

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE SANITARY DRAIN	LAKE TOWNSHIP	0	07/01/2010	WD	09-FAMILY	2010/675	DEED	100.0
LAKE TOWNSHIP	ARLENE PROPERTIES LLC	146,000	07/01/2010	WD	03-ARM'S LENGTH	2010-2463WD	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
2458 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST		AG EXEMPTION REQUEST	04/25/2022	2022-99999	100%
Owner's Name/Address	P.R.E. 100% 05/01/2010 Qual. Ag.					
ARLENE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	MAP #: 2024 Est TCV 1,909,113 TCV/TFA: 1104.8					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 14 T22N R8W E 1/2 OF NE 1/4 EXC N 10 RDS OF E 16 RDSOF SE 1/4 OF NE 1/4. 79 A.	X	Dirt Road		AGRICULTRU 66 - 120 Acres	79.00 Acres			3900 100	308,100	
Comments/Influences		Gravel Road		79.00 Total Acres Total Est. Land Value = 308,100						
AKA NORTHERN PINES NURSERY	X	Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description				Rate	Size % Good	Cash Value
		Sidewalk		Commercial Local Cost Land Improvements						
		Water		Description				Rate	Size % Good Arch Mult	Cash Value
		Sewer		CONCRETE				0.40	7500 88 100	2,640
		Electric		Ad-Hoc Unit-In-Place Items						
		Gas		Description				Rate	Size % Good	Cash Value
		Curb		/CI16/YARI/CONEP/TRAPREA				1,385.00	3 100	4,155
		Street Lights		Total Estimated Land Improvements True Cash Value = 6,795						
		Standard Utilities								
		Underground Utils.								

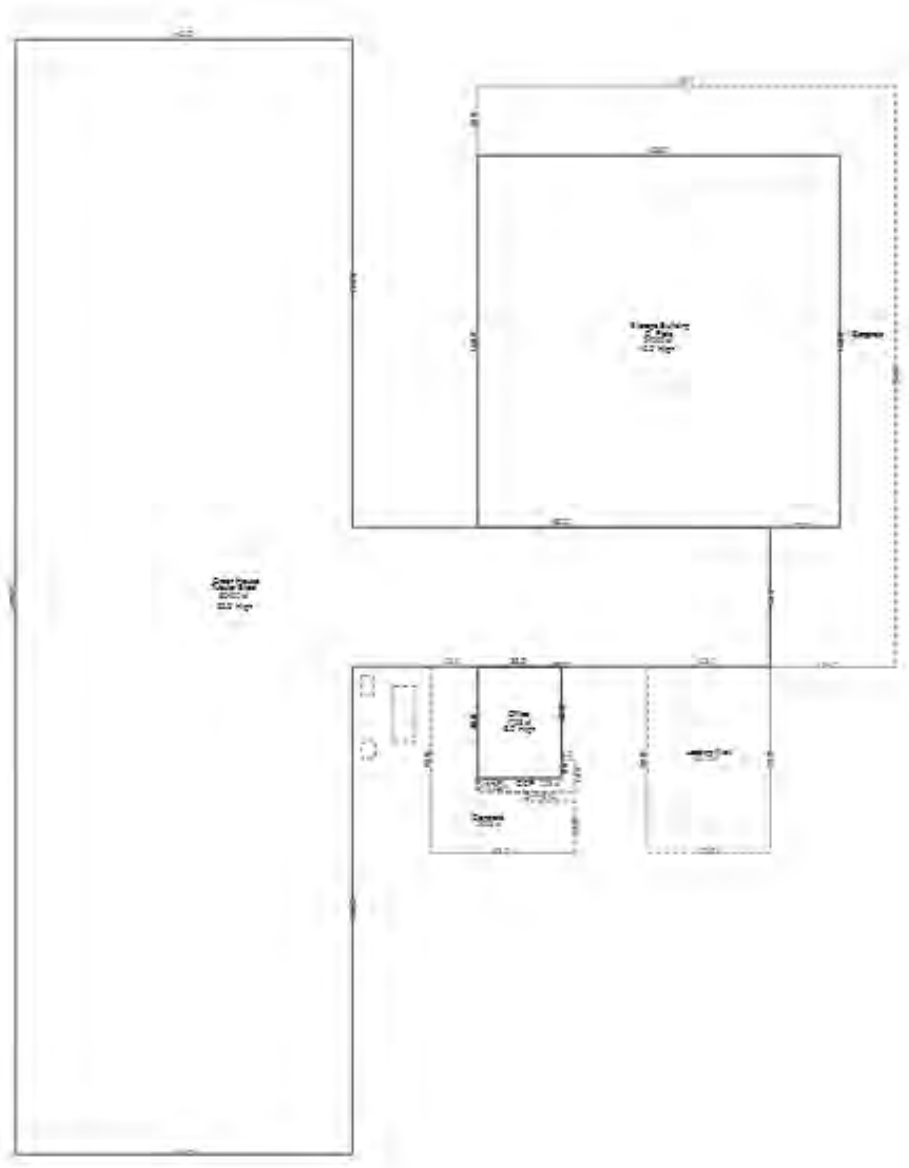


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	154,100	800,500	954,600			954,600S
Rolling	2023	138,300	813,400	951,700			895,525C
Low	2022	132,300	0	132,300			80,215C
High	2021	130,400	0	130,400			77,653C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type	Greenhouses Straight-Wal	Potato Storage		
Year Built	2022	2022		
Class/Construction	S	D,Pole		
Quality/Exterior	Average	Average		
# of Walls, Perimeter	4 Wall, 1950	4 Wall, 632		
Height	18	16		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	480 x 167 = 80160	160 x 156 = 24960		
Cost New	\$ 869,736	\$ 967,450		
Phy./Func./Econ. %Good	98/100/100 98.0	98/100/100 98.0		
Depreciated Cost	\$ 852,341	\$ 948,101		
+ Unit-In-Place Items	\$ 401,317	\$ 124,588		
Description, Size X Rate X %Good = Cost	/A18/FLOCA, 80,400 X 3.52 X 100 = 401,317	/A18/FLOCA, 24,960 X 3.52 X 100 = 124,588		
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.660	X 0.660		
% Good	98	98		
Est. True Cash Value	\$ 827,414	\$ 707,975		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1535389 / All Cards: 1535389				



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

Desc. of Bldg/Section: ADMIN BLDG	
Calculator Occupancy: Shed - Utility Light Commercial Building	
Class: D,Pole	Construction Cost
Floor Area: 1,728	High Above Ave. Ave. X Low
Gross Bldg Area: 1,728	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Good
Average Sty Hght : 8	Heat#1: Package Heating & Cooling 100
Bsmnt Wall Hght	Heat#2: Electric, Cable or Baseboard 0%
Depr. Table : 4%	Ave. SqFt/Story: 1728
Effective Age : 1	Ave. Perimeter: 168
Physical %Good: 96	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
2022 Year Built	Perimeter:
Remodeled	Type:
8 Overall Bldg	Heat:
Height	* Mezzanine Info *
Comments:	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Good

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole	Quality: Good
Stories: 1	Story Height: 8
Overall Building Height: 8	Perimeter: 168
Base Rate for Upper Floors = 31.33	
(10) Heating system: Package Heating & Cooling	Cost/SqFt: 12.98 100%
Adjusted Square Foot Cost for Upper Floors = 44.31	
Total Floor Area: 1,728	Base Cost New of Upper Floors = 76,567
Reproduction/Replacement Cost = 76,567	
Eff.Age:1	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
Total Depreciated Cost = 73,504	
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
/CIMS/DOC/LOADCS	31.26 500 1.00 100 15,630
ECF (101 AGRICULTURE)	0.660 => TCV of Bldg: 1 = 58,829
Replacement Cost/Floor Area= 53.35	Est. TCV/Floor Area= 34.04

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	05/16/2012	WD	16-LC PAYOFF	2012-01870 WD	DEED	0.0
ARLENE PROPERTIES LLC &	DEZEEUW BRANDON & AMBER	194,900	12/01/2010	LC	21-NOT USED/OTHER	2010-5249LC	PROPERTY TRANSFER	0.0
RENDON BRUCE R & DAIRE L	ARLENE PROPERTIES LLC &	577,000	05/15/2007	WD	19-MULTI PARCEL ARM'S LE	2007/1814	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7351 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/15/2023	2023-0514	80%
Owner's Name/Address	P.R.E. 100% 12/01/2010					
DEZEEUW BRANDON & AMBER 7351 W JENNINGS RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 346,339 TCV/TFA: 160.42					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																																																	
SEC 14 T22N R8W BEG 440 FT W OF THE NE COR OF W/2 OF NE/4, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 5.5269 AC. M/L SPLIT ON 09/04/2008 INTO 009-014-002-10; Comments/Influences REMOVE LUMP SUM BLDGS FROM ROLL FOR 2010 (-2700 LOSS & LOSSES) Split/Comb. on 09/04/2008 completed 09/04/2008 RAY ; Parent Parcel(s): 009-014-002-00; Child Parcel(s): 009-014-002-10;	X			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>535.00</td> <td>450.00</td> <td>1.0000</td> <td>0.0000</td> <td>90</td> <td>100*</td> <td></td> <td>0</td> </tr> <tr> <td>Residentia 3 - 7 @\$3000</td> <td></td> <td>5.53 Acres</td> <td>3000</td> <td>100</td> <td></td> <td></td> <td></td> <td>16,581</td> </tr> <tr> <td colspan="8">* denotes lines that do not contribute to the total acreage calculation.</td> <td></td> </tr> <tr> <td colspan="8">535 Actual Front Feet, 5.53 Total Acres</td> <td>Total Est. Land Value = 16,581</td> </tr> </tbody> </table>					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	535.00	450.00	1.0000	0.0000	90	100*		0	Residentia 3 - 7 @\$3000		5.53 Acres	3000	100				16,581	* denotes lines that do not contribute to the total acreage calculation.									535 Actual Front Feet, 5.53 Total Acres								Total Est. Land Value = 16,581
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	X			<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.18</td> <td>704</td> <td>50</td> <td>2,879</td> </tr> <tr> <td>D/W/P: Asphalt Paving</td> <td>3.10</td> <td>1200</td> <td>50</td> <td>1,860</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>4,739</td> </tr> </tbody> </table>					Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	704	50	2,879	D/W/P: Asphalt Paving	3.10	1200	50	1,860	Total Estimated Land Improvements True Cash Value =				4,739																									
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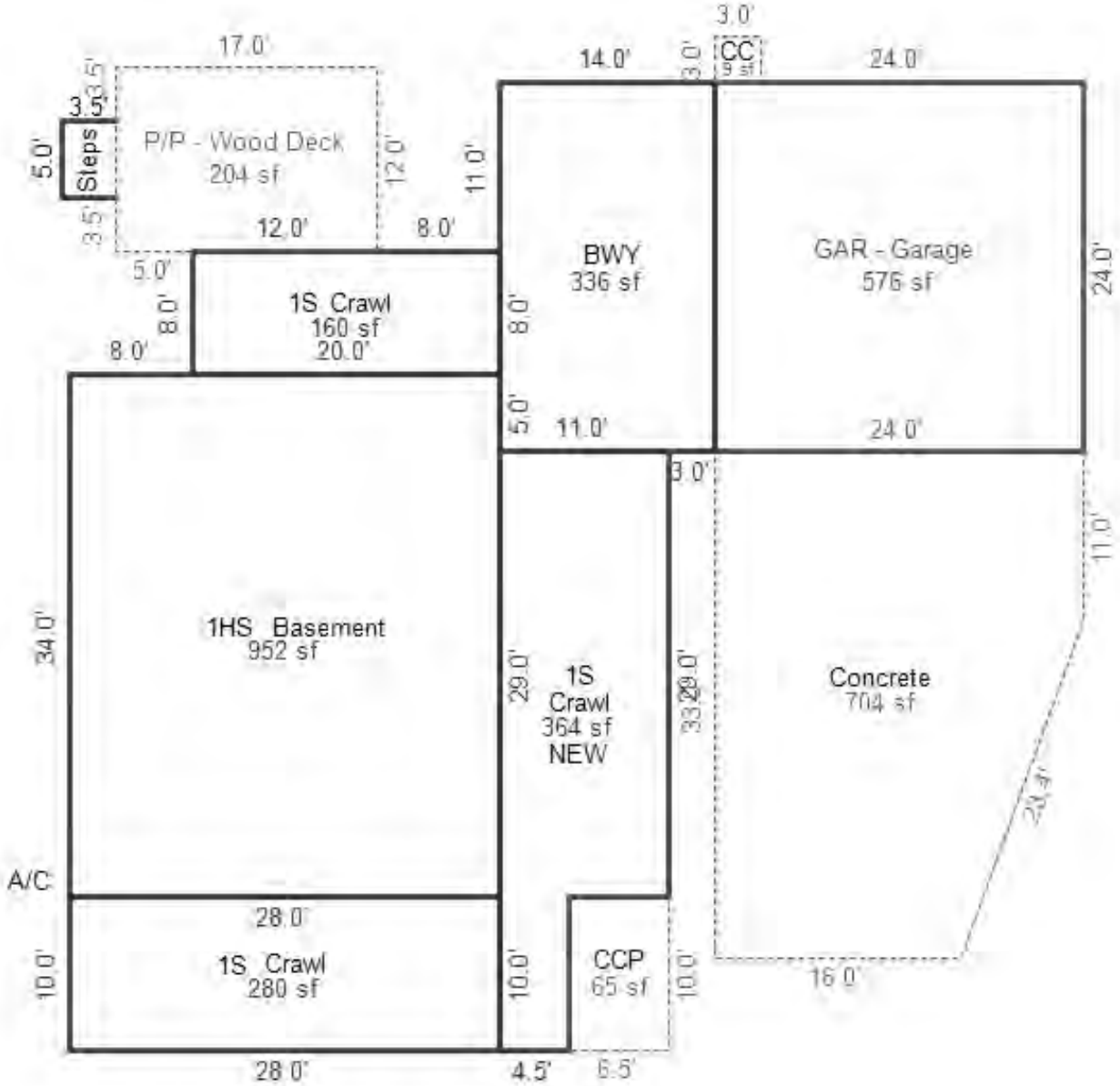
Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X													2024	8,300	164,900	173,200			108,161C
														2023	8,300	139,500	147,800			83,840C
														2022	9,100	122,300	131,400			79,848C
														2021	9,100	117,900	127,000			77,298C

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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 65 204 336	Type CCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.25S			Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration										
Yr Built 1942	Remodeled 2023	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small	Central Air Wood Furnace										
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		100 Amps Service										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C		Blt 1942				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex. X Ord. Min		Many X Ave. Few		(11) Heating System: Forced Heat & Cool		Ground Area = 1683 SF		Floor Area = 2159 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
(2) Windows		(7) Excavation		(13) Plumbing		(14) Water/Sewer		Building Areas		Stories		Exterior		Foundation		
X	Many Avg. X Few	Large Avg. Small	Basement: 952 S.F. Crawl: 731 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 1000 Gal Septic 1 2000 Gal Septic		1.5 Story Siding		1 Story Siding		1 Story Siding		1 Story Siding	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:		Public Water Public Sewer Water Well		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,476 1,033		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Average Fixture(s)		1 1,476 1,033		2 9,291 6,504		
(3) Roof		(9) Basement Finish		Water/Sewer		Public Water Public Sewer Water Well		Water/Sewer		1000 Gal Septic		1 4,864 3,405		1 5,808 4,066		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		1000 Gal Septic 2000 Gal Septic		Public Water Public Sewer Water Well		Porches		CCP (1 Story)		65 1,912 1,338		Deck	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic		1000 Gal Septic 2000 Gal Septic		Treated Wood		204 4,192 2,934		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)		
Chimney: Brick								Garages		Base Cost		576 29,854 20,898		Common Wall: 1 Wall		
								Garages		Door Opener		1 547 383		Built-Ins		
								Garages		Appliance Allow.		1 2,766 1,936		Breezeways		
								Garages		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

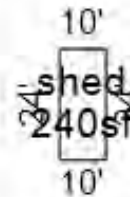
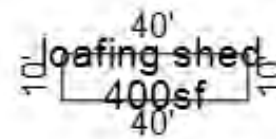
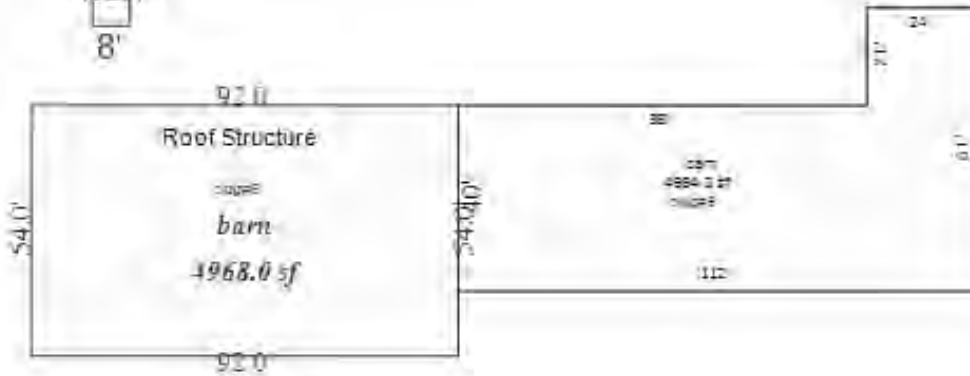
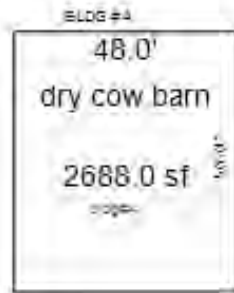
*** Information herein deemed reliable but not guaranteed***



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Building Type	Barn - General Purpose	Utility Lean-Tos	Corn Crib Building	Barn - Free-Stall	Farm Utility Buildings
Year Built	1968	1995	1960	2014	1981
Class/Construction	D,Pole	D,Frame	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Average	Average	Average
# of Walls, Perimeter	4 Wall, 156	Lean-To, 124	4 Wall, 64	4 Wall, 144	4 Wall, 346
Height	8	8	10	10	12
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	48 x 30 = 1440	48 x 14 = 672	24 x 8 = 192	56 x 48 = 2688	(L or Odd Shaped) 4984
Cost New	\$ 29,405	\$ 5,990	\$ 6,772	\$ 48,787	\$ 74,760
Phy./Func./Econ. %Good	40/100/100 40.0	40/100/100 40.0	40/100/100 40.0	80/100/100 80.0	40/100/100 40.0
Depreciated Cost	\$ 11,762	\$ 2,396	\$ 2,709	\$ 39,030	\$ 29,904
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.930	X 0.930	X 0.930	X 0.930	X 0.930
% Good	40	40	40	80	40
Est. True Cash Value	\$ 10,939	\$ 2,228	\$ 2,519	\$ 36,298	\$ 27,811
Comments:		ATTACHED TO BLDG #1		DRY COW BARN 2014, AT THE	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 79795 / All Cards: 94290					

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



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Building Type	Feeder Barns (Cattle She	Loafing Sheds	Loafing Sheds		
Year Built	2011				
Class/Construction	D,Pole	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 292	Lean-To, 100	Lean-To, 68		
Height	12	12	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	92 x 54 = 4968	40 x 10 = 400	24 x 10 = 240		
Cost New	\$ 15,401	\$ 4,981	\$ 3,182		
Phy./Func./Econ. %Good	80/100/100 80.0	40/100/100 40.0	40/100/100 40.0		
Depreciated Cost	\$ 12,321	\$ 1,992	\$ 1,273		
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.930	X 0.930	X 0.930		
% Good	80	40	40		
Est. True Cash Value	\$ 11,458	\$ 1,853	\$ 1,184		
Comments:	ATTACHED TO 4984SQFT				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 14495 / All Cards: 94290					

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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
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7351 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/20/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:					
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ARLENE PROPERTIES LLC & DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	2024 Est TCV 290,433					
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
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Public Improvements	* Factors *						
	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

	AGRICULTRU 66 - 120 Acres	74.47 Acres	3900	100			290,433
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	74.47 Total Acres Total Est. Land Value =						290,433
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Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
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ARLENE PROPERTIES LLC & 9689 W WALKER RD Manton MI 49663	X							
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Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEC 14 T22N R8W W/2 OF NE/4 EXC BEG 440 FT W OF THE NE COR, TH S 450 FT. W 535 FT N 450 FT, E 535 FT TO POB. 74.4731 Ac. M/L Split on 09/04/2008 from 009-014-002-00;	X						
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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	X												
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	145,200	0	145,200			47,327C
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2023	130,300	0	130,300			45,074C
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2022	124,700	0	124,700			42,928C
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2021	122,900	0	122,900			41,557C
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Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
2280 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/20/1994									
VANCONANT BARBARA J 2280 S GREEN RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 70,072 TCV/TFA: 84.94							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 14 T22N R8W BEG AT NE COR OF SE 1/4 OF NE 1/4 W 16 RDS S 10 RDS E 16 RDS N 10 RDS TO BEG. 1 A.		Public Improvements		* Factors *							
REMODELED SCHOOLHOUSE		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	165.00	264.00	1.0493	0.9013	90	100	14,044
		Paved Road		165 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =		14,044	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		X	Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	7,000	28,000	35,000		17,326C	
		TPC 05/06/2018 INSPECTED			2023	5,500	27,100	32,600		16,501C	
		TPC 12/27/2017 INSPECTED			2022	4,100	25,000	29,100		15,716C	
		TPC 06/14/2015 INSPECTED			2021	3,300	22,800	26,100		15,214C	

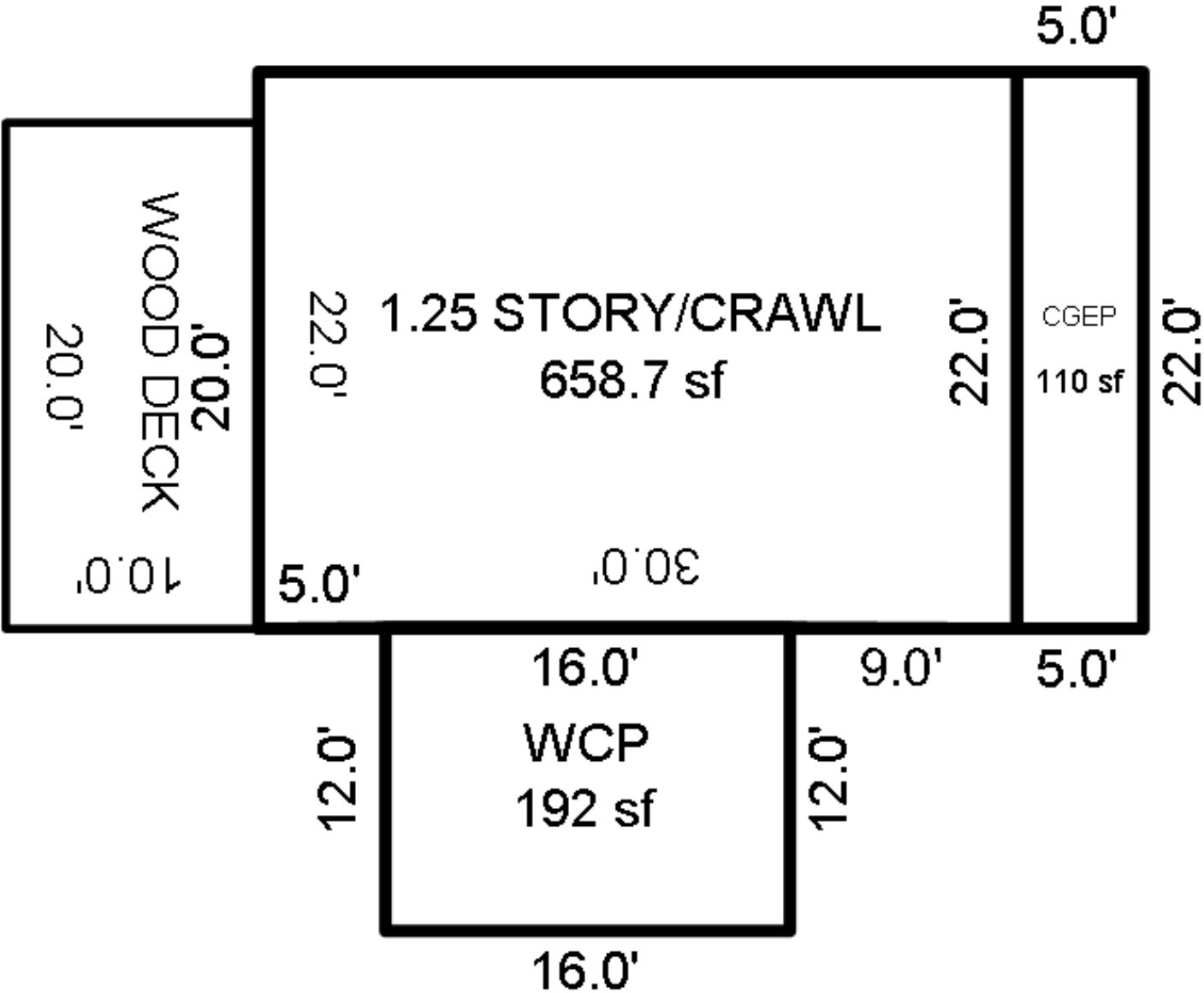


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior	X	Drywall Paneled	Plaster Wood T&G			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		110 192	CGEP (1 Story) WCP (1 Story)				
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace						Class: D Effec. Age: 45 Floor Area: 825 Total Base New : 109,534 Total Depr Cost: 60,245 Estimated T.C.V: 56,028			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 1886	Remodeled 1978	Ex	Ord	X	Min	Size of Closets								Storage Area: No Conc. Floor:		
Condition: Average		Lg	Ord	X	Small									% Good: Storage Area: No Conc. Floor:		
Room List		Doors	Solid	X	H.C.									Roof:		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures												
		X	Tile	Ex. X Ord. Min												
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 660 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing												
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(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 1 1000 Gal Septic 1 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:		Joists: Unsupported Len: Cntr.Sup:														
Notes:										ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		56,028				
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story										Siding	Crawl Space	660				
Ground Area = 660 SF Floor Area = 825 SF.										Total:			88,600	48,730		
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										Average Fixture(s)		1	1,025	564		
Building Areas										Water/Sewer		1	4,263	2,345		
Plumbing										Solar Water Heat		1	2,498	1,374		
Plumbing										Water Well, 50 Feet						
Porches										CGEP (1 Story)		110	6,478	3,563		
Porches										WCP (1 Story)		192	6,311	3,471		
Porches										Foundation: Shallow		192	-1,279	-703		
Built-Ins										Appliance Allow.		1	1,638	901		
Totals:													109,534	60,245		

*** 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.
RENDON BRUCE R & DAIRE L	ARLENE PROPERTIES LLC & D	577,000	05/15/2007	WD	20-MULTI PARCEL SALE REF	2007/1814	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% 07/21/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
ARLENE PROPERTIES LLC & DUTCHMAN DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	2024 Est TCV 196,053					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AGRICULTRU 30 - 65 ACRES	50.27	Acres	3900	100		196,053
			50.27 Total Acres			Total Est. Land Value =			196,053

Tax Description
 PA 116 1980 SEC 14 T22N R8W E 1/2 OF NW 1/4 EXC COMM AT NE COR W 518.31 FT S 00 DEG 27' 30" E 514.50 FT E 255.16 FT S 00 DEG 33' 10" E 310.50 FTE 264 FT N 825 FT TO POB & EXC FORMER RR R/W & EXC S 800 FT OF W 1100 FT THOF. 50.2691A.

Comments/Influences



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

Topography of Site

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

Who When What

TPC 12/27/2017 INSPECTED

TPC 06/14/2015 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	98,000	0	98,000			22,083C
2023	88,000	0	88,000			21,032C
2022	84,200	0	84,200			20,031C
2021	82,900	0	82,900			19,392C

*** 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 SANITARY	LAKE TOWNSHIP	0	01/20/2010	WD	33-TO BE DETERMINED	2010/676	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD X	School: LAKE CITY AREA SCHOOL DIST		Commercial	03/20/2020	2020-0091	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
LAKE TOWNSHIP MISSAUKEE SANITARY DRAIN 8105 W KELLY ROAD 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						
		* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Residentia 18	-29	@\$3000	20.20 Acres	3000	100	60,600
		20.20 Total Acres Total Est. Land Value =						60,600

Tax Description	Public Improvements	Land Improvement Cost Estimates				
. SEC 14 T22N R8W S 800 FT OF W 1100 FT OF E 1/2 OF NW 1/420.202A.	Dirt Road	Description	Rate	Size % Good	Cash Value	
Comments/Influences	Gravel Road	D/W/P: 4in Ren. Conc.	6.71	144 94	908	
AERATION PONDS	Paved Road	Wood Frame	21.70	144 90	2,812	
8 X 18 SHED (VINYL SIDING)	Storm Sewer	Ad-Hoc Unit-In-Place Items				
	Sidewalk	Description	Rate	Size % Good	Cash Value	
	Water	/CI16/YARI/RESP/LARPL	1.00	95000 100	95,000	
	Sewer	/CI16/YARI/RESP/LARPL	1.00	95000 100	95,000	
	Electric	/CI16/YARI/RESP/LARPL	1.00	95000 100	95,000	
	Gas	Total Estimated Land Improvements True Cash Value =				288,720
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					

2020 Lake Township Parcel Map



2017 Aerial Image

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Rolling	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low	2022	0	0	0			0
High	2021	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section: CAL 58
 Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole
 Floor Area: 1,792
 Gross Bldg Area: 1,792
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 10
 Physical %Good: 66
 Func. %Good : 100
 Economic %Good: 100

2001 Year Built Remodeled

Overall Bldg Height

Comments:
 12X24 OFFICE AREA IN LOWER RT CORNER

Construction Cost					
High	Above Ave.	X	Ave.	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 0%					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 1792					
Ave. Perimeter: 176					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 12 Perimeter: 176

Base Rate for Upper Floors = 31.45

Adjusted Square Foot Cost for Upper Floors = 31.45

Total Floor Area: 1,792 Base Cost New of Upper Floors = 56,358

Reproduction/Replacement Cost = 56,358

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0
 Total Depreciated Cost = 37,196

<<<<< Segregated Cost Computations >>>>>

Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

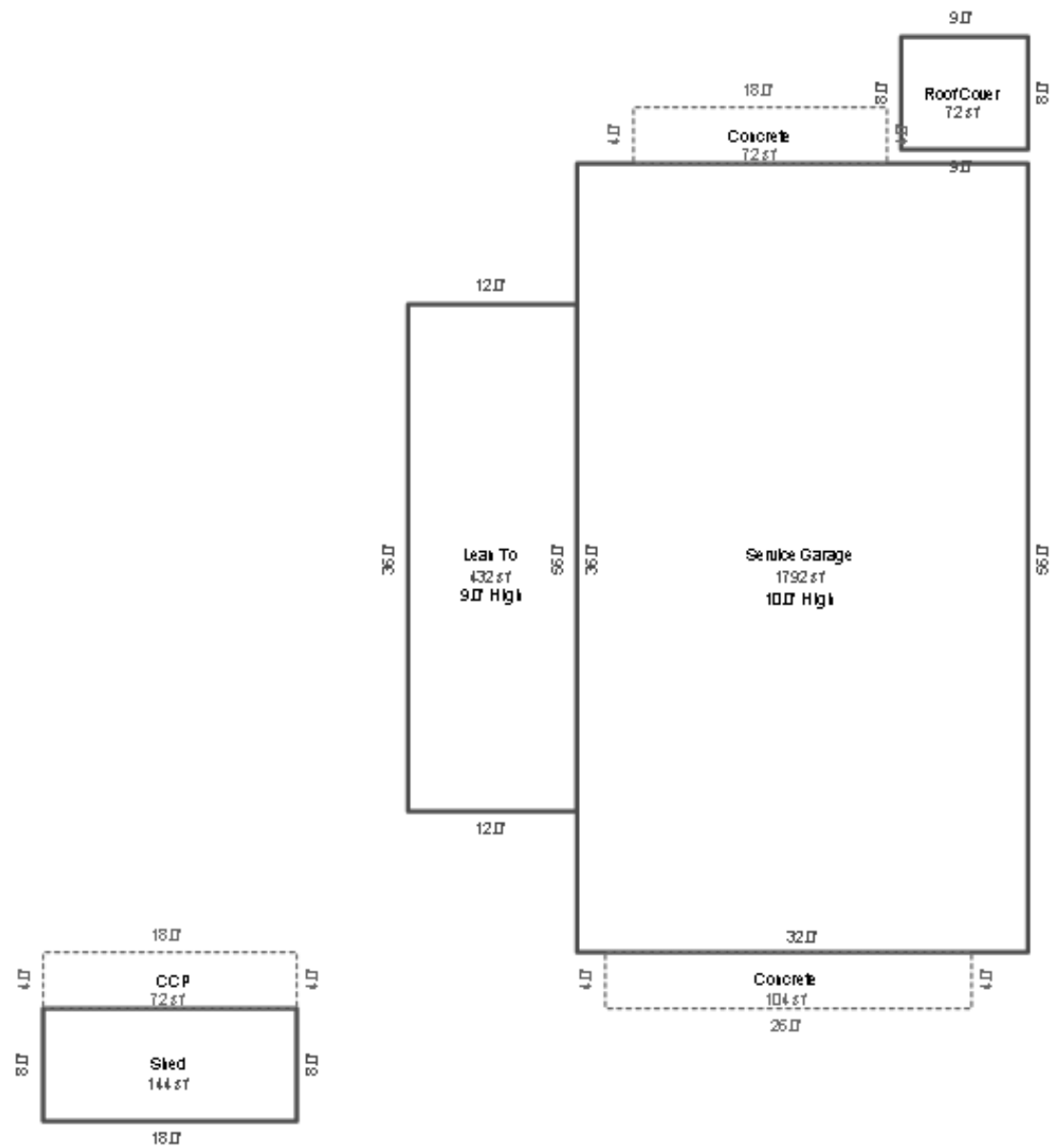
Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Architectural Multiplier: 0.00				
Reproduction/Replacement Cost = 0				
Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 0				

Unit in Place Items Rate Quantity Arch %Good Depr.Cost

<<<<< 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	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		Few Average	Many Unfinished Typical	Few Average	Many Unfinished 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											
(6) Ceiling:				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.
HERENDEEN JERRY L & LAURA	HERENDEEN JERRY L & LAURA	0	06/16/2021	QC	09-FAMILY	2021-03895	DEED	0.0
BARTLETT JUSTIN & KRISTA	HERENDEEN JERRY & LAURA	244,000	02/03/2020	WD	03-ARM'S LENGTH	2020-00311	PROPERTY TRANSFER	100.0
VANBAR PROPERTY MANAGEMEN	BARTLETT JUSTIN & KRISTA	0	11/05/2012	WD	16-LC PAYOFF	2012-03588	DEED	0.0
VAN BAR PROPERTY MANAGEME	BARTLETT JUSTIN & KRISTIN	132,159	04/18/2010	WD	09-FAMILY	2010-0819QC	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7555 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/29/2014	2014-0352	100%
	P.R.E. 100% 02/03/2020					

Owner's Name/Address	MAP #:
HERENDEEN JERRY L & LAURA L 7555 W JENNINGS RD Lake City MI 49651	2024 Est TCV 270,071 TCV/TFA: 124.69

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	264.00	499.95	0.9329	1.0573	90 100	23,438
264 Actual Front Feet, 3.03 Total Acres						Total Est. Land Value = 23,438

Tax Description	X	Description	Rate	Size % Good	Cash Value	
SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF. 3.0303A. 00 SPLIT ON 10/04/2010 PARENT 014-005-00 CHILD 1.9697AC - 014-005-60 FORMERLY...SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A. SPLIT ON 10/03/2010 INTO 009-014-005-60; HISTORY-SEC 14 T22N R8W E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4 EXC S 325 FT THOF. 3.0303A. 2010 PARCEL 009-014-005-00 SPLIT ON 10/04/2010	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Fencing: Wd, Solid, 6 ft. 30.88 D/W/P: Asphalt Paving 3.10 Wood Frame 23.83	240 0 950 0 280 94	0 0 6,272	
		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 = 7,222				



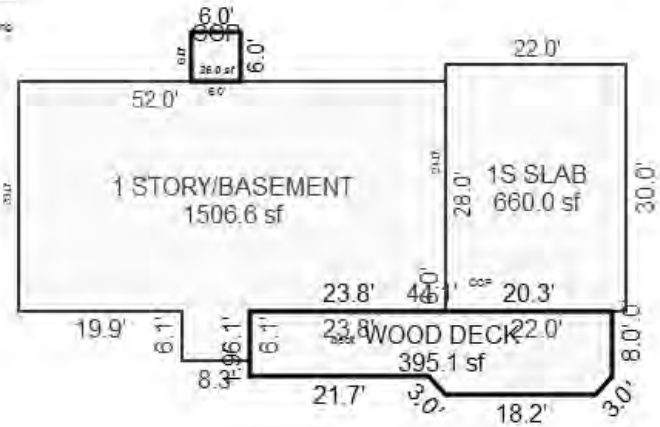
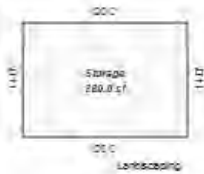
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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	11,700	123,300	135,000			121,745C
		2023	9,100	119,400	128,500			115,948C
		2022	7,900	109,800	117,700			110,427C
		2021	6,600	100,300	106,900			106,900S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 36 12 395	Type CCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 2640 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior		X		Central Air Wood Furnace				
Building Style: 1S		Trim & Decoration		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 -5 Effec. Age: 35 Floor Area: 2,166 Total Base New : 396,037 Total Depr Cost: 257,431 Estimated T.C.V: 239,411		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1971							
1971	2014	Ex	X	Ord	Min	(11) Heating System: Electric Baseboard, Air Conditioning		Ground Area = 2166 SF Floor Area = 2166 SF.							
Condition: Average		Lg	X	Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas							
Room List		Doors		Solid	X	H.C.	Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		No. of Elec. Outlets		1 Story Siding Foundation 1,458									
(1) Exterior		Kitchen: Other: Other:		Many		X	Ave.	1 Story Siding Crawl Space 48							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		2		Few	1 Story Siding Slab 660		Total:		286,434		186,190		
(2) Windows		(7) Excavation		Average Fixture(s)		Other Additions/Adjustments									
X	Many Avg. Few	X	Large Avg. Small	3 Fixture Bath		Plumbing		Average Fixture(s)		1		1,476		959	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1458 S.F. Crawl: 48 S.F. Slab: 660 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		Water/Sewer		3 Fixture Bath		1		4,646		3,020	
(3) Roof		(8) Basement		Average Fixture(s)		Plumbing		1000 Gal Septic		1		4,864		3,162	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1		Water/Sewer		Water Well, 50 Feet		1		2,686		1,746	
X	Asphalt Shingle	(9) Basement Finish		1		Public Water		Porches		36		1,157		752	
Chimney:		(10) Floor Support		1		Public Sewer		CCP (1 Story)		12		636		413	
		Joists: Unsupported Len: Cntr.Sup:		1		Water Well		WPP		395		6,470		4,205	
				1		1000 Gal Septic		Deck		1		2,766		1,798	
				1		2000 Gal Septic		Treated Wood		395		6,470		4,205	
				Lump Sum Items:				Built-Ins		1		2,766		1,798	
								Appliance Allow.							
								Garages							
								Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
								Base Cost		2640		84,902		55,186	
								Notes:		Totals:		396,037		257,431	
								ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:						239,411	

*** 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.
DUTCHMAN PROPERTIES LLC		0	03/03/2010	QC	32-SPLIT VACANT	2010-1202QC	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/31/2013 Qual. Ag.					
	MAP #:					
	2024 Est TCV 9,259					

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 IRRIGATED	4700/	1.97 Acres	4700	100				9,259
		1.97 Total Acres	Total Est. Land Value =					9,259

Tax Description
 SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 SPLIT OF 009-014-005-00 ON 10/04/2010
 2010 SPLIT - PARENT 014-005-00 CHILD 1.9697AC - 014-005-60
 SEC 14 T22N R8W N 50 RDS OF E 16 RDS OF E 1/2 OF NW 1/4. 5 A. SPLIT ON 10/03/2010 FROM 009-014-005-00; 2010 COUNTY SPLIT REQUEST HISTORY-SEC 14 T22N R8W S 325 FT OF E 16 RDS OF N 50 RDS OF E 1/2 OF NW 1/4. 1.9697A. 2010 Split of 009-014-005-00 on 10/04/2010

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

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



5-00 on 10/04/20
 5-00 ON
 0 completed
 ;
 4-005-00;
 -005-60;

 005-00 CHILD

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,600	0	4,600			3,156C
2023	3,600	0	3,600			3,006C
2022	3,500	0	3,500			2,863C
2021	3,400	0	3,400			2,772C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON RICHARD E & MARI	GREINER ROGER & CONNIE E	81,500	05/25/2007	WD	03-ARM'S LENGTH	2007/1970	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7611 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/25/2007					
GREINER ROGER & CONNIE E 7611 JENNINGS RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 109,333 TCV/TFA: 97.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 14 T22N R8W COMM 518.31 FT W OF NE COR OF E 1/2 OF NW 1/4 TH S 00 DEG 27' 30" E 514.50 FT E 255.16 FT N 514.50 FT W TO BEG. 3.0138A.	X	Dirt Road		A 200' @ 90/FF	255.00	514.50	0.9411	1.0650	90	100	23,000
		Gravel Road		255 Actual Front Feet, 3.01 Total Acres Total Est. Land Value = 23,000							

Comments/Influences

20807120 \$85,900 2007 20806275



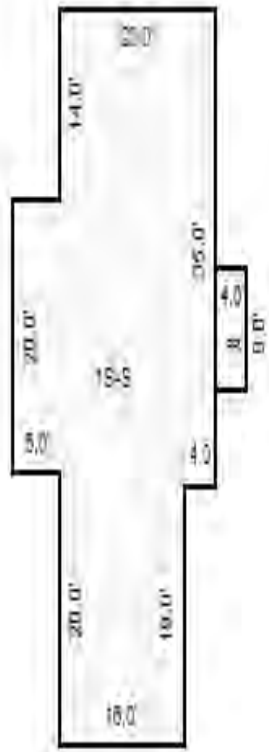
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	11,500	43,200	54,700			30,608C
		TPC 12/27/2017 INSPECTED	2023	8,900	41,900	50,800			29,151C
		TPC 06/14/2015 INSPECTED	2022	7,700	38,400	46,100			27,763C
			2021	6,400	35,100	41,500			26,877C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 36	Type CCP (1 Story)	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: 1100 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,124 Total Base New : 168,788 Total Depr Cost: 92,831 Estimated T.C.V: 86,333			Bsmnt Garage: Carport Area: Roof:																																																																																																																					
Building Style: 1S			Drywall Paneled		Plaster Wood T&G			Trim & Decoration			E.C.F. X 0.930																																																																																																																								
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1920																																																																																																																						
1920	194	2002	Ex	X	Ord	Min	100 Amps Service			Ground Area = 1124 SF			Floor Area = 1124 SF.																																																																																																																						
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas																																																																																																																						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories			Exterior			Foundation			Size			Cost New			Depr. Cost																																																																																																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Average Fixture(s)			1			3 Fixture Bath			2 Fixture Bath			Softener, Auto			Softener, Manual			Solar Water Heat			No Plumbing			Extra Toilet			Extra Sink			Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan																																																																															
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.	Few	(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																																																																				
X	Stone/Siding Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1124 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																																																																															
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1124 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:			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	(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:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																																																																	
(3) Roof	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																																																																							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																																																																													
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:																																																																																																													
<table border="1"> <thead> <tr> <th>Other Additions/Adjustments</th> <th>Plumbing</th> <th>Water/Sewer</th> <th>Porches</th> <th>Built-Ins</th> <th>Garages</th> <th>Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)</th> <th>Base Cost</th> <th>Totals:</th> <th>1100</th> <th>27,995</th> <th>15,397</th> </tr> </thead> <tbody> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,230</td> <td>676</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,550</td> <td>2,502</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,640</td> <td>3,102</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>36</td> <td>1,066</td> <td>586</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,934</td> <td>1,064</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td>1100</td> <td>27,995</td> <td>15,397</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals:</td> <td></td> <td>168,788</td> <td>92,831</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>															Other Additions/Adjustments	Plumbing	Water/Sewer	Porches	Built-Ins	Garages	Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)	Base Cost	Totals:	1100	27,995	15,397	Average Fixture(s)	1	1,230	676									1000 Gal Septic	1	4,550	2,502									Water Well, 100 Feet	1	5,640	3,102									CCP (1 Story)	36	1,066	586									Appliance Allow.	1	1,934	1,064									Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)												Base Cost		1100	27,995	15,397								Totals:		168,788	92,831									<table border="1"> <thead> <tr> <th>Notes:</th> <th>ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:</th> <th>86,333</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Notes:	ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:	86,333			
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Sketch by Apex Medina™


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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: 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%		MAP #:									
MISSAUKEE COUNTY ROAD COMMISSION				2024 Est TCV 0									
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
. SEC 14 T22N R8W FORMER RR R/W ACROSS E 1/2 OF NW 1/4... 1.5151 A. 7-30-08....Chgd legal per Dawn		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road			<Site Value A> GROUP A		\$10000	10000	100				10,000
		Paved Road			83 Actual Front Feet, 1.51 Total Acres		Total Est. Land Value =						10,000
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 12/27/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 06/14/2015 INSPECTED			2022	0	0	0			0		
					2021	0	0	0			0		



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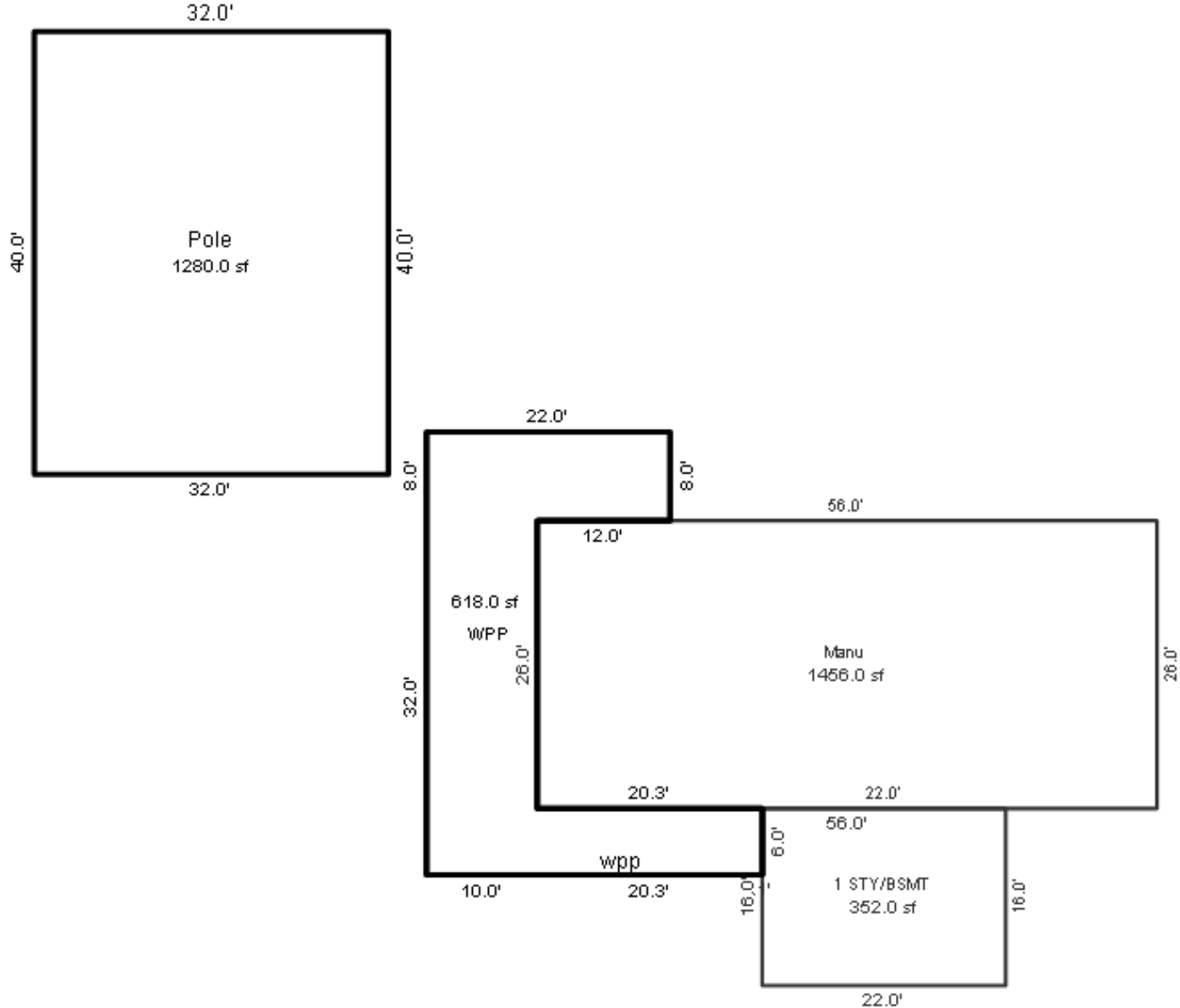
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KITCHEN RICHARD A & ADELI	KITCHEN FAMILY TRUST	0	12/18/2019	QC	09-FAMILY	2019-03928	PROPERTY TRANSFER	0.0					
KITCHEN RICHARD A & ADELI	KITCHEN RICHARD & ADELINE	0	04/21/2011	LC	29-SELLERS INTEREST IN A	2011-01407	DEED	0.0					
KITCHEN RICHARD B & ADELI	KITCHEN RICHARD A & ELIZA	0	04/10/2002	LC	09-FAMILY	2002-01719	PROPERTY TRANSFER	0.0					
		28,000	07/01/2000	WD	33-TO BE DETERMINED	02-0:0179	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7855 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		MH		09/27/2002		20020366	Complete				
Owner's Name/Address		P.R.E. 100% 12/31/2004		MAP #:		2024 Est TCV 217,312 TCV/TFA: 120.19							
KITCHEN RICHARD A & ELIZABETH A 7855 W JENNINGS ROAD LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *									
SEC 14 T22N R8W THAT PART OF E1/2 OF W1/2 OF NW1/4 LYING N OF A LINE BEG 693.23 FT S OF NW COR OF NW1/4 TH E TO E LINE OF N1/2 OF NW1/4 10.5035A		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
1/30/2020 COMBINED WITH 009-014-009-75 FORMERLY. SEC 14 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 OF NW 1/4 LYING N OF S LINE OF FORMER RR R/W. 2.50 A.		X	Gravel Road	Residentia 8 - 17		@\$3000	10.50	Acres	3000	100			31,512
Comments/Influences		X	Paved Road	10.50 Total Acres								Total Est. Land Value =	31,512
		X	Storm Sewer										
		X	Sidewalk										
		X	Water										
		X	Sewer										
		X	Electric										
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		Topography of Site											
		X	Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
			Waterfront										
		X	Ravine										
		X	Wetland										
			Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	15,800	92,900	108,700			55,141C		
		TPC 12/27/2017	INSPECTED		2023	14,700	80,600	95,300			52,516C		
		TPC 05/01/2016	INSPECTED		2022	10,500	70,500	81,000			50,016C		
		TPC 06/14/2015	INSPECTED		2021	10,500	62,800	73,300			48,419C		

*** 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 618	Type WPP	Year Built: 2002 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
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 Effec. Age: 20 Floor Area: 1,808 Total Base New : 309,665 Total Depr Cost: 247,733 Estimated T.C.V: 185,800			Bsmnt Garage: Carport Area: Roof:																								
Building Style: HUD		Trim & Decoration			Ex	X	Ord	Min	Central Air Wood Furnace				E.C.F. X 0.750																								
Yr Built 1998	Remodeled 0	Size of Closets			Lg	X	Ord	Small	(12) Electric																												
Condition: Average		Doors					Solid	X	H.C.	150	Amps Service																										
Room List		(5) Floors							No./Qual. of Fixtures																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			Ex.	X	Ord.	Min	Ex. X Ord. Min																												
(1) Exterior		(6) Ceilings							No. of Elec. Outlets																												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation								Many X Ave. Few																												
(2) Windows		(7) Excavation							(13) Plumbing																												
X	Many Avg. X Few	Basement: 1456 S.F. Crawl: 352 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	1 Story Siding 1 Story Siding	Foundation Basement Crawl Space	Size 1,456 352	Cost New 248,898	Depr. Cost 199,119																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement							(14) Water/Sewer																												
X		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor							1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WPP Built-Ins Appliance Allow. Garages Class: C Exterior: Pole (Unfinished) Base Cost																											
(3) Roof		(9) Basement Finish							Lump Sum Items:																												
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																			
X	Gambrel Mansard Shed	(10) Floor Support																																			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																			
Chimney: Metal																																					
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1808 SF Floor Area = 1808 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,456</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>352</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>248,898</td> <td>199,119</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,456			1 Story	Siding	Crawl Space	352			Total:				248,898	199,119	Cls C	Blt 1998
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	1,456																																		
1 Story	Siding	Crawl Space	352																																		
Total:				248,898	199,119																																
Notes: SKYLINE ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 185,800																																					
Totals: 1280 30,886 24,709 618 10,321 8,257 1 2,766 2,213																																					

*** 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.
BRISENO CARRI M	BRISENO TIMOTHY J	1	01/15/2020	QC	06-COURT JUDGEMENT	2020-00363	DEED	0.0
KITCHEN RICHARD B & ADELI	KITCHEN FAMILY TRUST	0	04/21/2011	LC	29-SELLERS INTEREST IN A	2011-01408	DEED	0.0
KITCHEN RICHARD & ADELINE	BRISENO TIMOTHY & CARRI (	115,000	10/03/2008	LC	21-NOT USED/OTHER	2008/3412	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2291 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/01/2008					
Owner's Name/Address	MAP #:					
BRISENO TIMOTHY J 2291 DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 304,833 TCV/TFA: 173.50					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
				* Factors *									
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 14 T22N R8W W/2 OF SW/4 OF NW/4. 20 Ac. M/L. Split on 08/20/2008 into 009-014-009-20	X	Dirt Road		Residentia 18 -29 @\$3000	20.00	Acres	3000	100					60,000
Comments/Influences		Gravel Road		20.00 Total Acres									Total Est. Land Value = 60,000
2 SMALL PIG SHEDS..N/V Split/Comb. on 08/20/2008 completed 08/20/2008 RAY ; Parent Parcel(s): 009-014-009-00; Child Parcel(s): 009-014-009-20, ; -----	X	Paved Road		Land Improvement Cost Estimates									
		Storm Sewer		Description			Rate		Size	% Good		Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.			8.18		500	0		0	
		Water		D/W/P: Asphalt Paving			3.10		2128	0		0	
		Sewer		D/W/P: 3.5 Concrete			6.58		90	0		0	
		Electric		Wood Frame			22.57		600	50		6,771	
		Gas		Residential Local Cost Land Improvements									
		Curb		Description			Rate		Size	% Good		Cash Value	
		Street Lights		LAND IMPROVE 1000			1,000.00		1	0		0	
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 6,771									
		Underground Utils.											

Topography of Site

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



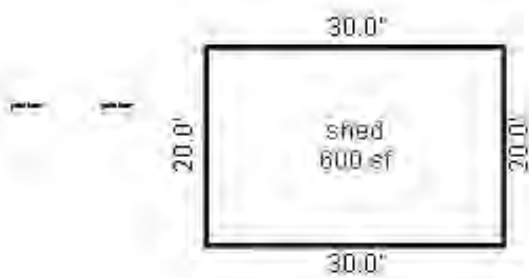
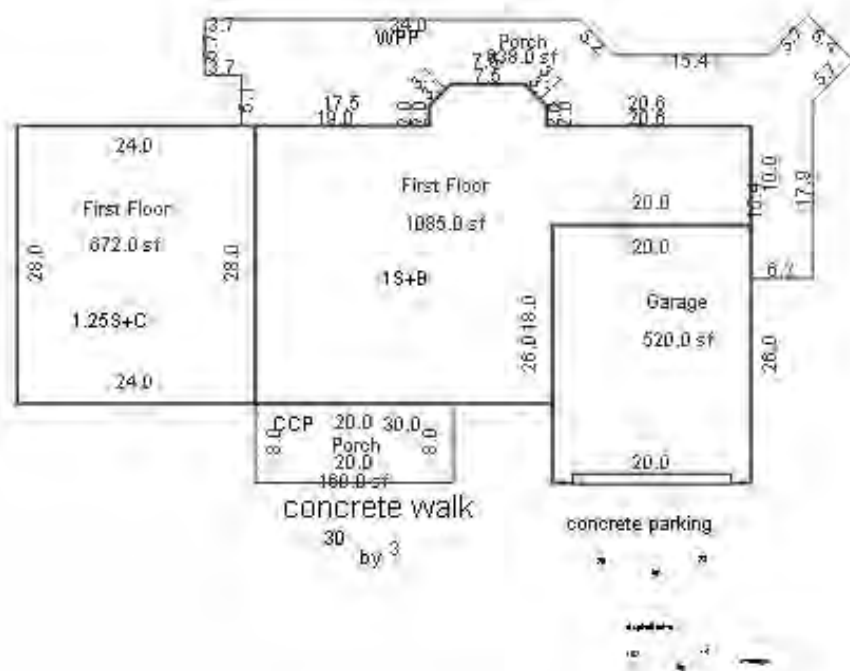
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,000	122,400	152,400			100,151C
2023	26,000	118,400	144,400			95,382C
2022	20,000	107,800	127,800			90,840C
2021	18,000	98,700	116,700			87,939C

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

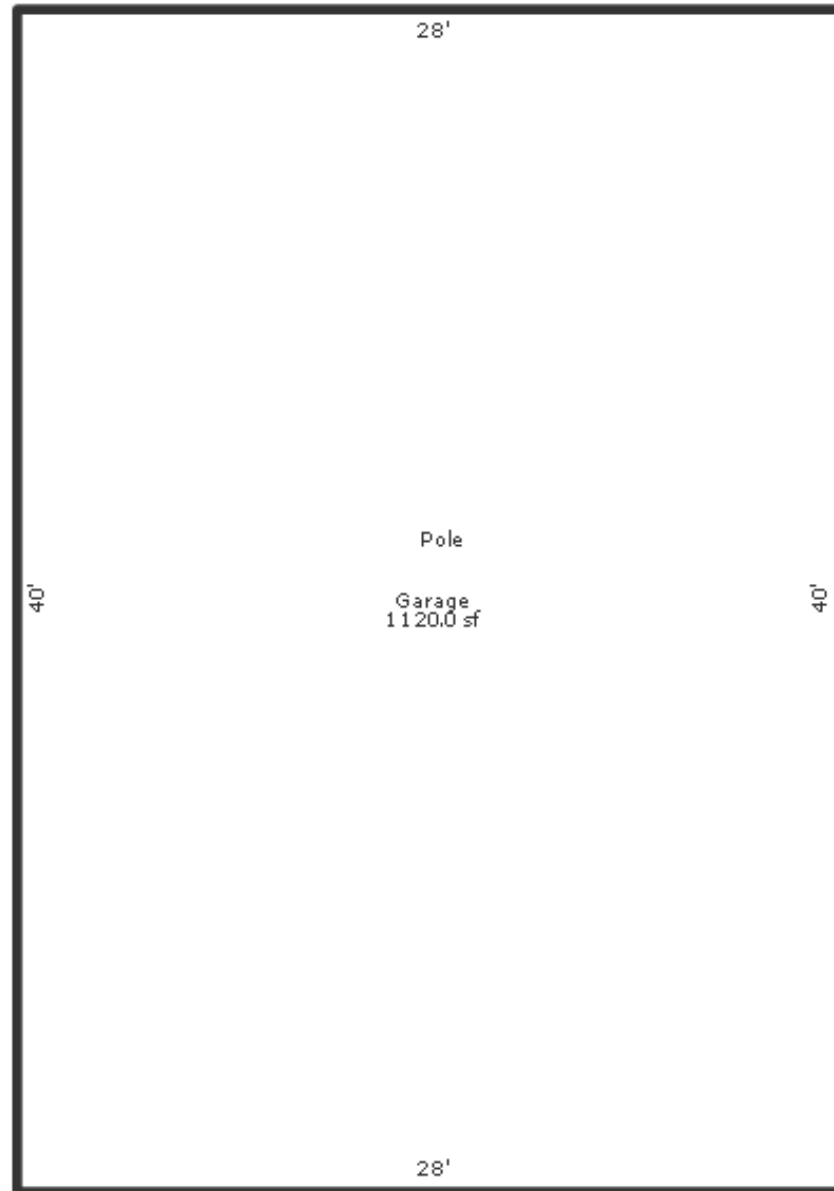
Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage	
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation	X Gas Wood	Oil Coal	1 Appliance Allow. Cook Top Dishwasher	Interior 1 Story Interior 2 Story 2nd/Same Stack	Area 160 638	Year Built: 1991 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: 520 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	0 Front Overhang 0 Other Overhang	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1 Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			
X Wood Frame	(4) Interior			Class: C Effec. Age: 20 Floor Area: 1,757 Total Base New : 290,126 Total Depr Cost: 232,102 Estimated T.C.V: 215,855	CCP (1 Story) Treated Wood	Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S	X Drywall Paneled Plaster Wood T&G Trim & Decoration						
Yr Built 1991	Ex X Ord Min						
Remodeled 0							
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 3 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					
Insulation	X Drywall	Many X Ave. Few					
(2) Windows	(7) Excavation	(13) Plumbing					
X Many Avg. X Avg. Few Small	Basement: 1085 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement	(14) Water/Sewer					
X Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic					
(3) Roof	(9) Basement Finish	Lump Sum Items:					
X Gable Hip Flat	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:						
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1757 SF Floor Area = 1757 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			
				Building Areas			
				Stories Exterior Foundation Size Cost New Depr. Cost			
				1 Story Siding Basement 1,085			
				1 Story Siding Crawl Space 672			
				Total: 239,054 191,244			
				Other Additions/Adjustments			
				Plumbing			
				Average Fixture(s) 1 1,476 1,181			
				3 Fixture Bath 1 4,646 3,717			
				Water/Sewer			
				1000 Gal Septic 1 4,864 3,891			
				Water Well, 100 Feet 1 5,808 4,646			
				Porches			
				CCP (1 Story) 160 4,320 3,456			
				Deck			
				Treated Wood 638 8,855 7,084			
				Garages			
				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
				Base Cost 520 23,161 18,529			
				Common Wall: 2 Wall 1 -5,371 -4,297			
				Door Opener 1 547 438			
				Built-Ins			
				Appliance Allow. 1 2,766 2,213			
				Totals: 290,126 232,102			
				Notes:			
				ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		215,855	

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

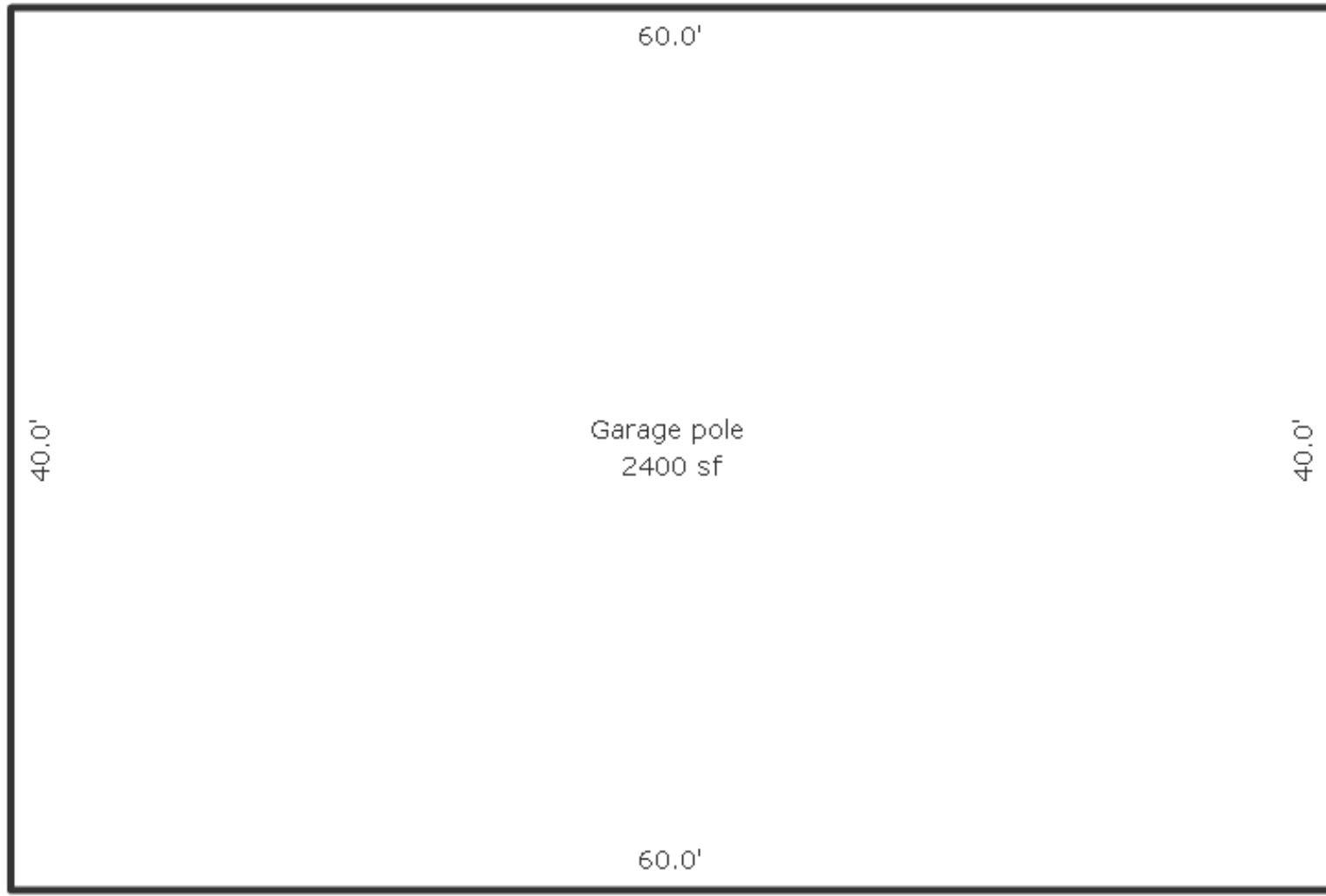


*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Farm Utility Buildings		
Year Built	1992	2009		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	4 Wall, 136	4 Wall, 200		
Height	10	12		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	28 x 40 = 1120	60 x 40 = 2400		
Cost New	\$ 10,774	\$ 21,768		
Phy./Func./Econ. %Good	60/100/100 60.0	80/100/100 80.0		
Depreciated Cost	\$ 6,464	\$ 17,414		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	60	80		
Est. True Cash Value	\$ 6,012	\$ 16,195		
Comments:	CONCRETE FLOOR	DIRT FLOOR		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22207 / All Cards: 22207				



*** 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.
KITCHEN RICHARD B & ADELI	KITCHEN RICHARD & ADELINE	0	12/18/2019	QC	09-FAMILY	2019-03929	PROPERTY TRANSFER	0.0
KITCHEN RICHARD & ADELINE	KITCHEN RICHARD & ADELINE	100	04/21/2011	QC	09-FAMILY	2011-01409	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
2213 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST			06/10/2009	20090246	Complete
	P.R.E. 100% 08/20/2008		Garage	09/13/2007	20070660	Complete
Owner's Name/Address	MAP #:		MH	07/12/2007	20070442	Complete
KITCHEN RICHARD & ADELINE FAMILY TRUST 2213 DICKERSON ROAD LAKE CITY MI 49651	2024 Est TCV 388,531 TCV/TFA: 170.41					

X	Improved	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				3900	100		99,684
			AGRICULTRU SURPLUS 2800/				2800	100		47,578
			42.55 Total Acres			Total Est. Land Value =				147,262

Tax Description
 FORMERLY . SEC 14 T22N R8W (8*2001) W 1/2 OF NW 1/4 LYING S OF FORMER RR R/W, EXC BEG AT INTERSECTION OF FORMER RR R/W & W LINE SEC 14 TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W W'LY ALONG RR R/W 270 FT TO POB & EXC BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB & EXC W/2 OF SW/4 OF NW/4.& EXC THAT PART OF THE E1/4 OF W1/4 OF NW1/4 LYING S OF S LINE OF FOMER RR/RW & N OF W LINE BEG 693.23' S OF NW COR OF NW 1/4 TH E TO E LINE OF W1/2 OF NW 1/4 42.5523 AC.

