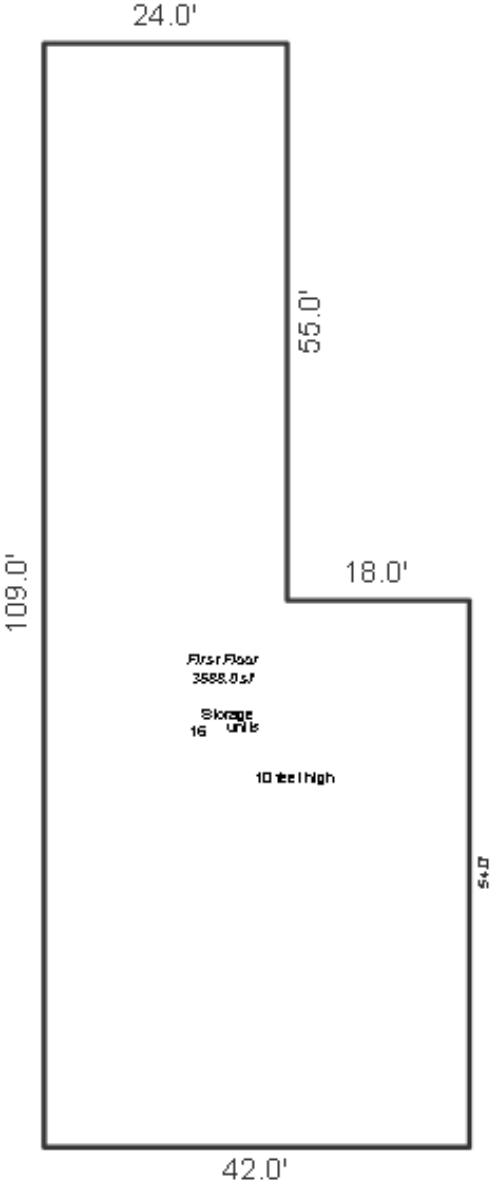
*** Information herein deemed reliable but not guaranteed***

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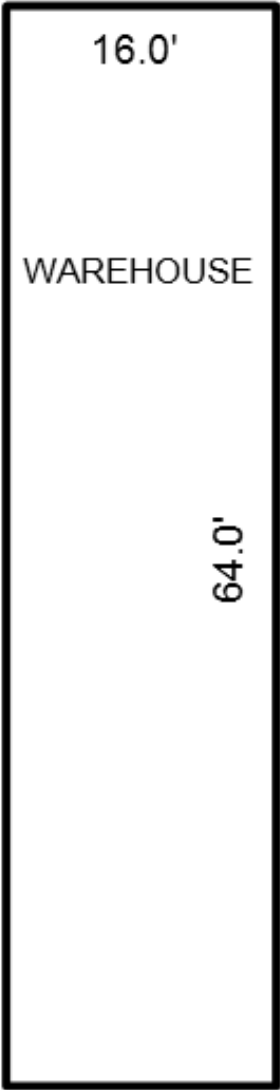


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
REDMAN ROBERT & SHAWN	EISING SCOTT J & JAMIE LE	213,000	07/01/2021	MLC	19-MULTI PARCEL ARM'S LE	2021-02299	PROPERTY TRANSFER	100.0			
CHEMICAL BANK	REDMAN ROBERT & SHAWN	99,501	05/15/2015	CD	11-FROM LENDING INSTITUT	2015-01930	PROPERTY TRANSFER	100.0			
PORTER GARY	CHEMICAL BANK	159,982	07/25/2014	SD	10-FORECLOSURE	2014-02739	DEED	0.0			
PORTER ALLEN A	LOGSMITH LLC	1	04/05/2013	QC	09-FAMILY	2013-01016 QD	PROPERTY TRANSFER	0.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
6121 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
EISING SCOTT J & JAMIE LEE 4791 W LOTAN RD LAKE CITY MI 49651		2024 Est TCV 168,571 TCV/TFA: 27.85									
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
		Public Improvements			* Factors *						
					Description Frontage Depth Front Depth Rate %Adj. Reason Value						
					M-55/66 \$300 120.00 265.00 1.0000 0.0000 300 100* 0						
					COMMERCIAL \$.50/SQFT 0.73 Acres 21780 100 15,899						
					* denotes lines that do not contribute to the total acreage calculation.						
					120 Actual Front Feet, 0.73 Total Acres Total Est. Land Value = 15,899						
Tax Description											
. SEC 13 T22N R8W BEG 508.05 FT N 87 DEG 43' 57" W OF NE COR TH S 31' 30" W 265 FT N 87 DEG 43' 57" W 120 FT N 31' 30" E 265 FT S 87 DEG43' 57" E 120 FT TO POB. .73 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
Comments/Influences		X	Electric								
SOLD W/002-00		X	Gas Curb Street Lights Standard Utilities Underground Utils.								
		Topography of Site									
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								
					Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What			2024	7,900	76,400	84,300			46,305C
		TPC 04/28/2022 INSPECTED			2023	11,100	64,500	75,600			44,100C
		TPC 12/27/2017 INSPECTED			2022	6,400	35,600	42,000			42,000S
		TPC 06/14/2015 INSPECTED			2021	7,900	29,600	37,500			36,504C



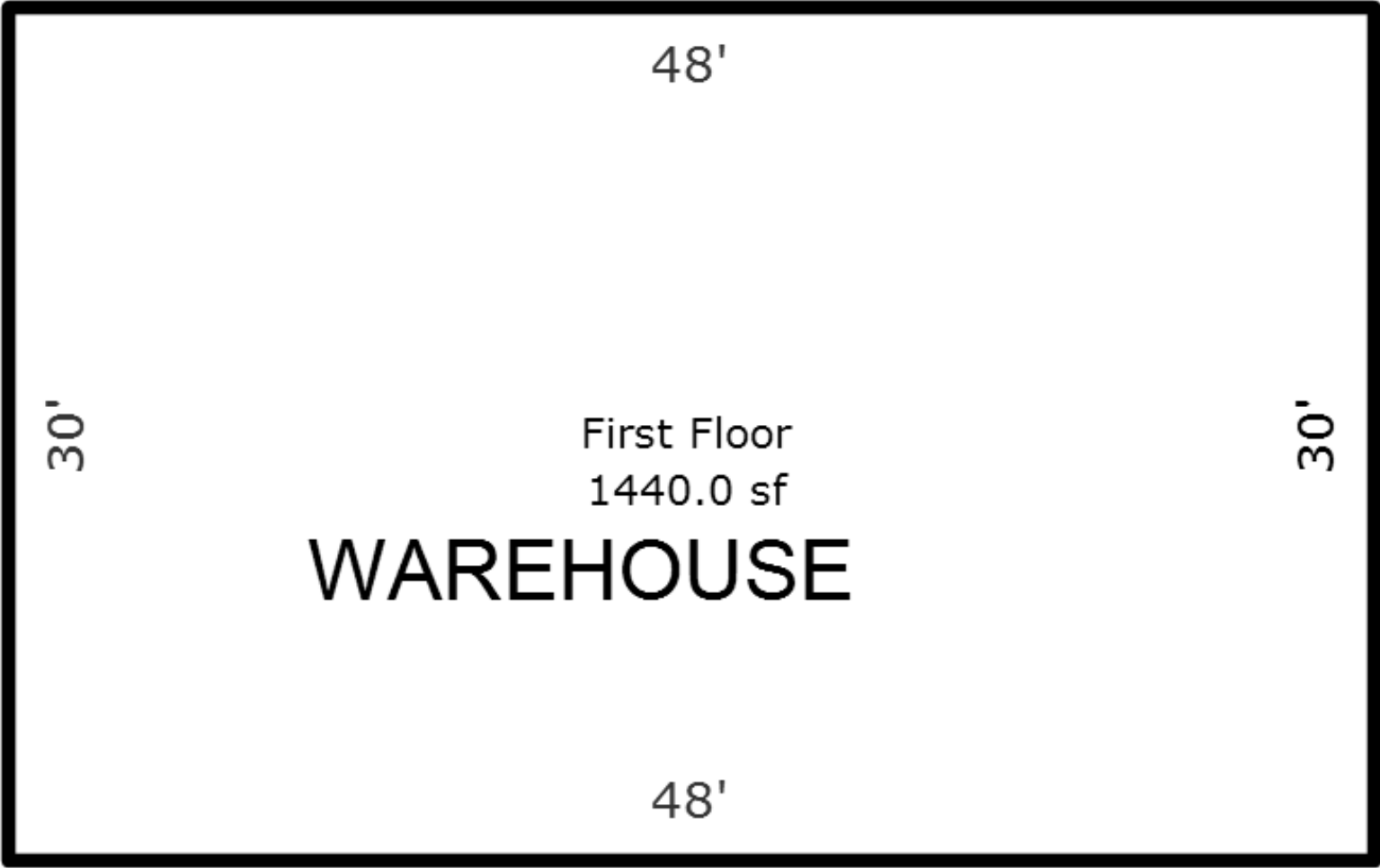
*** Information herein deemed reliable but not guaranteed***



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

Desc. of Bldg/Section: CAL 208						Calculator Cost Computations															
Calculator Occupancy: Warehouses - Mini						<<<< Class: D,Pole Quality: Low Cost >>>>															
Class: D,Pole						Construction Cost						Stories: 1 Story Height: 10 Perimeter: 156									
Floor Area: 1,440						High		Above Ave.		Ave.		X		Low		Overall Building Height: 10					
Gross Bldg Area: 6,052						** ** Calculator Cost Data ** **															
Stories Above Grd: 1						Quality: Low Cost															
Average Sty Hght : 10						Heat#1: No Heating or Cooling 0%															
Bsmnt Wall Hght						Heat#2: No Heating or Cooling 0%															
Depr. Table : 4%						Ave. SqFt/Story: 1440															
Effective Age : 20						Ave. Perimeter: 156															
Physical %Good: 44						Has Elevators:															
Func. %Good : 100						*** Basement Info ***															
Economic %Good: 100						Area:															
1967		Year Built				Perimeter:															
		Remodeled				Type:															
10		Overall Bldg				Heat: Hot Water, Radiant Floor															
		Height				* Mezzanine Info *															
Comments:						Area #1:															
						Type #1:															
						Area #2:															
						Type #2:															
						* Sprinkler Info *															
						Area:															
						Type: Low															
Base Rate for Upper Floors = 36.08																					
Adjusted Square Foot Cost for Upper Floors = 36.08																					
Total Floor Area: 1,440 Base Cost New of Upper Floors = 51,955																					
Reproduction/Replacement Cost = 51,955																					
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0																					
Total Depreciated Cost = 22,860																					
ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 3 = 31,684																					
Replacement Cost/Floor Area= 36.08 Est. TCV/Floor Area= 22.00																					

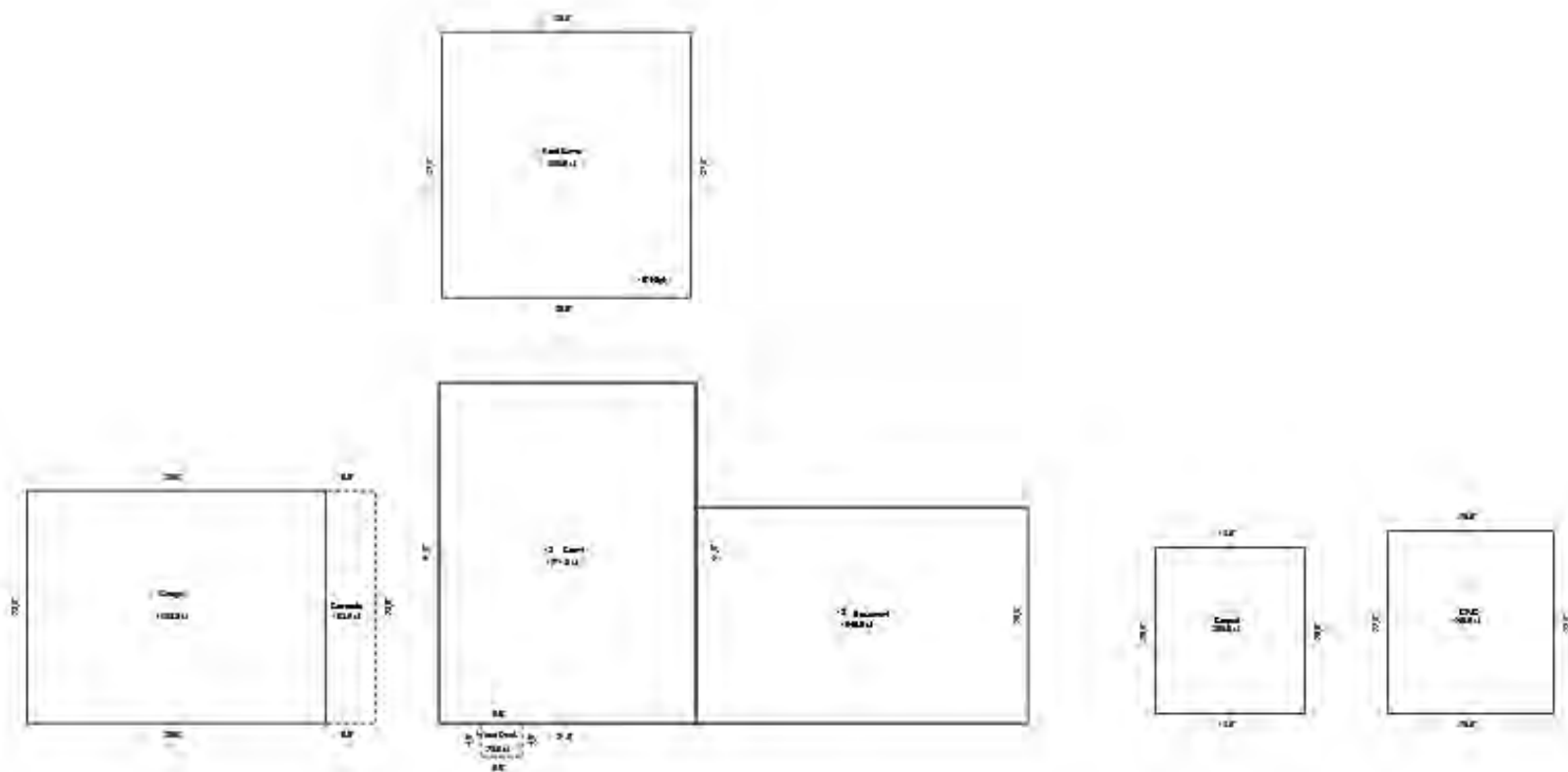
(1) Excavation/Site Prep:						(7) Interior:						(11) Electric and Lighting:						(39) Miscellaneous:											
(2) Foundation:						(8) Plumbing:						Outlets:						Fixtures:											
X		Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average Many Unfinished Typical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



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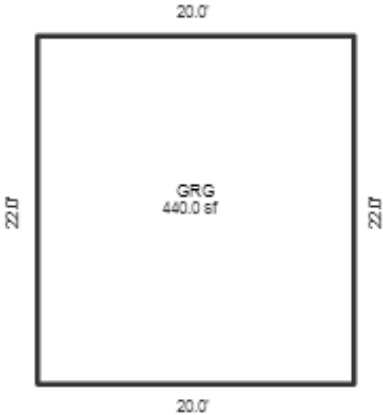
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
BALDWIN ROBERT E ESTATE	FLINT CHARLES & TERI	52,500	07/03/2013	WD	08-ESTATE	2013-02278 WD	PROPERTY TRANSFER	100.0							
BALDWIN ROBERT E	BALDWIN ROBERT E ESTATE	0	03/01/2013	AFF	07-DEATH CERTIFICATE	2013-01967 DC	DEED	100.0							
BALDWIN BONNIE (DECEASED)	BALDWIN ROBERT E (WIDOWER	0	10/09/2007	OTH	21-NOT USED/OTHER	2008/798	DEED	0.0							
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
2090 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		04/09/2019		2019-0097	100%						
		P.R.E. 0%		MISSING PERMIT		12/31/2017		2015-9999	100%						
Owner's Name/Address		MAP #:		VIOLATION LETTER		10/26/2017		2017-9998	100%						
FLINT CHARLES & TERI 8452 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 198,470 TCV/TFA: 63.80													
		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	399.80	787.74	1.0000	0.0000	90 100* 0					
					Residentia 3 - 7 @\$3000	7.23	Acres	3000	100	21,690					
					* denotes lines that do not contribute to the total acreage calculation.										
					400 Actual Front Feet, 7.23 Total Acres			Total Est. Land Value =		21,690					
					Land Improvement Cost Estimates										
		X	Electric	Description					Rate	Size % Good	Cash Value				
		X	Gas	D/W/P: 3.5 Concrete					5.86	168 50	492				
		X	Curb	Total Estimated Land Improvements True Cash Value =							492				
		Topography of Site													
		X	Level						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			Rolling						2024	10,800	88,400	99,200			53,856C
			Low												
			High												
			Landscaped												
			Swamp												
			Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain												
		Who	When	What	2024	10,800	88,400	99,200				53,856C			
		TPC	04/30/2021	INSPECTED	2023	10,800	83,200	94,000				51,292C			
		JWV	11/26/2018	INSPECTED	2022	9,000	66,800	75,800				48,850C			
		JWV	04/28/2018	INSPECTED	2021	10,800	62,600	73,400				47,290C			
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Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage				
X	Single Family		Eavestrough		X	Gas	Oil	Elec.	1	Appliance Allow.		Interior 1 Story		20	Type	Year Built:						
	Mobile Home		Insulation			Wood	Coal	Steam		Cook Top		Interior 2 Story					960	Treated Wood	Car Capacity:			
	Town Home		0 Front Overhang			Forced Air w/o Ducts				Dishwasher		2nd/Same Stack								Roof Cover Onl	Class: D	
	Duplex		0 Other Overhang			Forced Air w/ Ducts				Garbage Disposal		Two Sided										Exterior 1 Story
	A-Frame					Forced Hot Water				Bath Heater		Exterior 2 Story											Exterior: Siding
Wood Frame			(4) Interior			Electric Baseboard			Hot Tub		Prefab 1 Story		Common Wall: Detache									
Building Style:			Drywall		Plaster		Elec. Ceil. Radiant			Unvented Hood		Prefab 2 Story		Foundation: 18 Inch								
1S			Paneled		Wood T&G		Radiant (in-floor)			Vented Hood		Heat Circulator		Finished ?:								
Yr Built			Trim & Decoration		Space Heater			Intercom			Raised Hearth		Auto. Doors: 0									
Remodeled			Ex		Ord		Wall/Floor Furnace			Jacuzzi Tub		Wood Stove		Mech. Doors: 0								
1940 196			Min		Forced Heat & Cool			Jacuzzi repl.Tub		Direct-Vented Ga		Area: 1008										
2014			Size of Closets		Heat Pump			Oven		Class: D		% Good: 0										
Condition: Average			Lg		Ord		No Heating/Cooling			Microwave		Effec. Age: 40		Storage Area: 0								
Room List			Doors		Solid		Central Air			Standard Range		Floor Area: 2,311		No Conc. Floor: 0								
					H.C.		Wood Furnace			Self Clean Range		Total Base New : 277,946		E.C.F.								
Basement			(5) Floors			(12) Electric			Sauna		Total Depr Cost: 166,769		X 0.990									
1st Floor			Kitchen:			0 Amps Service			Trash Compactor		Estimated T.C.V: 165,101		Bsmnt Garage:									
2nd Floor			Other:			No./Qual. of Fixtures			Central Vacuum				Carport Area:									
Bedrooms			Other:			Ex.			Ord.				Roof:									
(1) Exterior			(6) Ceilings			No. of Elec. Outlets			Many		Ave.		Few		Cost Est. for Res. Bldg: 1 Single Family 1S							
Wood/Shingle									Average Fixture(s)		1 Story		Siding		Foundation		Cls D					
Aluminum/Vinyl									3 Fixture Bath		1 Story		Siding		Crawl Space		Blt 1940					
Brick									2 Fixture Bath		1 Story		Siding		Basement							
Insulation									Softener, Auto													
(2) Windows			(7) Excavation						Softener, Manual													
Many			Basement: 1040 S.F.						Solar Water Heat													
Avg.			Crawl: 1271 S.F.						No Plumbing													
Few			Slab: 0 S.F.						Extra Toilet													
Large			Height to Joists: 0.0						Extra Sink													
Avg.									Separate Shower													
Small									Ceramic Tile Floor													
Wood Sash			(8) Basement						Ceramic Tile Wains													
Metal Sash			Conc. Block						Ceramic Tub Alcove													
Vinyl Sash			Poured Conc.						Vent Fan													
Double Hung			Stone																			
Horiz. Slide			Treated Wood																			
Casement			Concrete Floor																			
Double Glass			(9) Basement Finish																			
Patio Doors																						
Storms & Screens																						
(3) Roof			Recreation SF			(14) Water/Sewer																
Gable			Living SF			Public Water																
Hip			Walkout Doors (B)			Public Sewer																
Flat			No Floor SF			Water Well																
Gambrel			Walkout Doors (A)			1000 Gal Septic																
Mansard						2000 Gal Septic																
Shed																						
Asphalt Shingle			(10) Floor Support																			
Chimney:			Joists:			Lump Sum Items:																
			Unsupported Len:																			
			Cntr.Sup:																			



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

Carport



house

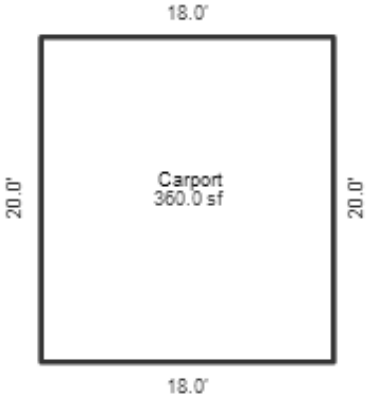
Garage

garage 3 stalls

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

Desc. of Bldg/Section: NE ON PARCEL										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Shed - Utility Light Commercial Building										Class: D,Pole Quality: Low Cost									
Class: D,Pole										Stories: 1 Story Height: 8 Perimeter: 76									
Floor Area: 360										Base Rate for Upper Floors = 20.52									
Gross Bldg Area: 800										Adjusted Square Foot Cost for Upper Floors = 20.52									
Stories Above Grd: 1										Total Floor Area: 360 Base Cost New of Upper Floors = 7,388									
Average Sty Hght : 8										Reproduction/Replacement Cost = 7,388									
Bsmnt Wall Hght										Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Depr. Table : 4%										Total Depreciated Cost = 6,058									
Effective Age : 5										ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 5,149									
Physical %Good: 82										Replacement Cost/Floor Area= 20.52 Est. TCV/Floor Area= 14.30									
Func. %Good : 100																			
Economic %Good: 100																			
2017 Year Built																			
Remodeled																			
Overall Bldg																			
Height																			
Comments:																			

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



GRG

house

pole garage

garage 3 stalls

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
MANITOU LAKE & LAND LLC	FLINT CHARLES A & TERI A	205,000	11/08/2007	WD	03-ARM'S LENGTH	2007/3930	DEED	100.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2070 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		08/19/2014		2014-0328		100%			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
FLINT CHARLES A & TERI A 8452 W JENNINGS RD Lake City MI 49651		2024 Est TCV 326,305 TCV/TFA: 33.25											
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 13 T22N R8W (0*2003) BEG N 87 DEG 43'57"W 308.05 FT FROM NE COR OF NE 1/4 TH N 87 DEG 43'57"W 100 FTS 0 DEG 31'30"W 420 FT, S 87 DEG 43'57"E 403.62 FT, N 01 DEG 07'43"E 215.8 FT, N 88 DEG 44'49"W 305.77 FT, N 0 DEG 31'30"E 209.56 FT TO POB EXC W'LY 100 FT OF N'LY 325 FT THOF. 1.7A.		X	Dirt Road			M-55/66	\$300	215.00	354.00	1.0000 0.0000	300 100*	0	
			Gravel Road			COMMERCIAL		\$.50/SQFT		1.75 Acres		21780 100	38,050
			Paved Road			* denotes lines that do not contribute to the total acreage calculation.							
			Storm Sewer			215 Actual Front Feet, 1.75 Total Acres		Total Est. Land Value =		38,050			
			Sidewalk										
			Water										
			Sewer			Land Improvement Cost Estimates							
Comments/Influences		X	Electric			Description	Rate		Size % Good		Cash Value		
		X	Gas			Wood Frame	23.74		160 50		1,899		
		X	Curb			Commercial Local Cost Land Improvements							
			Street Lights			Description	Rate		Size % Good Arch Mult		Cash Value		
231-839-7885 CELL 231-394-1400			Standard Utilities			PAVING	0.40		22800 84 100		7,661		
03 SPLIT 100X292' FROM W END FOR 04 (JENNINGS RD FRONTAGE)			Underground Utils.			Total Estimated Land Improvements True Cash Value =		9,560					
		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	19,000	144,200	163,200			122,757C
		TPC 08/15/2019			INSPECTED		2023	26,600	132,800	159,400			116,912C
		JWV 08/06/2018			INSPECTED		2022	15,200	105,600	120,800			111,345C
		TPC 12/27/2017			INSPECTED		2021	19,000	91,600	110,600			107,788C
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Desc. of Bldg/Section: Calculator Occupancy: Stores - Warehouse Discount										<<<<<<Calculator Cost Computations>>>>>>									
Class: D					Construction Cost					Class: D Quality: Average									
Floor Area: 8,200					High					Stories: 1 Story Height: 12 Perimeter: 460									
Gross Bldg Area: 9,813					Above Ave.					Base Rate for Upper Floors = 57.22									
Stories Above Grd: 1					Ave.					(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.53 100%									
Average Sty Hght : 12					X					Adjusted Square Foot Cost for Upper Floors = 74.75									
Bsmnt Wall Hght					Low					Total Floor Area: 8,200 Base Cost New of Upper Floors = 612,950									
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** **					Reproduction/Replacement Cost = 612,950									
					Quality: Average					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0									
					Heat#1: Package Heating & Cooling 100					Total Depreciated Cost = 269,698									
					Heat#2: Space Heaters, Radiant 0%					<<<<<<Segregated Cost Computations>>>>>>									
					Ave. SqFt/Story: 8200					Costs taken from Segregated Cost Section 3: Stores & Commercial									
Ave. Perimeter: 460					Has Elevators:					Cost # or Height Storys									
1998					Year Built					Item Description Col. Rate SqFt Adj. Adj. Cost									
Remodeled					Perimeter:					Total Cost New = 0									
Overall Bldg Height					Type:					Architectural Multiplier: 0.66									
Comments:					Heat: Hot Water, Radiant Floor					Reproduction/Replacement Cost = 0									
					* Mezzanine Info *					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0									
					Area #1:					Total Depreciated Cost = 0									
					Type #1:					<<<<<<Calculations too long. See Valuation printout for complete pricing.>>>>>>									
					Area #2:														
Type #2:					* Sprinkler Info *														
Area:					Type: Average														
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:				
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:				
X Poured Conc					Many Above Ave.					Few Average					Few Average				
Brick/Stone					Average Typical					Many Unfinished					Many Unfinished				
Block					Few None					Typical					Typical				
(3) Frame:					Total Fixtures					Flex Conduit					Incandescent				
					3-Piece Baths					Rigid Conduit					Fluorescent				
					2-Piece Baths					Armored Cable					Mercury				
					Shower Stalls					Non-Metalic					Sodium Vapor				
					Toilets					Bus Duct					Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:				
															Thickness				
(5) Floor Cover:					(10) Heating and Cooling:					(14) Roof Cover:					Bsmnt Insul.				
					Gas Oil														
					Coal Stoker														
(6) Ceiling:					Hand Fired Boiler														



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

Desc. of Bldg/Section: NORTH END OF BLDG - STORAGE Calculator Occupancy: Shed - Utility Light Commercial Building										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole					Construction Cost					Class: D,Pole Quality: Average					Stories: 1 Story Height: 12 Perimeter: 150				
Floor Area: 813					High					Above Ave.					Ave. X Low				
Gross Bldg Area: 9,813					** ** Calculator Cost Data ** **					Quality: Average					Base Rate for Upper Floors = 29.53				
Stories Above Grd: 1					Heat#1: No Heating or Cooling					0%					Adjusted Square Foot Cost for Upper Floors = 29.53				
Average Sty Hght : 12					Heat#2: No Heating or Cooling					0%					Total Floor Area: 813				
Bsmnt Wall Hght					Ave. SqFt/Story: 813					Ave. Perimeter: 150					Base Cost New of Upper Floors = 24,008				
Depr. Table : 4%					Has Elevators:					*** Basement Info ***					Reproduction/Replacement Cost = 24,008				
Effective Age : 20					Area:					Perimeter:					Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0				
Physical %Good: 44					Type:					Heat: Hot Water, Radiant Floor					Total Depreciated Cost = 10,564				
Func. %Good : 100					* Mezzanine Info *					Area #1:					ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 8,979				
Economic %Good: 100					Area #1:					Type #1:					Replacement Cost/Floor Area= 29.53 Est. TCV/Floor Area= 11.04				
2014					Area #2:					Type #2:									
Year Built					Area:														
Remodeled					Type:														
Overall Bldg					* Sprinkler Info *														
Height					Area:														
Comments:					Type: Average														
MARKET VALUE OF																			
ADDITION \$10/SQFT IN																			
2014																			

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

Desc. of Bldg/Section: 4 IDENTICIAL UNITS Calculator Occupancy: Sheds - Material Storage, 4 Wall										<<<<Calculator Cost Computations>>>> Class: S Quality: Average Stories: 1 Story Height: 8 Perimeter: 60 Base Rate for Upper Floors = 47.32 Adjusted Square Foot Cost for Upper Floors = 47.32 Total Floor Area: 200 Base Cost New of Upper Floors = 9,464 Reproduction/Replacement Cost = 9,464 4 Identical Units => Reproduction/Replacement Cost of all units = 37,856 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0 Total Depreciated Cost = 35,585 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 30,247 Replacement Cost/Floor Area= 47.32 Est. TCV/Floor Area= 37.81												
Class: S Floor Area: 200 Gross Bldg Area: 9,813 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght					Construction Cost <table><tr><td></td><td>High</td><td></td><td>Above Ave.</td><td></td><td>Ave.</td><td>X</td><td>Low</td></tr></table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 200 Ave. Perimeter: 60 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average						High		Above Ave.		Ave.	X	Low					
	High		Above Ave.		Ave.	X	Low															
2019		Year Built Remodeled																				
		Overall Bldg Height																				
Comments:																						

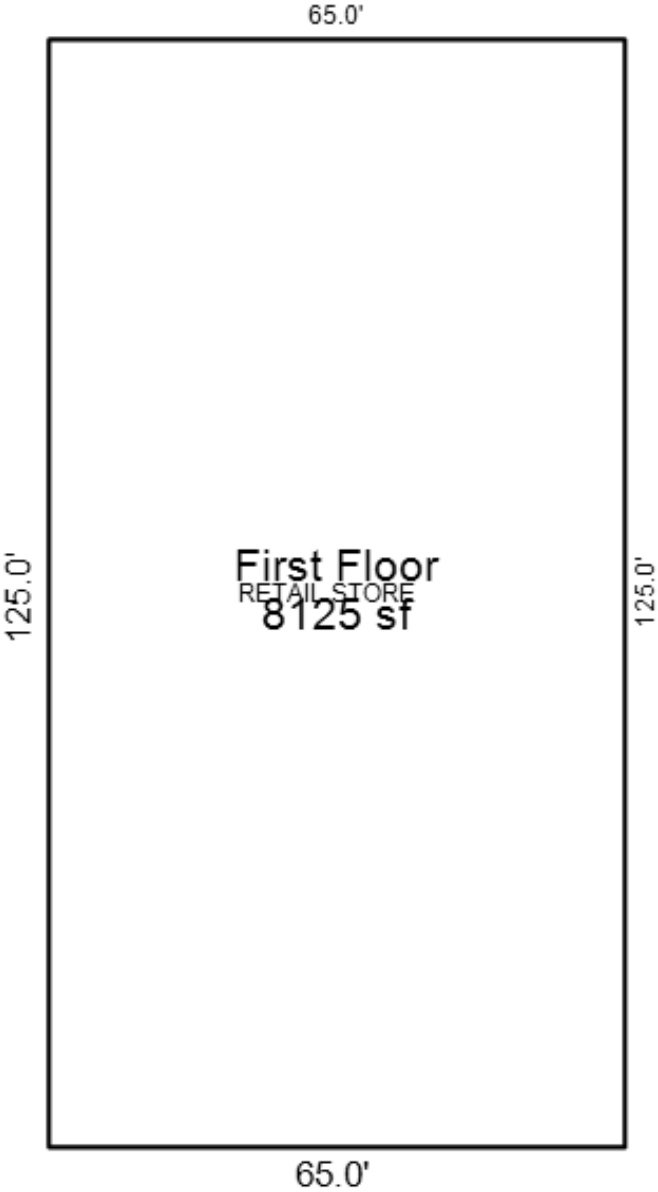
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:							
X	Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average Many Unfinished Typical		Few Average Many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

(40) Exterior Wall:			
	Thickness		Bsmnt Insul.