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

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.35	520	0	0
D/W/P: Crushed Rock	2.19	28	0	0
Fencing: Wire Mesh, #9	3.74	472	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



TO 014-009-75
 8W (8*2001) W 1/2
 MER RR R/W, EXC
 ORMER RR R/W & W
 E PAR WITH RR
 S LINE RR R/W
 TO POB & EXC BEG
 N ON FILE***

- 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	73,600	120,700	194,300			104,502C
2023	60,900	101,400	162,300			99,526C
2022	58,500	97,100	155,600			94,787C
2021	57,500	91,600	149,100			91,759C

LETED 05/15/2018
 ;
 4-009-20;
 -009-75;

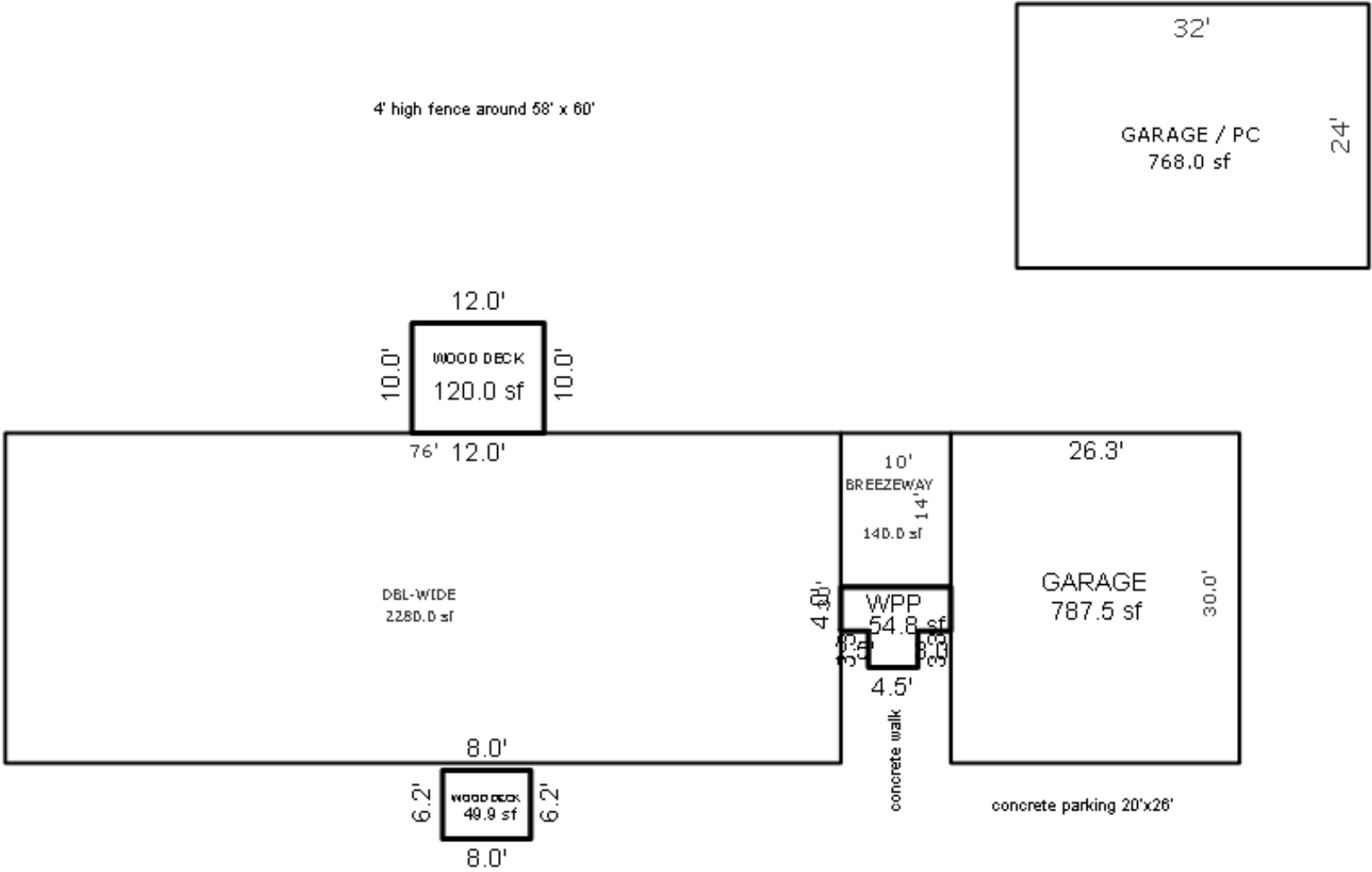
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 Licensed To: Township of Lake, County of
 Missaukee, Michigan

Who	When	What
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 06/14/2015	INSPECTED	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 54 49 120 140	Type WPP Treated Wood Treated Wood Brzwy, FW	Year Built: 2007 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 787 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 20 Floor Area: 2,280 Total Base New : 320,927 Total Depr Cost: 256,741 Estimated T.C.V: 238,769		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: BOCA/STATE		Trim & Decoration		Ex		X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 2007		
Yr Built 2007	Remodeled 0	Size of Closets		Ex		X	Ord	Min	No. of Elec. Outlets		Ground Area = 2280 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Condition: Average		Lg		X	Ord	Small	(12) Electric		Many		X	Ave.	Few	1 Story Siding Crawl Space 2,280		Total: 239,274 191,419	
Room List		Doors		Solid	X	H.C.	0 Amps Service		(13) Plumbing		Other Additions/Adjustments		Plumbing		Average Fixture(s)		
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		No. of Fixtures		Ex.		X	Ord.	Min	Average Fixture(s)		1 2 3		
(1) Exterior		(6) Ceilings		X		Drywall	No. of Elec. Outlets		Many		X	Ave.	Few	2 Fixture Bath Softener, Auto 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 2 3	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 2280 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	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 787 27,695 22,156 Door Opener 2 970 776		Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,263 14,610	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Porches		WPP 54 1,941 1,553		Deck		Treated Wood 49 1,701 1,361 Treated Wood 120 2,880 2,304	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,263 14,610		Built-Ins		Appliance Allow. 1 1,934 1,547	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		Lump Sum Items:		Breezeways		<<<<< 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				
2175 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Carport		10/03/2019	2019-0554	100%				
Owner's Name/Address		P.R.E. 100% 02/03/2004										
BRISENO BABETTA R 2175 S DICKERSON ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 147,789 TCV/TFA: 109.31								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 14 T22N R8W (0*2001) BEG 693.23 FT S OF NW COR OF NW 1/4 TH S 231.43 FT, E 270 FT, N 231.43 FT, W 270 FT TO POB. 1.4345A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF 231.00 270.00 0.9646 0.9064 90 100 18,178								
		Paved Road		231 Actual Front Feet, 1.43 Total Acres Total Est. Land Value = 18,178								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	3.10	1000	0	0				
		Sewer		Fencing: Wire Mesh, #11	3.26	3848	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500								
		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	9,100	64,800	73,900			40,230C		
		Low		2023	7,100	56,300	63,400			38,315C		
		High		2022	5,800	49,400	55,200			36,491C		
		Landscaped		2021	4,600	44,200	48,800			35,326C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 10/23/2019	INSPECTED									
		TPC 12/27/2017	INSPECTED									
		TPC 06/14/2015	INSPECTED									

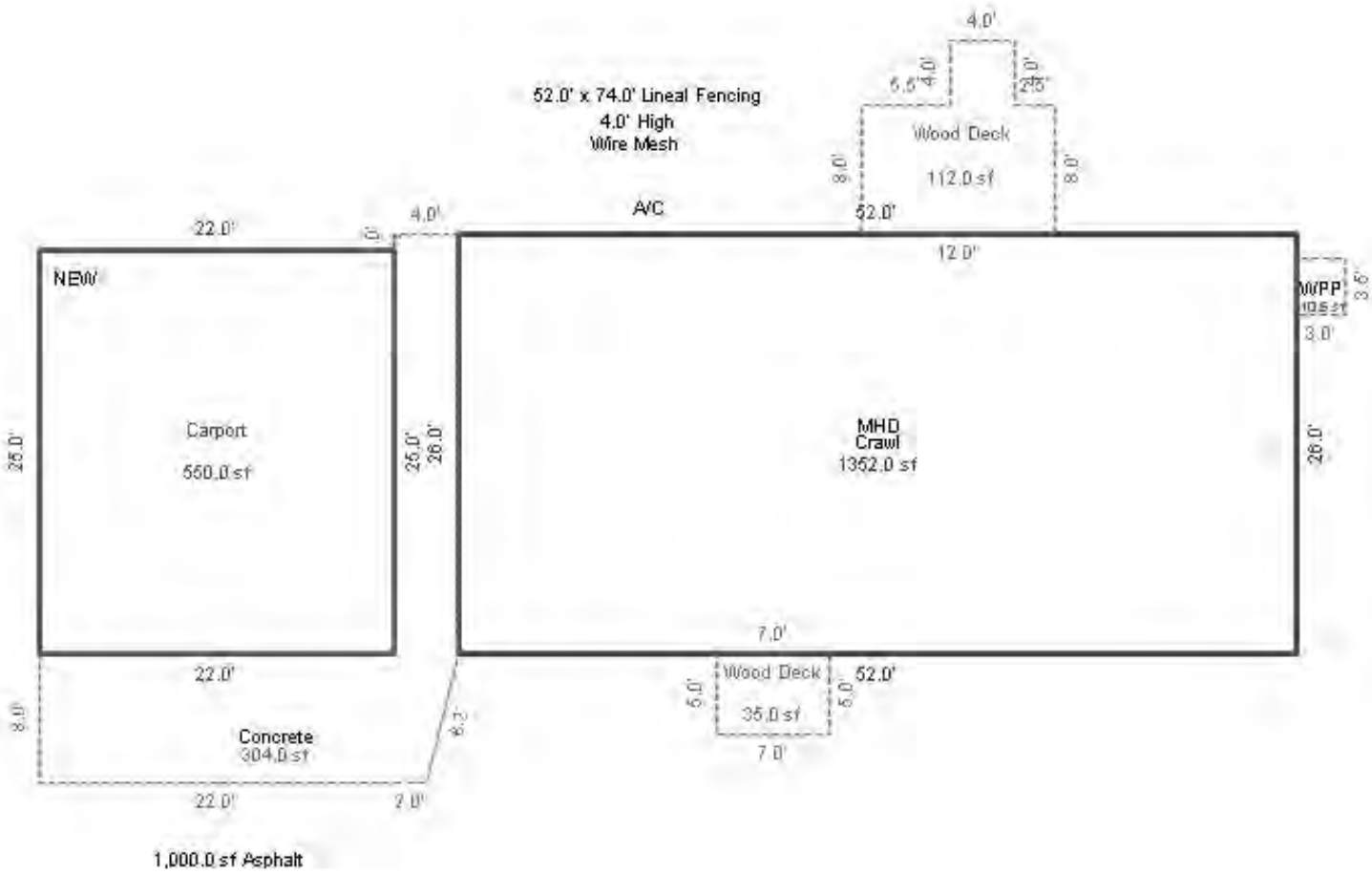


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 10 35	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																														
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 1,352 Total Base New : 211,850 Total Depr Cost: 169,481 Estimated T.C.V: 127,111		E.C.F. X 0.750		Bsmnt Garage: Carport Area: 550 Roof: Aluminum																					
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C		Blt 1999																					
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Ground Area = 1352 SF		Floor Area = 1352 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1			1 Story		Siding		Crawl Space		1,352		Total:		179,541		143,634													
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Plumbing		Average Fixture(s)		1		1,476		1,181																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				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		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:							
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: 1999 SKYLINE #45330269LAB ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		127,111															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:												
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: 1999 SKYLINE #45330269LAB ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		127,111																							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:																		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: 1999 SKYLINE #45330269LAB ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		127,111																							

*** 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.
PETERSON ARLIE O & GEORGI	MOLITOR DANIEL C & PAMELA	103,000	08/01/2006	WD	03-ARM'S LENGTH	06-0/2822	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2065 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/01/2006					
MOLITOR DANIEL C & PAMELA 2065 S DICKERSON ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 200,244 TCV/TFA: 119.19					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
. SEC 14 T22N R8W BEG AT INTERSECTION W SEC LINE AND S LINE FORMER RR R/W TH S 200 FT, E PAR WITH RR R/W 270 FT, N 200 FT TO S LINE RR R/W, W'LY ALONG RR R/W 270 FT TO POB.1.2397A.	X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road	A 200' @ 90/FF	242.87	270.00	0.9526	0.9064	90	100	18,873

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description		Rate	Size	% Good	Cash Value
20805280 \$104,900	X	Gas	D/W/P: Asphalt Paving		2.69	1200	50	1,614
			Total Estimated Land Improvements True Cash Value =				1,614	



Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Rolling								2024	9,400	90,700	100,100			43,816C
X High	Low	Who	When	What	2023	2022	2021	41,730C
	Landscaped								TPC 12/27/2017 INSPECTED	7,300	81,600	88,900			41,730C
X High	Swamp	TPC 06/14/2015 INSPECTED		6,100	70,200	76,300		39,743C
	Wooded			4,900	66,200	71,100		38,474C
X High	Pond							
	Waterfront							
X High	Ravine							
	Wetland							
X High	Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 144	Type Treated Wood Brzwy, FW	Year Built: 1994 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 15 Floor Area: 1,680 Total Base New : 227,798 Total Depr Cost: 193,287 Estimated T.C.V: 179,757		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls D		Blt 1994				
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1680 SF		Floor Area = 1680 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story	Siding	Crawl Space	1,680					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments		Total:		164,822	140,100			
(1) Exterior		(6) Ceilings		No. of Fixtures			Plumbing			Plumbing		Average Fixture(s)		1	1,025	871		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex.			X	Ord.		Water/Sewer		3 Fixture Bath		1	3,245	2,758		
(2) Windows		(8) Basement		Many			X	Ave.		1000 Gal Septic		Water Well, 100 Feet		1	4,263	3,624		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1680 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Extra Toilet		Extra Sink		1	5,506	4,680		
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			Average Fixture(s)			Deck		Treated Wood		160	3,422	2,566		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s)			Garages		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576	19,359	16,455
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Pole (Unfinished)		Base Cost		960	19,200	16,320			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Built-Ins		Appliance Allow.		1	1,638	1,392		
Chimney:		Totals:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			179,757		Breezeways		Frame Wall		144	7,628	6,484		
		Totals:			227,798			193,287										

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



Sketch by Apex IyTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN WENDY & PREHN J	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	03-ARM'S LENGTH	2017-03775	DEED	100.0
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	09-FAMILY	2016-04232	DEED	0.0
FORD WILLIAM C III & BARB	MUSSELMAN WENDY ETAL*	112,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2457	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7931 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/15/2019					
Owner's Name/Address	MAP #:					
EUBANK WILLIAM & GINA 7931 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 205,877 TCV/TFA: 134.38					

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	
X			A 200' @ 90/FF	668.00	179.33	0.7397	0.8183	90	100		36,390	
			668 Actual Front Feet, 2.75 Total Acres							Total Est. Land Value =		36,390

Tax Description	X		Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
. SEC 14 T22N R8W NW 1/4 OF NW 1/4 OF NW 1/4 LYING N OF RR. 2.75 A.	X		Dirt Road				0			
	X		Gravel Road				0			
	X		Paved Road				0			
	X		Storm Sewer				0			
	X		Sidewalk				0			
	X		Water	6.97	1016	0	0			
	X		Sewer	3.10	1900	0	0			
	X		Electric	15.61	96	0	0			
	X		Gas	22.57	480	50	5,417			
	X		Curb	Residential Local Cost Land Improvements						
	X		Street Lights				0			
	X		Standard Utilities				0			
	X		Underground Utils.				0			
			LAND IMPROVE 5000	5,000.00	1	100	5,000			
			Total Estimated Land Improvements True Cash Value =							10,417

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

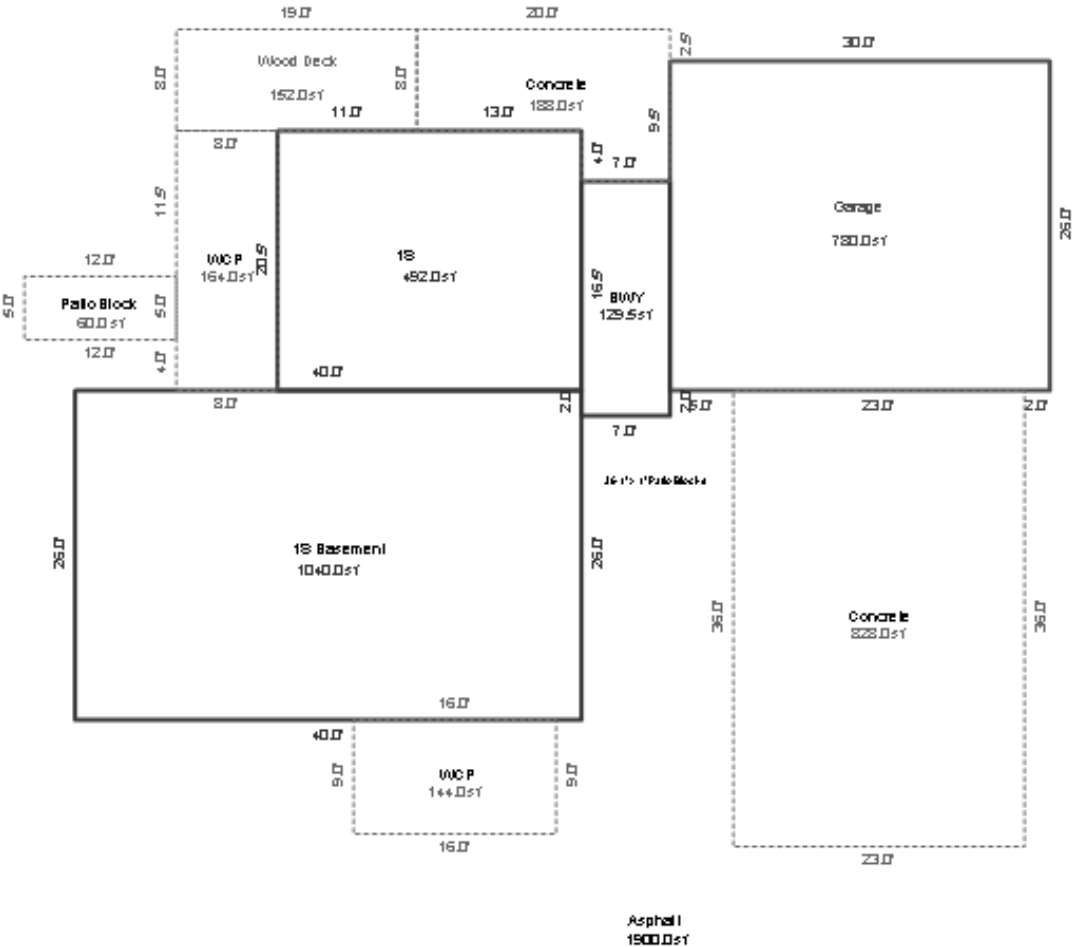
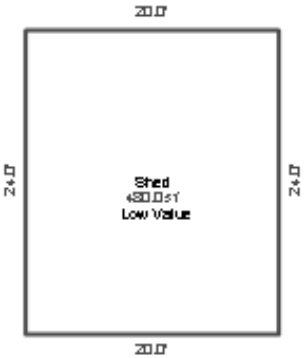
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who	When	What	2024	18,200	84,700	102,900			78,683C
TPC 04/03/2019	INSPECTED		2023	14,200	82,000	96,200			74,937C
TPC 12/27/2017	INSPECTED		2022	16,700	75,600	92,300			71,369C
TPC 10/27/2015	INSPECTED		2021	13,400	69,300	82,700			69,090C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 1 Wood Stove Direct-Vented Ga	Area 144 WCP (1 Story) 164 WCP (1 Story) 152 Treated Wood 180 Roof Cover Onl 129 Brzwy, FW	Year Built: 1974 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration						
Building Style: 1S					Ex	X	Ord		Min						
Yr Built 1974	Remodeled 1988				Lg	X	Ord		Small						
Condition: Average															
Room List		Doors		Solid	X		H.C.								
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors												
			Kitchen: Pergo Other: Carpeted Other: Linoleum												
(1) Exterior															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings	X	Drywall										
(2) Windows			(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small												
X	Wood Sash Metal Sash Vinyl Sash		Basement: 1532 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		(8) Basement												
X	Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof			(9) Basement Finish												
X	Gable Hip Flat		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle		Gambrel Mansard Shed												
Chimney:			(10) Floor Support												
			Joists: Unsupported Len: Cntr.Sup:												
			(12) Electric												
			200 Amps Service												
			No./Qual. of Fixtures												
			Ex. X Ord. Min												
			No. of Elec. Outlets												
			Many X Ave. Few												
			(13) Plumbing												
			1 Average Fixture(s)												
			1 3 Fixture Bath												
			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
			(14) Water/Sewer												
			Public Water												
			Public Sewer												
			1 Water Well												
			1 1000 Gal Septic												
			2000 Gal Septic												
			Lump Sum Items:												
Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5 Blt 1974													
(11) Heating System: Forced Air w/ Ducts		Ground Area = 1532 SF Floor Area = 1532 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 1,040															
1 Story Siding Mich Bsmnt. 492															
Total: 204,438 125,085															
Other Additions/Adjustments															
Basement, Outside Entrance, Below Grade 1 2,560 1,536															
Plumbing															
Average Fixture(s)															
2 Fixture Bath 1 1,476 886															
Water/Sewer															
1000 Gal Septic 1 4,864 2,918															
Water Well, 50 Feet 1 2,686 1,612															
Porches															
WCP (1 Story) 144 6,372 3,823															
WCP (1 Story) 164 7,016 4,210															
Deck															
Treated Wood 152 3,455 2,073															
w/Roof (Roof portion) 180 3,082 1,849															
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost 780 30,615 18,369															
Common Wall: 1 Wall 1 -2,686 -1,612															
Door Opener 1 547 328															
Built-Ins															
Appliance Allow. 1 2,766 1,660															
<<<< 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.
MUSSELMAN WENDY & PREHN J	EUBANK WILLIAM & GINA	129,842	09/15/2017	LC	03-ARM'S LENGTH	2017-03775	DEED	100.0
MUSSELMAN WENDY ETAL	MUSSELMAN WENDY	0	12/29/2016	QC	09-FAMILY	2016-04232	DEED	0.0
FORD WILLIAM C III & BARB	MUSSELMAN WENDY ETAL*	0	06/26/2009	WD	20-MULTI PARCEL SALE REF	2009/2457	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 02/15/2019

Owner's Name/Address: EUBANK WILLIAM & GINA
 7931 W JENNINGS RD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 10,000

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

Public Improvements * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value A> GROUP A \$10000 10000 100 10,000
 83 Actual Front Feet, 1.53 Total Acres Total Est. Land Value = 10,000

Tax Description
 . SEC 14 T22N R8W FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4 OF NW 1/4 EXC BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. 1.4188A.

Comments/Influences
 ROW APPROX 80X660

- 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



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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status					
2051 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/01/2006	20060130	Complete					
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 0 TCV/TFA: 0.00								
CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
Taxpayer's Name/Address		Public Improvements		* Factors *				Value					
CONTINENTAL TELEPHONE CO 112 W ELM SYCAMORE IL 60178		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		Topography of Site		COMMERCIAL SITE VALUE 20K				0.09 Acres	20000	100			1,860
. SEC 14 T22N R8W BEG 237.84 FT S OF NW COR SEC 14, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT, TH S 84 DEG 10' W 83.43 FT TH N 50.26 FT TO POB, TH N 84 DEG 10' E 83.43 FT, TH S 50.26 FT TO POB. .0963A.		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		0.09 Total Acres				Total Est. Land Value =					1,860
Comments/Influences		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>		Who When What		2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT				
		TPC 12/27/2017 INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT				
		TPC 06/14/2015 INSPECTED		2022	0	0	0		0				
				2021	0	0	0		0				

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

Desc. of Bldg/Section:
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: C
 Floor Area: 288
 Gross Bldg Area: 288
 Stories Above Grd: 1
 Average Sty Hght : 9
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 12
 Physical %Good: 61
 Func. %Good : 100
 Economic %Good: 100

1982 Year Built
 2006 Remodeled

Overall Bldg Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 288
 Ave. Perimeter
 Has Elevators:

*** Basement Info ***

Area:
 Perimeter:
 Type:
 Heat: Hot Water, Radiant Floor

* Mezzanine Info *

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

* Sprinkler Info *

Area:
 Type:

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

Class: C Quality: Average
 Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 57.21

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.20 100%
 Adjusted Square Foot Cost for Upper Floors = 76.41

Total Floor Area: 288 Base Cost New of Upper Floors = 22,006

Reproduction/Replacement Cost = 22,006
 Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 61 /100/100/100/61.0
 Total Depreciated Cost = 13,424

ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 18,605
 Replacement Cost/Floor Area= 76.41 Est. TCV/Floor Area= 64.60

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

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

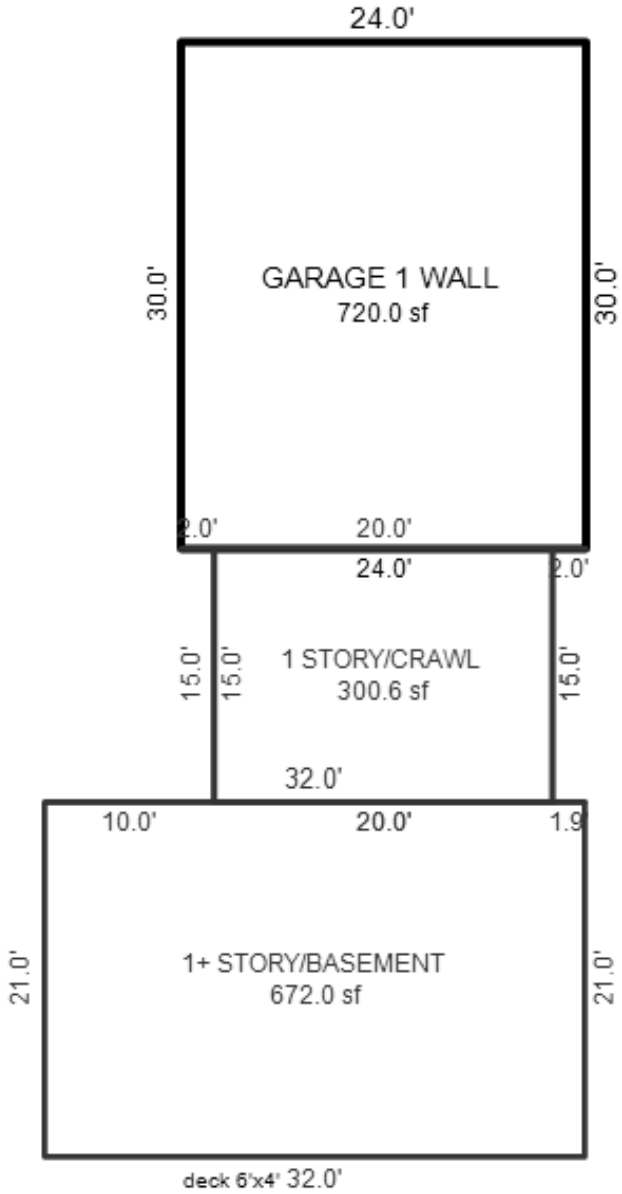
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
KITCHEN BENJAMIN C & HELE	KITCHEN BENJAMIN C & HELE	150,000	10/15/2019	WD	09-FAMILY	PTA	PROPERTY TRANSFER	0.0						
KITCHEN CLYDE R ESTATE	KITCHEN BENJAMIN C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01440	PROPERTY TRANSFER	0.0						
KITCHEN CLYDE R	KITCHEN MICHAEL C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01438	PROPERTY TRANSFER	0.0						
KITCHEN CLYDE R	KITCHEN THOMAS A	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01436	PROPERTY TRANSFER	0.0						
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status				
2689 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST												
Owner's Name/Address		P.R.E. 100% 07/21/1994 Qual. Ag.												
KITCHEN BENJAMIN C & HELEN KITCHEN THOMS ALLEN & LORETTA M 7770 W KELLY RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 243,008 TCV/TFA: 250.01										
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture								
NW1/4 OF THE SW1/4 S14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY 40A M/L SPLIT 3/7/2015 2015-01438 & 2015-01440 SPLIT TO 009-014-012-25, -55, -65 FORMERLY. SEC 14 T22N R8W SW 1/4 EXC E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & EXC W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 140A.		X		Public Improvements		* Factors *								
						Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
						AGRICULTRU 30 - 65 ACRES	36.25 Acres		3900	100				141,375
						AGRICULTRU UNTILLABLE	2.75 Acres		3000	100				8,250
						AGRICULTRU ROW	1.00 Acres		0	100				0
						40.00 Total Acres		Total Est. Land Value =						149,625
Comments/Influences		X		Electric		Land Improvement Cost Estimates								
EXEMPT LAND DIVISION TO -25, -55, -65 EXEMPT SPLIT OF > 40A CHILDS (2) & TRANSFER LOT LINE TO ADJ PIN (2)				Gas		Description		Rate	Size	% Good	Cash Value			
				Curb		Wood Frame		22.00	320	50	3,520			
				Street Lights		Total Estimated Land Improvements True Cash Value =						3,520		
				Standard Utilities										
				Underground Utils.										
				Topography of Site										
				X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				X Rolling		2024	74,800	46,700	121,500			35,765C		
				X Low		2023	66,100	45,900	112,000			34,062C		
				High		2022	62,900	40,300	103,200			32,440C		
				Landscaped		2021	62,000	38,400	100,400			31,404C		
				Swamp										
				Wooded										
				Pond										
				Waterfront										
				Ravine										
				Wetland										
				Flood Plain										
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What								



*** 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	Type Treated Wood	Year Built: 1920 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 45 Floor Area: 972 Total Base New : 167,174 Total Depr Cost: 91,944 Estimated T.C.V: 85,508		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 167,174 Total Depr Cost: 91,944 Estimated T.C.V: 85,508		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1920	Remodeled 1960	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 972 SF Floor Area = 972 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1920			
Condition: Fair		Lg		Ord	X	Small	100 Amps Service			Building Areas		Stories		Exterior		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories		Exterior		Foundation		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1+ Story		Siding		Basement		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story		Siding		Crawl Space		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		X Ave.			1			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
(2) Windows		(7) Excavation		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing		Average Fixture(s)		1		
X	Many Avg. Few	X	Large Avg. Small	Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
(3) Roof		(9) Basement Finish		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic	
X	Asphalt Shingle	(10) Floor Support		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		(14) Water/Sewer		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		Public Water Public Sewer Water Well		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		1000 Gal Septic 2000 Gal Septic		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		Lump Sum Items:		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		Total: 132,250		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		Total: 167,174		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		Total: 91,944		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		
		Total: 85,508		Basement: 672 S.F. Crawl: 300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments		Water/Sewer		1000 Gal Septic		

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



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

Building Type	Farm Utility Buildings			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 154			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	47 x 30 = 1410			
Cost New	\$ 13,198			
Phy./Func./Econ. %Good	50/100/100 50.0			
Depreciated Cost	\$ 6,599			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.660			
% Good	50			
Est. True Cash Value	\$ 4,355			
Comments:	NEAREST HOUSE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4355 / All Cards: 4355				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN MICHAEL C	KITCHEN KODI	1	06/05/2019	QC	09-FAMILY	2019-01751	PROPERTY TRANSFER	0.0
KITCHEN CLYDE R ESTATE	KITCHEN MICHAEL C	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01438	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/24/2015 Qual. Ag.					
	MAP #:					
	2024 Est TCV 194,186					

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
	X		Dirt Road					3900	100		146,250
	X		Gravel Road					2800	100		47,936
	X		Paved Road					0	100		0
	X		Storm Sewer					55.00 Total Acres		Total Est. Land Value =	194,186
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Tax Description
 NE 1/4 OF THE SW 1/4 ND ALSO HE E 15 A OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14T22NR8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN 55A M/L
 3/7/2015 EXEMPT SPLIT 2015-01438 FROM 014-012-00
 Comments/Influences
 3/7/2015 2015-01438 QC EXEMPT SPLIT FROM 09-014-012-00 55A M/L



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	97,100	0	97,100			35,336C
X Rolling	2023	81,900	0	81,900			33,654C
X Low	2022	76,500	0	76,500			32,052C
X High	2021	75,600	0	75,600			31,029C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC	04/30/2021	INSPECTED					
TPC	05/13/2019	INSPECTED					
TPC	05/06/2018	INSPECTED					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN THOMAS A & LORETT	COBB MICHAEL JR & KATE	1	09/25/2015	WD	09-FAMILY	2015-03270	PROPERTY TRANSFER	0.0
KITCHEN CLYDE R ESTATE	KITCHEN THOMAS A	10	03/07/2015	QC	06-COURT JUDGEMENT	2015-01436	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7618 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/21/2017	2017-0469	100%
	P.R.E. 100% 06/16/2016		New House	10/12/2015	2015-0511	100%

Owner's Name/Address	MAP #:	2024 Est TCV 358,762 TCV/TFA: 204.54
COBB MICHAEL JR & KATE 7618 W KELLY RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																								
SEC 14 T22N R8W (2*2015) E 990 FT OF SE 1/4 OF SW 1/4 EXC E 495 FT THOF. 15A. SPLIT/COMBINED ON 05/08/2015 FROM 009-014-012-00;	X		<table border="1"> <thead> <tr> <th colspan="4">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Rate %Adj. Reason</th> </tr> </thead> <tbody> <tr> <td>Residentia 8 - 17</td> <td>@\$3000</td> <td>15.00 Acres</td> <td>3000 100</td> </tr> <tr> <td colspan="3"></td> <td>15.00 Total Acres</td> </tr> <tr> <td colspan="3"></td> <td>Total Est. Land Value =</td> </tr> <tr> <td colspan="3"></td> <td>45,000</td> </tr> </tbody> </table>	* Factors *				Description	Frontage	Depth	Rate %Adj. Reason	Residentia 8 - 17	@\$3000	15.00 Acres	3000 100				15.00 Total Acres				Total Est. Land Value =				45,000
* Factors *																											
Description	Frontage	Depth	Rate %Adj. Reason																								
Residentia 8 - 17	@\$3000	15.00 Acres	3000 100																								
			15.00 Total Acres																								
			Total Est. Land Value =																								
			45,000																								

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> </tr> <tr> <td>OUTDOOR FURNACE</td> <td>2,500.00</td> <td>1 95</td> <td>2,375</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	Residential Local Cost Land Improvements				OUTDOOR FURNACE	2,500.00	1 95	2,375	Total Estimated Land Improvements True Cash Value =			2,375
Description	Rate	Size % Good	Cash Value																
Residential Local Cost Land Improvements																			
OUTDOOR FURNACE	2,500.00	1 95	2,375																
Total Estimated Land Improvements True Cash Value =			2,375																

Topography of Site	X	Level
	X	Rolling Low High Landscaped Swamp

Topography of Site	X	Level
	X	Wooded Pond Waterfront Ravine

Topography of Site	X	Level
	X	Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	22,500	156,900	179,400			134,965C
2023	21,000	155,300	176,300			128,539C
2022	15,000	142,900	157,900			122,419C
2021	15,000	136,100	151,100			118,509C

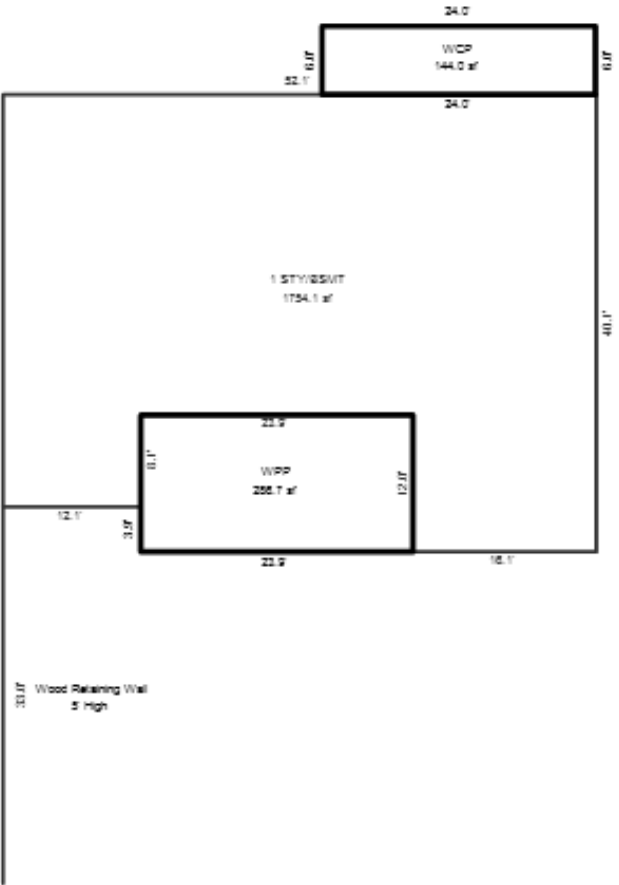
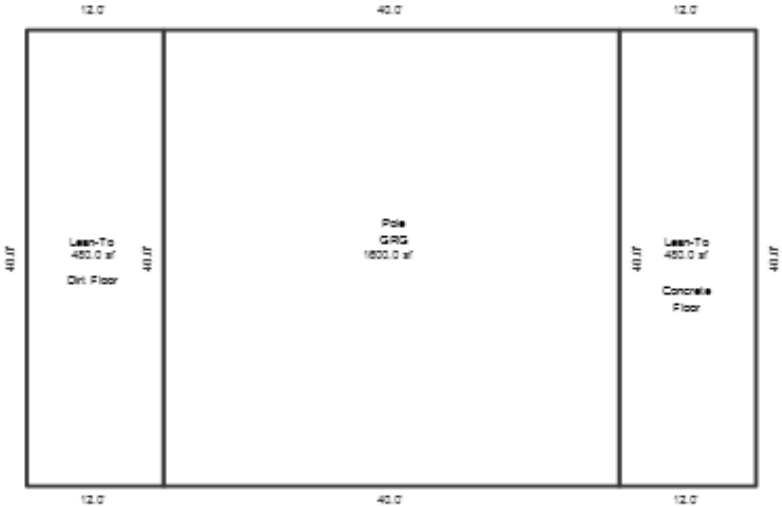
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type						Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		X			X			Class: C +5 Effec. Age: 8 Floor Area: 1,754 Total Base New : 363,902 Total Depr Cost: 334,825 Estimated T.C.V: 311,387			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No./Qual. of Fixtures			Ex. Ord. Min								
Yr Built 2016	Remodeled 0	Ex	Ord	Min	Size of Closets			Lg Ord Small			Doors Solid H.C.			(5) Floors							
Condition: Average					Kitchen: Other: Other:			No. of Elec. Outlets			Many 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				
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms					X			X			X			X			X		
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			No. of Elec. Outlets			Many 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			X		
(2) Windows		Many Avg. Few		Large Avg. Small		Basement: 1754 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			X			
(3) Roof		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Public Water Public Sewer 1 Water Well 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			X		
		Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			311,387			
		Asphalt Shingle																			
		Chimney:																			

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN CLYDE R ESTATE	KITCHEN THOMAS A	10	03/07/2015	QC	06-COURT JUDGEMENT	2014-01436	PROPERTY TRANSFER	0.0

Property Address: W KELLY RD
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 08/24/2015 Qual. Ag.

Owner's Name/Address: KITCHEN THOMAS A
 7770 W KELLY RD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 117,000

2024 Est TCV 117,000

Improved X Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	AGRICULTRU 30 - 65 ACRES	30.00	Acres	3900	100				117,000
Gravel Road		30.00	Total Acres					Total Est. Land Value =	117,000

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

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	58,500	0	58,500			19,272C
2023	52,500	0	52,500			18,355C
2022	50,300	0	50,300			17,481C
2021	49,500	0	49,500			16,923C

*** 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 KELLY RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/21/1994				
Owner's Name/Address	MAP #:					
KITCHEN THOMAS 7770 W KELLEY ROAD LAKE CITY MI 49651	2024 Est TCV 30,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 14 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.				Residentia PARTOF>20@	\$3000	10.00	Acres	3000	100		30,000
				10.00 Total Acres			Total Est. Land Value =				30,000

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	0	15,000			7,554C
2023	13,000	0	13,000			7,195C
2022	9,000	0	9,000			6,853C
2021	9,000	0	9,000			6,635C

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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			
7770 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		FOUNDATION		10/22/2020	2020-0622	100%			
Owner's Name/Address		P.R.E. 100% 07/21/1994									
KITCHEN THOMAS 7770 W KELLY ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 202,270 TCV/TFA: 148.29							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 14 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 10A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		Gravel Road		Residentia 8 - 17	@\$3000	10.00	Acres	3000 100	30,000		
		Paved Road		10.00 Total Acres Total Est. Land Value = 30,000							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	28.72	80	50	1,149			
		Sewer		Total Estimated Land Improvements True Cash Value = 1,149							
		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									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		JWV	04/14/2021	INSPECTED	2024	15,000	86,100	101,100			73,687C
		JWV	10/22/2020	INSPECTED	2023	14,000	83,500	97,500			70,179C
		TPC	04/01/2019	INSPECTED	2022	10,000	76,700	86,700			66,838C
					2021	10,000	70,100	80,100			64,703C

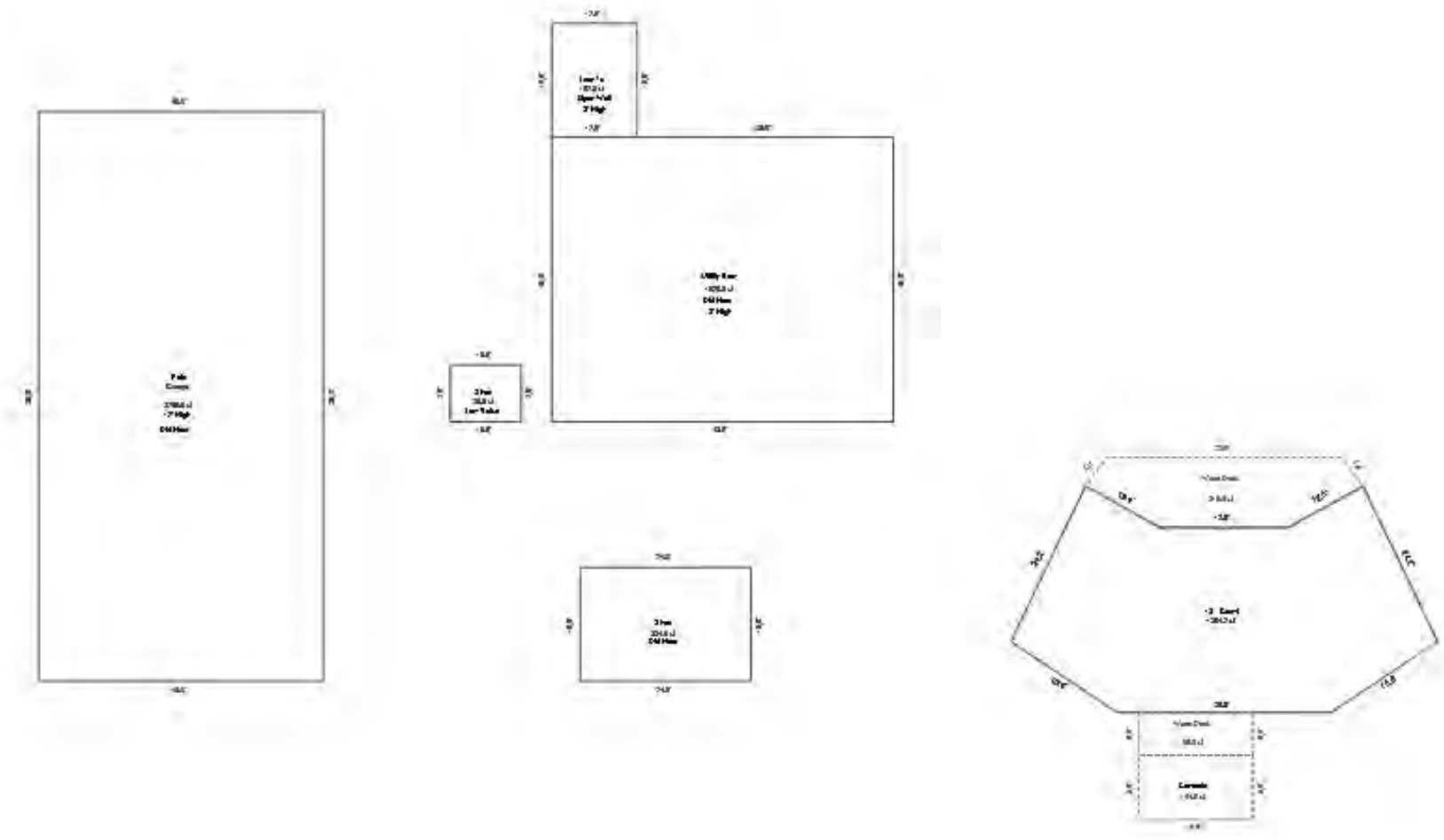


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*** Information herein deemed reliable but not guaranteed***

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 310	Type Treated Wood Treated Wood	Year Built: 2016 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: 3200 % Good: 0 Storage Area: 0 No Conc. Floor: 3200																	
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																						
	Building Style: 1S		Trim & Decoration		Ex	X	Ord		Central Air Wood Furnace																						
	Yr Built 1987	Remodeled 0					Min		(12) Electric																						
	Condition: Average		Size of Closets						100 Amps Service																						
	Room List	Doors					X	H.C.	No./Qual. of Fixtures																						
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors						Ex. X Ord. Min																						
	(1) Exterior		Kitchen: Other: Other:						No. of Elec. Outlets																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings						Many X Ave. Few																						
	(2) Windows		(7) Excavation						(13) Plumbing																						
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1364 S.F. Slab: 0 S.F. Height to Joists: 0.0						1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement						(14) Water/Sewer																						
	(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish						Lump Sum Items:																						
X	Asphalt Shingle		(10) Floor Support																												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1364 SF Floor Area = 1364 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,364</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>154,190</td> <td>107,934</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,364			Total:				154,190	107,934	E.C.F. X 0.930		Class: CD Effec. Age: 30 Floor Area: 1,364 Total Base New : 262,857 Total Depr Cost: 184,001 Estimated T.C.V: 171,121	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	1,364																												
Total:				154,190	107,934																										
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, 100 Feet 1 5,640 3,948 Deck Treated Wood 310 5,397 3,778 Treated Wood 96 2,443 1,710 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 384 11,244 7,871 No Concrete Floor 384 -2,346 -1,642 Class: D Exterior: Pole (Unfinished) Base Cost 3200 61,088 42,762 No Concrete Floor 3200 -17,824 -12,477 Class: CD Exterior: Pole (Unfinished) Base Cost 2112 45,619 31,933 No Concrete Floor 2112 -12,904 -9,033 Built-Ins Appliance Allow. 1 1,934 1,354																															
<<<<< 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.
DUTCHMAN PROPERTIES LLC	NORTHERN PIES NURSERY INC	0	04/16/2012	OTH	33-TO BE DETERMINED	2012-01612 & 0	PROPERTY TRANSFER	0.0
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
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S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994 Qual. Ag.					

Owner's Name/Address	MAP #:
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DUTCHMAN PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663	2024 Est TCV 274,000
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

X	Dirt Road	AGRICULTRU 66 - 120 Acres	48.00	Acres	3900	100				187,200
	Gravel Road	AGRICULTRU SURPLUS 2800/	31.00	Acres	2800	100				86,800
	Paved Road	AGRICULTRU ROW	1.00	Acres	0	100				0
	Storm Sewer		80.00	Total Acres			Total Est. Land Value =			274,000

Tax Description	Comments/Influences
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. SEC 14 T22N R8W N 1/2 OF SE 1/4. 80 A.	
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X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	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	137,000	0	137,000			37,397C
2023	113,500	0	113,500			35,617C
2022	105,200	0	105,200			33,921C
2021	104,000	0	104,000			32,838C



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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.
DUTCHMAN PROPERTIES LLC	PEARSON JOHN L & MARIA J	1	10/31/2016	QC	09-FAMILY	2016-03809	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994 Qual. Ag.					
PEARSON JOHN L & MARIA J 10919 WEST KELLY RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 142,800					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 14 T22N R8W SW 1/4 OF SE 1/4. 40 A.	X			AGRICULTRU 30 - 65 ACRES	28.00	Acres	3900	100		109,200
Comments/Influences	X			AGRICULTRU SURPLUS 2800/	12.00	Acres	2800	100		33,600
				40.00 Total Acres			Total Est. Land Value =			142,800

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

Topography of Site	* Factors *						
	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X Level							
Rolling							
X Low							
High							
Landscaped							
X Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	71,400	0	71,400			31,958C
2023	38,000	0	38,000			30,437C
2022	37,000	0	37,000			28,988C
2021	36,000	0	36,000			28,062C


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTERS CHARLES J & KATHE	DUTCHMAN PROPERTIES LLC	62,000	01/20/2006	LC	03-ARM'S LENGTH	06-0/196	DEED	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% 01/12/2006 Qual. Ag.					
Owner's Name/Address	MAP #:					
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD Manton MI 49663	2024 Est TCV 64,800					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 14 T22N R8W W 1/2 OF SE 1/4 OF SE 1/4. 20 A.	X			Dirt Road						
				Gravel Road						
Comments/Influences	X			Paved Road						
				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
	X			Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						
				* Factors *						
				AGRICULTRU 8 - 17 Acres	8.00 Acres		3900	100		31,200
				AGRICULTRU SURPLUS 2800/	12.00 Acres		2800	100		33,600
				20.00 Total Acres			Total Est. Land Value =			64,800

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	32,400	0	32,400			11,741C
X Rolling	2023	25,400	0	25,400			11,182C
Low	2022	19,300	0	19,300			10,650C
High	2021	18,800	0	18,800			10,310C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Lake Township Planning Dept File # 009-014-015-00

Acted 5/2021

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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.				
ARLENE PROPERTIES LLC	HUNT THOMAS W	0	09/15/2010	WD	31-SPLIT IMPROVED	2010-4261WD &	PROPERTY TRANSFER	0.0				
PEER JOHN W & PITZ AMY L	HOUSEHOLD FINANCE CORP	50,778	12/19/2009	SD	21-NOT USED/OTHER	2008/3292	DEED	100.0				
HOUSEHOLD FINANCE CORP	ARLENE PROPERTIES LLC	24,000	12/09/2009	OTH	21-NOT USED/OTHER	2010/35	DEED	100.0				
PEER JOHN W & AMY L (DIVO	PEER JOHN W & PITZ AMY (T	0	05/30/2008	QC	21-NOT USED/OTHER	2008/2449	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status		
S GREEN RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ARLENE PROPERTIES LLC 9689 W WALKER ROAD MANTON MI 49663		2024 Est TCV 14,005										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250FT OF S170FT THEREOF SEC 14 T22N R8W 4.0243		Public Improvements		* Factors *								
SPLIT ON 12/23/2010 INTO 009-014-017-90; SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4. 5A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
HISOTRY-SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC E 250 FT OF S 170 FT THOF. 4.0243A. 2010 PARCEL 009-014-017-00 SPLIT ON 12/23/2010		Gravel Road		AGRICULTRU 3	-7 Acres		3.59 Acres		3900	100		14,005
Comments/Influences		Paved Road		AGRICULTRU ROW			0.43 Acres		0	100		0
Topography of Site		Storm Sewer		4.02 Total Acres				Total Est. Land Value =		14,005		
X		Sidewalk										
X		Water Sewer										
X		Electric										
X		Gas										
X		Curb										
X		Street Lights										
X		Standard Utilities										
X		Underground Utils.										
X		Level										
X		Rolling										
X		Low										
X		High										
X		Landscaped										
X		Swamp										
X		Wooded										
X		Pond										
X		Waterfront										
X		Ravine										
X		Wetland										
X		Flood Plain										
X		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X		When		2024	7,000	0	7,000			4,229C		
X		What		2023	6,300	0	6,300			4,028C		
X		TPC 04/30/2021 INSPECTED		2022	4,100	0	4,100			3,837C		
X		TPC 12/27/2017 INSPECTED		2021	4,000	0	4,000			3,715C		
X		TPC 05/08/2017 INSPECTED										



009-014-017-00 completed
 LAYER REQUEST;
 4-017-00;
 -017-90;

 06-79
 CE.
 WEST 690 FT.
 THEREOF, OF THE
 OUTH OF HWY. M-55
 FT. THEREOF. SEC
 OR -
 06-70
 XES.
 EAST 300 FT. OF
 SW X OF THE NE X

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER ASHLEE	PIOTROWSKI MARK	106,000	11/05/2019	WD	03-ARM'S LENGTH	2019-03593	PROPERTY TRANSFER	100.0
HUNT THOMAS W & ANN M	MILLER ASHLEE	92,400	12/28/2018	WD	03-ARM'S LENGTH	2019-00035	PROPERTY TRANSFER	100.0
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	12/20/2016	QC	18-LIFE ESTATE	2016-04185	PROPERTY TRANSFER	0.0
HUNT THOMAS W & ANN M	HUNT THOMAS W & ANN M	0	11/29/2016	QC	09-FAMILY	2016-03899	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2980 S GREEN RD						
School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 100% 11/05/2019						
Owner's Name/Address	MAP #:					
PIOTROWSKI MARK 2980 S GREEN RD LAKE CITY MI 49651	2024 Est TCV 105,228 TCV/TFA: 121.93					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	250.00	170.00	0.9457	0.8074	90	100	17,181
			250 Actual Front Feet, 0.98 Total Acres Total Est. Land Value =							17,181

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
E 250FT OF S 170FT OF SE /14 OF SE 1/4 SEC 14 T22N R8W SPLIT ON 12/23/2010 FROM 009-014-017-00; FROM SEC 14 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A. HISTORY-SEC 14 T22N R8W E 250 FT OF S 170 FT OF SE 1/4 OF SE 1/4. .9757A. 2010 Split of 009-014-017-00 on 12/23/2010	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residential Local Cost Land Improvements	Rate	Size % Good	Cash Value				
			LAND IMPROVE 1000	1,000.00	1 95	950				
			Total Estimated Land Improvements True Cash Value =							950

Comments/Influences	Topography of Site
20809635 \$89,900 2008	



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

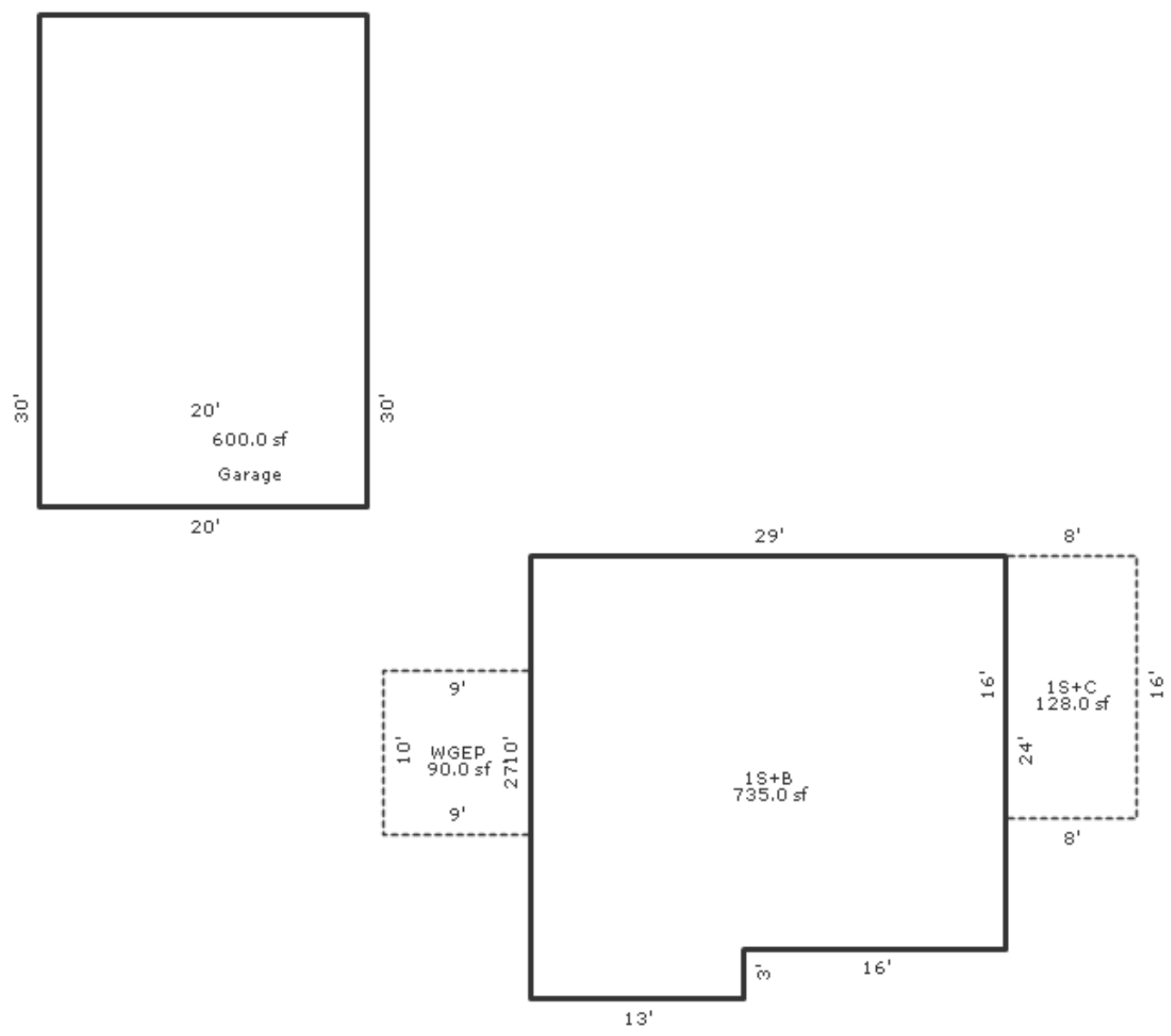
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,600	44,000	52,600			45,037C
2023	6,700	42,600	49,300			42,893C
2022	6,300	38,900	45,200			40,851C
2021	5,000	35,700	40,700			39,546C

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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 90	Type WGEP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 600 % Good: 25 Storage Area: 0 No Conc. Floor: 600																														
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		60 Amps Service		No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		(14) Water/Sewer																											
Building Style: 1S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			Ex		Ord	X	Min	Size of Closets		Lg	Ord	X	Small	Doors		Solid	X	H.C.																							
Yr Built 1921	Remodeled 2011	Condition: Average		Room List		(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 735 S.F. Crawl: 128 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																								
Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows		Many Avg. Few	X	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: Brick																											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 863 SF Floor Area = 863 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 Mich Bsmnt. 735		1 Story Siding Crawl Space 128		Total: 111,024		76,727		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,230 799		Water/Sewer		1000 Gal Septic 1 4,550 2,957		Water Well, 50 Feet 1 2,585 1,680		Porches		WGEP (1 Story) 90 8,248 5,361		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost 600 15,276 3,819 *		No Concrete Floor 600 -3,666 -917		Built-Ins		Appliance Allow. 1 1,934 1,257		Totals: 141,181 87,121	
Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		81,023																																										

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



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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 140			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	30 x 40 = 1200			
Cost New	\$ 37,320			
Phy./Func./Econ. %Good	35/50/100 17.5			
Depreciated Cost	\$ 6,531			
+ 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	\$ 6,074			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 6074 / All Cards: 6074				

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

2830 S GREEN RD School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 07/21/1994

Owner's Name/Address MAP #:

HILL STACEY R 2024 Est TCV 169,615 TCV/TFA: 117.79

2830 S GREEN 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
A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								29,700

Tax Description Land Improvement Cost Estimates

. SEC 14 T22N R8W S 1/2 OF NE 1/4 OF SE Description Rate Size % Good Cash Value

1/4 OF SE 1/4. 5 A. D/W/P: Asphalt Paving 2.89 1800 0 0

Comments/Influences Sewer Fencing: Wire Mesh, #11 3.21 400 0 0



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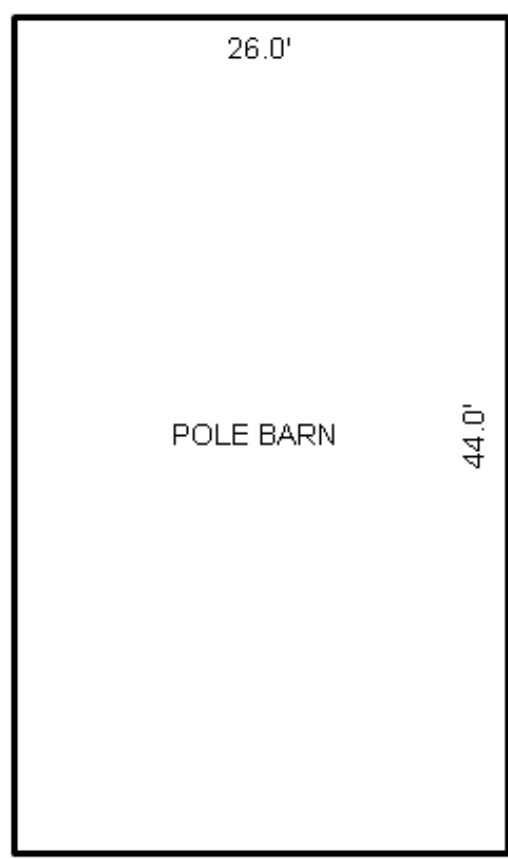
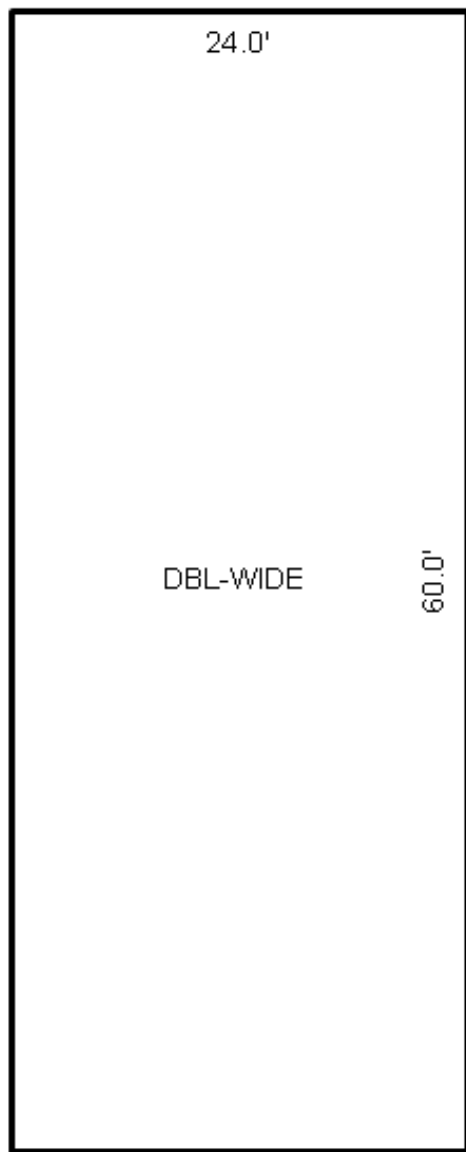
- Topography of Site
- X Level
- Rolling
- X Low
- High
- Landscaped
- Swamp
- Wooded
- X Pond
- Waterfront
- Ravine
- X Wetland
- Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,900	69,900	84,800			33,259C
2023	11,600	62,900	74,500			31,676C
2022	8,300	54,200	62,500			30,168C
2021	6,600	51,200	57,800			29,205C

*** 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: 1976 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1144 % 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: 25 Floor Area: 1,440 Total Base New : 199,165 Total Depr Cost: 149,371 Estimated T.C.V: 138,915																																																																																											
Building Style: BOCA/STATE			Drywall Paneled		Plaster Wood T&G			E.C.F. X 0.930																																																																																											
Yr Built 1992		Remodeled 0			Ex	X	Ord		Min																																																																																										
Condition: Average		Size of Closets			Lg	X	Ord		Small																																																																																										
Room List		Doors		Solid	X	H.C.																																																																																													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric																																																																																															
(1) Exterior			Kitchen: Other: Other:		0 Amps Service																																																																																														
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																																																																																															
X	Insulation			X	Ex.		Ord.		Min																																																																																										
(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																															
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few																																																																																										
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1440 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																																																																																															
		(8) Basement		1	Average Fixture(s)																																																																																														
				1	3 Fixture Bath																																																																																														
				1	2 Fixture Bath																																																																																														
					Softener, Auto																																																																																														
					Softener, Manual																																																																																														
					Solar Water Heat																																																																																														
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					Ceramic Tub Alcove																																																																																														
					Vent Fan																																																																																														
		(9) Basement Finish		(14) Water/Sewer																																																																																															
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water																																																																																														
X	Gambrel Mansard Shed			1	Public Sewer																																																																																														
X	Asphalt Shingle			1	Water Well																																																																																														
		(10) Floor Support		1	1000 Gal Septic																																																																																														
				1	2000 Gal Septic																																																																																														
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																																																																																															
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1992 (11) Heating System: Forced Air w/ Ducts Ground Area = 1440 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,440</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>161,560</td> <td>121,169</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1,230</td> <td>922</td> </tr> <tr> <td>1</td> <td>2 Fixture Bath</td> <td>2,596</td> <td>1,947</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td>4,550</td> <td>3,412</td> </tr> <tr> <td>1</td> <td>Water Well, 50 Feet</td> <td>2,585</td> <td>1,939</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td>1</td> <td>Appliance Allow.</td> <td>1,934</td> <td>1,450</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td colspan="4">Base Cost</td> </tr> <tr> <td colspan="4">1144</td> </tr> <tr> <td colspan="4">24,710</td> </tr> <tr> <td colspan="4">18,532</td> </tr> <tr> <td colspan="4">Totals:</td> </tr> <tr> <td colspan="4">199,165</td> </tr> <tr> <td colspan="4">149,371</td> </tr> </tbody> </table> Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 138,915														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,440			Total:				161,560	121,169	Average Fixture(s)		Cost		1	Average Fixture(s)	1,230	922	1	2 Fixture Bath	2,596	1,947	Water/Sewer				1	1000 Gal Septic	4,550	3,412	1	Water Well, 50 Feet	2,585	1,939	Built-Ins				1	Appliance Allow.	1,934	1,450	Garages				Class: CD Exterior: Pole (Unfinished)				Base Cost				1144				24,710				18,532				Totals:				199,165				149,371			
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
2800 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/21/1994									
PEDLAR JACK W 2800 S GREEN ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 177,106 TCV/TFA: 105.42							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 14 T22N R8W N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4. 5 A.		Public Improvements		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		A 200' @ 90/FF	330.00	662.00	0.8823	1.1342	90	100	29,722
		X		330 Actual Front Feet, 5.01 Total Acres			Total Est. Land Value =		29,722		
		X		Land Improvement Cost Estimates							
		X		Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: 3.5 Concrete	6.16	1122	0	0			
		X		Wood Frame	24.89	120	94	2,808			
		X		Residential Local Cost Land Improvements							
		X		Description	Rate	Size	% Good	Cash Value			
		X		LAND IMPROVE 1000	1,000.00	2	95	1,900			
		X		Total Estimated Land Improvements True Cash Value =			4,708				
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	14,900	73,700	88,600			59,575C
		TPC 12/27/2017	INSPECTED		2023	11,600	71,300	82,900			56,739C
		TPC 11/20/2013	INSPECTED		2022	8,300	65,600	73,900			54,038C
		TPC 01/27/2012	INSPECTED		2021	6,600	64,600	71,200			52,312C

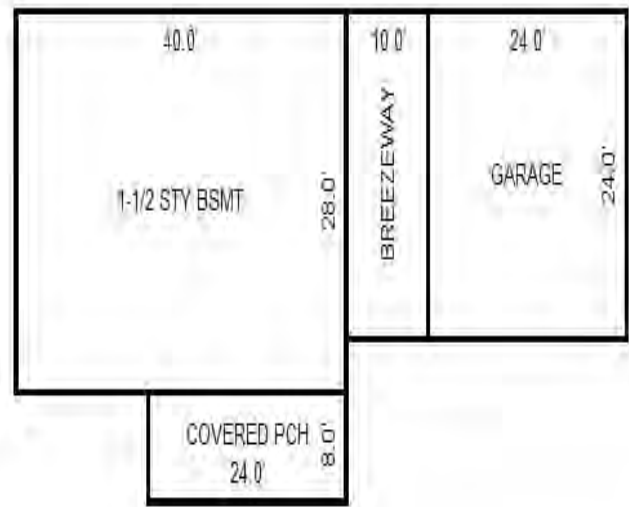


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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 192 240	Type WCP (1 Story) Brzwy, FW	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: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		(4) Interior		Class: CD Effec. Age: 35 Floor Area: 1,680 Total Base New : 236,027 Total Depr Cost: 153,415 Estimated T.C.V: 142,676		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Trim & Decoration		Ex		X	Ord	Min	No./Qual. of Fixtures		Cls CD		Blt 1976		
Yr Built 1976	Remodeled 0	Size of Closets		Lg	X	Ord	Small	Central Air Wood Furnace		Total Base New : 236,027 Total Depr Cost: 153,415 Estimated T.C.V: 142,676		E.C.F. X 0.930			
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls CD		Blt 1976		
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings		Kitchen: Other: Other:		(12) Electric		Ground Area = 1120 SF		Floor Area = 1680 SF.			
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		X		Drywall	No. of Elec. Outlets		200 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		
(2) Windows		Many Avg. Few		X	Large Avg. Small	(7) Excavation		Many		X	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1120 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		(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		1.5 Story Siding Basement 1,120		Total: 184,590 119,983	
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(14) Water/Sewer		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,230 799	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support		Lump Sum Items:		Notes:		Water/Sewer		1000 Gal Septic 1 4,550 2,957		Water Well, 50 Feet 1 2,585 1,680	
								ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		Porches		WCP (1 Story) 192 7,023 4,565		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		Breezeways	
										Frame Wall 240 14,388 9,352		Totals: 236,027 153,415			

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Sketched by Apex IYTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL STACEY R	MISSAUKEE COUNTY TREASURE	0	02/26/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2870 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HILL STACEY R 2830 S GREEN RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 70,985 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 14 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 2.5A.	X		Dirt Road	165.00	660.00	1.0493	1.1334	90	100	17,660
			Gravel Road	165 Actual Front Feet, 2.50 Total Acres						
Comments/Influences			* Factors *							

FORMERLY STACY HILL REPAIR SHOP



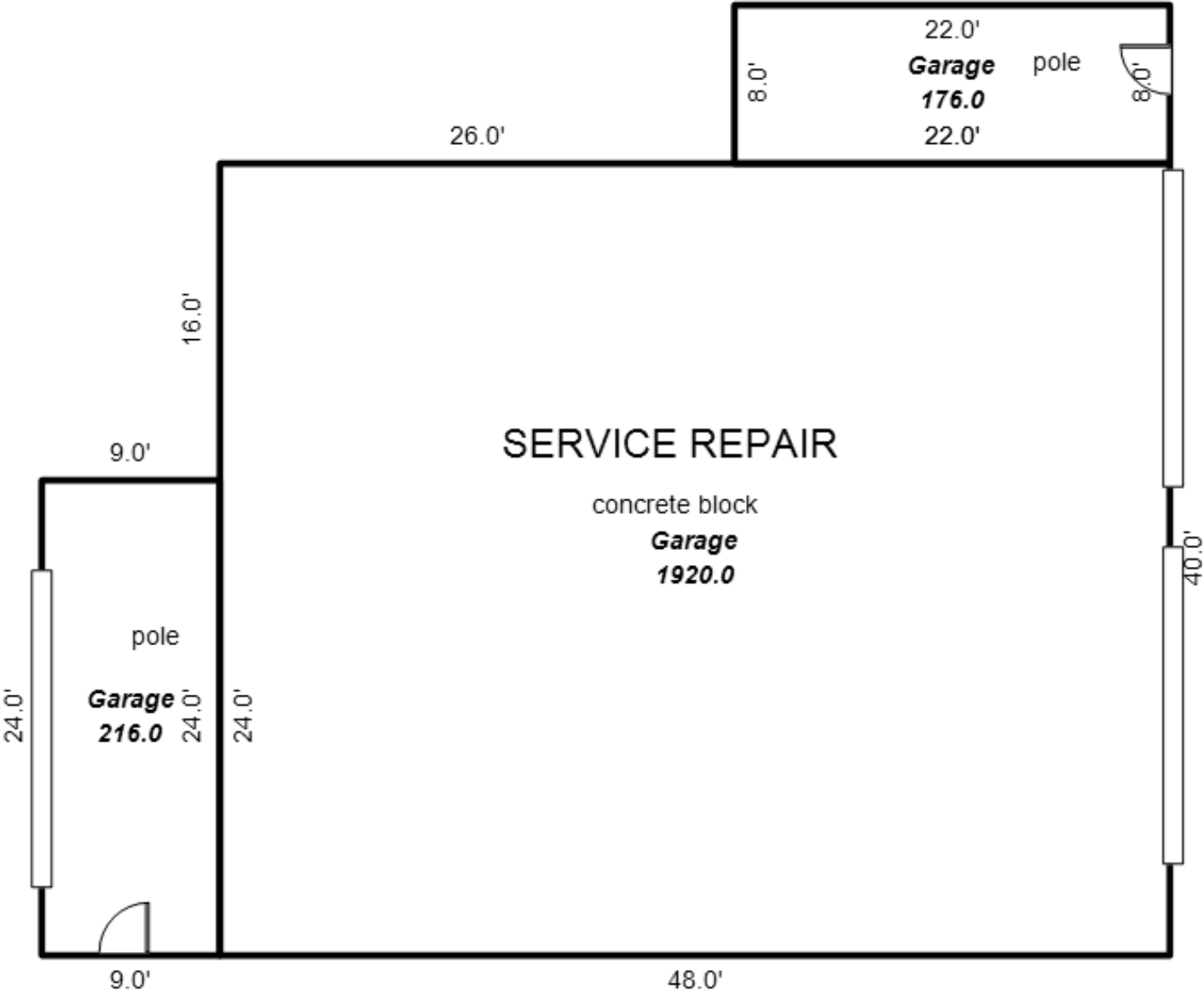
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,800	26,700	35,500			27,598C
			2023	6,900	25,800	32,700			26,284C
			2022	4,100	23,800	27,900			25,033C
			2021	3,300	21,700	25,000			24,234C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 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: 1920 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0 Front Overhang	0 Other Overhang	Trim & Decoration	Ex	Ord	Min
	Mobile Home																0	0	Wood Frame	Drywall Paneled	Plaster Wood T&G	Ex	Ord	Min
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 30 Floor Area: 0 Total Base New : 81,914 Total Depr Cost: 57,339 Estimated T.C.V: 53,325		E.C.F. X 0.930		Bsmnt Garage:		Carport Area: Roof:			
Duplex		Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace									
A-Frame		Size of Closets		Central Air Wood Furnace			(12) Electric									
Wood Frame		Lg		No./Qual. of Fixtures			0 Amps Service									
Building Style: GRG		Ord		Ex.			No. of Elec. Outlets									
Yr Built 1981		Small		Many			(13) Plumbing									
Remodeled 0		H.C.		Average Fixture(s)			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Condition: Average		Doors		3 Fixture Bath			Plumbing									
Room List		Solid		2 Fixture Bath			Garages									
Basement		H.C.		Softener, Auto			Class: C Exterior: Block Foundation: 42 Inch (Unfinished)									
1st Floor		H.C.		Softener, Manual			Base Cost									
2nd Floor		H.C.		Solar Water Heat			1920									
Bedrooms		H.C.		No Plumbing			176									
(1) Exterior		H.C.		Extra Toilet			216									
Wood/Shingle		H.C.		Extra Sink			8,139									
Aluminum/Vinyl		H.C.		Separate Shower			57,339									
Brick		H.C.		Ceramic Tile Floor			Totals:									
Insulation		H.C.		Ceramic Tile Wains			81,914									
(2) Windows		H.C.		Ceramic Tub Alcove			53,325									
Many		H.C.		Vent Fan			Notes:									
Avg.		H.C.		(14) Water/Sewer			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:									
Few		H.C.		Public Water												
Large		H.C.		Public Sewer												
Avg.		H.C.		Water Well												
Small		H.C.		1000 Gal Septic												
Wood Sash		H.C.		2000 Gal Septic												
Metal Sash		H.C.		Lump Sum Items:												
Vinyl Sash		H.C.														
Double Hung		H.C.														
Horiz. Slide		H.C.														
Casement		H.C.														
Double Glass		H.C.														
Patio Doors		H.C.														
Storms & Screens		H.C.														
(3) Roof		H.C.														
Gable		H.C.														
Hip		H.C.														
Flat		H.C.														
Asphalt Shingle		H.C.														
Chimney:		H.C.														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
MCVICAR-BRIGGS BONNIE	MCVICAR MATTHEW	1	07/31/2023	QC	09-FAMILY	2023-02048	DEED	0.0			
MCVICAR MICHELLE	MCVICAR MATTHEW	1	01/21/2016	QC	09-FAMILY	2016-00202	DEED	0.0			
MC VICAR MARK	MCVICAR MICHELLE & BRIGGS	1	09/05/2014	QC	21-NOT USED/OTHER	2014-03029	PROPERTY TRANSFER	0.0			
BAKER JANICE KAE (WIFE OF	MC VICAR MARK (MM)	0	12/12/2008	QC	21-NOT USED/OTHER	2009/3543	DEED	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
2882 S GREEN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
MCVICAR MATTHEW 2882 S GREEN RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 49,596 TCV/TFA: 0.00									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	165.00	660.00	1.0493	1.1334	90	100	17,660
		Paved Road		165 Actual Front Feet, 2.50 Total Acres Total Est. Land Value = 17,660							
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		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	8,800	16,000	24,800		17,721C	
		TPC 04/30/2021 INSPECTED			2023	6,900	15,400	22,300		16,878C	
		TPC 05/13/2019 INSPECTED			2022	4,100	14,200	18,300		16,075C	
		TPC 12/27/2017 INSPECTED			2021	3,300	13,000	16,300		15,562C	

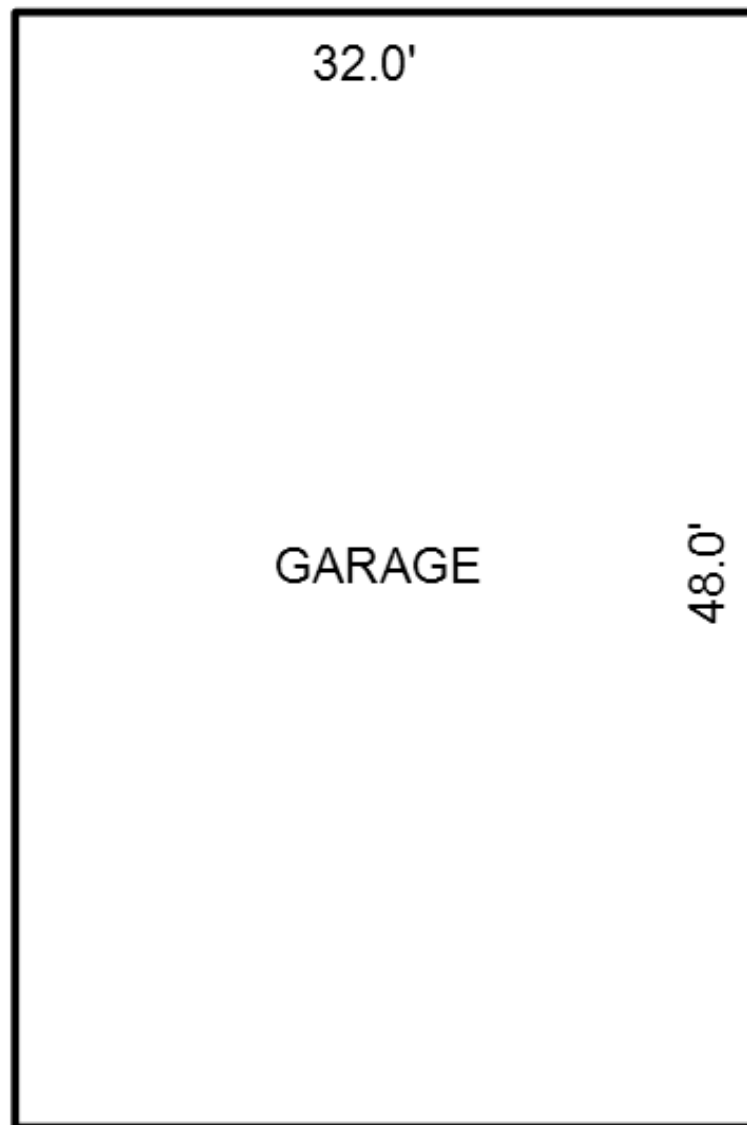


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2090 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang	0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 45,786 Total Depr Cost: 34,340 Estimated T.C.V: 31,936
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 0	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Plumbing	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		3 Fixture Bath		Garages		3 Fixture Bath	
Yr Built 0		Remodeled 0		Kitchen: Other: Other:			2 Fixture Bath		Public Sewer		Class: C Exterior: Pole (Unfinished)		Base Cost		2090 50,432 37,824	
Condition: Average		Lg Ord Small			No. of Elec. Outlets			Softener, Auto		Notes:		Base Cost		2090 50,432 37,824		
Room List		Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			Softener, Manual		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		Base Cost		2090 50,432 37,824		
Basement		(5) Floors			No. of Elec. Outlets			Solar Water Heat		Totals:		Base Cost		2090 50,432 37,824		
1st Floor		Kitchen: Other: Other:			Many Ave. Few			No Plumbing		Totals:		Base Cost		2090 50,432 37,824		
2nd Floor		(6) Ceilings			(13) Plumbing			Extra Toilet		Totals:		Base Cost		2090 50,432 37,824		
Bedrooms		Kitchen: Other: Other:			Average Fixture(s)			Extra Sink		Totals:		Base Cost		2090 50,432 37,824		
(1) Exterior		(7) Excavation			3 Fixture Bath			Separate Shower		Totals:		Base Cost		2090 50,432 37,824		
Wood/Shingle		Basement: 0 S.F.			2 Fixture Bath			Ceramic Tile Floor		Totals:		Base Cost		2090 50,432 37,824		
Aluminum/Vinyl		Crawl: 0 S.F.			Softener, Auto			Ceramic Tile Wains		Totals:		Base Cost		2090 50,432 37,824		
Brick		Slab: 0 S.F.			Softener, Manual			Ceramic Tub Alcove		Totals:		Base Cost		2090 50,432 37,824		
Insulation		Height to Joists: 0.0			Solar Water Heat			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
(2) Windows		(8) Basement			No Plumbing			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Large Avg. Small		(9) Basement Finish			Extra Sink			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Wood Sash		Recreation SF			Separate Shower			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Metal Sash		Living SF			Ceramic Tile Floor			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Vinyl Sash		Walkout Doors (B)			Ceramic Tile Wains			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Double Hung		No Floor SF			Ceramic Tub Alcove			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Horiz. Slide		Walkout Doors (A)			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Casement		(10) Floor Support			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Double Glass		Joists: Unsupported Len: Cntr.Sup:			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Patio Doors		Lump Sum Items:			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Storms & Screens		Public Water			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
(3) Roof		Public Sewer			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Gable		Water Well			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Hip		1000 Gal Septic			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Flat		2000 Gal Septic			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Asphalt Shingle		Lump Sum Items:			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		
Chimney:		Public Water			Vent Fan			Vent Fan		Totals:		Base Cost		2090 50,432 37,824		

*** 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 DEBRA	BORSUM DEBRA & BORSUM EMI	0	04/21/2021	QC	09-FAMILY	2021-02011 & -	PROPERTY TRANSFER	0.0						
BORSUM DENNIS M	BORSUM DEBRA	0	07/23/2019	QC	09-FAMILY	2019-02261	DEED	0.0						
BORSUM DENNIS M	BORSUM DEBRA	0	07/07/2019	AFF	07-DEATH CERTIFICATE	2019-02260	DEED	0.0						
BORSUM ERVIN & BETTY J TR	BORSUM DENNIS M & DEBRA	0	10/28/2010	QC	09-FAMILY	2010-4859QC	PROPERTY TRANSFER	0.0						
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status				
DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 08/01/1994 Qual. Ag.										
Owner's Name/Address		MAP #:		2024 Est TCV 37,883										
BORSUM DEBRA & BORSUM EMILY 2540 S DICKERSON RD LAKE CITY MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture									
Tax Description		Public Improvements			* Factors *									
SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 EXC BEG 700 FT W OF SE COR TH N295FT, W 295FT, S 295FT, E295FT TO POB. 13.022A. SPLIT ON 5/28/2020 PART TO FORMERLY . SEC 15 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 & S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4 15A.		X			Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					Dirt Road		2800/	8.00	Acres	2800	100			22,406
					Gravel Road		2900	5.00	Acres	2900	100			14,500
					Paved Road		13.00 Total Acres		Total Est. Land Value =				36,906	
					Storm Sewer									
					Sidewalk									
					Water									
					Sewer									
					Electric									
					Gas									
					Curb									
					Street Lights									
					Standard Utilities									
					Underground Utilis.									
Comments/Influences		Topography of Site												
Split/Comb. on 05/08/2020 completed 05/08/2020		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	18,500	400	18,900			5,361C						
		2023	12,400	400	12,800			5,106C						
		2022	12,500	400	12,900			4,863C						
		2021	12,200	400	12,600			4,708C						
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What										
		TPC 05/13/2019	INSPECTED											
		TPC 05/06/2018	INSPECTED											
		TPC 12/27/2017	INSPECTED											



5-002-00;
-002-90;

*** 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 DENNIS M	BORSUM DEBRA	0	07/23/2019	QC	09-FAMILY	2019-02261	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2540 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/27/2007	20070592	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 282,206 TCV/TFA: 352.76
BORSUM DEBRA 2540 S DICKERSON ROAD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 15 T22N R8W (9*TRACT*2020) NE 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 OF SE 1/4. 60A.	X		Dirt Road			
			Gravel Road			
Comments/Influences	X		Paved Road			
			Storm Sewer			
ADD OLD BARN FOR 2009.	X		Sidewalk			
			Water			
			Sewer			
			Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 4in Ren. Conc.		6.61	144	94	895
Total Estimated Land Improvements True Cash Value =					895

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	90,000	51,100	141,100			67,059C
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded	2023	72,000	49,500	121,500			63,866C
	Pond							
	Waterfront							
	Ravine							
X	Wetland	2022	54,000	45,500	99,500			60,825C
	Flood Plain							
		2021	54,000	41,600	95,600			58,882C



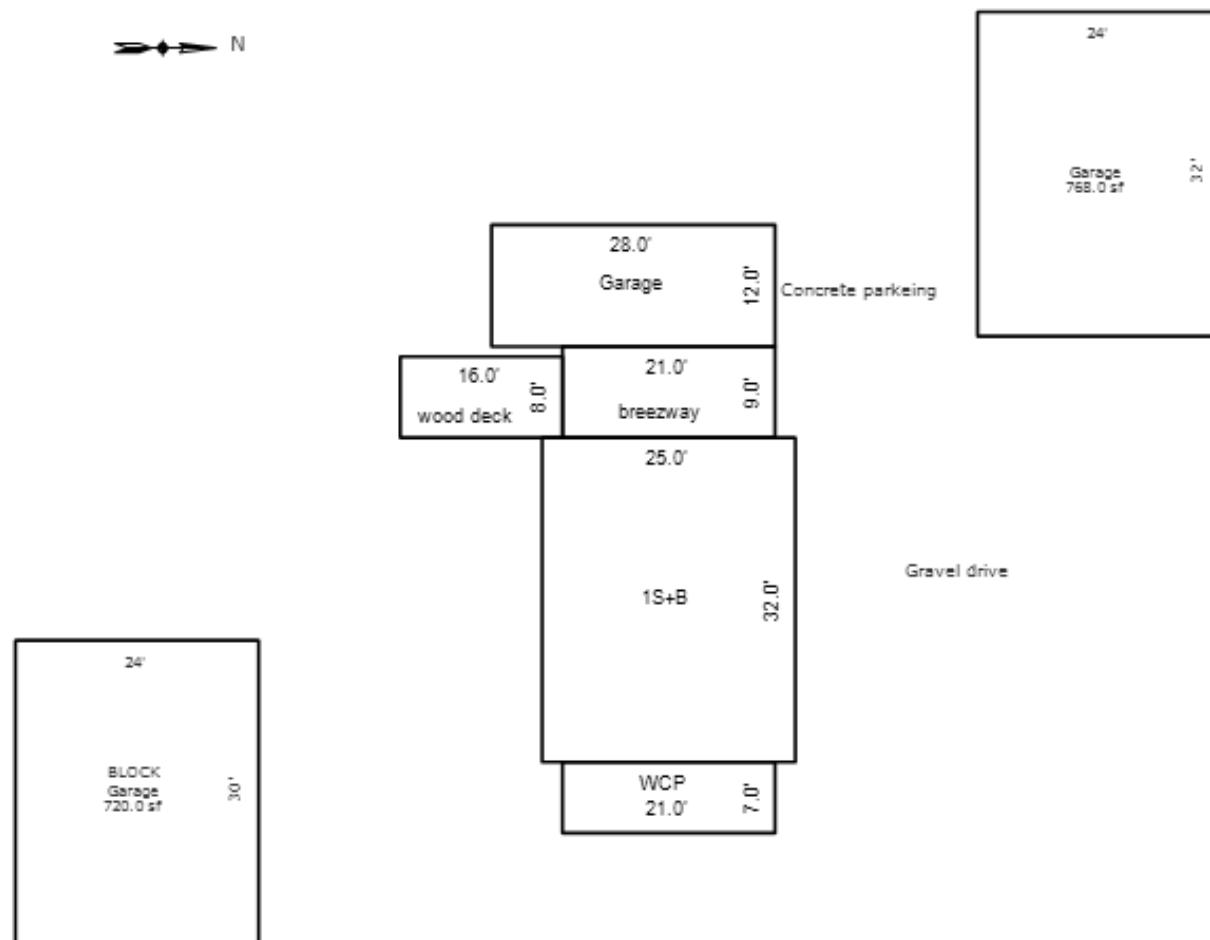
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*** Information herein deemed reliable but not guaranteed***

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 147 128 189	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1985 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: D Effec. Age: 40 Floor Area: 800 Total Base New : 181,736 Total Depr Cost: 108,937 Estimated T.C.V: 101,311		E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Yr Built 1930		Remodeled 1985		Condition: Average		Room List		Size of Closets		Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.	
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
(1) Exterior		(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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 800 SF Floor Area = 800 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 800 Total: 103,105 61,863		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 Porches WCP (1 Story) 147 5,246 3,148 Deck Treated Wood 128 2,956 1,774 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 11,904 7,142 Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 720 22,349 13,409 Class: D Exterior: Pole (Unfinished) Base Cost 768 16,036 9,622 Built-Ins Appliance Allow. 1 1,638 983 Breezeways Frame Wall 189 10,011 6,007			
(2) Windows		(7) Excavation		Basement: 800 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 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Unit-in-Place Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Many Avg. X Avg. Few Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Asphalt Shingle		Chimney: Metal					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 11,904 7,142 Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 720 22,349 13,409 Class: D Exterior: Pole (Unfinished) Base Cost 768 16,036 9,622 Built-Ins Appliance Allow. 1 1,638 983 Breezeways Frame Wall 189 10,011 6,007		X Asphalt Shingle		Chimney: Metal			
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Unit-in-Place Cost Items		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					

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

barn with roof damage



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORSUM DEBRA	BORSUM EMILY	1	04/21/2021	QC	09-FAMILY	2021-02011 & -	PROPERTY TRANSFER	0.0
BORSUM DEBRA	BORSUM EMILY	0	05/03/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2424 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	09/17/2020	2020-0518	100%

Owner's Name/Address	MAP #:
BORSUM EMILY 2424 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 377,716 TCV/TFA: 157.91

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 15 T22N R8W BEG 700 FT W OF SE COR OF THE NE 1/4 OF SEC 15 T22N R8W TH N295FT, W 295FT, S 295FT, E295FT TO POB. 1.9978A. SPLIT ON 05/08/2020 FROM 009-015-002-00;			Residentia 1 - 2.99 @\$7000	2.00 Acres	7000 100	13,986
			2.00 Total Acres		Total Est. Land Value =	13,986

Comments/Influences	Public Improvements	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
2020 LAND DIVISION ACCESS "EXISTING EASEMENT NORTH SIDE 200 YARDS TO WOODLINE" Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ; Parent Parcel(s): 009-015-002-00;	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				
	Street Lights				
	Standard Utilities				
	Underground Utils.				
	Total Estimated Land Improvements True Cash Value =				12,355

2020 LAND DIVISION ACCESS "EXISTING EASEMENT NORTH SIDE 200 YARDS TO WOODLINE"
Split/Comb. on 05/08/2020 completed 05/08/2020 TIM ;
Parent Parcel(s): 009-015-002-00;



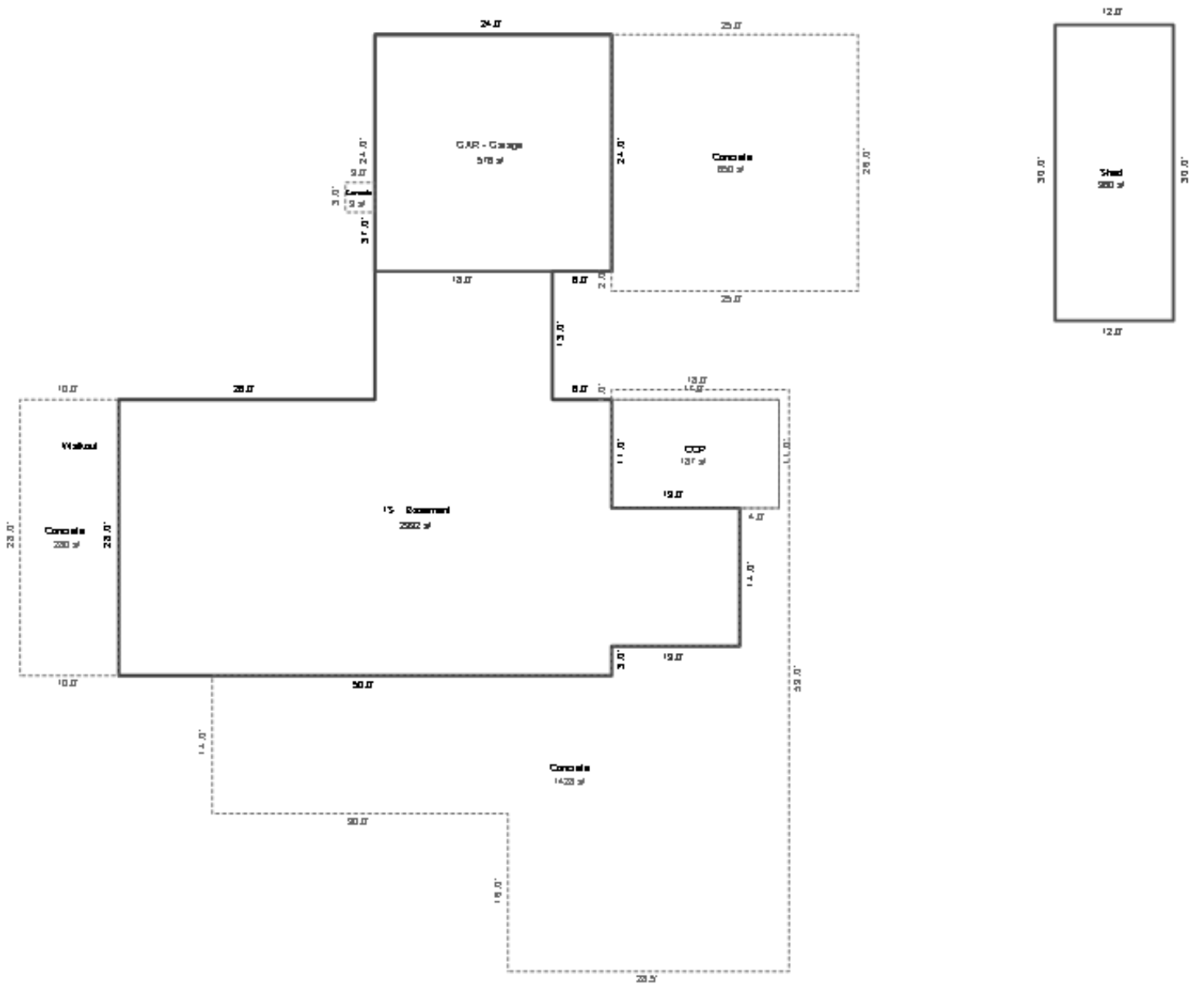
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	7,000	181,900	188,900			175,209C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
X	Pond		2023	7,000	181,000	188,000			175,158C
	Waterfront								
	Ravine								
X	Wetland		2022	5,000	135,600	140,600			135,008C
	Flood Plain								
			2021	5,500	20,600	26,100			21,209C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 187	Type CCP (1 Story)			Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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			Central Air Wood Furnace			Class: C Effec. Age: 1 Floor Area: 2,392 Total Base New : 381,640 Total Depr Cost: 377,823 Estimated T.C.V: 351,375			E.C.F. X 0.930 Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 2023					
Yr Built 2023	Remodeled 0	Ex	Ord	Min	(12) Electric			Ground Area = 2392 SF Floor Area = 2392 SF.										
Condition: Average		Size of Closets			0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99										
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Building Areas										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		(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			1 Story Siding Basement 2,392 Total: 320,024 316,824								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 2392 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic			Basement, Outside Entrance, Above Grade			1 1,870 1,851					
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Lump Sum Items:			Plumbing								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Average Fixture(s)			1 1,476 1,461					
X	Gable Hip Flat	Gambrel Mansard Shed	1000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			2 9,291 9,198						
X	Asphalt Shingle	(11) Chimney		2000 Gal Septic			Water/Sewer			2 Fixture Bath			1 3,108 3,077					
										Water/Sewer			1 9,667 9,570					
										Porches			1 5,808 5,750					
										Garages			187 4,961 4,911					
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
										Base Cost			576 24,808 24,560					
										Common Wall: 1 Wall			1 -2,686 -2,659					
										Door Opener			1 547 542					
										Built-Ins								
										Appliance Allow.			1 2,766 2,738					
										Notes:			Totals: 381,640 377,823					
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			351,375					

*** 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.
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2400 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	03/13/2006	20060031	Complete

Owner's Name/Address	MAP #:
MOLITOR DON & BETTY FAMILY TRUST MOLITOR DON & BETTY FAMILY TRUST 2400 S DICKERSON LAKE CITY MI 49651	2024 Est TCV 250,245 TCV/TFA: 132.83

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																											
. SEC 15 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 25 A.	X		<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Residentia 18</td> <td>-29</td> <td>@\$3000</td> <td>25.00</td> <td>Acres</td> <td>3000</td> <td>100</td> <td></td> <td>75,000</td> </tr> <tr> <td colspan="8">25.00 Total Acres</td> <td>Total Est. Land Value = 75,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 18	-29	@\$3000	25.00	Acres	3000	100		75,000	25.00 Total Acres								Total Est. Land Value = 75,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
Residentia 18	-29	@\$3000	25.00	Acres	3000	100		75,000																						
25.00 Total Acres								Total Est. Land Value = 75,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
SOME OTHER OUT BLDGS,,NO VALUE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.89</td> <td>3000</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.89	3000	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: Asphalt Paving	2.89	3000	0	0									

Comments/Influences	X	Electric	X	Gas	Residential Local Cost Land Improvements															
SOME OTHER OUT BLDGS,,NO VALUE	X	Electric	X	Gas	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>97</td> <td>2,425</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value = 2,425</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	97	2,425	Total Estimated Land Improvements True Cash Value = 2,425				
Description	Rate	Size	% Good	Cash Value																
LAND IMPROVE 2500	2,500.00	1	97	2,425																
Total Estimated Land Improvements True Cash Value = 2,425																				

Topography of Site
Level



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	37,500	87,600	125,100			85,335C
Rolling	2023	32,500	85,000	117,500			81,272C
Low	2022	25,000	78,200	103,200			77,402C
High	2021	22,500	71,500	94,000			74,930C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

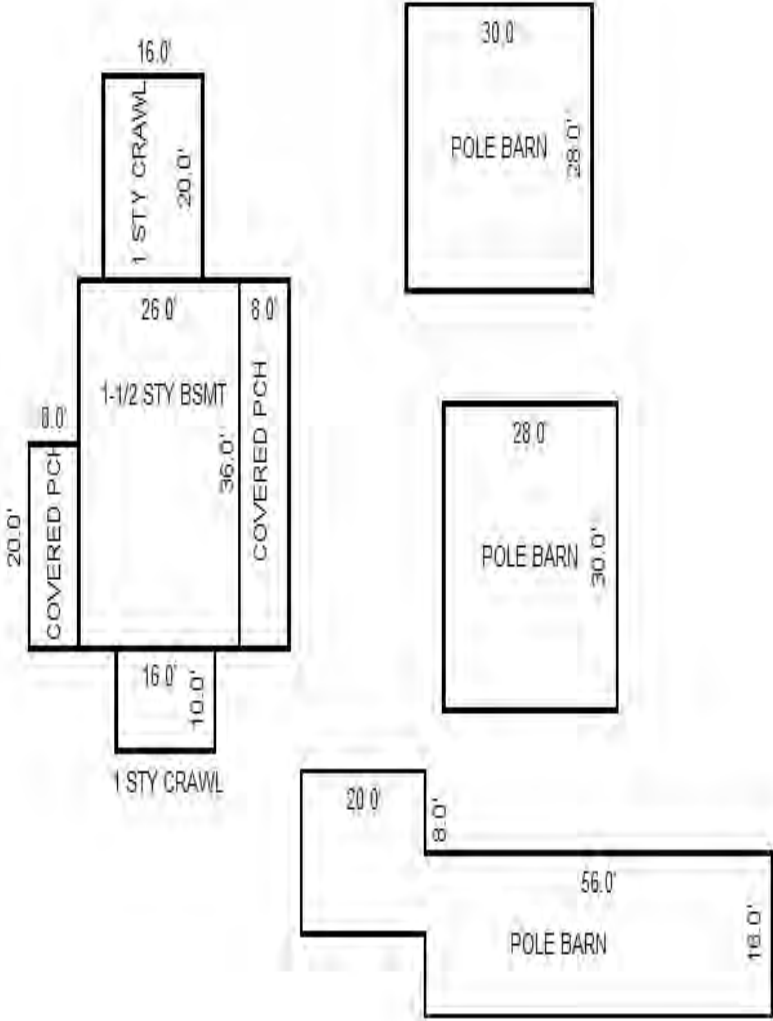
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	32,500	85,000	117,500			81,272C
TPC	11/08/2010	INSPECTED	2022	25,000	78,200	103,200			77,402C
			2021	22,500	71,500	94,000			74,930C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 288	Type WCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,884 Total Base New : 290,312 Total Depr Cost: 185,828 Estimated T.C.V: 172,820			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets			Lg		Ord	X	Small	
Yr Built 1977	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1416 SF Floor Area = 1884 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1977			
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas			Depr. Cost				
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost			Total:					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			1.5 Story Siding Basement 936			204,524		130,068		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Many			X	Ave.	Few	Plumbing			Average Fixture(s)				
(2) Windows		(7) Excavation		Basement: 936 S.F. Crawl: 480 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			1 Story Siding Crawl Space 160			1 2 Fixture Bath				
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1000 Gal Septic Water Well, 50 Feet			1 Story Siding Crawl Space 320			Total:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Water/Sewer			1 1,230 799				
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Porches			1000 Gal Septic			1 2,596 1,687				
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Garages			Water Well, 50 Feet			1 4,550 2,957				
X	Gable Hip Flat	Gambrel Mansard Shed	(11) Heating/Cooling		Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: D Exterior: Pole (Unfinished) Base Cost Door Opener			1 430 279						
X	Asphalt Shingle	(12) Floor Support		Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost			1 840 17,195 11,177							
Chimney: Block		(13) Floor Support		Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost			1216 23,213 15,088							
		(14) Floor Support		Lump Sum Items:			Built-Ins			1 1,934 1,257							
		(15) Floor Support		Lump Sum Items:			Appliance Allow.			1 1,934 1,257							
		(16) Floor Support		Lump Sum Items:			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>										

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



Sketch by Apea 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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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	MAP #:					
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MISSAUKEE COUNTY ROAD COMMISSION 1199 N MOREY RD LAKE CITY MI 49651		2024 Est TCV 0				
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	Improved	X	Vacant	Land Value Estimates for Land Table .		
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	Public Improvements	* Factors *				
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	0.00 Total Acres						Total Est. Land Value =	0
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	Dirt Road							
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	Gravel Road							
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	Paved Road							
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	Storm Sewer							
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	Sidewalk							
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	Water							
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	Sewer							
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	Electric							
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	Gas							
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	Curb							
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	Street Lights							
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	Standard Utilities							
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	Underground Utils.							
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	Topography of Site							
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	Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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				2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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				2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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				2022	0	0	0			0
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				2021	0	0	0			0
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Missaukee, Michigan

TPC 12/27/2017 INSPECTED

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	04/01/2003	WD	33-TO BE DETERMINED	03-0:1789	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2155 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	11/13/2006	20060446	Complete
Owner's Name/Address	P.R.E. 0%		MANUFACTURED	11/13/2006	20060445	Complete
ATEN EDWARD 7640 W WALKER ROAD MANTON MI 49663	MAP #:					
	2024 Est TCV 110,394 TCV/TFA: 52.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
			Public Improvements	Description	Frontage	Depth	Rate	%Adj.	Reason	Value		
SEC 15 T22N R8W (0*1998) BEG 1581.5 FT N OF W 1/4 COR TH N 412.29FT, S 86 DEG 54'50"E 240.84 FT, N 96.94 FT, S 86 DEG 54'50"E 264.89 FT, S 482 FT W 505 FT TO POB. 5.21A.	X		Dirt Road									
			Gravel Road									
			Paved Road									
			Storm Sewer									
			Sidewalk									
			Water									
			Sewer									
Comments/Influences	X		Electric									
98 SPLIT TO 007-10,20,30,35,40,45,& 50 FOR 99			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
													Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	2024	9,000	46,200	55,200			44,221C												
	2023	9,000	50,400	59,400			42,116C												
	2022	7,500	41,600	49,100			40,111C												
	2021	6,300	45,100	51,400			38,830C												



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Good Effec. Age: 20 Floor Area: Total Base New : 105,830 Total Depr Cost: 58,205 Estimated T.C.V: 46,564		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Good		Blt 1999			
Room List		Doors		Solid	X	H.C.		(12) Electric			Ground Area = 1120 SF		Floor Area = 1120 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Building Areas		Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Main Home		Siding	Comp.Shingle	1120				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall					Many	X	Ave.		Few	Average Fixture(s)		Total:		82,572	45,413
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Skirting, Metal or Vinyl, Vertical		188	2,245	1,235		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Plumbing		Average Fixture(s)		1	1,237	680			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			3 Fixture Bath		1	3,921	2,157				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		1000 Gal Septic	1	5,636	3,100			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Lump Sum Items:			Built-Ins		Appliance Allow.		1	3,975	2,186				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes: 1999 MH (2161 S BLODGETT) ECF (416 RURAL METES & BOUNDS) 0.800 => TCY:			Totals:		105,830		58,205		46,564					

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



Sketch by Aper Medina

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:														
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																							
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Average Effec. Age: 11 Floor Area: Total Base New : 77,416 Total Depr Cost: 57,287 Estimated T.C.V: 45,830			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:															
Yr Built 1990 EST	Remodeled 0	Ex	X	Ord		Min																								
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Mobile Home HUD			Cls Average		Blt 1990														
Room List		Doors		Solid	X	H.C.		(12) Electric			(11) Heating System: Wall Furnace																			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			Ground Area = 980 SF Floor Area = 980 SF.																				
(1) Exterior		Ex.		X	Ord.		Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X	Drywall			Many	X	Ave.		Few	Building Areas																	
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost					
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home			Siding			Comp.Shingle			980			Total:			58,052			42,958		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical			168			1,908			1,412								
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s)			1			964			713								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Water Well			3 Fixture Bath			1			3,054			2,260								
										Water/Sewer			1000 Gal Septic			1			4,864			3,599								
										Built-Ins			Appliance Allow.			1			2,766			2,047								
										Notes: 2155 S BLODGETT			Totals:			77,416			57,287											
										ECF (416 RURAL METES & BOUNDS) 0.800 => TCY:									45,830											

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



Sketch by Apex Medica

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OTTEWELL DONAD & YVONNE	BRONSON PEGGY	148,500	06/05/2014	WD	03-ARM'S LENGTH	2014-02010	PROPERTY TRANSFER	100.0
DIRKSE RICHARD L & KAY S	OTTEWELL DONAD & YVONNE	146,000	04/19/2013	WD	03-ARM'S LENGTH	2013-01433 WD	PROPERTY TRANSFER	100.0
		28,000	07/01/2000	WD	33-TO BE DETERMINED	338:1268	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8757 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/15/2014					

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC					
BRONSON PEGGY 8757 W JENNINGS RD LAKE CITY MI 49651		262,686	TCV/TFA: 237.94							
	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	8.57 Acres	3000	100			25,710
					8.57 Total Acres	Total Est. Land Value =				25,710

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
2013-01433 WD The East 66 feet of theW 1/2 of NW 1/4 of Section 15, T22N,R8W., lying North of the South right of way line of the foRMerCadillac & Lake City Railroad right of way and South of Jennings Road, EXCEPT all that parcel described in Liber 261, page 848, Missaukee County Records. AND Parcel A-2, as shown in Book of Surveys S-3, page 489 to 492 inclusive, Missaukee County Records. (Being a part of W 1/2 of NW 1/4 of Section 15, T22N, R8W.) Including a 66 foot wide easement for ingress, egress and utilities lying adjacent to and 66 feet Northerly of a line described as: Commencing at the W 1/4 coRNER of Section 15, T22N,R8W., Thence North 1581.5 feet		Dirt Road									
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water		Description	Rate	Size	% Good	Cash Value			
		Sewer		D/W/P: 4in Ren. Conc.	8.18	720	0	0			
		Electric		D/W/P: 3.5 Concrete	6.58	248	0	0			
		Gas		D/W/P: 3.5 Concrete	6.58	192	0	0			
		Curb		Wood Frame	22.57	576	50	6,500			
	Street Lights		Residential Local Cost Land Improvements								
	Standard Utilities		Description	Rate	Size	% Good	Cash Value				
	Underground Utils.		LAND IMPROVE 5000	5,000.00	1	95	4,750				
			Total Estimated Land Improvements True Cash Value =							11,250	

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



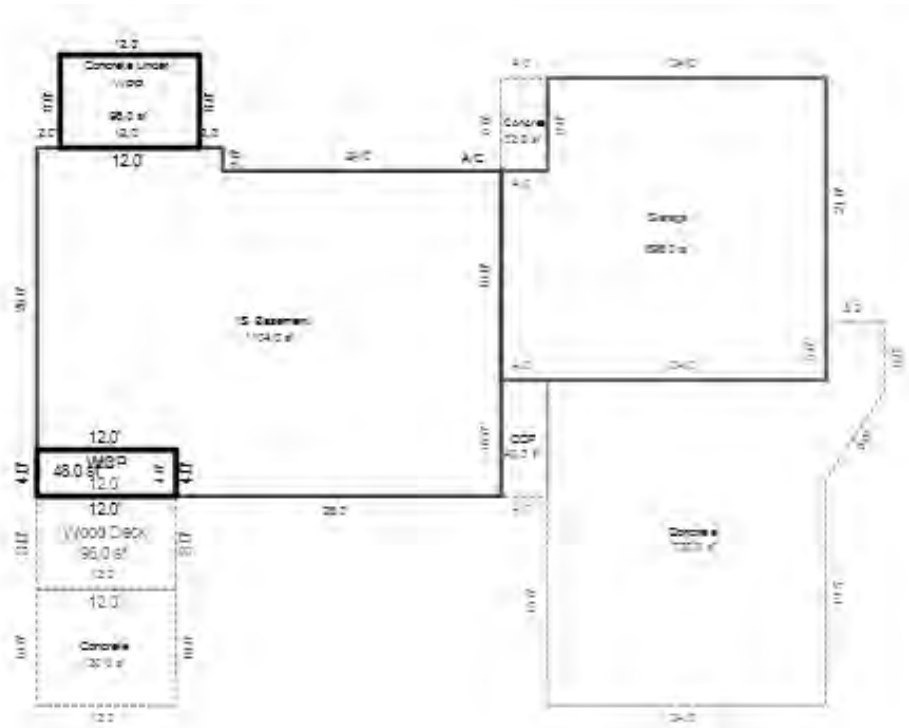
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,900	118,400	131,300			93,751C
2023	12,000	114,800	126,800			89,287C
2022	8,600	105,600	114,200			85,036C
2021	8,600	96,700	105,300			82,320C

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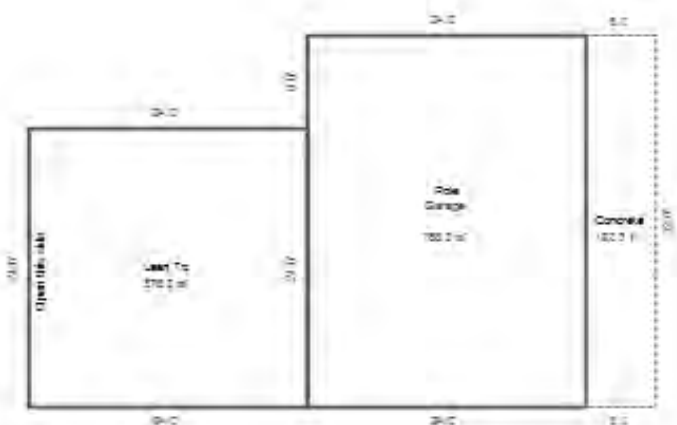
*** Information herein deemed reliable but not guaranteed***

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: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 696 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 1,104 Total Base New : 294,091 Total Depr Cost: 242,716 Estimated T.C.V: 225,726			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 2002			
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Basement 1,104						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			Total: 178,531 151,744						
(2) Windows		(8) Basement		Basement Finish			Average Fixture(s)			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	8			3			Recreation Room 1072 20,722 10,361 Basement, Outside Entrance, Below Grade 1 2,560 2,176						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			Plumbing						
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			1			Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	1072			1			Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1			Porches						
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Deck						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Balcony						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Wood Balcony						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Garages						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Class: C Exterior: Siding Foundation: 42 Inch (Finished)						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Base Cost 696 34,257 29,118						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Common Wall: 1 Wall 1 -2,686 -2,283						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



Walk to 2



*** 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 WESLEY D & MELISSA	ALLPRO RENT LLC	0	01/31/2017	QC	09-FAMILY	2017-00298	DEED	100.0
		12,500	11/01/2001	WD	33-TO BE DETERMINED	320:1326	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2235 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/21/2015	2015-0172	100%

Owner's Name/Address	MAP #:
ALLPRO RENT LLC 2425 S BLODGETT ROAD LAKE CITY MI 49651	2024 Est TCV 260,789 TCV/TFA: 115.19

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	210.00	505.00	0.9879	1.0600	90	100	19,791	
			210 Actual Front Feet, 2.44 Total Acres							Total Est. Land Value =	19,791

Tax Description		Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value	
SEC 15 T22N R8W BEG 1371.5 FT N OF W 1/4 COR TH N210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.4346 A ON 1/27/21 SPLIT PART TO 009-014-007-22 FORMERLY SEC 15 T22N R8W (0*1998) BEG 1371.5 FT N OF W 1/4 COR TH N 210 FT, E 1325.12 FT, S 0 DEG 01'45"W 630 FTW 819.8 FT, N 420 FT, W 505 FT TO POB. 14.29A.	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water		D/W/P: 4in Ren. Conc.	8.18	624 0	0	
		Sewer		Residential Local Cost Land Improvements				
		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 =				950

Comments/Influences	Street Lights	Standard Utilities	Underground Utilis.
DUPLEX Split/Comb. on 01/27/2021 completed 01/27/2021 TIM ;			

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

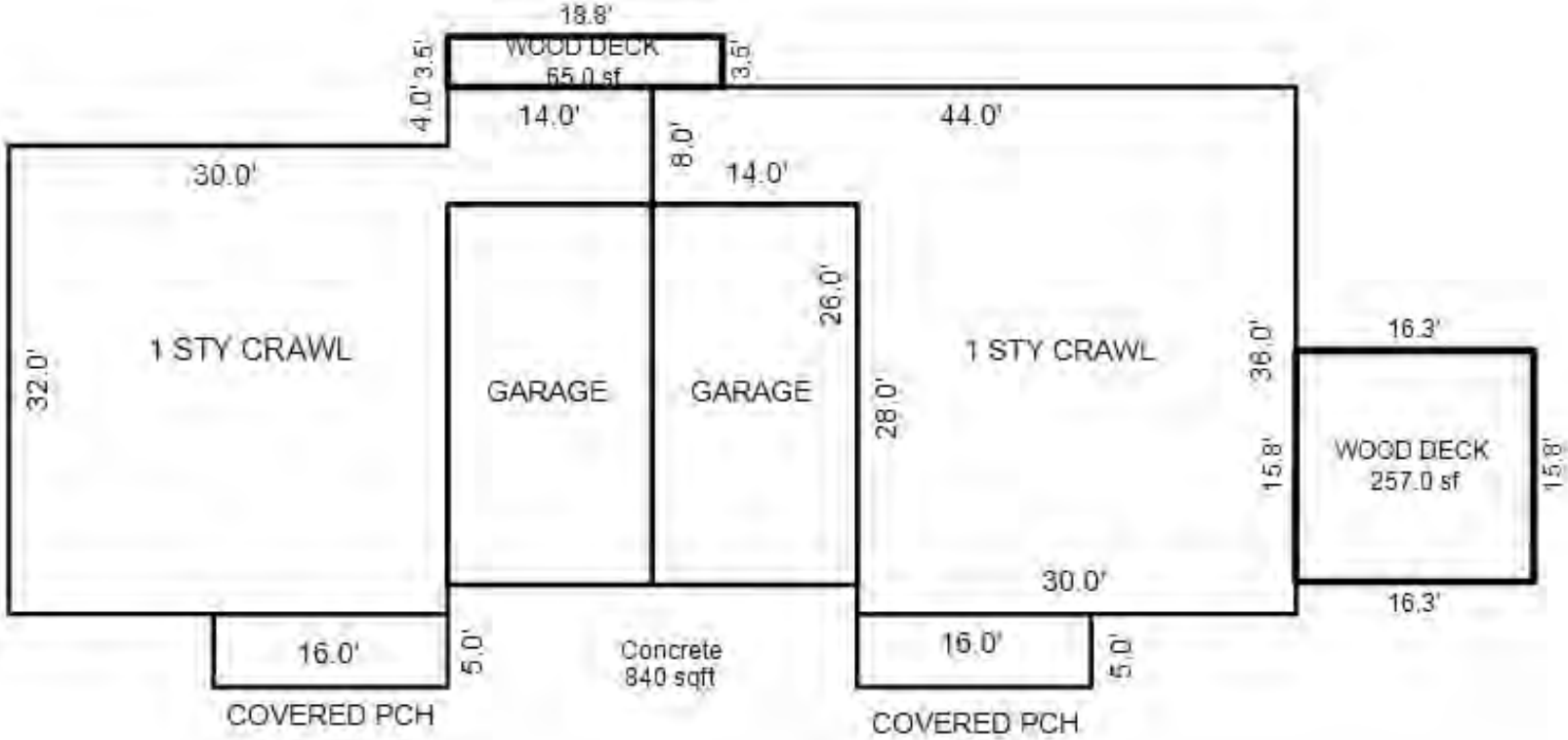
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	9,900	120,500	130,400			100,065C
		TPC 12/27/2017 INSPECTED	2023	7,700	112,000	119,700			95,300C
		TPC 08/10/2015 INSPECTED	2022	6,300	100,900	107,200			90,762C
			2021	5,300	94,100	99,400			87,863C

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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	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 364 % 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					80	WCP (1 Story)		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G						80	WCP (1 Story)		
Yr Built 2002		Remodeled 2015		Trim & Decoration							257	Treated Wood		
Condition: Average		Ex	X	Ord		Min					65	Treated Wood		
Room List		Size of Closets		Central Air Wood Furnace										
Basement 1st Floor 2nd Floor 5 Bedrooms		(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		200 Amps Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
Insulation		X Drywall		Ex. X Ord. Min										
(2) Windows		No. of Elec. Outlets		(13) Plumbing										
Many Avg. X Few		Large Avg. Small		Many X Ave. Few										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		(14) Water/Sewer										
X		Basement: 0 S.F. Crawl: 1132 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 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		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:										
(3) Roof		(9) Basement Finish												
X		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:		Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Duplex 1S Cls C -5 Blt 2002 Exterior Units: 2 Interior Units: 0 Roof: Asph.Shingle (11) Heating System: Forced Air w/ Ducts Ground Area = 1132 SF Floor Area = 1132 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 Crawl Space 1,132 Total: 257,842 109,576 Other Additions/Adjustments Plumbing Average Fixture(s) 2 2,951 2,508 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 80 4,077 3,465 WCP (1 Story) 80 4,077 3,465 Deck Treated Wood 257 4,880 4,148 Treated Wood 65 2,042 1,736 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 364 21,789 18,521 Common Wall: 2 Wall 1 -5,371 -4,565 Door Opener 1 547 465 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 364 21,789 18,521 Common Wall: 2 Wall 1 -5,371 -4,565														
<<<<< 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.
ALLPRO RENT LLC	BROWNS TREE FARM LLC	10	02/23/2021	QC	09-FAMILY	2021-00834	PROPERTY TRANSFER	0.0

Property Address: 2235 S BLODGETT RD
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 01/27/2021 Qual. Ag.

Owner's Name/Address: BROWNS TREE FARM LLC
 2425 S BLODGETT RD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 42,935

Improved X Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 18 - 29 Acres	8.86 Acres				3900	100		34,535
AGRICULTRU SURPLUS 2800/	3.00 Acres				2800	100		8,400
11.86 Total Acres Total Est. Land Value =								42,935

Tax Description
 BEG 1371.5 FT N & 505 FT E OF W 1/4 COR
 TH N 210 FT, E 820.12 FT, S 0 DEG 01'45"W
 630 FT, W819.8FT, N 420 FT TO POB SEC 15
 T22N R8W 11.8554 A
 SPLIT ON 01/27/2021 FROM 009-015-007-20
 Comments/Influences

Split/Comb. on 01/27/2021 completed
 01/27/2021 TIM ;
 Parent Parcel(s): 009-015-007-20;
 Child Parcel(s): 009-015-007-22;



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	21,500	0	21,500			11,877C
2023	18,300	0	18,300			11,312C
2022	17,400	0	17,400			10,774C
2021	17,300	0	17,300			10,430C

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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.
WISMER TODD	WISMER ANN	1	08/25/2011	OTH	06-COURT JUDGEMENT	2011-03053 DIV	PROPERTY TRANSFER	0.0
		4,750	07/01/1998	WD	33-TO BE DETERMINED	320:1117	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%
 Owner's Name/Address: WISMER ANN
 8453 E COLE RD
 DURAND MI 48429-9427
 MAP #: 2024 Est TCV 19,791

2024 Est TCV 19,791

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 210.00 505.00 0.9879 1.0600 90 100 19,791
 210 Actual Front Feet, 2.44 Total Acres Total Est. Land Value = 19,791

Tax Description: SEC 15 T22N R8W (0*1998) BEG 1161.5 FT N OF W 1/4 COR TH N 210 FT E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences: 98 SPLIT FOR 007-00 FOR 99

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,900	0	9,900			5,587C
2023	7,700	0	7,700			5,321C
2022	6,300	0	6,300			5,068C
2021	5,300	0	5,300			4,907C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINE PHYLLIS	KLINE PHYLLIS & KLINE JAM	0	06/13/2022	QC	09-FAMILY	2022-01938	DEED	0.0
		4,750	07/01/1998	WD	33-TO BE DETERMINED	03-0:2816	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2265 S BLODGETT RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/21/1998		MAP #:	
KLINE PHYLLIS & KLINE JAMES & WISMER ANN 2265 S BLODGETT ROAD LAKE CITY MI 49651	2024 Est TCV 206,063 TCV/TFA: 152.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
SEC 15 T22N R8W (0*1998) BEG 951.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.	X	Dirt Road		A 200' @ 90/FF	210.00	505.00	0.9879	1.0600	90 100	19,791
Comments/Influences		Gravel Road		210 Actual Front Feet, 2.44 Total Acres		Total Est. Land Value =				19,791

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
98 SPLIT FROM 007-00 FOR 99	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	

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2024	9,900	93,100	103,000			49,897C
TPC 09/25/2012 INSPECTED			2023	7,700	83,800	91,500			47,521C
			2022	6,300	72,200	78,500			45,259C
			2021	5,300	68,100	73,400			43,814C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64	Type Brzwy, FW	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 10 Floor Area: 1,352 Total Base New : 221,411 Total Depr Cost: 199,271 Estimated T.C.V: 185,322		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 1998				
Yr Built 1998	Remodeled 0	X	Ex	Ord	Min	200 Amps Service		Ground Area = 1352 SF Floor Area = 1352 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas				
Condition: Average		Lg		X	Ord	No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost		Total:		151,682 136,515				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story Siding Crawl Space 1,352		Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		Plumbing		Average Fixture(s)		Plumbing				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		200		Many X Ave. Few		Average Fixture(s)		Average Fixture(s)				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation		Ex. X Ord. Min		1 Average Fixture(s)		1000 Gal Septic		1,230 1,107				
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		2 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		Water/Sewer		1000 Gal Septic		4,095 4,095		
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		Water/Sewer		1000 Gal Septic		1,352		3,860 3,474	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well		Garages		1000 Gal Septic		1,352		4,550 4,095		
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		1000 Gal Septic		1,352		24,361 21,925		
(3) Roof		Chimney: Metal		1 1000 Gal Septic 1 2000 Gal Septic		Breezeways Frame Wall		Class: C Exterior: Pole (Unfinished)		1000 Gal Septic		1,352		24,317 21,885		
X	Gable Hip Flat	Gambrel Mansard Shed	Notes:		1 1000 Gal Septic 1 2000 Gal Septic		Appliance Allow.		Base Cost		1,352		1,934 1,741			
X	Asphalt Shingle	Totals:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		221,411 199,271		Breezeways Frame Wall		64		3,837 3,453				

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



Sketch by Agnes (PT)

*** 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 TIMOTHY M & ANDREA	LAMONT MARY	27,500	08/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02464	PROPERTY TRANSFER	100.0
CHASE MICHAEL P & DENISE	MARTIN TIMOTHY M & ANDREA	18,500	05/15/2020	WD	03-ARM'S LENGTH	2020-01425	PROPERTY TRANSFER	100.0
		17,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2960	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
2337 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LAMONT MARY 2337 S BLODGETT RD #6 LAKE CITY MI 49651	MAP #:	2024 Est TCV 19,152				

Tax Description	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	201.00	505.00	0.9988	1.0600	90	100		19,152
	201 Actual Front Feet, 2.33 Total Acres								Total Est. Land Value = 19,152

SEC 15 T22N R8W (0*1998) PCL E OF THE SURVEY RECORDED IN BOOK OF SURVEYS 5-3 PG 489 DESC AS: BEG 741.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.