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

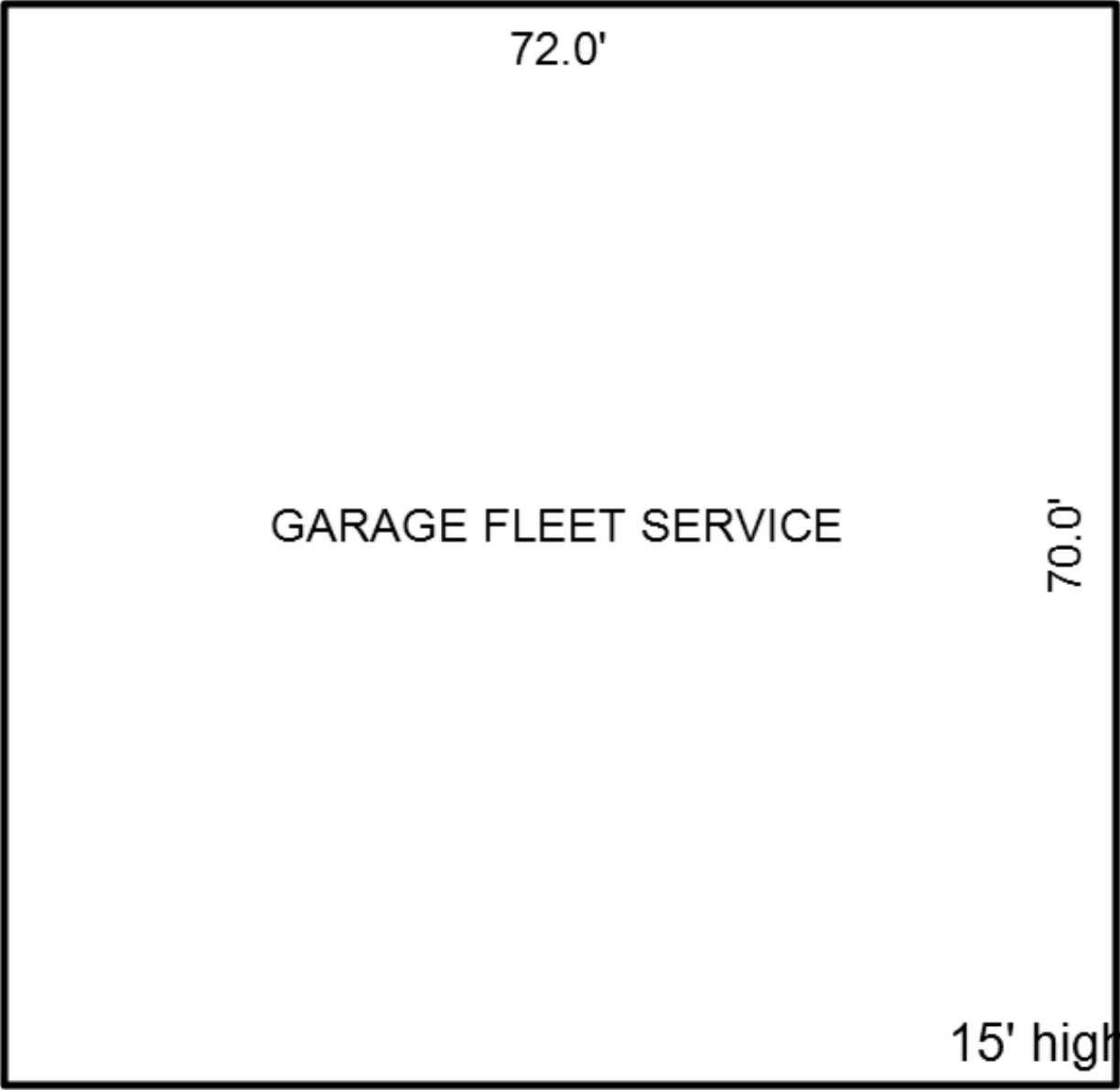
Desc. of Bldg/Section: DISCOUNT STORE CAL 190 Calculator Occupancy: Stores - Discount										<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole Floor Area: 8,250 Gross Bldg Area: 8,250 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght										Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 382 Overall Building Height: 12									
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100										Base Rate for Upper Floors = 47.40									
2004 Year Built Remodeled										(10) Heating system: Package Heating & Cooling Cost/SqFt: 16.80 100% Adjusted Square Foot Cost for Upper Floors = 64.20									
12 Overall Bldg Height										Total Floor Area: 8,250 Base Cost New of Upper Floors = 529,650									
Comments:										8,125 Sq.Ft. of Sprinklers @ 4.09, Cost New = 33,231									
										Reproduction/Replacement Cost = 562,881 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 371,501									
										<<<<<< Segregated Cost Computations >>>>>>									
										Costs taken from Segregated Cost Section 3: Stores & Commercial									
										Item Description Cost # or Height Storys Cost									
										Col. Rate SqFt Adj. Adj. Cost									
										Total Cost New = 0									
										Architectural Multiplier: 1.00									
										Reproduction/Replacement Cost = 0									
										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc Brick/Stone Block										Many Above Ave. Average Typical Few None									
(3) Frame:										Total Fixtures Urinals 3-Piece Baths Wash Bowls 2-Piece Baths Water Heaters Shower Stalls Wash Fountains Toilets Water Softeners									
(4) Floor Structure:										(9) Sprinklers:									
(5) Floor Cover:										(10) Heating and Cooling:									
(6) Ceiling:										Gas Oil Coal Stoker Hand Fired Boiler									
										(11) Electric and Lighting:									
										(13) Roof Structure: Slope=0									
										(14) Roof Cover:									
										(39) Miscellaneous:									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									



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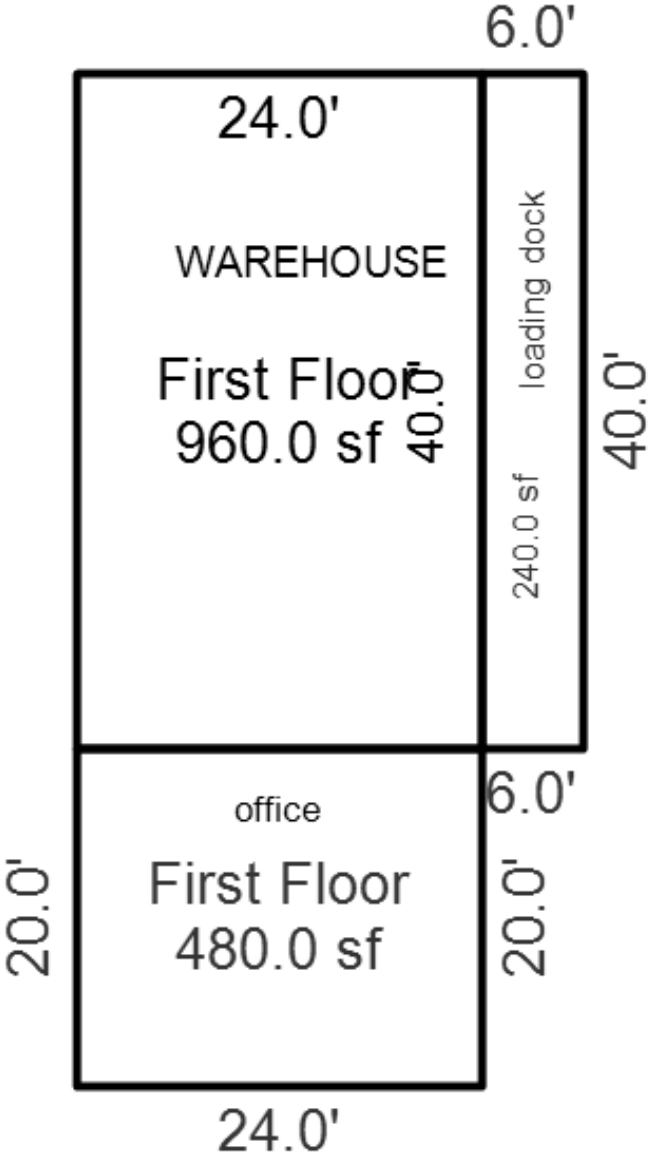
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KOBISKA BASIL & ETHEL TRU	SMITH ROBERT J JR	350,000	05/01/2020	LC	03-ARM'S LENGTH	2020-01290	PROPERTY TRANSFER	100.0					
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	21-NOT USED/OTHER	2013-03365 QD	DEED	0.0					
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status			
2160 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		06/28/2013		2013-0269		100%			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
SMITH ROBERT J JR SMITH DANA M 311 S NORA DR LAKE CITY MI 49651		2024 Est TCV 365,642 TCV/TFA: 49.79											
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Tax Description					M66 N OF JENNIN	165.00	660.00	1.0000	0.0000	350 100*	0		
. SEC 13 T22N R8W S 1/2 OF N 1/2 OF SE		X			COMMERCIAL \$.50/SQFT		2.50 Acres	21780	100		54,450		
1/4 OF NE 1/4 OF NE1/4. 2.50 A.					* denotes lines that do not contribute to the total acreage calculation.								
Comments/Influences					165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 54,450								
													
		X	Electric										
		X	Gas										
		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	27,200		155,600		182,800		86,554C	
		JWV	08/06/2018	INSPECTED	2023	38,100		131,300		169,400		82,433C	
		TPC	12/27/2017	INSPECTED	2022	6,300		83,300		89,600		78,508C	
		TPC	06/14/2015	INSPECTED	2021	6,900		69,100		76,000		76,000S	
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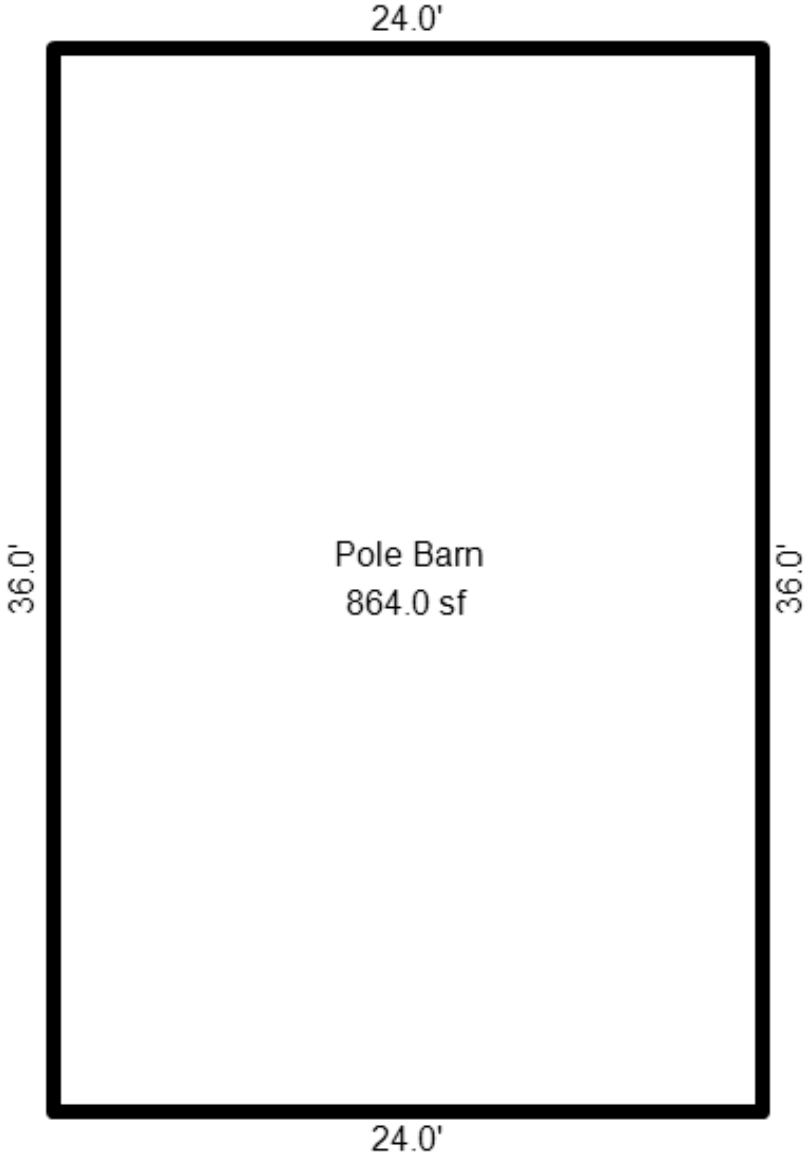


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 238										<<<<<<Calculator Cost Computations>>>>>>									
Calculator Occupancy: Warehouses - Storage										Class: DQuality: Average									
Class: D										Stories: 1Story Height: 14Perimeter: 168									
Floor Area: 1,440										Base Rate for Upper Floors = 65.77									
Gross Bldg Area: 7,344										(10) Heating system: Space Heaters, Gas with FanCost/SqFt: 6.3650%									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 68.95									
Average Sty Hght : 14										Total Floor Area: 1,440Base Cost New of Upper Floors = 99,288									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 99,288									
Depr. Table : 2.5%										Eff.Age:25Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0									
Effective Age : 25										Total Depreciated Cost = 52,623									
Physical %Good: 53										<<<<<<Segregated Cost Computations>>>>>>									
Func. %Good : 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Economic %Good: 100										Item DescriptionCol. Rate SqFt Adj. Adj. Cost									
1976Year Built										(4) Floor Structure:									
Remodeled										Wood Joists and Sheathing1 Up7.011961.0001.0001,374									
Overall Bldg										(13) Roof Structure:									
Height										Open Wood System for Corrugated									
Comments:										Metal1 Up2.222401.0001.000533									
Area: *** Basement Info ***										<<<<<<Calculations too long. See Valuation printout for complete pricing.>>>>>>									
Perimeter:																			
Type:																			
Heat: Hot Water, Radiant Floor																			
* Mezzanine Info *																			
Area #1:																			
Type #1:																			
Area #2:																			
Type #2:																			
* Sprinkler Info *																			
Area:																			
Type: Average																			
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc										Many									
Brick/Stone										Above Ave.									
Block										Average									
										Typical									
										Few									
										None									
(3) Frame:										Total Fixtures									
										3-Piece Baths									
										2-Piece Baths									
										Shower Stalls									
										Toilets									
(4) Floor Structure:										Urinals									
196 SqFt, Wood Joists and Sheathing										Wash Bowls									
										Water Heaters									
										Wash Fountains									
										Water Softeners									
(5) Floor Cover:										(9) Sprinklers:									
										(10) Heating and Cooling:									
(6) Ceiling:										Gas									
										Oil									
										Coal									
										Stoker									
										Hand Fired									
										Boiler									
										(11) Electric and Lighting:									
										(39) Miscellaneous:									
										Outlets:									
										Fixtures:									
										Few									
										Average									
										Many									
										Unfinished									
										Typical									
										Flex Conduit									
										Rigid Conduit									
										Armored Cable									
										Non-Metalic									
										Bus Duct									
										Incandescent									
										Fluorescent									
										Mercury									
										Sodium Vapor									
										Transformer									
										(40) Exterior Wall:									
										Thickness									
										Bsmnt Insul.									
										(13) Roof Structure: Slope=0									
										240 SqFt, Open Wood System for Cor									
										(14) Roof Cover:									
										240 SqFt, Alum./Steel Corrugated o									



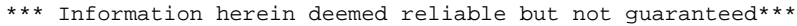
*** Information herein deemed reliable but not guaranteed***



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
KOBISKA BASIL & ETHEL TRU	MISSAUKEE COUNTY COMMISSI	150,000	01/10/2020	LC	03-ARM'S LENGTH	2020-00089	PROPERTY TRANSFER	100.0		
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	100	09/10/2010	QC	21-NOT USED/OTHER	2013-03367	DEED	0.0		
		65,000	08/01/1995	WD	33-TO BE DETERMINED	01-0:1957	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning:	Building Permit(s)		Date	Number	Status	
2170 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/31/2021	2021-0598	100%		
		P.R.E. 0%		MISSING PERMIT		06/14/2015	2015-2170	100%		
Owner's Name/Address		MAP #:								
MISSAUKEE COUNTY COMMISSION ON AGIN		2024 Est TCV 0 TCV/TFA: 0.00								
2170 S MOREY RD		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
LAKE CITY MI 49651		Public Improvements			* Factors *					
		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						
Tax Description				M66 N OF JENNIN 165.00 660.00 1.0000 0.0000 350 100* 0						
. SEC 13 T22N R8W N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.				COMMERCIAL \$.50/SQFT 2.50 Acres 21780 100 54,450						
Comments/Influences				* denotes lines that do not contribute to the total acreage calculation.						
MCL 123.962 MUNCIPAL BUILDING AUTH				165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 54,450						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Land Improvement Cost Estimates						
		X		Description Rate Size % Good Cash Value						
		X		Commercial Local Cost Land Improvements						
				Description Rate Size % Good Arch Mult Cash Value						
				PAVING 0.40 3800 88 100 1,338						
				Total Estimated Land Improvements True Cash Value = 1,338						
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		JWV	11/09/2021	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT
		TPC	12/27/2017	INSPECTED	2022	0	0	0		0
		TPC	06/14/2015	INSPECTED	2021	0	0	0		0
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Building Type	Farm Utility Storage She				
Year Built					
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	Lean-To, 64				
Height	10				
Heating System	No Heating/Cooling				
Length/Width/Area	20 x 12 = 240				
Cost New	\$ 2,298				
Phy./Func./Econ. %Good	55/100/100 55.0				
Depreciated Cost	\$ 1,264				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.600				
% Good	55				
Est. True Cash Value	\$ 758				
Comments:	HORSE STALL BACK OF LOT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 758 / All Cards: 758					



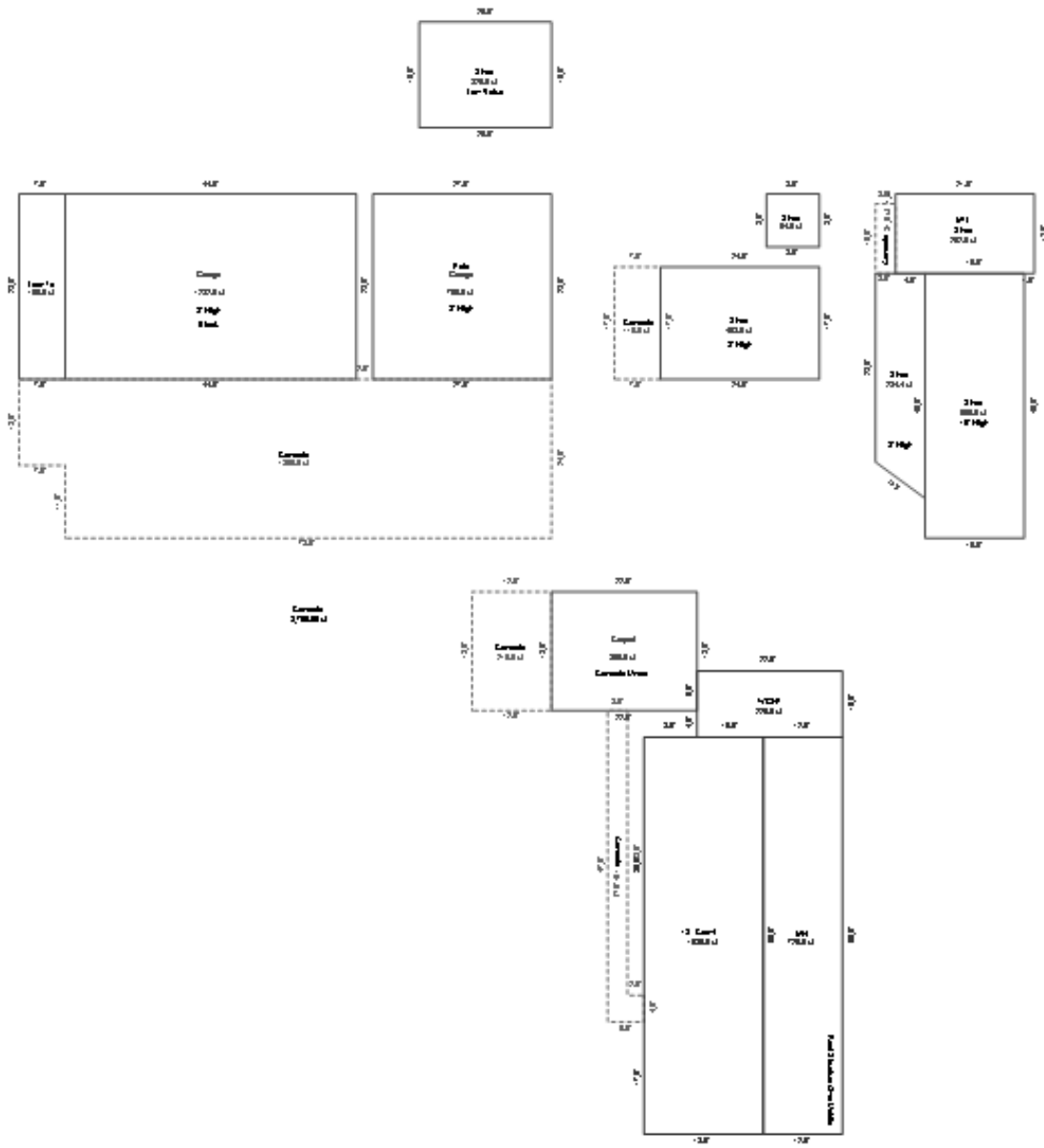
Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage						<<<<<< Calculator Cost Computations >>>>>>									
Class: D,Pole						Class: D,Pole Quality: Low Cost									
Floor Area: 720						Stories: 1 Story Height: 8 Perimeter: 108									
Gross Bldg Area: 3,508						Overall Building Height: 8									
Stories Above Grd: 1						Base Rate for Upper Floors = 37.79									
Average Sty Hght : 8						Adjusted Square Foot Cost for Upper Floors = 37.79									
Bsmnt Wall Hght						Total Floor Area: 720 Base Cost New of Upper Floors = 27,209									
Depr. Table : 3%						Reproduction/Replacement Cost = 27,209									
Effective Age : 2						Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 94 /100/100/100/94.0									
Physical %Good: 94						Total Depreciated Cost = 25,576									
Func. %Good : 100						ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 2 = 15,346									
Economic %Good: 100						Replacement Cost/Floor Area= 37.79 Est. TCV/Floor Area= 21.31									
2021		Year Built Remodeled				Area:									
8		Overall Bldg Height				Perimeter:									
Comments:						Type:									
						Heat:									
						*** Basement Info ***									
						Area:									
						Perimeter:									
						Type:									
						Heat:									
						* Mezzanine Info *									
						Area #1:									
						Type #1:									
						Area #2:									
						Type #2:									
						* Sprinkler Info *									
						Area:									
						Type:									

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ROOT ROBERT M		0	10/20/2023	QC	09-FAMILY			0.0					
ROBERT CRAIG A ET AL	ROOT R M II & ROOT DEREK	0	10/20/2023	QC	09-FAMILY	2024-00138	DEED	0.0					
ROOT ROBERT M	ROBERT M ROOT II & ROOT D	0	07/01/2023	OTH	07-DEATH CERTIFICATE	OBITUARY		0.0					
ROOT ROBERT M	ROOT ROBERT M	0	05/05/2016	QC	09-FAMILY	2023-02140	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
2234 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
ROOT R M II & ROOT DEREK P 5040 N MOREY RD LAKE CITY MI 49651		2024 Est TCV 111,879 TCV/TFA: 62.16											
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					A 200' @ 90/FF	164.00	660.00	1.0000	0.0000	90	100*		0
. SEC 13 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 OF NE1/4. 2.50 A.		X				Residentia 1 - 2.99 @\$7000	2.48	Acres	7000	100			17,395
Comments/Influences					* denotes lines that do not contribute to the total acreage calculation.								
					164 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 17,395								
					Land Improvement Cost Estimates								
		X				Description				Rate		Size % Good	Cash Value
		X				D/W/P: 4in Concrete				6.97		5921 0	0
						D/W/P: 3.5 Concrete				6.58		151 0	0
						Wood Frame				22.57		1627 50	18,360
						Metal Prefab				15.42		252 50	1,943
					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 = 25,303								
		X											

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			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	Type	Year Built: 1980 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1232 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
	Wood						Coal		Steam												
	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																				
X Wood Frame			(4) Interior																		
Building Style: HUD			Drywall			Paneled			Plaster						Wood T&G						
			Trim & Decoration																		
Yr Built		Remodeled				Ex			X	Ord		Min									
1970		0							X	Ord		Small									
Condition: Average									X	Ord		Small									
Room List			Doors			X	Solid	X	H.C.				Central Air Wood Furnace								
Basement 1st Floor 2nd Floor Bedrooms			(5) Floors			(12) Electric															
			Kitchen:																		
			Other:																		
			Other:																		
(1) Exterior						No./Qual. of Fixtures															
X	Wood/Shingle		(6) Ceilings			X	Ex.		Ord.		Min										
	Aluminum/Vinyl						No. of Elec. Outlets														
	Brick																				
	Insulation																				
(2) Windows			(7) Excavation																		
X	Many		Large	Basement: 465 S.F.																	
	Avg.	X	Avg.	Crawl: 1080 S.F.																	
	Few		Small	Slab: 0 S.F.																	
				Height to Joists: 0.0																	
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																					
(3) Roof			Recreation SF			(14) Water/Sewer															
X	Gable		Gambrel	Living SF			Public Water														
	Hip		Mansard	Walkout Doors (B)			Public Sewer														
	Flat		Shed	No Floor SF			Water Well														
				Walkout Doors (A)			1000 Gal Septic														
X Asphalt Shingle			(10) Floor Support			2000 Gal Septic															
Chimney:			Joists:			Lump Sum Items:															
			Unsupported Len:																		
			Cntr.Sup:																		

Cost Est. for Res. Bldg: 1 Mobile Home HUD
(11) Heating System: Wall Furnace
Ground Area = 1800 SF Floor Area = 1800 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 720
Basement Block, 6" 465
Addition Siding Crawl 1080
Total: 131,528 46,035
Other Additions/Adjustments
Plumbing
Average Fixture(s) 1 964 337
Water/Sewer
1000 Gal Septic 1 4,864 1,702
Water Well, 100 Feet 1 5,808 2,033
Porches
WGEP (1 Story) 220 11,997 4,199
Deck
Treated Wood 576 8,289 2,901
w/Roof (Roof portion) 684 10,376 3,632
w/Roof (Roof portion) 214 3,561 1,246
Garages
Class: C Exterior: Pole (Unfinished)
Base Cost 756 20,299 7,105
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)
Base Cost 1232 40,853 14,299
Built-Ins
Appliance Allow. 1 2,766 968
Carports
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

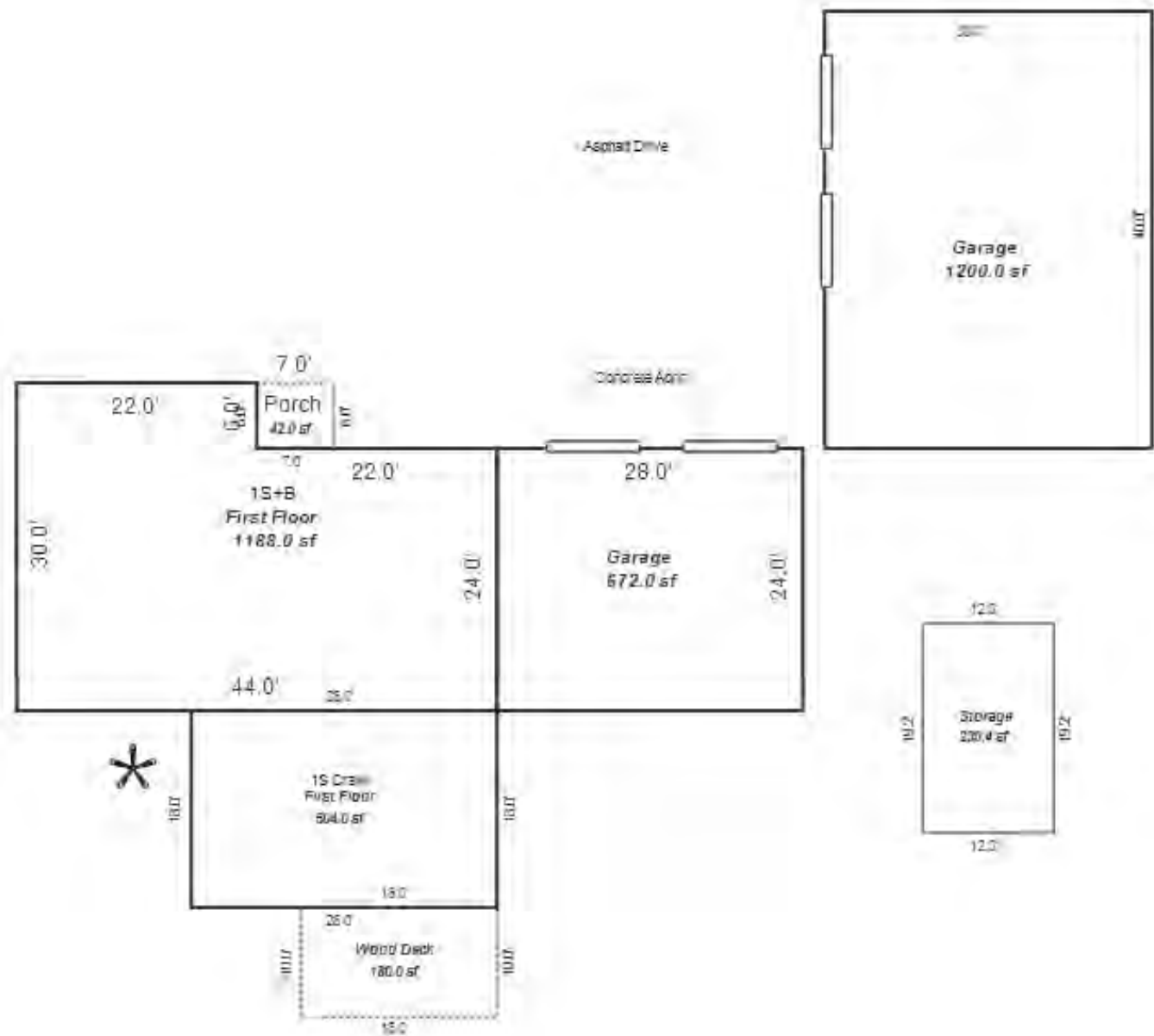


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
FENSTERMACHER DONALD D &	LASKOWSKI DAVID P	3,000	08/23/2011	OTH	33-TO BE DETERMINED	2011-02896 EAS	PROPERTY TRANSFER	0.0						
SHIBLER DONALD E	LASKOWSKI DAVID P	139,000	07/06/2005	WD	03-ARM'S LENGTH	05-0/2679	DEED	100.0						
LASKOWSKI ELLEN M	LASKOWSKI DAVID P	0	07/06/2005	QC	21-NOT USED/OTHER	05-0/2680	DEED	0.0						
SHIBLER DONALD E TRUST	SHIBLER DONALD E	0	06/11/2004	QC	21-NOT USED/OTHER	04-0/3010	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6215 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Shed		10/16/2012		2012-0545		100%				
		P.R.E. 100% 07/06/2005		Addition		08/27/2009		20090433		100%				
Owner's Name/Address		MAP #:		Pole Barn		06/30/2006		20060181		Complete				
LASKOWSKI DAVID P P O BOX 38 LAKE CITY MI 49651		2024 Est TCV 210,351 TCV/TFA: 124.32												
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *									
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 13 T22N R8W W 210 FT OF E 631.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.3545A.		X			Dirt Road	A 200' @ 90/FF	210.00	1317.17	1.0000	0.0000	90	100*	0	
Comments/Influences					Gravel Road	Residentia 3 - 7 @\$3000	6.35	Acres	3000	100			19,050	
20803218 \$147,900 2004					Paved Road	* denotes lines that do not contribute to the total acreage calculation.								
					Storm Sewer	210 Actual Front Feet,	6.35	Total Acres	Total Est.	Land Value =			19,050	
					Sidewalk									
					Water									
					Sewer	Land Improvement Cost Estimates								
		X	Electric				Description	Rate	Size	% Good	Cash Value			
		X	Gas				D/W/P: Asphalt Paving	3.10	2550	0	0			
					Curb	D/W/P: 3.5 Concrete	6.58	448	0	0				
					Street Lights	Wood Frame	24.24	240	94	5,469				
					Standard Utilities	Residential Local Cost Land Improvements								
					Underground Utils.	Description	Rate	Size	% Good	Cash Value				
						LAND IMPROVE 2500	2,500.00	1	95	2,375				
						Total Estimated Land Improvements True Cash Value = 7,844								
		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	9,500	95,700	105,200				71,030C		
		TPC 12/27/2017	INSPECTED		2023	9,500	92,700	102,200				67,648C		
		TPC 12/28/2012	INSPECTED		2022	7,900	85,200	93,100				64,427C		
		TPC 10/16/2012	INSPECTED		2021	9,500	78,000	87,500				62,369C		
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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 42 160	Type CCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 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 -5 Effec. Age: 35 Floor Area: 1,692 Total Base New : 303,521 Total Depr Cost: 197,266 Estimated T.C.V: 183,457			E.C.F. X 0.930										
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G																		
Yr Built 1972 Remodeled 0				Trim & Decoration																					
Condition: Average				Size of Closets																					
Room List				Doors				Solid		X	H.C.		Central Air Wood Furnace			Bsmnt Garage:									
(1) Exterior				(5) Floors				(12) Electric			150 Amps Service			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C -5 Blt 1972			
				Kitchen: Other: Other:				Ex.			X	Ord.	Min		No. of Elec. Outlets			Ground Area = 1692 SF Floor Area = 1692 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Wood/Shingle Aluminum/Vinyl Brick				(6) Ceilings				No. of Elec. Outlets			Many			X	Ave.	Few		Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
X	Brick/Siding Insulation			X Drywall				(13) Plumbing			1 Average Fixture(s)			1 Story Siding Basement 1,188			1 Story Siding Crawl Space 504			Total: 227,601 147,919					
(2) Windows				(7) Excavation				1 3 Fixture Bath			2 Fixture Bath			Other Additions/Adjustments			Plumbing								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1188 S.F. Crawl: 504 S.F. Slab: 0 S.F. Height to Joists: 0.0				2 Fixture Bath			Softener, Auto			Average Fixture(s) 1 1,476 959			Water/Sewer								
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				No Plumbing			Extra Toilet			1000 Gal Septic 1 4,864 3,162			Water Well, 100 Feet 1 5,808 3,775								
X	Double Hung Horiz. Slide Casement			8 Conc. Block Poured Conc. Stone				Extra Sink			Separate Shower			Porches			CCP (1 Story) 42 1,312 853								
Double Glass Patio Doors				Treated Wood				Ceramic Tile Floor			Ceramic Tile Wains			Deck			Treated Wood 160 3,578 2,326								
X	Storms & Screens			X Concrete Floor				Ceramic Tub Alcove			Vent Fan			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
(3) Roof				(9) Basement Finish				(14) Water/Sewer			Base Cost 672 27,660 17,979			Common Wall: 1 Wall 1 -2,686 -1,746			Door Opener 2 1,093 710								
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				Public Water			Public Sewer			Class: C Exterior: Pole (Unfinished)			Door Opener 2 1,093 710								
X	Asphalt Shingle			(10) Floor Support				1 1000 Gal Septic			1 2000 Gal Septic			Base Cost 1200 28,956 18,821			Built-Ins								
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:			Appliance Allow. 1 2,766 1,798			Totals: 303,521 197,266			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								