Comments/Influences
98 SPLIT FFOR 99

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,600	0	9,600			7,770C
2023	7,400	0	7,400			7,400S
2022	6,000	0	6,000			5,165C
2021	5,000	0	5,000			5,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN TIMOTHY M & ANDREA	LAMONT MARY	27,500	08/01/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02468	PROPERTY TRANSFER	100.0
CHASE MICHAEL P & DENISE	MARTIN TIMOTHY M & ANDREA	18,500	05/15/2020	WD	19-MULTI PARCEL ARM'S LE	2020-01425	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LAMONT MARY 2337 S BLODGETT RD #6 LAKE CITY MI 49651	2024 Est TCV 19,791					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	210.00	505.00	0.9879	1.0600	90	100	19,791
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210 Actual Front Feet, 2.44 Total Acres						Total Est. Land Value =	19,791
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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SEC 15 T22N R8W (0*1998) BEG 531.5 FT N OF W 1/4 COR TH N 210 FT,E 505 FT, S 210 FT, W 505 FT TO POB. 2.43A.									
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Comments/Influences									
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98 SPLIT FOR 99									
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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.
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY	2019-03512	PROPERTY TRANSFER	100.0

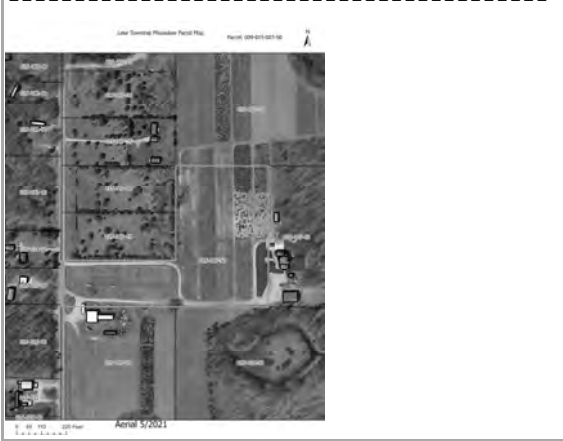
Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/04/2019 Qual. Ag.					
Owner's Name/Address	MAP #:					
BROWN WESLEY D 2425 S BLODGETT RD Lake City MI 49651	2024 Est TCV 32,682					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		AGRICULTRU 8 - 17 Acres	8.38 Acres	3900	100			32,682
			8.38 Total Acres			Total Est. Land Value =			32,682

Tax Description
 SEC 15 T22N R8W (0*1998) BEG 321.5 FT N OF W 1/4 COR TH N 210 FT, E 505 FT, N 420 FT, E 411.20 FT, S 630 FT, W 916.20 FT TO POB. 8.3817A.
 Split on 05/16/2007 into 009-015-007-65;
Comments/Influences
 Christmas trees
 Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ;
 Parent Parcel(s): 009-015-007-50;
 Child Parcel(s): 009-015-007-65;

- 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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	16,300	0	16,300			15,214C
		TPC 04/30/2021 INSPECTED	2023	14,700	0	14,700			14,490C
		TPC 12/27/2017 INSPECTED	2022	13,800	0	13,800			13,800S
		TPC 12/07/2015 INSPECTED	2021	13,800	0	13,800			13,800S

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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.
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY	2019-03512	DEED	0.0
BROWN WESLEY D		0	12/03/2009	OTH	21-NOT USED/OTHER	2009/4295	DEED	0.0
BROWN EARL M & BONNIE (HW	BROWN WESLEY D (MM)	10	01/05/2007	QC	21-NOT USED/OTHER	2007/38	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2425 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		POOL	06/01/2023	2023-0291	100%
	P.R.E. 100% 09/25/2007		Pole Barn	09/22/2015	2015-0461	100%
Owner's Name/Address	MAP #:		New House	04/11/2007	20070142	100%
BROWN WESLEY D 2425 S BLODGETT RD Lake City MI 49651	2024 Est TCV 861,265 TCV/TFA: 213.50					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
SEC 15 T22N R8W BEG 321.65 FT N & 916.2 FT E OF W/4 COR, TH N 630 FT, E 408.60 FT W 408.28 FT TO POB.				A 200' @ 90/FF	408.00	630.00	0.8367	1.1203	90	100	34,420
SPLIT ON 05/16/2007 FROM 009-015-007-50;				408 Actual Front Feet, 5.90 Total Acres				Total Est. Land Value =			34,420

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
1-231-839-6223		Dirt Road				
ALLPRO TECHNOLOGY BUSINESS OCCUPIES SPACE IN THE HOUSE.		Gravel Road				
Split/Comb. on 05/16/2007 completed		Paved Road				
05/16/2007 RAY ;		Storm Sewer				
Parent Parcel(s): 009-015-007-50;		Sidewalk				
Child Parcel(s): 009-015-007-65;		Water	Fencing: Vnyl,Picket,36-48	30.22	48 50	725
		Sewer	D/W/P: Crushed Rock	2.48	500 50	620
		Electric	D/W/P: Patio Blocks	18.87	400 50	3,774
		Gas	D/W/P: 4in Ren. Conc.	10.26	35 50	179
		Curb	D/W/P: 4in Ren. Conc.	10.26	1352 50	6,936
		Street Lights	Pool: Concrete	112.46	555 100	62,415
		Standard Utilities	Metal Prefab	21.50	300 50	3,225
		Underground Utils.	Metal Prefab	22.43	200 50	2,243



Topography of Site	Residential Local Cost Land Improvements			
X	Description	Rate	Size % Good	Cash Value
Level	OUTDOOR FURNACE	2,500.00	1 95	2,375
Rolling	Total Estimated Land Improvements True Cash Value =			82,492
Low				
High				
Landscaped				
Swamp				
Wooded				
Pond				
Waterfront				
Ravine				
Wetland				
Flood Plain				

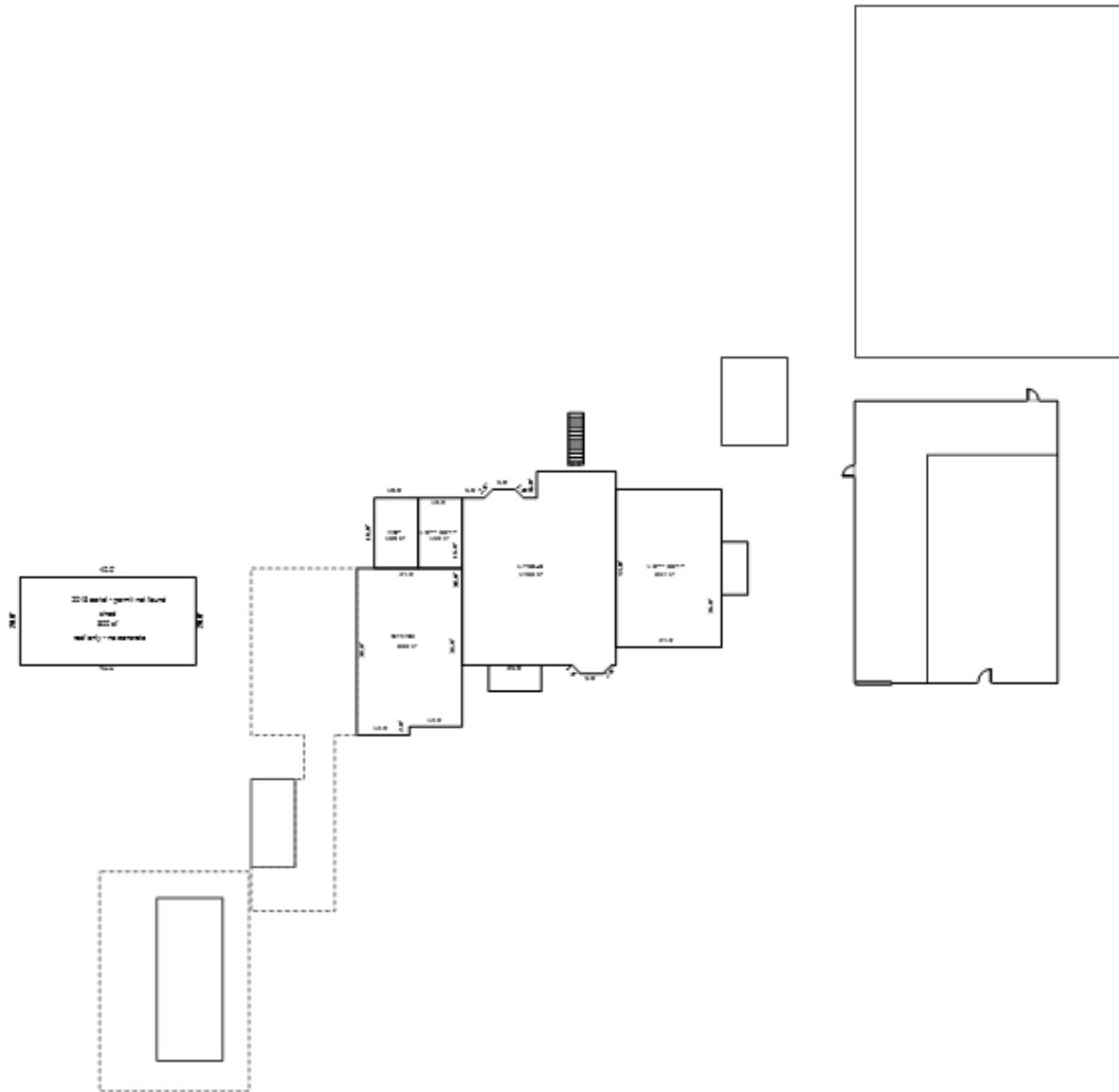
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	17,200	413,400	430,600			271,482C
2023	13,400	377,500	390,900			223,126C
2022	10,200	347,300	357,500			212,501C
2021	8,200	317,400	325,600			205,713C

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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 72 160 72 60 72 800	Type CCP (1 Story) WCP (1 Story) WGEP (1 Story) WPP CCP (1 Story) Roof Cover Onl	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 888 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																																		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	1			Class: BC Effec. Age: 17 Floor Area: 4,034 Total Base New : 964,315 Total Depr Cost: 800,380 Estimated T.C.V: 744,353			E.C.F. X 0.930																																																																																																																																																		
Building Style: 1.75S		Trim & Decoration		X			Central Air Wood Furnace	(12) Electric			200			Amps Service																																																																																																																																																			
Yr Built 2007	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			X			Ex.			Ord.	Min																																																																																																																																																	
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			1			Average Fixture(s)																																																																																																																																																			
Room List		Doors	Solid	X	H.C.	X			3			3 Fixture Bath			1																																																																																																																																																		
Basement	1st Floor	(5) Floors		Kitchen:			(14) Water/Sewer			1			Public Water			1																																																																																																																																																	
2nd Floor	4 Bedrooms	Kitchen:		Other:			200			1			Public Sewer			1																																																																																																																																																	
(1) Exterior		Other:		No. of Elec. Outlets			X			1			Water Well			1																																																																																																																																																	
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		X			Many			Ave.			Few			1000 Gal Septic																																																																																																																																																	
Brick	Insulation	X		Drywall			X			Cathedra			1			2000 Gal Septic																																																																																																																																																	
(2) Windows		(7) Excavation		Basement: 2490 S.F.			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Many	X	Large	Crawl: 0 S.F.			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
	Avg.		Avg.	Slab: 0 S.F.			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
	Few		Small	Height to Joists: 0.0			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Wood Sash	(8) Basement		Conc. Block			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Metal Sash	Conc. Block		Poured Conc.			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Vinyl Sash	Stone		Treated Wood			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Double Hung	Concrete Floor		Concrete Floor			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Horiz. Slide	(9) Basement Finish		Recreation SF			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Casement	1200		Living SF			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Double Glass	1		Walkout Doors (B)			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Patio Doors	1		No Floor SF			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Storms & Screens	1		Walkout Doors (A)			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
(3) Roof		(10) Floor Support		Joists:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Gable	Gambrel		Unsupported Len:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Hip	Mansard		Cntr.Sup:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Flat	Shed		Cntr.Sup:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
X	Asphalt Shingle	Chimney:		Cntr.Sup:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:			Lump Sum Items:																																																																																																																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls BC Blt 2007 (11) Heating System: Radiant (in-floor), Air Conditioning Ground Area = 2490 SF Floor Area = 4034 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>1,466</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>160</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>444</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>640,063</td> <td>531,251</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Recreation Room</td> <td>1200</td> <td>32,796</td> <td>27,221</td> </tr> <tr> <td colspan="6">Exterior</td> </tr> <tr> <td colspan="3">Brick Veneer</td> <td>1076</td> <td>22,047</td> <td>18,299</td> </tr> <tr> <td colspan="3">Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>3,593</td> <td>2,982</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>2,172</td> <td>1,803</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>2</td> <td>13,663</td> <td>11,340</td> </tr> <tr> <td colspan="3">2 Fixture Bath</td> <td>1</td> <td>4,577</td> <td>3,799</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>5,636</td> <td>4,678</td> </tr> <tr> <td colspan="3">Water Well, 200 Feet</td> <td>1</td> <td>11,716</td> <td>9,724</td> </tr> <tr> <td colspan="6">Porches</td> </tr> <tr> <td colspan="3">CCP (1 Story)</td> <td>72</td> <td>2,674</td> <td>2,219</td> </tr> <tr> <td colspan="3">WCP (1 Story)</td> <td>160</td> <td>8,893</td> <td>7,381</td> </tr> <tr> <td colspan="3">WGEP (1 Story)</td> <td>72</td> <td>9,332</td> <td>7,746</td> </tr> <tr> <td colspan="3">WPP</td> <td>60</td> <td>2,897</td> <td>2,405</td> </tr> <tr> <td colspan="3">CCP (1 Story)</td> <td>72</td> <td>2,674</td> <td>2,219</td> </tr> </tbody> </table> <p>Garages <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	1,466			1 Story	Siding	Basement	160			1 Story	Siding	Basement	864			1 Story	Siding	Overhang	444			Total:				640,063	531,251	Other Additions/Adjustments						Recreation Room			1200	32,796	27,221	Exterior						Brick Veneer			1076	22,047	18,299	Basement, Outside Entrance, Below Grade			1	3,593	2,982	Plumbing						Average Fixture(s)			1	2,172	1,803	3 Fixture Bath			2	13,663	11,340	2 Fixture Bath			1	4,577	3,799	Water/Sewer						1000 Gal Septic			1	5,636	4,678	Water Well, 200 Feet			1	11,716	9,724	Porches						CCP (1 Story)			72	2,674	2,219	WCP (1 Story)			160	8,893	7,381	WGEP (1 Story)			72	9,332	7,746	WPP			60	2,897	2,405	CCP (1 Story)			72	2,674	2,219
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
CHASE HOME FINANCE	SWANSON GORDON J & JUDY L	55,000	04/06/2010	WD	03-ARM'S LENGTH	2010_1207WD	DEED	100.0			
EBELS ANDY S & AMY K	CHASE HOME FINANCE	0	01/16/2010	SD	21-NOT USED/OTHER	2009/277	DEED	0.0			
		0	01/16/2010	SD	10-FORECLOSURE	2009-277SD	PROPERTY TRANSFER	0.0			
GROESBECK GARY F & NELDA	EBELS ANDY S & AMY K (HW)	128,900	09/22/2006	WD	03-ARM'S LENGTH	06-0/3504	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
8909 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 10/31/2010		MAP #:		2024 Est TCV 144,490 TCV/TFA: 152.90			
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
SWANSON GORDON J & JUDY L JOINT TENANTS 8909 JENNINGS RD LAKE CITY MI 49651		Public Improvements				* Factors *					
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
. SEC 15 T22N R8W THAT PART OF W 1/2 OF NW 1/4 LYING S OF JENNINGS RD & N OF N LINE FORMER RR R/W EXC W 250 FT THOF & EXC BEG AT NE COR LYING S OF JENNINGS RD W'LY ALONG HWY 535 FT S TO RR R/W E TO E LINE OF W 1/2 OF NW 1/4 N TO POB EXC JENNINGS RD LIBER 261 PG 854. APP 5A.		X		Water		Sewer		Electric		X	
Comments/Influences		X		Gas		Curb		Street Lights		Standard Utilities	
20805763 \$124,900 21000339		Topography of Site		X		Level		Rolling		Low	
		X		High		Landscaped		Swamp		Wooded	
		X		Pond		Waterfront		Ravine		X	
		X		Wetland		Flood Plain		Year	Land Value	Building Value	Assessed Value
		Who		When		What		2024	13,700	58,500	72,200
		TPC 12/27/2017		INSPECTED				2023	10,600	56,900	67,500
		TPC 08/10/2015		INSPECTED				2022	7,000	52,300	59,300
		TPC 12/17/2011		INSPECTED				2021	5,600	48,000	53,600
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											Tribunal/Other
											Taxable Value
											44,905C
											42,767C
											40,731C
											39,430C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 120 850	Type CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 945 Total Base New : 192,342 Total Depr Cost: 119,036 Estimated T.C.V: 110,703		E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1920			
Yr Built 1920	Remodeled 2007	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 945 SF Floor Area = 945 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
Condition: Average		Size of Closets		(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Basement 945						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Total: 128,825 77,294						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
(2) Windows		(7) Excavation		(8) Basement			Public Water			Deck						
X	Many Avg. X Few	Large Avg. X Small	Basement: 945 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Water Well			Treated Wood				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1000 Gal Septic Water Well, 50 Feet			Porches						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 2000 Gal Septic			1 Lump Sum Items 1170 SQ FT BARN			CCP (1 Story)						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items: 1,170			Garages							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost			Built-Ins						
Chimney: Stone				E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:			Appliance Allow.			Fireplaces						
				Totals:			192,342 119,036			Exterior 1 Story						

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Sketch by Apex IVT

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

Building Type	Barn - General Purpose			
Year Built	1950			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 200			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	40 x 60 = 2400			
Cost New	\$ 48,528			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 4,246			
+ 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	\$ 3,949			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3949 / All Cards: 3949				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN EARL M & BONNIE L	BROWN WESLEY D	1	11/12/2019	WD	09-FAMILY	2019-03511	DEED	100.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
2447 S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/04/2019 Qual. Ag.					
BROWN WESLEY D 2425 S BLODGETT RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 81,685 TCV/TFA: 17.77					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 15 T22N R8W BEG AT W 1/4 POST TH N 321.5 FT,E 505 FTS 550 FT,W 505 FT,N 228.5 FT TO POB. 6.3762A.	X		* Factors *						
			GROUP A 0	550.00	505.00	1.0000	0.0000	0	100*	0
Comments/Influences	X		AGRICULTRU 3 -7 Acres 6.38 Acres 3900 100 24,866						
			* denotes lines that do not contribute to the total acreage calculation. 550 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 24,866						

CHRISTMAS TREES & MH
Growing Christmas trees. MH is migrant housing approved by the State annually per Mrs. Brown 4-17-07. Chg 24x60 Roof Structure to PB for 08.

Topography of Site



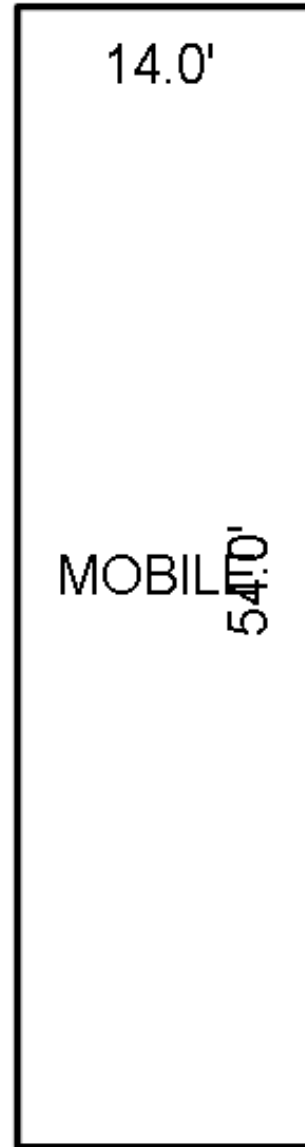
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	12,400	28,400	40,800			34,989C
		TPC 04/30/2021 INSPECTED	2023	11,200	28,900	40,100			33,323C
		TPC 12/27/2017 INSPECTED	2022	10,500	24,200	34,700			31,737C
		TPC 08/10/2015 INSPECTED	2021	10,500	22,400	32,900			30,724C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 35 Floor Area: Total Base New : 57,236 Total Depr Cost: 20,031 Estimated T.C.V: 16,025						Bsmnt Garage: Carport Area: Roof:
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration						E.C.F. X 0.800						
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service									
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average			Blt 0		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	Ex.			X	Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 756 SF Floor Area = 756 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
(2) Windows		Many			X	Ave.		Few	Building Areas							
	Many Avg. Few		X	Large Avg. Small	(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Metal 756 Total: 45,956 16,084								
X	Many Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Average 964 337 1 4,864 1,702 1 2,686 940 1 2,766 968 Totals: 57,236 20,031					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer			Notes:								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			16,025		
(3) Roof		(9) Basement Finish			Lump Sum Items:											
	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1											
X	Asphalt Shingle Metal	(10) Floor Support														
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:														

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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 3,840 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 196		Base Rate for Upper Floors = 27.05											
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">High</th> <th style="width:10%;">Above Ave.</th> <th style="width:10%;">Ave.</th> <th style="width:10%;">X</th> <th style="width:10%;">Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>		High	Above Ave.	Ave.	X	Low						(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.45 100% Adjusted Square Foot Cost for Upper Floors = 30.50		Total Floor Area: 2,400 Base Cost New of Upper Floors = 73,200	
High	Above Ave.	Ave.	X	Low													
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 196 Has Elevators:		Total Floor Area: 2,400 Base Cost New of Upper Floors = 73,200 Reproduction/Replacement Cost = 73,200 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 26,352		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 24,507 Replacement Cost/Floor Area= 30.50 Est. TCV/Floor Area= 10.21											
Overall Bldg Height		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Basement Info ***													
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Average													

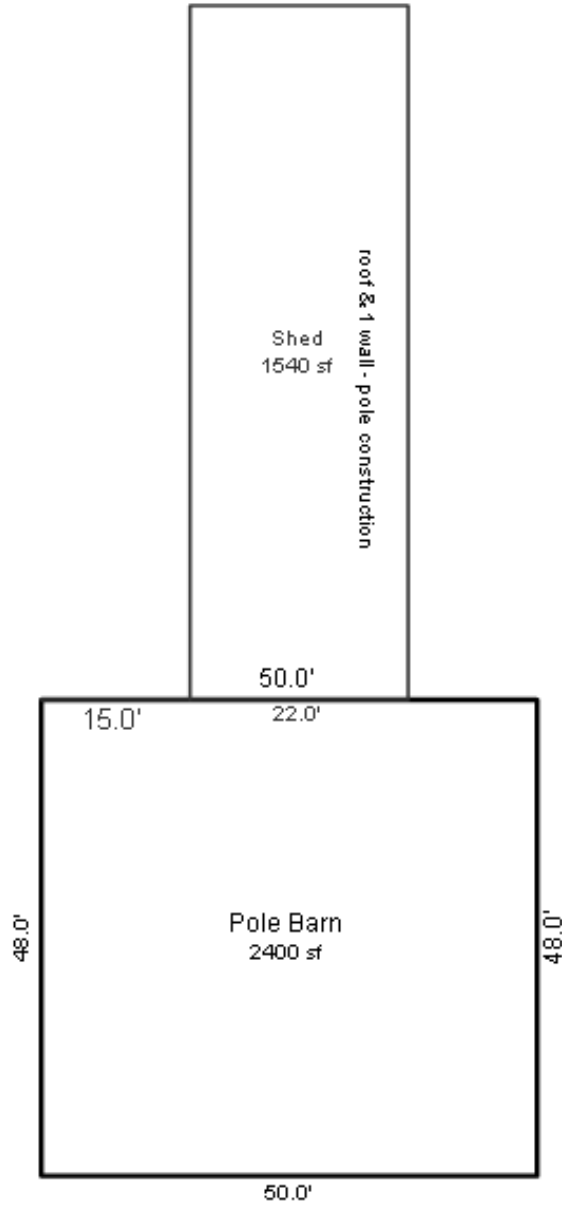
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:																									
(2) Foundation:				(8) Plumbing:				Outlets:				Fixtures:																									
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">X</th> <th style="width:10%;">Poured Conc</th> <th style="width:10%;">Brick/Stone</th> <th style="width:10%;">Block</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>				X	Poured Conc	Brick/Stone	Block					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">Many Above Ave.</th> <th style="width:10%;">Average Typical</th> <th style="width:10%;">Few None</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				Many Above Ave.	Average Typical	Few None				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">Few Average</th> <th style="width:10%;">Many Unfinished Typical</th> <th style="width:10%;">Few Average</th> <th style="width:10%;">Many Unfinished Typical</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical								
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:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct				Incandescent Fluorescent Mercury Sodium Vapor Transformer																									
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0				(40) Exterior Wall:																									
(6) Ceiling:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">Gas Oil</th> <th style="width:10%;">Coal Stoker</th> <th style="width:10%;">Hand Fired Boiler</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>				Gas Oil	Coal Stoker	Hand Fired Boiler				(14) Roof Cover:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:10%;">Thickness</th> <th style="width:10%;">Bsmnt Insul.</th> </tr> <tr> <td></td> <td></td> </tr> </table>				Thickness	Bsmnt Insul.														
Gas Oil	Coal Stoker	Hand Fired Boiler																																			
Thickness	Bsmnt Insul.																																				

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

Desc. of Bldg/Section: 1 WALL W/ROOF Calculator Occupancy: Sheds - Material Storage, 3 Wall						<<<< Calculator Cost Computations >>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 0					
Class: D,Pole Floor Area: 1,440 Gross Bldg Area: 3,840 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				Base Rate for Upper Floors = 20.27 Adjusted Square Foot Cost for Upper Floors = 20.27					
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1540 Ave. Perimeter Has Elevators:				Total Floor Area: 1,440 Base Cost New of Upper Floors = 29,189 Reproduction/Replacement Cost = 29,189 Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 17,513					
Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 16,287 Replacement Cost/Floor Area= 20.27 Est. TCV/Floor Area= 11.31					
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:									
Comments: 2015 - POSTED AS LOW COST TO ACCOMIDATE POLE FRAME WITH ROOF, (1) REAR WALL ONLY AND PARTIAL ALONG ROOF ON EAST SIDE. WEST SIDE IS PART OF THE POLE		* Sprinkler Info * Area: Type: Low									

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished 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	(40) Exterior Wall:			
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			Thickness	Bsmnt Insul.	
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:					
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
2111 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
ATEN EDWARD 7640 W WALKER ROAD MANTON MI 49663		MAP #:		2024 Est TCV 37,586 TCV/TFA: 36.28						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 15 T22N R8W FORMER C & LC RR R/W LYING ACROSS NW 1/4OF NW 1/4 EXC E 1079.17 FT THOF. .5521A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
		Gravel Road		<Site Value A> GROUP A	\$10000	10000	100		10,000	
		Paved Road		100 Actual Front Feet, 0.55 Total Acres Total Est. Land Value = 10,000						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	20.87	160	35	1,169		
		Sewer		Total Estimated Land Improvements True Cash Value = 1,169						
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Low		2024	5,000	13,800	18,800			10,823C
		High		2023	3,500	15,000	18,500			10,308C
		Landscaped		2022	3,000	12,400	15,400			9,818C
		Swamp		2021	2,500	11,300	13,800			9,505C
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC	09/17/2018	INSPECTED						
		TPC	12/27/2017	INSPECTED						

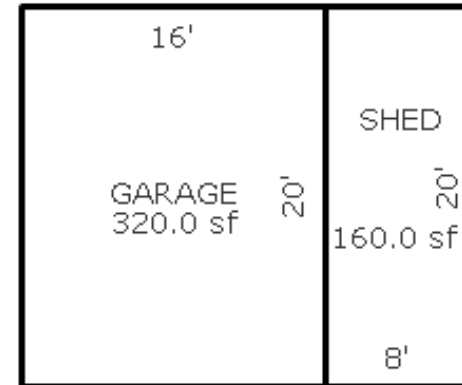
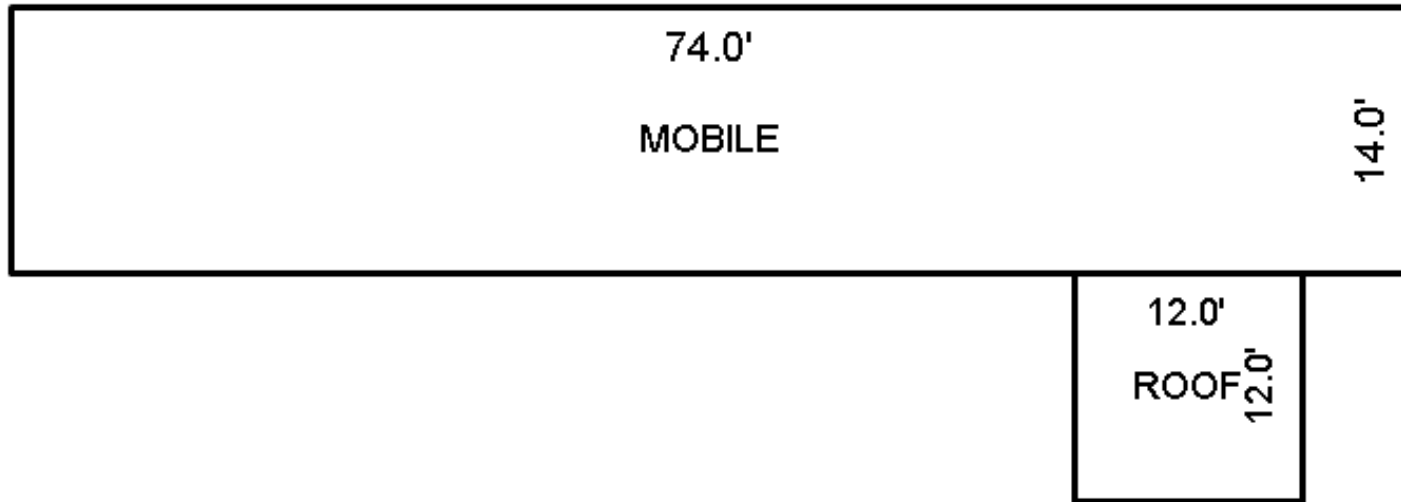


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	144	Roof Cover Onl	Year Built: 1987		
	Mobile Home			Wood	Coal	Steam								Cook Top	Interior 2 Story	Car Capacity:
	Town Home	0						Dishwasher	2nd/Same Stack					Class: C		
	Duplex	0		X	Forced Warm Air			Garbage Disposal	Two Sided	Exterior 1 Story		Exterior 2 Story		Exterior: Siding		
	A-Frame	Other Overhang			Wall Furnace			Bath Heater	Exterior 1 Story	Exterior 2 Story		Prefab 1 Story		Brick Ven.: 0		
X	Wood Frame	(4) Interior			Warm & Cool Air			Vent Fan	Exterior 2 Story	Prefab 2 Story		Heat Circulator		Stone Ven.: 0		
		Drywall			Heat Pump			Hot Tub	Prefab 1 Story	Heat Circulator		Raised Hearth		Common Wall: Detache		
	Building Style:	Paneled						Unvented Hood	Prefab 2 Story	Heat Circulator		Wood Stove		Foundation: 18 Inch		
	HUD	Plaster						Vented Hood	Heat Circulator	Raised Hearth		Wood Stove		Finished?:		
		Trim & Decoration						Intercom	Heat Circulator	Raised Hearth		Wood Stove		Auto. Doors: 0		
	Yr Built	Ex	X	Ord			Jacuzzi Tub	Wood Stove	Direct-Vented Ga		Class: Average		Mech. Doors: 1			
	Remodeled						Jacuzzi repl.Tub	Direct-Vented Ga			Effec. Age: 30		Area: 320			
	0						Oven				Floor Area:		% Good: 0			
	Condition: Average						Microwave				Total Base New : 94,349		Storage Area: 0			
							Standard Range				Total Depr Cost: 33,021		E.C.F.			
							Self Clean Range				Estimated T.C.V: 26,417		X 0.800			
	Room List						Sauna						Bsmnt Garage:			
	Basement	Doors		Solid	X	H.C.	Trash Compactor						Carport Area:			
	1st Floor	(5) Floors					Central Vacuum						Roof:			
	2nd Floor	Kitchen:					Security System									
	Bedrooms	Other:														
		Other:														
	(1) Exterior															
	Wood/Shingle	(6) Ceilings														
X	Aluminum/Vinyl															
	Brick															
	Insulation															
	(2) Windows	(7) Excavation														
	Many	Basement: 0 S.F.														
X	Avg.	Crawl: 0 S.F.														
	Few	Slab: 0 S.F.														
	Large	Height to Joists: 0.0														
	Avg.															
	Small															
X	Wood Sash	(8) Basement														
	Metal Sash	Conc. Block														
	Vinyl Sash	Poured Conc.														
X	Double Hung	Stone														
	Horiz. Slide	Treated Wood														
	Casement	Concrete Floor														
	Double Glass	(9) Basement Finish														
	Patio Doors															
	Storms & Screens															
	(3) Roof															
X	Gable	Recreation SF														
	Hip	Living SF														
	Flat	Walkout Doors (B)														
	Gambrel	No Floor SF														
	Mansard	Walkout Doors (A)														
	Shed															
X	Asphalt Shingle	(10) Floor Support														
		Joists:														
	Chimney: Metal	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.							
GUNNESON MATTHEW	PLAMP TERRY ALLEN	77,500	08/30/2019	LC	03-ARM'S LENGTH	2019-02742	PROPERTY TRANSFER	100.0							
CICCHELLI RYAN G	GUNNESON MATTHEW	1	07/30/2019	QC	09-FAMILY	2019-02354	DEED	100.0							
GUNNERSON MATTHEW	CICCHELLI RYAN G	77,000	08/01/2015	LC	16-LC PAYOFF	2015-04002	DEED	100.0							
KLINE JOAN	GUNNERSON MATTHEW	34,000	02/05/2015	WD	03-ARM'S LENGTH	2015-00502	PROPERTY TRANSFER	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
8821 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		09/01/2011		2011-0475	100%						
Owner's Name/Address		P.R.E. 100% 10/05/2019		MAP #:		2024 Est TCV 111,637 TCV/TFA: 101.12									
PLAMP TERRY ALLEN 8821 W JENNINGS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements		* Factors *											
. SEC 15 T22N R8W BEG ON S R/W LINE OF JENNINGS RD 375 FT W OF E LINE OF W 1/2 OF NW 1/4 TH S TO S LINE OF FORMER RR R/W W 160 FT ON SAID S LINE N TO RD R/W E TO POB. .5576A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		<Site Value C>		.50	-1.0	AC	M/L	12000	100		12,000
		X		Paved Road		160 Actual Front Feet, 0.50 Total Acres		Total Est. Land Value =		12,000					
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 4in Ren. Conc.		8.18	533	0	0				
		X		Sewer		Wood Frame		35.08	64	50	1,122				
		X		Electric		Residential Local Cost Land Improvements									
		X		Gas		Description		Rate	Size	% Good	Cash Value				
		X		Curb		LAND IMPROVE 2500		2,500.00	1	100	2,500				
		X		Street Lights		Total Estimated Land Improvements True Cash Value = 3,622									
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		Who		When	What	2024	6,000	49,800	55,800			42,264C	
		X		TPC 04/03/2019		INSPECTED	2023	5,500	43,400	48,900			40,252C		
		X		TPC 05/06/2018		INSPECTED	2022	4,500	38,100	42,600			38,336C		
		X		TPC 12/27/2017		INSPECTED	2021	4,000	34,100	38,100			37,112C		

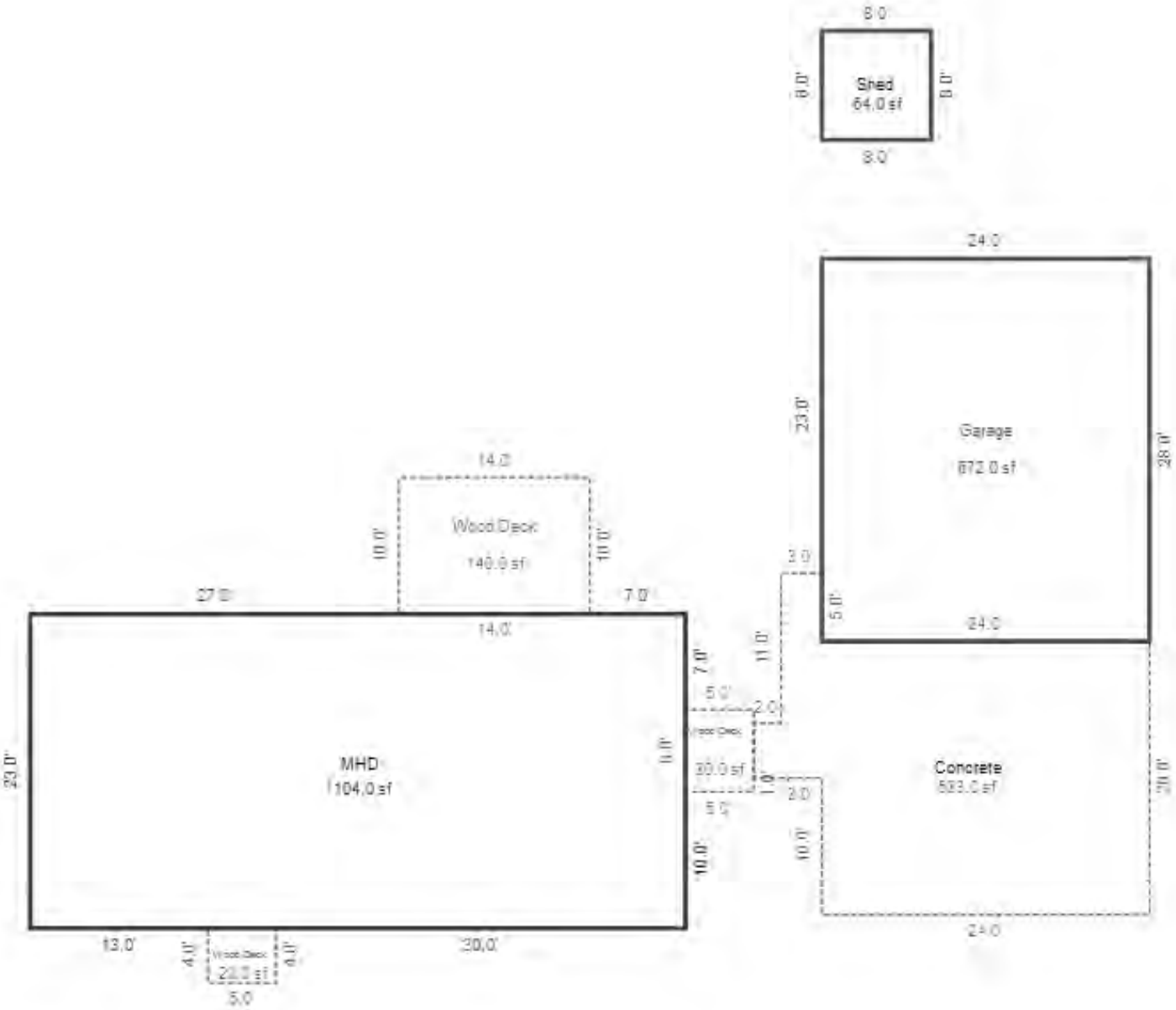


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story 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 140 20 30	Type Treated Wood Treated Wood Treated Wood	Year Built: 2011 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: C Effec. Age: 30 Floor Area: 1,104 Total Base New : 182,888 Total Depr Cost: 128,021 Estimated T.C.V: 96,015		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:				
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1986				
Yr Built 1986	Remodeled 0	Ex	X	Ord		Min	100 Amps Service		Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Stories		Foundation		Total:				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story	Exterior Siding	Piers	1,104	134,800	94,360			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,033		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		Water/Sewer		Solar Water Heat		1000 Gal Septic		3,405		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Water Well		No Plumbing		Water Well, 50 Feet		1,880		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Deck		Treated Wood		140		3,279		
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer		Treated Wood		Treated Wood		30		1,346		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Treated Wood		Treated Wood		20		913		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		672		
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		Built-Ins		Appliance Allow.		Door Opener		1		547	
X	Asphalt Shingle	Notes:			ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			Fireplaces		Wood Stove		1		2,551		1,786	
Chimney: Metal		Totals:			182,888			Treated Wood		20		913		639		672	
		27,660			19,362			1		2,766		1,936		2,551		1,786	
		547			383			1		2,766		1,936		2,551		1,786	
		182,888			128,021			1		2,551		1,786		182,888		128,021	
		96,015															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREGORY JAMES A	BARKLEY DUSTYN	25,000	02/15/2024	WD	03-ARM'S LENGTH	2024-00347	PROPERTY TRANSFER	100.0			
LIPSCOMB WANDA	GREGORY JAMES A & WELCH S	30,000	10/02/2018	WD	16-LC PAYOFF	2018-03317	DEED	0.0			
LIPSCOMB WANDA	GREGROY JAMES A & WELCH S	30,000	06/03/2016	LC	03-ARM'S LENGTH	2016-01988	PROPERTY TRANSFER	100.0			
SHAEFFER DOROTHY & LIPSCO	LIPSCOMB WANDA	0	07/24/2012	AFF	07-DEATH CERTIFICATE		PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
8801 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 02/23/2024									
BARKLEY DUSTYN 8801 W JENNINGS RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 29,264 TCV/TFA: 31.20									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
SEC 15 T22N R8W E 357.09 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF S LINE OF FORMER RR R/W & S OF JENNINGS RD EXC JENNINGS RD LIBER261 PG 848 EXC E'/Y 66 FT THOF. .9363A.(4*1999)		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	93.00	440.28	1.2110	1.0243	90	100	10,382
		Paved Road		93 Actual Front Feet, 0.94 Total Acres Total Est. Land Value = 10,382							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wire Mesh, #9	3.67	96	0	0			
		Sewer		Total Estimated Land Improvements True Cash Value = 0							
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	5,200	9,400	14,600			14,588C			
		2023	4,000	10,300	14,300			13,894C			
		2022	2,300	12,400	14,700	14,700M		13,233C			
		2021	1,900	14,900	16,800			12,811C			

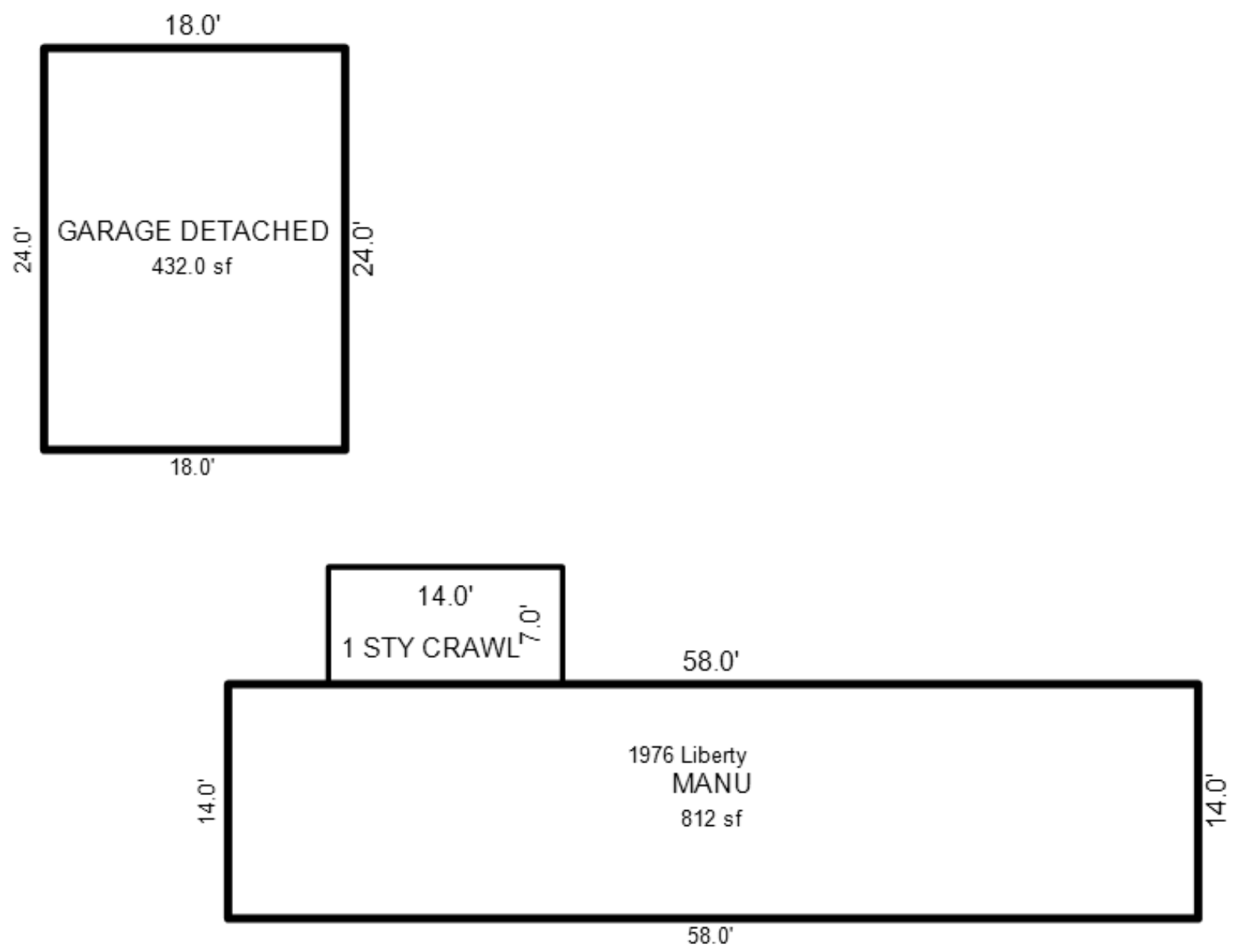


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1979 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																				
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																																																
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																																																																																																
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																																																													
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																																																																																																													
Room List		Doors		Solid	X	H.C.	(12) Electric																																																																																																													
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service																																																																																																													
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min																																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few																																																																																																									
(2) Windows		(7) Excavation			(13) Plumbing																																																																																																															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 98 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																																																																																																												
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																																																																																																																
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			(14) Water/Sewer																																																																																																													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																															
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:																																																																																																																
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																																																		
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 938 SF Floor Area = 938 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas											Cls Low		Blt 1979																																																																																																							
<table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>840</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>98</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>46,243</td> <td>16,186</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>148</td> <td>1,597</td> <td>559</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>748</td> <td>262</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,263</td> <td>1,492</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,498</td> <td>874</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="4">Class: D Exterior: Pole (Unfinished)</td> <td></td> <td></td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>432</td> <td>10,446</td> <td>3,656</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,638</td> <td>573</td> </tr> <tr> <td colspan="3">Totals:</td> <td></td> <td>67,433</td> <td>23,602</td> </tr> </tbody> </table>											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	840			Addition	Siding	Crawl	98			Total:				46,243	16,186	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			148	1,597	559	Plumbing						Average Fixture(s)			1	748	262	Water/Sewer						1000 Gal Septic			1	4,263	1,492	Water Well, 50 Feet			1	2,498	874	Garages						Class: D Exterior: Pole (Unfinished)						Base Cost			432	10,446	3,656	Built-Ins						Appliance Allow.			1	1,638	573	Totals:				67,433	23,602	E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																															
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Notes: 1979 LIBERTY											ECF (416 RURAL METES & BOUNDS) 0.800 =>		TCV: 18,882																																																																																																							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
8951 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/21/1994									
RICHARDS JOHN JR 8951 W JENNINGS RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 40,610 TCV/TFA: 43.29									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 15 T22N R8W BEG AT NW COR OF W 1/2 OF NW 1/4 S OF HWY E'LY & PAR WITH HWY 250 FT S TO RR R/W W'LY ALONG RR TO SEC LINE N TO BEG. 1.6 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
POVERTY EXEMPTION RENEWED BY 3-05 BOR AND BY 3-06 BOR. NO CHANGES REQUIRED TO OUR RECORDS PER DAWN. TWP TREASURER CAN FORGIVE TAXES.		Gravel Road		A 200' @ 90/FF	250.00	278.78	0.9457	0.9137	90	100	19,443
		Paved Road		250 Actual Front Feet, 1.60 Total Acres		Total Est. Land Value =				19,443	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description		Rate	Size	% Good	Cash Value		
		Water		Wood Frame		35.08	64	50	1,122		
		Sewer		Total Estimated Land Improvements True Cash Value =						1,122	
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	9,700	10,600	20,300		12,000C	
		TPC 12/27/2017	INSPECTED		2023	7,600	11,400	19,000		11,429C	
		TPC 08/10/2015	INSPECTED		2022	6,300	9,400	15,700		10,885C	
		TPC 04/08/2013	INSPECTED		2021	5,000	8,600	13,600		10,538C	

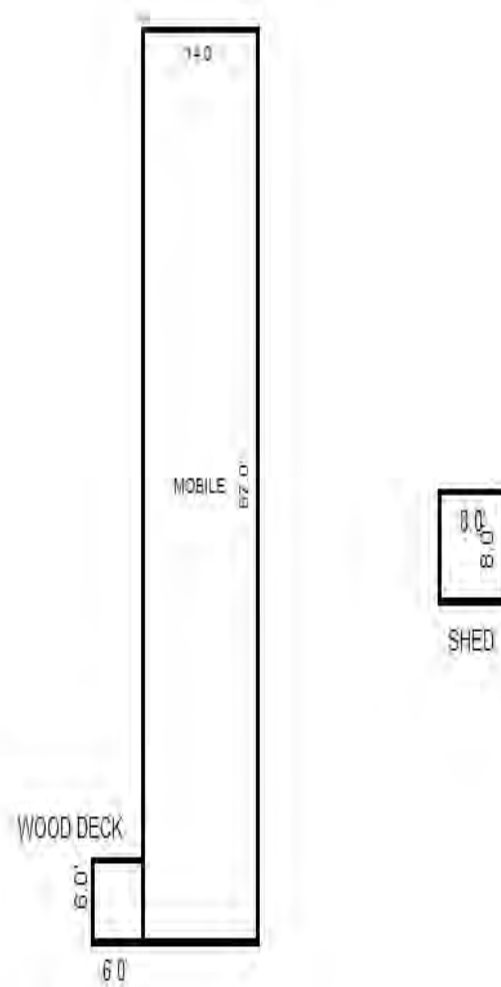


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																					
X	Single Family	Eavestrough	Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:																																																				
	Town Home			0	Front Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								Class: Average Effec. Age: 35 Floor Area: Total Base New : 70,732 Total Depr Cost: 25,056 Estimated T.C.V: 20,045	E.C.F. X 0.800	Bsmnt Garage:																																																	
Duplex	0	Other Overhang	(4) Interior					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)	3 Fixture Bath	2 Fixture Bath	Softener, Auto	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:																										
A-Frame	Drywall Paneled		Plaster Wood T&G		Trim & Decoration		Size of Closets								Lg X Ord Small		Doors Solid X 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.	
X	Wood Frame	(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick		Insulation		(2) Windows		Many Avg. X Avg. Large Small		Wood Sash		Metal Sash		Vinyl Sash		Double Hung		Horiz. Slide		Casement		Double Glass		Patio Doors		Storms & Screens		(3) Roof		Gable		Gambrel		Hip		Mansard		Flat		Shed		X Asphalt Shingle		Chimney: Metal																

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Sketch by Apea 1/17

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARRON JAMES D & BARRON Z	BARRON MITCHELL R	103,000	02/22/2019	WD	03-ARM'S LENGTH	2019-00468	PROPERTY TRANSFER	100.0
BARRON JAMES D	BARRON JAMES D & BARRON Z	0	06/11/2018	QC	09-FAMILY	2018-02044	PROPERTY TRANSFER	0.0
ZEIGLER CYNTHIA S	BARRON JAMES D	0	10/17/2013	QC	21-NOT USED/OTHER	2013-03582	PROPERTY TRANSFER	0.0
TARRIS WALTER F	ZEIGLER CYNTHIA	93,500	02/22/2010	WD	03-ARM'S LENGTH	2010/464	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8910 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/28/2019					

Owner's Name/Address	MAP #:
BARRON MITCHELL R 8910 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 137,364 TCV/TFA: 102.51

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 3 - 7 @\$3000	4.88 Acres		3000	100				14,640
			4.88 Total Acres	Total Est. Land Value =				14,640

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
. SEC 15 T22N R8W THAT PART OF W 930 FT OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD EXC W 250 FT THEREOF. 4.88 A.	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	6.58	340	0	0	
	X	Sewer	3.10	2600	0	0	
	X	Electric	26.58	154	35	1,433	
	X	Gas	Residential Local Cost Land Improvements				
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
20903733 \$92,500 2009	X	D/W/P: 3.5 Concrete	6.58	340	0	0
	X	D/W/P: Asphalt Paving	3.10	2600	0	0
	X	Wood Frame	26.58	154	35	1,433

Topography of Site		Description	Rate	Size	% Good	Cash Value
	X	LAND IMPROVE 5000	5,000.00	1	95	4,750
		Total Estimated Land Improvements True Cash Value =				6,183



X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2024	7,300	61,400	68,700			63,744C
	Low	2023	7,300	59,500	66,800			60,709C
	High	2022	6,100	54,900	61,000			57,819C
	Landscaped	2021	7,300	50,400	57,700			55,972C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

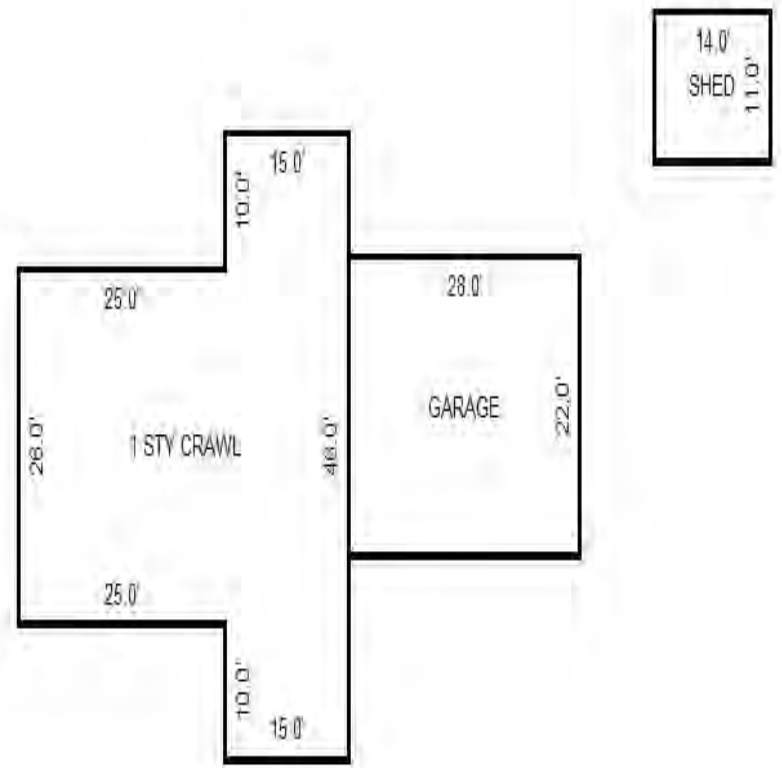
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	7,300	59,500	66,800			60,709C
TPC	06/01/2010	INSPECTED	2022	6,100	54,900	61,000			57,819C
			2021	7,300	50,400	57,700			55,972C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 616 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S							(12) Electric			Class: C -5 Effec. Age: 40 Floor Area: 1,340 Total Base New : 208,854 Total Depr Cost: 125,313 Estimated T.C.V: 116,541		Carport Area: Roof:				
Yr Built 1977	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1340 SF Floor Area = 1340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
Condition: Average		Lg		X	Ord	Small	100 Amps Service			Building Areas		Clas C -5 Blt 1977				
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,340 Total: 164,392 98,635							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		X Drywall			(13) Plumbing			Plumbing Average Fixture(s) 1 1,476 886 2 Fixture Bath 1 3,108 1,865						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1340 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			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 616 25,983 15,590 Common Wall: 1 Wall 1 -2,686 -1,612 Water/Sewer Public Sewer 1 1,494 896 Water Well, 100 Feet 1 5,808 3,485 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces Exterior 1 Story 1 6,513 3,908 Local Cost Items SANITARY SEWER 1 0 0						
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			(14) Water/Sewer			Notes:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 208,854 125,313						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 116,541						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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Sketch by Apex IYTV

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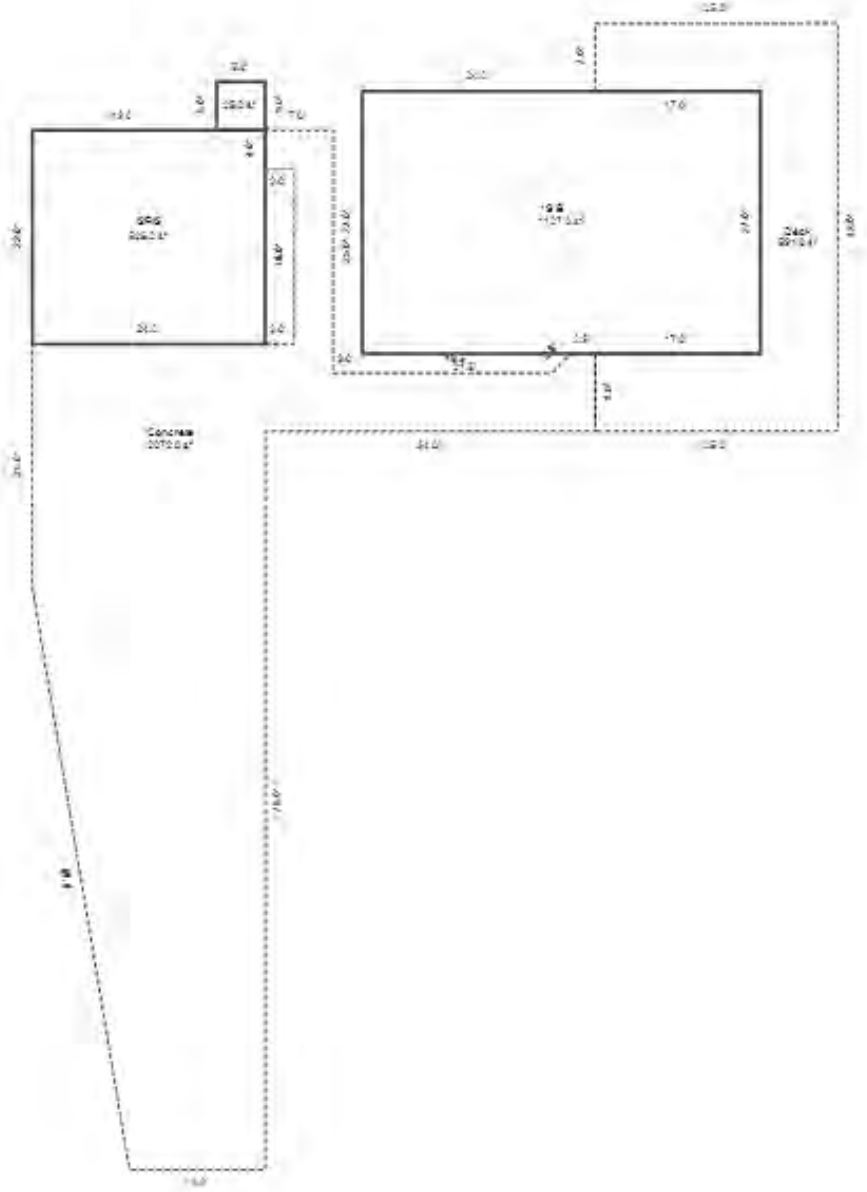
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
STODDARD CHELSI JO	BARTIN CHRISTOPHER & LEEA	101,000	03/15/2017	WD	03-ARM'S LENGTH	2017-00786	PROPERTY TRANSFER	100.0			
HUNT KRISTI L	STODDARD CHELSI JO	80,000	06/24/2016	WD	03-ARM'S LENGTH	2016-02176	DEED	100.0			
THOLA DWAIN & CAROL	HUNT KRISTI L	79,000	12/30/2013	WD	03-ARM'S LENGTH	2013-04382 WD	PROPERTY TRANSFER	100.0			
THOLA DWAIN & CAROL	CHEMICAL BANK ORE DEPT	68,056	11/01/2013	SD	10-FORECLOSURE	2013-03891 SD	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
8992 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		12/20/2013		2013-0620	100%		
Owner's Name/Address		P.R.E. 100% 04/18/2017		MAP #:		2024 Est TCV 151,785 TCV/TFA: 137.11					
BARTIN CHRISTOPHER & LEEANN 8892 W JENNINGS RD LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Tax Description		Public Improvements		* Factors *							
2013-04382 ALL THAT PART OF THE WEST 250 FEET OF THE W 1/2 OF NW 1/4 OF SECTION 15 T22N, R8W., LYING NORTHERLY OF THE COUNTY ROAD. FORMERLY ABBREVIATED AS SEC 15 T22N R8W W 250 FT OF THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS RD. 1.7992 A.		X	Dirt Road	Description		Frontage	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	<Site Value A> GROUP A		\$10000	10000	100			10,000
		X	Paved Road	186 Actual Front Feet, 1.79 Total Acres							Total Est. Land Value = 10,000
		X	Storm Sewer	Land Improvement Cost Estimates							
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value		
		X	Water	D/W/P: 4in Ren. Conc.		8.18	2072	0	0		
		X	Sewer	Wood Frame		39.24	25	50	490		
		X	Electric	Residential Local Cost Land Improvements							
		X	Gas	Description		Rate	Size	% Good	Cash Value		
			Curb	LAND IMPROVE 2500		2,500.00	1	100	2,500		
			Street Lights	Total Estimated Land Improvements True Cash Value = 2,990							
Comments/Influences		2013MLS" WITH AN OFFER ACCEPTABLE TO THE SELLER THEY WILL REPLACE THE ROOF PRIOR TO CLOSE."									
		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			
		2024	5,000	70,900	75,900			60,126C			
		2023	3,500	68,700	72,200			57,263C			
		2022	3,000	63,300	66,300			54,537C			
		2021	2,500	57,900	60,400			52,795C			
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		JWV	08/25/2017	INSPECTED							
		TPC	04/17/2017	INSPECTED							
		TPC	01/08/2016	INSPECTED							



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 591	Type Treated Wood	Year Built: 1979 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,107 Total Base New : 229,623 Total Depr Cost: 149,242 Estimated T.C.V: 138,795		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C 5 Blt 1979		
Yr Built 1979	Remodeled 0	Ex	X	Ord	Min	Size of Closets			200 Amps Service		Ground Area = 1107 SF Floor Area = 1107 SF.				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement		Total: 174,493 113,409			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments		Recreation Room 500 9,665 6,282			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1107 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Deck		Treated Wood 591 8,428 5,478			
X	Many Avg. X Few	Large Avg. X Small		Basement: 1107 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		500 Recreation SF Living SF 1 Walkout Doors (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 1,798			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Local Cost Items		SANITARY SEWER 1 0 0			
X	Gable Hip Flat	Gambrel Mansard Shed		Asphalt Shingle Metal			Chimney:			Water/Sewer		Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746			
Totals:		229,623		149,242		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		138,795							

*** 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.
WILLIS CHARLOTTE M	WILLIS CHARLOTTE M TRUST	0	05/10/2006	QC	21-NOT USED/OTHER	06-0/2259	DEED	0.0
WILLIS CHARLES FRANKLIN		0	08/03/1995	AFF	07-DEATH CERTIFICATE	1995DC	PROPERTY TRANSFER	0.0
HOUSE JOHN & JUANITA M	WILLIS CHARLES F & CHARLO	27,300	11/10/1989	WD	03-ARM'S LENGTH	2010/2109	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8518 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 65% 04/11/1997					
Owner's Name/Address	MAP #:					
WILLIS CHARLOTTE M TRUST 8518 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 278,169 TCV/TFA: 125.70					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value				
. SEC 15 T22N R8W E 1/2 OF SE 1/4 OF SW 1/4. 20 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.											
			* Factors *											
			Residentia 18 -29 @\$3000	20.00 Acres	3000	100								60,000
			20.00 Total Acres Total Est. Land Value =							60,000				

Comments/Influences	SEE CHILD..3 HOUSES
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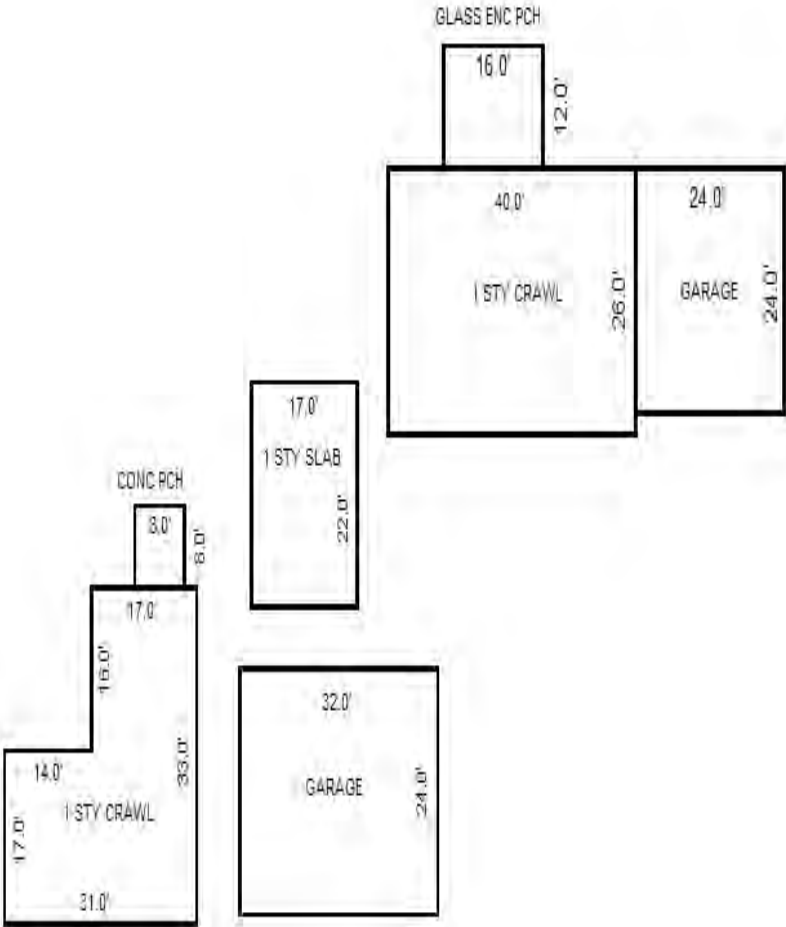
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	30,000	109,100	139,100			88,196C
X Rolling	2023	26,000	105,700	131,700			83,997C
X Low	2022	20,000	97,200	117,200			79,998C
X High	2021	18,000	88,800	106,800			77,443C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What	2024	30,000	109,100	139,100			88,196C
TPC 12/27/2017 INSPECTED	2023	26,000	105,700	131,700			83,997C
TPC 06/20/2016 INSPECTED	2022	20,000	97,200	117,200			79,998C
TPC 06/14/2015 INSPECTED	2021	18,000	88,800	106,800			77,443C

*** 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 WGEP (1 Story)	Year Built: 1996 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater														
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G														
Yr Built 1995	Remodeled 0		Trim & Decoration		X Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Condition: Average			Size of Closets		X Ex Ord X Min														
Room List			Lg Ord X Small		Doors Solid X H.C.														
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		Kitchen: Other: Other:														
(1) Exterior			(6) Ceilings		(12) Electric														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		No./Qual. of Fixtures		100 Amps Service														
	(2) Windows		Ex. X Ord. Min		No. of Elec. Outlets														
	X Many Avg. Few	X	Many X Ave. Few		(13) Plumbing														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
	(3) Roof		(8) Basement		(14) Water/Sewer														
X	X Gable Hip Flat	X	Basement: 0 S.F. Crawl: 1040 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle		(9) Basement Finish		Lump Sum Items:														
	Chimney: Block		(10) Floor Support		Notes: ARROW HOME														
			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														
			Joists: Unsupported Len: Cntr.Sup:		Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WGEP (1 Story) Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow. Unit-in-Place Cost Items BARN Totals: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:														
					Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1040 SF Floor Area = 1040 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 1,040 Total: 119,043 95,235 Average Fixture(s) 1 1,230 984 Water/Sewer 1 4,550 3,640 Water Well, 50 Feet 1 2,585 2,068 WGEP (1 Story) 192 13,427 11,681 * Base Cost 576 22,239 17,791 Common Wall: 1 Wall 1 -2,512 -2,010 Appliance Allow. 1 1,934 1,547 3000 4,230 3,595 * Totals: 166,726 134,531														

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



Sketch by Apex IVT

*** 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 64	Type CPP	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		Class: CD Effec. Age: 45 Floor Area: 799 Total Base New : 133,029 Total Depr Cost: 73,382 Estimated T.C.V: 68,245		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 799 SF Floor Area = 799 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1962					
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets		Building Areas		Size		Cost New		Depr. Cost			
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing		Stories		Foundation		Cost New		Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Story		Crawl Space		97,015		53,358			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)		Exterior		Foundation		Total:		97,015			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1		Siding		Crawl Space		799		53,358			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 799 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s)		1		1,230		676	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 799 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Plumbing		Water/Sewer		1000 Gal Septic		4,550		2,502	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Water Well		Porches		1		2,585		1,422	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Solar Water Heat		Garages		64		1,354		961	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		No Plumbing		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		768		24,361		13,399	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Extra Toilet		Built-Ins		1		1,934		1,064		
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Extra Sink		Appliance Allow.		Totals:		133,029		73,382	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Separate Shower		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		68,245			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior													
Building Style: 1S		Drywall Paneled	Plaster Wood T&G												
Yr Built 0		Trim & Decoration													
Remodeled 0		Ex	X	Ord		Min									
Condition: Average		Size of Closets													
Room List		Lg	X	Ord		Small									
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors													
		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
		Basement: 0 S.F. Crawl: 0 S.F. Slab: 374 S.F. Height to Joists: 0.0													
X	Many Avg. Few	X	Large Avg. Small												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Brick		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(14) Water/Sewer													
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
Cost Est. for Res. Bldg: 3 Single Family 1S (11) Heating System: Space Heater Ground Area = 374 SF Floor Area = 374 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 374 Total: 45,841 25,213										Cls D Blt 0					
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 564 Built-Ins Appliance Allow. 1 1,638 901 Totals: 48,504 26,678										E.C.F. X 0.930					
Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 24,810															

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNES RONALD L	BARNES RONALD L	0	10/18/2017	QC	09-FAMILY	2017-03240	PROPERTY TRANSFER	0.0
NIX LORI A	BARNES RONALD L	1	10/18/2017	QC	09-FAMILY	2017-03239	PROPERTY TRANSFER	0.0
BARNES RONALD L	BARNES RONALD L & NIX LOR	0	09/15/2016	QC	09-FAMILY	2016-03022	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8908 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
BARNES RONALD L 8908 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 137,845 TCV/TFA: 136.75					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 15 T22N R8W SW 1/4 OF SW 1/4 EXC NW 1/4 THEREOF & EXC E 495 FT THOF. 15A.	X	Dirt Road		Residentia 8 - 17	@\$3000	15.00 Acres	3000	100	45,000
		Gravel Road		15.00 Total Acres		Total Est. Land Value =		45,000	
Comments/Influences	X	Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
		Sidewalk		D/W/P: 3.5 Concrete	5.78	170	0	0	
		Water		Wood Frame	19.49	206	50	2,007	
		Sewer		Residential Local Cost Land Improvements					
		Electric		Description	Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVE 1000	0.00	0	95	950	
		Curb		Total Estimated Land Improvements True Cash Value =				2,957	
		Street Lights							
		Standard Utilities							
		Underground Utils.							



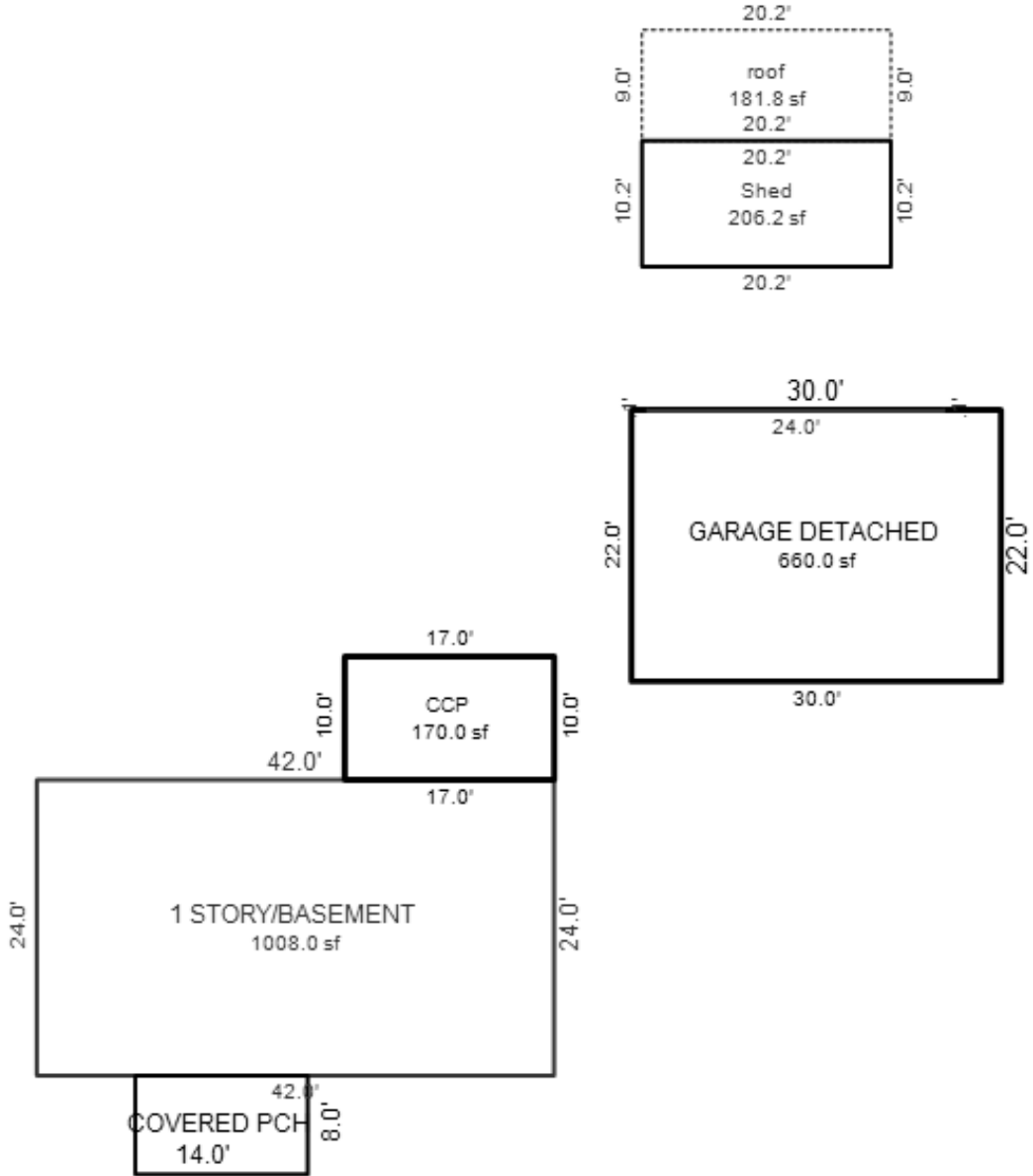
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	22,500	46,400	68,900			40,261C
	Rolling		2023	21,000	45,000	66,000			38,344C
	Low		2022	15,000	41,400	56,400			36,519C
	High		2021	15,000	37,800	52,800			35,353C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	11/04/2016	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 112 170 181	Type CCP (1 Story) CCP (1 Story) Roof Cover Onl	Year Built: 1962 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: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 40 Floor Area: 1,008 Total Base New : 161,087 Total Depr Cost: 96,654 Estimated T.C.V: 89,888			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		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 = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1962								
Yr Built 1962	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets Many X Ave. Few			Building Areas								
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1 Story Siding Basement 1,008			Total: 123,699 74,221					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Plumbing								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Notes:								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Deck w/Roof (Roof portion)			Totals: 161,087 96,654					
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 89,888							
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)						Chimney: Block								
(2) Windows		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
(3) Roof																		
X	Gable Hip Flat	Gambrel Mansard Shed																

*** 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.
FOSTER CRAIG C & PUTMAN A	FOSTER CRAIG C & TRIM AMY	1	05/05/2020	QC	09-FAMILY	2020-01382	DEED	0.0
FOSTER CRAIG C & PUTMAN A	FOSTER CRAIG C & PUTMAN A	1	03/07/2018	QC	09-FAMILY	2018-00697	DEED	0.0
FOSTER CRAIG C	FOSTER CRAIG & PUTMAN AMY	1	12/11/2017	QC	09-FAMILY	2017-03910	PROPERTY TRANSFER	50.0
FOSTER CRAIG C	FOSTER CRAIG C	0	12/16/2015	AFF	05-CORRECTING TITLE	2015-04175	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8850 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED	03/22/2018	2018-0067	100%
	P.R.E. 100% 10/31/2008					

Owner's Name/Address	MAP #:
FOSTER CRAIG C & TRIM AMY N 8850 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 292,309 TCV/TFA: 164.03

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	15.00 Acres		3000	100		45,000
					15.00 Total Acres	Total Est. Land Value = 45,000

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 15 T22N R8W E 495 FT OF SW 1/4 OF SW 1/4. 15A.	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	6.58	480	0	0
	X	Wood Frame	29.53	96	50	1,417
	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	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	X		X		X		X		X		X		X		X		X	

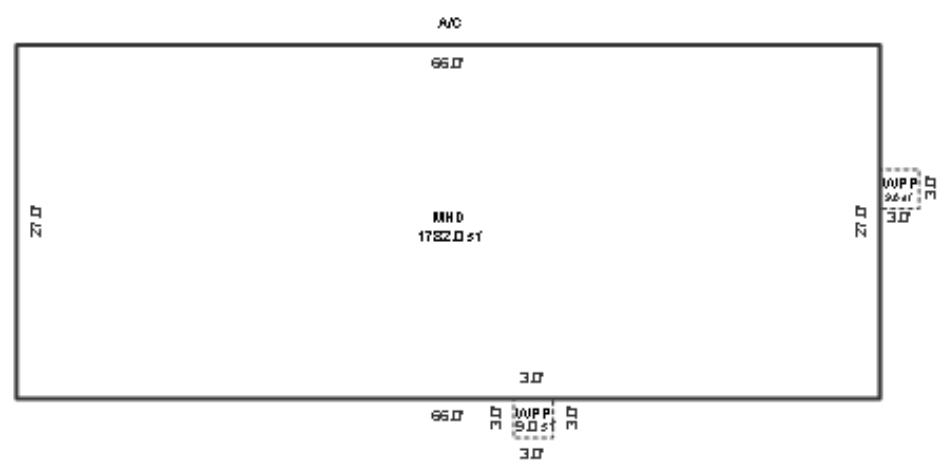
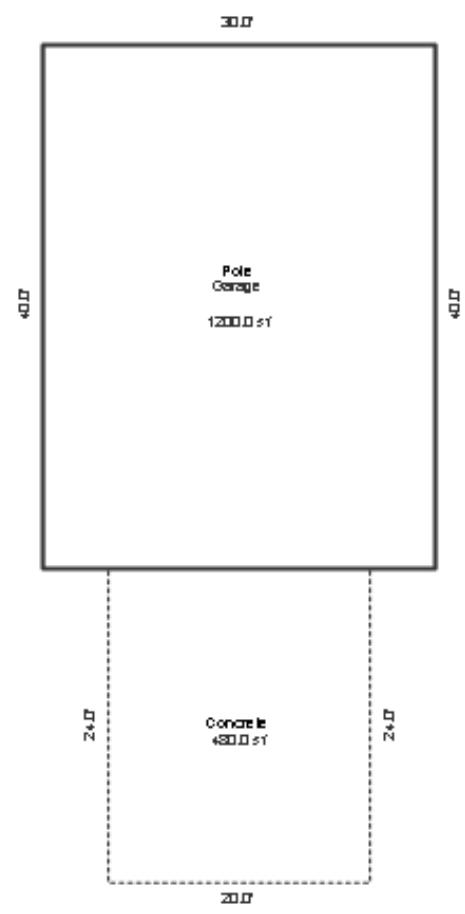
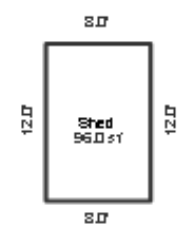
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	22,500	123,700	146,200			87,290C
2023	21,000	113,600	134,600			83,134C
2022	15,000	97,900	112,900			79,176C
2021	15,000	95,200	110,200			76,647C

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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.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type		Year Built: 1992																																																																																																								
	Mobile Home	Insulation		Wood	Coal	Steam							9	WPP	Car Capacity:																																																																																																								
	Town Home	0	Front Overhang		Forced Air w/o Ducts							9	WPP	Class: C																																																																																																									
	Duplex	0	Other Overhang		Forced Air w/ Ducts							Total Base New : 280,190 Total Depr Cost: 263,379 Estimated T.C.V: 244,942 E.C.F. X 0.930 Floor Area: 1,782 Total Base New : 280,190 Total Depr Cost: 263,379 Estimated T.C.V: 244,942				Exterior: Pole																																																																																																							
	A-Frame	(4) Interior			Forced Hot Water											Stone Ven.: 0																																																																																																							
	Wood Frame	Drywall		Plaster	Electric Baseboard											Common Wall: Detache																																																																																																							
	Building Style:		Paneled	Wood T&G	Elec. Ceil. Radiant											Foundation: 18 Inch																																																																																																							
	BOCA/STATE		Trim & Decoration			Radiant (in-floor)										Finished ?:																																																																																																							
	Yr Built	Remodeled	Ex	Ord	Min	Electric Wall Heat										Auto. Doors: 0																																																																																																							
	2018	0	Size of Closets			Space Heater										Mech. Doors: 1																																																																																																							
Condition: Average		Lg	Ord	Small	Wall/Floor Furnace			Area: 1280																																																																																																															
Room List		Doors	Solid	H.C.	Forced Heat & Cool			% Good: 0																																																																																																															
Basement		(5) Floors			No Heating/Cooling			Storage Area: 0																																																																																																															
1st Floor		Kitchen:			Central Air			Bsmnt Garage:																																																																																																															
2nd Floor		Other:			Wood Furnace			Carport Area:																																																																																																															
3 Bedrooms		Other:			(12) Electric			Roof:																																																																																																															
(1) Exterior		No./Qual. of Fixtures			0 Amps Service			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 2018 (11) Heating System: Forced Heat & Cool Ground Area = 1782 SF Floor Area = 1782 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,782</td> <td>228,790</td> <td>215,064</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td colspan="3">Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,387</td> </tr> <tr> <td colspan="3">3 Fixture Bath</td> <td>1</td> <td>4,646</td> <td>4,367</td> </tr> <tr> <td colspan="3">Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">1000 Gal Septic</td> <td>1</td> <td>4,864</td> <td>4,572</td> </tr> <tr> <td colspan="3">Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>5,460</td> </tr> <tr> <td colspan="3">Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Appliance Allow.</td> <td>1</td> <td>2,766</td> <td>2,600</td> </tr> <tr> <td colspan="3">Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">WPP</td> <td>9</td> <td>477</td> <td>448</td> </tr> <tr> <td colspan="3">WPP</td> <td>9</td> <td>477</td> <td>448</td> </tr> <tr> <td colspan="3">Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Class: C Exterior: Pole (Unfinished)</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Base Cost</td> <td>1280</td> <td>30,886</td> <td>29,033</td> </tr> <tr> <td colspan="3">Totals:</td> <td>280,190</td> <td>263,379</td> <td>244,942</td> </tr> </tbody> </table>				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,782	228,790	215,064	Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	1,476	1,387	3 Fixture Bath			1	4,646	4,367	Water/Sewer						1000 Gal Septic			1	4,864	4,572	Water Well, 100 Feet			1	5,808	5,460	Built-Ins						Appliance Allow.			1	2,766	2,600	Porches						WPP			9	477	448	WPP			9	477	448	Garages						Class: C Exterior: Pole (Unfinished)						Base Cost			1280	30,886	29,033	Totals:			280,190	263,379	244,942
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Insulation		(6) Ceilings			No. of Elec. Outlets			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 244,942																																																																																																															
(2) Windows		(7) Excavation			Many Ave. Few																																																																																																																		
Many	Large	Basement: 0 S.F.			Average Fixture(s)																																																																																																																		
Avg.	Avg.	Crawl: 1782 S.F.			3 Fixture Bath																																																																																																																		
Few	Small	Slab: 0 S.F.			2 Fixture Bath																																																																																																																		
Wood Sash		Height to Joists: 0.0			Softener, Auto																																																																																																																		
Metal Sash		(8) Basement			Softener, Manual																																																																																																																		
Vinyl Sash		Conc. Block			Solar Water Heat																																																																																																																		
Double Hung		Poured Conc.			No Plumbing																																																																																																																		
Horiz. Slide		Stone			Extra Toilet																																																																																																																		
Casement		Treated Wood			Extra Sink																																																																																																																		
Double Glass		Concrete Floor			Separate Shower																																																																																																																		
Patio Doors		(9) Basement Finish			Ceramic Tile Floor																																																																																																																		
Storms & Screens		(10) Floor Support			Ceramic Tile Wains																																																																																																																		
(3) Roof		Recreation SF			Ceramic Tub Alcove																																																																																																																		
Gable		Living SF			Vent Fan																																																																																																																		
Hip		Walkout Doors (B)			(14) Water/Sewer																																																																																																																		
Flat		No Floor SF			Public Water																																																																																																																		
Asphalt Shingle		Walkout Doors (A)			Public Sewer																																																																																																																		
Chimney:		Joists:			Water Well																																																																																																																		
		Unsupported Len:			1 1000 Gal Septic																																																																																																																		
		Cntr.Sup:			1 2000 Gal Septic																																																																																																																		
					Lump Sum Items:																																																																																																																		

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



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

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

2835 S BLODGET RD School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 06/01/1995

Owner's Name/Address MAP #:

SHERMAN DAVID P JR 2024 Est TCV 134,924 TCV/TFA: 120.47

2835 S BLODGET 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 . SEC 15 T22N R8W NW 1/4 OF SW 1/4 OF SW 1/4. 10 A. X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Residential 8 - 17 @\$3000 10.00 Acres 3000 100 10.00 Total Acres Total Est. Land Value = 30,000 30,000

Comments/Influences Land Improvement Cost Estimates Description Rate Size % Good Cash Value

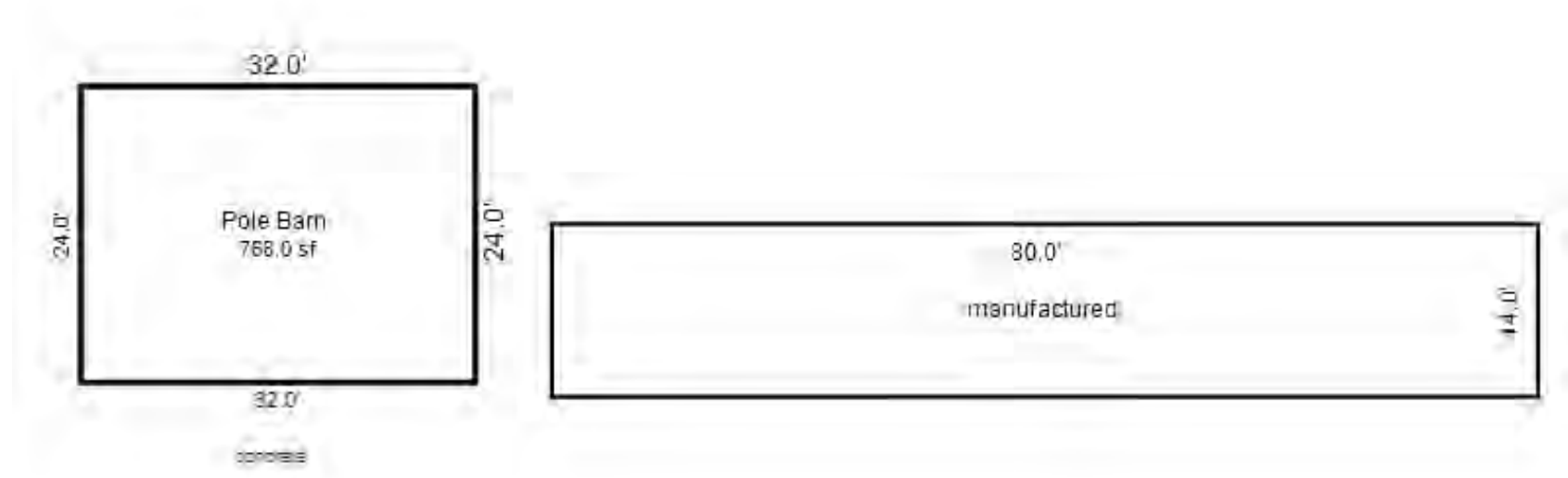


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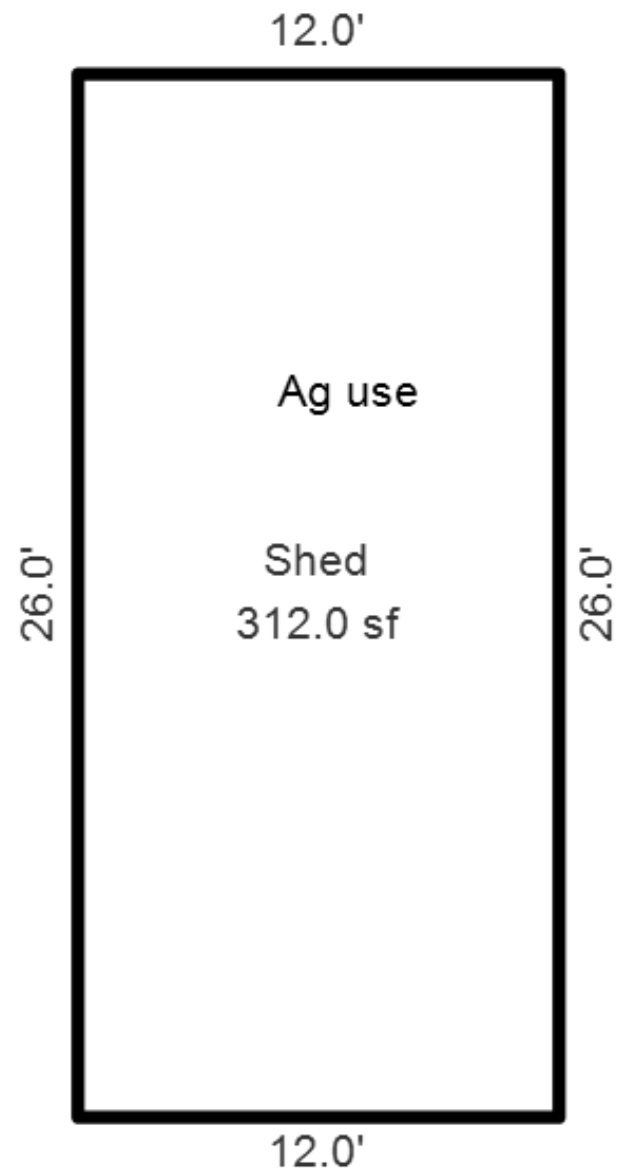
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1995 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 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: CD Effec. Age: 30 Floor Area: 1,120 Total Base New : 152,448 Total Depr Cost: 106,714 Estimated T.C.V: 99,244			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD		Blt 1985				
Yr Built 1985	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost	
Condition: Average		Trim & Decoration		0 Amps Service			No./Qual. of Fixtures			Total:		120,026		84,019		
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation			Total:		120,026		84,019	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		X Ex. Ord. Min			1 Story Siding Piers			Average Fixture(s)		1,230		861		
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			Plumbing			3 Fixture Bath		3,860		2,702		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing			Water/Sewer			1000 Gal Septic		4,550		3,185		
(2) Windows		Other:		1 Average Fixture(s)			Garages			1000 Gal Septic		2,585		1,809		
X	Many Avg. X Avg. Few Large Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.			768		18,263		12,784		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		(14) Water/Sewer			Notes:			1		1,934		1,354		
X	Double Glass Patio Doors	(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			1		1,934		1,354		
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:						Totals:		152,448		106,714		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Totals:		152,448		106,714		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support								Totals:		152,448		106,714	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Totals:		152,448		106,714		

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Building Type	Farm Utility Storage She			
Year Built	2015			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	No-Wall, 76			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	26 x 12 = 312			
Cost New	\$ 1,245			
Phy./Func./Econ. %Good	90/100/100 90.0			
Depreciated Cost	\$ 1,121			
+ 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	\$ 1,042			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 1042 / All Cards: 1042				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.										
MARSHALL DIANNA L	RICHARDS BRIAN	0	02/05/2018	WD	16-LC PAYOFF	2018-00380	DEED	0.0										
MARSHALL DIANNA L	RICHARDS BRIAN	28,500	04/20/2016	LC	03-ARM'S LENGTH	2016-01454	PROPERTY TRANSFER	100.0										
FIRST NATIONAL BANK OF AM	MASHALL DIANNA L	10,000	04/18/2016	WD	16-LC PAYOFF	2016-01453	DEED	0.0										
FIRST NATIONAL BANK	MARSHALL DIANNA L	10,000	02/24/2012	LC	11-FROM LENDING INSTITUT	2012-00559 MEM	PROPERTY TRANSFER	100.0										
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status								
2611 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		MANUFACTURED		01/21/1999		1999-0005	100%									
Owner's Name/Address		P.R.E. 0%		MANUFACTURED		12/31/1992		1992	100%									
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 74,567 TCV/TFA: 68.54														
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS												
SEC 15 T22N R8W (0*1998) BEG S 0 DEG 0'09"W 228.5 FT FROM W 1/4 COR TH E 505 FT, S 442.15 FT, N 88 DEG 56'20"W 505.12 FT, N 432.79 FT TO POB. 5.07A.		X		Public Improvements		* Factors *												
Comments/Influences		X		Dirt Road		Description		Frontage	Depth	Rate %Adj.	Reason	Value						
98 SPLIT TO 019-30 FOR 99		X		Gravel Road		<Site Value A> GROUP A		\$10000	10000	100		10,000						
		X		Paved Road		442 Actual Front Feet, 5.12 Total Acres		Total Est. Land Value =				10,000						
		X		Storm Sewer		Land Improvement Cost Estimates												
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value							
		X		Water		Wood Frame		22.19	120	50	1,331							
		X		Sewer		Wood Frame		22.19	120	50	1,331							
		X		Electric		Total Estimated Land Improvements True Cash Value =												
		X		Gas														
		X		Curb														
		X		Street Lights														
		X		Standard Utilities														
		X		Underground Utils.														
		X		Topography of Site														
		X		Level														
		X		Rolling														
		X		Low														
		X		High														
		X		Landscaped														
		X		Swamp														
		X		Wooded														
		X		Pond														
		X		Waterfront														
		X		Ravine														
		X		Wetland														
		X		Flood Plain														
		X		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value				
		X		Who		When		What		2024		5,000		32,300	37,300			19,157C
		X		TPC 12/27/2017		INSPECTED		2023		3,500		28,100		31,600			18,245C	
		X		TPC 12/07/2015		INSPECTED		2022		3,000		24,600		27,600			17,377C	
		X		TPC 02/28/2012		INSPECTED		2021		2,500		22,000		24,500			16,822C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 56 80	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			(12) Electric		100 Amps Service		No./Qual. of Fixtures					
Building Style: HUD			Drywall Paneled		Plaster Wood T&G			Trim & Decoration			Class: D Effec. Age: 35 Floor Area: 1,088 Total Base New : 126,983 Total Depr Cost: 82,540 Estimated T.C.V: 61,905		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:					
Yr Built 1992	Remodeled 0		Ex	X	Ord		Min	Size of Closets			Lg		X	Ord		Small	Condition: Fair			
Room List		Doors		Solid	X	H.C.	(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		2		(14) Water/Sewer				
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Many			X	Ave.		Few	Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1088 SF Floor Area = 1088 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas		Cls D Blt 1992		Stories Exterior Foundation Size Cost New Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	1 Story Siding Piers 1,088		Total: 108,674 70,639		Other Additions/Adjustments		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540	
(2) Windows		Many	X	Large	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		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540		
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			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540									
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes: 1992 MANOR - HUD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 61,905		Plumbing 3 Fixture Bath 1 3,245 2,109 Water/Sewer 1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624 Porches WCP (1 Story) 56 2,722 1,769 Deck Treated Wood 80 2,164 1,407 Built-Ins Appliance Allow. 1 1,638 1,065 Fireplaces Wood Stove 1 1,779 1,156 Totals: 126,983 82,540									

*** 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.							
COUSINO EARL J	LEWIS MARK	0	10/20/2014	QC	16-LC PAYOFF	2014-03652	DEED	100.0							
COUSINO EARL J	COUSINO EARL J (LE) &*	0	11/30/2006	QC	21-NOT USED/OTHER	06-0/4368	DEED	0.0							
LEWIS MARK (SM)	COUSINO EARL J (SM)	0	06/06/2006	QC	21-NOT USED/OTHER	06-0/2737	DEED	0.0							
LEWIS MARK W (SM)	COUSINO EARL J (SM)	1	01/31/2006	WD	21-NOT USED/OTHER	06-0/2738	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
2621 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST		MH		08/30/2004		20040339	Complete						
Owner's Name/Address		P.R.E. 100% 10/20/2014		MAP #:		2024 Est TCV 95,903 TCV/TFA: 78.87									
LEWIS MARK 2621 S BLODGET RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
Tax Description		Public Improvements		* Factors *											
SEC 15 T22N R8W (3*1998) BEG S 0 DEG 0'09"W 661.29 FT & S 88 DEG 56'20"E 505.12 FT FROM W 1/4 COR, TH N 992.15 FT, E 819.48 FT, S 0 DEG 01'45"W 345.77 FT, S 0 DEG 02'11"W 661.55 FT, N 88 DEG 56'20"W 819.02 FT TO POB. 18.8A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X		Gravel Road		Residentia 18		-29	@\$3000	18.00	Acres	3000	100		54,000
		X		Paved Road		18.00		Total Acres		Total Est. Land Value =		54,000			
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		Wood Frame		22.74	384	50	4,366				
		X		Sewer		Total Estimated Land Improvements True Cash Value =		4,366							
Comments/Influences		X		Electric											
98 SPLIT FROM 019-00 FOR 99		X		Gas											
		X		Curb											
		X		Street Lights											
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		PRIVATE RD											
		Who		When		What		2024	27,000	21,000	48,000			30,749C	
		TPC 12/27/2017		INSPECTED				2023	23,400	22,500	45,900			29,285C	
		TPC 12/07/2015		INSPECTED				2022	18,000	18,700	36,700			27,891C	
								2021	16,200	19,900	36,100			27,000C	

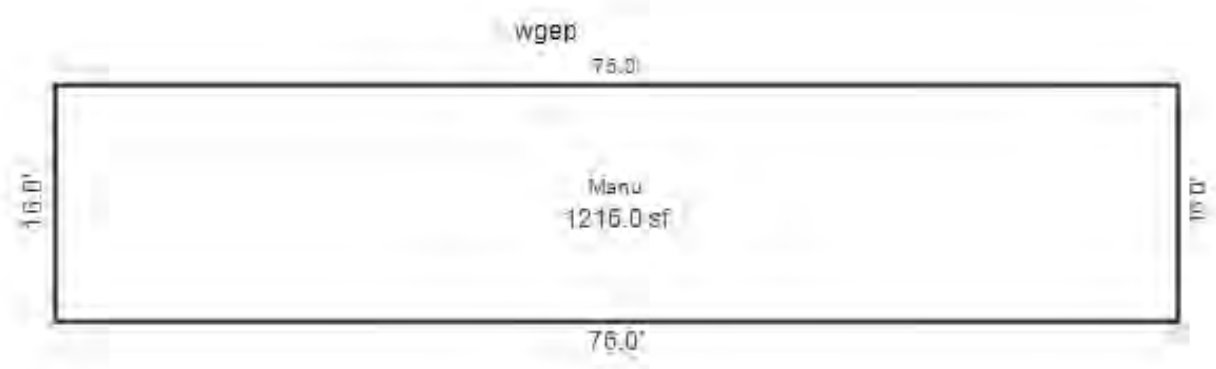


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type WGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	Size of Closets													
Condition: Fair		Lg	X	Ord		Small	Central Air Wood Furnace													
Room List		Doors		Solid	X	H.C.	(12) Electric													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service													
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1991			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Wall Furnace Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
(2) Windows		(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical Plumbing 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WGEP (1 Story) Ceramic Tile Floor Foundation: Shallow			Total:		63,279	34,804				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1 1			1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle				Lump Sum Items:															
Chimney:		Joists: Unsupported Len: Cntr.Sup:																		
Notes: 1991 16X76 FAIRMONT ECF (416 RURAL METES & BOUNDS) 0.800 => TCY:															85,311		46,921		37,537	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDRICH ARNOLD	ALDRICH ARNOLD	0	11/22/2023	QC	15-LADY BIRD	2023-03189	PROPERTY TRANSFER	0.0
ALDRICH ARNOLD & LANA M	ALDRICH ARNOLD	0	06/17/2022	QC	09-FAMILY	2022-01989	PROPERTY TRANSFER	0.0
		40,000	10/01/1999	WD	03-ARM'S LENGTH	332:396	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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2675 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 05/17/2002					
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Owner's Name/Address	MAP #:
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ALDRICH ARNOLD P O BOX 127 LAKE CITY MI 49651	2024 Est TCV 205,911 TCV/TFA: 138.01
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.00	Acres	3000	100	60,000
						20.00 Total Acres	Total Est. Land Value = 60,000

Land Improvement Cost Estimates			
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Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	71	1,632
Total Estimated Land Improvements True Cash Value =				1,632

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,000	73,000	103,000			70,931C
2023	26,000	70,700	96,700			67,554C
2022	20,000	70,000	90,000			64,338C
2021	18,000	65,400	83,400			62,283C

Who When What 2024 30,000 73,000 103,000 70,931C
 TPC 04/30/2021 INSPECTED 2023 26,000 70,700 96,700 67,554C
 TPC 12/27/2017 INSPECTED 2022 20,000 70,000 90,000 64,338C
 TPC 12/07/2015 INSPECTED 2021 18,000 65,400 83,400 62,283C

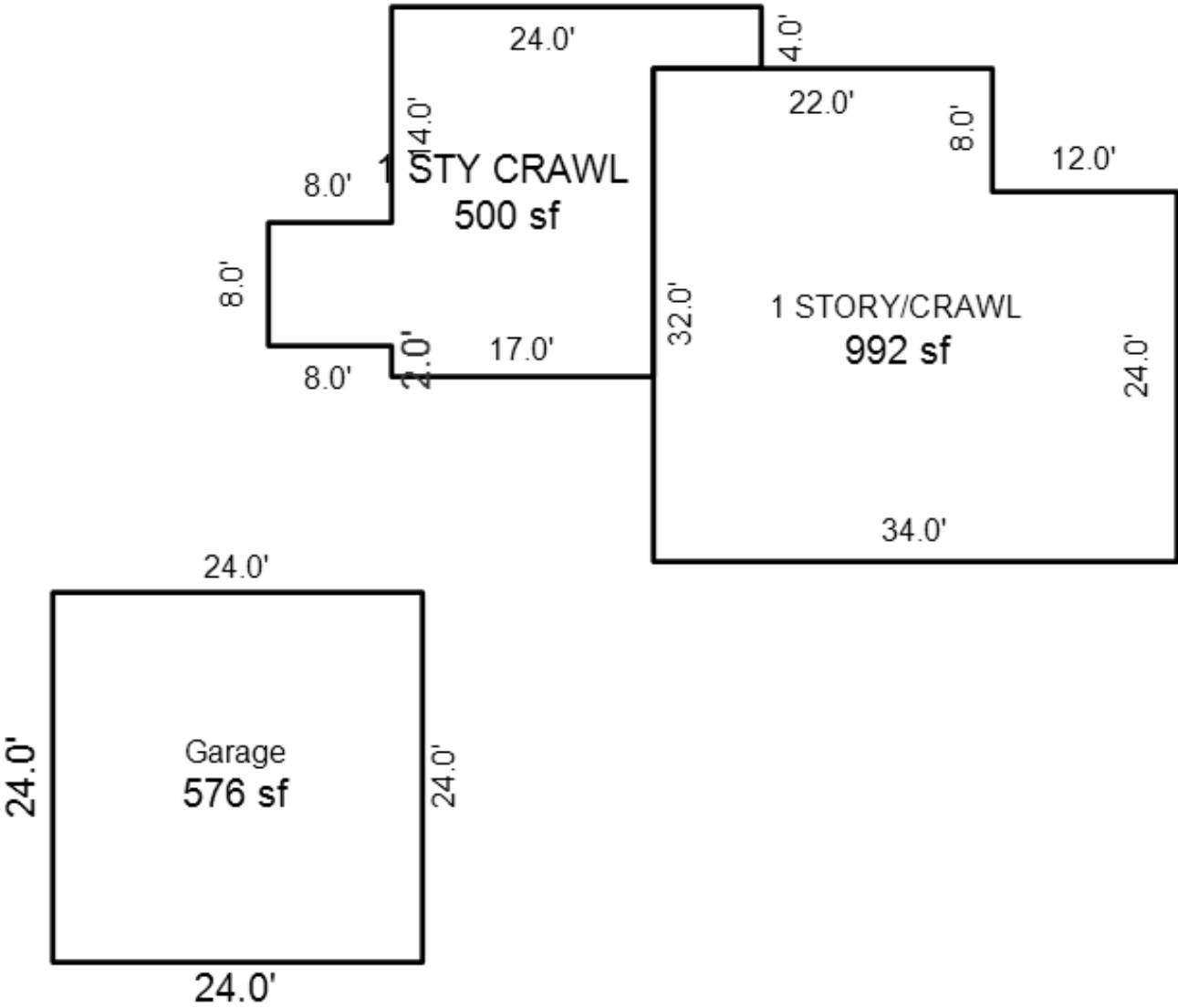


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 20 Floor Area: 1,492 Total Base New : 193,923 Total Depr Cost: 155,139 Estimated T.C.V: 144,279		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 2000			
Yr Built 2000	Remodeled 0	Ex	X	Ord	Min	100 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1492 SF		Floor Area = 1492 SF.			
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories		Exterior	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		Many		X		Ave.		Few		(13) Plumbing	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X		Drywall		1		Average Fixture(s)		1		3 Fixture Bath	
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1492 S.F. Slab: 0 S.F. Height to Joists: 0.0		(7) Excavation		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)	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		1		Water/Sewer		1		Public Water	
(3) Roof	X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		1		Public Sewer		1		Water Well	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer		1		1000 Gal Septic		1		2000 Gal Septic		Lump Sum Items:	
Chimney: Metal		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		144,279		Totals:		193,923		155,139			

*** 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.
BAUGHAN GERALD J & ADA M	BAUGHAN GERALD J & ADA M	0	11/03/2010	QC	09-FAMILY	2010-4936QC TR	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8206 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/21/1994				
Owner's Name/Address	MAP #:					
BAUGHAN GERALD J & ADA M TRUST 8206 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 71,658 TCV/TFA: 57.98					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 15 T22N R8W W 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.	X		* Factors *					
			A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90 100	29,700
Comments/Influences			330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 29,700					

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	22.57	540 50	6,094	
		Sewer	32.13	81 50	1,301	
		Electric	Total Estimated Land Improvements True Cash Value = 7,395			
		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	14,900	20,900	35,800			16,544C

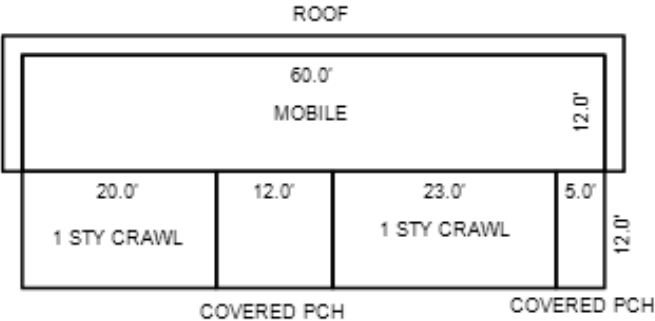
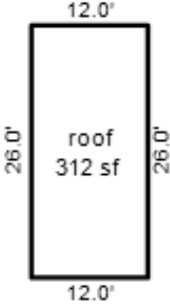
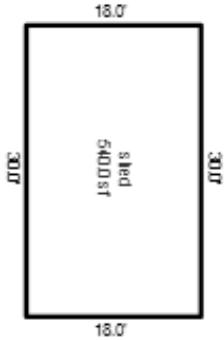


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	11,600	22,300	33,900			15,766C
TPC	09/17/2018	INSPECTED	2022	8,300	18,000	26,300			15,016C
TPC	12/27/2017	INSPECTED	2021	6,600	16,500	23,100			14,537C

*** 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	0	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	144	WCP (1 Story)	Car Capacity:
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Exterior 1 Story	896	Roof Cover Onl	Class:		
	Duplex	0	Other Overhang		Wall Furnace								Vent Fan	Hot Tub	Exterior 2 Story	312	Roof Cover Onl	Exterior:
	A-Frame			Warm & Cool Air			Unvented Hood	Vented Hood	Prefab 1 Story	Heat Circulator	Raised Hearth	Wood Stove						Stone Ven.:
X	Wood Frame	(4) Interior		Heat Pump									Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Class: Average	Effec. Age: 40	Floor Area:	Common Wall:
		Drywall	Plaster				Standard Range	Self Clean Range	Sauna	Total Base New : 123,443	E.C.F.	Foundation:			
	Building Style:	X	Wood T&G	Trim & Decoration								Trash Compactor	Central Vacuum	Security System	Total Depr Cost: 43,204	X 0.800	Finished ?
	HUD						No./Qual. of Fixtures	100	Amps Service	Estimated T.C.V: 34,563	X 0.800						Auto. Doors:
	Yr Built	Remodeled	Ex	Ord	X	Min						Central Air		Total Base New : 123,443		E.C.F.	Mech. Doors:
	1970	0					Wood Furnace		Total Depr Cost: 43,204		X 0.800	Area:			
	Condition:	Average	Size of Closets			(12) Electric		Central Vacuum		Estimated T.C.V: 34,563		X 0.800	% Good:		
			Lg	Ord	X	Small	100		Central Vacuum		X 0.800		Storage Area:		
	Room List	Doors	Solid	X	H.C.	No./Qual. of Fixtures		Security System		E.C.F.		No Conc. Floor:			
	Basement	(5) Floors		Ex.		X	Ord.	Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Average		Blt 1970		
	1st Floor	Kitchen:		Many		X	Ave.	Few	(11) Heating System: Wall Furnace						
	2nd Floor	Other:		No. of Elec. Outlets		No. of Elec. Outlets		Ground Area = 1236 SF		Floor Area = 1236 SF.					
	Bedrooms	Other:		X		Tile			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
	(1) Exterior	(6) Ceilings		1		Average Fixture(s)	1		Building Areas						
	Wood/Shingle	(7) Excavation		1		3 Fixture Bath	2		Type		Ext. Walls		Roof/Fnd.		
	Aluminum/Vinyl	Basement: 0 S.F.		1		2 Fixture Bath	2		Main Home		Ribbed		Metal		
	Brick	Crawl: 516 S.F.		1		Softener, Auto	2		Addition		Siding		Crawl		
	Insulation	Slab: 0 S.F.		1		Softener, Manual	2		Total:		83,867		29,354		
	(2) Windows	Height to Joists: 0.0		1		No Plumbing	1		Skirting, Metal or Vinyl, Vertical		84		954		
	Many	X	Large	1		Solar Water Heat	1		Plumbing		Average Fixture(s)		1		
	Avg.	X	Avg.	1		No Plumbing	1		Water/Sewer		1000 Gal Septic		1		
	Few		Small	1		Extra Toilet	1		1000 Gal Septic		4,864		1,702		
	Wood Sash	(8) Basement		1		Extra Sink	1		Water Well, 50 Feet		2,686		940		
	Metal Sash	Conc. Block		1		Separate Shower	1		Porches		WCP (1 Story)		144		
	Vinyl Sash	Poured Conc.		1		Ceramic Tile Floor	1		WCP (1 Story)		60		3,227		
	Double Hung	Stone		1		Ceramic Tile Wains	1		Appliance Allow.		1		2,766		
	Horiz. Slide	Treated Wood		1		Ceramic Tub Alcove	1		Deck		w/Roof (Roof portion)		896		
	Casement	Concrete Floor		1		Vent Fan	1		w/Roof (Roof portion)		312		4,811		
	Double Glass	(9) Basement Finish		1		Public Water	1		Totals:		123,443		43,204		
	Patio Doors	Recreation SF		1		Public Sewer	1		Notes:		ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:		34,563		
	Storms & Screens	Living SF		1		Water Well	1								
	(3) Roof	Walkout Doors (B)		1		1000 Gal Septic	1								
	X	Gable	Gambrel	1		2000 Gal Septic	1								
	Hip		Mansard	1		Lump Sum Items:	1								
	Flat		Shed	1			1								
	X	Asphalt Shingle	(10) Floor Support		1		1								
	Chimney: Metal	Joists:		1		1									
		Unsupported Len:		1		1									
		Cntr.Sup:		1		1									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAZARD BOB N & CAROL A	DULL LARRY M & MELANIE S	0	07/01/2016	WD	16-LC PAYOFF	2016-02464	DEED	0.0
HAZARD BOB & CAROL A	DULL LARRY & MELANIE	27,800	04/23/2010	LC	03-ARM'S LENGTH	2011-00082LC	PROPERTY TRANSFER	100.0
ROBERTS MARY ANN	HAZARD BOB & CAROL A (H/W	15,900	11/11/2006	WD	03-ARM'S LENGTH	06-0/4192	DEED	100.0
ROBERTS ANNA TRUST*	ROBERTS MARY ANN	1	12/14/2004	QC	21-NOT USED/OTHER	04-0/5215	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8150 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Carpport	08/08/2019	2019-0402	100%
	P.R.E. 100% 02/12/2011		Addition	08/30/2016	2016-0414	100%
Owner's Name/Address	MAP #:		SEWER	05/10/2010	2010-02424	100%
DULL LARRY M & MELANIE S 8150 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 107,072 TCV/TFA: 147.08					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS															
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value								
. SEC 15 T22N R8W E 1/2 OF W 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.	X		Dirt Road															
			Gravel Road															
			Paved Road															
			Storm Sewer															
			Sidewalk															
			Water															
			Sewer															
	X		Electric															
			Gas															
			Curb															
			Street Lights															
			Standard Utilities															
			Underground Utils.															

Comments/Influences	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
	Description				
	Wood Frame		25.61	80 50	1,024
	Total Estimated Land Improvements True Cash Value =				1,024

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

													2023	11,600	37,400	49,000			33,446C
													2022	8,300	34,400	42,700			31,854C
													2021	6,600	33,200	39,800			30,837C



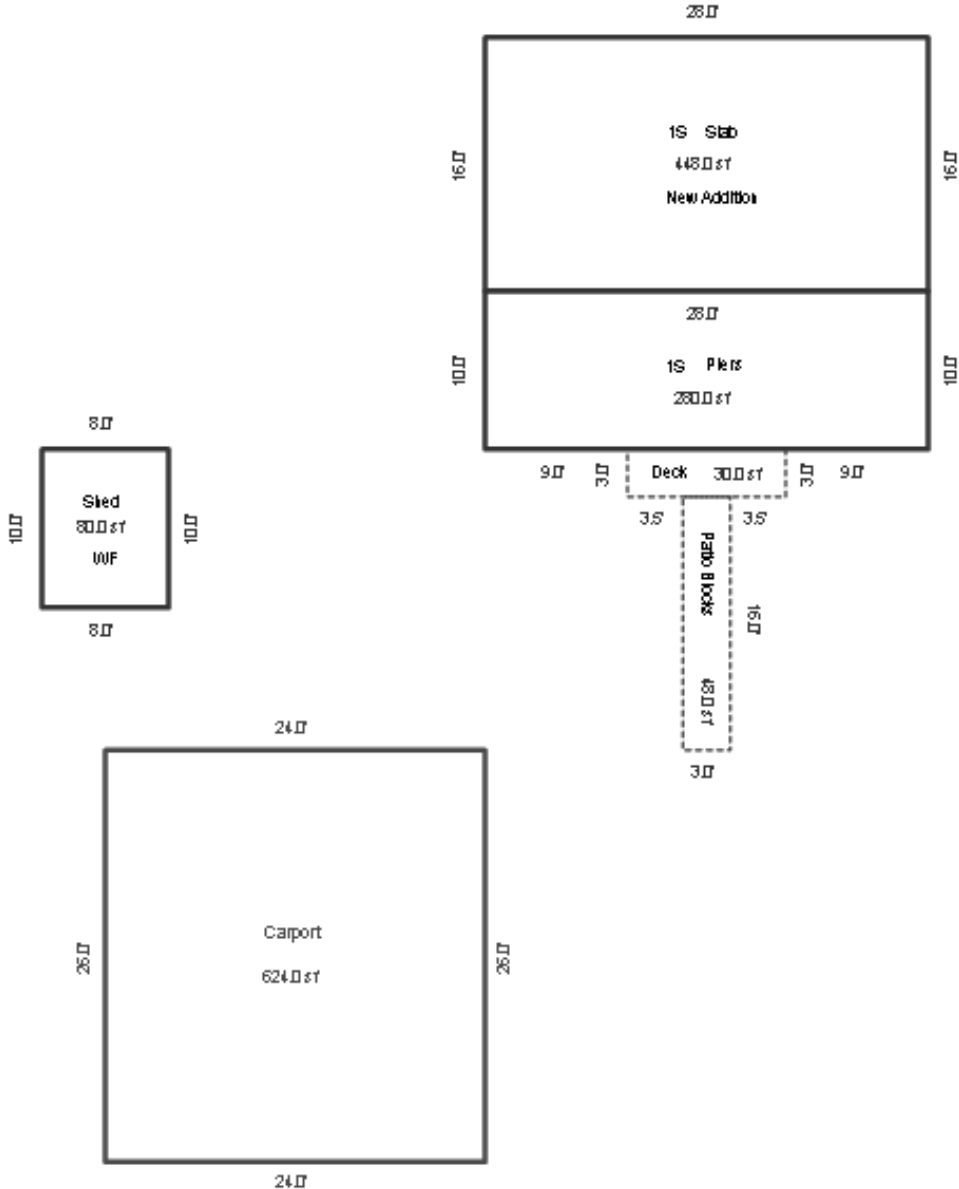
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/18/2019	INSPECTED	2023	11,600	37,400	49,000			33,446C
TPC	12/27/2017	INSPECTED	2022	8,300	34,400	42,700			31,854C
JWV	10/15/2016	INSPECTED	2021	6,600	33,200	39,800			30,837C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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:	E.C.F. X 0.930	Bsmnt Garage: Carport Area: 624 Roof: Aluminum		
	Mobile Home													0 Front Overhang 0 Other Overhang	X
Town Home	(4) Interior	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	Cls D-10	Blt 2010		
Duplex														Wood Frame	Ex
A-Frame	Size of Closets	Lg	Ord	Small	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:								
Yr Built 2010								Remodeled 2016	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few
Condition: Average	Room List	Doors	Solid	H.C.	No. of Elec. Outlets	Many	Ave.	Few							
Basement 1st Floor 2nd Floor Bedrooms									(6) Ceilings	Kitchen: Other: Other:	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
	(1) Exterior	(7) Excavation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 448 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing							
Wood/Shingle Aluminum/Vinyl Brick									(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
	Insulation	(9) Basement Finish	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing							
(2) Windows									(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 448 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing							
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	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
	(3) Roof	(9) Basement Finish	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing							
Gable Hip Flat									Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 448 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
	Asphalt Shingle	(10) Floor Support	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing							
Chimney:									Joists: Unsupported Len: Cntr.Sup:	Basement: 0 S.F. Crawl: 0 S.F. Slab: 448 S.F. Height to Joists: 0.0	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing
	Total: 73,955	66,540	Total: 91,129	81,996	76,256										
Notes: SHED CONVERTED TO DWELLING & 2016 POST & BEAM ADDITION ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:						76,256									

*** 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			
8126 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/21/1994									
CRANCE CHARLES F & DONNAJEAN TRUST 8126 W KELLY ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 80,827 TCV/TFA: 59.69							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 15 T22N R8W W 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.		Public Improvements		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
		X		A 200' @ 90/FF	330.00	660.00	0.8823 1.1334	90 100	29,700		
		X		330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =					29,700		
		X		Land Improvement Cost Estimates							
		X		Description	Rate	Size	% Good	Cash Value			
		X		D/W/P: Asphalt Paving	3.61	500	0	0			
		X		Residential Local Cost Land Improvements							
		X		Description	Rate	Size	% Good	Cash Value			
		X		LAND IMPROVE 1000	1,000.00	1	94	940			
		X		Total Estimated Land Improvements True Cash Value =					940		
		Topography of Site									
		X		Level							
		X		Rolling							
		X		Low							
		X		High							
		X		Landscaped							
		X		Swamp							
		X		Wooded							
		X		Pond							
		X		Waterfront							
		X		Ravine							
		X		Wetland							
		X		Flood Plain							
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
					2024	14,900	25,500	40,400			21,660C
				TPC 09/17/2018 INSPECTED	2023	11,600	27,800	39,400			20,629C
				TPC 12/27/2017 INSPECTED	2022	8,300	23,000	31,300			19,647C
				TPC 05/18/2015 INSPECTED	2021	6,600	21,000	27,600			19,020C

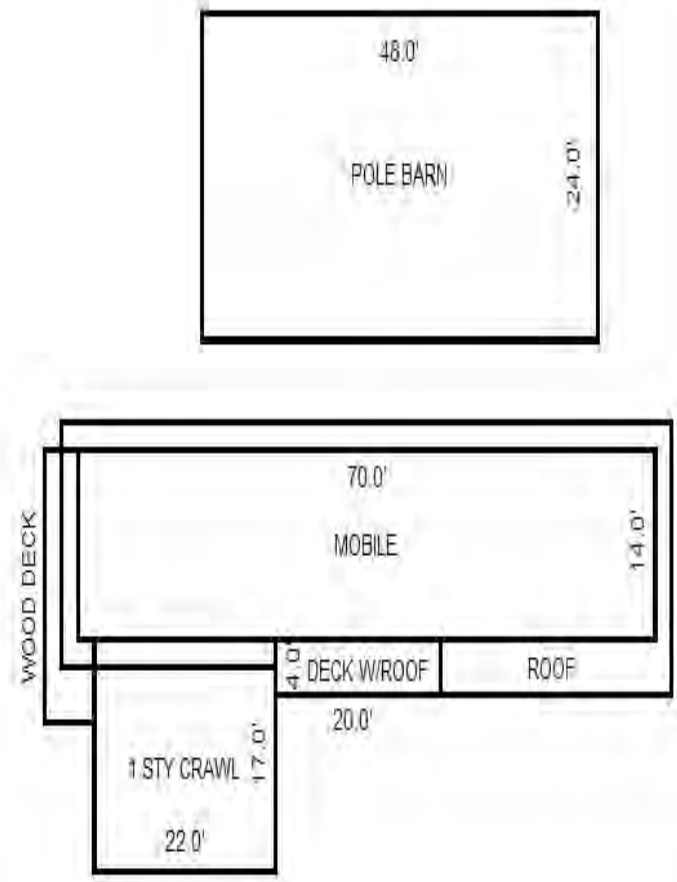


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	Car Capacity:				
	Mobile Home		Insulation		Wood											Coal	Steam	Cook Top	Interior 2 Story	80	Pine	Class: D
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	2nd/Same Stack	Two Sided	1293	Treated Wood	Exterior: Pole				
	Duplex	0	Other Overhang		Wall Furnace									Vent Fan	Hot Tub	Exterior 1 Story	Exterior 2 Story	Roof Cover Onl	Exterior: Pole
	A-Frame			Warm & Cool Air			Jacuzzi Tub	Unvented Hood	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Stone Ven.: 0					
X	Wood Frame	(4) Interior		Heat Pump									Jacuzzi repl.Tub	Vented Hood	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Common Wall: Detache
		Drywall	Paneled	Plaster				Oven	Microwave	Standard Range	Self Clean Range	Sauna							Trash Compactor	Central Vacuum	Security System
	Building Style:	Trim & Decoration					No./Qual. of Fixtures						Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1982
	HUD							(12) Electric			Ground Area = 1354 SF Floor Area = 1354 SF.							
	Yr Built	Remodeled	Size of Closets		100			Amps Service			Total Base New : 179,243			E.C.F.				
	1982	0	Ex	X	Ord	Min				Total Depr Cost: 62,734			X 0.800					
	Condition:	Average		Lg			X	Ord	Small	Estimated T.C.V: 50,187								
	Room List	Doors	Solid	X	H.C.	Central Air			Floor Area:					Storage Area: 0				
	Basement	(5) Floors		Wood Furnace			No. of Elec. Outlets			Total Area New : 179,243					Bsmnt Garage:			
	1st Floor	Kitchen:		(13) Plumbing			Many			X	Ave.	Few	Carport Area:					
	2nd Floor	Other:		1			Average Fixture(s)			Other Additions/Adjustments					Roof:			
	Bedrooms	Other:		1			3 Fixture Bath			Skirting, Metal or Vinyl, Vertical								
	(1) Exterior			1			2 Fixture Bath			Plumbing								
	Wood/Shingle	(6) Ceilings		1			Softener, Auto			Average Fixture(s)								
	Aluminum/Vinyl			1			Softener, Manual			Water/Sewer								
	Brick			1			Solar Water Heat			1000 Gal Septic								
	Insulation			1			No Plumbing			Water Well, 50 Feet								
	(2) Windows	(7) Excavation		1			Extra Toilet			Deck								
	Many	Large	Basement: 0 S.F.		1			Extra Sink			Pine w/Roof (Deck Portion)							
	Avg.	X	Avg.	Crawl: 374 S.F.		1			Separate Shower			Pine w/Roof (Roof portion)						
	Few	Small	Slab: 0 S.F.		Height to Joists: 0.0		1			Ceramic Tile Floor								
	Wood Sash	(8) Basement		1			Ceramic Tile Wains			Treated Wood								
	Metal Sash			1			Ceramic Tub Alcove			w/Roof (Roof portion)								
	Vinyl Sash			1			Vent Fan			Built-Ins								
	Double Hung			1			(14) Water/Sewer			Appliance Allow.								
	Horiz. Slide			1			Public Water			Garages								
	Casement			1			Public Sewer			Class: D Exterior: Pole (Unfinished)								
	Double Glass			1			Water Well			Base Cost								
	Patio Doors			1			1000 Gal Septic			1152								
	Storms & Screens			1			2000 Gal Septic			Totals:			179,243		62,734			
	(3) Roof	(9) Basement Finish		1			Lump Sum Items:			Notes: 1982 MARLETTE								
	Gable	Gambrel	Recreation SF		1			Public Water			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			50,187				
	Hip	Mansard	Living SF		1			Public Sewer										
	Flat	Shed	Walkout Doors (B)		1			Water Well										
	Asphalt Shingle	(10) Floor Support		No Floor SF		Walkout Doors (A)		1000 Gal Septic										
	Chimney:			Concrete Floor				2000 Gal Septic										
				Joists:														
				Unsupported Len:														
				Cntr.Sup:														

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



Sketched by Apex IyTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,900	02/01/2001	WD	33-TO BE DETERMINED	03-0:5989	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2960 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/12/2012	2012-0101	100%
Owner's Name/Address	P.R.E. 100% 04/11/2002					
RADEN JUDITH D 2960 S DICKERSON ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 196,479 TCV/TFA: 125.95					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
. SEC 15 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	330.00	662.00	0.8823	1.1342	90	100		29,722
Comments/Influences		Paved Road		330 Actual Front Feet, 5.01 Total Acres Total Est. Land Value =						29,722	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	25.61	80	81	1,660			
		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 =						2,610	
		Street Lights									
		Standard Utilities									
		Underground Utils.									

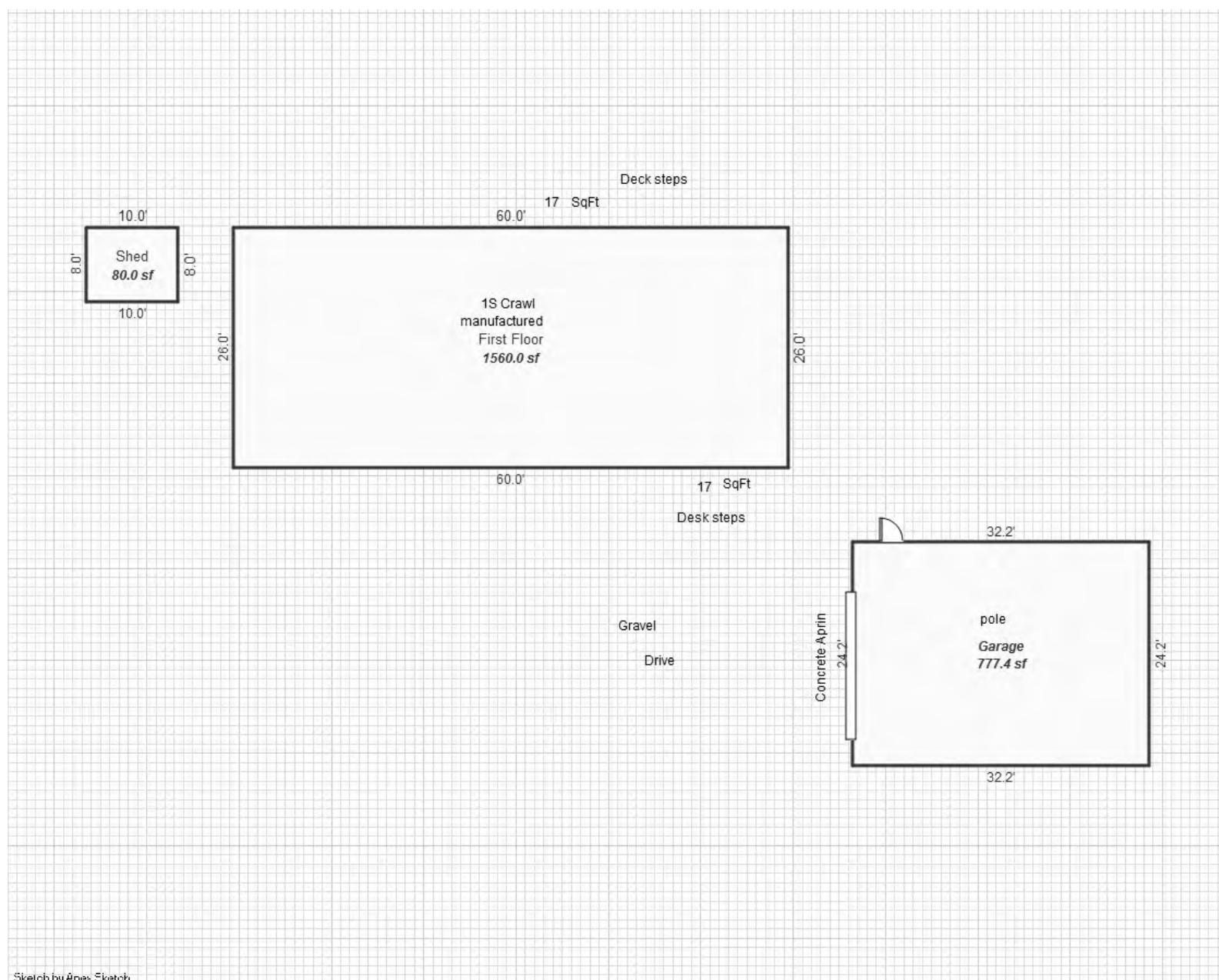
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	14,900	83,300	98,200			43,941C
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
X	Wooded		2023	11,600	75,000	86,600			41,849C
	Pond								
	Waterfront								
	Ravine		2022	8,300	64,600	72,900			39,857C
	Wetland								
	Flood Plain		2021	6,600	64,600	71,200			38,584C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 777 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: D +10 Effec. Age: 15 Floor Area: 1,560 Total Base New : 207,643 Total Depr Cost: 176,502 Estimated T.C.V: 164,147		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: BOCA/STATE				No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D 10		Blt 2001				
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/o Ducts Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space 1,560		Total: 170,669		145,075		
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s) 3 Fixture Bath		Water/Sewer 1000 Gal Septic Water Well, 50 Feet		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Garages		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 777 24,305 20,659		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	Built-Ins			Appliance Allow.		Totals: 1 1,638 1,392	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1560 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:		164,147		
X	Many Avg. Few	X	Large Avg. Small	Basement			Lump Sum Items:									
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											

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



Sketch by Apex E 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.
HILL LEWIS H	HILL LEWIS H	0	01/27/2022	QC	09-FAMILY	2022-00350	PROPERTY TRANSFER	0.0
HILL SHARON K (WIFE OF LE	HILL LEWIS H (MM)	0	08/03/2007	QC	21-NOT USED/OTHER	2007/2984	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
8731 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
HILL LEWIS H 8731 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 502,603 TCV/TFA: 486.08					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
				* Factors *								
SEC 15 T22N R8W (0*2007) E 1/2 OF NW 1/4 LYING S OF FORMER PENN RR R/W, ALSO FORMER PENN RR R/W LYING ACROSS NE 1/4 OF NW 1/4 EXC N 20 FT THOF, ALSO NE 1/4 OF SW 1/4, ALSO W 1/2 OF SE 1/4 OF SW 1/4. 122.4242A. Split on 10/09/2007 into 009-015-026-50;	X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		SEVERAL OUT BLDGS..NO VALUE Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ; Parent Parcel(s): 009-015-026-00; 009-015-026-50;	X	Gravel Road		AGRICULTRU SURPLUS 2800/	92.42 Acres		2800	100		
	X	Paved Road		AGRICULTRU 30 - 65 ACRES	30.00 Acres		3900	100				117,000
	X	Storm Sewer		122.42 Total Acres			Total Est. Land Value =					375,776
	X	Sidewalk		Land Improvement Cost Estimates								
	X	Water		Description			Rate		Size	% Good		Cash Value
	X	Sewer		Wood Frame			23.41		160	50		1,873
	X	Electric		Wood Frame			20.08		1306	50		13,112
	X	Gas		Residential Local Cost Land Improvements								
	X	Curb		Description			Rate		Size	% Good		Cash Value
	X	Street Lights		LAND IMPROVE 1000			1,000.00		1	100		1,000
	X	Standard Utilities		Total Estimated Land Improvements True Cash Value =								15,985
	X	Underground Utils.										