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




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

009-013-008-00
 aerial view image

Legend
 Parcel
 San Jose, CA 95128, USA


Google.com

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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SCHOLTEN PHILIP J & DIANA	SCHOLTEN FARMS LLC	0	04/03/2009	QC	21-NOT USED/OTHER	2009/1273	DEED	0.0			
SCHOLTEN PHILIP J & DIANA	SCHOLTEN PHILIP J TRUST &	0	06/08/2005	QC	21-NOT USED/OTHER	05-0/2283	DEED	0.0			
		9,000	12/01/1994	WD	33-TO BE DETERMINED	290:1030	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACA		Zoning:	Building Permit(s)	Date	Number	Status			
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 02/05/2007 Qual. Ag.									
Owner's Name/Address		MAP #:									
SCHOLTEN FARMS LLC 3840 S LACHONE RD Lake City MI 49651		2024 Est TCV 24,999									
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements		* Factors *							
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				GROUP A 0	211.37	1321.00	1.0000	0.0000	0	100*	0
				AGRICULTRU 3 -7 Acres	6.41	Acres	3900	100			24,999
				* denotes lines that do not contribute to the total acreage calculation.							
				211 Actual Front Feet, 6.41 Total Acres Total Est. Land Value = 24,999							
Tax Description											
. SEC 13 T22N R8W E 211.37 FT OF W 1/2 OF NE 1/4 OF NE 1/4. 6.4052 A.											
Comments/Influences											
ADJ TO COMM'L											
		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	12,500	0	12,500			7,954C	
		TPC 04/30/2021 INSPECTED		2023	11,200	0	11,200			7,576C	
		TPC 12/27/2017 INSPECTED		2022	10,600	0	10,600			7,216C	
		TPC 08/28/2017 INSPECTED		2021	10,600	0	10,600			6,986C	

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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.			
HOFFMAN KAROLYN K	HOFFMAN DIANNE L	0	03/04/2010	QC	23-PART OF REF	2010-539QC	PROPERTY TRANSFER	100.0			
HOFFMAN GARY C (DECEASED)	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0			
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%									
Owner's Name/Address		MAP #:									
HOFFMAN DIANNE L 140 W RIVER ST CADILLAC MI 49601		2024 Est TCV 40,443									
		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 8 - 17	@\$3000	13.48 Acres	3000	100		40,443
					13.48 Total Acres Total Est. Land Value =						40,443
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
. SEC 13 T22N R8W NW 1/4 OF NE 1/4 OF SEC 13, T22N, R8W., EXC W 807.6 FT OF S 60 RDS & EXC PLAT PRT THOF. ALSO W 29.99 FT OF NE 1/4 OF NE 1/4 OF SEC 13, T22N, R8W. 13.4811A.											
Comments/Influences											
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Pond									
		Waterfront									
		Ravine									
		X Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		2024	20,200	0	20,200			14,883C			
		2023	18,900	0	18,900			14,175C			
		2022	13,500	0	13,500			13,500S			
		2021	13,500	0	13,500			13,500S			

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 01/31/2013 Qual. Ag.								
Owner's Name/Address		MAP #:								
DUTCHMAN PROPERTIES LLC				2024 Est TCV 38,668						
9689 W WALKER ROAD										
MANTON MI 49663										
		Improved		X	Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture			
		Public Improvements		* Factors *						
				Description Frontage Depth Front Depth Rate %Adj. Reason Value						
				AGRICULTRU SURPLUS 2800/ 13.81 Acres 2800 100 38,668						
				13.81 Total Acres Total Est. Land Value = 38,668						
Tax Description		Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		X Wooded								
		X Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	19,300	0	19,300		13,755C
		TPC 04/30/2021 INSPECTED			2023	13,100	0	13,100		13,100S
		TPC 12/27/2017 INSPECTED			2022	12,800	0	12,800		12,800S
		TPC 08/28/2017 INSPECTED			2021	12,400	0	12,400		12,400S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
BUNTING TEDDY D JR	JENNINGS ROAD LLC	44,000	02/21/2023	WD	03-ARM'S LENGTH	2023-00508	PROPERTY TRANSFER	100.0						
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status				
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%												
JENNINGS ROAD LLC		MAP #:												
4439 W JENNINGS RD		2024 Est TCV 18,000												
LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
		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	
					<Site Value G> GROUP G 18K			18000			100			18,000
					264 Actual Front Feet, 1.80 Total Acres			Total Est. Land Value =			18,000			
Tax Description		X X X Curb Street Lights Standard Utilities Underground Utils.												
. SEC 13 T22N R8W BEG AT THE N 1/4 POST OF SEC 13; TH S ALONG N & S 1/4 LINE 20 RDS; TH E'LY 16 RDS; TH N'LY 20 RDS; TH W'LY ALONG N LINE OF SAID SEC TO PT OF B. 2 A.														
Comments/Influences														
		Topography of Site												
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who When What			2024	9,000	0	9,000			9,000S			
		TPC 01/23/2023 INSPECTED			2023	9,000	0	9,000			4,726C			
		TPC 04/30/2021 INSPECTED			2022	11,200	0	11,200			4,501C			
		TPC 12/27/2017 INSPECTED			2021	9,900	0	9,900			4,358C			
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.	
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0		05/16/2003	QC	21-NOT USED/OTHER		04-0/1128	DEED	0.0	
Property Address		Class: AGRICULTURAL-VACA			Zoning:		Building Permit(s)		Date	Number	Status
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/20/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
DUTCHMAN PROPERTIES LLC		2024 Est TCV 687,754									
9689 W WALKER ROAD				X	Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture				
MANTON MI 49663											
		Public Improvements		* Factors *							
				Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				AGRICULTRU 121 - 400 Acres 153.28 Acres 3900 100 597,792							
				AGRICULTRU UNTILLABLE 25.00 Acres 3000 100 75,000							
				178.28 Total Acres Total Est. Land Value = 672,792							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
SCHOLTEN FARMS LLC	DUTCHMAN TREE FARMS LLC	0	09/20/2019	WD	16-LC PAYOFF	2019-02942	DEED	0.0					
SCHOLTEN FARMS, LLC	DUTCHMAN TREE FARMS LLC	329,000	02/08/2012	LC	03-ARM'S LENGTH	2012-01472	DEED	100.0					
NORTHERN PINES NURSERY	SCHOLTEN FARMS, LLC	0	06/08/2005	QC	21-NOT USED/OTHER	05-0/2282	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status					
2300 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		12/31/2015	2015	100%					
		P.R.E. 100% 01/01/2006 Qual. Ag.		Reroof		06/09/2006	20060149	Complete					
Owner's Name/Address		MAP #:											
DUTCHMAN TREE FARMS LLC 9689 W WALKER RD MANTON MI 49663		2024 Est TCV 470,987 TCV/TFA: 40.65											
		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 466.00 444.00 0.8094 1.0264 90 100 34,843								
					466 Actual Front Feet, 4.75 Total Acres Total Est. Land Value = 34,843								
Tax Description													
2012-01472 LCT BEGINNING 183 AND 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH HALF (S1/2) OF THE NORTHEAST QUARTER (NE 1/4) THENCE SOUTH 466 AND 4/6 FEET THENCE WEST 444 FEET; THENCE NORTH 466 AND 4/6 FEET; THENCE EAST 444 FEET TO THE POINT OF BEGINNING, SECTION 13, TOWNSHIP 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Land Improvement Cost Estimates							
FORERLY DESCRIBED / CONDENSED AS: SEC 13 T22N R8W BEG 183 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 466 4/6 FT W 444 FT N EG. 4.7566 A.		X	Electric			Description Rate Size % Good Cash Value							
		X	Gas			D/W/P: 3.5 Concrete 6.58 824 0 0							
		X	Curb			Residential Local Cost Land Improvements							
		X	Street Lights			Description Rate Size % Good Cash Value							
		Standard Utilities			LAND IMPROVE 1000 1,000.00 1 95 950								
		Underground Utils.			Total Estimated Land Improvements True Cash Value = 950								
		Topography of Site											
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		X	Rolling										
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What	2024	17,400	218,100	235,500				179,142C	
		TPC	04/30/2021	INSPECTED	2023	13,600	209,300	222,900				170,612C	
		TPC	12/27/2017	INSPECTED	2022	25,600	190,100	215,700				162,488C	
		TPC	12/07/2015	INSPECTED	2021	23,300	174,600	197,900				157,298C	
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Building Type			(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 192 686 130	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1960 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: 312 % 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: 30 Floor Area: 1,590 Total Base New : 267,860 Total Depr Cost: 187,528 Estimated T.C.V: 174,401			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S			X	Drywall Paneled		Plaster Wood T&G																
Yr Built 1912 Remodeled 1960			Trim & Decoration																			
Condition: Average			Size of Closets																			
Room List			Doors				Solid		X	H.C.	Central Air Wood Furnace											
(1) Exterior			(5) Floors				(12) Electric			120 Amps Service												
			Kitchen:				No./Qual. of Fixtures															
			Other:				Ex.			X	Ord.	Min										
			Other:				No. of Elec. Outlets			Many			X	Ave.	Few							
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings				No. of Elec. Outlets			Many			X	Ave.	Few							
	Insulation		X	Drywall Tile					(13) Plumbing			1 Average Fixture(s)										
(2) Windows			(7) Excavation				1 3 Fixture Bath			1 2 Fixture Bath												
X	Many Avg. Few	X Large Avg. Small	Basement: 470 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0				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				Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Asphalt Shingle		(9) Basement Finish				1 1000 Gal Septic			1 2000 Gal Septic												
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1 1000 Gal Septic			1 2000 Gal Septic												
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:															
Chimney: Brick																						
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																						

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



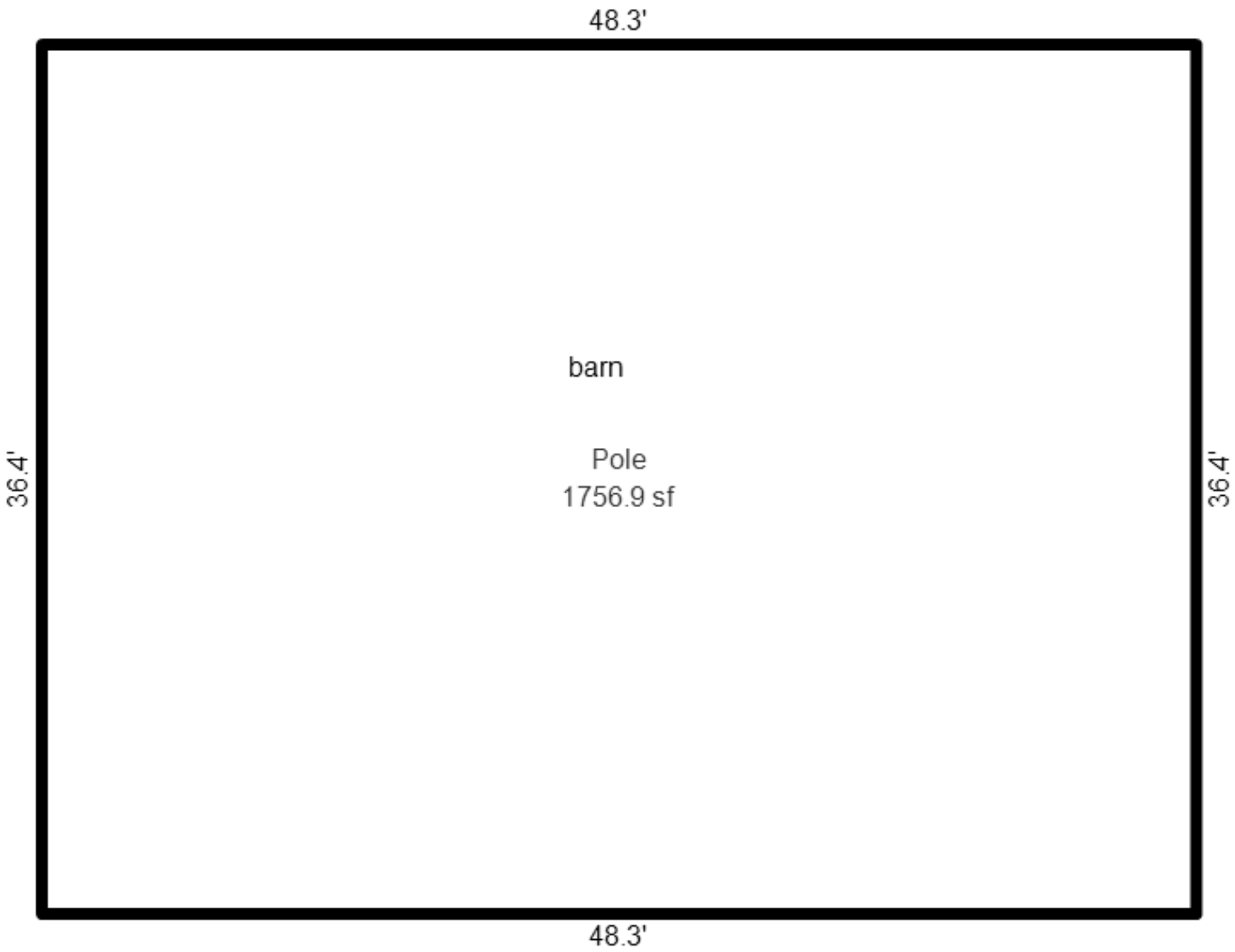
Sketch by Apex IVT

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood Oil Coal Elec. Steam		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:							
X	Wood Frame		(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 25 Floor Area: 924 Total Base New : 134,393 Total Depr Cost: 100,792 Estimated T.C.V: 75,594		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:							
Building Style: HUD			Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace		(12) Electric		Cost Est. for Res. Bldg: 2 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Piers 924 Total: 114,833 86,123											
Yr Built 1986		Remodeled 0	Trim & Decoration		0 Amps Service		No./Qual. of Fixtures		Other Additions/Adjustments Plumbing Average Fixture(s) 1 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											
Condition: Average			Size of Closets		No. of Elec. Outlets		X Ex. Ord. Min		Notes: 1986 FAIRMONT ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 75,594											
Room List			Doors Lg X Ord Solid X H.C.		X Many X Ave. Few		(13) Plumbing													
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		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) Exterior			(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		1 Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic															
(2) Windows			(8) Basement		Lump Sum Items:															
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																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish																	
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
X	Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support																	
X	Asphalt Shingle Metal		Joists: Unsupported Len: Cntr.Sup:																	
Chimney: Metal																				

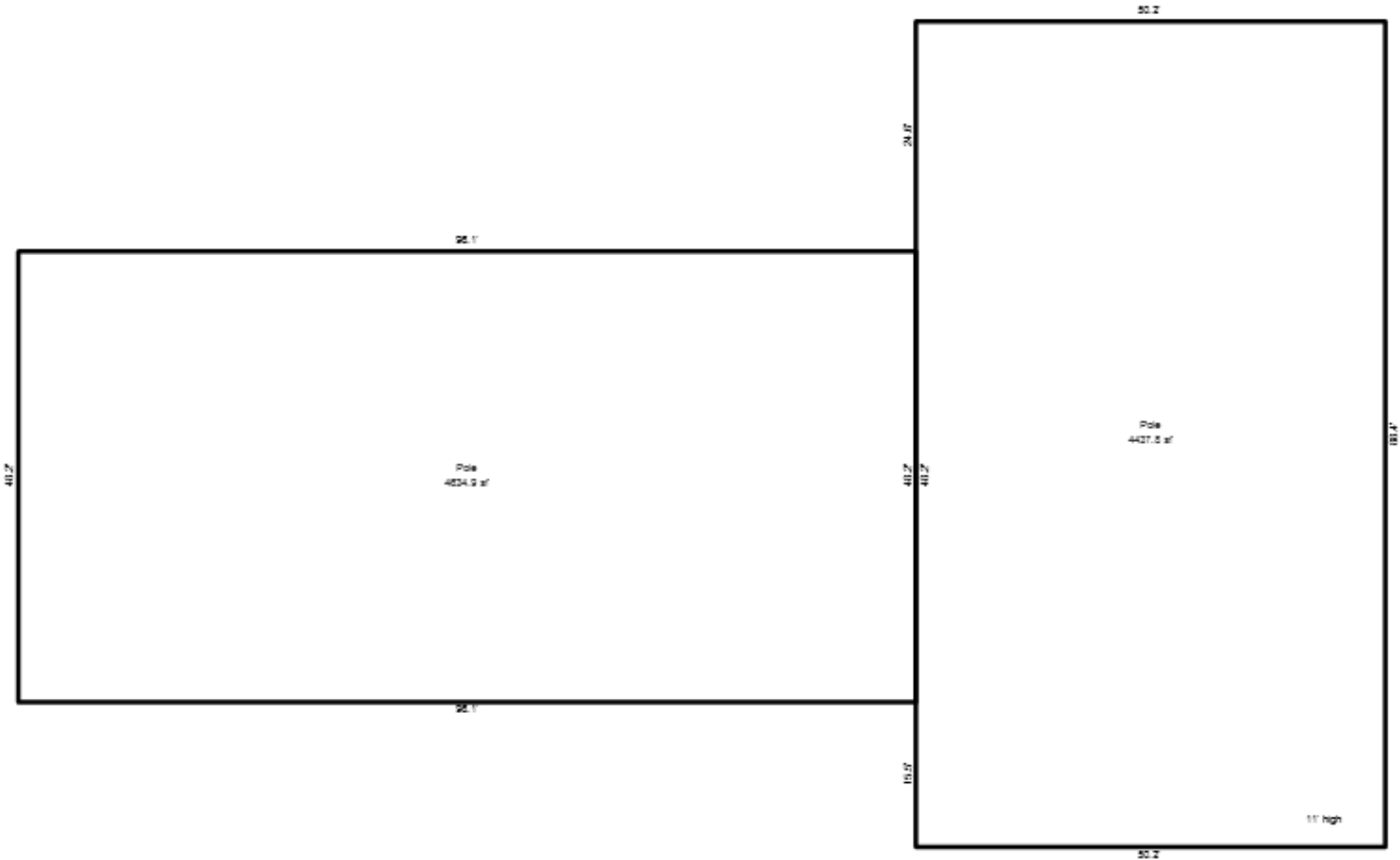


*** Information herein deemed reliable but not guaranteed***


Building Type	Barn - General Purpose				
Year Built	1969				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 169				
Height	11				
Heating System	No Heating/Cooling				
Length/Width/Area	48 x 36 = 1728				
Cost New	\$ 36,270				
Phy./Func./Econ. %Good	45/80/100 36.0				
Depreciated Cost	\$ 13,057				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	45				
Est. True Cash Value	\$ 12,143				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12143 / All Cards: 12143					



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

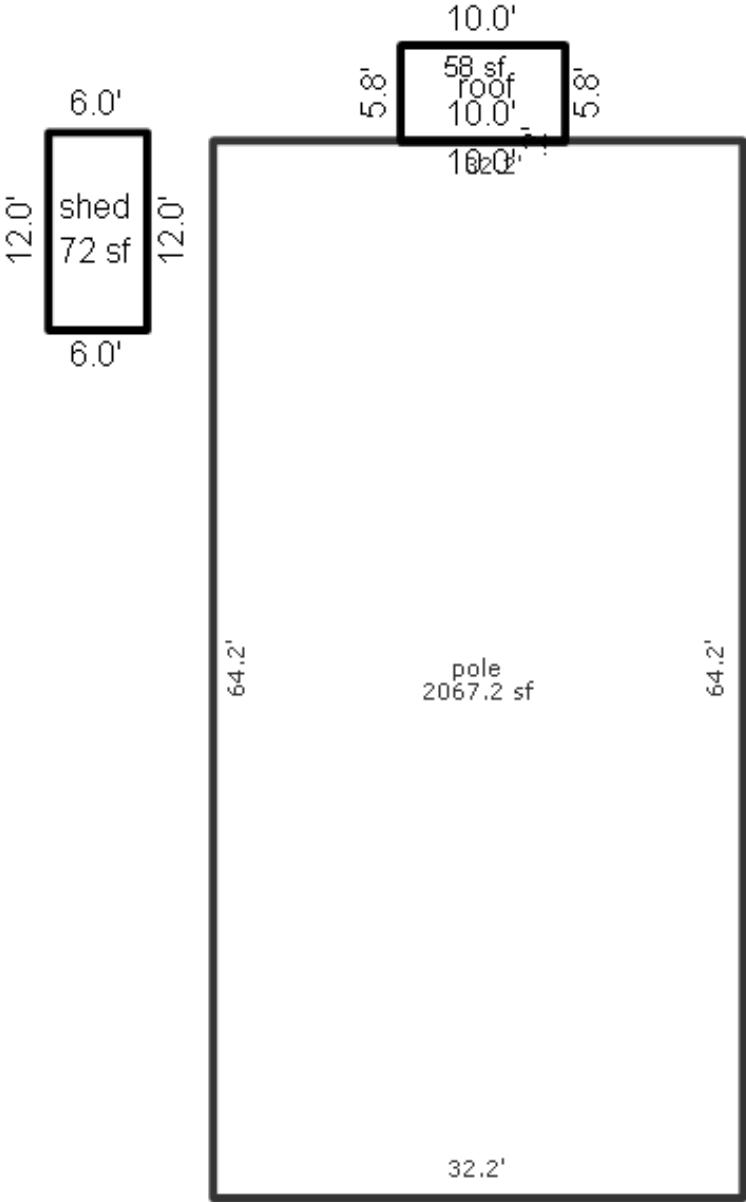


*** Information herein deemed reliable but not guaranteed***


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MOVIMIENTO MISIONERO MUND	STEFANIAK TINA	70,000	12/23/2021	WD	03-ARM'S LENGTH	2021-04371	PROPERTY TRANSFER	100.0				
MICH CONFERENCE ASS'N OF	MOVIMIENTO MISIONERO MUND	30,000	11/01/2013	WD	03-ARM'S LENGTH	2013-03834 WD	PROPERTY TRANSFER	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2260 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 12/30/2021										
Owner's Name/Address		MAP #:										
STEFANIAK TINA 2260 S MOREY RD LAKE CITY MI 49651		2024 Est TCV 77,140 TCV/TFA: 0.00										
		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	75.00	377.52	1.2779	0.9856	90 100	8,502	
					75 Actual Front Feet, 0.65 Total Acres						Total Est. Land Value =	8,502
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
					D/W/P: 3.5 Concrete					6.58	66 50	217
					Wood Frame					33.69	72 50	1,213
					Total Estimated Land Improvements True Cash Value =							1,430
REMAINDER PCL AS SHOWN IN SURVEY RECORDED IN LIBER S6 P146 SEC13 T22N R8W .65 A 12/2022 SPLIT PART TO 013-015-90 2013-03834 BEGINNING 108 2/6 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/ 4 OF SECTION 13, TOWN 22 NORTH, RANGE 8 WEST; THENCE SOUTH ALONG THE SECTION LINE 75 FEET; THENCE WEST 444 FEET; THENCE NORTH 75 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING. LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
FORMERLY ABV AS: SEC 13 T22N R8W BEG 108 2/6 FT S OF NE COR OF S 1/2 OF NE 1/4 TH S 75 FT W 444 FT N 75 FT E 444 FT TO BEG. 7645 2		X	Electric									
		X	Gas									
		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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Who	When	What	2024	4,300	34,300	38,600			36,396C	
		TPC 08/16/2021	INSPECTED		2023	3,300	33,200	36,500			34,663C	
		TPC 12/27/2017	INSPECTED		2022	3,000	29,400	32,400			32,400S	
		TPC 05/01/2012	INSPECTED		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 Wood Stove Direct-Vented Ga			Area Type 60 Roof Cover Onl			Year Built: 1988 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 2067 % 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 +10 Effec. Age: 15 Floor Area: 0 Total Base New : 85,020 Total Depr Cost: 72,267 Estimated T.C.V: 67,208			E.C.F. X 0.930			Bsmnt Garage:		
Building Style: 1S			Drywall Paneled Plaster Wood T&G			Trim & Decoration														
Yr Built 1988		Remodeled 0	Ex Ord Min			Size of Closets														
Condition: Average			Lg Ord Small			Doors Solid H.C.			Central Air Wood Furnace											
Room List			(5) Floors			(12) Electric														
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			0 Amps Service														
(1) Exterior			No./Qual. of Fixtures			Ex. Ord. Min														
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No. of Elec. Outlets														
Insulation						Many Ave. Few														
(2) Windows			(7) Excavation			(13) Plumbing														
Many Avg. Few Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement			(14) Water/Sewer														
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(3) Roof			(9) Basement Finish			Lump Sum Items:														
X	Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support															
Chimney:			Joists: Unsupported Len: Cntr.Sup:																	

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

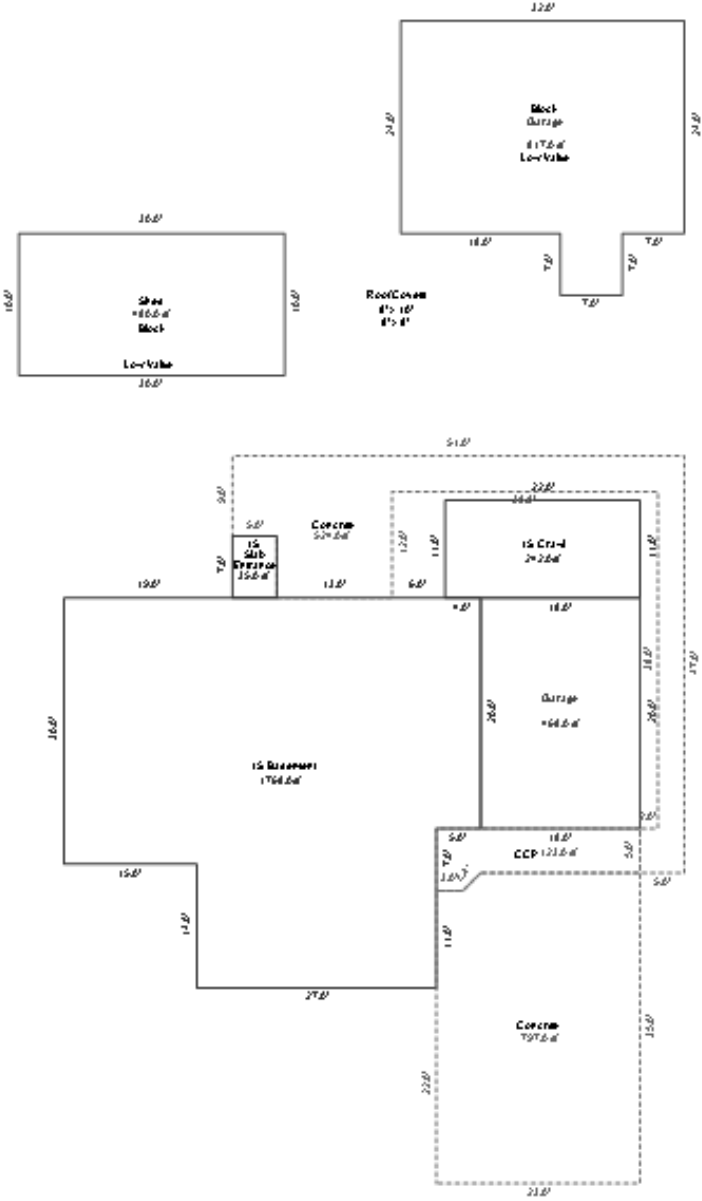



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
STEFANIAK TINA	ARLINE PROPERTIES LLC	5,000	07/17/2023	QC	21-NOT USED/OTHER	2023-01879	DEED	100.0		
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status
2260 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
ARLINE PROPERTIES LLC				2024 Est TCV 429						
9689 W WALKER RD										
MANTON MI 49663										

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.							
ROOT JOAN	ROOT TONY A	33,700		02/05/2013	WD	09-FAMILY		2013-634	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status						
2236 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST			Other		10/14/2010		2010	100%							
		P.R.E. 100% 07/20/1994															
Owner's Name/Address		MAP #:															
ROOT TONY A 2236 S MOREY ROAD LAKE CITY MI 49651		2024 Est TCV 211,897 TCV/TFA: 105.42															
		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	108.00	444.00	1.1665	1.0264	90	100		11,639				
					108 Actual Front Feet, 1.10 Total Acres								Total Est. Land Value =	11,639			
Tax Description		X	Dirt Road		Land Improvement Cost Estimates												
2013-00634 WD BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.			Gravel Road														
THE NORTHEAST ONE QUARTER (NE1/4) OF SECTION THIRTEEN (13) TOWN 22 NORTH, RANGE 8 WEST, THENCE SOUTH 108-2/6 FEET; THENCE WEST 444 FEET; THENCE NORTH 108-2/6 FEET; THENCE EAST 444 FEET TO THE PLACE OF BEGINNING.			Paved Road														
. SEC 13 T22N R8W N 108 2/6 FT OF E 444 FT OF S 1/2 OF NE 1/4. 1.1042 A.			Storm Sewer														
			Sidewalk														
		X	Water		Description									Rate	Size	% Good	Cash Value
		X	Sewer		D/W/P: 3.5 Concrete									6.16	524	0	0
		X	Electric		D/W/P: 4in Concrete									6.49	797	0	0
		X	Gas		Wood Frame									20.08	480	20	1,928
		Curb		Residential Local Cost Land Improvements													
		Street Lights		Description									Rate	Size	% Good	Cash Value	
		Standard Utilities		LAND IMPROVE 2500									2,500.00	1	100	2,500	
		Underground Utils.		Total Estimated Land Improvements True Cash Value =									4,428				
Comments/Influences		Topography of Site															
		X	Level														
			Rolling														
			Low														
			High														
			Landscaped														
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value							
		Who	When	What	2024	5,800	100,100	105,900			58,165C						
		TPC	04/30/2021	INSPECTED	2023	4,500	97,100	101,600			55,396C						
		TPC	03/28/2019	INSPECTED	2022	5,900	82,400	88,300			52,759C						
		TPC	12/27/2017	INSPECTED	2021	5,400	75,400	80,800			51,074C						
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*** Information herein deemed reliable but not guaranteed***