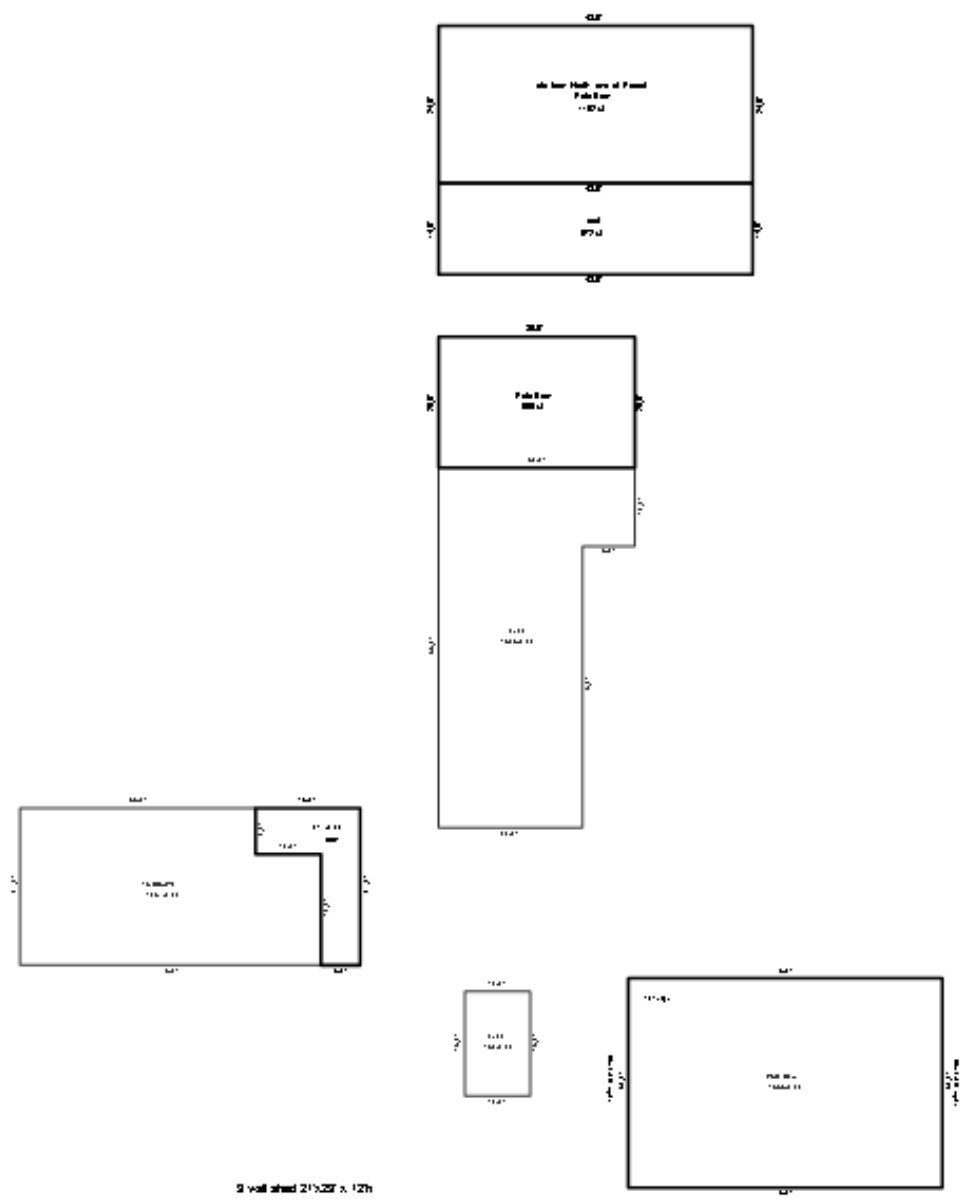
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	187,900	63,400	251,300			172,774C
X	Rolling		2023	140,300	61,200	201,500	0M		0
	Low		2022	135,700	55,100	190,800	0M		0
	High		2021	132,700	52,300	185,000	0M		0
	Landscaped								
	Swamp								
X	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC 04/28/2022		INSPECTED						
	TPC 04/30/2021		INSPECTED						
	TPC 12/27/2017		INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 214 192	Type CCP (1 Story) 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: 0 Area: 288 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,034 Total Base New : 183,362 Total Depr Cost: 119,185 Estimated T.C.V: 110,842		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled			Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min		Size of Closets Lg Ord X Small		Room List Doors Solid X H.C.		
Yr Built 1976	Remodeled 2013	Ex	Ord	X	Min	(5) Floors		(12) Electric 100 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1034 SF Floor Area = 1034 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1976	
Condition: Average		Lg Ord X Small		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		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842			
(1) Exterior		(6) Ceilings X Drywall		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		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1034 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842	
(2) Windows Many Avg. Few X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1034 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842	
(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842					
X	Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842					
Chimney:		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,034 Total: 114,948 74,716		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 100 Feet 1 5,640 3,666 Porches CCP (1 Story) 214 5,085 3,305 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 288 9,403 6,112 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 356 Base Cost 1536 37,064 24,092 Built-Ins Appliance Allow. 1 1,934 1,257 Deck w/Roof (Roof portion) 192 2,961 1,925 Totals: 183,362 119,185		Notes: ECF (101 AGRICULTURE) 0.930 => TCv: 110,842					

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



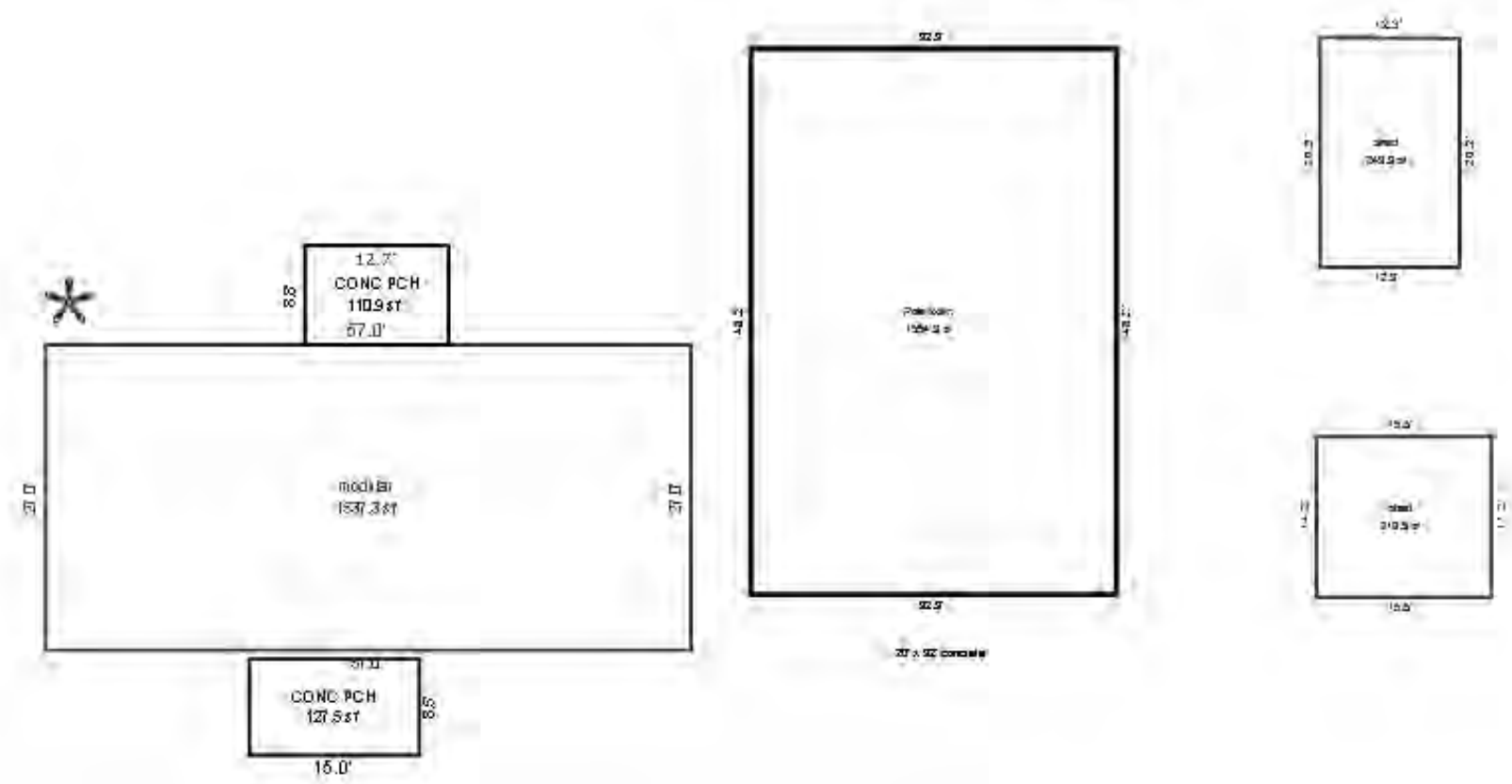
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
HILL SHARON K	HILL SHARON K	1	04/22/2015	QC	21-NOT USED/OTHER	2015-01514	PROPERTY TRANSFER	0.0									
HILL LEWIS H (HUSBAND OF	HILL SHARON K (MW)	0	08/03/2007	WD	21-NOT USED/OTHER	2007/2985	DEED	0.0									
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status							
8366 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/21/1994		MAP #:		2024 Est TCV 586,478 TCV/TFA: 381.57									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture											
HILL SHARON K 8366 W KELLY ROAD LAKE CITY MI 49651		Public Improvements		* Factors *													
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value					
SEC 15 T22N R8W (16*2007) W 1/2 OF SE 1/4 ALSO SW 1/4 OF NE 1/4 ALSO PCL A AS SHOWN IN BOOK OF SURVEYS S-1 P 320-321. 130.1A.		X Paved Road		AGRICULTRU 121 - 400 Acres		89.10 Acres		3900		100		347,490					
Split on 10/09/2007 from 009-015-026-00;		X Storm Sewer		AGRICULTRU SURPLUS 2800/		23.00 Acres		2800		100		64,400					
Comments/Influences		X Sidewalk		AGRICULTRU INFERIOR		18.00 Acres		1500		100		WETLANDS 27,000					
SEVERAL N/V OUT BLDGS		X Water Sewer		130.10 Total Acres		Total Est. Land Value =						438,890					
ADD PC GRG MISSING FROM ROLL, CONCRETE PORCH & SLAB FOR 2010.		X Electric		Land Improvement Cost Estimates													
Split/Comb. on 10/09/2007 completed 10/09/2007 RAY ;		X Gas		Description		Rate		Size % Good		Cash Value							
Parent Parcel(s): 009-015-026-00;		X Curb		D/W/P: 4in Ren. Conc.		6.99		640 0		0							
009-015-026-50;		X Street Lights		D/W/P: 4in Concrete		6.41		160 0		0							
Topography of Site		X Wood Frame		Wood Frame		20.23		249 50		2,518							
Level		X Swamp		Wood Frame		20.49		219 50		2,243							
Rolling		X Pond		Residential Local Cost Land Improvements													
Low		X Waterfront		Description		Rate		Size % Good		Cash Value							
High		X Ravine		LAND IMPROVE 1000		1,000.00		1 95		950							
Landscaped		X Wetland		Total Estimated Land Improvements True Cash Value = 5,711													
Swamp		X Flood Plain		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
Who		When		What		2024		219,400		73,800		293,200				161,289C	
The Equalizer. Copyright (c) 1999 - 2009.		TPC 04/30/2021		INSPECTED		2023		190,400		66,000		256,400				153,609C	
Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017		INSPECTED		2022		181,300		62,600		243,900				146,295C	
		TPC 06/14/2015		INSPECTED		2021		178,500		59,300		237,800				141,622C	

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

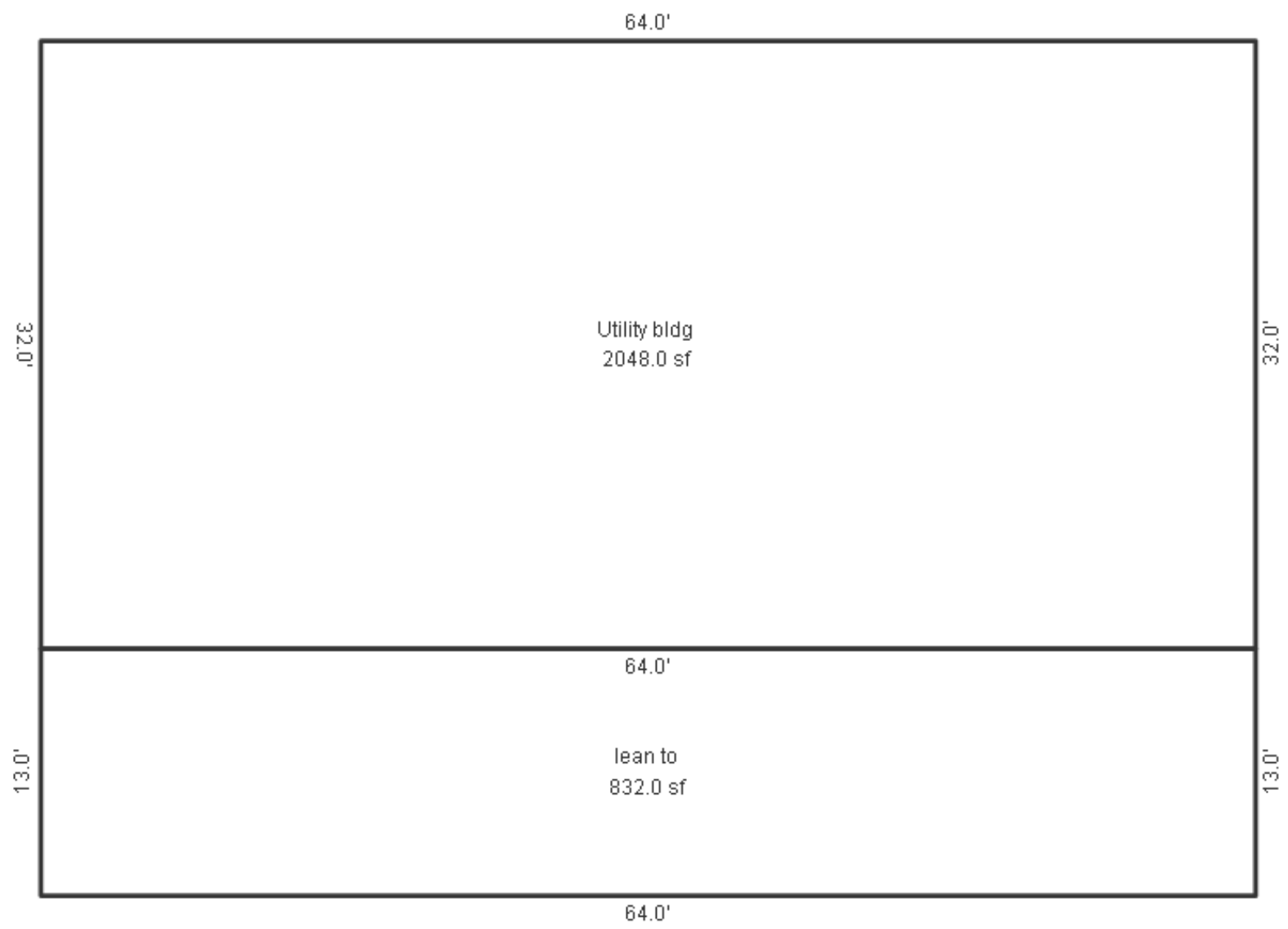
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. 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 127 110	Type CPP CPP	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 1554 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 1,537 Total Base New : 219,265 Total Depr Cost: 142,523 Estimated T.C.V: 132,546		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																		
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls D		Blt 1982																		
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1537 SF		Floor Area = 1537 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost										
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			1 Story		Siding		Basement		1,537		Total:		173,139		112,541										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Average Fixture(s)		1		1,025		666		3 Fixture Bath		1		3,245		2,109						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Water/Sewer			1000 Gal Septic		Water Well, 50 Feet		Porches		CPP		127		2,013		1,308		CPP		110		1,778		1,156		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1537 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Built-Ins		Appliance Allow.		Garages		Class: D Exterior: Pole (Unfinished)		Base Cost		1554		29,666		19,283		Totals:		219,265		142,523		
(2) Windows		Many Avg.	X	Large Avg.		Small	Public Water Public Sewer Water Well			Notes:		ECF (101 AGRICULTURE) 0.930 => TC		V:		132,546																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																						
(3) Roof		(9) Basement Finish		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																									
X	Gable Hip Flat	Gambrel Mansard Shed																														
X	Asphalt Shingle																															

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



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Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 192			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	64 x 32 = 2048			
Cost New	\$ 31,416			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 14,137			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.660			
% Good	45			
Est. True Cash Value	\$ 9,331			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9331 / All Cards: 9331				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS ALAN O	ADAMS ALAN O & HILLS SAND	0	05/10/2022	QC	09-FAMILY	2022-01997	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S 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 21,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			Residentia 1 - 2.99 @\$7000	3.00 Acres	7000	100			21,000
			3.00 Total Acres			Total Est. Land Value =			21,000

Tax Description
 . SEC 15 T22N R8W THAT PART OF NW 1/4 OF NE 1/4 LYING N OF JENNINGS RD & W OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 TH S 0 DEG 11' 36" W 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. 3 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.

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,500	0	10,500			4,366C
2023	10,500	0	10,500			4,159C
2022	7,500	0	7,500			3,961C
2021	8,300	0	8,300			3,835C

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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.
ADAMS ALAN O	ADAMS ALAN O	1	07/29/2022	QC	03-ARM'S LENGTH	2022-02494	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8442 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ADAMS ALAN O	P.R.E. 0%					
C/O HILLS SANDRA N	MAP #:					
1263 MARLIN DR	2024 Est TCV 223,909 TC/TFA: 451.43					
MARATHON FL 33050						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO				* Factors *						

Tax Description	X	Public Improvements		Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value		
. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
		Electric						
		Gas						
		Curb						

Tax Description	X	Topography of Site		Residential Local Cost Land Improvements				
		Description	Rate	Size	% Good	Cash Value		
. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						

Tax Description	X	Standard Utilities	LAND IMPROVE 1000				
			Description	Rate	Size	% Good	Cash Value
. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO							

Tax Description	X	Underground Utils.	Total Estimated Land Improvements True Cash Value =				
			Description	Rate	Size	% Good	Cash Value
. SEC 15 T22N R8W BEG AT INTERSECTION OF N SEC LINE & MEANDER LINE ON W SIDE OF SAPPHIRE LAKE TH W ON SEC LINE 37.87 FT S 12 DEG 33' 25" E 167.68 FT S 3 DEG 25' 25" W 236.21 FT N 83 DEG 38' 45" E 189.89 FT N 3 DEG 40' 55" W 255.78 FT NW'LY ALONG MEANDER LINE TO POB EXC THAT PART LYING W'LY OF A LINE COMM AT 1/4 COR COM TO SEC 10 & 15 S 0 DEG 11' W 454.02 FT TO N R/W LINE JENNINGS RD TH N 84 DEG 23'55" E 482.07 FT N 0 DEG 08'12" W 264.04 FT N 36 DEG 49'23" W 73.38 FT N 17 DEG 42'28" W 74.35 FT N 10 DEG 44'20" E 121.33 FT TO							



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2023	54,800	40,900	95,700			67,702C
2022	45,500	31,400	76,900			64,479C
2021	42,600	29,400	72,000			62,420C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	07/18/2017	INSPECTED

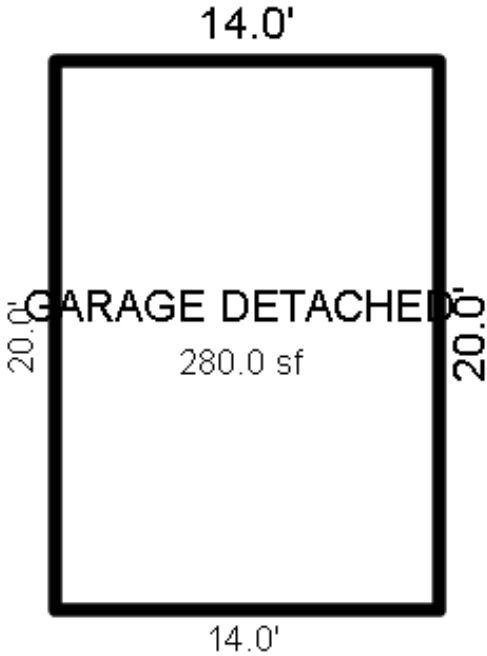
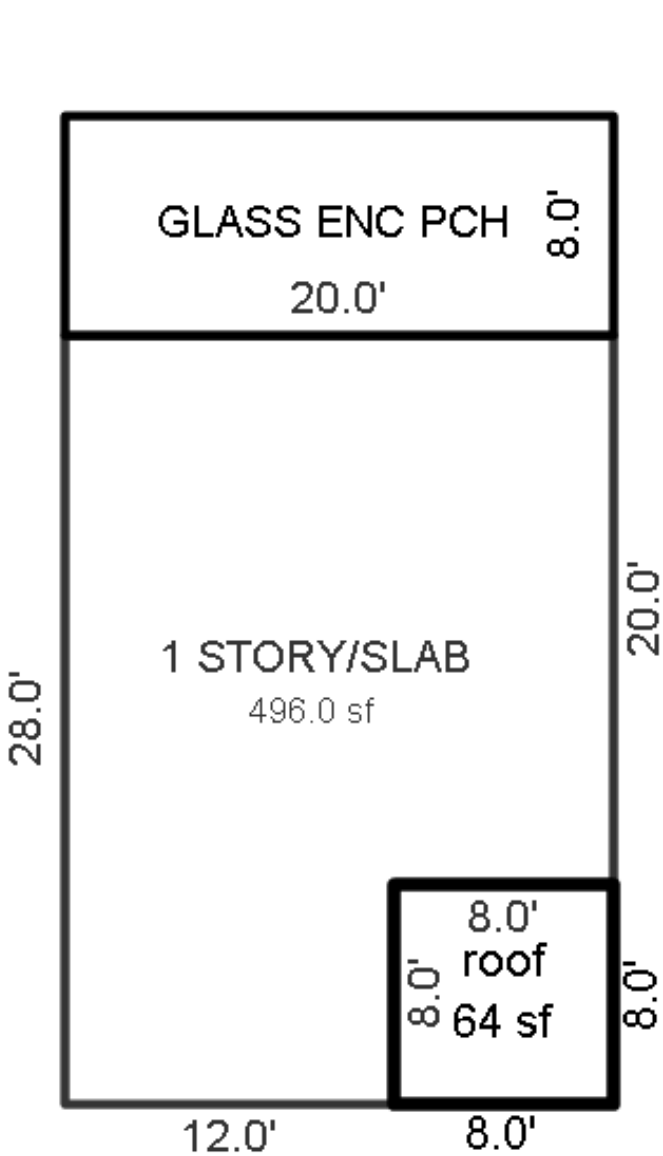
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	69,100	42,900	112,000			71,087C
2023	54,800	40,900	95,700			67,702C
2022	45,500	31,400	76,900			64,479C
2021	42,600	29,400	72,000			62,420C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 64	Type CGEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1948		Remodeled 0			Ex	Ord	X	Min								
Condition: Average		Trim & Decoration			Central Air Wood Furnace											
Room List		Doors	Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			100 Amps Service											
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
	Many Avg. X Few	X	Large Avg. Small		Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 496 S.F. Height to Joists: 0.0			(13) Plumbing											
(3) Roof		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
X	Asphalt Shingle	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Chimney: Block		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 496 SF Floor Area = 496 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls CD		Blt 1948				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 496 Total: 60,392 36,236																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,230 738																
Porches																
CGEP (1 Story) 160 9,418 5,651																
Garages																
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 280 12,326 7,396																
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																
Deck																
w/Roof (Roof portion) 64 1,130 678																
Local Cost Items																
SANITARY SEWER 1 0 0 *																
Notes:																
Totals: 93,396 56,039																
ECF (4087 SAPPHERE LAKE) 1.460 => TCY:												81,816				

*** 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.
REISNER ELIZABETH A & JOH	REISNER JOHN A & ELIZABET	0	04/30/2007	WD	21-NOT USED/OTHER	2007/1679	DEED	0.0
KOT MARION C (LE ETAL)	REISNER ELIZABETH A	132,000	11/03/2005	WD	03-ARM'S LENGTH	05-0/4367	DEED	100.0
KOT MARION C RUPPEL	KOT MARION C (LE ETAL)	0	09/08/2004	WD	21-NOT USED/OTHER	04-0/3831	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8371 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/08/2021	2021-0350	100%
	P.R.E. 0%		Reroof	07/22/2008	20080359	Complete
Owner's Name/Address	MAP #:					
REISNER JOHN A & ELIZABETH A TRUST 821 SAN SALVADOR DR LADY LAKE FL 32159	2024 Est TCV 175,172 TCV/TFA: 135.16					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public	Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 15 T22N R8W THAT PART OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S OF JENNINGS RD. EXCEPT W 66 FT THEREOF. 6.99 Ac. M/L. Exempt Split on 07/01/2008 into 009-015-029-99;	X	Dirt Road			* Factors *					
		Gravel Road			Residentia 3 - 7 @\$3000	6.99 Acres		3000	100		20,970
		Paved Road			6.99 Total Acres Total Est. Land Value =					20,970
		Storm Sewer			Land Improvement Cost Estimates					
		Sidewalk			Description		Rate	Size	% Good	Cash Value
		Water			D/W/P: 4in Concrete		6.97	230	50	801
		Sewer			Wood Frame		25.41	182	50	2,312
		Electric			Wood Frame		35.08	64	50	1,122
		Gas			Total Estimated Land Improvements True Cash Value =					4,235
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences	X	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
20804642 \$134,900 2005 Exempt Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-015-029-00;	X	Level	Rolling	2024	10,500	77,100	87,600			51,912C
		Low	High	2023	10,500	69,400	79,900			49,440C
		Landscaped	Swamp	2022	8,700	59,800	68,500			47,086C
		Wooded	Pond	2021	10,500	39,900	50,400			37,160C
		Waterfront	Ravine							
		Wetland	Flood Plain							

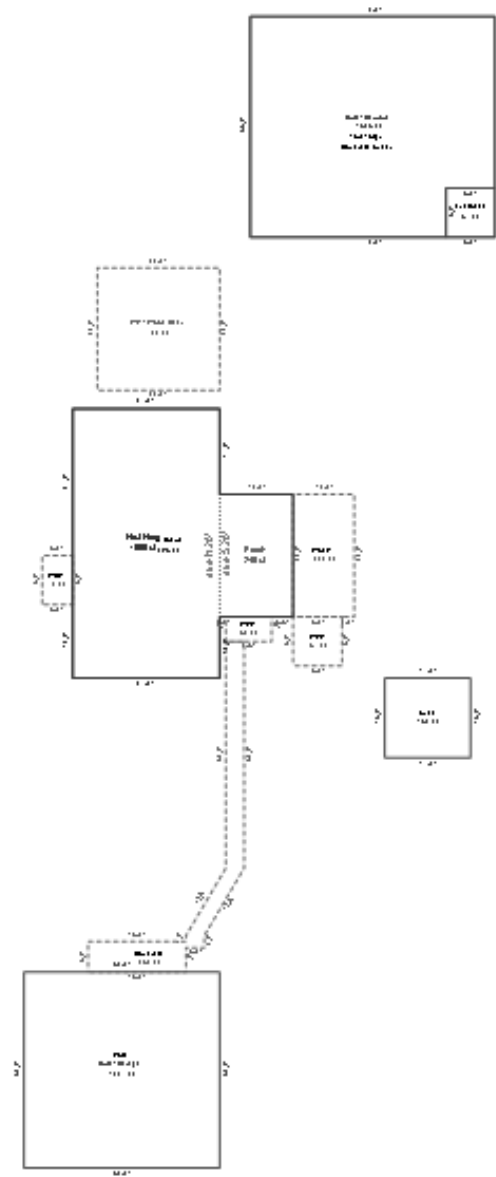


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1020 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 35 Floor Area: 1,296 Total Base New : 248,095 Total Depr Cost: 161,255 Estimated T.C.V: 149,967		E.C.F. X 0.930		Bsmnt Garage: Carport Area: 1376 Roof: Aluminum											
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls C -5		Blt 1974													
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1296 SF		Floor Area = 1296 SF.													
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas														
Room List		Doors	Solid	X	H.C.	(13) Plumbing		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		Average Fixture(s)		1 Story		Siding		Crawl Space		1,296		Total:		159,616		103,744					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few		(14) Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,476		959	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 0 S.F. Crawl: 1296 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Average Fixture(s)		3 Fixture Bath		Water/Sewer		1000 Gal Septic		1		4,864		3,162					
(2) Windows		(7) Excavation		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)		3 Fixture Bath		Water Well, 100 Feet		1		5,808		3,775							
X	Many Avg. Few	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		Average Fixture(s)		3 Fixture Bath		Porches		WSEP (1 Story)		200		10,172		6,612					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)		3 Fixture Bath		WCP (1 Story)		40		2,720		1,768							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Average Fixture(s)		3 Fixture Bath		WPP		30		1,558		1,013							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Average Fixture(s)		3 Fixture Bath		WPP		64		2,411		1,567								
X	Asphalt Shingle	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Average Fixture(s)		3 Fixture Bath		Deck		Treated Wood		400		6,520		4,238					
Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1020		25,490		16,568		Built-Ins		Appliance Allow.		1		2,766		1,798					
Carports		Aluminum		1376		20,048		13,031		Totals:		248,095		161,255		<<<<< 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.
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	DEED	0.0
REISNER JOHN A & ELIZABET	MOLITOR DONALD & BETTY A	0	04/30/2008	QC	32-SPLIT VACANT	2008/1751	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/30/2008

Owner's Name/Address: MOLITOR DONALD & BETTY FAMILY TRUST
 MAP #: 2024 Est TCV 700

MOLITOR DONALD & BETTY A TTEES
 2400 S DICKERSON
 LAKE CITY MI 49651

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 66.00 66.00 1.0000 0.0000 90 100* 0

Residentia 1 - 2.99 @\$7000 0.10 Acres 7000 100 700

* denotes lines that do not contribute to the total acreage calculation.

66 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 700

Tax Description: . SEC 15 T22N R8W W 66 FT OF THAT PART
 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W & S

OF JENNINGS RD. .10Ac. M/L
 Exempt Split on 07/01/2008 from

009-015-029-00; (Adjacent Owner)

Comments/Influences: Exempt Split/Comb. on 07/01/2008
 completed 07/01/2008 RAY

; Parent Parcel(s): 009-015-029-00;

Child Parcel(s): 009-015-029-99;

(Adjacent Owner)

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 400 0 400 330C

TPC 12/27/2017 INSPECTED 2023 400 0 400 315C

TPC 03/30/2015 INSPECTED 2022 300 0 300 300S

2021 300 0 300 300S

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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.
BURCHARD LEWIS & LYNETTE	LUTKE JAYME & EMILEE	83,500	06/30/2021	WD	03-ARM'S LENGTH	2021-02298	PROPERTY TRANSFER	100.0
MOLITOR DONALD & BETTY	BURCHARD LEWIS & LYNETTE	0	12/27/2007	OTH	21-NOT USED/OTHER	2007/4529	DEED	0.0
		58,000	02/01/2000	WD	33-TO BE DETERMINED	335:310	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2002 S SCHNEIDER ST	School: LAKE CITY AREA SCHOOL DIST		STORAGE	07/25/2023	2023-0459	100%
Owner's Name/Address	P.R.E. 0%		HUD/NATIONAL STD	04/20/2023	2023-0178	100%
LUTKE JAYME & EMILEE 7419 N 45 1/2 RD MANTON MI 49663	MAP #:					
	2024 Est TCV 156,527 TCV/TFA: 173.92					

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/	29.00	1810.59	1.1459	2.0628	1200 100	82,258
29 Actual Front Feet, 1.21 Total Acres			Total Est. Land Value =			82,258

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
WOOD FRAME	30.40	288	50	4,377	
Total Estimated Land Improvements True Cash Value =				4,377	

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	41,100	37,200	78,300			64,262C
X	Rolling	2023	32,600	0	32,600			26,250C
X	Low	2022	25,000	0	25,000			25,000S
X	High	2021	22,500	0	22,500			14,917C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							



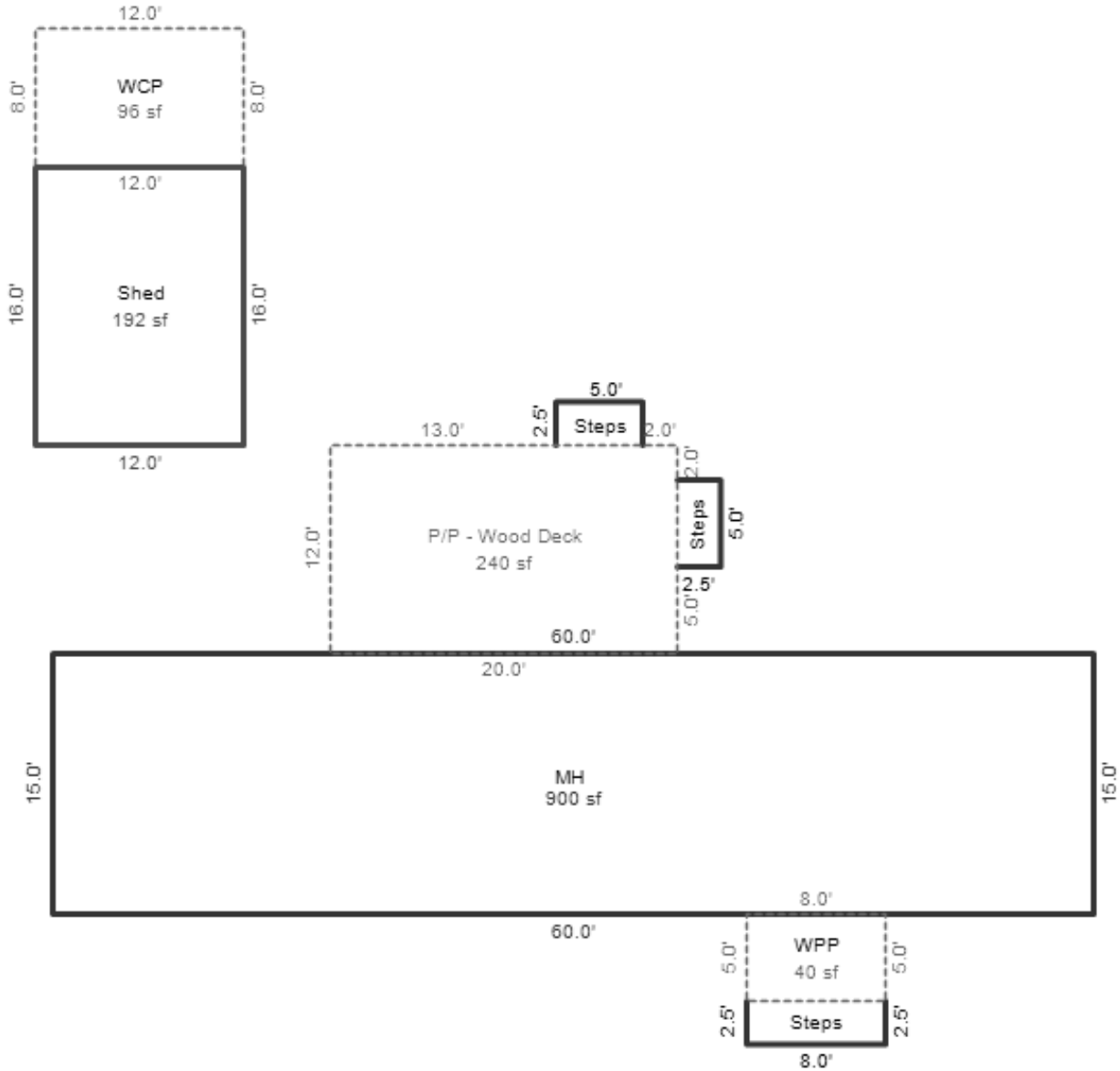
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/12/2023	INSPECTED	2023	32,600	0	32,600			26,250C
TPC	04/30/2021	INSPECTED	2022	25,000	0	25,000			25,000S
TPC	05/06/2018	INSPECTED	2021	22,500	0	22,500			14,917C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:			
	Mobile Home	Insulation		Wood	Coal	Steam			Cook Top	Interior 2 Story				40	WPP	Car Capacity:	
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack			240	Treated Wood	Class:				
	Duplex	0	Other Overhang				Garbage Disposal			Bath Heater			Two Sided			Exterior:	
	A-Frame	(4) Interior		Drywall Paneled			Vent Fan	Exterior 1 Story			E.C.F. X 0.800		Brick Ven.:				
	Wood Frame	Plaster Wood T&G					Hot Tub			Exterior 2 Story			Stone Ven.:				
Building Style: HUD		Trim & Decoration		Ex			Unvented Hood	Prefab 1 Story			E.C.F. X 0.800		Common Wall:				
Yr Built 2023	Remodeled 0	Ord	Min				Vented Hood			Prefab 2 Story			Foundation:				
Condition: Average		Size of Closets		Lg			Intercom	Heat Circulator			E.C.F. X 0.800		Finished ?:				
Room List		Doors					Solid			Jacuzzi Tub			Raised Hearth			Auto. Doors:	
	Basement	(5) Floors		H.C.			Jacuzzi repl.Tub	Wood Stove			E.C.F. X 0.800		Mech. Doors:				
	1st Floor	Kitchen:					Central Air Wood Furnace			Oven			Direct-Vented Ga			Area:	
	2nd Floor	Other:		No./Qual. of Fixtures			Microwave	Class: Good			E.C.F. X 0.800		% Good:				
	2 Bedrooms	Other:					0 Amps Service			Standard Range			Effec. Age: 1			Storage Area:	
(1) Exterior		(6) Ceilings		Ex			Self Clean Range	Floor Area:			E.C.F. X 0.800		No Conc. Floor:				
	Wood/Shingle	No. of Elec. Outlets					Sauna			Total Base New : 90,069			Bsmnt Garage:				
	Aluminum/Vinyl	Many		Ord			Trash Compactor	Total Depr Cost: 87,365			E.C.F. X 0.800		Carport Area:				
	Brick	Ave.					Central Vacuum			Estimated T.C.V: 69,892			Roof:				
	Insulation	Few		Min			Security System	Cost Est. for Res. Bldg: 1 Mobile Home HUD			E.C.F. X 0.800		Blt 2023				
(2) Windows		(7) Excavation					No. of Elec. Outlets			(11) Heating System: Warm & Cool Air			Cls Good		Blt 2023		
	Many	Basement: 0 S.F.		Many			Ground Area = 900 SF Floor Area = 900 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97			Building Areas				
	Avg.	Crawl: 0 S.F.					Ave.			Type			Ext. Walls			Roof/Fnd.	
	Few	Slab: 0 S.F.		Few			Main Home			Ribbed			Comp.Shingle			Size	
	Large	Height to Joists: 0.0					(13) Plumbing			Average Fixture(s)			900			Total:			Cost New
	Small	(8) Basement		1			3 Fixture Bath			150			71,953			69,793	
	Wood Sash	Conc. Block					2			2 Fixture Bath			1			1,237			1,200
	Metal Sash	Poured Conc.		2			Softener, Auto			1			3,921			3,803	
	Vinyl Sash	Stone					Softener, Manual			Solar Water Heat			1			2,236			2,169
	Double Hung	Treated Wood		2			No Plumbing			1			4,956			4,807	
	Horiz. Slide	Concrete Floor					Extra Toilet			Porches			40			3,975			3,856
	Casement	(9) Basement Finish		2			Extra Sink			240			90,069			87,365	
	Double Glass	Recreation SF					Separate Shower			Built-Ins			1			Totals:			90,069
	Patio Doors	Living SF		2			Ceramic Tile Floor			1			ECF (4087 SAPPHIRE LAKE) 0.800 => TC			69,892	
	Storms & Screens	Walkout Doors (B)					Ceramic Tile Wains			Appliance Allow.			1			Notes:	
(3) Roof		No Floor SF		2			Ceramic Tub Alcove			1							
	Gable	Walkout Doors (A)					(14) Water/Sewer			Vent Fan			1				
	Hip	Recreation SF		2			Public Water			1							
	Flat	Living SF					Public Sewer			Built-Ins			1				
	Asphalt Shingle	Walkout Doors (B)		2			Water Well			1							
	Chimney:	No Floor SF					1000 Gal Septic			Appliance Allow.			1				
		Walkout Doors (A)		2			2000 Gal Septic			1							
		(10) Floor Support					Lump Sum Items:						1				
		Joists:		2						1							
		Unsupported Len:											1				
		Cntr.Sup:		2						1							
													1				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
R & D CUSTOM BUILDERS INC	THOMES ROGER L & CHARLENE	1	10/31/2005	QC	21-NOT USED/OTHER	05-0/4312	DEED	0.0
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	21-NOT USED/OTHER	05-0/4236	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2210 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THOMAS ROGER L & CHARLENE 2688 S BURKETT RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 146,210 TCV/TFA: 71.67					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 15 T22N R8W (1*2005) BEG S 0 DEG 05'56"W 1080.35 FT FROM NE COR OR NE/4, TH S 0 DEG 05'56"W 203.99 FT N 89 DEG 09'23"W 190.98 FT, N 0 DEG 05'56"E 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. .89A	X		Dirt Road								
	X		Gravel Road								
	X		Paved Road								
	X		Storm Sewer								
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Comments/Influences

05 Split 1.7 Ac to 031-40 for 06 inc. pc
grg.

05 Split 1.7 Ac to 031-70 for 06



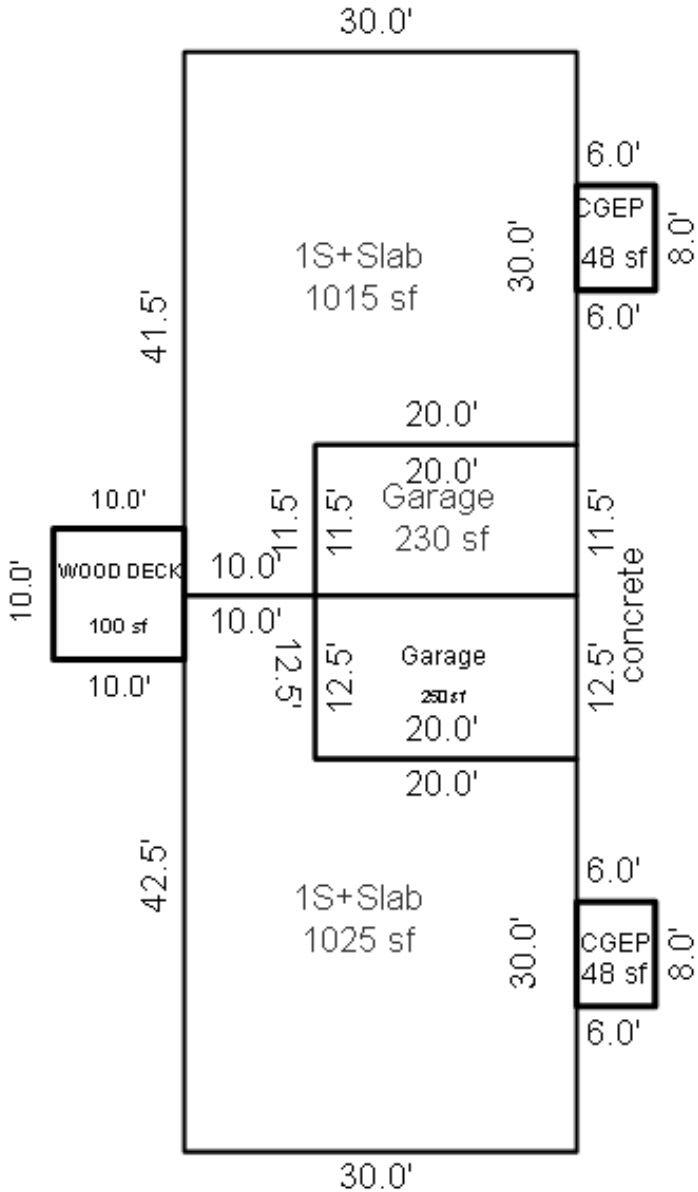
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,000	67,100	73,100			33,292C
Rolling	2023	5,500	62,300	67,800			31,707C
Low	2022	4,500	56,200	60,700			30,198C
High	2021	4,000	52,400	56,400			29,234C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 48 100	Type CGEP (1 Story) CGEP (1 Story) Treated Wood	Year Built: 1974 Car Capacity: 1 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,020 Total Base New : 294,970 Total Depr Cost: 191,728 Estimated T.C.V: 134,210		E.C.F. X 0.700		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Cost Est. for Res. Bldg: 1 Duplex 1S Exterior Units: 2 Interior Units: 0 (11) Heating System: Forced Air w/ Ducts Ground Area = 1020 SF Floor Area = 1020 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1974				
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		Lg	X	Ord	Small	No. of Elec. Outlets Many X Ave. Few			Stories		Exterior		Foundation		
Room List		Doors	Solid	X	H.C.	(12) Electric 200 Amps Service			1 Story		Siding		Slab		Total: 212,156 68,951		
Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		(13) Plumbing 2 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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		Porches CGEP (1 Story) CGEP (1 Story)		Deck Treated Wood		Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 2 Wall Door Opener		2,459 1,598 3,860 2,509 4,550 2,957 2,585 1,680 3,969 2,580 3,969 2,580 2,490 1,618	
(1) Exterior		(6) Ceilings		X	Drywall	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		Appliance Allow.		Totals: 294,970 191,728		ECF (416 RURAL METES & BOUNDS) 0.700 => TCV: 134,210		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1020 S.F. Height to Joists: 0.0			Lump Sum Items:			Deck		Treated Wood		100 2,490 1,618			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Water/Sewer		CGEP (1 Story)		CGEP (1 Story)		CGEP (1 Story)	
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Water/Sewer		CGEP (1 Story)		CGEP (1 Story)		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Water/Sewer		CGEP (1 Story)		CGEP (1 Story)		CGEP (1 Story)	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Water/Sewer		CGEP (1 Story)		CGEP (1 Story)		CGEP (1 Story)		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Water/Sewer		CGEP (1 Story)		CGEP (1 Story)		CGEP (1 Story)	
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Water/Sewer		CGEP (1 Story)		CGEP (1 Story)		CGEP (1 Story)	

*** 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.
THOMAS ROGER L & CHARLENE	THOMAS R&C & THOMAS VIRGI	1	03/22/2007	WD	09-FAMILY	2007-00930	DEED	0.0
R & D CUSTOM BUILDERS INC	THOMAS ROGER L & CHARLENE	1	10/31/2005	QC	21-NOT USED/OTHER	05-0/4312	DEED	0.0
THOMAS ROGER L & CHARLENE	R & D CUSTOM BUILDERS INC	1	10/26/2005	QC	21-NOT USED/OTHER	05-0/4236	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2184 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		New House	09/01/2005	200550293	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:				
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THOMAS ROGER L & CHARLENE & THOMAS VIRGINIA 2688 S BURKETT RD LAKE CITY MI 49651	2024 Est TCV 130,055 TCV/TFA: 138.95		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
	X Improved	Vacant	* Factors *			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value

Tax Description	X	Dirt Road					
SEC 15 T22N R8W (0*2005) BEG S 0 DEG 05'56" W 920.29 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 160.06 FT N 89 DEG 09'23"W 463.04 FT, S 0 DEG 05'56"E 160.06 FT, S 89 DEG 09'23"E 463.04 FT TO POB 1.7 A	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							
MOVED GRG VALUES TO 031-70 FOR 06. 05 Split 1.7 Ac from 031-00 for 06							



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

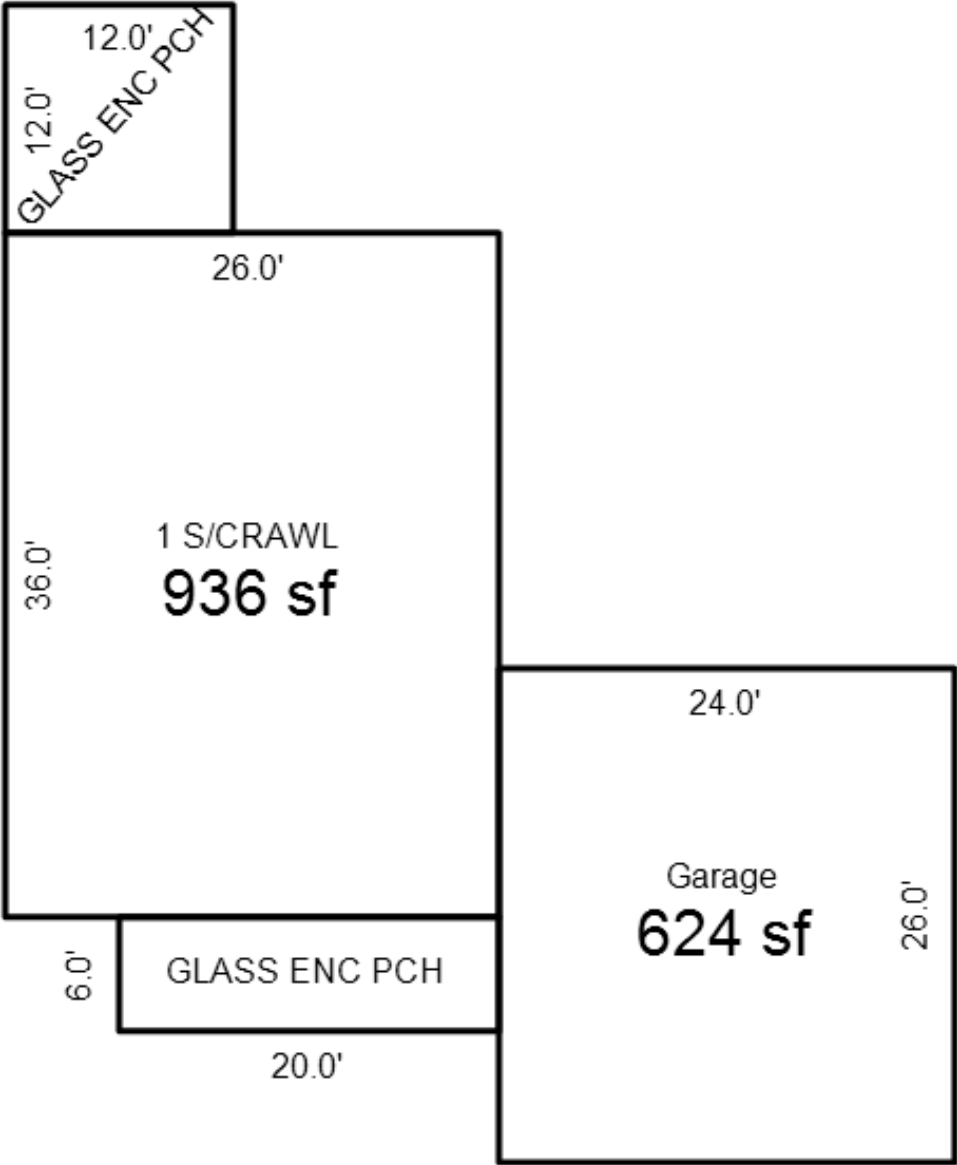
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	60,000	65,000			42,056C
2023	3,500	58,200	61,700			40,054C
2022	3,000	53,500	56,500			38,147C
2021	2,500	48,900	51,400			36,929C

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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: 2005 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							144 120	WGEP (1 Story) WGEP (1 Story)													
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 936 Total Base New : 197,029 Total Depr Cost: 128,070 Estimated T.C.V: 119,105			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:											
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 1920													
1920 REL	2005	Ex	X	Ord		Min	(11) Heating System: Forced Heat & Cool Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																			
Condition: Average		Lg		X	Ord		Building Areas			Stories			Exterior		Foundation		Size		Cost New		Depr. Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story			Siding			Crawl Space			936		Total:		129,425		84,128	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1			1,476			959				
	(1) Exterior	Kitchen: Other:		Many			X	Ave.		Water/Sewer			3 Fixture Bath			1			4,646			3,020				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X			Drywall			1000 Gal Septic			1			4,864			3,162							
	(2) Windows	(7) Excavation		Basement: 0 S.F. Crawl: 936 S.F. Slab: 0 S.F. Height to Joists: 0.0			Extra Toilet			Water Well, 100 Feet			1			5,808			3,775							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Extra Sink			Porches			WGEP (1 Story)			144			12,210			7,936				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Separate Shower			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			Vent Fan										
X	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1			2,766			1,798				
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			119,105													
Chimney:																										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMAS ROGER L & CHARLENE	THOMAS LLOYD J	0	03/30/2006	QC	21-NOT USED/OTHER	06-0/963	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2220 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	09/01/2005	20050293	Complete
Owner's Name/Address	P.R.E. 100% 02/15/2007		New House	05/17/2005	20050120	Complete
THOMAS LLOYD J 2220 S DICKERSON RD Lake City MI 49651	MAP #:					
	2024 Est TCV 166,762 TCV/TFA: 92.65					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj. Reason	Value	
SEC 15 T22 R8W (0*2005) BEG S 0 DEG 05'56"W 1284.34 FT FROM NE COR OF NE/4, TH S 0 DEG 05'56"W 40 FT. N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E 243.99 FT, S 89 DEG 09'23"E 272.06 FT, S 0 DEG 05'56"W 203.99 FT, S 89 DEG 09'23"E 190.98 FT TO POB. 1.7A	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 200' @ 90/FF	204.00	363.00	0.9951 0.9760	90 100	17,831
				204 Actual Front Feet, 1.70 Total Acres				Total Est. Land Value =	17,831

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
RELOCATED HOME MOVE EXISTING GRG VALUE FROM 031-00 TO THIS PCL FOR 06. 05 Split 1.7 Ac from 031-00 for 06	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Fencing: Wire Mesh, #9	3.74	460 0	0
	X		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
	X	Rolling
		Low
		High
		Landscaped
		Swamp
	X	Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,900	74,500	83,400			46,908C
2023	6,900	72,200	79,100			44,675C
2022	5,100	66,400	71,500			42,548C
2021	4,100	60,700	64,800			41,189C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2006 Car Capacity: Class: CD Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 648 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 35 Floor Area: 1,800 Total Base New : 244,802 Total Depr Cost: 159,119 Estimated T.C.V: 147,981		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Size of Closets		Ex		X	Ord	Min	Central Air Wood Furnace		No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1800 SF Floor Area = 1800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Yr Built	Remodeled	Trim & Decoration		Lg		X	Ord	Small	(12) Electric		Ex.		X	Ord.	Min	Cls CD Blt 1955	
1955	2005	Size of Closets		Lg		X	Ord	Small	0 Amps Service		Ex.		X	Ord.	Min	Building Areas	
Condition: Average		Size of Closets		Lg		X	Ord	Small	No Heating/Cooling		Ex.		X	Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost	
Room List		Doors		Solid		X	H.C.		Central Air Wood Furnace		Ex.		X	Ord.	Min	1 Story Brick Crawl Space 1,800	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen:		Other:		Other:		Ex.		X	Ord.	Min	Total: 201,478 130,960		
(1) Exterior		(6) Ceilings		Kitchen:		Other:		Other:		Ex.		X	Ord.	Min	Other Additions/Adjustments		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Other:		Other:		Other:		Ex.		X	Ord.	Min	Plumbing		
(2) Windows		(7) Excavation		Other:		Other:		Other:		Ex.		X	Ord.	Min	Average Fixture(s)		
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1800 S.F. Slab: 0 S.F. Height to Joists: 0.0		Other:		Other:		Other:		Ex.		X	Ord.	Min	3 Fixture Bath		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Other:		Other:		Other:		Ex.		X	Ord.	Min	2 Fixture Bath		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Other:		Other:		Other:		Ex.		X	Ord.	Min	Softener, Auto		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Other:		Other:		Other:		Ex.		X	Ord.	Min	Softener, Manual		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Other:		Other:		Other:		Ex.		X	Ord.	Min	Solar Water Heat		
X	Asphalt Shingle	(10) Floor Support		Other:		Other:		Other:		Ex.		X	Ord.	Min	No Plumbing		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Extra Toilet		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Extra Sink		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Separate Shower		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Ceramic Tile Floor		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Ceramic Tile Wains		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Ceramic Tub Alcove		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Vent Fan		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Lump Sum Items:		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Public Water		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Public Sewer		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Water Well		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	1000 Gal Septic		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	2000 Gal Septic		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	Notes: POST WW2 HOME		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Other:		Other:		Other:		Ex.		X	Ord.	Min	ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 147,981		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESS EDWARD A & SANDRA	ATKINS SHAWN & TAMARA (H/	230,000	01/29/2007	WD	03-ARM'S LENGTH	07-0/237	DEED	100.0
		35,000	07/01/1996	WD	33-TO BE DETERMINED	03-0:2346	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8399 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/19/2007	20070796	100%

Owner's Name/Address	MAP #:
ATKINS SHAWN & TAMARA 8399 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 432,681 TCV/TFA: 196.85

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	405.00	881.96	0.8383	1.2186	90	100	37,234
			405 Actual Front Feet, 8.20 Total Acres						Total Est. Land Value =	37,234

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 15 T22N R8W PCL B AS SHOWN IN BOOK OF SURVEY'S S-1 PGS 320-321 MISS CO REC BEING A PART OF NW 1/4 OF NE 1/4 EXC JENNINGS RD LIBER 261 PG 846. 8.2A.	X	Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water	D/W/P: 4in Ren. Conc.	8.18	2340 0	0

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
20805800 \$249,000 2006	X	Electric	LAND IMPROVE 2500	2,500.00	1 97	2,425
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
			Total Estimated Land Improvements True Cash Value =			2,425

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



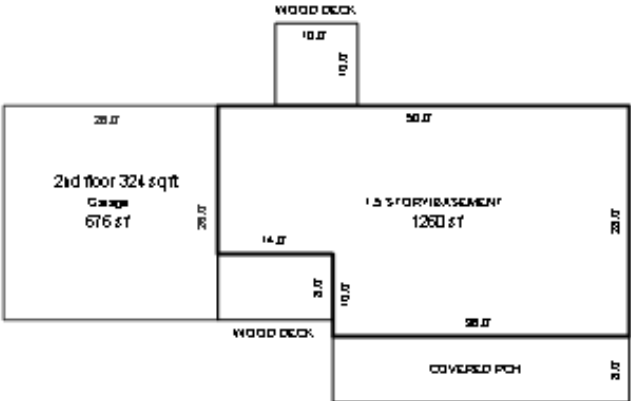
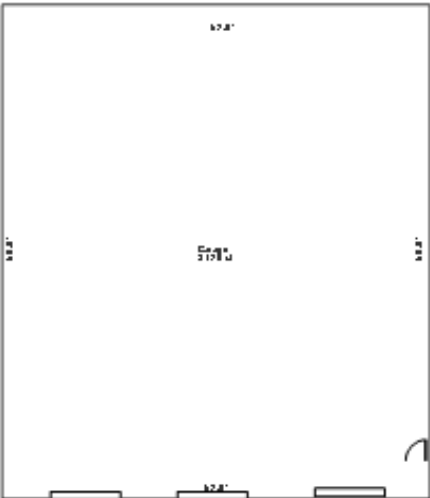
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	18,600	197,700	216,300			162,067C
		TPC 04/30/2021 INSPECTED	2023	14,500	191,600	206,100			154,350C
		TPC 12/27/2017 INSPECTED	2022	17,200	184,700	201,900			147,000C
		TPC 11/08/2010 INSPECTED	2021	15,200	169,800	185,000			142,304C

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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 288 56 100	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G				1						
Building Style: 1.5S		Trim & Decoration													
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets		Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall												
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1260 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		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat		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:													
				(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											
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C 10		Blt 2003			
(11) Heating System: Forced Heat & Cool															
Ground Area = 1260 SF Floor Area = 2198 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90															
Building Areas															
Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
1.5 Story		Siding		Basement		1,260									
1 Story		Siding		Overhang		308									
Total:						290,966				261,870					
Other Additions/Adjustments															
Plumbing															
Average Fixture(s)						1		1,476		1,328					
3 Fixture Bath						1		4,646		4,181					
Water/Sewer															
1000 Gal Septic						1		4,864		4,378					
Water Well, 100 Feet						1		5,808		5,227					
Porches															
CCP (1 Story)						288		7,128		6,415					
Deck															
Treated Wood						56		1,882		1,694					
Treated Wood						100		2,554		2,299					
Garages															
Class: C Exterior: Siding Foundation: 42 Inch (Finished)															
Base Cost						676		33,543		30,189					
Common Wall: 1 Wall						1		-2,686		-2,417					
Door Opener						2		1,093		984					
Class: C Exterior: Pole (Unfinished)															
Base Cost						1536		37,064		33,358					
Class: C Exterior: Pole (Unfinished)															
Base Cost						3120		75,286		67,757					
<<<<< 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.
GRAY JEFFREY L & TERESA A	GRAY JEFFREY L & TERESA A	0	10/14/2023	WD	09-FAMILY	2023-02809	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8283 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/14/2009	20090412	Complete
Owner's Name/Address	P.R.E. 0%		New House	10/17/2002	20030406	Complete
GRAY JEFFREY L & TERESA A 426 KINGMAN ROAD MASON MI 48854	MAP #:					
	2024 Est TCV 154,708 TCV/TFA: 161.15					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
				* Factors *						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 15 T22N R8W (2*1998) N 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.	X			Dirt Road	192.00	465.09	1.0103	1.0384	90 100	18,128
Comments/Influences				Paved Road						
SEE SPLIT FILE				Storm Sewer						
				Sidewalk						
				Water						
				Sewer						
	X			Electric						
				Gas						
				Curb						
				Street Lights						
				Standard Utilities						
				Underground Utils.						

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
D/W/P: 3.5 Concrete		6.16	300 99	1,830
Total Estimated Land Improvements True Cash Value =				1,830

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,100	68,300	77,400			54,360C
2023	7,000	66,200	73,200			51,772C
2022	4,800	60,800	65,600			49,307C
2021	3,800	58,800	62,600			47,732C



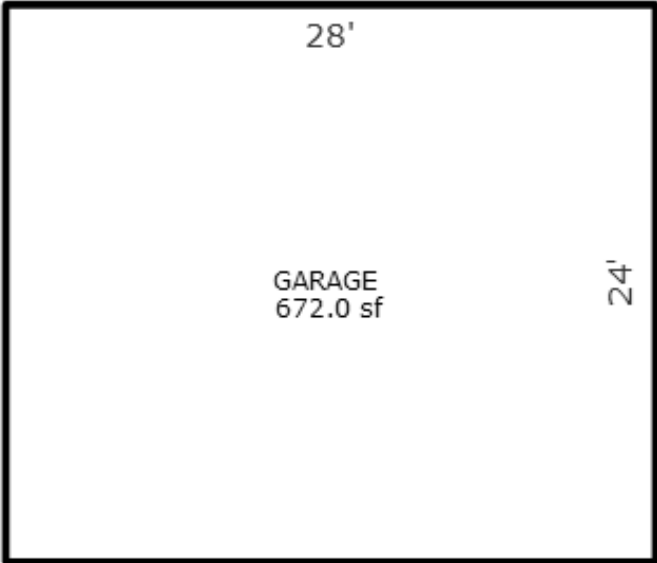
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/14/2015	INSPECTED
TPC	09/10/2012	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 112	Type Treated Wood Treated Wood	Year Built: 2009 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(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: 15 Floor Area: 960 Total Base New : 170,463 Total Depr Cost: 144,892 Estimated T.C.V: 134,750							
Building Style: 1.25S		Trim & Decoration		Size of Closets						E.C.F. X 0.930		Bsmnt Garage:		Carport Area: Roof:			
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		X	Ord		Small										
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall														
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 768 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		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor													
(3) Roof		(9) Basement Finish		(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer													
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
		Lump Sum Items:															
				Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 768 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 768 Total: 121,720 103,462													
				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 1,045 3 Fixture Bath 1 3,860 3,281 Water/Sewer 1000 Gal Septic 1 4,550 3,867 Water Well, 100 Feet 1 5,640 4,794 Deck Treated Wood 128 3,021 2,568 Treated Wood 112 2,728 2,319 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,810 21,088 Door Opener 2 970 824 Built-Ins Appliance Allow. 1 1,934 1,644 Totals: 170,463 144,892													
				Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 134,750													

*** 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.
		4,795	08/01/1998	WD	33-TO BE DETERMINED	01-0:3009	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8305 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 47,870 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 15 T22N R8W (0*1998) S 1/2 OF E 1/2 OF PCL C RECORDED IN LIBER S-1 PP 320-321. 2.05A.				Residential 1 - 2.99 @\$7000	2.05 Acres	7000	100	14,350
				2.05 Total Acres		Total Est. Land Value =		14,350

Comments/Influences	X	Water	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
98 SPLIT FROM 034-00 FOR 99			Residential Local Cost Land Improvements			
98 SPLIT FROM 034-00 FOR 99			TRAVEL TRAILER	1.00	10000 95	9,500
			Total Estimated Land Improvements True Cash Value =			9,500

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
														Underground Utils.						



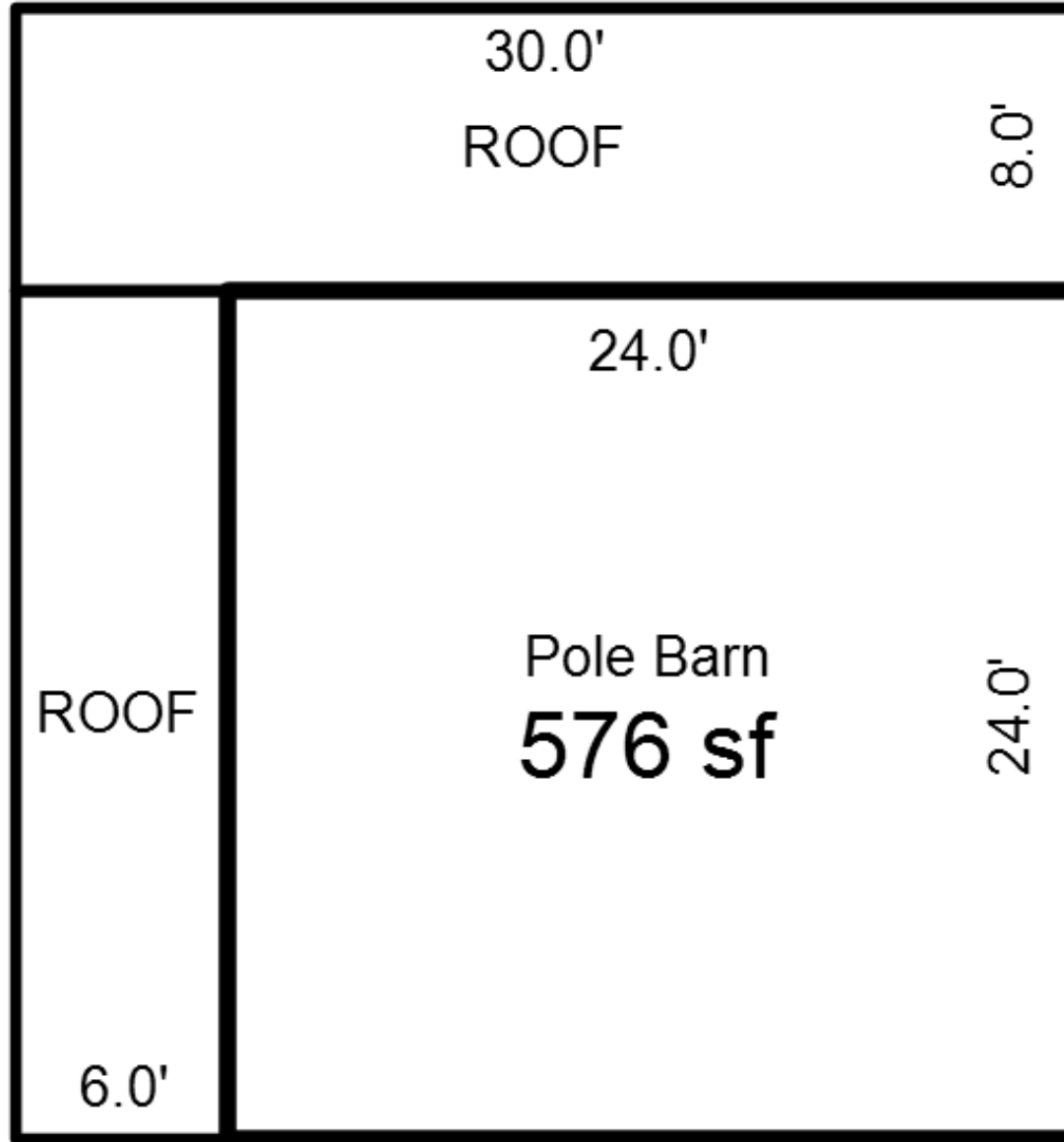
TPC 12/27/2017 INSPECTED	2023	7,200	16,400	23,600			16,290C
TPC 06/14/2015 INSPECTED	2022	5,100	15,500	20,600			15,515C
TPC 09/10/2012 INSPECTED	2021	5,600	14,800	20,400			15,020C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			X	No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 28,697 Total Depr Cost: 25,828 Estimated T.C.V: 24,020						
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration				Central Air Wood Furnace							
	Yr Built 2000	Remodeled 0	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		Kitchen: Other: Other:				(12) Electric							
	(1) Exterior	No./Qual. of Fixtures		Ex.	Ord.	Min		0 Amps Service							
	Wood/Shingle Aluminum/Vinyl Brick	No. of Elec. Outlets		Many	Ave.	Few									
	Insulation	(6) Ceilings		(13) Plumbing											
	(2) Windows	(7) Excavation		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											
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family GRG										Cls CD		Blt 2000			
(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															
Plumbing															
Average Fixture(s)										1		1,230 1,107			
Water/Sewer															
1000 Gal Septic										1		4,550 4,095			
Water Well, 100 Feet										1		5,640 5,076			
Garages															
Class: CD Exterior: Pole (Unfinished)															
Base Cost										576		14,849 13,364			
Built-Ins															
Appliance Allow.										1		1,934 1,741			
Unit-in-Place Cost Items															
ROOF STRUCTURE										350		494 445			
Totals:												28,697 25,828			
Notes:															
ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:												24,020			

*** 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.
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H	5,000	10/22/2010	WD	03-ARM'S LENGTH	2010-4668WD SP	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	07/14/2011	2011-0350	100%
Owner's Name/Address	P.R.E. 0%					
ROSS VICTOR D 1084 JENNA DR DAVISON MI 48423	MAP #:					
	2024 Est TCV 42,672 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	X		* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	195.80	444.94	1.0053	1.0270	90 100	18,194
			196 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =						18,194

2011 ROLL SPLIT - OFF 2.10 AC MOL
 10/22/2010 2010-4668 - 2011 ROLL SPLIT -
 2.10 ACRES OFF 009-015-034-50 - CHILD
 PARCEL 009-015-035-60
 SEC 15 T22N R8W W 1/2 OF PCL C RECORDED
 IN LIBER S-1 PP 320-321 EXC BEG N 89 DEG
 09'23"W 1514.05 FT FROM SE COR OF NE 1/4
 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT,
 N 0 DEG 03'30"E 469.89 FT, S 89 DEG
 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91
 FT TO POB. 2A.2011 PARCEL 009-015-034-50
 SPLIT ON 02/23/2011
 FORMERLY



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 Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	9,100	12,200	21,300			12,780C
		TPC 12/27/2017 INSPECTED	2023	7,100	12,500	19,600			12,172C
		TPC 06/14/2015 INSPECTED	2022	4,900	11,500	16,400			11,593C
		TPC 11/14/2011 INSPECTED	2021	3,900	10,500	14,400			11,223C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 29,244 Total Depr Cost: 26,320 Estimated T.C.V: 24,478
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2011		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Average Fixture(s)		Building Areas				
Yr Built 2011		Lg Ord Small		3 Fixture Bath			2		2 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Doors Solid H.C.		Softener, Auto			2		Softener, Manual		Other Additions/Adjustments				
Condition: Average		(5) Floors		Solar Water Heat			1		No Plumbing		Garages				
Room List		Kitchens:		Extra Toilet			1		Extra Sink		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement		Other:		Separate Shower			1		Ceramic Tile Floor		Base Cost		728 29,244 26,320		
1st Floor		Other:		Ceramic Tile Wains			1		Ceramic Tile Alcove		Totals:		29,244 26,320		
2nd Floor		No. of Closets		Vent Fan			1		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TC		24,478		
Bedrooms		Lump Sum Items:		(14) Water/Sewer			1								
(1) Exterior		Recreation SF		Public Water			1								
Wood/Shingle		Living SF		Public Sewer			1								
Aluminum/Vinyl		Walkout Doors (B)		Water Well			1								
Brick		No Floor SF		1000 Gal Septic			1								
Insulation		Walkout Doors (A)		2000 Gal Septic			1								
(2) Windows		(7) Excavation		(10) Floor Support			1								
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Joists: Unsupported Len: Cntr.Sup:			1								
Wood Sash		(8) Basement					1								
Metal Sash		Conc. Block					1								
Vinyl Sash		Poured Conc.					1								
Double Hung		Stone					1								
Horiz. Slide		Treated Wood					1								
Casement		Concrete Floor					1								
Double Glass		(9) Basement Finish					1								
Patio Doors		Recreation SF					1								
Storms & Screens		Living SF					1								
(3) Roof		Walkout Doors (B)					1								
Gable		No Floor SF					1								
Hip		Walkout Doors (A)					1								
Flat		Recreation SF					1								
Asphalt Shingle		Living SF					1								
Chimney:		Walkout Doors (B)					1								
		No Floor SF					1								
		Walkout Doors (A)					1								

*** 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.
WRIGHT DENNIS J & JUDY A	WRIGHT DENNIS J & JUDY A	1	01/30/2018	QC	09-FAMILY	2018-00464	PROPERTY TRANSFER	0.0
WRIGHT SCOTT D STEPHEN H	WRIGHT DENNIS J & JUDY A	5,000	08/26/2011	WD	03-ARM'S LENGTH	2011-03066 WD	PROPERTY TRANSFER	100.0
ROSS VICTOR D	WRIGHT SCOTT D STEPHEN H	5,000	10/22/2010	WD	32-SPLIT VACANT	2010-4668WD SP	PROPERTY TRANSFER	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	05/24/2012	2012-0194	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
WRIGHT DENNIS J & JUDY A & WRIGHT CHRISTOPHER & STOTT D 942 W HOLLAND LAKE RD SIDNEY MI 48885		45,058	0.00

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
2011 ROLL SPLIT - OFF 2.10 AC MOL 10/22/2010 2010-4668 - 2011 ROLL SPLIT - 2.10 ACRES OFF 009-015-034-50 - CHILD PARCEL 009-015-035-60 SEC 15 T22N R8W BEG N 89 DEG 09'23"W 1514.05 FT FROM SE COR OF NE 1/4 OF NE 1/4, TH N89 DEG 09'23"W 194.72 FT, N 0 DEG 03'30"E 469.89 FT, S 89 DEG 09'47"E 194.72 FT, S 0 DEG 03'30"W 469.91 FT TO POB. SUBJ TO EASEMENT. 2.10A. 2011 SPLIT OF 009-015-034-50 ON 02/23/2011 FORMERLY SEC 15 T22N R8W W 1/2 OF PCL C RECORDED				* Factors *						
				A 200' @ 90/FF	194.72	469.91	1.0067	1.0411	90	100	18,367

Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
Description				
Wood Frame		32.30	80 95	2,455
Total Estimated Land Improvements True Cash Value =				2,455

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							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	9,200	7,100	4,900	3,900
TPC	12/27/2017	INSPECTED	13,300	15,000	13,700	13,200
TPC	06/14/2015	INSPECTED	22,500	22,100	18,600	17,100

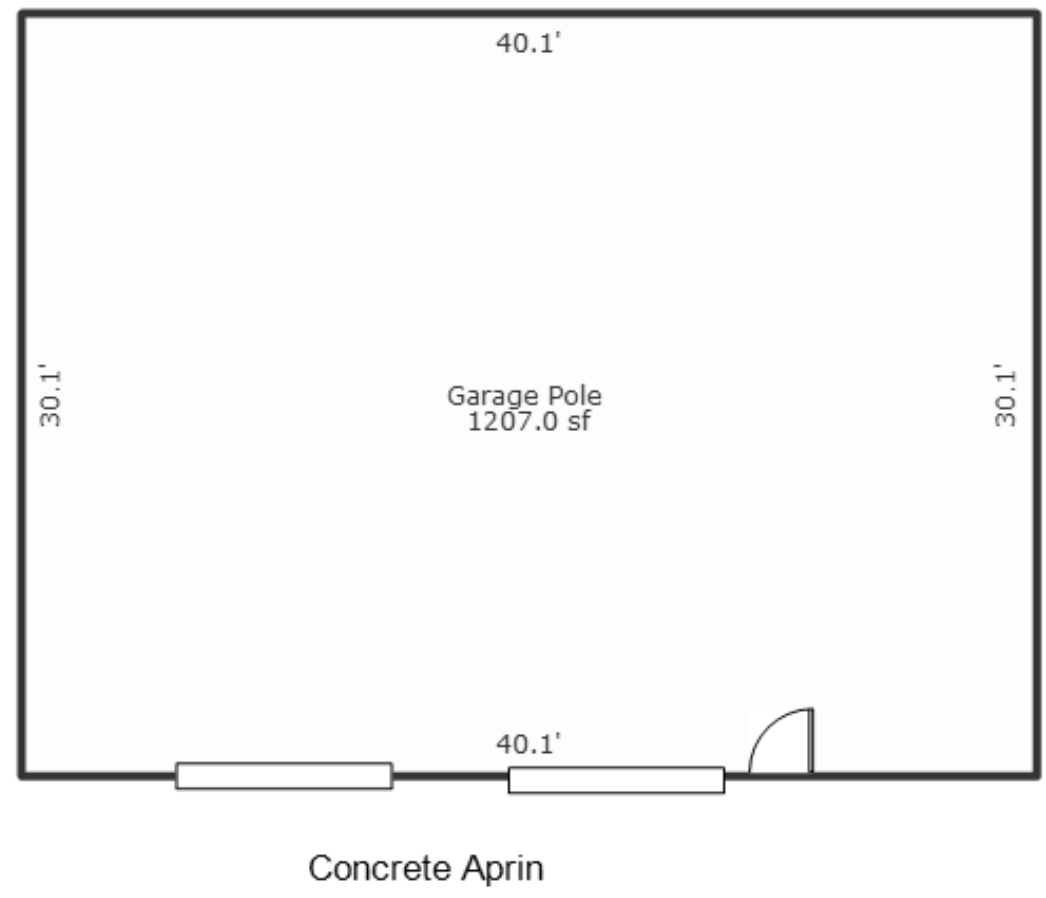
*** Information herein deemed reliable but not guaranteed***

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage												
X	Single Family	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: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.												
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 28,956 Total Depr Cost: 26,060 Estimated T.C.V: 24,236	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:							
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Ex.		Ord.	Min										
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		No. of Elec. Outlets		Many		Ave.		Few											
A-Frame		Trim & Decoration		Size of Closets			(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer											
Wood Frame		Ex		Ord			No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Chimney:		Joists: Unsupported Len: Cntr.Sup:											
Building Style: GRG		Lg		Ord			Small		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		24,236													
Yr Built 2012		Remodeled 0		Condition: Average			Room List		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2012													
(1) Exterior		(5) Floors		(6) Ceilings			(7) Excavation		(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											
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		No. of Elec. Outlets			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
Insulation		(8) Basement		(9) Basement Finish			(10) Floor Support		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		26,060		Totals:		28,956		26,060	
(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			Other Additions/Adjustments		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		24,236										
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:															
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed			Asphalt Shingle																			

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

shed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOLITOR DON & BETTY A	MOLITOR DON & BETTY FAMIL	1	02/01/2012	QC	21-NOT USED/OTHER	2012-00330	DEED	0.0

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

Owner's Name/Address	MAP #:	2024 Est TCV 60,900
MOLITOR DON & BETTY FAMILY TRUST MOLITOR DONALD & BETTY A TTEES 2400 S DICKERSON LAKE CITY MI 49651		

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
SEC 15 T22N R8W (3*2003) PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356 EXC BEG AT NE COR, TH S 0 DEG 05'56"E 328.56 FT, N 89 DEG 09'23" W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCL D, E'LY ALONG N LINE TO POB. 20.3A.		X		

Comments/Influences
03 SPLIT 3.3 AC. TO 035-90 FOR 04

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

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 18	-29	@\$3000	20.30	Acres	3000	100		60,900
20.30 Total Acres Total Est. Land Value =								60,900

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,500	0	30,500			12,147C
2023	26,400	0	26,400			11,569C
2022	20,300	0	20,300			11,019C
2021	18,300	0	18,300			10,667C



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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.
STEPHAN EDWARD D & MARY	STEPHAN EDWARD D & MARY	1	08/31/2015	QC	09-FAMILY	2015-02922	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		Pole Barn	05/05/2004	20040109	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
STEPHAN EDWARD D & MARY A 1801 X300 ARBUTUS AVE LAKE CITY MI 49651	2024 Est TCV 62,929 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	328.56	437.51	0.8833	1.0227	90 100	26,711	
			329 Actual Front Feet, 3.30 Total Acres						Total Est. Land Value =	26,711

Tax Description
 SEC 15 T22N R8W (0*2003) BEG AT NE COR OF PCL D AS SHOWN IN BOOK OF SURVEYS S-1 PP 355 & 356, TH S 0 DEG 05'56"W 328.56 FT, N 89 DEG 09'23"W 463.04 FT, N 0 DEG 05'56"E TO N LINE PCLD, E'LY ALONG N LINE TO POB. 3.3A.