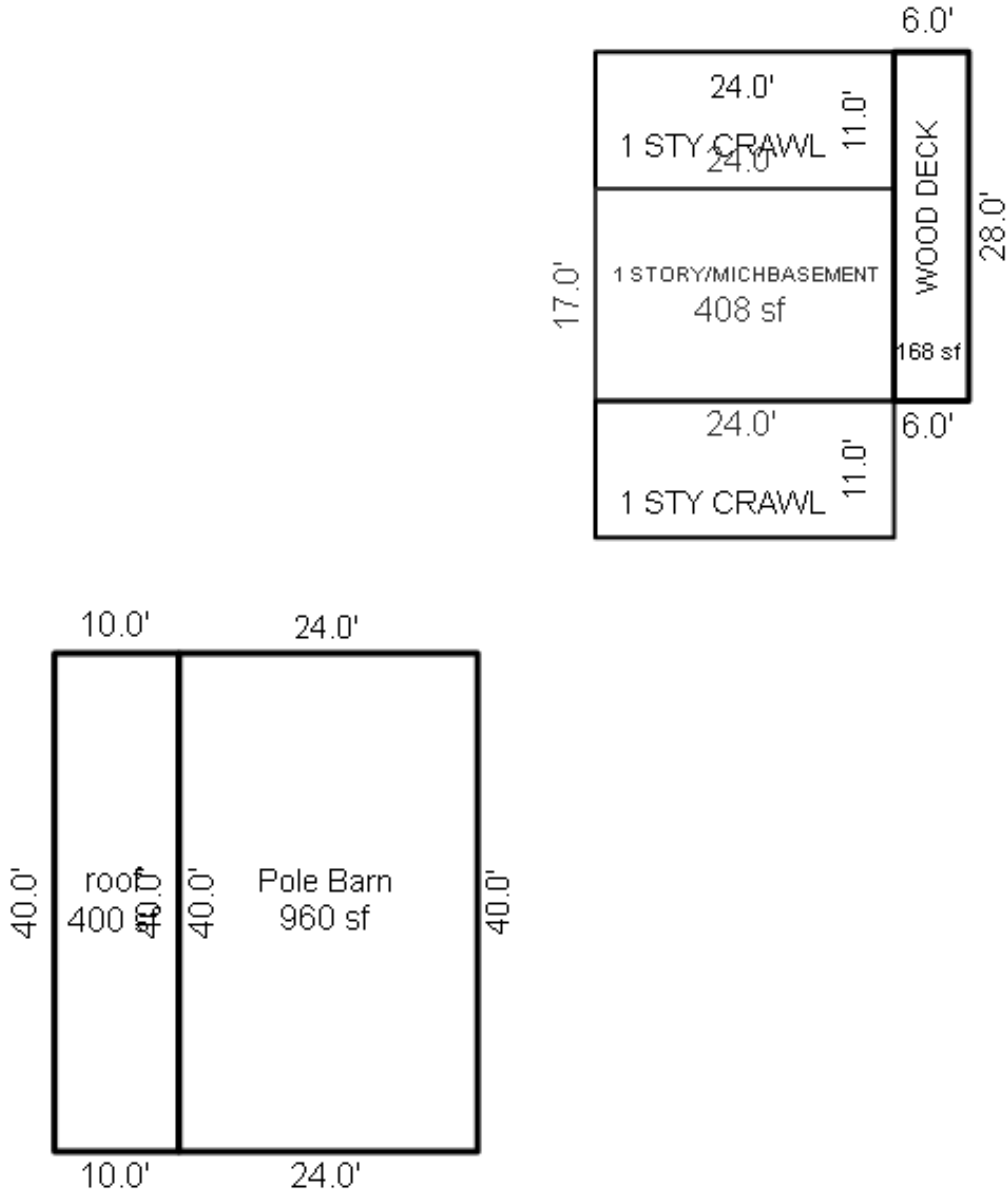
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top 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 123 35 220 80 64 CCP (1 Story) CGEP (1 Story) Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 468 % 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: CD Effec. Age: 40 Floor Area: 2,010 Total Base New : 354,465 Total Depr Cost: 210,570 Estimated T.C.V: 195,830		E.C.F. X 0.930			Bsmnt Garage:					
Building Style: 1S			Trim & Decoration				Central Air Wood Furnace			Bsmnt Garage:										
Yr Built 1962	Remodeled 0	Ex X Ord Min			(12) Electric			100 Amps Service		Carport Area: Roof:										
Condition: Average			Size of Closets				No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD Blt 1962								
Room List			Doors Solid X H.C.			Ex. X Ord. Min			Ground Area = 2010 SF Floor Area = 2010 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60											
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost									
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick			X Drywall			Many X Ave. Few			1 Story Siding Basement 1,768										
	Insulation						(13) Plumbing			1 Story Siding Crawl Space 242										
(2) Windows			(7) Excavation			1 Average Fixture(s)			Other Additions/Adjustments		Total: 240,148 144,090									
X	Many Avg. Few	X	Large Avg. Small	Basement: 1768 S.F. Crawl: 242 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			Recreation Room 1138 21,087 10,543										
X	Wood Sash		(8) Basement						Exterior		Brick Veneer 640 10,118 6,071									
X	Metal Sash								Plumbing		Basement, Outside Entrance, Above Grade 1 1,655 993									
X	Vinyl Sash								Average Fixture(s)		1 1,230 738									
X	Double Hung		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Water/Sewer		1 4,550 2,730									
X	Horiz. Slide Casement								1000 Gal Septic		1 5,640 3,384									
X	Double Glass Patio Doors Storms & Screens		X						Water Well, 100 Feet		1 5,640 3,384									
(3) Roof			(9) Basement Finish			(14) Water/Sewer			Porches		CCP (1 Story) 123 3,112 1,867									
X	Gable	Gambrel	1138 Recreation SF						Deck		CGEP (1 Story) 35 3,469 2,081									
X	Hip	Mansard	Living SF						Treated Wood 220 4,312 2,587											
X	Flat	Shed	Walkout Doors (B) No Floor SF			1 Water Well			w/Roof (Roof portion) 80 1,375 825											
X	Asphalt Shingle		1 Walkout Doors (A)			1 1000 Gal Septic			w/Roof (Roof portion) 64 1,130 678											
Chimney: Block			(10) Floor Support			Lump Sum Items:			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)									
			Joists: Unsupported Len: Cntr.Sup:						Base Cost 468 19,310 11,586											
									Common Wall: 1/2 Wall 1 -1,252 -751											
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HARRINGTON EDITH S	SIMERSON CHAD E	78,000	02/23/2021	WD	03-ARM'S LENGTH	2021-00632	PROPERTY TRANSFER	100.0					
HARRINGTON WM C & EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	09-FAMILY	2017-02696	PROPERTY TRANSFER	0.0					
HARRINGTON EDITH S	HARRINGTON EDITH S	0	07/14/2017	QC	09-FAMILY	2017-02697	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6781 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 02/24/2021											
Owner's Name/Address		MAP #:											
SIMERSON CHAD E 6781 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 93,985 TCV/TFA: 100.41											
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric X Gas X Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
. SEC 13 T22N R8W W 165 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4. 1.3826 A.					A 200' @ 90/FF		165.00	365.00	1.0493	0.9774	90	100	15,229
Comments/Influences					165 Actual Front Feet, 1.38 Total Acres		Total Est. Land Value =		15,229				
		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	7,600	39,400	47,000			43,218C			
				2023	5,900	38,200	44,100			41,160C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017	INSPECTED	2022	4,100	35,100	39,200			39,200S			
		TPC 01/27/2012	INSPECTED	2021	3,300	33,000	36,300			22,794C			

*** 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 400 168	Roof Cover Onl Treated Wood			Year Built: 2002 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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X	Wood Frame			(4) Interior				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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
MILLER JUDY	MILLER ALMAN JOHN	0	01/05/2023	QC	09-FAMILY	2023-00034	DEED	0.0							
MILLER JOHN & JUDY	MILLER JUDY	0	05/20/2005	QC	21-NOT USED/OTHER	05-0/2266	DEED	0.0							
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%													
Owner's Name/Address		MAP #:													
MILLER ALMAN JOHN 6599 E 46 1/2 RD CADILLAC MI 49601		2024 Est TCV 30,730													
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS										
		Public Improvements			* Factors * 990.821' X 198'										
		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					Residentia 1 - 2.99 @\$7000		4.39 Acres		7000		100				30,730
					4.39 Total Acres		Total Est. Land Value =								30,730
Tax Description		X X X Topography of Site													
. SEC 13 T22N R8W N 193 FT OF NW 1/4 OF NW 1/4 EXC W 330 FT THOF. 4.3864A.															
Comments/Influences															
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X Rolling			2024	15,400	0	15,400			8,061C				
		X Low													
		X High			2023	15,400	0	15,400			7,678C				
		X Landscaped													
		X Swamp			2022	10,600	0	10,600			7,313C				
		X Wooded			2021	9,700	0	9,700			7,080C				
		X Pond													
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		Ravine													
		Wetland													
		Flood Plain													
		Who	When	What	2024	15,400	0	15,400			8,061C				
		TPC 04/30/2021	INSPECTED		2023	15,400	0	15,400			7,678C				
		TPC 12/27/2017	INSPECTED		2022	10,600	0	10,600			7,313C				
		TPC 05/08/2017	INSPECTED		2021	9,700	0	9,700			7,080C				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
JENEMA JUDY ANN (MILLER)	MILLER CASEY JOHN	0	04/19/2017	WD	09-FAMILY	2017-01387	DEED	0.0										
JENEMA JUDY A (MILLER)	MILLER CASEY JOHN	30,000	11/10/2011	LC	09-FAMILY	2012-00154	PROPERTY TRANSFER	100.0										
LEGGETT CRAFT LLC	JENEMA JUDY A	1	09/01/2011	QC	21-NOT USED/OTHER	2011-02874	PROPERTY TRANSFER	100.0										
MILLER JUDY A	LEGGETT CRAFT LLC	30,000	01/29/2010	LC	03-ARM'S LENGTH	2010-314WD	DEED	100.0										
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status								
6991 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		01/27/2012		2012-6991	100%									
Owner's Name/Address		P.R.E. 0%		MAP #:														
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		2024 Est TCV 160,389 TCV/TFA: 61.57																
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES												
		Public Improvements			* Factors * 193' X 321.847'													
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value								
					COMMERCIAL	\$.50/SQFT		1.43 Acres	21780	100 31,058								
					1.43 Total Acres Total Est. Land Value =					31,058								
Tax Description		X	Dirt Road		Land Improvement Cost Estimates													
			Gravel Road															
			Paved Road															
			Storm Sewer															
			Sidewalk															
. SEC 13 T22N R8W N 193 FT OF W 230 FT OF NW 1/4 OF NW 1/4. 1.4621A.		X	Water		Description		Rate		Size % Good Cash Value									
			Sewer		D/W/P: 3.5 Concrete		5.78		261 50 754									
			Electric		D/W/P: 4in Concrete		6.06		173 50 524									
			Gas		Wood Frame		20.87		160 50 1,669									
			Curb		Total Estimated Land Improvements True Cash Value = 2,947													
		X	Street Lights															
			Standard Utilities															
			Underground Utils.															
		Topography of Site																
		X	Level															
			Rolling															
			Low															
			High															
			X	Landscaped		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value
		Swamp		2024		15,500		64,700		80,200						18,244C		
		Wooded		2023		12,400		58,200		70,600						17,376C		
		Pond		2022		9,000		52,400		61,400						16,549C		
		Waterfront		2021		7,500		48,900		56,400						16,021C		
		X	Ravine															
			Wetland															
			Flood Plain															
		Who	When	What	2024	15,500	64,700	80,200			18,244C							
		TPC 12/27/2017	INSPECTED	2023	12,400	58,200	70,600			17,376C								
		TPC 05/08/2017	INSPECTED	2022	9,000	52,400	61,400			16,549C								
		TPC 05/10/2016	INSPECTED	2021	7,500	48,900	56,400			16,021C								

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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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		441 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				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				2			Class: D Effec. Age: 45 Floor Area: 2,605 Total Base New : 247,085 Total Depr Cost: 135,897 Estimated T.C.V: 126,384			E.C.F. X 0.930		Bsmnt Garage:						
Building Style: 2.5S			Drywall Paneled				Plaster Wood T&G																Trim & Decoration				
Yr Built 1900	Remodeled 1991		Ex	X	Ord		Min																Size of Closets				
Condition: Average			Lg	X	Ord		Small																Doors		Solid	X	H.C.
Room List			(5) Floors				(12) Electric																100 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2.5S			Cls D		Blt 1900
	Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:				No. of Elec. Outlets				Ex.			X	Ord.		Min	Ground Area = 1300 SF Floor Area = 2605 SF. 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				X	Plaster				Many	X	Ave.		Few	(13) Plumbing			2.5 Story Siding Crawl Space 870 1 Story Siding Crawl Space 430			Total: 216,314 118,972			
X	Wood/Shingle Aluminum/Vinyl Brick			(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				Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,025 564									
	Insulation			Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0								Water/Sewer			1000 Gal Septic 1 4,263 2,345 Water Well, 50 Feet 1 2,498 1,374			Porches			CCP (1 Story) 441 8,926 4,909						
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement								Built-Ins			Appliance Allow. 1 1,638 901			Fireplaces			2 12,421 6,832						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(9) Basement Finish								Notes: RELOCATED TO THIS SITE IN APROX 1980 FROM CAMP MISSAUKEE PARCEL 012-019-00 ECF (201C COMMERCIAL GROUP C) 0.930 => TCV: 126,384			Totals: 247,085 135,897												
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								(14) Water/Sewer															
X	Gable Hip Flat		Gambrel Mansard Shed					1	Public Water Public Sewer Water Well																		
X	Asphalt Shingle			(10) Floor Support				1	1000 Gal Septic 2000 Gal Septic																		
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																			



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

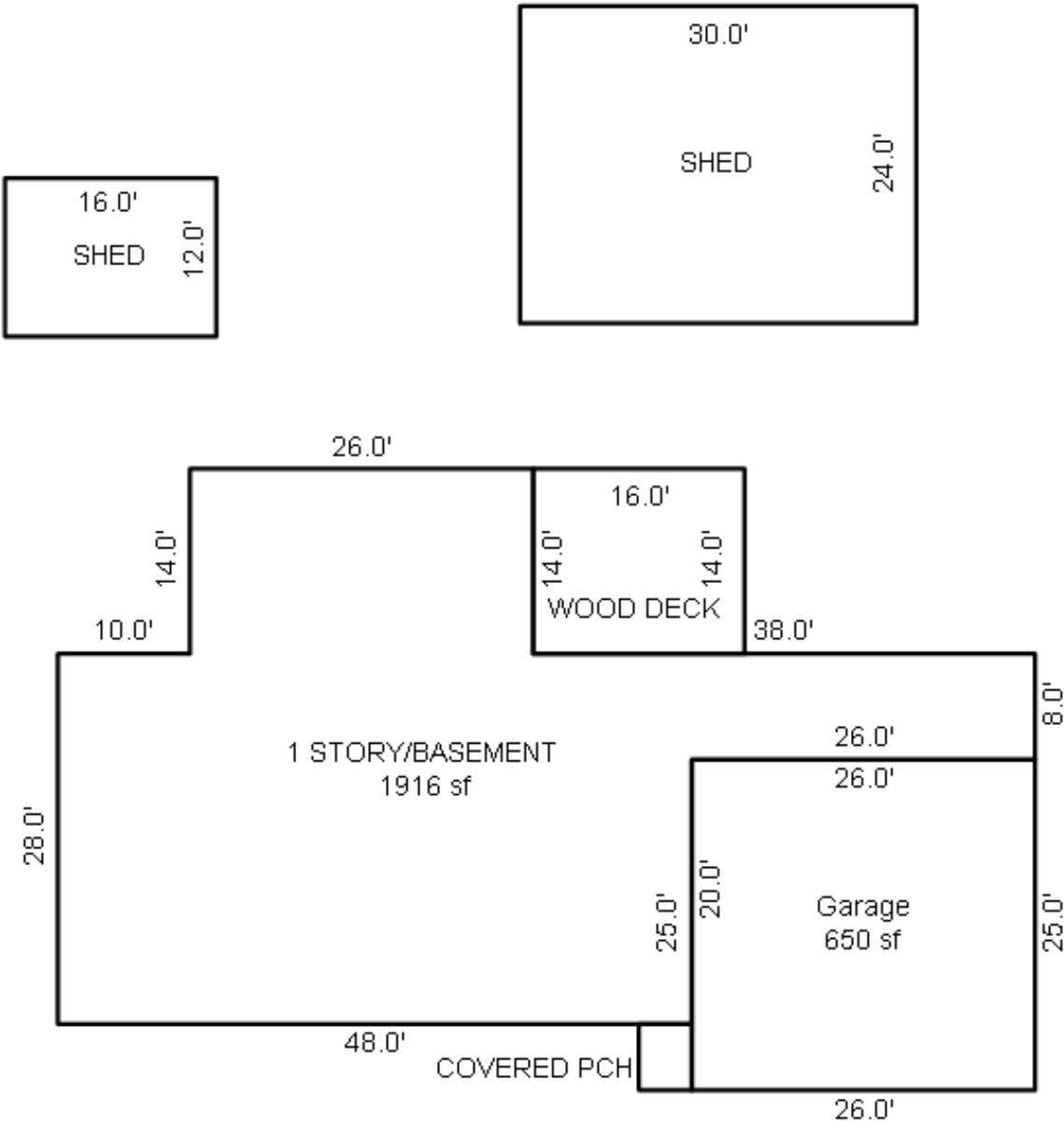
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MILLER JUDY	MILLER ALMAN JOHN	0	01/05/2023	QC	09-FAMILY	2023-00034	DEED	100.0		
MILLER JOHN R	MILLER JUDY A	0	05/20/2005	QC	21-NOT USED/OTHER	05-0/2266	DEED	0.0		
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status
W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0% Qual. Ag.								
Owner's Name/Address		MAP #:								
MILLER ALMAN JOHN		2024 Est TCV 90,855								
6599 E 46 1/2 RD										
CADILLAC MI 49601										

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
ROGERS SUSAN M	ROGERS SUSAN M	0	08/14/2023	QC	09-FAMILY	2023-02267	PROPERTY TRANSFER	0.0							
	ROGERS	115,000	10/01/2001	WD	03-ARM'S LENGTH	01-0:4270	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
2061 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 04/11/2002													
Owner's Name/Address		MAP #:													
ROGERS SUSAN M PO BOX 600 LAKE CITY MI 49651		2024 Est TCV 203,544 TCV/TFA: 104.81													
		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS										
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
					A 200' @ 90/FF	175.00	250.00	1.0339	0.8891	90	100		14,479		
. SEC 13 T22N R8W COMM 333 FT S OF NW COR SEC 13 S 175 FT E 250 FT N 175 FT W 250 FT TO POB. 1.0044 A. Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			175 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value =	14,479
						Land Improvement Cost Estimates									
						Description						Rate	Size	% Good	Cash Value
						D/W/P: 3.5 Concrete						6.16	615	71	2,689
						D/W/P: Asphalt Paving						2.89	480	71	985
		X				Wood Frame						20.08	720	71	10,265
		X				Wood Frame						22.22	192	71	3,029
						Total Estimated Land Improvements True Cash Value =									16,968
			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	7,200	94,600	101,800			64,772C			
						2023	5,600	91,300	96,900			61,688C			
						2022	7,400	83,800	91,200			58,751C			
						2021	6,600	76,600	83,200			56,875C			

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

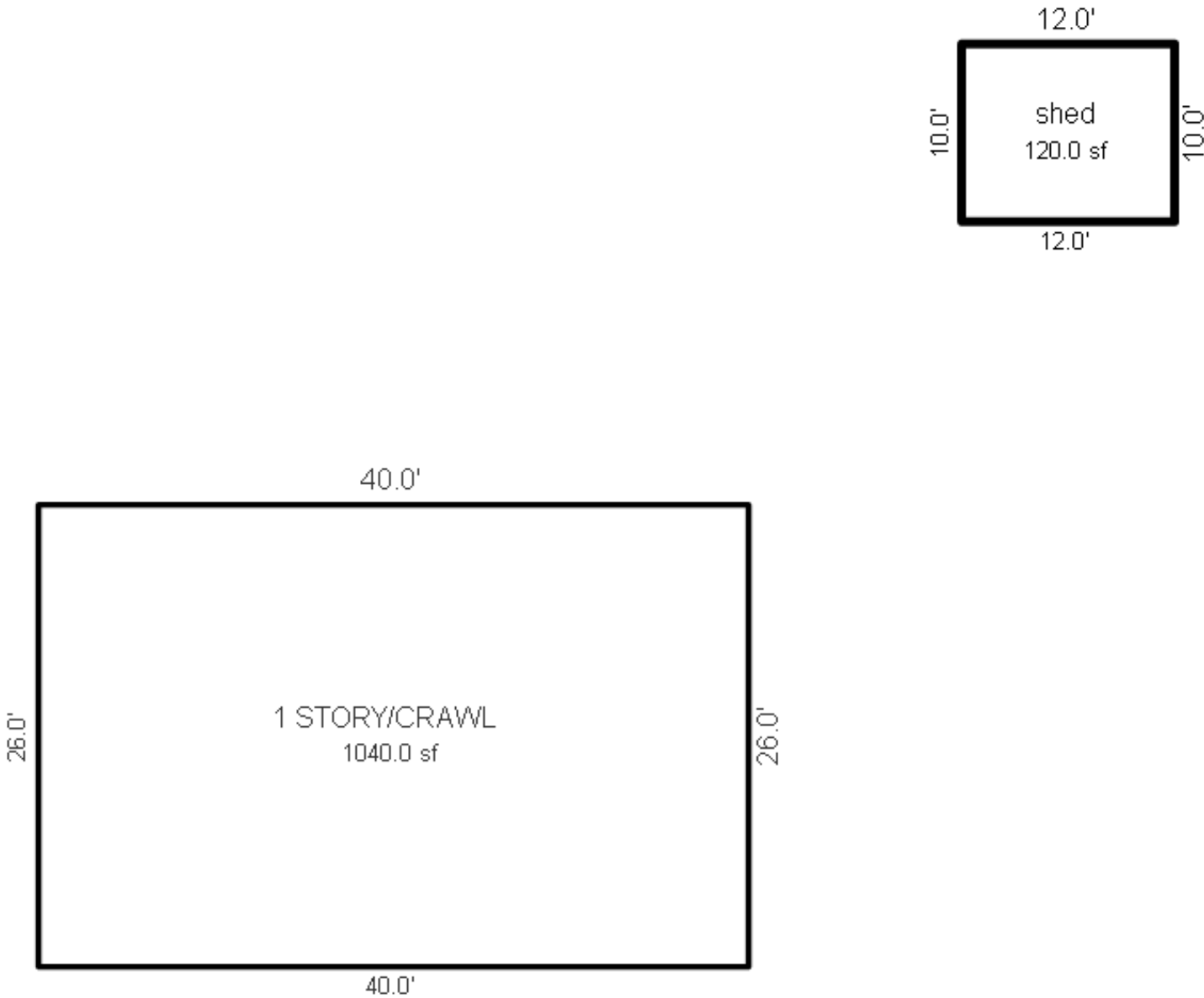
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X Gas Wood		Oil Coal		Elec. Steam		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 24 224		CCP (1 Story) Treated Wood		Year Built: 1972 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor:0							
X																								Wood Frame			
Building Style: 1S				Drywall Paneled												Plaster Wood T&G											
Yr Built 1972				Remodeled 1988												Trim & Decoration		Ex						X Ord		Min	
Condition: Average				Size of Closets				Lg				X Ord		Small		Class: CD Effec. Age: 35 Floor Area: 1,942 Total Base New : 284,695 Total Depr Cost: 185,050 Estimated T.C.V: 172,097				E.C.F. X 0.930							
Room List				Doors		Solid		X H.C.		Central Air Wood Furnace																	
		Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1942 SF Floor Area = 1942 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,942 Total: 235,905 153,339				Cls CD Blt 1972											
				Kitchen: Other: Other:				0 Amps Service																			
				No./Qual. of Fixtures				X Ex.												Ord.		Min					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings				No. of Elec. Outlets				Other Additions/Adjustments Exterior Brick Veneer 192 3,036 1,973 Plumbing Average Fixture(s) 1 1,230 799 3 Fixture Bath 1 3,860 2,509 2 Fixture Bath 1 2,596 1,687 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Deck Treated Wood 224 4,364 2,837 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 650 24,213 15,738 Common Wall: 1.5 Wall 1 -3,764 -2,447 Built-Ins Appliance Allow. 1 1,934 1,257 Porches CCP (1 Story) 24 1,131 735 Totals: 284,695 185,050															
				Many				X Ave.		Few																	
(2) Windows				(7) Excavation				(13) Plumbing																			
X	Many Avg.	X	Large Avg.	Basement: 1942 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s)				Other Additions/Adjustments Exterior Brick Veneer 192 3,036 1,973 Plumbing Average Fixture(s) 1 1,230 799 3 Fixture Bath 1 3,860 2,509 2 Fixture Bath 1 2,596 1,687 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Deck Treated Wood 224 4,364 2,837 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 650 24,213 15,738 Common Wall: 1.5 Wall 1 -3,764 -2,447 Built-Ins Appliance Allow. 1 1,934 1,257 Porches CCP (1 Story) 24 1,131 735 Totals: 284,695 185,050															
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				2 3 Fixture Bath																			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens							1 2 Fixture Bath																			
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																			
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 172,097															
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				1																			
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																			

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



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

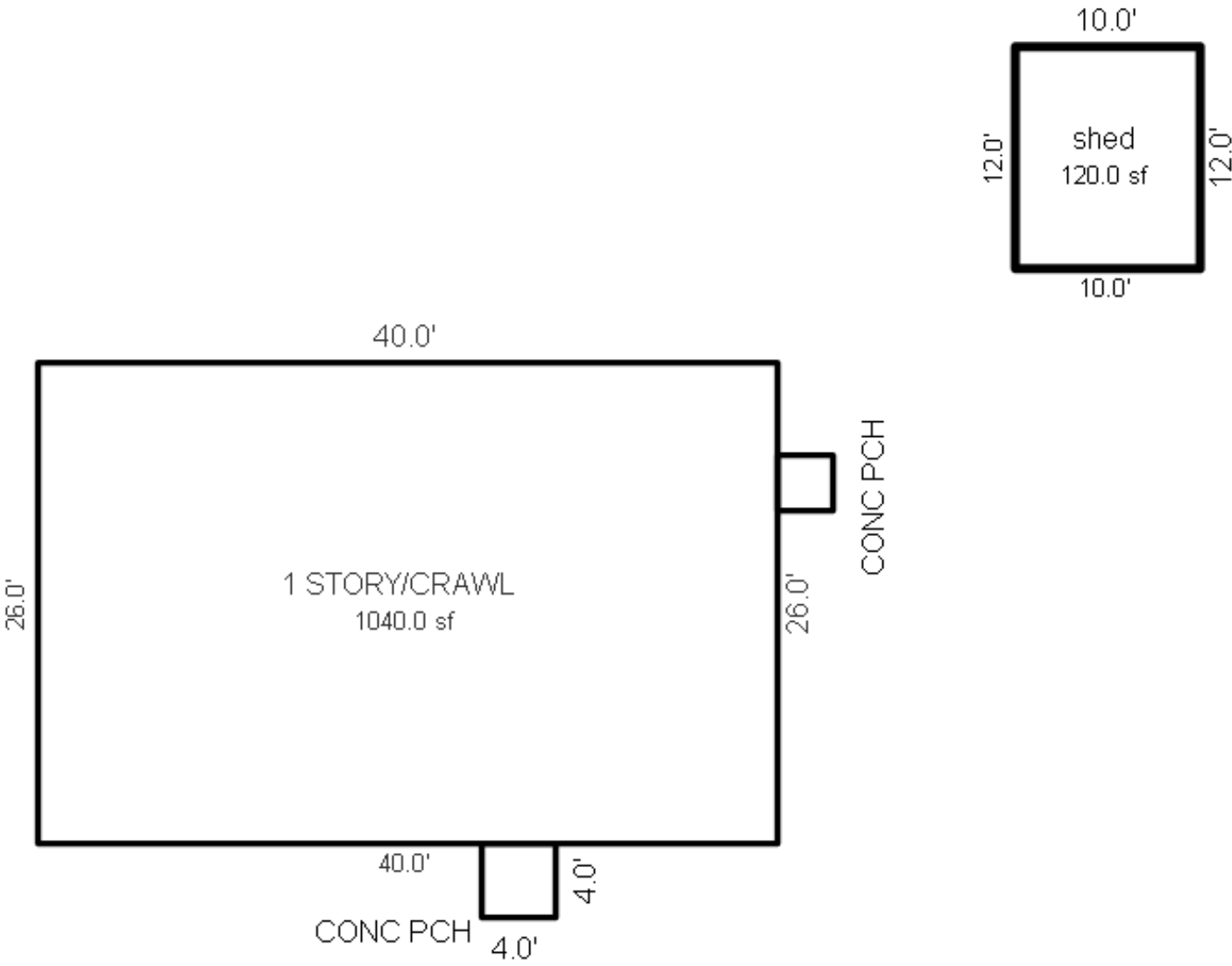
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas Wood Oil Coal X Elec. Steam Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling Central Air Wood Furnace (12) Electric 150 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic Lump Sum Items:				1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga				Area 					




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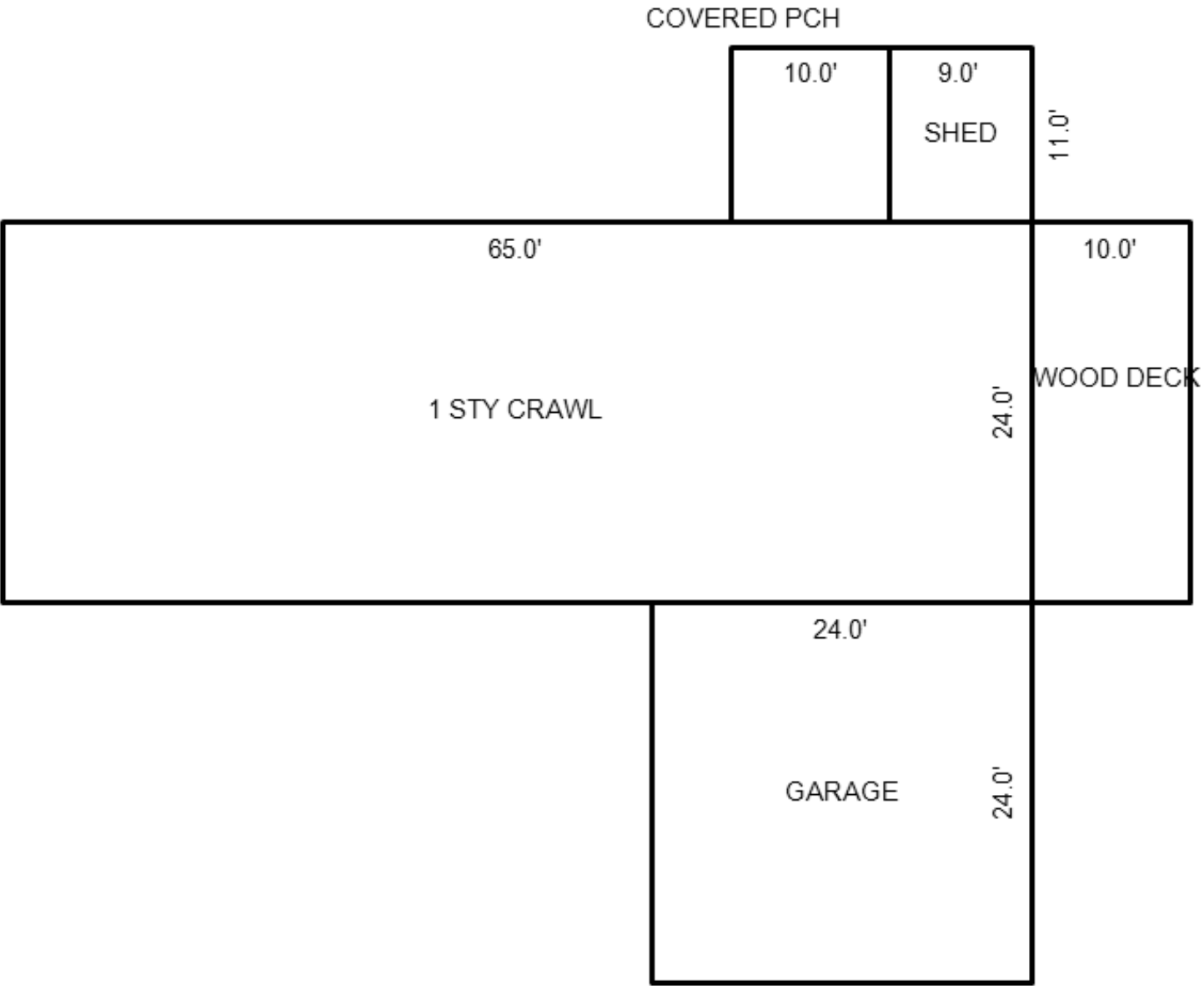
Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				Gas Wood		Oil Coal		X Elec. Steam		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 16 CPP 9 CPP				Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame			(4) Interior				X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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 1975		Remodeled 0		Ex		Ord		X Min																			
Condition: Average				Trim & Decoration																							
				Lg		Ord		X Small																			
Room List				Doors		Solid		X H.C.																			
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors																							
(1) Exterior				Kitchen: Other: Other:																							
				(6) Ceilings																							
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall																							
Insulation																											
(2) Windows				(7) Excavation																							
X	Many Avg. Few		X Large Avg. Small		Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0																						
X	Wood Sash			(8) Basement																							
X	Metal Sash Vinyl Sash																										
X	Double Hung Horiz. Slide Casement																										
X	Double Glass Patio Doors Storms & Screens																										
(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:				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.							
HELSEL DANIEL	THEOBALD JAMES & JAMIE	70,000	11/18/2015	LC	16-LC PAYOFF	2015-03806	PROPERTY TRANSFER	100.0							
DEUTSCHE BANK TRUST COMPA	HELSEL DANIEL	27,000	06/29/2015	CD	11-FROM LENDING INSTITUT	2015-02714	DEED	100.0							
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPA	0	09/25/2014	AFF	01-ABANDONMENT	2014-03319	PROPERTY TRANSFER	0.0							
GODDARD JAMES & SUSAN	DEUTSCHE BANK TRUST COMPA	94,785	08/08/2014	SD	10-FORECLOSURE	2014-02816	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
2101 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 06/21/2016													
Owner's Name/Address		MAP #:													
THEOBALD JAMES & JAMIE 2101 S GREEN RD LAKE CITY MI 49651		2024 Est TCV 153,586 TCV/TFA: 98.45													
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *										
Tax Description		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			
. SEC 13 T22N R8W BEG 728 FT S OF NW COR TH S 110 FT E 250 FT, N 110 FT, W 250 FT TO POB. .6313 A.					A 200' @ 90/FF		110.00	250.00	1.1612	0.8891	90	100	10,222		
Comments/Influences					110 Actual Front Feet, 0.63 Total Acres		Total Est. Land Value =		10,222						
					Land Improvement Cost Estimates										
					Description	Rate		Size % Good		Cash Value					
					Wood Frame	29.01		99 50		1,436					
					Total Estimated Land Improvements True Cash Value = 1,436										
		Topography of Site													
		X	Level												
			Rolling												
			Low												
		X	High												
			Landscaped												
			Swamp												
		X	Wooded												
			Pond												
			Waterfront												
			Ravine												
			Wetland												
			Flood Plain												
		Year	Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other	Taxable Value			
		Who	When	What		2024	5,100		71,700		76,800				36,865C
		TPC 12/27/2017	INSPECTED		2023	4,000		64,400		68,400				35,110C	
		TPC 06/14/2015	INSPECTED		2022	4,700		55,500		60,200				33,439C	
		KEN 08/30/2004	INSPECTED		2021	4,100		52,400		56,500				32,371C	
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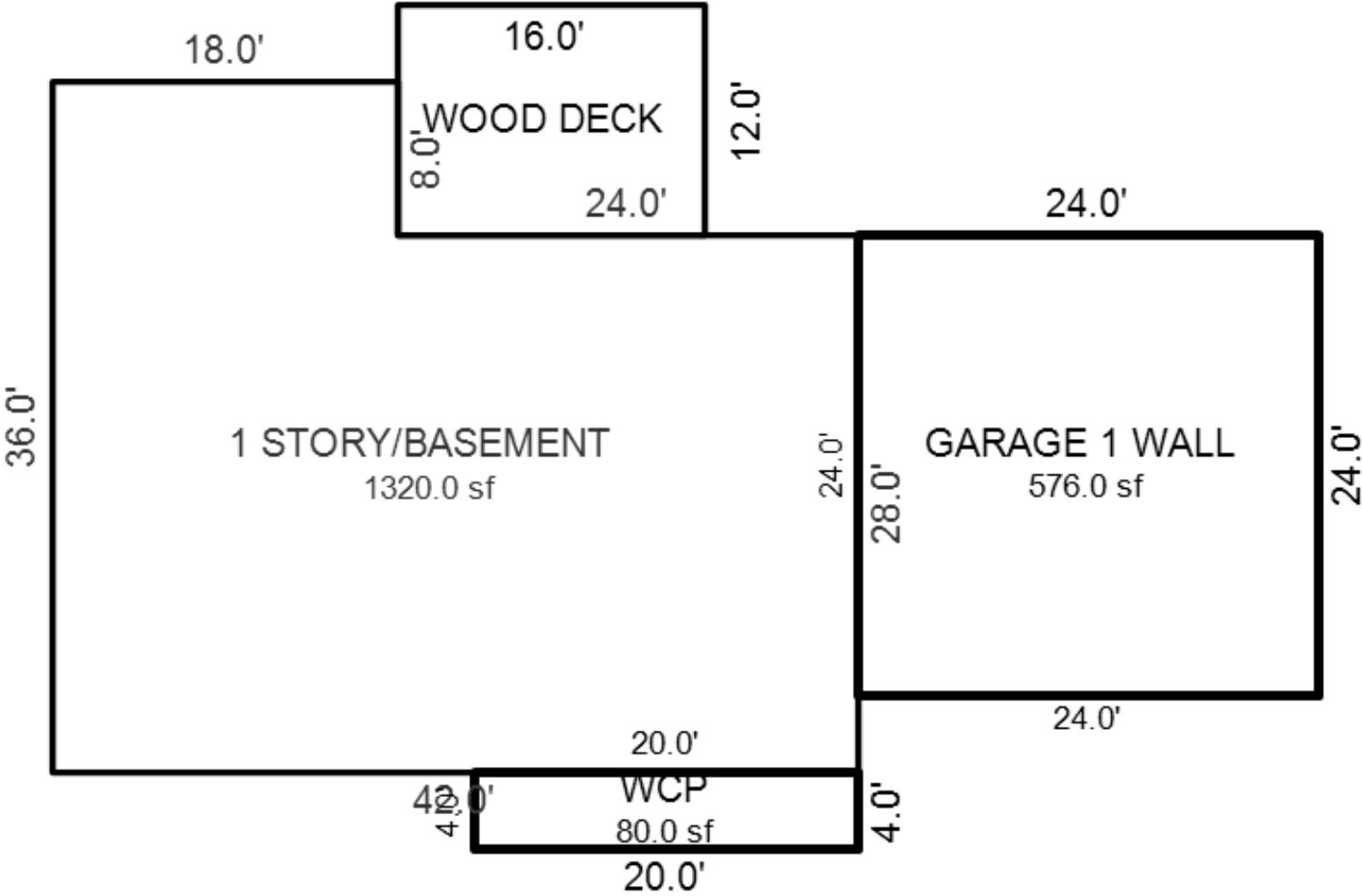


*** Information herein deemed reliable but not guaranteed***


A black and white photograph of a single-story ranch-style house. The house features a low-pitched roof, a covered front porch with white railings, and a two-car garage with a large open bay door. The house is surrounded by a lawn and several tall trees, including a prominent evergreen on the right. The sky is cloudy.