Comments/Influences
 03 SPLIT FROM 035-00 FOR 04



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	13,400	18,100	31,500			20,428C
2023	10,400	18,600	29,000			19,456C
2022	8,200	17,100	25,300			18,530C
2021	6,600	16,300	22,900			17,939C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2004 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: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 45,816 Total Depr Cost: 38,944 Estimated T.C.V: 36,218
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 2004		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built 2004		Remodeled 0		Doors Solid H.C.			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages		Class: D Exterior: Pole (Unfinished)		
Condition: Average		(6) Ceilings			(7) Excavation			Notes:		Base Cost		2400 45,816 38,944		Totals: 45,816 38,944	
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement			ECF (416 RURAL METES & BOUNDS) 0.930 => TCVC:		36,218					
Basement		(9) Basement Finish			(10) Floor Support			Lump Sum Items:							
1st Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
2nd Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Bedrooms		(14) Water/Sewer													
(1) Exterior		Joists: Unsupported Len: Cntr.Sup:													
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



Sketch by REE V.P.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORTER GARY V & GAIL A H&	MUSSELMAN STEVEN D E 1% I	0	11/04/2013	WD	09-FAMILY	2013-03867 WD	PROPERTY TRANSFER	1.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2150 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST	MANUFACTURED	06/11/2013	2013-0210	100%	
	P.R.E. 100% 07/21/1994					

Owner's Name/Address	MAP #:
PORTER GARY V 2150 DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 191,618 TCV/TFA: 81.89

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	
A 200' @ 90/FF	300.00	463.19	0.9036	1.0373	90	100		25,308	
300 Actual Front Feet, 3.19 Total Acres								Total Est. Land Value = 25,308	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 15 T22N R8W N 300 FT OF PCL E AS SHOWN IN BOOK OF SURVEYS S-1 PGS 355-356 MISS CO REC BEING A PART OF NE 1/4 OF NE 1/4. 3.1887 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
GAVE XTRA 10% DEP TO PB'S DUE TO RESTRICTIVE UTILOITY. 839-2776	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	1,000.00	1	95	950

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



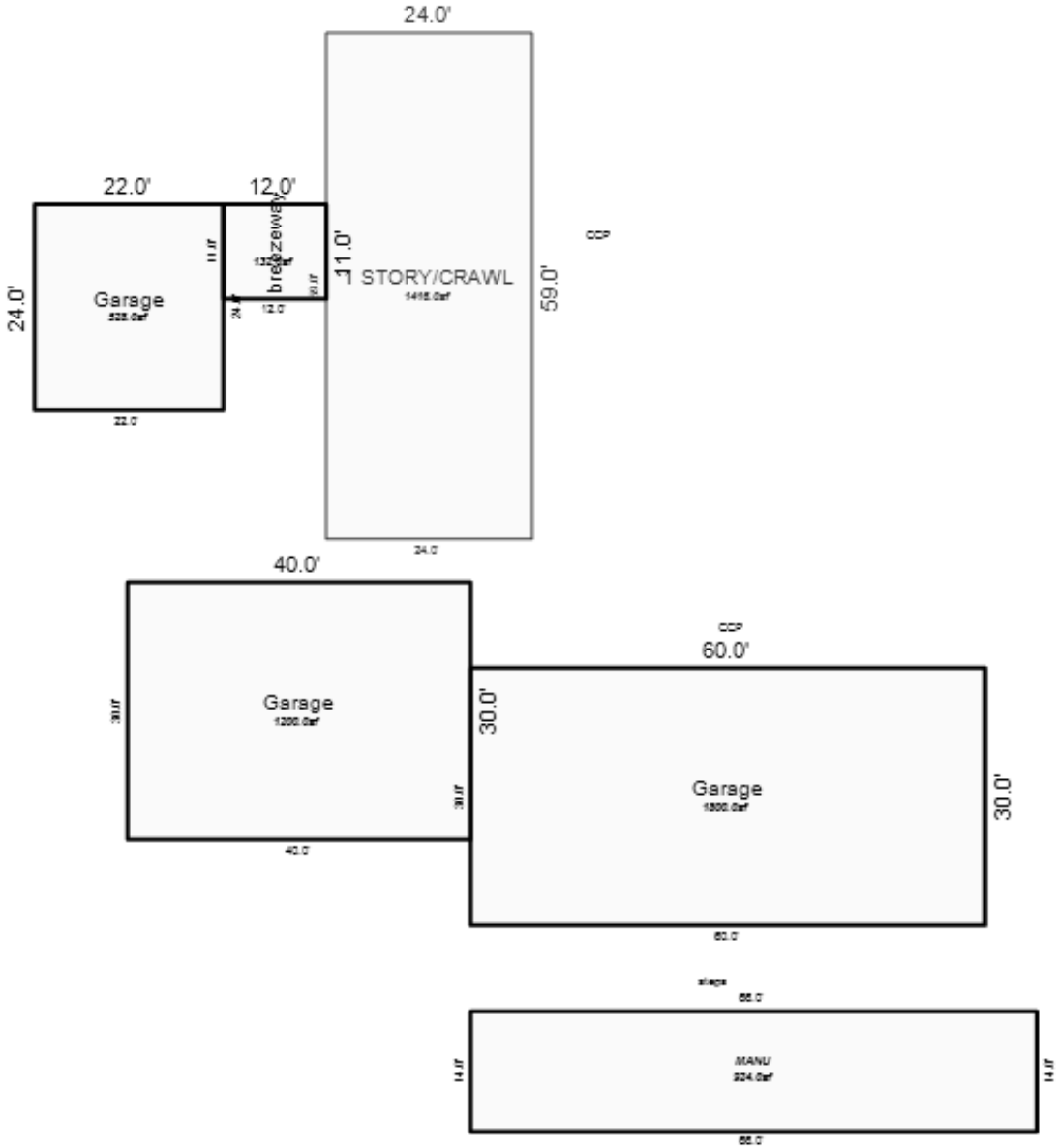
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,700	83,100	95,800			50,940C
2023	9,800	82,100	91,900			48,515C
2022	7,500	74,200	81,700			46,205C
2021	6,000	67,800	73,800			44,729C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 132	Type CCP (1 Story) Brzwy, FW	Year Built: 1973 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 1,416 Total Base New : 253,029 Total Depr Cost: 151,817 Estimated T.C.V: 141,190		E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average	
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few		(12) Electric 150 Amps Service	
Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings X Tile		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1416 SF Floor Area = 1416 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,416 Total: 144,755 86,852			Cls D Blt 1973		
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 1416 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 2 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 615 3 Fixture Bath 1 3,245 1,947 Water/Sewer 1000 Gal Septic 2 8,526 5,116 Water Well, 100 Feet 1 5,506 3,304 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 18,221 10,933 Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,908 13,745 Class: D Exterior: Pole (Unfinished) Base Cost 1800 34,362 20,617 Built-Ins Appliance Allow. 1 1,638 983 Fireplaces Exterior 1 Story 1 4,969 2,981 Porches CCP (1 Story) 20 882 529 Breezeways Frame Wall 132 6,992 4,195			Lump Sum Items:					
(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Estimated T.C.V: 141,190			Carport Area: Roof:		
(3) Roof X Gable Hip Flat X Gambrel Mansard Shed X Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Lump Sum Items:			Estimated T.C.V: 141,190			Roof:		
Chimney: Metal															

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:					
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			15			Treated Wood	Car Capacity:				
	Town Home	0	Front Overhang		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack			Class:						
	Duplex	0	Other Overhang						Two Sided			Exterior 1 Story			Exterior:				
	A-Frame	(4) Interior							Exterior 2 Story			Prefab 1 Story			Stone Ven.:				
	Wood Frame	Drywall		Plaster					Prefab 2 Story			Heat Circulator			Common Wall:				
	Building Style: BOCA/STATE		Paneled	Wood T&G					Unvented Hood			Raised Hearth			Foundation:				
	Yr Built		Trim & Decoration						Vented Hood			Wood Stove			Finished ?				
	1998 REL	Remodeled	Ex	Ord					Min	Intercom			Direct-Vented Ga			Auto. Doors:			
	0	Size of Closets							Jacuzzi Tub			Heat Stove			Mech. Doors:				
Condition: Fair		Lg	Ord	Small					Jacuzzi repl.Tub			Oven			Area:				
Room List		Doors	Solid	H.C.					Central Air			Microwave			% Good:				
Basement		(5) Floors			Wood Furnace			Standard Range			Storage Area:								
1st Floor		Kitchen:			(12) Electric			Self Clean Range			No Conc. Floor:								
2nd Floor		Other:			0 Amps Service			Sauna			Bsmnt Garage:								
2 Bedrooms		Other:			No./Qual. of Fixtures			Trash Compactor			Carport Area:								
(1) Exterior		No. of Elec. Outlets			Ex.			Central Vacuum			Roof:								
Wood/Shingle		Many			Ave.			Security System			Cost Est. for Res. Bldg: 2 Mobile Home BOCA/STATE								
Aluminum/Vinyl		Ord.			Min			Cost Est. for Res. Bldg: 2 Mobile Home BOCA/STATE			Cls Low								
Brick		No. of Elec. Outlets			Many			Ground Area = 924 SF Floor Area = 924 SF.			Blt 1998								
Insulation		No. of Elec. Outlets			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58											
(2) Windows		No. of Elec. Outlets			Few			Building Areas											
Many		(7) Excavation			Average Fixture(s)			Type											
Avg.		Basement: 0 S.F.			3 Fixture Bath			Ext. Walls											
Few		Crawl: 0 S.F.			2 Fixture Bath			Roof/Fnd.											
Large		Slab: 0 S.F.			Softener, Auto			Size											
Avg.		Height to Joists: 0.0			Softener, Manual			Cost New											
Small		(8) Basement			Solar Water Heat			Depr. Cost											
Wood Sash		Conc. Block			No Plumbing			Total:											
Metal Sash		Poured Conc.			Extra Toilet			44,799			25,982								
Vinyl Sash		Stone			Extra Sink			2,371			1,375								
Double Hung		Treated Wood			Separate Shower			4,263			2,473								
Horiz. Slide		Concrete Floor			Ceramic Tile Floor			658			382								
Casement		(9) Basement Finish			Ceramic Tile Wains			52,091			30,212								
Double Glass		Recreation SF			Ceramic Tub Alcove			Totals:											
Patio Doors		Living SF			Vent Fan			Notes: 2172 S DICKERSON RD											
Storms & Screens		Walkout Doors (B)			(14) Water/Sewer			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			24,170								
(3) Roof		No Floor SF			Public Water														
Gable		Walkout Doors (A)			Public Sewer														
Hip		1			Water Well														
Flat		(10) Floor Support			1000 Gal Septic														
Asphalt Shingle		Joists:			2000 Gal Septic														
Chimney:		Unsupported Len:			Lump Sum Items:														
		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.
		120,000	06/01/1999	WD	33-TO BE DETERMINED	328:1278	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8300 W JENNINGS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/21/2003					
Owner's Name/Address	MAP #:					
HOITENGA DONALD & DIANE 8300 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 772,554 TCV/TFA: 411.81					

X Improved		Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE						
Public Improvements			* Factors *						
	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	Gravel Road		GROUP A 1200/	143.30	361.73	0.7686	1.3791	1200 100	182,266
	Paved Road		143 Actual Front Feet, 1.19 Total Acres			Total Est. Land Value =			182,266

Tax Description		Land Improvement Cost Estimates						
. SEC 15 T22N R8W COMM AT INT OF E 1/8 LINE SEC 15 & N R/W LINE OF CO RD IN NE 1/4 N 18 DEG 24' W 267.13 FT TO PT ON SH OF LAKE SAPPHIRE & 70 FT W OF SD 1/8 LINE TH S 69 DEG 20' W 143.3 FT TH S 3 DEG 12' 30" E 200 FT TO PT ON N R/W LINE OF SD CO RD TH NE'LY ALONG N R/W LINE TO POB. 1.1909 A.	X	Dirt Road	Description		Rate	Size % Good	Cash Value	
		Gravel Road	Residential Local Cost Land Improvements					
	X	Paved Road	Description	Rate	Size % Good	Cash Value		
	X	Storm Sewer	LAND IMPROVE 5000	5,000.00	1 97	4,850		
	X	Sidewalk	Total Estimated Land Improvements True Cash Value =				4,850	
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	2 STY GEP IS OFFICE
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Topography of Site								
X	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value

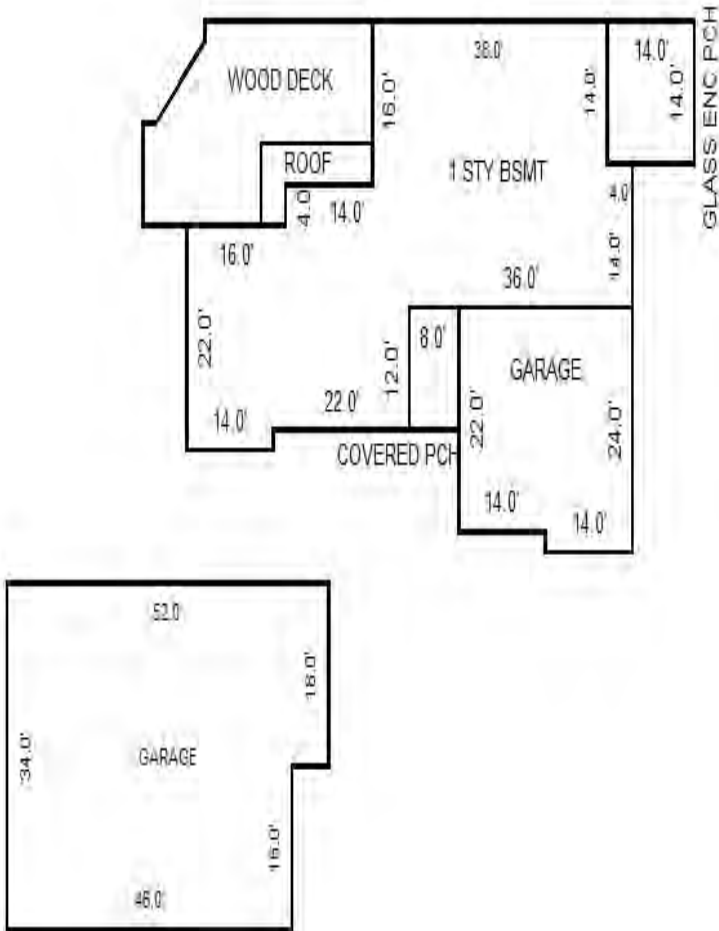
Who	When	What	2024	2023	2022	2021
			91,100	72,100	46,400	43,500
			295,200	281,900	254,100	237,000
			386,300	354,000	300,500	280,500
			217,848C	207,475C	197,596C	191,284C
		TPC 12/27/2017 INSPECTED				
		TPC 03/30/2015 INSPECTED				
		TPC 04/08/2013 INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 196 96 601	Type WGEP (2 Story) CCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 644 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 16 Floor Area: 1,876 Total Base New : 477,270 Total Depr Cost: 400,985 Estimated T.C.V: 585,438			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2003	Remodeled 0	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1876 SF Floor Area = 1876 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84									
Condition: Average		X Lg		Ord	Small	No. of Elec. Outlets			Building Areas									
Room List		Doors		Solid	X H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
Basement 2 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement 1,876 Total: 295,269 248,032									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets			Many X Ave. Few			Recreation Room 1200 23,196 19,485 Basement, Outside Entrance, Below Grade 1 2,560 2,150 Plumbing Average Fixture(s) 1 1,476 1,240 3 Fixture Bath 1 4,646 3,903 Porches WGEP (2 Story) 196 23,861 20,043 CCP (1 Story) 96 2,708 2,275 Deck Treated Wood 601 8,522 7,158 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 644 32,361 27,183 Common Wall: 1 Wall 1 -2,686 -2,256 Door Opener 2 1,093 918 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 2 1,093 918 Base Cost 1672 72,297 60,729 Water/Sewer Public Sewer 1 1,494 1,255 Water Well, 100 Feet 1 5,808 4,879								
(2) Windows		(7) Excavation		Basement: 1876 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic								
X	Many Avg. X Few	Large Avg. Small	(8) Basement			(14) Water/Sewer			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Public Sewer 1 1,494 1,255 Water Well, 100 Feet 1 5,808 4,879								
(3) Roof		1200 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:															
X	Asphalt Shingle																	

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



Sketch by Apex 1/7/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDAGE RICHARD L	SANDAGE KATHERINE M	0	09/25/1998	CD	07-DEATH CERTIFICATE	2012-00824 DC	DEED	0.0
SANDAGE RICHARD L	SANDAGE RICHARD L & KATHE	0	09/17/1998	QC	21-NOT USED/OTHER	2012-00823	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8370 W JENNINGS RD						

Owner's Name/Address	MAP #:	2024 Est TCV 383,733 TCV/TFA: 240.43
SANDAGE KATHERINE M 8370 W JENNINGS RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE																														
. SEC 15 T22N R8W THE E 100 FT OF THE W 200 FT OF THE W 500 FT; OF A PAR OF LAND DESC AS FOLLOWS, COM WHERE TH E 1/8 LINE OF SEC 15-22-8 INTER, WITH THE COUNTY H/W AS NOW ESTB ON THE NE 1/4 OF SEC 15, TH WzLY ALONG CENTERLINE OF SAID H/W 694 FT, TH DUE N TO SHORE OF SAPPHIRE LAKE, TH SezLY ALONG THE SHORE OF LAKE 700 FT, MORE OR LESS, TO A PT LOCATED 70FT, DUE W OF SAID E 1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO PT OF BEG, ALL LOCATED IN NW 1/4 OF NE 1/4. .6A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP A 1200/</td> <td>100.00</td> <td>261.36</td> <td>0.8409</td> <td>1.2715</td> <td>1200</td> <td>100</td> <td></td> <td>128,302</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.60 Total Acres</td> <td>Total Est. Land Value = 128,302</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP A 1200/	100.00	261.36	0.8409	1.2715	1200	100		128,302	100 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value = 128,302			
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																								
GROUP A 1200/	100.00	261.36	0.8409	1.2715	1200	100		128,302																									
100 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value = 128,302																									
			<p style="text-align: center;">Land Improvement Cost Estimates</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: Asphalt Paving</td> <td>2.89</td> <td>1200</td> <td>0</td> <td>0</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	2.89	1200	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
Description	Rate	Size	% Good	Cash Value																													
D/W/P: Asphalt Paving	2.89	1200	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																													



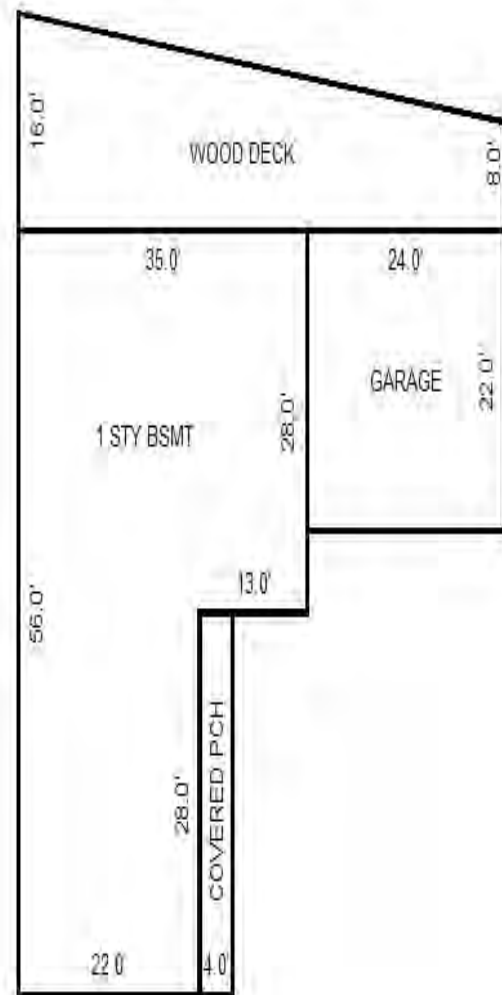
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Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	64,200	127,700	191,900			93,842C
		Low	2023	50,800	122,000	172,800			89,374C
		High	2022	34,300	110,000	144,300			85,119C
		Landscaped	2021	32,100	102,600	134,700			82,400C
		Swamp							
	X	Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 112 708	Type CCP (1 Story) Treated Wood	Year Built: 1962 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 X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,596 Total Base New : 266,657 Total Depr Cost: 173,326 Estimated T.C.V: 253,056			E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Roof:		
Yr Built 1962	Remodeled 0	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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,596 Total: 199,643 129,768		Cls CD Blt 1962		
Condition: Average		Size of Closets Lg X Ord Small		Room List Doors Solid X H.C.			(12) Electric 100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1596 SF Floor Area = 1596 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total: 199,643 129,768		Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			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			Total: 199,643 129,768		Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(1) Exterior		(6) Ceilings		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			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1596 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			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(2) Windows		Many Avg. X Large Avg. Small		Basement: 1596 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			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement: 1596 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			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
(3) Roof		792 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 1596 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			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Gable Hip Flat	Gambrel Mansard Shed	1	Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Total: 199,643 129,768			Other Additions/Adjustments Recreation Room 792 14,676 9,539 Exterior Stone Veneer 72 2,461 1,600 Basement, Outside Entrance, Below Grade 1 2,160 1,404 Plumbing Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687 Porches CCP (1 Story) 112 2,854 1,855 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 13,632 Common Wall: 1 Wall 1 -2,512 -1,633 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Interior 1 Story 1 4,700 3,055 Deck <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEBERLY PAUL W	KEBERLY PAUL W & CAROL A	0	01/29/2020	QC	09-FAMILY	2021-02953	PROPERTY TRANSFER	0.0
		121,000	04/01/1999	WD	33-TO BE DETERMINED	328:323	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8280 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/20/2017	2017-0259	100%

Owner's Name/Address	MAP #:
KEBERLY PAUL W & CAROL A TRUST 9000 WARREN ROAD PLYMOUTH MI 48170	2024 Est TCV 426,625 TCV/TFA: 323.20

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/	60.00	508.20	0.9554	1.5014	1200	100	103,287
60 Actual Front Feet, 0.70 Total Acres						Total Est. Land Value =	103,287

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good			Cash Value	
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water	6.58	192	50				631
Sewer	32.30	80	50				1,292
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Total Estimated Land Improvements True Cash Value =							1,923

Comments/Influences	Topography of Site



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	51,600	161,700	213,300			143,171C
X Low	2023	40,900	154,300	195,200			136,354C
X High	2022	27,400	139,000	166,400			129,861C
Landscaped	2021	25,700	129,500	155,200			125,713C
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							

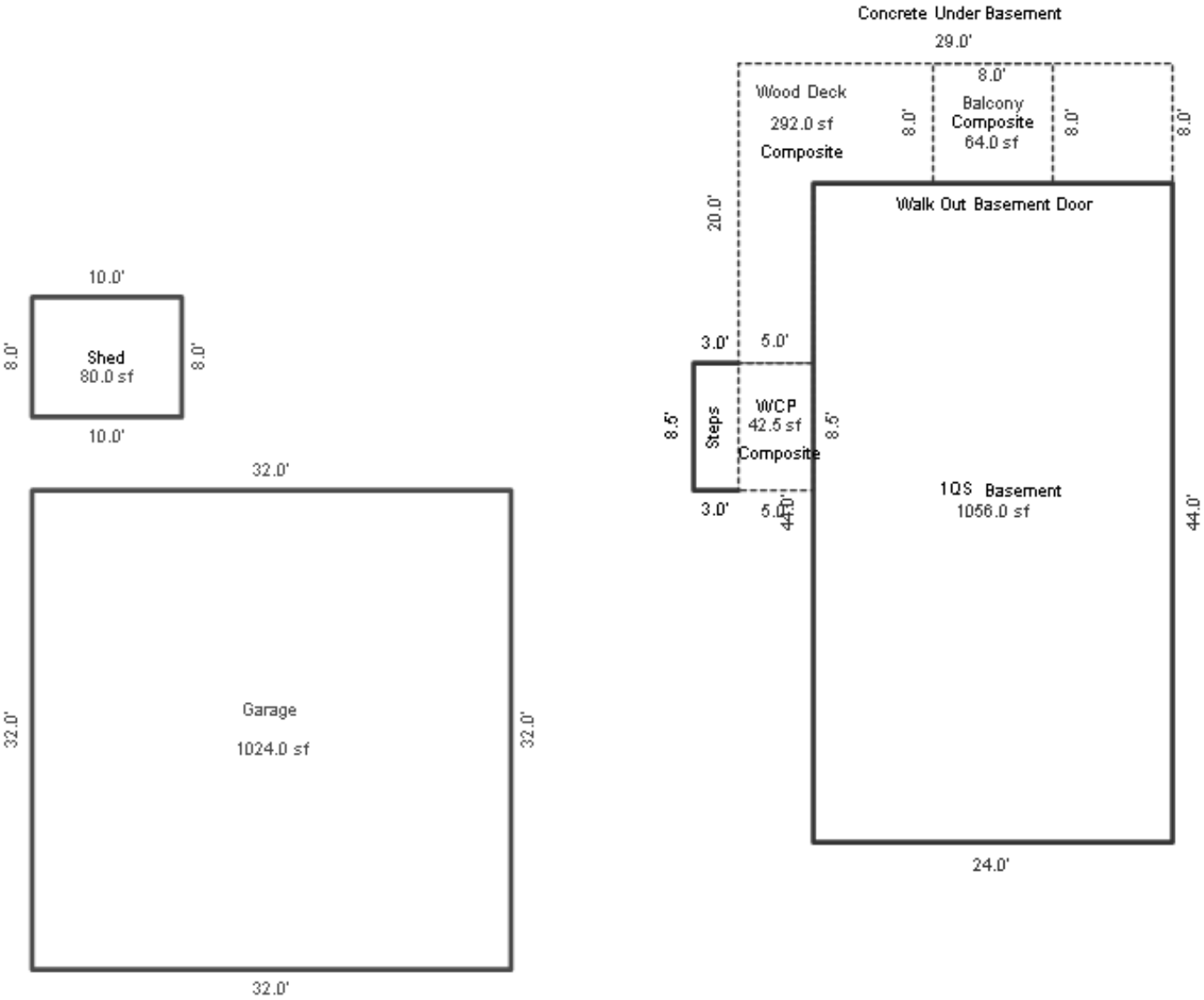
Who	When	What
JWV	09/17/2020	INSPECTED
TPC	09/16/2019	INSPECTED
JWV	12/09/2017	INSPECTED

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 292 64	Type WCP (1 Story) WPP Wood Balcony	Year Built: 2019 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: 1024 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X									
Building Style: 1.25S		Trim & Decoration		No./Qual. of Fixtures		Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C		Blt 1976		
Yr Built 1976	Remodeled 2019	Ex	X	Ord	Min	No. of Elec. Outlets		Ground Area = 1056 SF Floor Area = 1320 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90				
Condition: Average		Size of Closets		Lg X Ord Small		(13) Plumbing		Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost		
Room List		Doors Solid X H.C.		(5) Floors		1 Average Fixture(s)		1.25 Story Siding		Foundation Basement		1,056		
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		Kitchen: Other: Other:		1 3 Fixture Bath		Other Additions/Adjustments		Basement, Outside Entrance, Below Grade		1 2,560 2,304		
(1) Exterior		X Drywall		No. of Elec. Outlets		2 Softener, Auto		Plumbing		Average Fixture(s)		1 1,476 1,328		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 1056 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Softener, Manual		Porches		WCP (1 Story)		42 2,801 2,521		
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement		2 Solar Water Heat		Balcony		Wood Balcony		64 2,607 2,346		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		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)		Door Opener 2 1,093 984 Base Cost 1024 36,372 32,735		
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1 Public Water		Water/Sewer		Public Sewer		1 1,494 1,345		
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Sewer		1 Water Well		Built-Ins		Water Well, 50 Feet		1 2,686 2,417		
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Appliance Allow.		1 2,766 2,489				
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:						Fireplaces		Exterior 1 Story		1 6,513 5,862		
								Local Cost Items		SANITARY SEWER		1 0 0 *		
<<<<< 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.
BANDELOW GERALD S	CARTER SCOTT & ALYSON	285,000	09/02/2020	WD	03-ARM'S LENGTH	2020-02552	PROPERTY TRANSFER	100.0
		62,000	01/01/1998	WD	33-TO BE DETERMINED	316:113	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8390 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Garage	03/27/2003	20030327	Complete
Owner's Name/Address	P.R.E. 0%					
CARTER SCOTT & ALYSON 9134 COUNTRY VIEW DR YPSILANTI MI 48197	MAP #:					
	2024 Est TCV 367,956 TCV/TFA: 296.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4087.4087 SAPPHIRE LAKE							
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
. SEC 15 T22N R8W THE E 50 FT; OF THE W 100 FT; OF TH W 200 FT; TO TH W 500 FT; OF A PARC OF LAND DESCRIBED AS FOLLOWS: COM WHERE THE E 1/8 LINE OF SEC 15-22-8 INTERSECTS WIITH THE COUNTY ROAD AS NOW ESTAB ON THE NE 1/4 OF SEC 15 TH W'LY ALONG CENTER LINE OF SAID H/W 694 FT; TH DUE N TO THE SHORE LINE OF SAPPHIRE LAKE; TH E'LY ALONG SHORE OF SAID LAKE 700 FT MORE OR LESS TO A PT LOCATED 70 FT DUE W OF SAID1/8 LINE OF SAID SEC 15, TH ON A STRAIGHT LINE TO POB, ALL LOCATED IN SEC15 NW1/4 OF NE1/4 2273A	X			GROUP A 1200/	50.00	180.00	1.0000	1.1583	1200	100	69,498
				50 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =					69,498		

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Topography of Site				

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Rolling	2024	34,700	149,300	184,000			161,721C
		Low	2023	27,500	142,300	169,800			154,020C
	X	High	2022	25,000	128,200	153,200			146,686C
		Landscaped	2021	22,500	119,500	142,000			142,000S

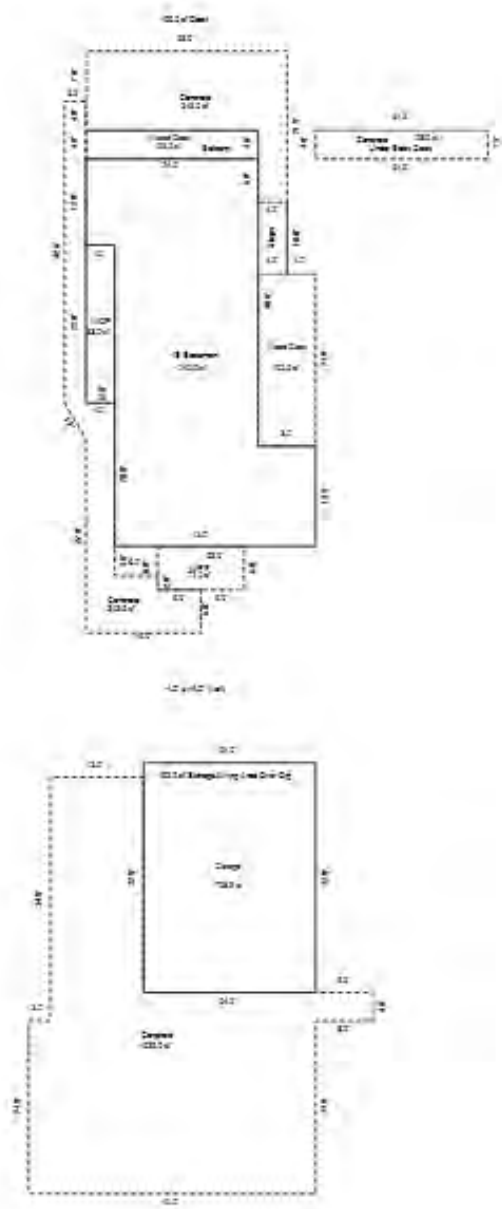


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 88 192 40 96	Type WPP WCP (1 Story) Treated Wood Treated Wood Wood Balcony	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 192 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +10 Effec. Age: 35 Floor Area: 1,240 Total Base New : 303,733 Total Depr Cost: 197,434 Estimated T.C.V: 288,254			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg Ord Small		Condition: Average		
Yr Built	Remodeled	Ex	Ord	Min				No. of Elec. Outlets Many X Ave. Few								
1964	199 2023							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								
Room List		Doors	Solid	H.C.	(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 1964		
Basement	1st Floor	(5) Floors			Kitchen: Other: Other:			No. of Elec. Outlets			Ground Area = 1240 SF Floor Area = 1240 SF.					
4	Bedrooms	Other:						Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Average Fixture(s)			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			Many X Ave. Few			1 Story Siding			Foundation Basement					
Insulation		(7) Excavation			Plumbing			Other Additions/Adjustments			Size					
(2) Windows		Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Recreation Room			Total:					
X	Many Avg. Few Large Avg. Small	Basement: 1312 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Basement, Outside Entrance, Below Grade			1 2,560			130,968		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Plumbing			Average Fixture(s)			Cost New			Depr. Cost		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			3 Fixture Bath			1 1,476			959		
X	Storms & Screens	(9) Basement Finish			Plumbing			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			2 9,291			6,039		
(3) Roof		1200 Recreation SF Living SF			Plumbing			Porches			72 2,568			1,669		
X	Gable Hip Flat Gambrel Mansard Shed	1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Plumbing			Foundation: Basement			72 1,885			1,225		
X	Asphalt Shingle	(10) Floor Support			Plumbing			WCP (1 Story)			88 4,473			2,907		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Deck			192 4,028			2,618		
		Lump Sum Items:			Plumbing			Treated Wood			40 1,598			1,039		
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Balcony			96 3,911			2,542		
					Plumbing			Wood Balcony								
					Plumbing			Garages								
					Plumbing			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
					Plumbing			Base Cost			768 30,305			19,698		
					Plumbing			Storage Over Garage			192 2,638			1,715		
					Plumbing			Door Opener			2 1,093			710		
					Plumbing			Water/Sewer								
					Plumbing			Public Sewer			1 1,494			971		
					Plumbing			<<<<< 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.
OLSON ERIK A & RENATA J	LISKE STAHL & LAUREN	249,999	06/28/2021	WD	03-ARM'S LENGTH	2021-02322	PROPERTY TRANSFER	100.0
KEBERLY PAUL W & CAROL A	OLSON ERIK A & RENATA J	124,900	07/10/2017	WD	03-ARM'S LENGTH	2017-02163	PROPERTY TRANSFER	100.0
WINDIATE FRANCIS C & BEAR	KEBERLY PAUL W & CAROL A	50,000	06/26/2009	WD	03-ARM'S LENGTH	2009/2458	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8400 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
LISKE STAHL & LAUREN 1243 NORTHRUP AVE NW GRAND RAPIDS MI 49503	2024 Est TCV 159,059 TCV/TFA: 305.88					

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	180.00	1.0000	1.1583	1200 100	69,498
50 Actual Front Feet, 0.21 Total Acres						Total Est. Land Value = 69,498

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 15 T22N R8W W 50 FT OF COMM WHERE E 1/8 LINE INTER CO HWY ON NE 1/4 SEC 15 TH W'LY ALG CTR LINE OF HWY 694 FT N TO SHORE SAPPHIRE LAKE E'LY ALG SH 700 FT TO PT 70 FT DUE W OF E 1/8 LINE TH ON STRAIGHT LINE TO POB. .2273 A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Sewer	16.54	24 50	198
	X	Electric	Total Estimated Land Improvements True Cash Value = 198		
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

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



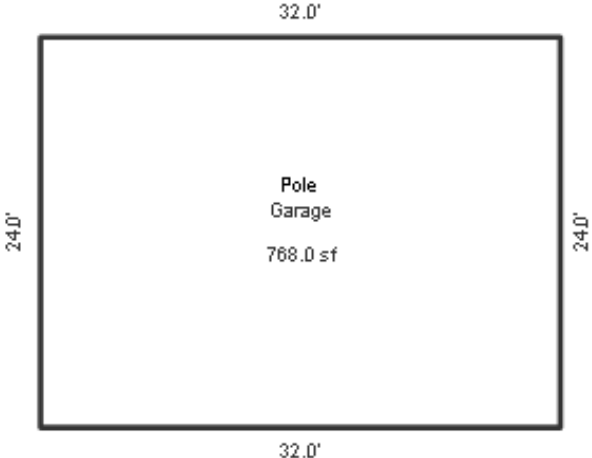
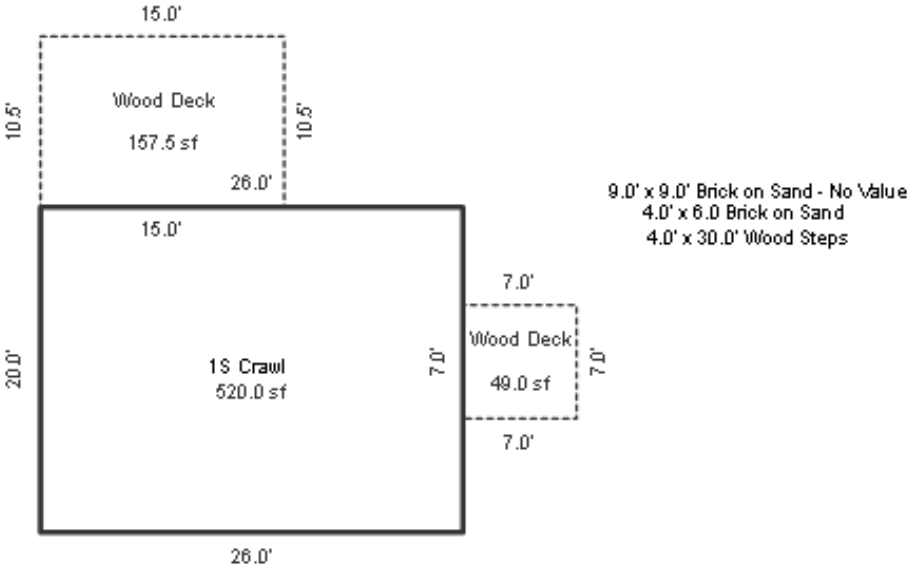
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	34,700	44,800	79,500			70,008C
2023	27,500	42,800	70,300			66,675C
2022	25,000	38,500	63,500			63,500S
2021	22,500	35,900	58,400			50,891C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	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						96	WPP							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 520 Total Base New : 102,012 Total Depr Cost: 61,207 Estimated T.C.V: 89,363					E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:						
Yr Built 1965	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1965					
Condition: Average		Size of Closets		100 Amps Service			Ground Area = 520 SF Floor Area = 520 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Many			X	Ave.		Few	(13) Plumbing		1	Average Fixture(s)		
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Ex.			X	Ord.		Min	Plumbing		1	3 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Plumbing		1	2 Fixture Bath		
	Insulation	X	Drywall	No. of Elec. Outlets			Many			X	Ave.		Few	Plumbing		1	Softener, Auto		
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many			X	Ave.		Few	Plumbing		1	Softener, Manual		
X	Many Avg.	X	Large Avg.	Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Solar Water Heat		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	No Plumbing		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Extra Toilet		
(3) Roof		(9) Basement Finish		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Extra Sink		
X	Gable Hip Flat		Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Separate Shower		
X	Asphalt Shingle	(10) Floor Support		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Ceramic Tile Floor		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Ceramic Tile Wains		
		(14) Water/Sewer		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Ceramic Tub Alcove		
		Lump Sum Items:		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Vent Fan		
		Notes:		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	Water Well		
		ECF (4087 SAPPHIRE LAKE) 1.460 => TCY:		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	2000 Gal Septic		
		Totals:		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	1000 Gal Septic		
		Totals:		Basement: 0 S.F. Crawl: 520 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Plumbing		1	2000 Gal Septic		

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



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

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

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

W JENNINGS RD School: LAKE CITY AREA SCHOOL DIST

P.R.E. 0% MAP #:

Owner's Name/Address: 2024 Est TCV 33,400

DOWN PAUL A & DAO NOI
1799 MATTHEW CT
SAINT JOSEPH MI 49085

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

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

SEC 15 T22N R8W (TRACT*1997) THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 400 FT THOF & EXC E 200 FT THOF. 9.5477A.

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

Land Improvement Cost Estimates Description Rate Size % Good Cash Value Residential Local Cost Land Improvements

LAND IMPROVE 5000 5,000.00 1 95 4,750 Total Estimated Land Improvements True Cash Value = 4,750

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



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	14,300	2,400	16,700			10,452C
			2023	13,400	2,300	15,700			9,955C
			2022	9,600	2,300	11,900			9,481C
			2021	9,600	2,300	11,900			9,179C

*** 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		
8670 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		Garage		05/03/2007		20070221	Complete			
Owner's Name/Address		P.R.E. 100% 07/21/1994		MAP #:		2024 Est TCV 282,698 TCV/TFA: 142.92						
PARSONS CHARLES R & SUSAN E PO BOX 499 LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *								
SEC 15 T22N R8W W 400 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N OF JENNINGS ROAD & THAT PART OF W 1/2 OF NW 1/4 LYING N OF JENNINGS ROAD EXC W 930 FT THOF. 9.9492A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		Residentia 8 - 17 @\$3000 9.95 Acres 3000 100 29,850								
015-011 IS ASSESSED W/THIS PCL		Paved Road		9.95 Total Acres Total Est. Land Value = 29,850								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.58	1434	50	4,718				
		Sewer		D/W/P: 3.5 Concrete	6.58	540	50	1,776				
		Electric		Wood Frame	24.99	192	50	2,399				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 1000	1,000.00	1	97	970				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 9,863								
		Underground Utils.										
Topography of Site												
Level												
X Rolling												
X Low												
High												
X 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	14,900	126,400	141,300			93,175C		
TPC 12/27/2017 INSPECTED				2023	13,900	122,400	136,300			88,739C		
				2022	10,000	112,400	122,400			84,514C		
				2021	10,000	102,800	112,800			81,815C		

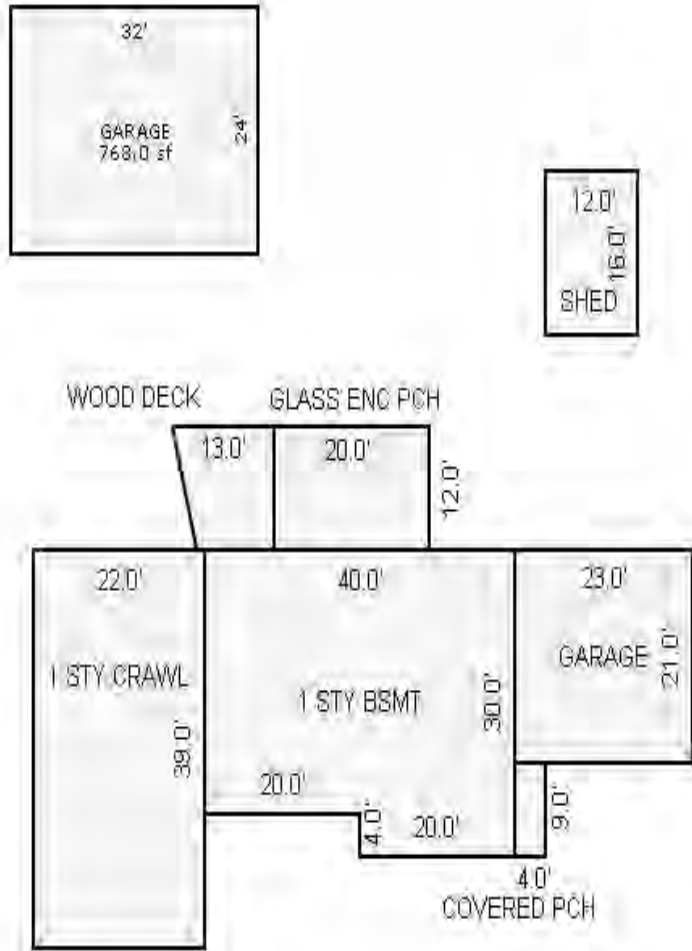


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1981 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: 483 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			240	WGEP (1 Story)	Bsmnt Garage:			
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: C Effec. Age: 29 Floor Area: 1,978 Total Base New : 358,013 Total Depr Cost: 261,274 Estimated T.C.V: 242,985			E.C.F. X 0.930		Roof:			
Yr Built 1981	Remodeled 0	X	Ex	Ord	Min	200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1978 SF Floor Area = 1978 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			Cls C		Blt 1981			
Condition: Average		No./Qual. of Fixtures		No. of Elec. Outlets		No./Qual. of Fixtures		Building Areas			Total: 263,218		186,884			
Room List		X	Lg	Ord	Small	Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost			1,120					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		Many X Ave. Few		1 Story Siding Crawl Space 858			1,120					
(1) Exterior		(6) Ceilings		(7) Excavation		(13) Plumbing		1 Story Siding Basement 1,120			263,218		186,884			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 1120 S.F. Crawl: 858 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments			156		2,682 1,904			
(2) Windows		(7) Excavation		(8) Basement		(14) Water/Sewer		Exterior Brick Veneer Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1,476		1,048			
X	Many Avg. X Avg. Few Small	(8) Basement		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Porches Ceramic Tile Floor WGEP (1 Story) CCP (1 Story) CCP (1 Story)			4,646		3,299			
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:		Deck Treated Wood			3,108		2,207			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Water/Sewer Public Sewer 1		Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 483 22,034 15,644 Common Wall: 1 Wall 1 -2,686 -1,907 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 27,249 26,432 *			17,201		12,213			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 483 22,034 15,644 Common Wall: 1 Wall 1 -2,686 -1,907 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 27,249 26,432 *			2,306		1,637			
X	Asphalt Shingle							Deck Treated Wood			1,157		821			
Chimney: Brick								Water/Sewer Public Sewer 1 1,494 1,061			3,338		2,370			

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



Sketch by Apex Medina™

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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DOWN PAUL A & DAO NOI 1799 MATTHEW CT SAINT JOSEPH MI 49085	2024 Est TCV 11,176					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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				A 200' @ 90/FF	100.00	475.50	1.1892	1.0442	90 100	11,176
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				100 Actual Front Feet, 1.09 Total Acres			Total Est. Land Value =			11,176
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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.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 15 T22N R8W (0*1997) THE E'LY 200 FT OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD EXC E'LY 100 FT THOF. 1.14A.												

Comments/Influences	X											
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SPLIT FROM 015-043-00 FOR 98	X											
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	Topography of Site											
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	X											
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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-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/14/2000					
DICKERSON ERIC A & MARIANNE 8508 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 57,396 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 15 T22N R8W (0*1997) THE E'LY 100 FT OF THAT PART OF NE 1/4 OF NW 1/4 LYING N'LY OF JENNINGS ROAD. 1.06A.	X	Dirt Road		A 200' @ 90/FF	100.00	461.74	1.1892	1.0365	90 100	11,094
Comments/Influences		Gravel Road		100 Actual Front Feet, 1.06 Total Acres					Total Est. Land Value =	11,094
SEE SPLIT FILE	X	Paved Road								
SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)	X	Storm Sewer								
SAME OWNER AS 010-025-95	X	Sidewalk								
For 2009, add 624 sq ft pc not prev on roll.	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences

SEE SPLIT FILE
SPLIT FROM 015-043-00 FOR 98 PB HAS HEAT PBG? (HAS SEWER)
SAME OWNER AS 010-025-95
For 2009, add 624 sq ft pc not prev on roll.



Topography of Site

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

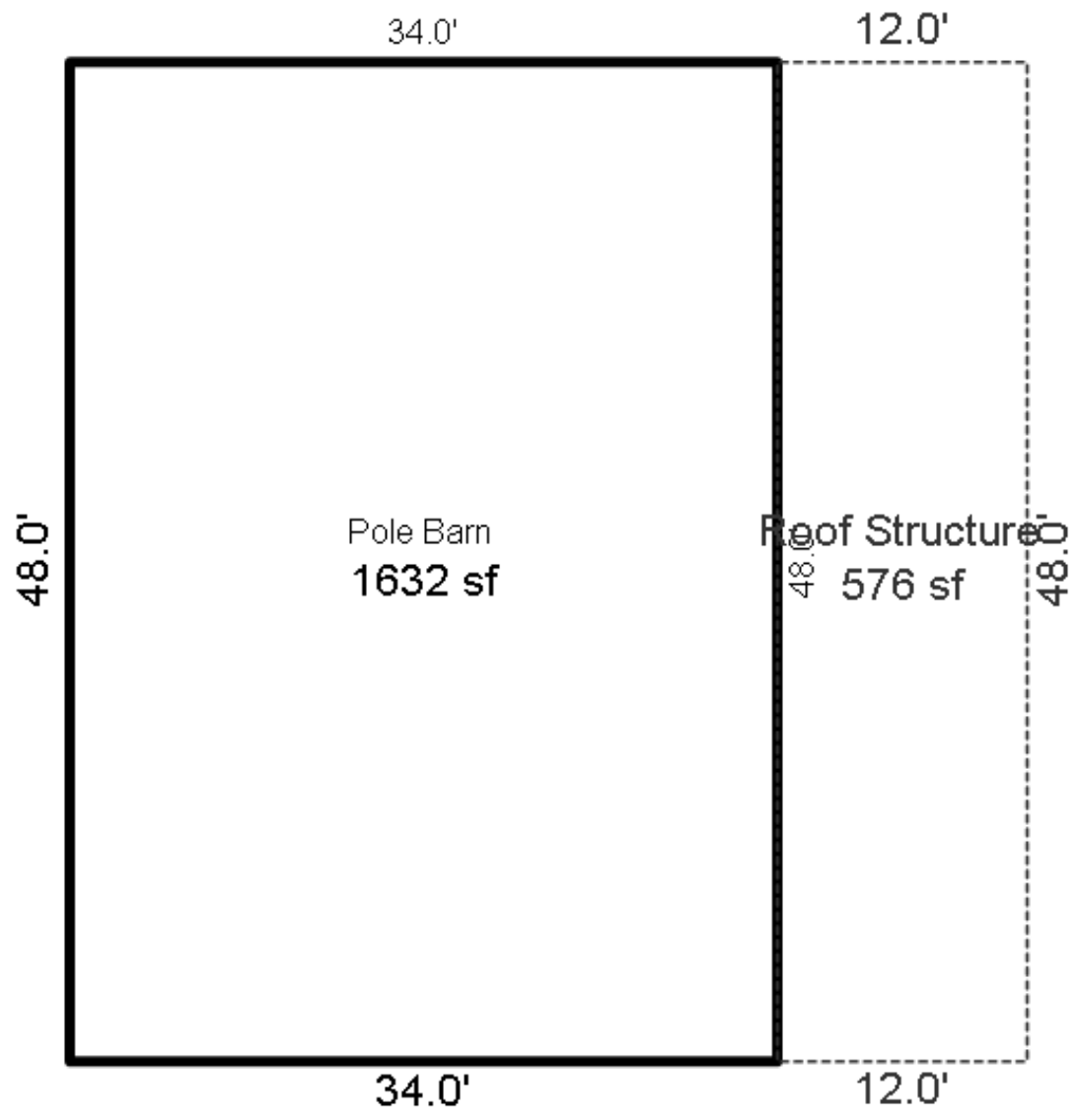
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,500	23,200	28,700			17,858C
2023	4,300	22,400	26,700			17,008C
2022	4,300	20,600	24,900			16,199C
2021	3,300	21,100	24,400			15,682C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 576	Type Roof Cover Onl	Year Built: 1998 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: 1 Area: 1632 % 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		Central Air Wood Furnace																																																																																					
	Yr Built 1998	Remodeled 0	Trim & Decoration		(12) Electric																																																																																					
	Condition: Average	Ex	Ord	Min		100 Amps Service																																																																																				
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	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																																																																					
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																					
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:																																																																																					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISSAUKEE CO HABITAT FOR	PITZ AMY	62,000	07/23/2009	WD	03-ARM'S LENGTH	2009/3152	DEED	100.0
FEDERAL NATIONAL MORTGAGE	MISSAUKEE CO HABITAT FOR	45,000	12/29/2008	OTH	21-NOT USED/OTHER	2009/0325	DEED	100.0
HUBBARD VALERIE	MORTGAGE ELECTRONIC REGIS	74,481	04/26/2008	SD	21-NOT USED/OTHER	2007/3856	DEED	0.0
MORTGAGE ELECTRONIC REGIS	FEDERAL NATIONAL MORTGAGE	0	11/28/2007	QC	21-NOT USED/OTHER	2007/4302	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9231 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/18/2023	2023-0437	100%
	P.R.E. 100% 05/01/2010		Remodel	01/21/2009	20090021	Complete

Owner's Name/Address	MAP #:
PITZ AMY 9231 W JENNINGS RD Lake City MI 49651	2024 Est TCV 121,898 TCV/TFA: 118.58

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																									
. SEC 16 T22N R8W W 200 FT OF NE 1/4 OF NE 1/4 N OF RR R/W. 2.4242 A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>200.67</td> <td>498.10</td> <td>0.9992</td> <td>1.0564</td> <td>90</td> <td>100</td> <td>19,062</td> </tr> <tr> <td colspan="7">201 Actual Front Feet, 2.30 Total Acres</td> <td>Total Est. Land Value =</td> <td>19,062</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	A 200' @ 90/FF	200.67	498.10	0.9992	1.0564	90	100	19,062	201 Actual Front Feet, 2.30 Total Acres							Total Est. Land Value =	19,062
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																					
A 200' @ 90/FF	200.67	498.10	0.9992	1.0564	90	100	19,062																					
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Comments/Influences	X	Land Improvement Cost Estimates																
20809710 #54,900 2008	X	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>24 50</td> <td>74</td> </tr> <tr> <td>Wood Frame</td> <td>26.25</td> <td>96 50</td> <td>1,260</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>1,334</td> </tr> </tbody> </table>	Description	Rate	Size % Good	Cash Value	D/W/P: 3.5 Concrete	6.16	24 50	74	Wood Frame	26.25	96 50	1,260	Total Estimated Land Improvements True Cash Value =			1,334
Description	Rate	Size % Good	Cash Value															
D/W/P: 3.5 Concrete	6.16	24 50	74															
Wood Frame	26.25	96 50	1,260															
Total Estimated Land Improvements True Cash Value =			1,334															

Topography of Site
<ul style="list-style-type: none"> X Level X Rolling X Low X High X Landscaped X Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain



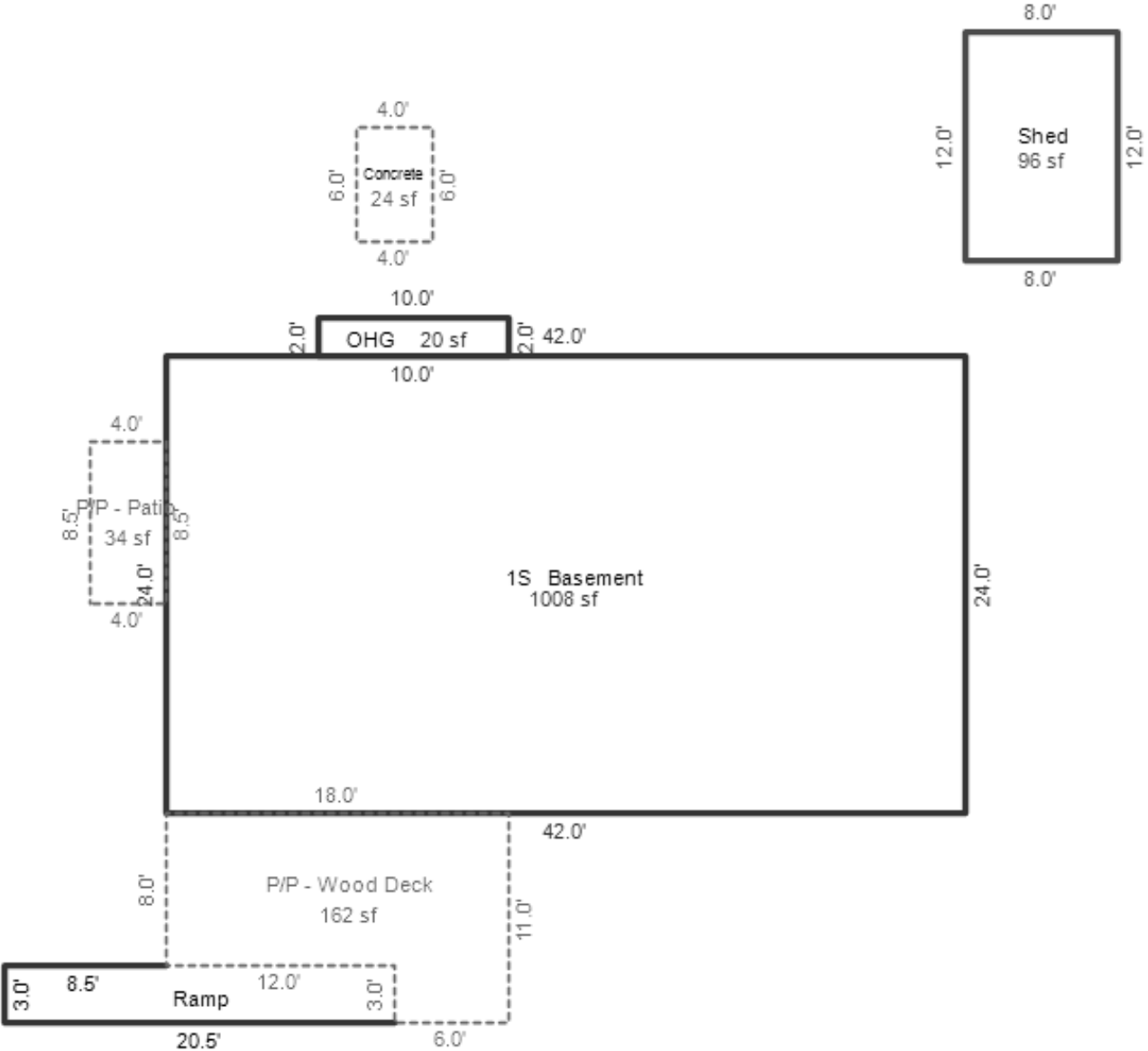
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/04/2023	INSPECTED	2024	9,500	51,400	60,900			38,502C
TPC	05/06/2018	INSPECTED	2023	7,400	49,400	56,800			35,717C
TPC	12/27/2017	INSPECTED	2022	5,000	45,400	50,400			34,017C
			2021	4,000	41,500	45,500			32,931C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 35 Floor Area: 1,028 Total Base New : 167,913 Total Depr Cost: 109,142 Estimated T.C.V: 101,502			34 16 162	CPP CPP Treated Wood	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1028 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1975				
Yr Built 1975	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Stories			1	1	1	1,008			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story			1	1	1	20			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1 Story			1	1	1	20			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			3 Fixture Bath			1 Story			1	1	1	20			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	Other Additions/Adjustments			Total:		137,441	89,337			
(2) Windows		(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Recreation Room			1		9,339	6,070			
X	Many Avg.	X	Large Avg.	Basement			2 Fixture Bath			Plumbing			1		2,160	1,404			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			Average Fixture(s)			Recreation Room			1		1,230	799			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			3 Fixture Bath			Basement, Outside Entrance, Below Grade			1		3,860	2,509			
(3) Roof		(9) Basement Finish		Water/Sewer			Water/Sewer			Plumbing			1		4,550	2,957			
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		2,585	1,680			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well			Porches			34		865	562			
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Deck			16		422	274			
				1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Treated Wood			162		3,527	2,293			
				1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Built-Ins			1		1,934	1,257			
				1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Appliance Allow.			1		1,934	1,257			
				1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		167,913	109,142			
				1000 Gal Septic 2000 Gal Septic			1000 Gal Septic 2000 Gal Septic			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:					101,502				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		75,000	08/01/2002	WD	33-TO BE DETERMINED	02-0:3498	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9119 W JENNINGS RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
DAHLQUIST BRENT & AUTUMN 122 HENDERSON PL CADILLAC MI 49601-9633	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 118,487 TCV/TFA: 145.20					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	193.87	519.30	1.0078	1.0674	90 100	18,770
				194 Actual Front Feet, 2.31 Total Acres					Total Est. Land Value =	18,770

Tax Description	X	Land Improvement Cost Estimates				Cash Value
		Description	Rate	Size % Good		
. SEC 16 T22N R8W W 1/2 OF NE 1/4 OF NE 1/4 N OF RR R/W EXC W 469 FT THEREOF EXC JENNINGS RD LIBER 261 PG 852. 2.4598A.		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
20902507 \$76,900 2009 EXP 185DOM		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				
		Total Estimated Land Improvements True Cash Value =			459	459