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

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 80 192	Type CCP (1 Story) Treated Wood	Year Built: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 2 Area: 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			Class: CD Effec. Age: 35 Floor Area: 1,320 Total Base New : 209,501 Total Depr Cost: 136,174 Estimated T.C.V: 126,642			E.C.F. X 0.930										
Building Style: 1S				X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																
Yr Built 1981		Remodeled 0			Ex	X	Ord		Min	Size of Closets															
Condition: Average					Lg	X	Ord		Small																
Room List				Doors			Solid		X	H.C.	Central Air Wood Furnace								Bsmnt Garage:						
	Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors				(12) Electric								Carport Area: Roof:									
(1) Exterior				Kitchen: Other: Other:				0 Amps Service																	
				No./Qual. of Fixtures								Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD Blt 1981									
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				X	Ex.		Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65											
	Insulation			X	Drywall				No. of Elec. Outlets				Building Areas												
(2) Windows									Many	X	Ave.		Few	(13) Plumbing											
				1 Average Fixture(s)								Stories Exterior Foundation Size Cost New Depr. Cost													
X	Many Avg.	X	Large Avg.	Basement: 1320 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,320			Total: 170,370 110,741										
X	Wood Sash Metal Sash Vinyl Sash			(7) Excavation								Other Additions/Adjustments													
X	Double Hung Horiz. Slide Casement			(8) Basement								Plumbing													
X	Double Glass Patio Doors Storms & Screens			8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Average Fixture(s)				1 1,230 799										
(3) Roof				(9) Basement Finish				(14) Water/Sewer				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			1000 Gal Septic Water Well, 100 Feet			1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666										
X	Asphalt Shingle			(10) Floor Support								Porches			CCP (1 Story) 80 2,114 1,374										
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:								Deck			Treated Wood 192 3,936 2,558										
												Garages													
												Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)													
												Base Cost			576 22,239 14,455										
												Common Wall: 1 Wall			1 -2,512 -1,633										
												Built-Ins													
												Appliance Allow.			1 1,934 1,257										
												Notes:			Totals: 209,501 136,174										
												ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			126,642										



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			
2301 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST				Reroof		10/17/2019	2019-0595	100%			
		P.R.E. 100% 07/20/1994				Addition		10/13/2006	20060331	Complete			
Owner's Name/Address		MAP #:											
DE WITT KRIS L 2301 S GREEN RD LAKE CITY MI 49651		2024 Est TCV 239,575 TCV/TFA: 95.75											
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 13 T22N R8W N 224 FT OF W 200 FT OF S 1/2 OF NW 1/4. & N224 FT OF NW/4 OF SW/4 OF NW/4 EXC W 200 FT THOF 3.3894 Ac. M/L.		X	Dirt Road		A 200' @ 90/FF	224.00	659.23	0.9721	1.1330	90	100		22,204
Comments/Influences			Gravel Road		224 Actual Front Feet, 3.39 Total Acres Total Est. Land Value = 22,204								
			Paved Road										
05-16-07 Combined 013-027-45 with this pcl for 2008.		X	Storm Sewer		Land Improvement Cost Estimates								
			Sidewalk		Description								
			Water		D/W/P: 3.5 Concrete								
		X	Sewer		D/W/P: 4in Concrete								
			Electric		Wood Frame								
			Gas		Residential Local Cost Land Improvements								
		X	Curb		Description								
			Street Lights		LAND IMPROVE 2500								
			Standard Utilities		2,500.00								
		X	Underground Utils.		Total Estimated Land Improvements True Cash Value = 3,792								
			Topography of Site										
			X	Level									
		Rolling											
		Low											
		X	High										
			Landscaped										
			Swamp										
		X	Wooded										
			Pond										
			Waterfront										
		X	Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	2024	11,100	108,700	119,800				78,048C	
		TPC 04/30/2021	INSPECTED		2023	8,600	105,400	114,000				74,332C	
		TPC 10/25/2019	INSPECTED		2022	9,500	97,000	106,500				70,793C	
		TPC 12/27/2017	INSPECTED		2021	7,300	88,600	95,900				68,532C	



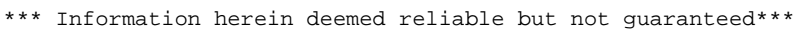
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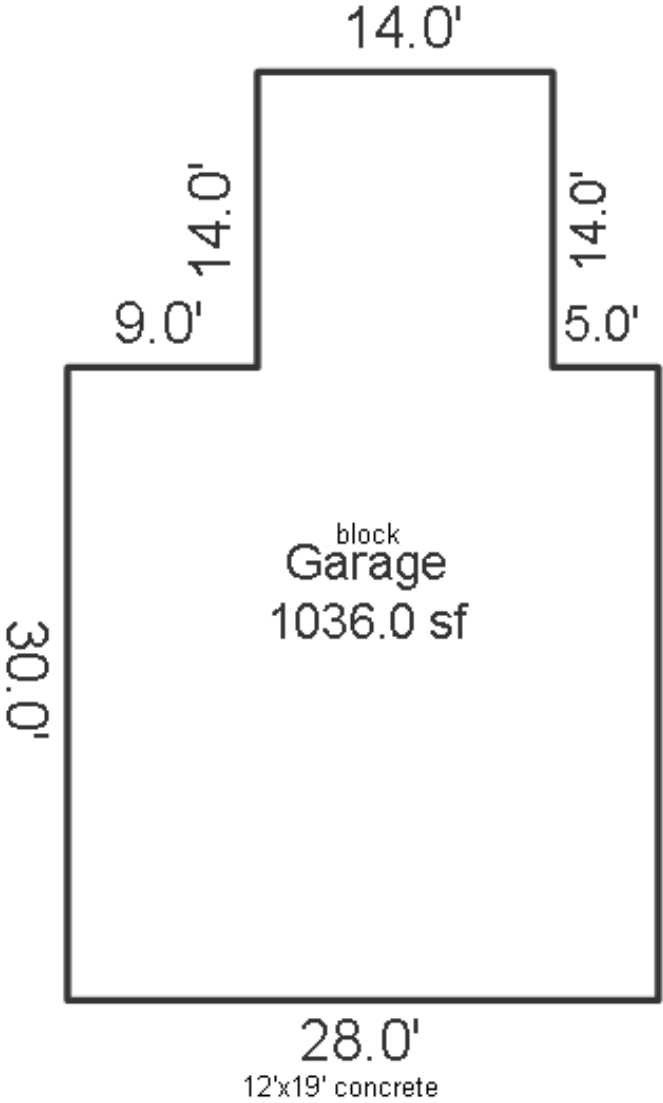
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 24 690 165	Type CCP (1 Story) Treated Wood Wood Balcony	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % 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: 35 Floor Area: 2,502 Total Base New : 353,315 Total Depr Cost: 229,655 Estimated T.C.V: 213,579			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.75S			X	Drywall Paneled															Plaster Wood T&G		
Yr Built 1960			Ex	X	Ord															Min	
Condition: Average			Trim & Decoration																Size of Closets		
Room List			Lg	X	Ord															Small	
			(5) Floors			Central Air Wood Furnace															
Basement 1st Floor 2nd Floor Bedrooms			Kitchen: Other: Other:			(12) Electric															
(1) Exterior						100 Amps Service															
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S						Cls C			Blt 1960			
Insulation			X Drywall			Ex. X Ord. Min			(11) Heating System: Forced Air w/ Ducts												
(2) Windows						No. of Elec. Outlets			Ground Area = 1236 SF Floor Area = 2502 SF.												
						Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
Many Avg. Few			X Large Avg. Small			(13) Plumbing			Building Areas												
Wood Sash Metal Sash Vinyl Sash			(7) Excavation			1 Average Fixture(s)			Stories Exterior Foundation Size						Cost New			Depr. Cost			
Double Hung			Basement: 984 S.F.			1 3 Fixture Bath			1.75 Story Siding Mich Bsmnt.												
Horiz. Slide Casement			Crawl: 252 S.F.			2 Fixture Bath			1 Story Siding Crawl Space												
Double Glass Patio Doors Storms & Screens			Slab: 0 S.F.			Softener, Auto			1 Story Siding Overhang												
(3) Roof			Height to Joists: 0.0			Solar Water Heat			Total: 277,472 185,595												
Gable Hip Flat			(8) Basement			No Plumbing			Average Fixture(s) 1 1,476 959												
Asphalt Shingle						Extra Toilet			Water/Sewer												
Chimney: Brick						Extra Sink			1000 Gal Septic												
						Separate Shower			Water Well, 50 Feet												
						Ceramic Tile Floor			Deck												
						Ceramic Tile Wains			Treated Wood												
						Ceramic Tub Alcove			Balcony												
						Vent Fan			Wood Balcony												
									Garages												
									Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
									Base Cost												
									Common Wall: 1/2 Wall												
									Door Opener												
									Class: CD Exterior: Pole (Unfinished)												
									Base Cost												
									Built-Ins												
									Appliance Allow.												
									Porches												
									<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												

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

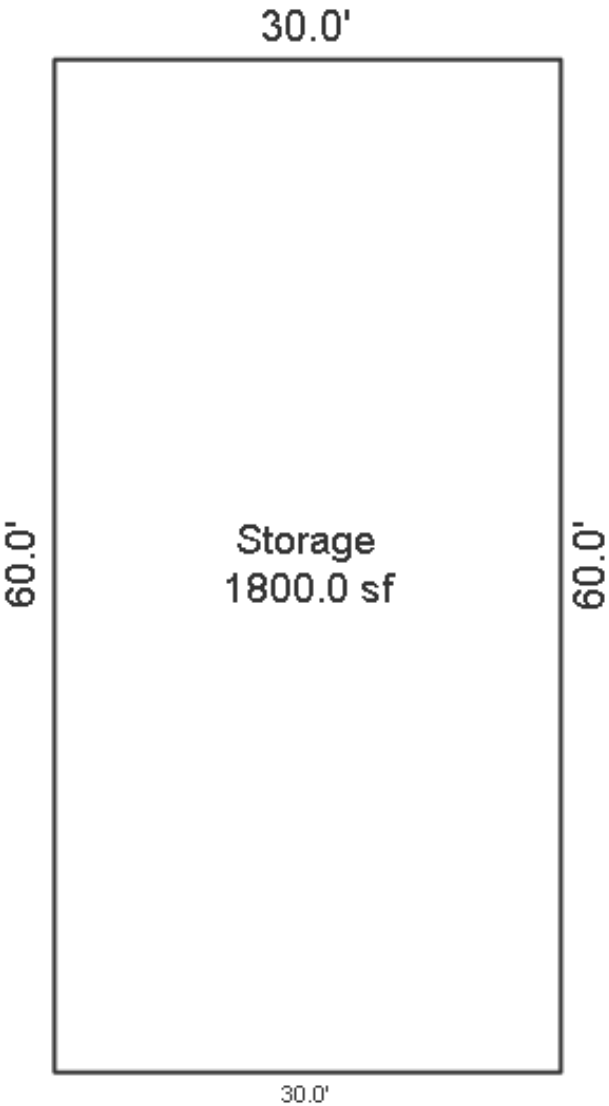


Desc. of Bldg/Section: BLOCK GRG FRONT OF LOT										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Sheds - Equipment 4 Wall Building										Class: D Quality: Average									
Class: D				Construction Cost						Stories: 1 Story Height: 10 Perimeter: 148									
Floor Area: 1,036				High			Above Ave.			Ave.	X	Low	Base Rate for Upper Floors = 34.17						
Gross Bldg Area: 2,836				** ** Calculator Cost Data ** **															
Stories Above Grd: 1				Quality: Average															
Average Sty Hght : 10				Heat#1: No Heating or Cooling						0%									
Bsmnt Wall Hght				Heat#2: No Heating or Cooling						0%									
Depr. Table : 2%				Ave. SqFt/Story: 1036						Total Floor Area: 1,036 Base Cost New of Upper Floors = 35,400									
Effective Age : 25				Ave. Perimeter: 148						Reproduction/Replacement Cost = 35,400									
Physical %Good: 60				Has Elevators:						Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0									
Func. %Good : 100										Total Depreciated Cost = 21,240									
Economic %Good: 100				*** Basement Info ***						ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 1 = 12,744									
1976		Year Built		Area:						Replacement Cost/Floor Area= 34.17 Est. TCV/Floor Area= 12.30									
		Remodeled		Perimeter:															
		Overall Bldg		Type:															
		Height		Heat: Hot Water, Radiant Floor															
Comments: 2022 EQ EXTERIOR OBSERVATION CHANGE IN USE NOT LIMITED TO STORAGE. DRAFTED LETTER TO TAXPAYER. - TIM				* Mezzanine Info *															
				Area #1:															
				Type #1:															
				Area #2:															
				Type #2:															
				* Sprinkler Info *															
				Area:															
				Type: Average															

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



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

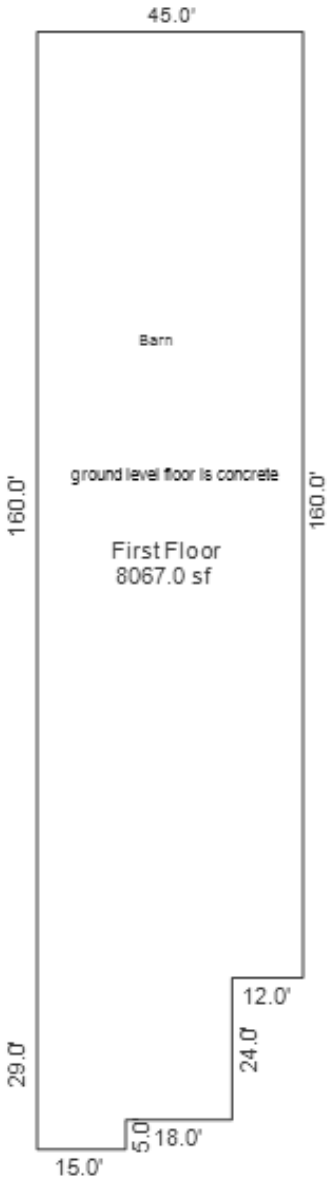


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KELLER RAYMOND M & LORALY	SMITH ROBERT & DANA &	450,000	04/01/2021	MLC	19-MULTI PARCEL ARM'S LE	2021-01144	PROPERTY TRANSFER	100.0				
		130,000	07/01/2002	WD	33-TO BE DETERMINED	02-0:3370	DEED	0.0				
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status		
2345 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/31/2017		2017-0546		100%		
		P.R.E. 0%		Pole Barn		05/28/2010		20100248		100%		
Owner's Name/Address		MAP #:		Pole Barn		09/12/2007		20070650		100%		
SMITH ROBERT & DANA & LC SALES & LEASING LLC 2345 S GREEN RD LAKE CITY MI 49651		2024 Est TCV 535,126 TCV/TFA: 18.90		Addition		11/16/2005		20050403		100%		
		X	Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
		Public Improvements			* Factors * 292.44' X 660'							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					COMMERCIAL 4-6A	15000		4.43	Acres	15000 100	66,465	
					4.43 Total Acres Total Est. Land Value =						66,465	
Tax Description					Land Improvement Cost Estimates							
					Description					Rate	Size % Good	Cash Value
. SEC 13 T22N R8W S 292.44 FT OF NW 1/4 OF SW 1/4 OF NW 1/4. 4.4309A.		X			D/W/P: 4in Ren. Conc.				8.29	780 50	3,233	
Comments/Influences					Total Estimated Land Improvements True Cash Value =							3,233
Gave -10% Functional to 2'nd Add'n (Boathouse) due to only 1 door. Alos used 3 wall construction due to common wall.		X										
		X										

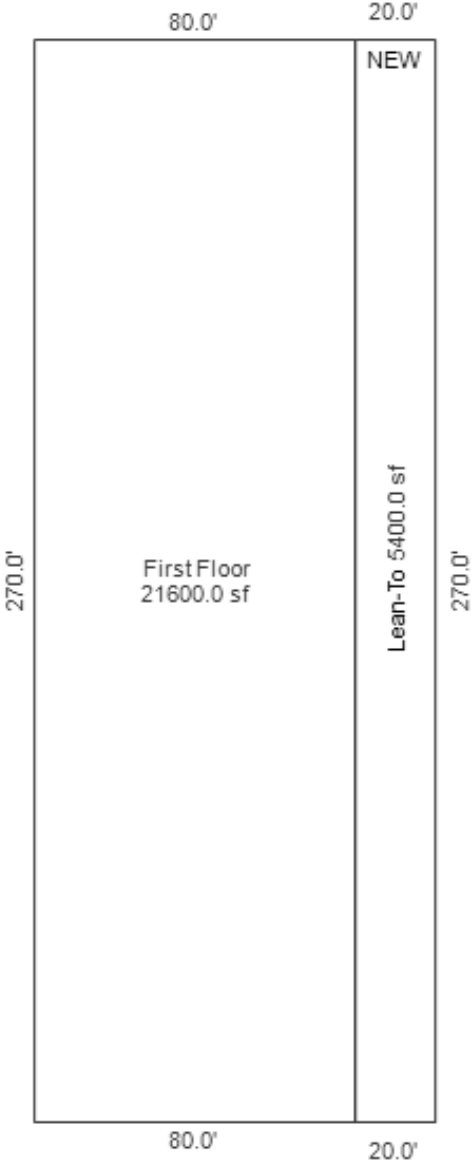
*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose				
Year Built	1930				
Class/Construction	D,Frame				
Quality/Exterior	Average				
# of Walls, Perimeter	4 Wall, 410				
Height	20				
Heating System	Space Heaters, Fan				
Length/Width/Area	160 x 45 = 7200				
Cost New	\$ 292,248				
Phy./Func./Econ. %Good	45/100/100 45.0				
Depreciated Cost	\$ 131,512				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.600				
% Good	45				
Est. True Cash Value	\$ 78,907				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 78907 / All Cards: 78907					



Desc. of Bldg/Section: CAL 168 Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings										<<<<<< Calculator Cost Computations >>>>>>														
Class: D,Pole					Class: D,Pole					Quality: Low Cost					Stories: 1									
Floor Area: 21,600					Story Height: 16					Perimeter: 1000					Base Rate for Upper Floors = 27.56									
Gross Bldg Area: 28,317					Adjusted Square Foot Cost for Upper Floors = 27.56					Total Floor Area: 21,600					Base Cost New of Upper Floors = 595,296									
Stories Above Grd: 1					Reproduction/Replacement Cost = 595,296					Eff.Age:20					Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0									
Average Sty Hght : 16					Total Depreciated Cost = 398,848					<<<<<< Segregated Cost Computations >>>>>>														
Bsmnt Wall Hght					Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses					Item Description														
Depr. Table : 2%					Cost					# or Height Storys					Col. Rate SqFt Adj. Adj. Cost									
Effective Age : 20					(13) Roof Structure:					Wood Joists, Wood or Composition					2 Up 6.39 256 1.000 1.000 1,636									
Physical %Good: 67					Deck					(14) Roof Cover:					Alum./Steel Corrugated or Crimped 1 Up 2.39 256 1.000 1.000 612									
Func. %Good : 100					Total Cost of Upper Stories = 2,248					<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>														
Economic %Good: 100																								
1987 Year Built																								
2017 Remodeled																								
Overall Bldg Height																								
Comments:																								
POLE CONSTRUCTION DIRT FLOOR. BOAT RACKS = WOOD CONSTRUCTION																								
2006 ADDITION 80X120'																								
2007 BOAT STORAGE (2'ND PB ADD'N) 80'X90'																								

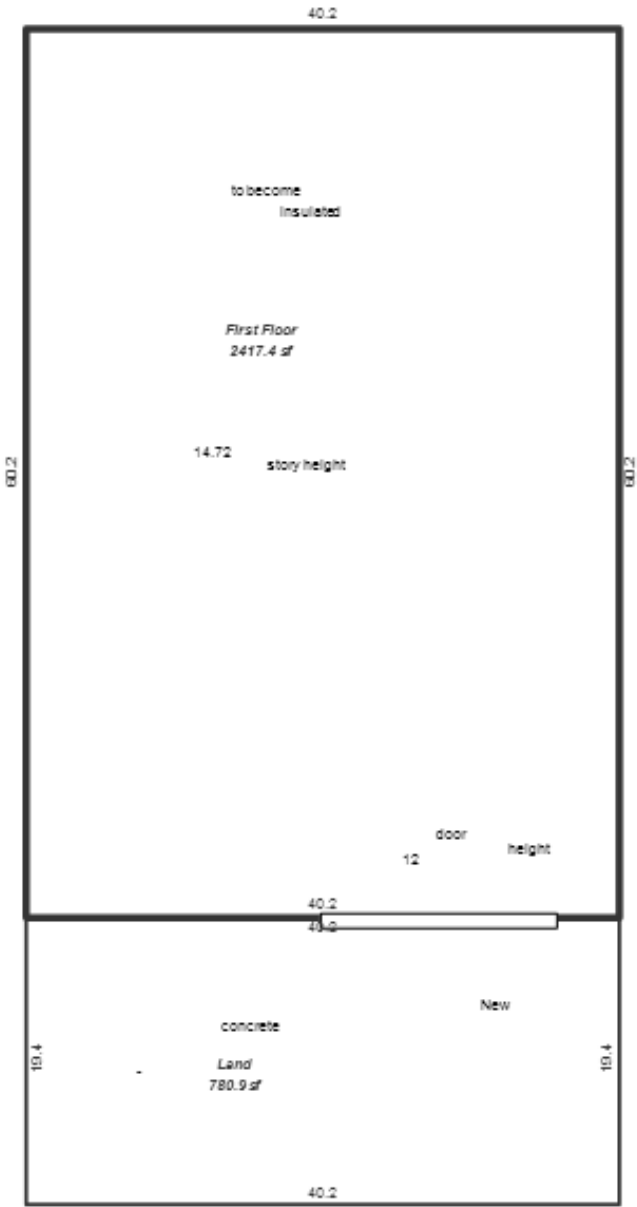
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X	Poured Conc		Brick/Stone	Block		Many Above Ave.		Average Typical		Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical										
(3) Frame:						Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																
(4) Floor Structure: X Wood Joists and Sheathing					(9) Sprinklers:															(40) Exterior Wall:				
(5) Floor Cover:					(10) Heating and Cooling:																			
(6) Ceiling:						Gas Oil		Coal Stoker		Hand Fired Boiler	(13) Roof Structure: Slope=0 256 SqFt, Wood Joists, Wood or Com					Thickness						Bsmnt Insul.		
															(14) Roof Cover: 256 SqFt, Alum./Steel Corrugated o									



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

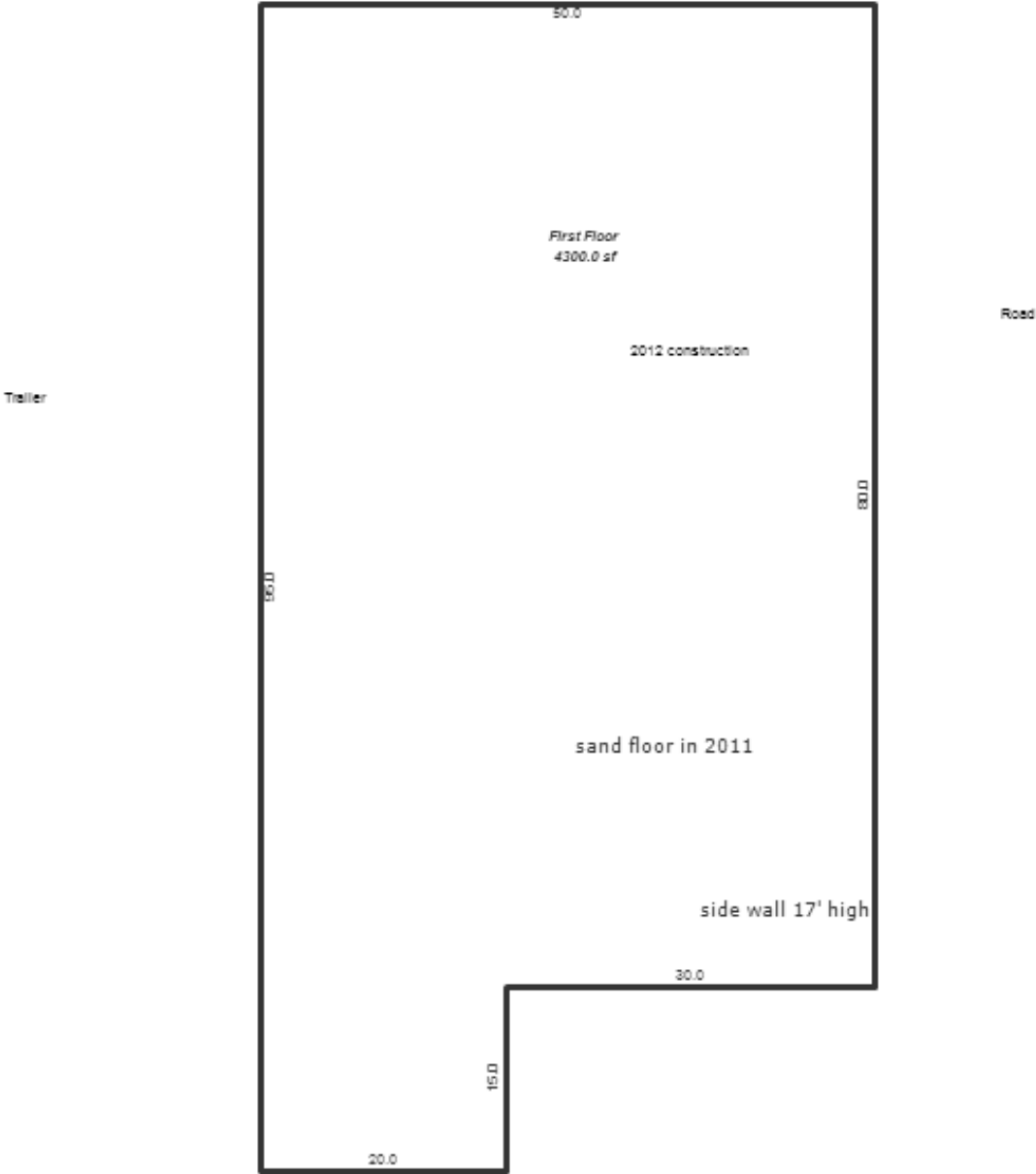
Desc. of Bldg/Section: AT GREEN RD - WITH OFFICE						Calculator Cost Computations									
Calculator Occupancy: Warehouses - Storage						Class: D,Pole Quality: Average									
Class: D,Pole						Stories: 1 Story Height: 14 Perimeter: 300									
Floor Area: 2,417						Base Rate for Upper Floors = 57.11									
Gross Bldg Area: 28,317						(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.50 100%									
Stories Above Grd: 1						Adjusted Square Foot Cost for Upper Floors = 63.61									
Average Sty Hght : 14						Total Floor Area: 2,417 Base Cost New of Upper Floors = 153,746									
Bsmnt Wall Hght						Reproduction/Replacement Cost = 153,746									
Depr. Table : 2.5%						Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0									
Effective Age : 10						Total Depreciated Cost = 119,922									
Physical %Good: 78						ECF (201C COMMERCIAL GROUP C) 0.600 => TCV of Bldg: 2 = 71,953									
Func. %Good : 100						Replacement Cost/Floor Area= 63.61 Est. TCV/Floor Area= 29.77									
Economic %Good: 100															
2010		Year Built Remodeled				Area:									
		Overall Bldg Height				Perimeter:									
						Type:									
						Heat: Hot Water, Radiant Floor									
						*** Basement Info ***									
						Area #1:									
						Type #1:									
						Area #2:									
						Type #2:									
						* Sprinkler Info *									
						Area:									
						Type: Average									

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




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Desc. of Bldg/Section: SOUTH OF DRIVE AT RD										<<<<<< Calculator Cost Computations >>>>>>									
Calculator Occupancy: Sheds - Equipment 4 Wall Building										Class: D,Pole Quality: Average									
Class: D,Pole										Stories: 1 Story Height: 17 Perimeter: 300									
Floor Area: 4,300										Overall Building Height: 14									
Gross Bldg Area: 28,317										Base Rate for Upper Floors = 27.75									
Stories Above Grd: 1										Adjusted Square Foot Cost for Upper Floors = 27.75									
Average Sty Hght : 17										Total Floor Area: 4,300 Base Cost New of Upper Floors = 119,325									
Bsmnt Wall Hght										Reproduction/Replacement Cost = 119,325									
Depr. Table : 2%										Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
Effective Age : 10										Total Depreciated Cost = 97,847									
Physical %Good: 82										<<<<<< Segregated Cost Computations >>>>>>									
Func. %Good : 100										Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses									
Economic %Good: 100										Item Description Col. Rate SqFt Adj. Adj. Cost									
2011 Year Built										Total Cost New = 0									
Remodeled										Architectural Multiplier: 0.00									
14 Overall Bldg Height										Reproduction/Replacement Cost = 0									
Comments:										Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0									
11/4/11 NO CONCRETE FLOOR -TIM										Total Depreciated Cost = 0									
										<<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>>									
(1) Excavation/Site Prep:										(7) Interior:									
(2) Foundation:										(8) Plumbing:									
X Poured Conc Brick/Stone Block										Outlets: Fixtures:									
										Few Average Many Unfinished Typical									
(3) Frame:										Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct									
(4) Floor Structure:										Incandescent Fluorescent Mercury Sodium Vapor Transformer									
(5) Floor Cover:										(13) Roof Structure: Slope=0									
(6) Ceiling:										(14) Roof Cover:									
										(40) Exterior Wall:									
										Thickness Bsmnt Insul.									



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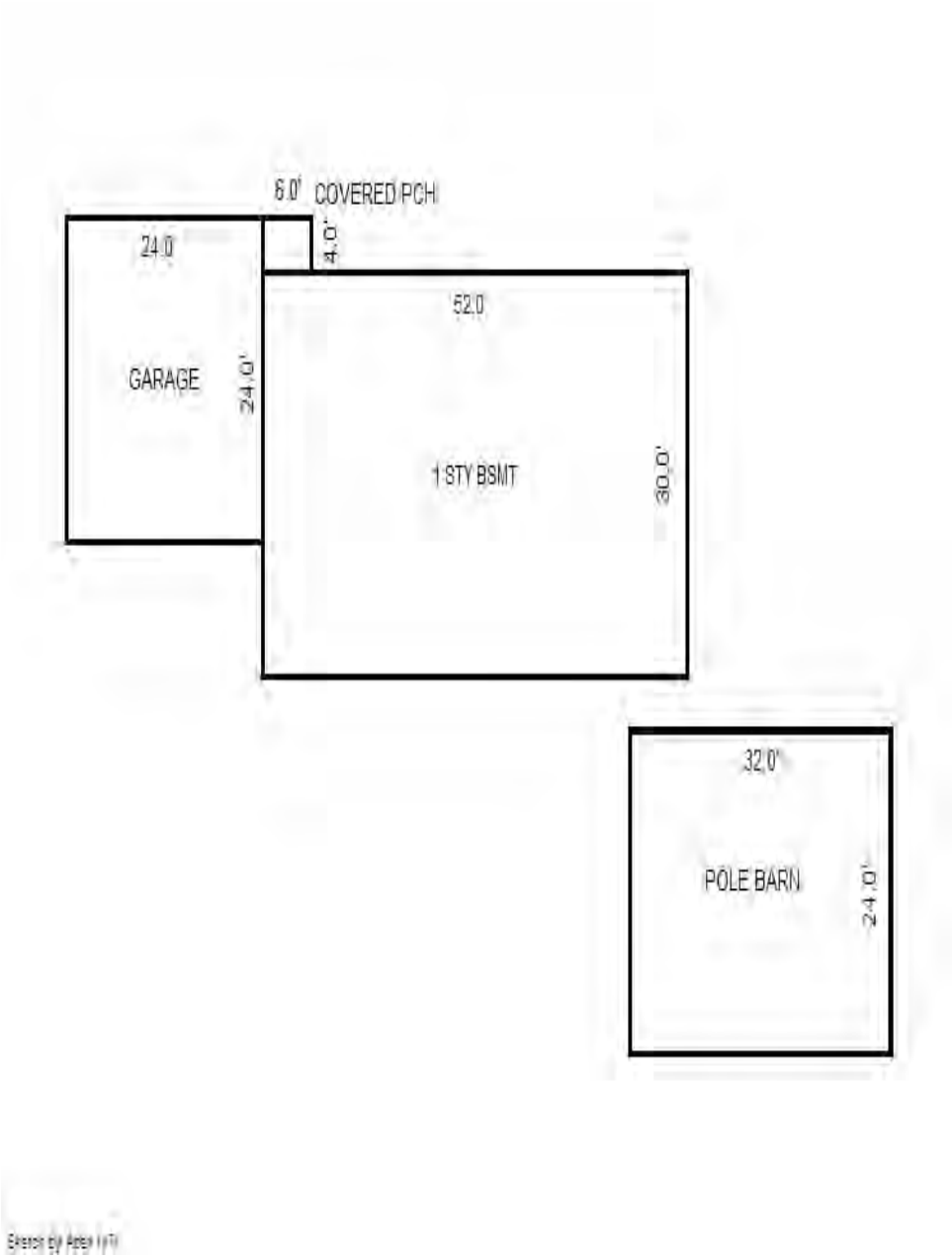
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
MISSAUKEE COUNTY ROAD COMMISSION		MAP #:									
		2024 Est TCv 0									
		Improved	X	Vacant	Land Value Estimates for Land Table .						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
								7.283	Acres	0 100	0
								7.28 Total Acres			Total Est. Land Value = 0
Tax Description		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
. SEC 13 T22N R8W A STRIP OF LAND LYING 33 FT EACH SIDE OF W 4542.88 OF E & W 1/4 LINE & LYING 66 FT EACH SIDE OF E 132 FT OF W 4674.88 FT OF E & W 1/4 LINE. 7.2832 A.											
Comments/Influences											
<div>Parcel Map</div> 		Topography of Site									
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain									
				Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 12/27/2017 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.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6275 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 100% 07/20/1994											
MURRAY JUDY TRUSTEE 6275 W ROBERTS ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 236,719 TCV/TFA: 151.74									
		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 INFERIOR@	\$1400	30.04	Acres	1400	100			42,056
					30.04 Total Acres						Total Est. Land Value =		42,056
Tax Description													
. SEC 13 T22N R8W PCLS B, C & D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 30.04 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk										
Comments/Influences		X	Water Sewer										
		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.										
		Topography of Site											
		X	Level Rolling Low High Landscaped										
		X	Swamp										
		X	Wooded Pond Waterfront Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	2024	21,000	97,400	118,400					80,839C
		TPC 12/27/2017	INSPECTED		2023	21,000	94,400	115,400					76,990C
		TPC 09/16/2016	INSPECTED		2022	18,000	86,800	104,800					73,324C
					2021	18,000	79,300	97,300					70,982C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			24	CCP (1 Story)	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor:0						
X	Wood Frame			(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: 18 Floor Area: 1,560 Total Base New : 254,017 Total Depr Cost: 208,294 Estimated T.C.V: 193,713			E.C.F. X 0.930						Bsmnt Garage:						
Building Style: 1S				Trim & Decoration					Central Air Wood Furnace																		
Yr Built 1991	Remodeled 0			Ex X Ord Min					No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S						Cls CD Blt 1991									
Condition: Average				Size of Closets					150 Amps Service			Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82															
Room List				Doors Solid X H.C.				(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost													
Basement 1st Floor 2nd Floor Bedrooms				(5) Floors				(13) Plumbing			1 Story Siding Basement 1,560			Total: 201,057 164,866													
(1) Exterior				Kitchen: Other: Other:				No. of Elec. Outlets			Other Additions/Adjustments			Plumbing													
X	Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings				Ex. X Ord. Min			Plumbing			Average Fixture(s)			Water/Sewer										
Insulation				X Drywall				Many X Ave. Few			1000 Gal Septic Water Well, 100 Feet			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)										
(2) Windows				(7) Excavation				(14) Water/Sewer			Built-Ins			Porches													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1560 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			Appliance Allow.			CCP (1 Story)			Totals: 254,017 208,294										
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 193,713													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor				Lump Sum Items:																			
(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:																							

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

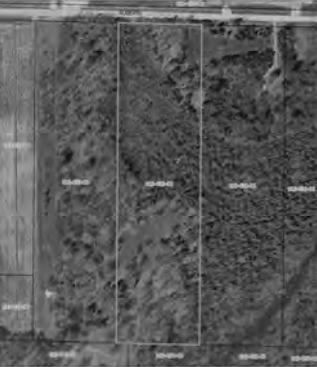



*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.					
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000		10/15/2019	WD	03-ARM'S LENGTH		2019-03258	PROPERTY TRANSFER	100.0					
BECKER GREGORY SR	BECKER GREGORY JR	0		10/01/2018	QC	09-FAMILY		2018-03334	DEED	0.0					
BECKER BARBARA	BECKER GREGORY J	0		03/25/2011	OTH	06-COURT JUDGEMENT		2018-02538	DEED	0.0					
BECKER BARBARA	BECKER GREGORY J	0		03/25/2011	OTH	06-COURT JUDGEMENT		2018-02538	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO			Zoning:		Building Permit(s)		Date	Number	Status				
6431 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 04/22/2021													
Owner's Name/Address		MAP #:													
MCLEOD CRAIG & TONYA		2024 Est TCV 35,220													
6635 W ROBERTS RD			Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
LAKE CITY MI 49651			Public Improvements			* Factors *									
Tax Description			X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 13 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.						A 200' @ 90/FF	332.00	1281.70	0.88	10	1.3379	90	100		35,220
Comments/Influences						332 Actual Front Feet, 9.77 Total Acres Total Est. Land Value = 35,220									
			Topography of Site												
		X	Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
			Rolling			2024	17,600	0	17,600			10,160C			
			Low												
		X	High												
			Landscaped												
			Swamp												
		X	Wooded												
			Pond												
			Waterfront												
	Ravine														
	X Wetland														
	Flood Plain														
		Who	When	What	2024	17,600	0	17,600			10,160C				
		TPC 04/30/2021	INSPECTED		2023	13,700	2,800	16,500			9,677C				
		TPC 12/27/2017	INSPECTED		2022	8,300	2,500	10,800			9,217C				
		TPC 11/04/2016	INSPECTED		2021	6,600	2,400	9,000			8,923C				

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

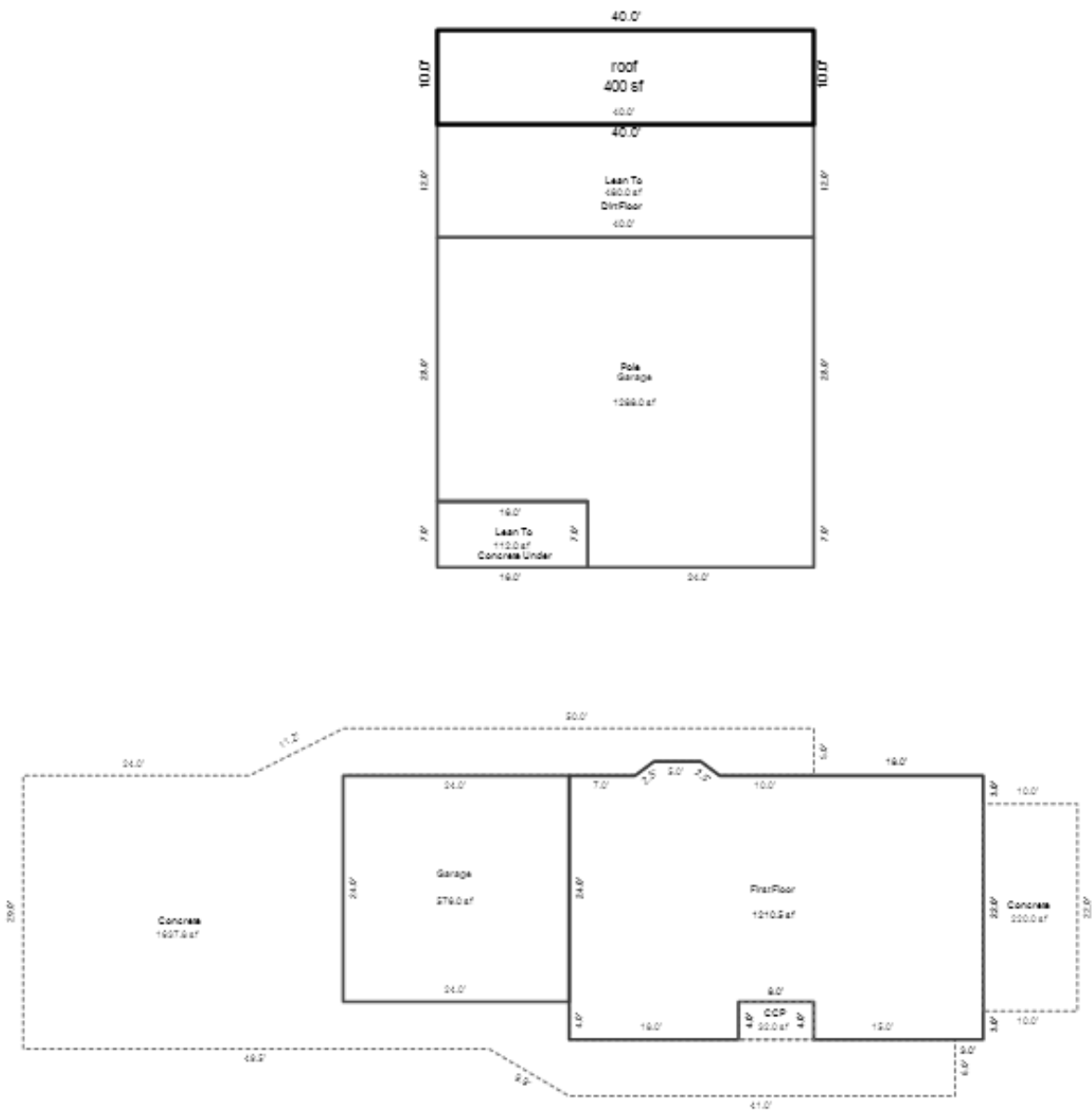
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03258	PROPERTY TRANSFER	100.0				
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY	2018-03334	DEED	0.0				
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 04/22/2021										
Owner's Name/Address		MAP #:										
MCLEOD CRAIG & TONYA 6635 W ROBERS RD LAKE CITY MI 49651		2024 Est TCV 35,222										
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *							
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 13 T22N R8W PCL F OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.03 A.					A 200' @ 90/FF	332.00	1282.00	0.88	10	1.3380	90	100		35,222
Comments/Influences					332 Actual Front Feet, 9.77 Total Acres Total Est. Land Value = 35,222							
		Topography of Site										
		X	Level									
			Rolling									
		X	Low									
			High									
			Landscaped									
		X	Swamp									
			Wooded									
			Pond									
			Waterfront									
	Ravine											
	X	Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
		2024	17,600	0	17,600			7,514C				
		2023	13,700	0	13,700			7,157C				
		2022	8,300	0	8,300			6,817C				
		2021	6,600	0	6,600			6,600S				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
BECKER GREGORY JR	MCLEOD CRAIG & TONYA	46,000	10/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03258	PROPERTY TRANSFER	100.0					
BECKER GREGORY SR	BECKER GREGORY JR	0	10/01/2018	QC	09-FAMILY	2018-03334	DEED	0.0					
BECKER BARBARA	BECKER GREGORY J	0	03/25/2011	OTH	06-COURT JUDGEMENT	2018-02538	DEED	0.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 100% 04/22/2021											
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651		MAP #:											
		2024 Est TCV 35,069											
		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	330.00	1282.90	0.88	23	1.33	82	90 100	35,069
					330 Actual Front Feet, 9.72 Total Acres						Total Est. Land Value =		35,069
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.											
. SEC 13 T22N R8W PCL G OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.													
Comments/Influences													
		Topography of Site											
		X Level											
		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	17,500	0	17,500			12,185C					
		2023	13,600	0	13,600			11,605C					
		2022	14,000	0	14,000			11,053C					
		2021	10,700	0	10,700			10,700S					
		Who	When	What									
		TPC	04/30/2021	INSPECTED									
		TPC	12/27/2017	INSPECTED									
		TPC	09/16/2016	INSPECTED									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
DUTCHMAN PROPERTIES LLC	MILLER CASEY JOHN(NO MARI	135,000	08/15/2005	LC	03-ARM'S LENGTH	05-0/3217	DEED	100.0		
MILLER LEOLA ESTATE	DUTCHMAN PROPERTIES LLC	135,000	08/12/2005	WD	21-NOT USED/OTHER	05-0/3194	DEED	100.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
6870 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST								
P.R.E. 100% 08/15/2005										
Owner's Name/Address		MAP #:								
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		2024 Est TCV 231,522 TCV/TFA: 191.34								
		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	17.25	Acres	3000	100	51,750
				17.25 Total Acres					Total Est. Land Value = 51,750	
Tax Description				Land Improvement Cost Estimates						
				Description					Rate	Size % Good Cash Value
				D/W/P: 3.5 Concrete					6.58	220 0 0
				D/W/P: 4in Concrete					6.97	1637 0 0
Comments/Influences		X Electric		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 = 2,500						
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		Landscaped								
		X Swamp								
		Wooded								
		X Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	25,900	89,900	115,800		69,912C
		TPC	04/30/2021	INSPECTED	2023	24,200	87,100	111,300		66,583C
		TPC	04/02/2019	INSPECTED	2022	17,300	78,500	95,800		63,413C
		TPC	12/27/2017	INSPECTED	2021	17,300	67,400	84,700		61,388C
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Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System				1 Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 32 208 880 112		Type CCP (1 Story) Treated Wood Roof Cover Onl Roof Cover Onl		Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished ?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame			(4) Interior		X	Drywall Paneled		Plaster Wood T&G	Central Air Wood Furnace (12) Electric 150 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:				Class: C +5 Effec. Age: 35 Floor Area: 1,210 Total Base New : 293,050 Total Depr Cost: 190,615 Estimated T.C.V: 177,272		E.C.F. X 0.930		Cls C 5 Blt 1981 									

*** 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 LEOLA	CUNNINGHAM ARIC DALE	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3137	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status	
GREEN RD	School: LAKE CITY AREA SCHOOL DIST						
	P.R.E. 0%						
Owner's Name/Address	MAP #:						
CUNNINGHAM ARIC DALE 2320 APALOOSA RD HENDERSON NV 89002	2024 Est TCV 36,000						
	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 8 - 17 @\$3000	12.00 Acres	3000	100		36,000
		12.00 Total Acres Total Est. Land Value =					36,000

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
SEC 13 T22N R8W (0*2004)								
N 396 FT OF SW/4 OF SW/4 12 A M/L								
Comments/Influences								

Lake Township

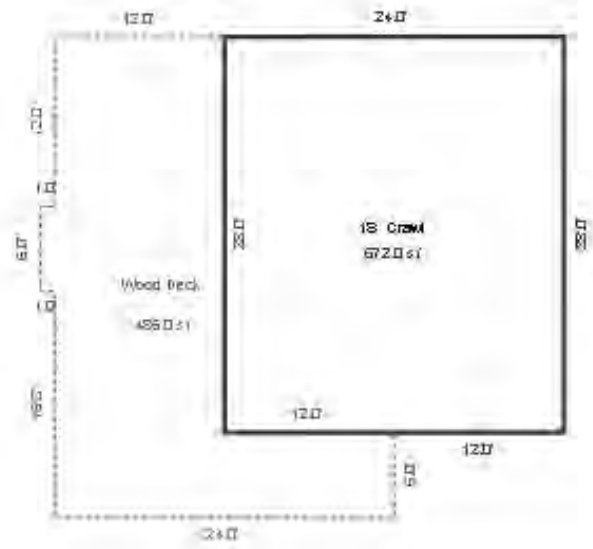
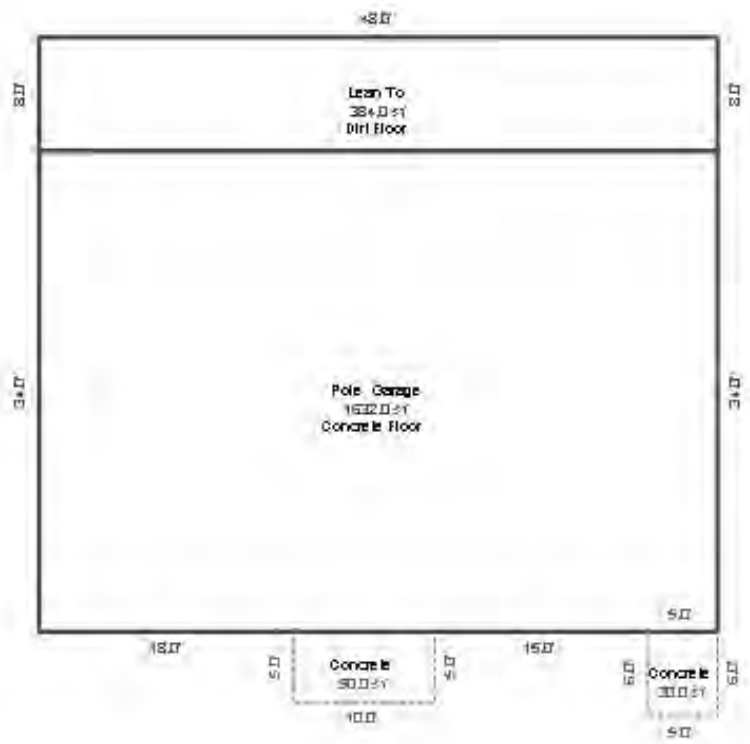


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	TPC	12/27/2017	INSPECTED	2023	16,800	0	16,800			12,600C
	TPC	03/19/2012	INSPECTED	2022	12,000	0	12,000			12,000S
				2021	12,000	0	12,000			12,000S

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	1	04/16/2016	QC	09-FAMILY	2016-01560	DEED	0.0			
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3138	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
2881 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		05/26/2015		2015-0181		100%	
Owner's Name/Address		P.R.E. 0%		New House		10/04/2005		20050344		Complete	
		MAP #:		Other		07/30/2004		20040288		Complete	
AAA CMS TRUST SMITH ANNE E TRUSTEE 2320 APPALOSSA RD HENDERSON NV 89002		2024 Est TCV 130,893 TCV/TFA: 194.78									
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
Tax Description		X			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
SEC 13 T22N R8W (0*2004) W 566 FT OF SW/4 OF SW/4 EXC N 396 FT THOF & EXC S 462 FT THOF. 6 A M/L					A 200' @ 90/FF 463.00 564.49 0.8107 1.0899 90 100 36,820						
Comments/Influences		X			463 Actual Front Feet, 6.00 Total Acres Total Est. Land Value = 36,820						
702-655-5528 04 Split from 034-00 for 05..house & grg moved on..totally gutted,,being remodeled.					Land Improvement Cost Estimates						
		X			Description Rate Size % Good Cash Value						
					D/W/P: 3.5 Concrete 6.16 80 0 0						
		X			Total Estimated Land Improvements True Cash Value = 0						
		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	18,400	47,000	65,400			38,153C
		TPC 08/14/2019 INSPECTED			2023	14,300	45,600	59,900			36,337C
		TPC 12/27/2017 INSPECTED			2022	11,600	41,900	53,500			34,607C
		TPC 12/07/2015 INSPECTED			2021	9,300	38,200	47,500			33,502C
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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 486 384	Treated Wood Roof Cover Onl			Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 1 Area: 1632 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
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			Class: CD Effec. Age: 30 Floor Area: 672 Total Base New : 144,504 Total Depr Cost: 101,154 Estimated T.C.V: 94,073			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S				Trim & Decoration		Ex		X	Ord		Min	Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073										
Yr Built 0		Remodeled 2005		Size of Closets		Lg		X	Ord		Small	Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073										
Condition: Average				Doors			Solid	X	H.C.	Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073												
Room List				(5) Floors		Kitchen: Other: Other:		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														
	Basement 1st Floor 2nd Floor 3 Bedrooms			(6) Ceilings		X	Drywall		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073													
(1) Exterior				(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														
X	Wood/Shingle	Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														
(2) Windows				(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney:				Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														
X	Asphalt Shingle							Central Air Wood Furnace (12) Electric 0 Amps Service No./Qual. of Fixtures Ex. X Ord. Min 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 Public Water Public Sewer 1 Water Well 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 = 672 SF Floor Area = 672 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 672 Total: 83,340 58,338 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Deck Treated Wood 486 7,241 5,069 w/Roof (Roof portion) 384 5,318 3,723 Built-Ins Appliance Allow. 1 1,934 1,354 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1632 35,251 24,676 Totals: 144,504 101,154 Notes: RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 94,073														



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
AAA CMS TRUST	MILLER CASEY JOHN	1	11/26/2018	QC	09-FAMILY	2018-03900	DEED	100.0		
SMITH ANNE E & CUNNINGHAM	AAA CMS TRUST	0	04/08/2016	QC	09-FAMILY	2106-0161	DEED	0.0		
MILLER ALMAN B	SMITH ANNE E & CUNNINGHAM	99	07/12/2004	QC	21-NOT USED/OTHER	04-0/3139	DEED	100.0		
Property Address		Class: AGRICULTURAL-VACA		Zoning:	Building Permit(s)	Date	Number	Status		
2909 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 03/21/2017 Qual. Ag.								
Owner's Name/Address		MAP #:								
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651		2024 Est TCV 17,312								
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
		Public Improvements		* Factors *						
		X		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				GROUP A 0	462.00	448.00	1.0000	0.0000	0 100*	0
				AGRICULTRU 8 - 17 Acres		4.44 Acres	3900	100		17,312
				AGRICULTRU ROW		0.31 Acres	0	100		0
				* denotes lines that do not contribute to the total acreage calculation.						
				462 Actual Front Feet, 4.75 Total Acres					Total Est. Land Value =	17,312
Tax Description										
SEC 13 T22N R8W (0*2004)										
S 462 FT OF W 448 FT OF SW/4 OF SW/4.										
4.75 A M/L										
Comments/Influences										


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUTCHMAN PROPERTIES LLC	MCLEOD CRAIG & TONYA	1	04/22/2021	WD	21-NOT USED/OTHER	2021-01536	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/22/2021					

Owner's Name/Address	MAP #:			
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651	2024 Est TCV 5,600			

	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
	Public Improvements			* Factors *
				Description Frontage Depth Front Depth Rate %Adj. Reason Value
				AGRICULTRU SURPLUS 2800/ 2.00 Acres 2800 100 5,600
				2.00 Total Acres Total Est. Land Value = 5,600

Tax Description		
. SEC 13 T22N R8W THE S 2 ACRES OF PCL H OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. SPLIT ON 01/07/2021 2 A FROM 009-013-035-00;		
Comments/Influences		
Split/Comb. on 01/07/2021 completed 01/07/2021 TIM ; Parent Parcel(s): 009-013-035-00; Child Parcel(s): 009-013-035-90; -----		

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	2,800	0	2,800			1,995C
2023	1,900	0	1,900			1,900S
2022	1,900	0	1,900			1,900S
2021	1,800	0	1,800			1,800S

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


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRACHEL CHRISTOPHER S	MCLEOD CRAIG & TONYA	22,000	06/05/2012	WD	03-ARM'S LENGTH	2012-02053	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6635 W ROBERTS RD	School: LAKE CITY AREA SCHOOL DIST	New House	08/14/2012	2012-0385	100%	
	P.R.E. 100% 09/25/2013	Garage	06/05/2012	2012-0220	100%	

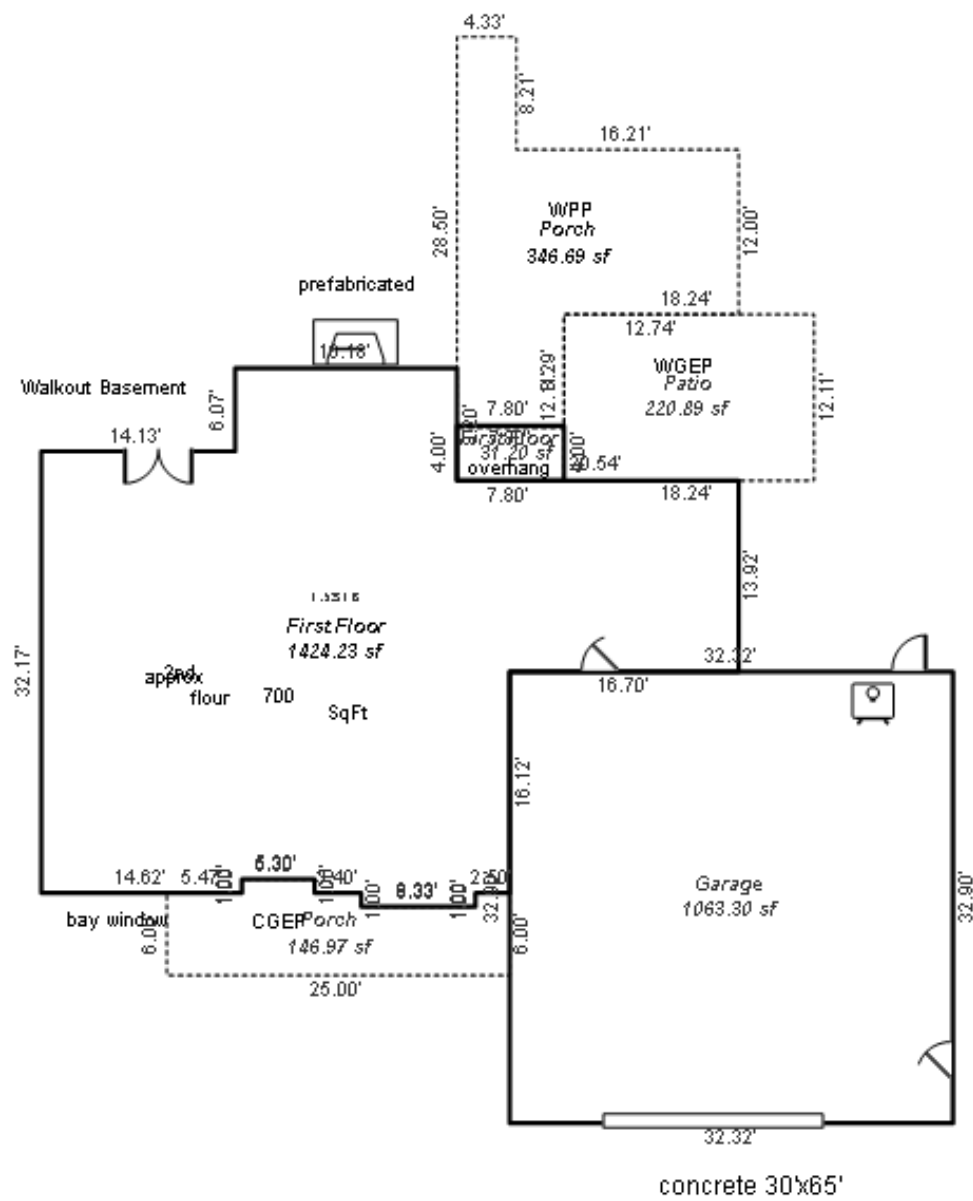
Owner's Name/Address	MAP #:			
MCLEOD CRAIG & TONYA 6635 W ROBERTS RD LAKE CITY MI 49651	2024 Est TCV 519,350 TCV/TFA: 112.05			

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *						
. SEC 13 T22N R8W PCL I OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/FF 330.001284.00 0.8823 1.3385 90 100 35,076							
		Paved Road		330 Actual Front Feet, 9.73 Total Acres Total Est. Land Value = 35,076							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate	Size	% Good		Cash Value	
		Water		Fencing: Wd, Split, 4 Rail		25.73	160	0		0	
		Sewer		D/W/P: 4in Ren. Conc.		10.26	2275	50		11,671	
	X	Electric		D/W/P: 4in Concrete		8.15	288	50		1,173	
		Gas		Ad-Hoc Unit-In-Place Items							
		Curb		Description		Rate	Size	% Good		Cash Value	
		Street Lights		/CI16/YARI/FARAR/BARWOSPTSA		3.75	1400	100		5,250	
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 18,094							
		Underground Utils.									

	Topography of Site									
	X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Rolling		2024	17,500	242,200	259,700			173,959C	
	Low		2023	13,600	235,100	248,700			165,676C	
	High		2022	14,000	203,600	217,600			145,406C	
Landscaped		2021	10,700	186,600	197,300			140,761C		
Swamp										
Wooded										
Pond										
Waterfront										
Ravine										
Wetland										
Flood Plain										

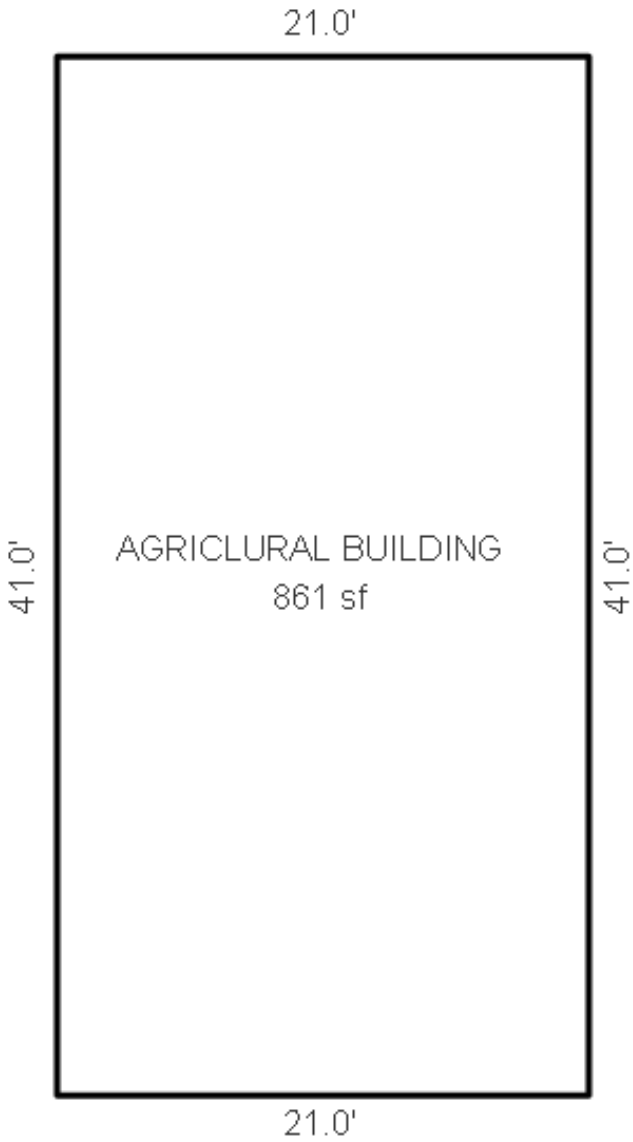
Who	When	What	2024	17,500	242,200	259,700			173,959C
TPC 04/30/2021	INSPECTED		2023	13,600	235,100	248,700			165,676C
TPC 05/06/2018	INSPECTED		2022	14,000	203,600	217,600			145,406C
TPC 12/27/2017	INSPECTED		2021	10,700	186,600	197,300			140,761C

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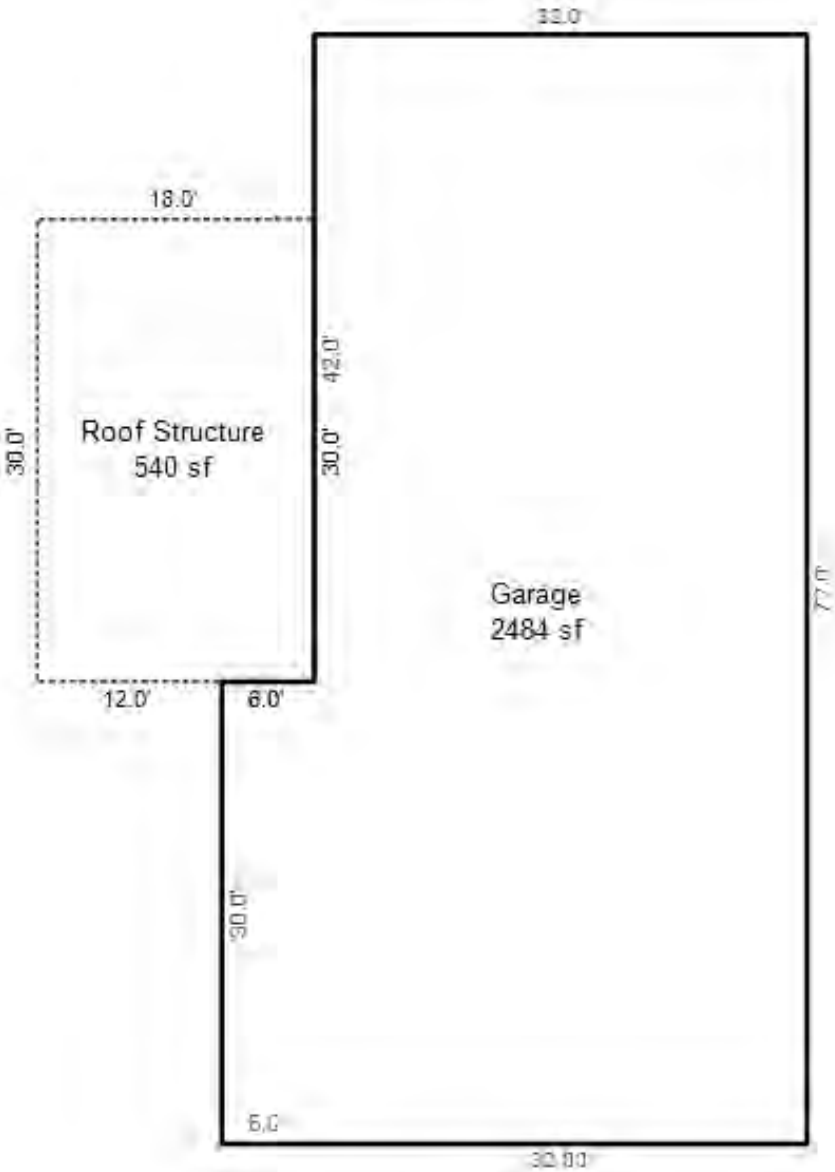
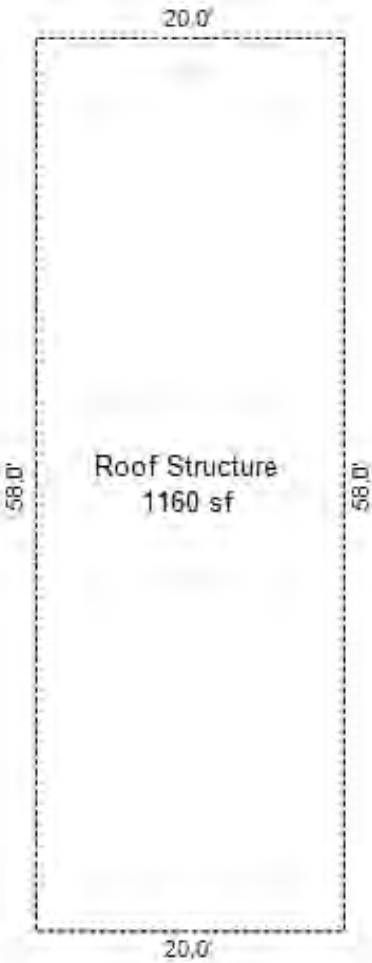


*** Information herein deemed reliable but not guaranteed***



Building Type	Loafing Sheds				
Year Built	2016				
Class/Construction	D,Pole				
Quality/Exterior	Low Cost				
# of Walls, Perimeter	4 Wall, 124				
Height	8				
Heating System	No Heating/Cooling				
Length/Width/Area	41 x 21 = 861				
Cost New	\$ 7,603				
Phy./Func./Econ. %Good	90/100/100 90.0				
Depreciated Cost	\$ 6,843				
+ Unit-In-Place Items	\$ 0				
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.930				
% Good	90				
Est. True Cash Value	\$ 6,364				
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6364 / All Cards: 6364					



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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
FEISTER MICHAEL L & LABBE	FEISTER MICHAEL L JR	0	05/22/2022	QC	09-FAMILY	2022-01780	DEED	0.0					
DAVIS TRAVIS & ANGIE	FEISTER MICHAEL L & LABBE	250,000	11/18/2020	WD	03-ARM'S LENGTH	2020-03468	PROPERTY TRANSFER	100.0					
PRECZEWSKI EDWARD & KIMBE	DAVIS TRAVIS & ANGIE	229,900	06/05/2019	WD	03-ARM'S LENGTH	2019-01772	PROPERTY TRANSFER	100.0					
GAYLORD JEFFREY M & KRIST	PRECZEWSKI EDWARD & KIMBE	147,000	08/16/2013	WD	03-ARM'S LENGTH	2013-02813 WD	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6655 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		06/20/2014		2014-0201		100%			
		P.R.E. 100% 11/18/2020											
Owner's Name/Address		MAP #:											
FEISTER MICHAEL L JR 6655 ROBERTS RD LAKE CITY MI 49651		2024 Est TCV 292,500 TCV/TFA: 217.63											
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements			* Factors *								
Tax Description					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 13 T22N R8W PCLS J & K OF THE SURVEY RECORDED IN LIBER S-1 PP 75-82. 20.05A.		X			A 200' @ 90/FF	662.50	1286.00	0.74	12	1.33	90 100	59,181	
Comments/Influences					663 Actual Front Feet, 19.56 Total Acres							Total Est. Land Value = 59,181	
21104008 MLS \$176KL LST 1/2012					Land Improvement Cost Estimates								
					Description					Rate	Size % Good	Cash Value	
					D/W/P: 4in Concrete					6.97	500	0	0
					Fencing: Wire Mesh, #9					3.79	200	0	0
		X			Wood Frame					28.00	120	50	1,680
					Residential Local Cost Land Improvements								
					Description					Rate	Size % Good	Cash Value	
					LAND IMPROVE 1000					1,000.00	2	95	1,900
					Total Estimated Land Improvements True Cash Value =								3,580
		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	29,600	116,700	146,300			132,792C		
		TPC 06/03/2019 INSPECTED			2023	23,000	113,000	136,000			126,469C		
		TPC 12/27/2017 INSPECTED			2022	28,200	103,900	132,100			120,447C		
		TPC 12/23/2014 INSPECTED			2021	21,500	95,100	116,600			116,600S		

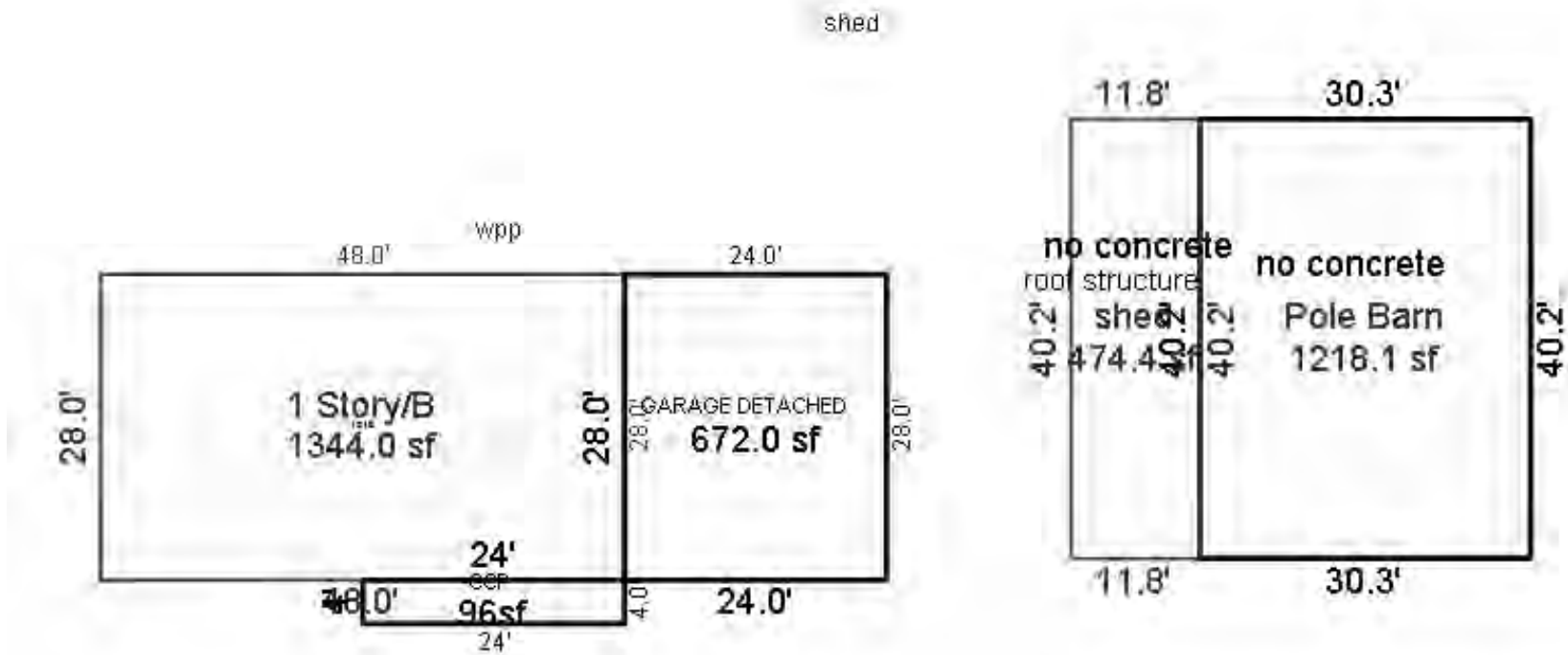


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*** Information herein deemed reliable but not guaranteed***

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 96 120 474	Type CCP (1 Story) WPP Roof Cover Onl	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 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: 20 Floor Area: 1,344 Total Base New : 308,787 Total Depr Cost: 247,031 Estimated T.C.V: 229,739			E.C.F. X 0.930					Bsmnt Garage:						
Building Style: 1S				Trim & Decoration					Central Air Wood Furnace																		
Yr Built 1993		Remodeled 2018		Size of Closets					(12) Electric																		
Condition: Average				Ex X Ord Min					150 Amps Service																		
Room List				Lg X Ord Small				No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1993									
				Doors Solid X H.C.				Ex. X Ord. Min				Ground Area = 1344 SF Floor Area = 1344 SF.															
Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				No. of Elec. Outlets				Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80															
				Kitchen: Other: Other:				Many X Ave. Few				Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost												
(1) Exterior				(6) Ceilings				(13) Plumbing				1 Story Siding Basement 1,344			Total:			203,994 163,197									
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall				1 Average Fixture(s)				Other Additions/Adjustments			Recreation Room 530 10,245 8,196												
Insulation								2 3 Fixture Bath				Plumbing			Average Fixture(s)			1 1,476 1,181									
(2) Windows				(7) Excavation				1 2 Fixture Bath							3 Fixture Bath 1 4,646 3,717												
X	Many Avg. Few			Basement: 1344 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							2 Fixture Bath 1 3,108 2,486												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement				Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				Water/Sewer			1000 Gal Septic 1 4,864 3,891												
				Conc. Block Poured Conc. Stone Treated Wood Concrete Floor								Porches			CCP (1 Story) 96 2,708 2,166												
												WPP 120 3,295 2,636															
(3) Roof				(9) Basement Finish				(14) Water/Sewer				Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)												
X	Gable Hip Flat			530 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 672 33,398 26,718			Common Wall: 1 Wall 1 -2,686 -2,149												
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:				Door Opener 1 547 438			Class: C Exterior: Pole (Unfinished)												
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:								Door Opener 2 1,093 874			Base Cost 1218 29,390 23,512												
												Built-Ins			Appliance Allow. 1 2,766 2,213												
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																											

*** 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	
6795 W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/20/1994									
Owner's Name/Address		MAP #:									
KEELEAN MARILYN M 6795 W ROBERTS ROAD LAKE CITY MI 49651		2024 Est TCV 202,226 TCV/TFA: 150.47									
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
KEELEAN MARILYN M 6795 W ROBERTS ROAD LAKE CITY MI 49651					A 200' @ 90/FF 330.001287.00 0.8823 1.3393 90 100 35,097						
					330 Actual Front Feet, 9.75 Total Acres Total Est. Land Value = 35,097						
Tax Description		X				Land Improvement Cost Estimates					
. SEC 13 T22N R8W PCL L OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.04 A.					Description Rate Size % Good Cash Value						
Comments/Influences					Fencing: Wd, Picket, 30-40 13.76 650 50 4,472						
					D/W/P: Asphalt Paving 3.10 2000 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 = 6,847						
		Topography of Site									
		Level									
		X	Rolling								
		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
		Who	When	What	2024	17,500	83,600	101,100			53,127C
		TPC 12/27/2017 INSPECTED			2023	13,600	72,800	86,400			50,598C
		TPC 03/19/2012 INSPECTED			2022	14,000	67,400	81,400			48,189C
					2021	10,700	63,600	74,300			46,650C


Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang				X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor:0				
X	Wood Frame			(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C Effec. Age: 20 Floor Area: 1,344 Total Base New : 267,134 Total Depr Cost: 213,709 Estimated T.C.V: 160,282			64		WGEP (1 Story)		E.C.F. X 0.750							
Building Style: HUD				X		Drywall Paneled										Plaster Wood T&G		576						CGEP (1 Story)			
Yr Built 1992				Ex		Ord										X	Min	48						Treated Wood			
Condition: Average				Trim & Decoration												320		Treated Wood									
Room List				Size of Closets												81		Brzwy, KW									
				Lg												Ord		X	Small								
				Doors												Solid		X	H.C.								
				(5) Floors																							
				Kitchen: Other: Other:																							
				(6) Ceilings																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			X				Tile																			
(2) Windows				(7) Excavation																							
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																							
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																							
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																							
(3) Roof				(9) Basement Finish																							
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:																							
Notes:																ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 160,282											

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



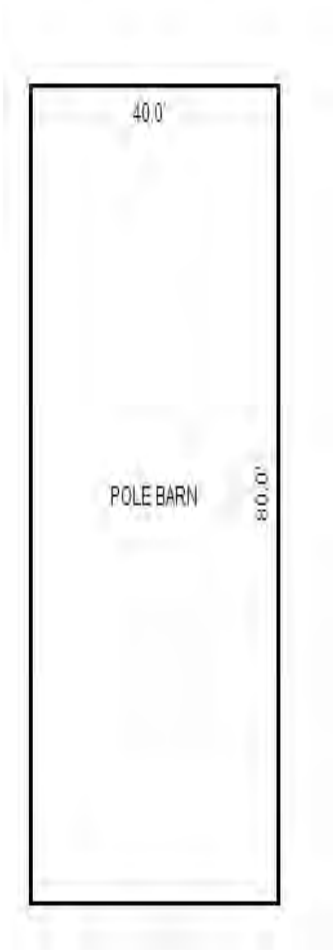
Sketch by Apex 1/7/11

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
VANDERWEIDE STEPHEN J & D	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status	
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/20/1994 Qual. Ag.									
Owner's Name/Address		MAP #:									
DUTCHMAN PROPERTIES LLC		2024 Est TCV 65,151									
9689 WALKER ROAD											
MANTON MI 49663											
		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			* Factors *						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					AGRICULTRU 18 - 29 Acres			14.59 Acres		3900 100	56,901
					AGRICULTRU INFERIOR			5.50 Acres		1500 100	8,250
					20.09 Total Acres Total Est. Land Value =						65,151
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
DUTCHMAN PROPERTIES LLC											
9689 WALKER ROAD											
MANTON MI 49663											
Tax Description		X Electric									
. SEC 13 T22N R8W PCLS M & N OF THE											
SURVEY RECORDED IN LIBER S-1 AT PP 75-82.											
20.09 A.											
Comments/Influences		Standard Utilities Underground Utils.									
		Topography of Site									
		X Level Rolling Low 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
					2024	32,600	0	32,600			15,324C
					2023	29,400	0	29,400			14,595C
					2022	33,100	0	33,100			13,900C
					2021	33,100	0	33,100			13,456C

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
MAURY RICHARD C	MAURY RICHARD C	0	10/15/2021	QC	09-FAMILY	2021-03603	DEED	0.0		
MAURY BARBARA J (DC OF)	MAURY RICHARD C (HER HUSB	0	02/27/2006	OTH	21-NOT USED/OTHER	2007/3875	DEED	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
W ROBERTS RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 0%								
Owner's Name/Address		MAP #:								
MAURY RICHARD C 117 NORA DR Lake City MI 49651		2024 Est TCV 71,129 TCV/TFA: 0.00								
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
		Public Improvements			* Factors *					
Tax Description		X			Description Frontage Depth Front Depth Rate %Adj. Reason Value					
. SEC 13 T22N R8W N 220 FT OF PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 1.1768 A.					A 200' @ 90/FF 233.00 187.00 0.9625 0.8269 90 100 16,690					
Comments/Influences		X			233 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 16,690					
		X			Land Improvement Cost Estimates					
					Description Rate Size % Good Cash Value					
		X			D/W/P: Asphalt Paving 2.69 3224 84 7,285					
					Total Estimated Land Improvements True Cash Value = 7,285					
		X								
		Topography of Site								
		X								
		X								
		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	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished ?: Auto. Doors: 0 Mech. Doors: 0 Area: 3200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
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															
Yr Built 0		Remodeled 0			Ex			Ord													Min
Condition: Good			Trim & Decoration			Size of Closets			Central Air Wood Furnace			Class: D Effec. Age: 17 Floor Area: 0 Total Base New : 61,088 Total Depr Cost: 50,703 Estimated T.C.V: 47,154			E.C.F. X 0.930			Bsmnt Garage:		
Room List			Doors			Solid			H.C.			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls D Blt 0		
(1) Exterior			(5) Floors			(12) Electric			0 Amps Service			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		
			Kitchen: Other: Other:			Ex.			Ord.												X Min
Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings			No. of Elec. Outlets			Many			Ave.			X Few			Other Additions/Adjustments		
(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			(14) Water/Sewer			Lump Sum Items:					
Many Avg. Few			Large Avg. Small			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																	
(3) Roof			(9) Basement Finish																	
Gable Hip Flat			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																	
			Asphalt Shingle			(10) Floor Support														
Chimney:			Joists: Unsupported Len: Cntr.Sup:																	

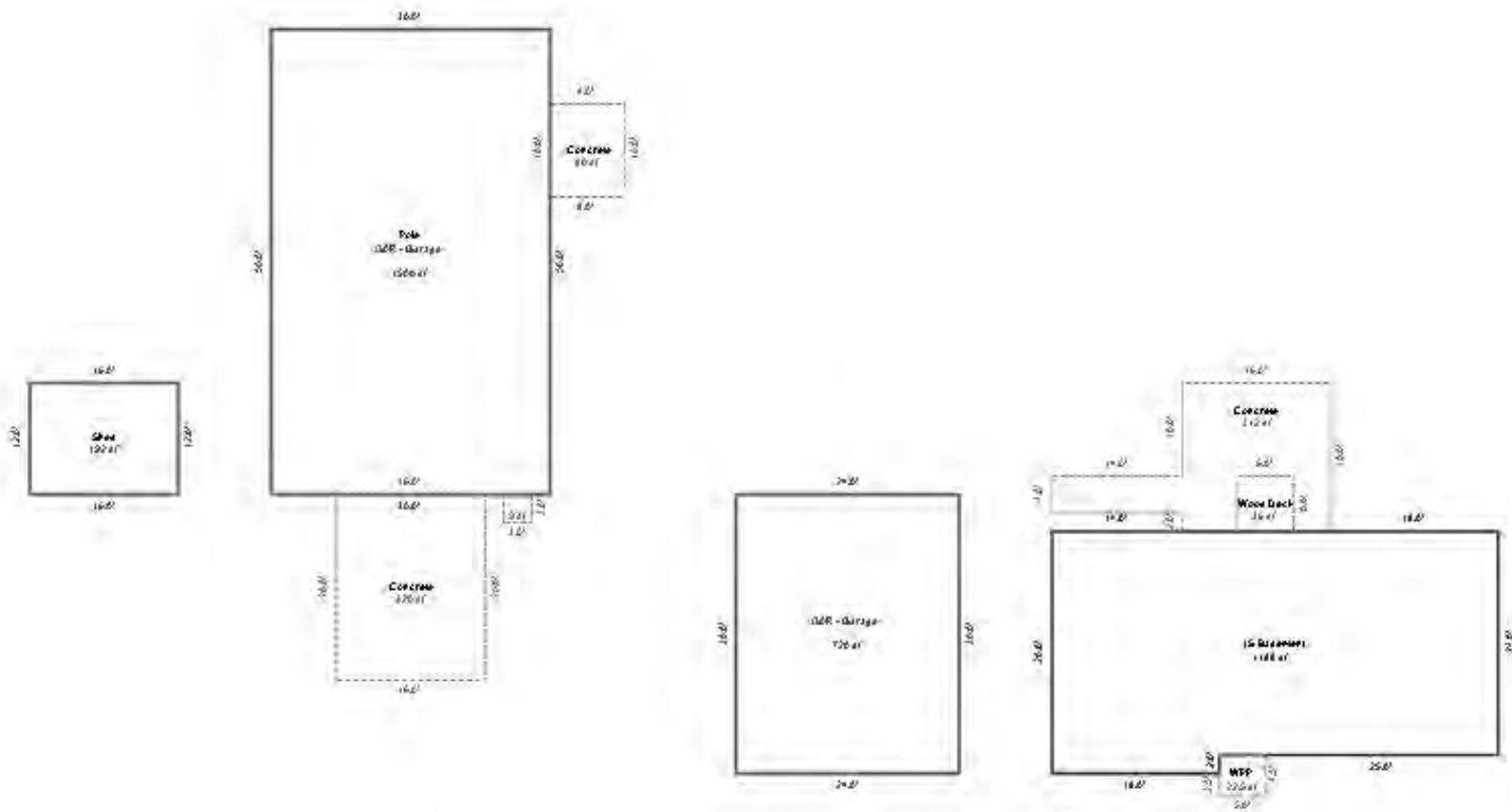


Sketch by Alex Ivy


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

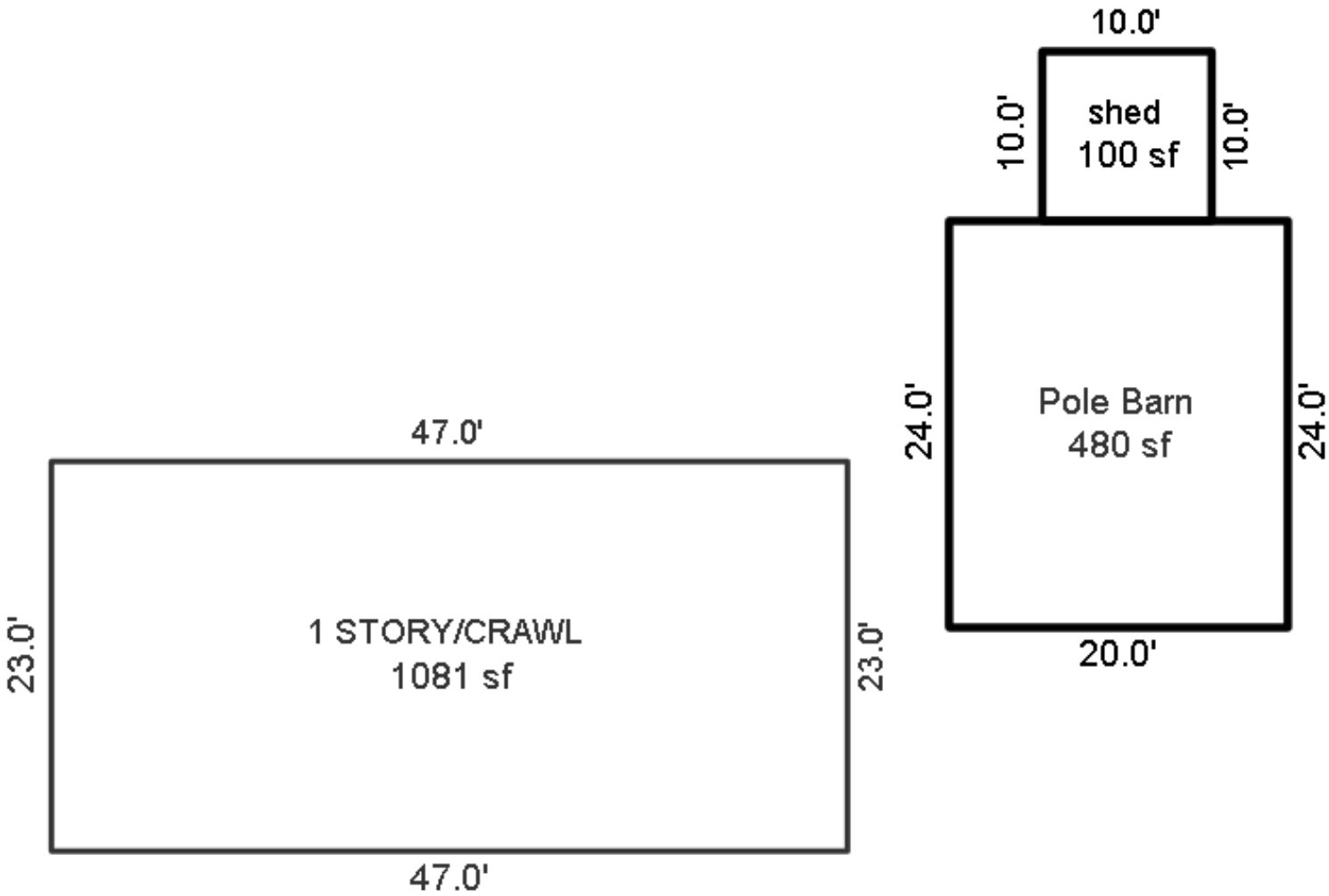
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RESSLER JAMES L & LINDA L	RESSLER JAMES L TRUST	0	04/07/2017	QC	09-FAMILY	2017-01003	PROPERTY TRANSFER	0.0		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
2641 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		12/03/2019		2019-0661		100%
		P.R.E. 100% 01/28/2019								
Owner's Name/Address		MAP #:								
RESSLER JAMES L TRUST 2641 S GREEN RD LAKE CITY MI 49651		2024 Est TCV 147,527 TCV/TFA: 124.18								
		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 G> GROUP G 18K 18000 100 18,000					
					A 200' @ 90/FF 0.00 233.00 0.7038 0.8736 90 100 0					
					815 Actual Front Feet, 4.36 Total Acres Total Est. Land Value = 18,000					
Tax Description										
SEC 13 T22N R8W THE N 1035 FT OF PARCEL O OF SURVEY REC IN LIBER S-1, PP 72-82 INCL EXC N 220 FT THEREOF. 4.3594 A M/L.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer							
Comments/Influences										
04 COMBO W/043-25 FOR 05		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 6.16 312 0 0					
					D/W/P: 4in Ren. Conc. 7.35 409 0 0					
					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 = 2,500					
		Topography of Site								
		X	Level Rolling							
		X	Low High Landscaped							
		X	Swamp							
		X	Wooded Pond Waterfront Ravine							
		X	Wetland Flood Plain							
		Who	When	What	2024	9,000	64,800	73,800		62,036C
		TPC 04/30/2021	INSPECTED		2023	9,000	62,800	71,800		59,082C
		JWV 08/20/2020	INSPECTED		2022	7,500	57,800	65,300		56,269C
		TPC 12/27/2017	INSPECTED		2021	6,300	57,200	63,500		54,472C

Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 22 36	Type WPP Treated Wood	Year Built: 1979 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
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																			
X				Wood Frame					X	Drywall Paneled							Plaster Wood T&G						(4) Interior		
Building Style: 1S				Trim & Decoration				Size of Closets									Class: CD Effec. Age: 40 Floor Area: 1,188 Total Base New : 227,645 Total Depr Cost: 136,588 Estimated T.C.V: 127,027						E.C.F. X 0.930		
Yr Built 1979		Remodeled 0		Ex		X	Ord		Min	No Heating/Cooling				Total Base New : 227,645 Total Depr Cost: 136,588 Estimated T.C.V: 127,027				E.C.F. X 0.930							
Condition: Average				Size of Closets				No Heating/Cooling				Class: CD Effec. Age: 40 Floor Area: 1,188 Total Base New : 227,645 Total Depr Cost: 136,588 Estimated T.C.V: 127,027				E.C.F. X 0.930									
Room List				Doors				Solid		X	H.C.	Central Air Wood Furnace				E.C.F. X 0.930									
Basement 1st Floor 2nd Floor 3 Bedrooms				(5) Floors				(12) Electric				Cost Est. for Res. Bldg: 1 Single Family 1S				Cls CD Blt 1979									
				Kitchen:				100 Amps Service				Ground Area = 1188 SF Floor Area = 1188 SF.													
				Other:				No./Qual. of Fixtures				Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60													
				Other:				Ex. X Ord. Min				Building Areas													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings				No. of Elec. Outlets				Stories Exterior Foundation Size Cost New Depr. Cost													
X				Drywall				Many X Ave. Few		1 Story Siding Basement 1,188															
				(13) Plumbing				Total: 155,895 93,538																	
				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				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 2 Fixture Bath 1 2,596 1,558 Water/Sewer 1000 Gal Septic 1 4,550 2,730 Water Well, 100 Feet 1 5,640 3,384 Deck Treated Wood 36 1,476 886 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 20,340 12,204 Class: CD Exterior: Pole (Unfinished) Door Opener 1 485 291 Base Cost 1500 32,400 19,440 Built-Ins Appliance Allow. 1 1,934 1,160 Porches WPP 22 1,099 659																	
(2) Windows				(7) Excavation								Totals: 227,645 136,588													
X	Many Avg.	X	Large Avg.	Basement: 1188 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(8) Basement																					
X				8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																					
(9) Basement Finish																									
(3) Roof																									
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				Notes:				ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 127,027									
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																	
Chimney: Metal				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.			
		38,000	11/01/1999	WD	33-TO BE DETERMINED	332:613	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
2741 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
VANDERWEIDE STEPHEN J & DEBRA 9689 W WALKER ROAD MANTON MI 49663		2024 Est TCV 88,501 TCV/TFA: 81.87									
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			* Factors *						
Taxpayer's Name/Address		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description Frontage Depth Front Depth Rate %Adj. Reason Value						
VANDERWEIDE STEPHEN J & DEBRA 9689 W WALKER ROAD MANTON MI 49663					A 200' @ 90/FF 233.00 287.00 0.9625 0.9204 90 100 18,577						
					233 Actual Front Feet, 1.53 Total Acres Total Est. Land Value = 18,577						
Tax Description					Land Improvement Cost Estimates						
. SEC 13 T22N R8W PCL O OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82 EXC N 1035 FT THEREOF. 1.5351 A.		X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain			Description Rate Size % Good Cash Value						
Comments/Influences					D/W/P: 3.5 Concrete 5.78 48 71 197						
					Wood Frame 22.86 100 50 1,143						
					Total Estimated Land Improvements True Cash Value = 1,340						
		Topography of Site									
		Who	When	What	2024	9,300	35,000	44,300			29,006C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 05/06/2018 INSPECTED			2023	7,200	33,900	41,100			27,625C
		TPC 12/27/2017 INSPECTED			2022	5,800	31,100	36,900			26,310C
		TPC 11/05/2013 INSPECTED			2021	4,700	28,400	33,100			25,470C



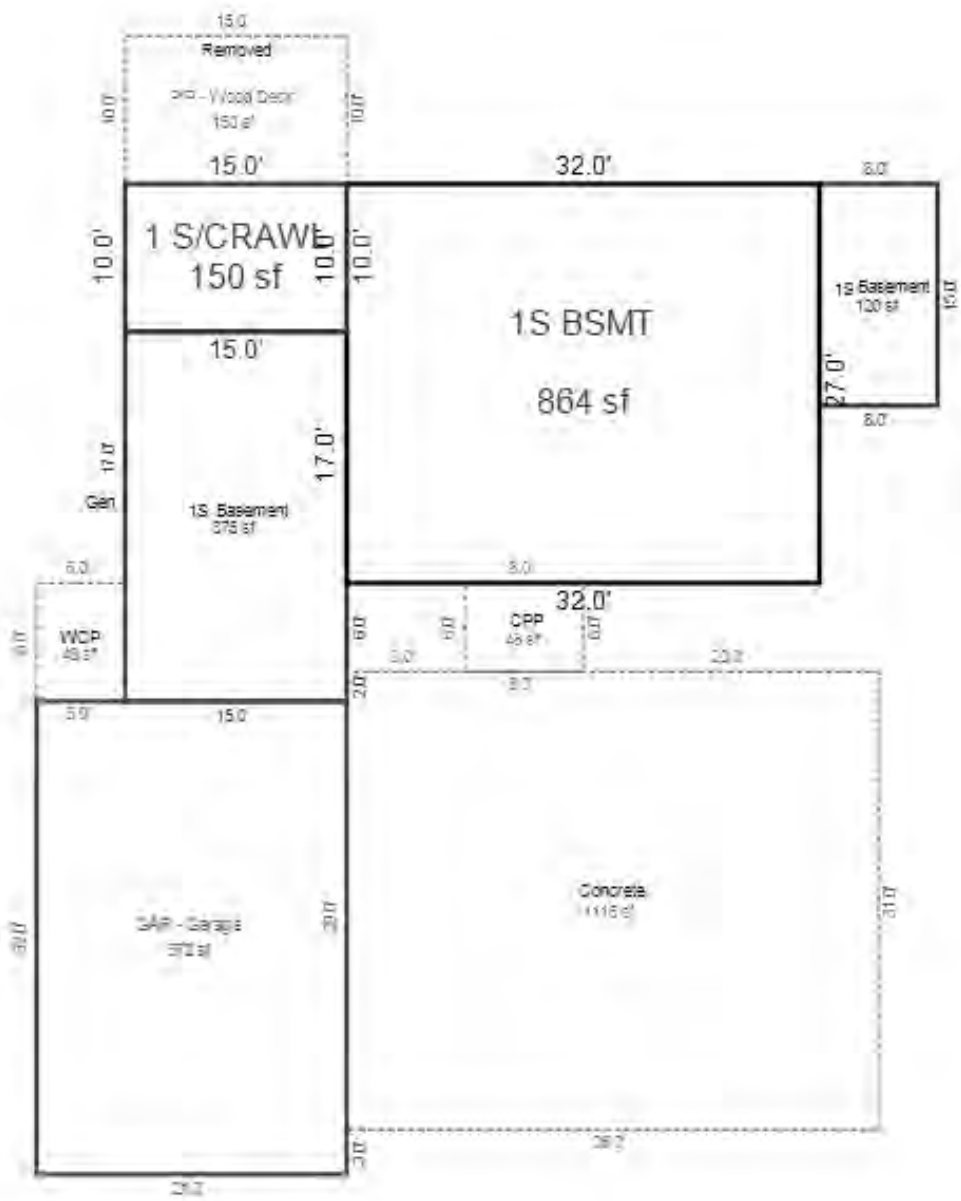
*** Information herein deemed reliable but not guaranteed***

A black and white photograph of a single-story house with a chimney and a snow-covered roof, set in a snowy landscape. The house has a dark exterior and a prominent chimney on the left side. The roof is covered in snow, and there are snow-covered bushes in the foreground. The background shows a line of trees under a pale sky.

*** 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 48 48 150	Type WCP (1 Story) CPP Treated Wood	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor:0			
X								Wood Frame																			
Building Style: 1.25S																											
Yr Built 1983								Remodeled 2005																			
Condition: Average				Trim & Decoration																							
				Ex	X	Ord		Min																			
				Size of Closets																							
				Lg	X	Ord		Small																			
Room List				Doors		Solid	X	H.C.																			
Basement 1st Floor 3 2nd Floor 3 Bedrooms (1) Exterior				(5) Floors																							
				Kitchen:																							
				Other:																							
				Other:																							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(6) Ceilings																							
X				Drywall																							
(2) Windows				(7) Excavation																							
X	Many Avg. Few	X	Large Avg. Small	Basement: 1359 S.F. Crawl: 150 S.F. Slab: 0 S.F. Height to Joists: 0.0																							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens				(8) Basement																							
				8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor																						
				(9) Basement Finish																							
(3) Roof				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																							
X	Gable Hip Flat	Gambrel Mansard Shed																									
X	Asphalt Shingle			(10) Floor Support																							
Chimney: Block				Joists: Unsupported Len: Cntr.Sup:																							

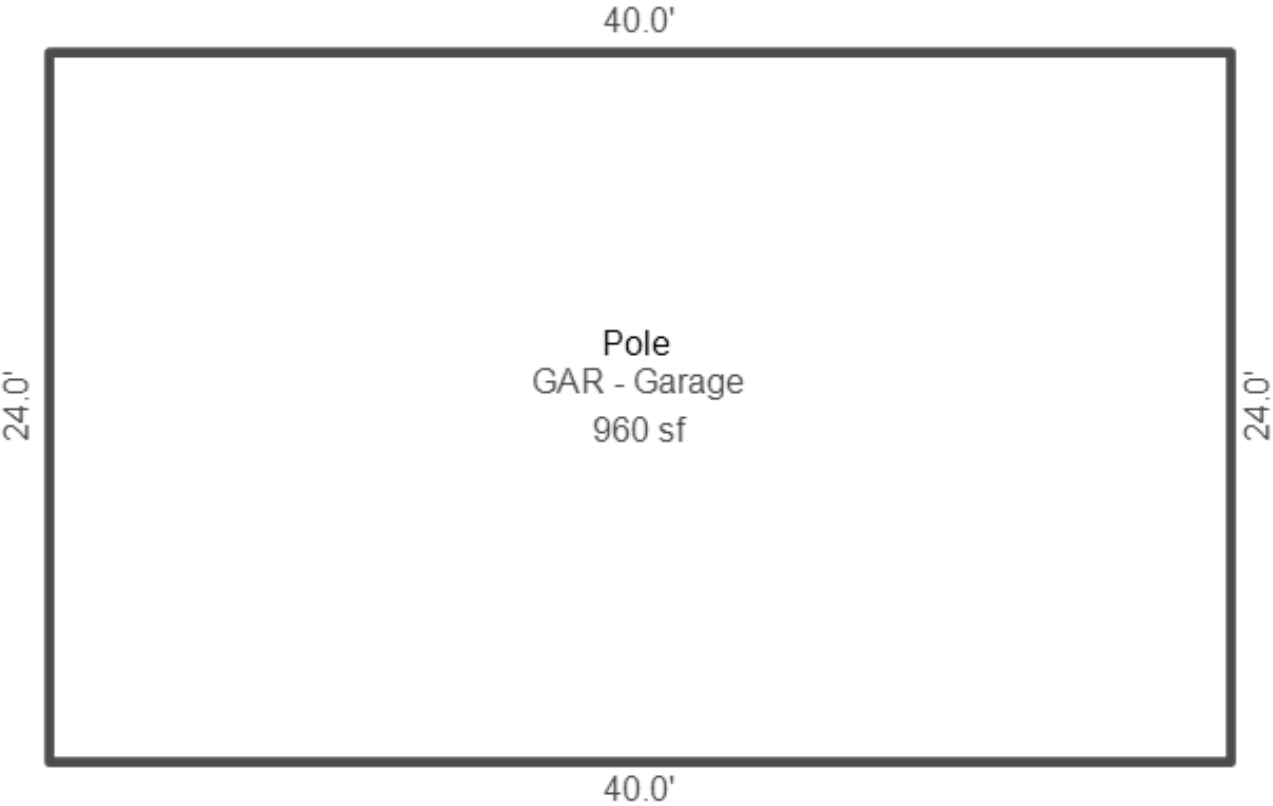
*** Information herein deemed reliable but not guaranteed***



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
BENAVIDES BROCK	BENAVIDES BROCK & KELLI J	0	07/28/2015	QC	09-FAMILY	2015-02862	DEED	0.0			
KOOP JERRY JR & PATTI JO	BENAVIDES BROCK	0	07/08/2015	WD	20-MULTI PARCEL SALE REF	PTA	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 07/08/2015									
Owner's Name/Address		MAP #:									
BENAVIDES BROCK & KELLI JO 6666 W KELLY RD LAKE CITY MI 49651		2024 Est TCV 52,697 TCV/TFA: 0.00									
		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	417.70	1317.00	1.0000	0.0000	90 100*	0
					Residentia PARTOF>20@\$3000	9.32	Acres	3000	100		27,972
					Residentia INFERIOR@\$1400	3.00	Acres	1400	100		4,200
					Residentia ROW @ ZERO	0.32	Acres	0	100		0
					* denotes lines that do not contribute to the total acreage calculation.						
					418 Actual Front Feet, 12.64 Total Acres Total Est. Land Value = 32,172						
					Land Improvement Cost Estimates						
					Description			Rate	Size	% Good	Cash Value
					D/W/P: Asphalt Paving			3.10	3800	50	5,890
					Total Estimated Land Improvements True Cash Value = 5,890						

Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family		Eavestrough		Gas		Oil		Elec.		Appliance Allow.		Interior 1 Story		Area	Type	Year Built: 1983			
	Mobile Home		Insulation		Wood		Coal		Steam		Cook Top		Interior 2 Story				Car Capacity:			
	Town Home		0 Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Class: C +5 Effec. Age: 20 Floor Area: 0 Total Base New : 19,671 Total Depr Cost: 15,737 Estimated T.C.V: 14,635		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
	Duplex		0 Other Overhang																	
	A-Frame																			
	Wood Frame		(4) Interior																	
			Drywall		Plaster															
	Building Style:		Paneled		Wood T&G															
	GRG		Trim & Decoration																	
Yr Built		Ex		Ord		Min														
1983 GAR		0																		
Remodeled		Size of Closets																		
Condition: Average		Lg		Ord		Small														
Room List		Doors		Solid		H.C.														
Basement		(5) Floors																		
1st Floor		Kitchen:																		
2nd Floor		Other:																		
Bedrooms		Other:																		
(1) Exterior		(6) Ceilings																		
Wood/Shingle																				
Aluminum/Vinyl																				
Brick																				
Insulation																				
(2) Windows		(7) Excavation																		
Many		Basement: 0 S.F.																		
Avg.		Crawl: 0 S.F.																		
Few		Slab: 0 S.F.																		
Wood Sash		Height to Joists: 0.0																		
Metal Sash		(8) Basement																		
Vinyl Sash		Conc. Block																		
Double Hung		Poured Conc.																		
Horiz. Slide		Stone																		
Casement		Treated Wood																		
Double Glass		Concrete Floor																		
Patio Doors		(9) Basement Finish																		
Storms & Screens																				
(3) Roof		Recreation SF																		
Gable		Living SF																		
Hip		Walkout Doors (B)																		
Flat		No Floor SF																		
Asphalt Shingle		Walkout Doors (A)																		
Chimney:		(10) Floor Support																		
		Joists:																		
		Unsupported Len:																		
		Cntr.Sup:																		




Asphalt
3,800.0 sf

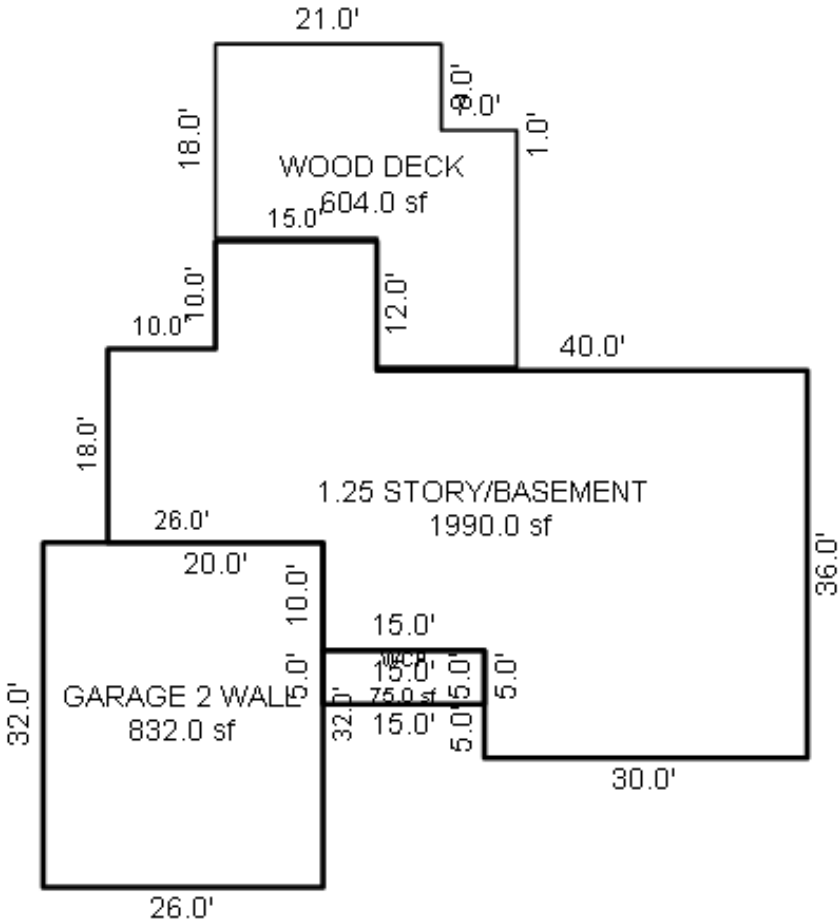
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
TROLZ TERRY S & TONYA L	BAAS ERIC M & SALLY J	373,000	11/20/2018	WD	03-ARM'S LENGTH	2018-03809	PROPERTY TRANSFER	100.0					
		18,000	11/01/1996	WD	33-TO BE DETERMINED	308:228	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6506 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Roof Structure		09/28/2005		20050338		Complete			
		P.R.E. 100% 01/15/2019											
Owner's Name/Address		MAP #:											
BAAS ERIC M & SALLY J		2024 Est TCV 427,553 TCV/TFA: 172.26											
6506 W KELLY ROAD													
LAKE CITY MI 49651													
		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 18 -29 @\$3000	7.00	Acres	3000	100				21,000
					Residentia INFERIOR@\$1400	14.03	Acres	1400	100				19,642
					21.03 Total Acres		Total Est. Land Value =		40,642				
					Land Improvement Cost Estimates								
					Description					Rate	Size	% Good	Cash Value
					D/W/P: 4in Ren. Conc.					8.18	1984	0	0
					D/W/P: 4in Concrete					6.97	580	0	0
					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 =				5,000				
		Topography of Site											
		X	Level										
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		X	Wetland										
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Who	When	What	2024	20,300	193,500	213,800			193,340C		
		TPC	03/28/2019	INSPECTED	2023	18,900	187,500	206,400			184,134C		
		TPC	05/06/2018	INSPECTED	2022	18,900	172,600	191,500			175,366C		
		TPC	12/27/2017	INSPECTED	2021	18,900	167,000	185,900			169,764C		


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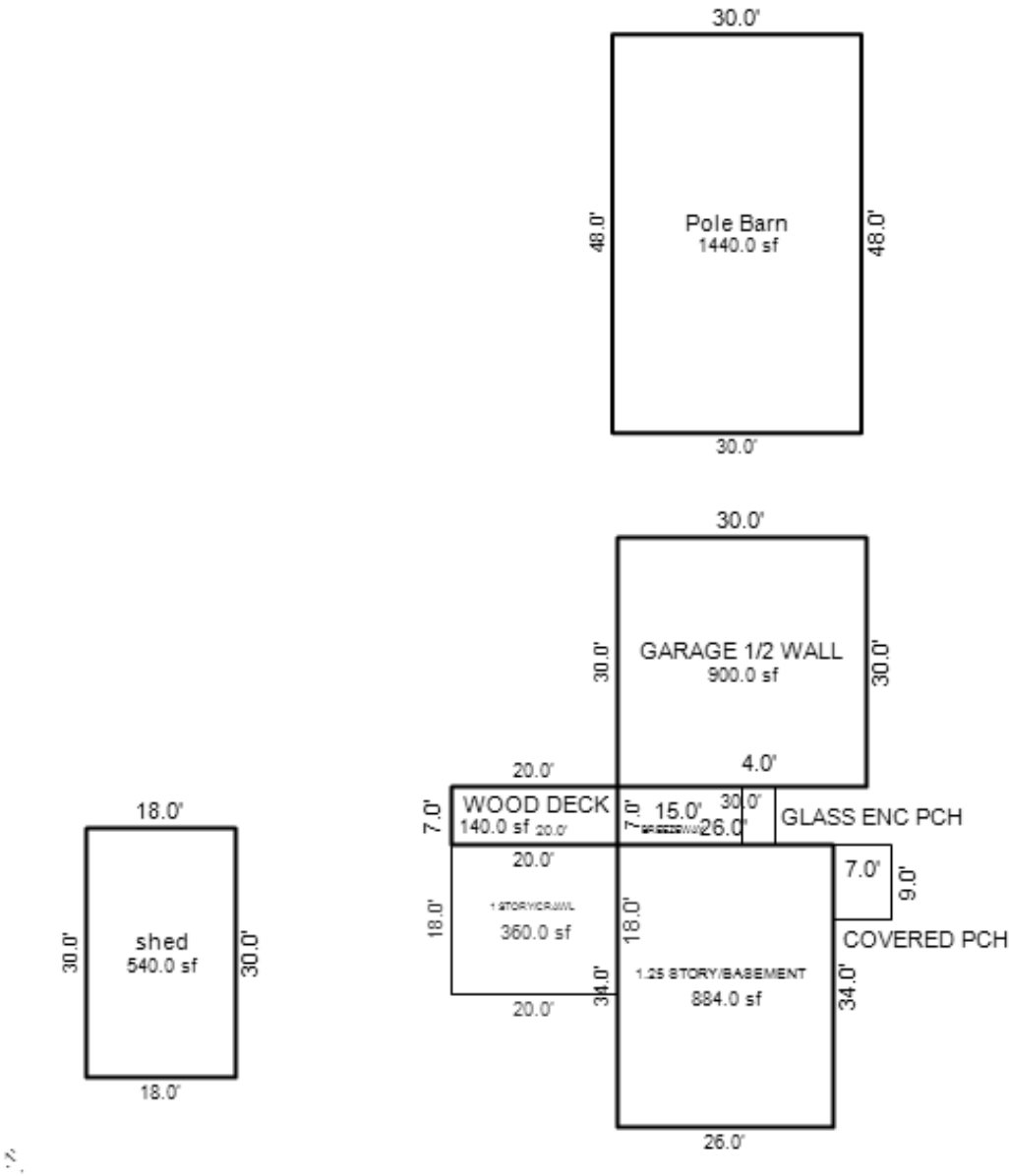
Building Type			(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 105 674	Type CCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 768 % 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: 15 Floor Area: 2,482 Total Base New : 483,137 Total Depr Cost: 410,657 Estimated T.C.V: 381,911		E.C.F. X 0.930					Bsmnt Garage:			
Building Style: 1.25S			Trim & Decoration				Central Air Wood Furnace													
Yr Built 2001	Remodeled 0	Ex X Ord Min			Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 2001							
Condition: Average			Lg X Ord Small				(12) Electric			Ex. X Ord. Min		Ground Area = 1986 SF Floor Area = 2482 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Room List			Doors Solid X H.C.			150 Amps Service			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors			(13) Plumbing			Many X Ave. Few			1.25 Story Siding Basement		1,986 Total: 334,389 284,223						
(1) Exterior			Kitchen: Other: Other:			Average Fixture(s)			(14) Water/Sewer			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			2 3 Fixture Bath			Public Water			Basement, Outside Entrance, Above Grade		1 1,870 1,589						
	Insulation		X Drywall			2 Fixture Bath			Public Sewer			Plumbing								
(2) Windows						Softener, Auto			1 Water Well			Average Fixture(s)		1 1,476 1,255						
X	Many Avg. Few	X Large Avg. Small	Basement: 1986 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Manual			1 1000 Gal Septic			3 Fixture Bath		1 4,646 3,949						
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			Solar Water Heat			1 2000 Gal Septic			Water/Sewer								
X	Double Hung Horiz. Slide Casement		8 Conc. Block Poured Conc. Stone			No Plumbing			1 2000 Gal Septic			1000 Gal Septic		1 4,864 4,134						
X	Double Glass Patio Doors Storms & Screens		Treated Wood Concrete Floor			Extra Toilet			1 2000 Gal Septic			Water Well, 100 Feet		1 5,808 4,937						
(3) Roof			X Concrete Floor			Extra Sink			Lump Sum Items:			Porches								
X	Gable Hip Flat	X Gambrel Mansard Shed	(9) Basement Finish			Separate Shower						CCP (1 Story)		105 2,937 2,496						
X	Asphalt Shingle		(10) Floor Support			Ceramic Tile Floor						Deck		674 9,187 7,809						
Chimney: Brick			Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove						Garages								
						Vent Fan						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
												Base Cost		768 30,305 25,759						
												Common Wall: 1 Wall		1 -2,686 -2,283						
												Door Opener		2 1,093 929						
												Class: C Exterior: Pole (Unfinished)								
												Base Cost		2048 49,418 42,005						
												Class: C Exterior: Pole (Unfinished)								
												Base Cost		1536 37,064 31,504						
												Built-Ins								
												<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
RICHARDSON KEITH A & NICO	BODE MARIA	210,000	02/29/2024	WD	03-ARM'S LENGTH	2024-00426	PROPERTY TRANSFER	100.0							
BAKER ROBERT & NANCY	RICHARDSON KEITH A & NICO	130,000	03/23/2018	WD	03-ARM'S LENGTH	2018-00860	PROPERTY TRANSFER	100.0							
COOK HAROLD E (DEC) & JOA	BAKER ROBERT & NANCY	100,000	09/21/2011	WD	03-ARM'S LENGTH	2011-02984	PROPERTY TRANSFER	100.0							
COOK HAROLD E		0	04/13/2010	AFF	07-DEATH CERTIFICATE	2011-02983	PROPERTY TRANSFER	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
2740 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST													
		P.R.E. 100% 04/30/2018													
Owner's Name/Address		MAP #:													
BODE MARIA 2740 S MOREY RD LAKE CITY MI 49651		2024 Est TCV 178,645 TCV/TFA: 121.94													
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *										
Tax Description					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
. SEC 13 T22N R8W BEG AT SE COR OF N 1/2 OF SE 1/4 TH W 300 FT; N 235 FT; E 300 FT; S 235 FT; TO PT OF BEG. 1.61 A.		X			A 200' @ 90/FF 235.00 300.00 0.9605 0.9306 90 100 18,905										
Comments/Influences					235 Actual Front Feet, 1.62 Total Acres Total Est. Land Value = 18,905										
					Land Improvement Cost Estimates										
					Description					Rate	Size % Good		Cash Value		
					D/W/P: 3.5 Concrete					6.16	500 0		0		
					Sewer					2.89	600 0		0		
		X			Electric	Wood Frame				20.08	540 45		4,879		
					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 = 7,254										
					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	9,500	79,800	89,300				73,546C
					TPC 12/27/2017 INSPECTED			2023	7,400	77,300	84,700				70,044C
					TPC 10/12/2011 INSPECTED			2022	5,900	71,100	77,000				66,709C
								2021	4,700	65,100	69,800				64,578C




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

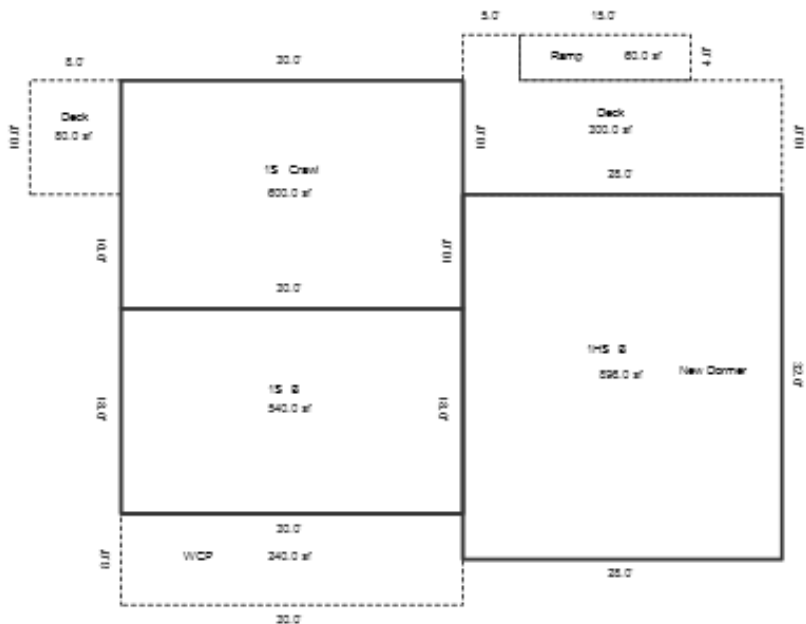
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
CORPE CLINTON & BARBARA	CORPE BARBARA A	0	06/10/2020	QC	09-FAMILY	2020-02137	PROPERTY TRANSFER	0.0						
CORPE BARBARA A	CORPE CLINTON & BARBARA H	0	08/07/2014	QC	21-NOT USED/OTHER	2014-02709	DEED	0.0						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
6400 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Roof Structure		10/27/2016		2016-0564		100%				
		P.R.E. 100% 07/20/1994		Addition		03/22/2016		2016-0075		100%				
Owner's Name/Address		MAP #:		Garage		09/26/2013		2013-0474		100%				
CORPE BARBARA A 6400 W KELLY ROAD LAKE CITY MI 49651		2024 Est TCV 303,613 TCV/TFA: 122.23		Addition		06/16/2006		20060158		100%				
		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements			* Factors *									
Tax Description		X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
. SEC 13 T22N R8W PCL T OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.01 A.					A 200' @ 90/FF			330.00	1321.32	0.88	23	1.3481	90 100	35,328
Comments/Influences					330 Actual Front Feet, 10.01 Total Acres			Total Est. Land Value =			35,328			
		X	Water Sewer 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.	8.18		1603 0		0			
		X	Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			D/W/P: 4in Ren. Conc.	8.18		360 94		2,768			
						Residential Local Cost Land Improvements								
						Description	Rate		Size % Good		Cash Value			
			LAND IMPROVE 2500			2,500.00		2 95		4,750				
			Total Estimated Land Improvements			True Cash Value =		7,518						
		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	17,700	134,100	151,800			93,603C		
						2023	13,700	130,000	143,700	0M		0		
			2022	14,000	119,700	133,700	0M		0					
			2021	10,700	109,600	120,300	0M		0					

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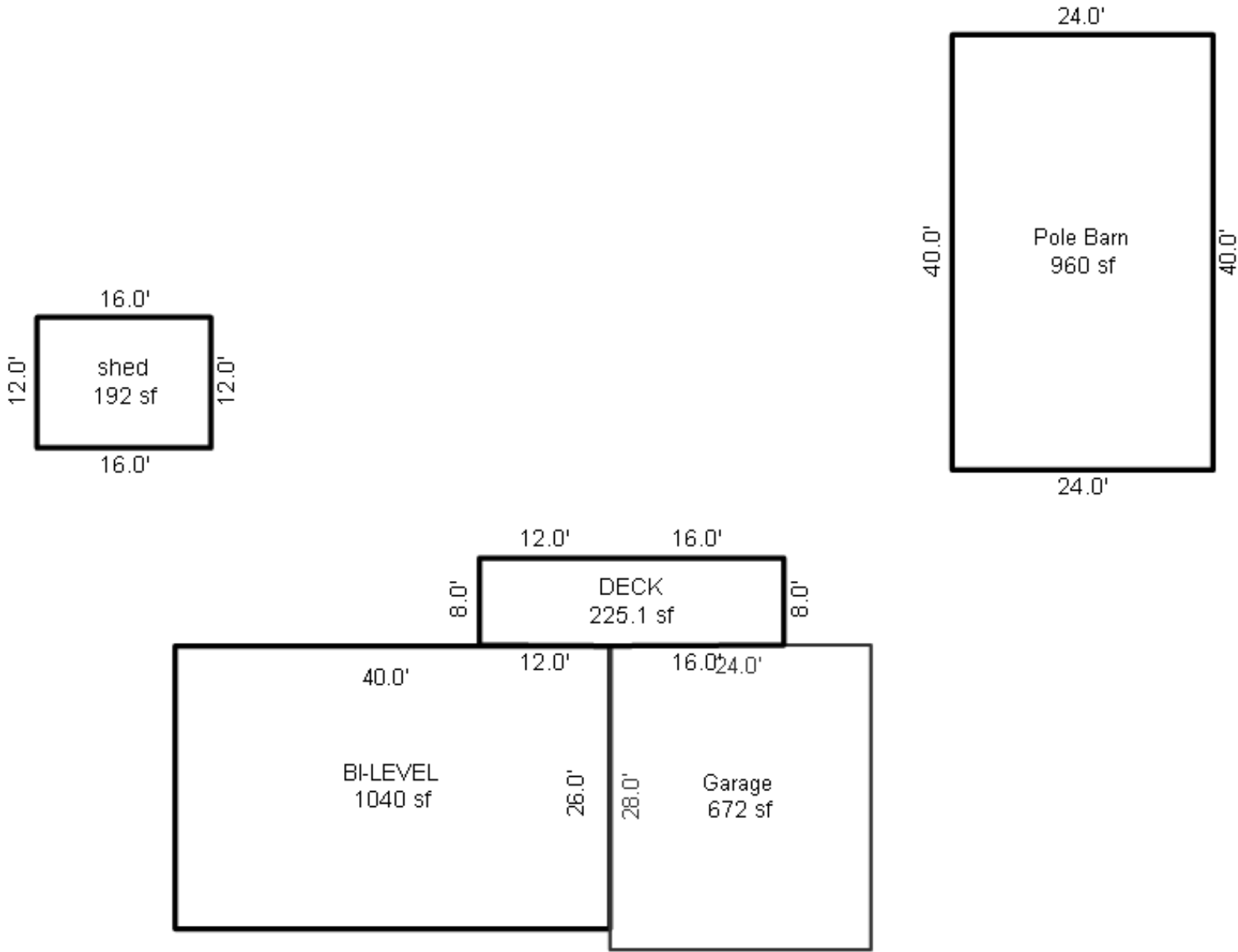


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*** Information herein deemed reliable but not guaranteed***



Building Type				(3) Roof (cont.)				(11) Heating/Cooling				(15) Built-ins				(15) Fireplaces				(16) Porches/Decks				(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame			Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood		Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area 120 225		WPP Treated Wood		Year Built: 1990 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: 672 % 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: BI				Size of Closets					E.C.F. X 0.930																					
Yr Built 1990				Remodeled 0		Ex		X	Ord									Min	Class: C -5 Effec. Age: 20 Floor Area: 1,872 Total Base New : 255,283 Total Depr Cost: 204,213 Estimated T.C.V: 189,918							Bsmnt Garage:				
Condition: Average				Lg				X	Ord									Small	Total Base New : 255,283 Total Depr Cost: 204,213 Estimated T.C.V: 189,918							Carport Area: Roof:				
Room List				Doors			Solid		X	H.C.								Central Air Wood Furnace												
		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				(12) Electric										Cost Est. for Res. Bldg: 1 Single Family BI (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1872 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Bi-Level Siding Bi-Lev. 80% 1,040 Total: 186,425 149,126								Cls C -5 Blt 1990				
				Kitchen:				0 Amps Service																						
				Other:				No./Qual. of Fixtures																						
				Other:				Ex. X Ord. Min																						
(1) Exterior				(6) Ceilings				No. of Elec. Outlets																						
X	Wood/Shingle Aluminum/Vinyl Brick			X Drywall								Many X Ave. Few		(13) Plumbing																
Insulation																														
(2) Windows				(7) Excavation				1 Average Fixture(s)																						
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
X	Wood Sash Metal Sash Vinyl Sash			(8) Basement																										
X	Double Hung Horiz. Slide Casement																													
X	Double Glass Patio Doors			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																										
X	Storms & Screens			(9) Basement Finish				(14) Water/Sewer																						
(3) Roof																														
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 2000 Gal Septic																						
X	Asphalt Shingle			(10) Floor Support				Lump Sum Items:																						
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:																										



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
		14,000	11/01/1999	WD	33-TO BE DETERMINED	332:1124	DEED	0.0			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 0%									
Owner's Name/Address		MAP #:									
HUNT THEODORE C & WENDY S 6366 W KELLY RD LAKE CITY MI 49651		2024 Est TCV 30,060									
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors * 366 X 1192.544						
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
					Residentia 8 - 17	@\$3000	10.02	Acres	3000	100	30,060
					10.02 Total Acres Total Est. Land Value = 30,060						
Tax Description											
. SEC 13 T22N R8W PCL V OF THE SURVEY RECORDED IN LIBER S-1 AT PP 75-82. 10.02 A.		X									
Comments/Influences											
<div><div>LakeTownship Missaukee</div><div></div></div>											
		Topography of Site									
		X									
		Level									
		Rolling									
		X									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		2024	15,000	0	15,000			13,551C			
		2023	14,000	0	14,000			12,906C			
		2022	15,600	0	15,600			12,292C			
		2021	11,900	0	11,900			11,900S			

Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.			
ROOT DEREK	MILLER JOHN R	4,000		04/30/2020	QC	03-ARM'S LENGTH		2020-01770	DEED	100.0			
SHEPLER JORDAN & CANDICE	ROOT DEREK	5,000		12/18/2018	WD	03-ARM'S LENGTH		2018-04096	PROPERTY TRANSFER	100.0			
POLLINGTON LYLE & LICE LO	SHEPLER JORDAN & CANDICE	6,000		04/20/2016	WD	03-ARM'S LENGTH		2016-01461	PROPERTY TRANSFER	100.0			
WALSH PATRICK TRUSTEE	POLLINGTON LYLE	7,000		09/12/2013	QC	21-NOT USED/OTHER		2013-03416 QC	DEED	100.0			
Property Address		Class: RESIDENTIAL-VACAN			Zoning:		Building Permit(s)		Date	Number	Status		
6150 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST			Demolition/Removal		04/04/2005		20050043	Complete			
		P.R.E. 0%											
Owner's Name/Address		MAP #:											
MILLER JOHN R 3390 S GREEN RD 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							
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Tax Description					<Site Value A> GROUP A		\$10000		10000		100	10,000	
. SEC 13 T22N R8W S 200 FT OF E 222 FT OF SW 1/4 OF SE 1/4. 1.0193 A.		X			222 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	10,000
Comments/Influences													

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
LEHMANN GARY L & DANA F	LEHMANN FAMILY PROTECTION	1	05/31/2019	QC	09-FAMILY	2019-02448	PROPERTY TRANSFER	0.0		
LEHMANN DANA F	LEHMANN GARY L & DANA F	0	06/25/2010	QC	09-FAMILY	2010-2351QC	PROPERTY TRANSFER	0.0		
Property Address		Class: AGRICULTURAL-VACA		Zoning:	Building Permit(s)		Date	Number	Status	
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST								
		P.R.E. 100% 07/20/1994 Qual. Ag.								
Owner's Name/Address		MAP #:								
LEHMANN FAMILY PROTECTION TRUST		2024 Est TCV 139,383								
7921 EAST PARIS SE		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
CALEDONIA MI 49316		Public Improvements		* Factors *						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				AGRICULTRU 30 - 65 ACRES	34.97	Acres	3900	100		136,383
				AGRICULTRU UNTILLABLE	1.00	Acres	3000	100		3,000
				AGRICULTRU ROW	4.03	Acres	0	100		0
				40.00 Total Acres		Total Est. Land Value =				139,383
Tax Description										
. SEC 13 T22N R8W SE 1/4 OF SE 1/4. 40 A.										
Comments/Influences										