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							
		Flood Plain							



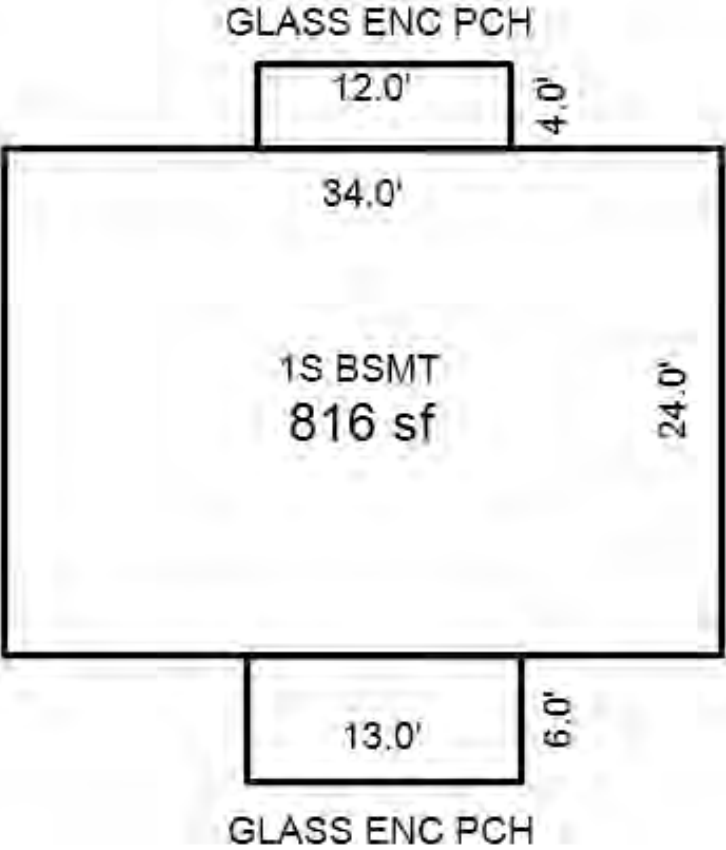
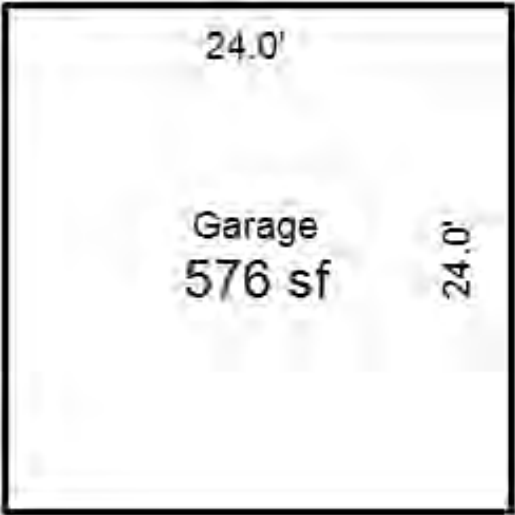
Who	When	What	2024	2023	2022	2021
			9,400	7,300	4,800	3,900
			49,800	48,300	47,900	43,700
			59,200	55,600	52,700	47,600
			40,222C	38,307C	36,483C	35,318C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		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 : 180,210 Total Depr Cost: 106,729 Estimated T.C.V: 99,258			48 WGEP (1 Story) 78 WGEP (2 Story)		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall	Plaster		Wood T&G		Trim & Decoration			E.C.F. X 0.930					
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			No. of Elec. Outlets							
1957	1970	Lg	X	Ord	Small	Central Air Wood Furnace			No. of Elec. Outlets							
Condition: Average		Doors			Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD Blt 1957		
Room List		(5) Floors			Kitchen: Other: Other:			100 Amps Service			Ground Area = 816 SF Floor Area = 816 SF.					
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchens: Other: Other:			No./Qual. of Fixtures			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few			Building Areas					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Basement: 816 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost					
(2) Windows		Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			1 Story Siding Basement 816			Total: 114,002 68,401		
X	Many Avg. X Few	Large Avg. X Small			(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			Other Additions/Adjustments			Recreation Room 754 13,972 6,986 Basement, Outside Entrance, Below Grade 1 2,160 1,296		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish			(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath 1 1,230 738 Water/Sewer 1 2,596 1,558 1000 Gal Septic 1 4,550 2,730 Water Well, 50 Feet 1 2,585 1,551		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	754 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Porches			WGEP (1 Story) 48 5,457 3,274 WGEP (2 Story) 78 11,933 7,160					
X	Storms & Screens	(10) Floor Support			Lump Sum Items:			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,791 11,875					
(3) Roof		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 1,934 1,160					
X	Gable Hip Flat	Gambrel Mansard Shed			1000 Gal Septic 2000 Gal Septic			Notes:			Totals: 180,210 106,729					
X	Asphalt Shingle	Chimney: Block			ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:						99,258					

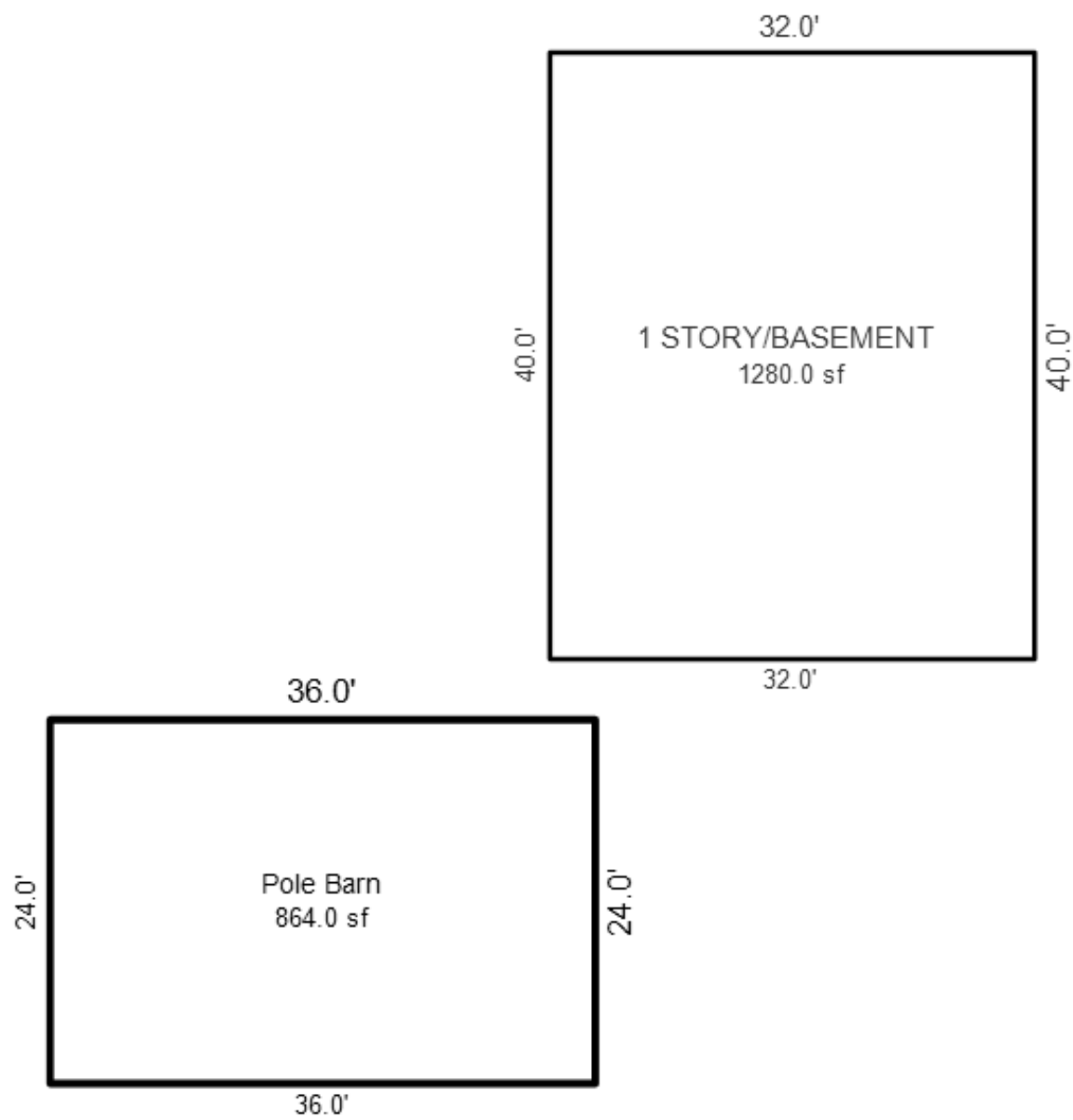
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1981 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: 864 % Good: 71 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Condition: Average		
Building Style: 1S			Ex	X	Ord		Min	Lg			X	Ord		Small	Room List	
Yr Built	Remodeled	Doors		Solid		X	H.C.	(5) Floors			Kitchens: Other: Other:			Basement 1st Floor 2nd Floor 3 Bedrooms		
1962	1994	No./Qual. of Fixtures		Ex.		X	Ord.		Min	(12) Electric			100 Amps Service			
Condition: Average		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			
Room List		No. of Elec. Outlets		Many		X	Ave.		Few	(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			
Basement 1st Floor 2nd Floor 3 Bedrooms		No. of Elec. Outlets		Many		X	Ave.		Few	(14) Water/Sewer			Lump Sum Items:			
(1) Exterior		No. of Elec. Outlets		Many		X	Ave.		Few	(14) Water/Sewer			Notes:			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X		Drywall	(7) Excavation			Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 728 3 Fixture Bath 1 3,245 2,304 Water/Sewer 1000 Gal Septic 1 4,263 3,027 Water Well, 50 Feet 1 2,498 1,774 Garages Class: D Exterior: Pole (Unfinished) Base Cost 864 17,591 12,490 Built-Ins Appliance Allow. 1 1,638 1,163 Totals: 179,943 124,824			
(2) Windows		(6) Ceilings		X		Drywall	(7) Excavation			Basement: 1280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 728 3 Fixture Bath 1 3,245 2,304 Water/Sewer 1000 Gal Septic 1 4,263 3,027 Water Well, 50 Feet 1 2,498 1,774 Garages Class: D Exterior: Pole (Unfinished) Base Cost 864 17,591 12,490 Built-Ins Appliance Allow. 1 1,638 1,163 Totals: 179,943 124,824			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Notes:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 116,086			
(3) Roof		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 116,086			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
9051 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/21/1994									
TESSLER AUGUST 9051 JENNINGS RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 135,947 TCV/TFA: 96.08									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	333.00	678.91	0.8803	1.1414	90	100	30,114
		Paved Road		333 Actual Front Feet, 5.19 Total Acres			Total Est. Land Value =		30,114		
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	15,100	52,900	68,000		38,937C	
		TPC 12/27/2017 INSPECTED			2023	11,700	51,300	63,000		37,083C	
					2022	8,300	47,200	55,500		35,318C	
					2021	6,700	43,000	49,700		34,190C	

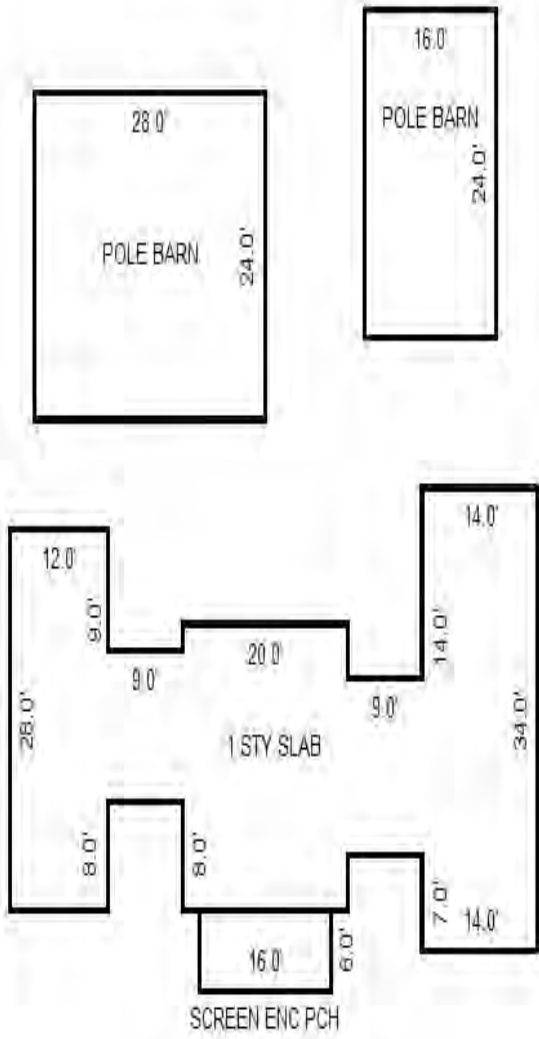


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 CSEP (1 Story)	Year Built: 1978 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1965		Remodeled 1981			Ex	Ord	X	Min								
Condition: Average		Size of Closets			Lg	Ord	X	Small								
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall		Ex.	X	Ord.	Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets											
X	Many Avg.	X	Large Avg.		Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1415 S.F. Height to Joists: 0.0			(13) Plumbing											
X		(8) Basement		1	Average Fixture(s)											
X		(9) Basement Finish		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(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)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1415 SF Floor Area = 1415 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64 Building Areas										Cls D		Blt 1965				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 1,415 Total: 136,251 87,200																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,025 656																
Water/Sewer																
1000 Gal Septic 1 4,263 2,728																
Water Well, 50 Feet 1 2,498 1,599																
Porches																
CSEP (1 Story) 96 3,817 2,443																
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost 672 14,448 9,247																
Class: D Exterior: Pole (Unfinished)																
Base Cost 384 9,650 8,878 *																
Built-Ins																
Appliance Allow. 1 1,638 1,048																
Totals: 173,590 113,799																
Notes:																
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 105,833																

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



Sketch by Arden 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEMPLEMAN ALEXANDER	TEMPLEMAN ALEXANDER & DOS	0	10/04/2023	QC	09-FAMILY	2023-02689	DEED	0.0
WRIGHT WILLIAM M & LILLIA	TEMPLEMAN ALEXANDER	70,500	03/03/2017	WD	03-ARM'S LENGTH	2016-00656	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2150 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/11/2023					
Owner's Name/Address	MAP #:					
TEMPLEMAN ALEXANDER & DOSCH LINDA M 2150 S BLODGETT RD LAKE CITY MI 49651	2024 Est TCV 140,164 TCV/TFA: 112.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 16 T22N R8W NE 1/4 OF NE 1/4 LYING S OF RR R/W EXC S 30 RDS THEREOF. 7 A.	X		Dirt Road							
			Gravel Road							
Comments/Influences	X		Paved Road							
			Storm Sewer							

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X		D/W/P: 4in Concrete	6.06	750	0	0
		Sewer	6.06	200	0	0
X		Wood Frame	23.41	96	50	1,123
		Gas	18.53	324	50	3,002
		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 =				5,075

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	10,500	59,600	70,100			41,656C
	Rolling							
X	Low	2023	10,500	51,900	62,400		62,400A	39,673C
	High							
X	Landscaped	2022	8,800	45,400	54,200		54,200A	37,784C
	Swamp							
X	Wooded	2021	10,500	40,600	51,100		51,100A	36,577C
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



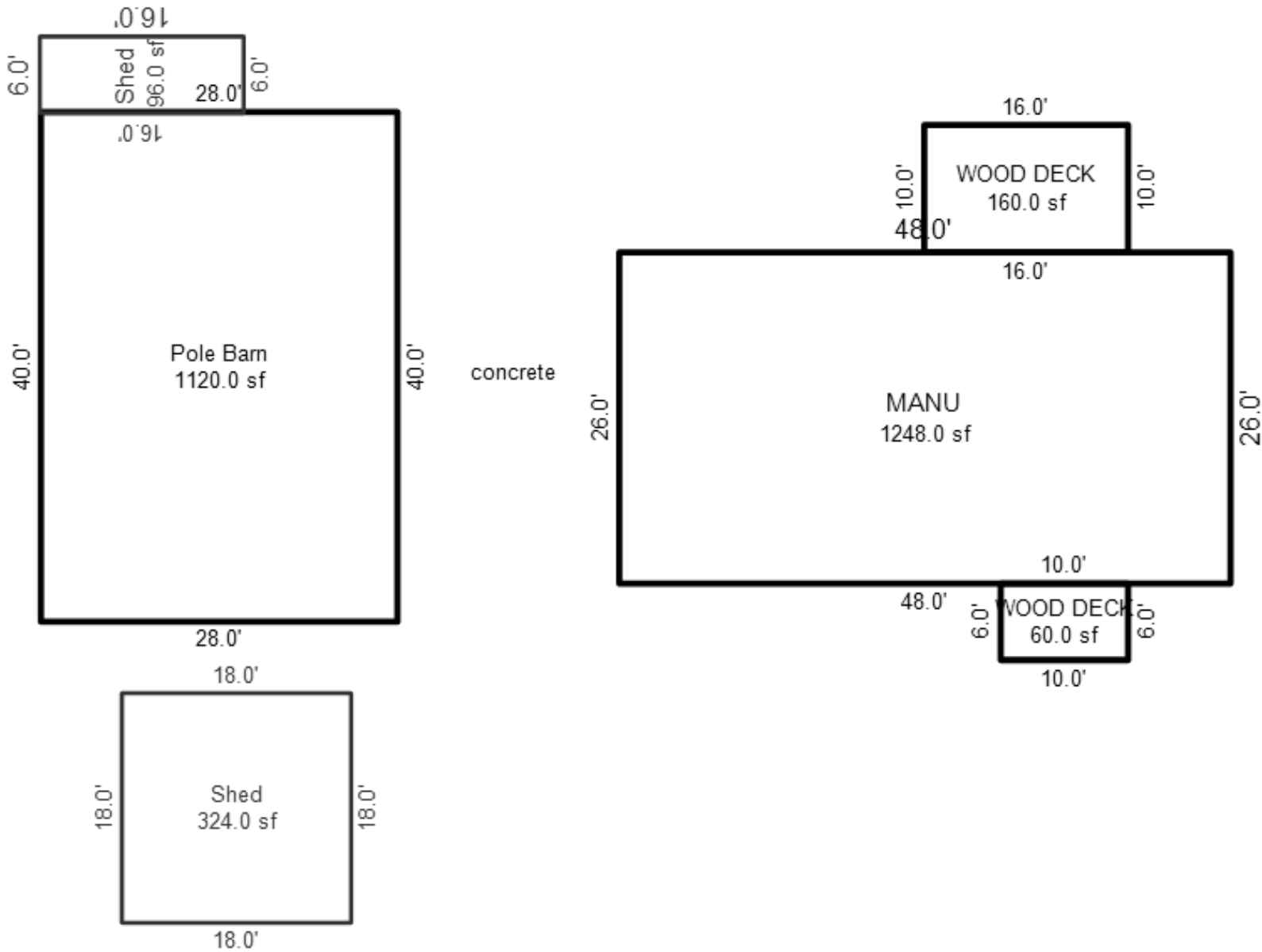
Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	04/04/2017	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60 160	Type Treated Wood Treated Wood	Year Built: 1998 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0												
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																				
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: D +10 Effec. Age: 20 Floor Area: 1,248 Total Base New : 190,124 Total Depr Cost: 152,119 Estimated T.C.V: 114,089		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:											
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls D 10		Blt 1998											
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1248 SF		Floor Area = 1248 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80											
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story		Siding		Crawl Space		1,248		Total:		147,771		118,237			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,025		820					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many			X	Ave.		Few	3 Fixture Bath		2		Softener, Auto		3		Softener, Manual		Solar Water Heat	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Water/Sewer		1000 Gal Septic		1		4,263		3,410		1		5,506		4,405	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			2			Extra Toilet		Extra Sink		Separate Shower		Treated Wood		60		1,873		1,498			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone		Treated Wood Concrete Floor			1			Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		1		1,638		1,310			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1			Public Water		Public Sewer		Water Well		1		1000 Gal Septic		1		2000 Gal Septic			
(3) Roof		(10) Floor Support		Lump Sum Items:			1			1000 Gal Septic		2000 Gal Septic													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			2000 Gal Septic																
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			114,089															
Chimney: Metal				Totals:			190,124			152,119															

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

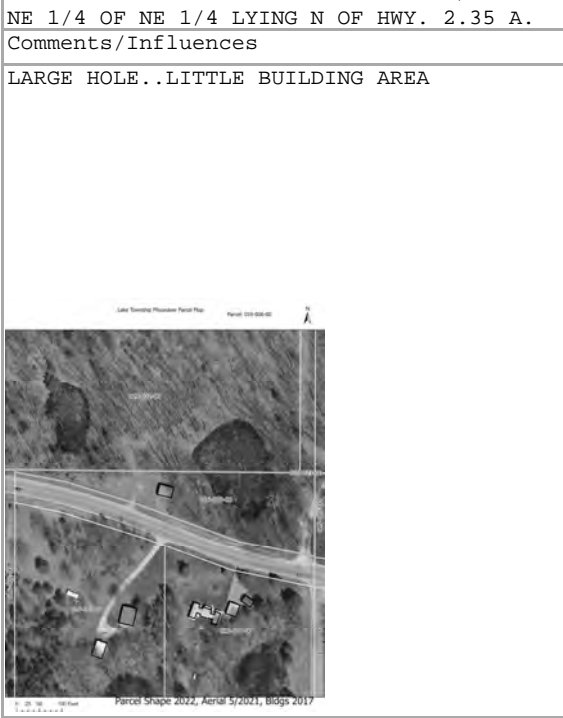


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FARRIS TERRANCE & SANDRA	BROWN PAUL	0	04/21/2023	WD	16-LC PAYOFF	2023-01252	DEED	0.0
FARRIS TERRENCE & SANDRA	BROWN PAUL	20,000	03/29/2018	LC	03-ARM'S LENGTH	2018-00917	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
BROWN PAUL 1300 N WAVERLY RD LANSING MI 48917	MAP #:					
	2024 Est TCV 25,126 TCV/TFA: 32.72					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 16 T22N R8W THAT PART OF E 1/2 OF NE 1/4 OF NE 1/4 LYING N OF HWY. 2.35 A. Comments/Influences	X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	A 200' @ 90/FF	123.33	830.00	1.1285	1.2002	90	100	15,034
				123 Actual Front Feet, 2.35 Total Acres Total Est. Land Value =							15,034
LARGE HOLE..LITTLE BUILDING AREA	X		Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
	X		Topography of Site								
	X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain								



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	7,500	5,100	12,600			6,117C
TPC 12/27/2017	INSPECTED		2023	5,800	5,100	10,900			5,826C
TPC 10/16/2017	INSPECTED		2022	1,900	4,200	6,100			5,549C
			2021	1,500	4,000	5,500			5,372C

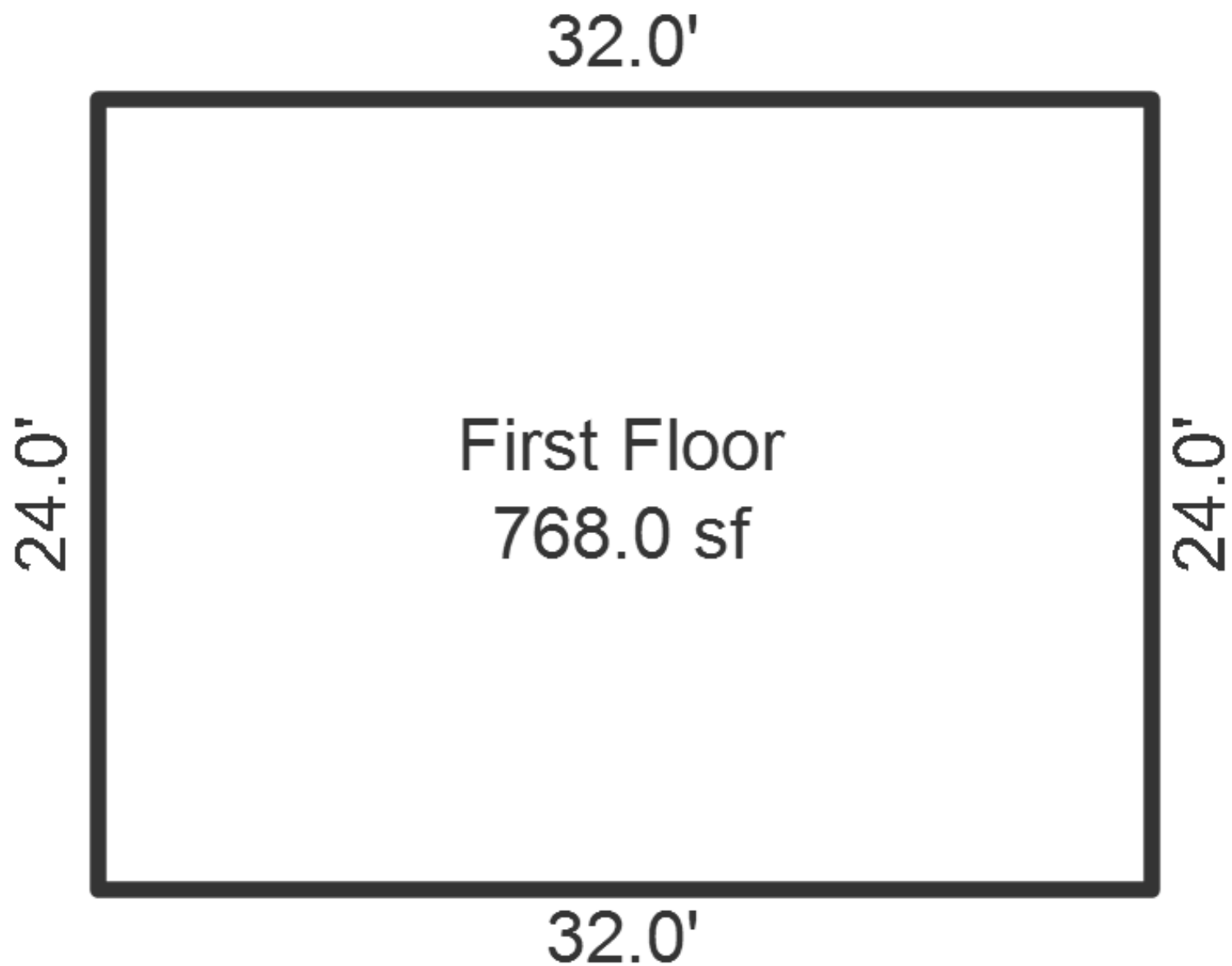
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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>					
Class: D		Construction Cost		Class: D Quality: Average		Stories: 0 Story Height: 10 Perimeter: 0	
Floor Area: 768 Gross Bldg Area: 768 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 35.37
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **		Quality: Average		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.88 100%	
Year Built Remodeled		Area:		Heat#1: Space Heaters, Gas with Fan 100		Adjusted Square Foot Cost for Upper Floors = 39.25	
Overall Bldg Height		Perimeter:		Heat#2: Space Heaters, Gas with Fan 0%		Total Floor Area: 768 Base Cost New of Upper Floors = 30,144	
Comments:		Type:		Ave. SqFt/Story		Reproduction/Replacement Cost = 30,144	
		Heat: Hot Water, Radiant Floor		Ave. Perimeter		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	
		* Mezzanine Info *		Has Elevators:		Total Depreciated Cost = 10,852	
*** Basement Info ***		Area:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 10,092		Replacement Cost/Floor Area= 39.25 Est. TCV/Floor Area= 13.14	
Area:		Perimeter:		* Sprinkler Info *		Area:	
Type:		Heat: Hot Water, Radiant Floor		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
(3) Frame:			Total Fixtures			Urinals			Few		
			3-Piece Baths			Wash Bowls			Average		
			2-Piece Baths			Water Heaters			Many		
			Shower Stalls			Wash Fountains			Unfinished		
			Toilets			Water Softeners			Typical		
(4) Floor Structure:			(9) Sprinklers:			Flex Conduit			Incandescent		
						Rigid Conduit			Fluorescent		
						Armored Cable			Mercury		
						Non-Metalic			Sodium Vapor		
						Bus Duct			Transformer		
(5) Floor Cover:			(10) Heating and Cooling:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
			Gas			Coal			Thickness		
			Oil			Stoker			Bsmnt Insul.		
(6) Ceiling:			Hand Fired			(14) Roof Cover:					
			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.
HAMMOND JAMES R & LINDSEY	HOUK SETH & KOCH KOURTNEY	232,500	12/16/2021	WD	03-ARM'S LENGTH	2021-04337	PROPERTY TRANSFER	100.0
BEERENS KELLY W	HAMMOND JAMES R & LINDSEY	215,000	06/08/2021	WD	03-ARM'S LENGTH	2021-02035	PROPERTY TRANSFER	100.0
PIERSON KIMBERLY	BEERENS KELLY W	128,500	02/18/2015	WD	03-ARM'S LENGTH	2015-00581	PROPERTY TRANSFER	100.0
US BANK NATIONAL ASSOCIAT	PIERSON KIMBERLY	44,000	12/03/2010	CD	11-FROM LENDING INSTITUT	2010-5389CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9131 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	11/16/2021	2021-0810	Canceled
	P.R.E. 100% 06/08/2021		ALTERATION	01/03/2012	2012-0001	100%

Owner's Name/Address	MAP #:	2024 Est TCV 221,803 TCV/TFA: 143.65
HOUK SETH & KOCH KOURTNEY 9131 W JENNINGS RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																																																	
SEC 16 T22N R8W E 269 FT OF W 469 FT OF W 1/2 OF NE 1/4 OF NE 1/4 LYING N OF RR R/W. 3.2606 A.	X			<table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>269.00</td> <td>508.80</td> <td>0.9286</td> <td>1.0620</td> <td>90</td> <td>100</td> <td></td> <td>23,875</td> </tr> <tr> <td colspan="8">269 Actual Front Feet, 3.14 Total Acres</td> <td>Total Est. Land Value = 23,875</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	269.00	508.80	0.9286	1.0620	90	100		23,875	269 Actual Front Feet, 3.14 Total Acres								Total Est. Land Value = 23,875																						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																													
A 200' @ 90/FF	269.00	508.80	0.9286	1.0620	90	100		23,875																																													
269 Actual Front Feet, 3.14 Total Acres								Total Est. Land Value = 23,875																																													
Comments/Influences	X			<table border="1"> <thead> <tr> <th colspan="4">Land Improvement Cost Estimates</th> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>291</td> <td>50</td> <td>1,014</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>50</td> <td>50</td> <td>164</td> </tr> <tr> <td>Fencing: Wire Mesh, #11</td> <td>3.26</td> <td>320</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>22.66</td> <td>392</td> <td>50</td> <td>4,441</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>6,559</td> </tr> </tbody> </table>	Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.97	291	50	1,014	D/W/P: 3.5 Concrete	6.58	50	50	164	Fencing: Wire Mesh, #11	3.26	320	0	0	Wood Frame	22.66	392	50	4,441	Residential Local Cost Land Improvements					Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	94	940	Total Estimated Land Improvements True Cash Value =				6,559
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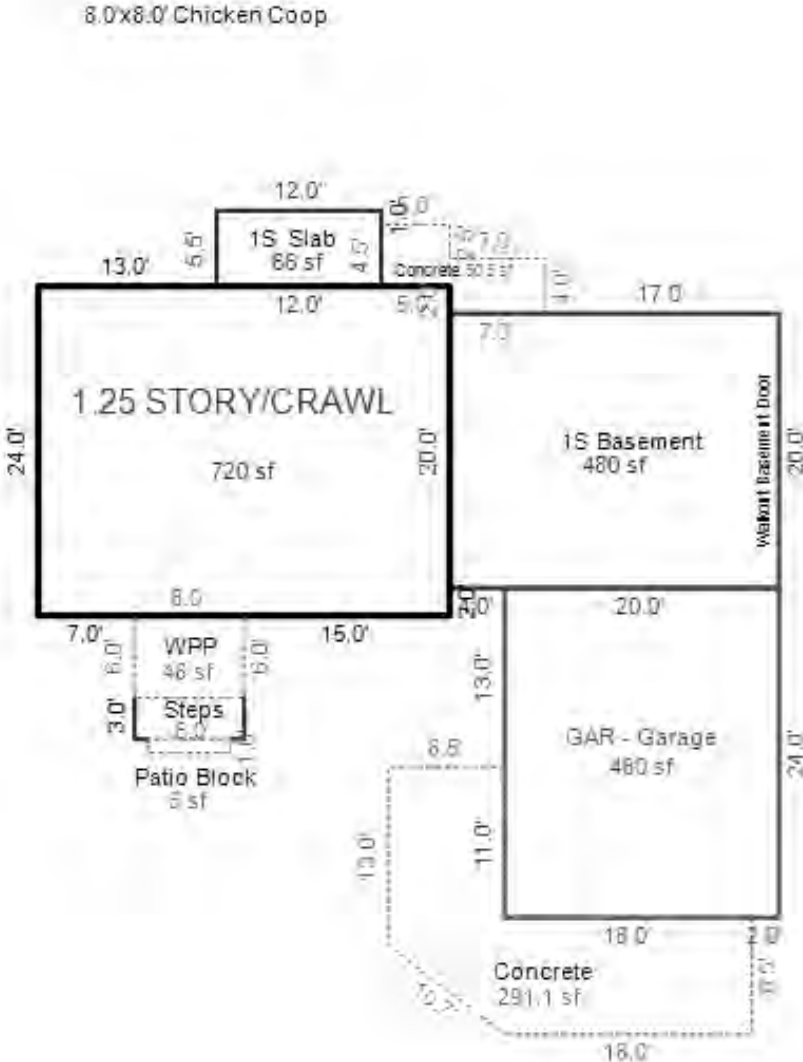
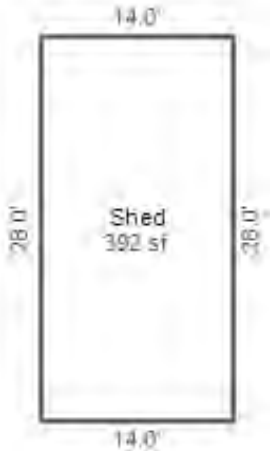
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value												
<table border="1"> <thead> <tr> <th>Level</th> </tr> </thead> <tbody> <tr> <td>X Rolling</td> </tr> <tr> <td>X Low</td> </tr> <tr> <td>X High</td> </tr> <tr> <td>Landscaped</td> </tr> <tr> <td>Swamp</td> </tr> <tr> <td>Wooded</td> </tr> <tr> <td>Pond</td> </tr> <tr> <td>Waterfront</td> </tr> <tr> <td>Ravine</td> </tr> <tr> <td>Wetland</td> </tr> <tr> <td>Flood Plain</td> </tr> </tbody> </table>	Level	X Rolling	X Low	X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	2024	11,900	99,000	110,900			99,445C
Level																			
X Rolling																			
X Low																			
X High																			
Landscaped																			
Swamp																			
Wooded																			
Pond																			
Waterfront																			
Ravine																			
Wetland																			
Flood Plain																			
JWV 05/09/2022 INSPECTED	2023	9,300	95,800	105,100			94,710C												
TPC 04/27/2021 INSPECTED	2022	6,700	83,500	90,200			90,200S												
TPC 05/06/2018 INSPECTED	2021	5,400	75,500	80,900			65,289C												

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type WPP	Year Built: 1985 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Central Air Wood Furnace		Class: C +10 Effec. Age: 25 Floor Area: 1,544 Total Base New : 274,360 Total Depr Cost: 205,773 Estimated T.C.V: 191,369		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Yr Built 1969 201		Remodeled 2018		Condition: Average		Room List		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1544 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Cls C 10 Blt 1969			
Condition: Average		Ex X Ord Min		Size of Closets		No./Qual. of Fixtures		100 Amps Service		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Lg X Ord Small		Doors Solid H.C.		(5) Floors		(12) Electric		1.25 Story Siding Crawl Space 798					
Basement 1st Floor 2nd Floor 4 Bedrooms		Kitchen: Other: Other:		(6) Ceilings		No. of Elec. Outlets		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 480					
(1) Exterior		X Drywall		(7) Excavation		(13) Plumbing		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 Slab 66					
Wood/Shingle Aluminum/Vinyl Brick Insulation		Basement: 480 S.F. Crawl: 798 S.F. Slab: 66 S.F. Height to Joists: 0.0		(8) Basement		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Total: 221,453 166,094					
(2) Windows		Many Avg. X Large Avg. Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:		Other Additions/Adjustments Recreation Room 480 Basement, Outside Entrance, Below Grade 1 2,560 Plumbing Average Fixture(s) 1 1,476 2 Fixture Bath 1 3,108 Water/Sewer 1000 Gal Septic 1 4,864 Water Well, 50 Feet 1 2,686 Porches WPP 48 2,028 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 480 26,280 19,710 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Built-Ins Appliance Allow. 1 2,766 2,074		Total: 221,453 166,094					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support		Notes:		Notes:		Totals: 274,360 205,773					
Gable Hip Flat		Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 191,369									
Asphalt Shingle		Chimney:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
2230 BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		08/04/2020	2020-0390	100%				
Owner's Name/Address		P.R.E. 100% 07/21/1994										
CHASE MICHAEL P 2230 BLODGETT RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 197,082 TCV/TFA: 128.31								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 16 T22N R8W S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 10 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17	@\$3000	10.00	Acres	3000	100			30,000
		Paved Road		10.00 Total Acres				Total Est. Land Value =		30,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.16	384	0	0				
		Sewer		D/W/P: Asphalt Paving	2.89	3400	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 5000	5,000.00	1	100	5,000				
		Street Lights		Total Estimated Land Improvements True Cash Value =				5,000				
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	15,000	83,500	98,500	64,739C				
TPC 12/27/2017 INSPECTED		2023	14,000	81,000	95,000			61,657C				
TPC 08/10/2015 INSPECTED		2022	10,000	74,700	84,700			58,721C				
TPC 09/25/2012 INSPECTED		2021	10,000	68,400	78,400			56,846C				

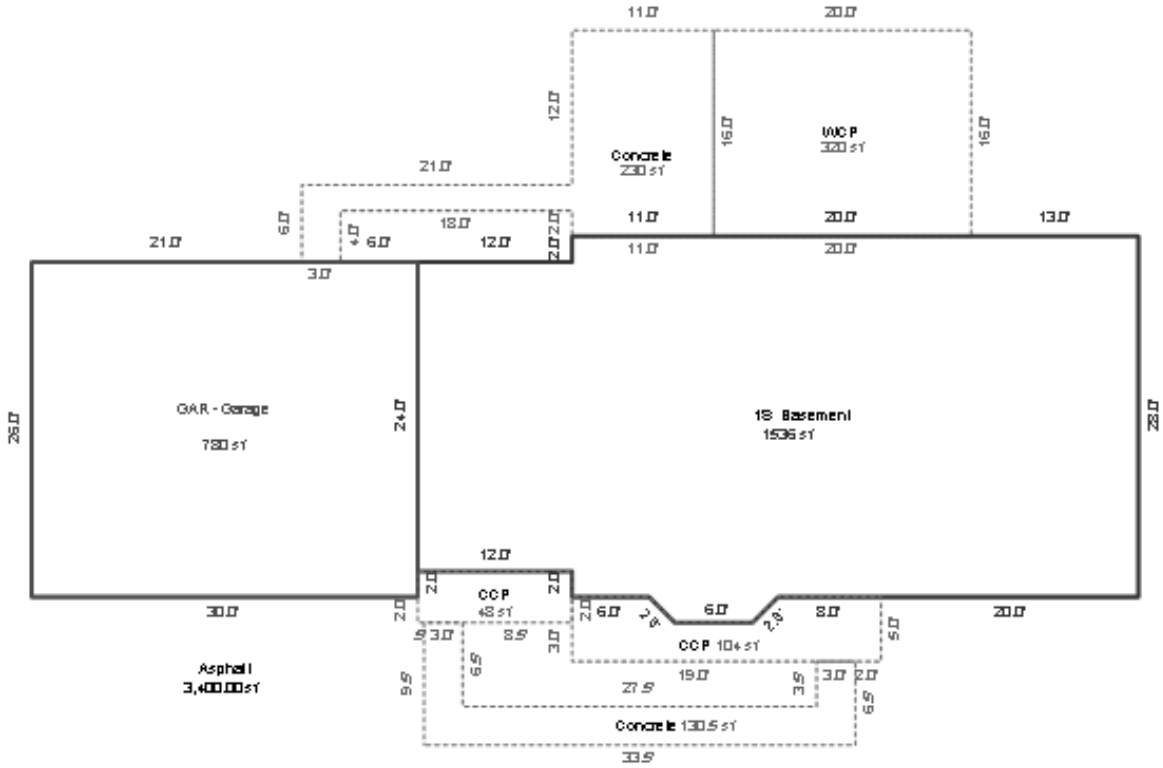
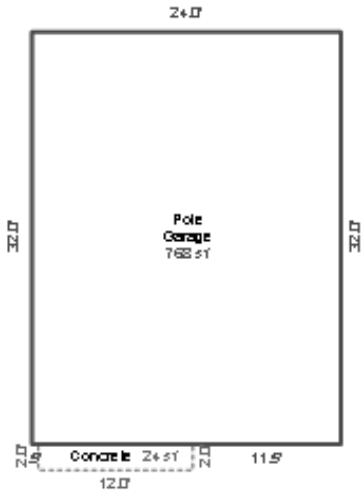


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							48	CCP (1 Story)				
Building Style: 1S		Trim & Decoration											104	CCP (1 Story)			
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min							320	WCP (1 Story)			
Condition: Average		Size of Closets															
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 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: 1536 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 Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Storms & Screens	(9) Basement Finish															
(3) Roof		(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(14) Water/Sewer															
Chimney:		Joists: Unsupported Len: Cntr.Sup:															
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic															
		Lump Sum Items:															
		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		Plumbing															
		Average Fixture(s) 2 Fixture Bath															
		Water/Sewer															
		1000 Gal Septic Water Well, 50 Feet															
		Porches															
		CCP (1 Story) CCP (1 Story) WCP (1 Story)															
		Garages															
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)															
		Base Cost Common Wall: 1 Wall Door Opener															
		Class: CD Exterior: Pole (Unfinished)															
		Base Cost															
		Built-Ins															
		Appliance Allow.															
		Fireplaces															
		Interior 1 Story															
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>															

*** 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.
SWEET BETTY L TTEE	CHASE MIKE & DENISE	14,000	02/02/2015	WD	03-ARM'S LENGTH	2015-00523	PROPERTY TRANSFER	100.0
SWEET BETTY (SURVIVOR OF	SWEET BETTY L TRUST	0	10/23/2007	WD	21-NOT USED/OTHER	2007/3753	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2210 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal	08/10/2015	2015-2210	100%

Owner's Name/Address	MAP #:
CHASE MIKE & DENISE 2230 S BLODGETT RD LAKE CITY MI 49651	2024 Est TCV 15,666

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	5.00	Acres	3000	100			15,000
			5.00 Total Acres Total Est. Land Value =					15,000			

Tax Description	X	Land Improvement Cost Estimates					
. SEC 16 T22N R8W S 165 FT OF N 3/4 OF NE 1/4 OF NE 1/4. 5 A.		Description	Rate	Size	% Good	Cash Value	
		Wood Frame	22.19	120	25	666	
		Total Estimated Land Improvements True Cash Value =					666

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	7,500	300	7,800			7,166C
TPC 08/10/2015	INSPECTED		2023	7,500	300	7,800			6,825C
TPC 08/20/2012	INSPECTED		2022	6,300	200	6,500			6,500S
			2021	7,500	300	7,800			7,511C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHERMAN DAVID PATRICK	DEPARTMENT OF AGRICULTURE	0	08/23/2017	OTH	33-TO BE DETERMINED	2017-02892	DEED	0.0
SHERMAN DAVID PATRICK	SHERMAN DAVID PATRICK	0	05/06/2016	WD	09-FAMILY	2106-01629	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
------------------	--------------------------	---------	--------------------	------	--------	--------

9491 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/19/2016 Qual. Ag.					

Owner's Name/Address	MAP #:
SHERMAN DAVID PATRICK 9491 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 358,595 TCV/TFA: 377.07

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			Description	Frontage	Depth	Rate %Adj.	Reason	Value	
. SEC 16 T22N R8W W 1/2 OF NE 1/4. 80 A.	X		Dirt Road	40.00	Acres	3900	100		156,000
			Gravel Road	39.00	Acres	3000	100		117,000
			Paved Road	1.00	Acres	0	100		0
			Storm Sewer	80.00	Total Acres	Total Est. Land Value =			273,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Electric	6.11	24 50	73
		Gas	6.11	336 50	1,026
		Curb	Total Estimated Land Improvements True Cash Value =		1,099
		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	136,500	42,800	179,300			52,739C
2023	107,100	44,900	152,000			50,228C
2022	98,200	38,400	136,600			47,837C
2021	97,200	36,900	134,100			46,309C

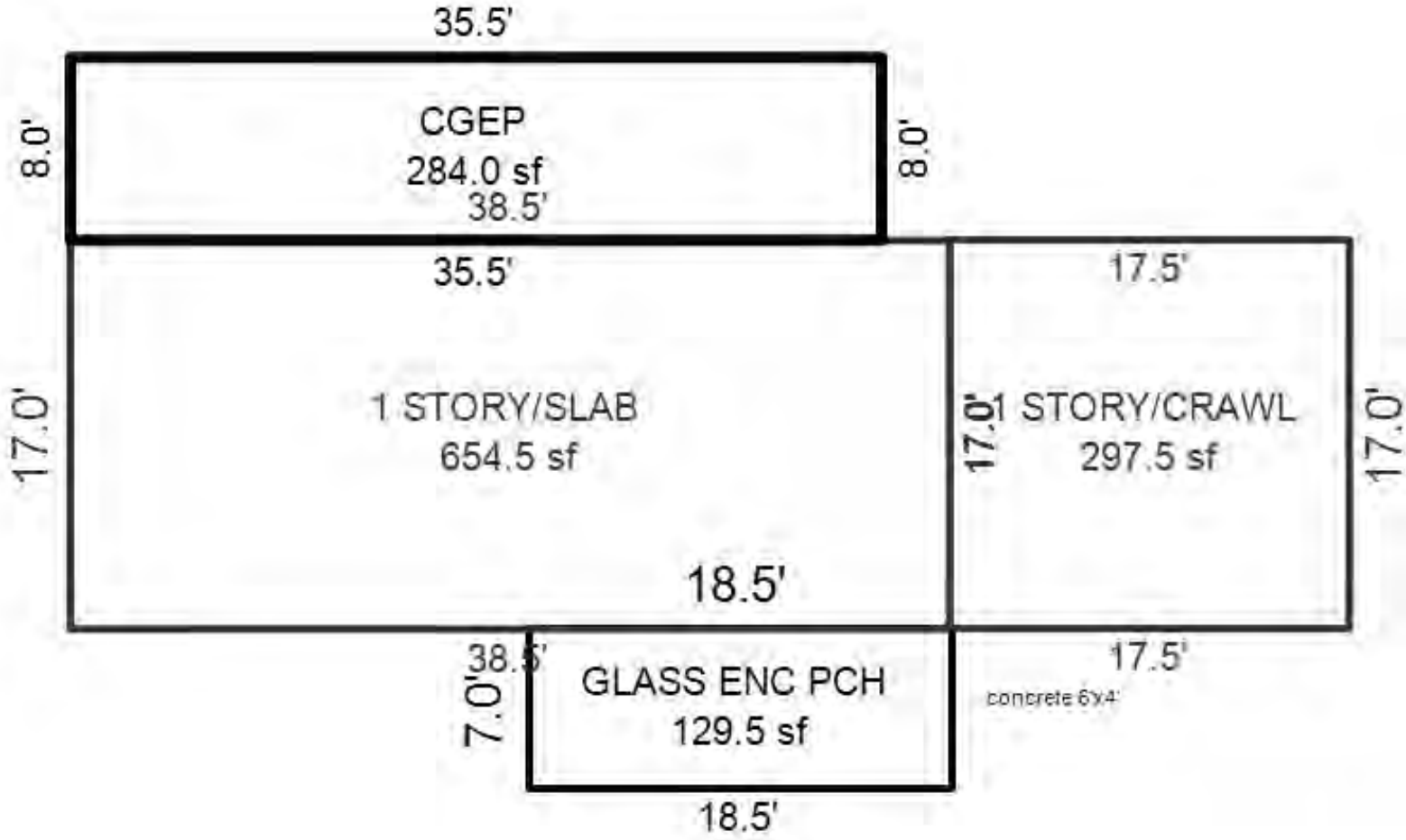


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 284 130	Type CGEP (1 Story) CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 951 Total Base New : 129,448 Total Depr Cost: 71,197 Estimated T.C.V: 66,213			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1952	Remodeled 0	Ex	Ord	X	Min	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 951 SF Floor Area = 951 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D		Blt 1952		
Condition: Average		Size of Closets		No./Qual. of Fixtures			60			Amps Service						
Room List		Doors	Solid	X	H.C.	(12) Electric			No. of Elec. Outlets							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Ex. X Ord. Min			Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Basement: 0 S.F. Crawl: 297 S.F. Slab: 654 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Foundation Slab 1 Story Siding Crawl Space			Total: 100,191		55,105	
(2) Windows		(7) Excavation		(8) Basement			(14) Water/Sewer			Other Additions/Adjustments						
	Many Avg. X Few		Large Avg. X Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CGEP (1 Story) CGEP (1 Story) Built-Ins Appliance Allow.			1 1,025 564 1 4,263 2,345 1 2,498 1,374 284 12,539 6,896 130 7,294 4,012 1 1,638 901		Totals: 129,448 71,197	
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:						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		X Asphalt Shingle			Chimney: Block			ECF (101 AGRICULTURE) 0.930 => TCV:					66,213	
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:												

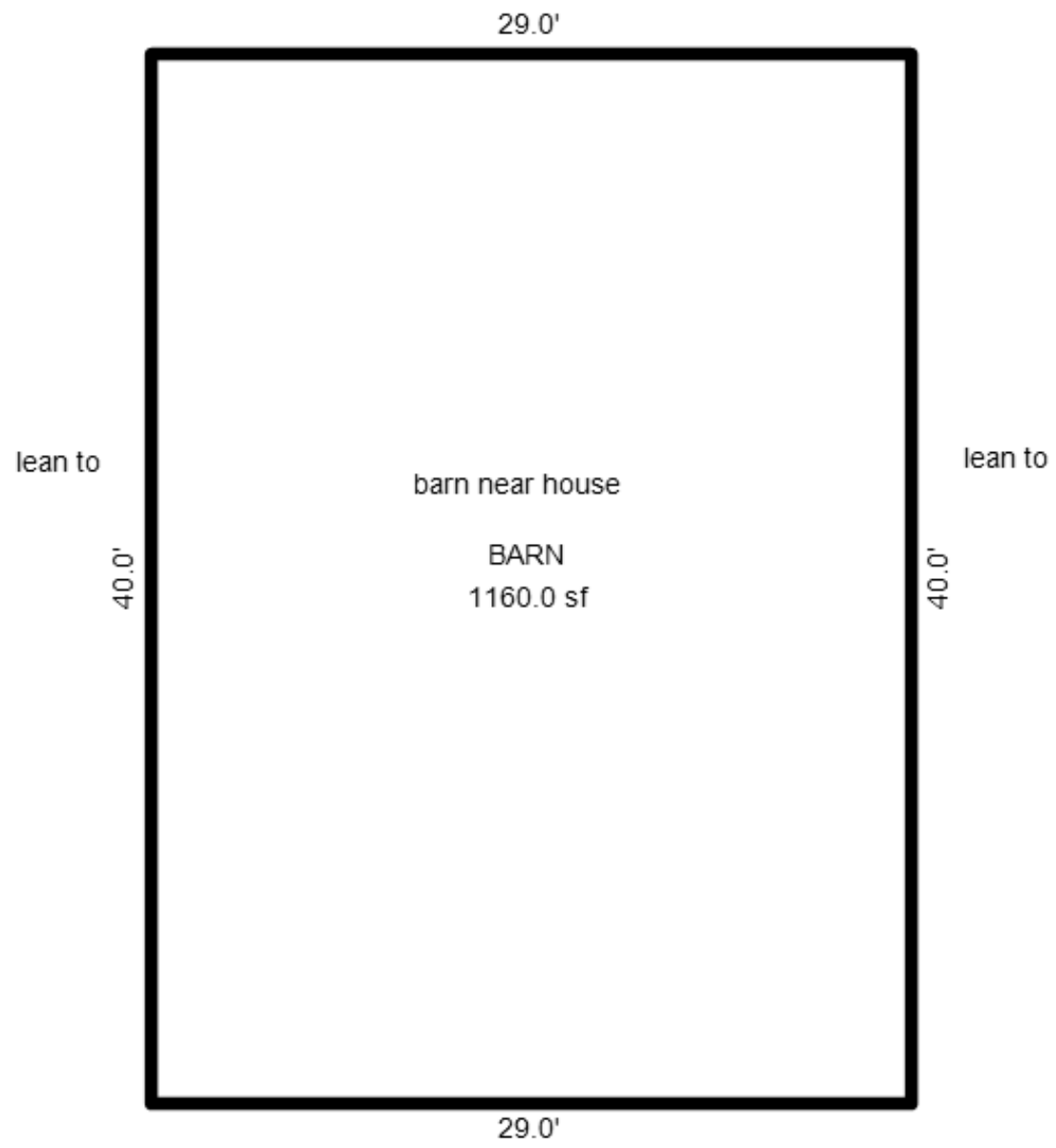
*** Information herein deemed reliable but not guaranteed***



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

Building Type	Barn - General Purpose	Utility Lean-Tos	Utility Lean-Tos	Loafing Sheds	Loafing Sheds
Year Built					
Class/Construction	D,Frame	D,Pole	D,Pole	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 138	Lean-To, 44	Lean-To, 60	Lean-To, 128	Lean-To, 68
Height	14	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 x 29 = 1160	24 x 10 = 240	10 x 40 = 400	48 x 16 = 768	18 x 16 = 288
Cost New	\$ 32,920	\$ 1,880	\$ 2,890	\$ 6,230	\$ 2,712
Phy./Func./Econ. %Good	20/25/100 5.0	20/100/100 20.0	20/100/100 20.0	64/100/100 64.0	64/100/100 64.0
Depreciated Cost	\$ 1,646	\$ 376	\$ 578	\$ 3,987	\$ 1,736
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.660	X 0.660	X 0.660	X 0.660	X 0.660
% Good	20	20	20	64	64
Est. True Cash Value	\$ 1,086	\$ 248	\$ 381	\$ 2,632	\$ 1,146
Comments:	BARN ADJACENT/SE OF HOUS	ATTACHED TO BARN	ATTACHED TO BARN NEAR HO		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5493 / All Cards: 18283					

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



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

Building Type	Loafing Sheds	Loafing Sheds	Loafing Sheds	Barn - General Purpose	
Year Built	2015			2016	
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	
# of Walls, Perimeter	Lean-To, 76	Lean-To, 84	Lean-To, 136	Lean-To, 80	
Height	10	10	10	10	
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	
Length/Width/Area	24 x 14 = 336	16 x 26 = 416	50 x 18 = 900	24 x 16 = 384	
Cost New	\$ 3,119	\$ 3,696	\$ 7,097	\$ 9,671	
Phy./Func./Econ. %Good	96/100/100 96.0	64/100/100 64.0	64/100/100 64.0	98/100/100 98.0	
Depreciated Cost	\$ 2,994	\$ 2,365	\$ 4,542	\$ 9,478	
+ Unit-In-Place Items	\$ 0	\$ 0	\$ 0	\$ 0	
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->					
E.C.F.	X 0.660	X 0.660	X 0.660	X 0.660	
% Good	96	64	64	98	
Est. True Cash Value	\$ 1,976	\$ 1,561	\$ 2,998	\$ 6,255	
Comments:				NEW ON 2016 GOOGLE EARTH	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 12790 / All Cards: 18283					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHASE MICHAEL P & DENISE	CHASE LOGAN	60,000	04/19/2022	LC	09-FAMILY	2022-01371	PROPERTY TRANSFER	0.0
BALDWIN ROBERT	CHASE MICHAEL P &	59,000	03/01/2004	WD	03-ARM'S LENGTH	04-0/0753	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2266 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Garage	05/04/2012	2012-0158	100%

Owner's Name/Address	MAP #:
CHASE MICHAEL P & DENISE K 2266 S BLODGETT RD LAKE CITY MI 49651	2024 Est TCV 100,314 TCV/TFA: 119.42

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 EXC N99 FT OF E 440 FT THEREOF. 9 A.	X			Residentia 8 - 17 @ \$3000	9.00 Acres	3000	100		27,000
Comments/Influences				9.00 Total Acres Total Est. Land Value =				27,000	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: Asphalt Paving	3.61	1200 0	0	
	X	Sewer	Metal Prefab/Conc.	31.47	162 50	2,549	
	X	Electric	Wood Frame	35.99	117 50	2,105	
	X	Gas	Residential Local Cost Land Improvements				
	X	Curb	Description	Rate	Size % Good	Cash Value	
	X	Street Lights	LAND IMPROVE 1000	1,000.00	1 100	1,000	
	X	Standard Utilities	Total Estimated Land Improvements True Cash Value =				5,654
	X	Underground Utils.					



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

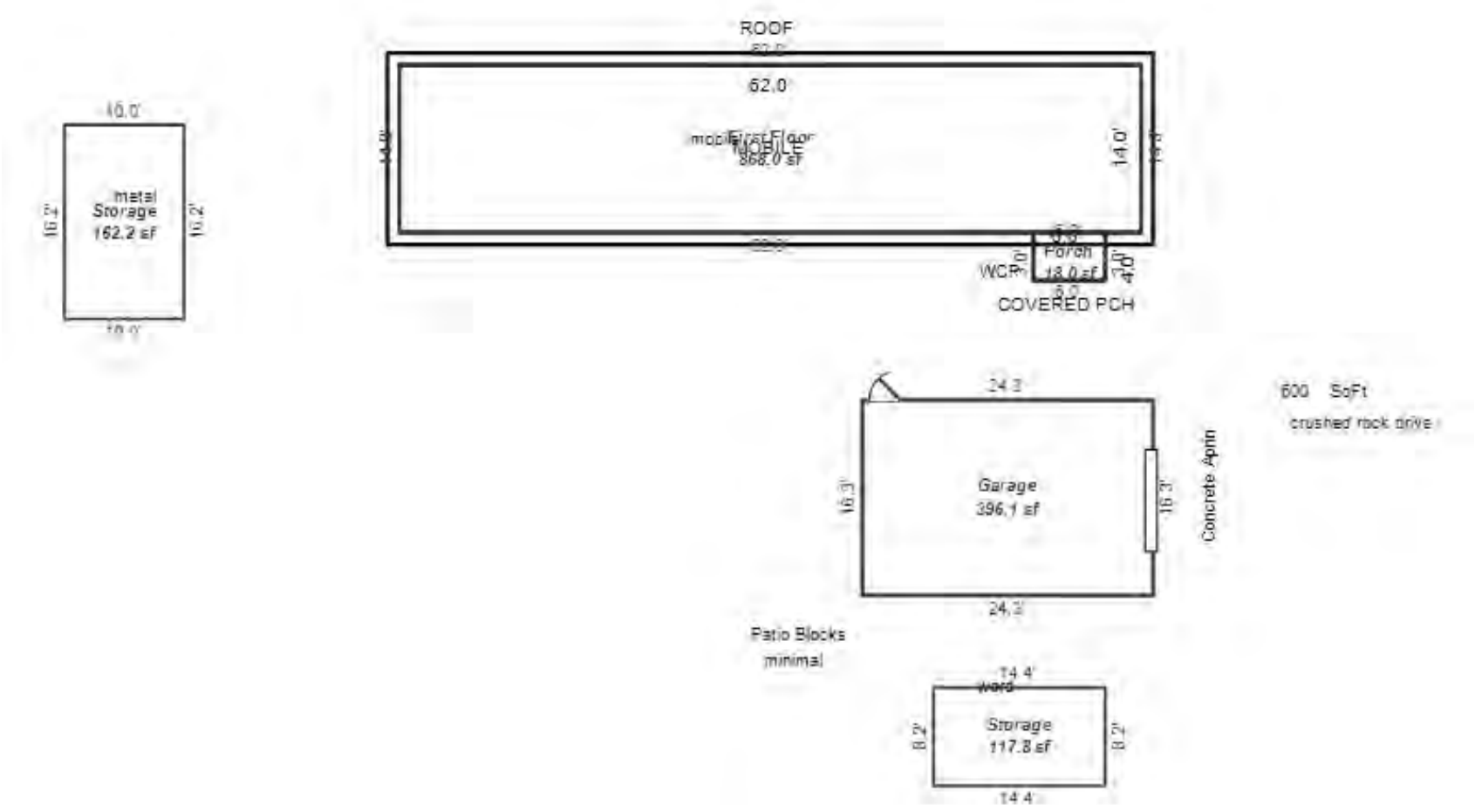
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	13,500	36,700	50,200			30,002C
TPC	09/17/2018	INSPECTED	2023	12,600	39,600	52,200			28,574C
TPC	12/27/2017	INSPECTED	2022	9,000	32,900	41,900			27,214C
TPC	08/10/2015	INSPECTED	2021	9,000	30,000	39,000			26,345C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	1024	Roof Cover Onl	Year Built: 2012						
	Mobile Home		Insulation		Wood										Coal	Steam	Cook Top	Interior 2 Story	Car Capacity:		
Town Home		0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Vent Fan	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Class: CD				
Duplex		0	Other Overhang		Wall Furnace												Hot Tub	Unvented Hood	Vented Hood	Exterior Siding	
A-Frame		(4) Interior			Warm & Cool Air															Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Brick Ven.: 0
Wood Frame		Drywall Paneled			Plaster Wood T&G			Trash Compactor	Central Vacuum	Security System	Class: Good		Effec. Age: 15	Floor Area:	Total Base New : 130,113	Total Depr Cost: 84,575	Estimated T.C.V: 67,660	Stone Ven.: 0			
HUD		Trim & Decoration			Central Air Wood Furnace						E.C.F. X 0.800							Common Wall: Detache		Foundation: 42 Inch		Finished ?:
Yr Built	Remodeled	Ex	X	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1986				
1986	0	Lg	X	Ord	Small	Doors			(12) Electric			Ground Area = 840 SF			Floor Area = 840 SF.						
Condition: Average		Solid X H.C.			150			Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Depr. Cost				
Room List		(5) Floors			No. of Elec. Outlets			(13) Plumbing			Type			Ext. Walls			Roof/Fnd.				
Basement		Kitchen:			Many			X			Ave.			Few			Average Fixture(s)				
1st Floor		Other:			1			3			Fixture Bath			2			Fixture Bath				
2nd Floor		Other:			1			3			Fixture Bath			Softener, Auto			Softener, Manual				
Bedrooms		Other:			1			3			Fixture Bath			Solar Water Heat			No Plumbing				
(1) Exterior		(6) Ceilings			1			3			Fixture Bath			Extra Toilet			Extra Sink				
Wood/Shingle		(7) Excavation			1			3			Fixture Bath			Separate Shower			Ceramic Tile Floor				
Aluminum/Vinyl		Basement: 0 S.F.			1			3			Fixture Bath			Ceramic Tile Wains			Ceramic Tub Alcove				
Brick		Crawl: 0 S.F.			1			3			Fixture Bath			Vent Fan							
Insulation		Slab: 0 S.F.			1			3			Fixture Bath										
(2) Windows		Height to Joists: 0.0			1			3			Fixture Bath										
Many Avg.		(8) Basement			1			3			Fixture Bath										
X Avg.		Conc. Block			1			3			Fixture Bath										
Few		Poured Conc.			1			3			Fixture Bath										
Large Avg.		Stone			1			3			Fixture Bath										
X Small		Treated Wood			1			3			Fixture Bath										
Wood Sash		Concrete Floor			1			3			Fixture Bath										
Metal Sash		(9) Basement Finish			1			3			Fixture Bath										
Vinyl Sash		Recreation SF			1			3			Fixture Bath										
Double Hung		Living SF			1			3			Fixture Bath										
Horiz. Slide		Walkout Doors (B)			1			3			Fixture Bath										
Casement		No Floor SF			1			3			Fixture Bath										
Double Glass		Walkout Doors (A)			1			3			Fixture Bath										
Patio Doors		(10) Floor Support			1			3			Fixture Bath										
Storms & Screens		Joists:			1			3			Fixture Bath										
(3) Roof		Unsupported Len:			1			3			Fixture Bath										
X Gable		Cntr.Sup:			1			3			Fixture Bath										
Hip		Public Water			1			3			Fixture Bath										
X Gambrel		Public Sewer			1			3			Fixture Bath										
Mansard		Water Well			1			3			Fixture Bath										
Flat		1000 Gal Septic			1			3			Fixture Bath										
X Asphalt Shingle		2000 Gal Septic			1			3			Fixture Bath										
Chimney: Metal		Lump Sum Items:			1			3			Fixture Bath										

*** 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.
CHASE MICHAEL P & DENISE	HARRISON JENNIFER	9,500	07/11/2011	WD	03-ARM'S LENGTH	2011-02191	DEED	0.0
ROBBINS JEFFREY D & LORI	HARRISON JENNIFER	9,500	05/07/2010	LC	16-LC PAYOFF	2010-1539LC	PROPERTY TRANSFER	100.0
ROBBINS JEFFREY D & LORI	CHASE MICHAEL P & DENISE	10,500	05/07/2010	WD	03-ARM'S LENGTH	2010-1523WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2246 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
HARRISON JENNIFER 125 S JEFFREY AVE ITHACA MI 48847	2024 Est TCV 34,993 TCV/TFA: 31.36					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 16 T22N R8W COMM AT NE COR OF SE 1/4 OF NE 1/4 W 440FT S 99 FT E 440 FT N 99 FT TO BEG. 1 A.	X			A 200' @ 90/FF	99.00	440.00	1.1922	1.0241	90 100	10,879
Comments/Influences				99 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 10,879						

Comments/Influences	X	Land Improvement Cost Estimates			Cash Value
		Description	Rate	Size % Good	
	X	Wood Frame	35.08	64 50	1,122
		Total Estimated Land Improvements True Cash Value =			1,122

Public Improvements	X	Topography of Site				
		Level	Rolling	Low	High	Landscaped
Dirt Road						
Gravel Road						
Paved Road	X					
Storm Sewer						
Sidewalk						
Water						
Sewer						
Electric	X					
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,400	12,100	17,500			8,461C
2023	4,200	13,100	17,300			8,059C
2022	2,500	10,800	13,300			7,676C
2021	2,000	9,800	11,800			7,431C

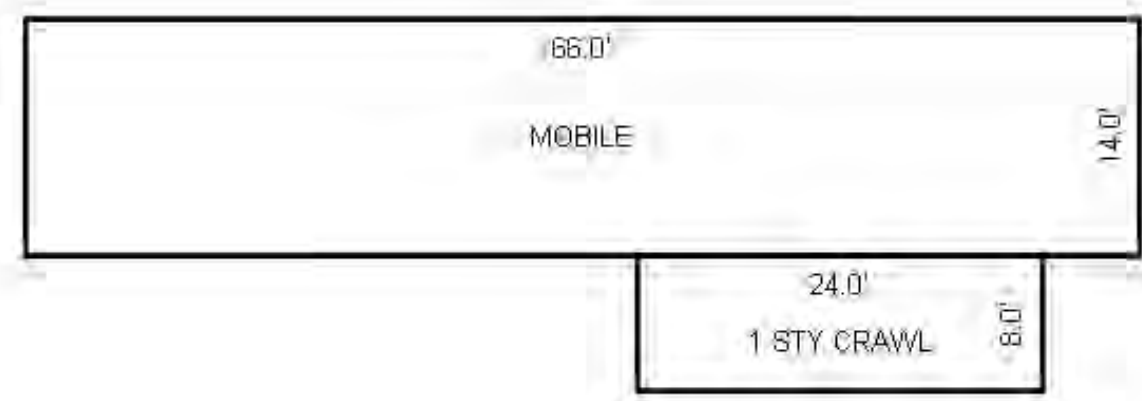
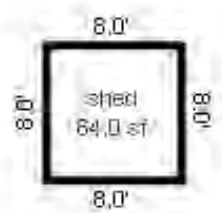
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Who	When	What	2024	2023	2022	2021
TPC	09/17/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	08/10/2015	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 30 Floor Area: Total Base New : 82,118 Total Depr Cost: 28,740 Estimated T.C.V: 22,992			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1984		
Room List		Doors		Solid	X	H.C.	(12) Electric			(11) Heating System: Wall Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Ground Area = 1116 SF Floor Area = 1116 SF.							
(1) Exterior							Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 192 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. Small						1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Metal 924 Addition Siding Crawl 192			Total: 69,020		24,157	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing							
X	Gable Hip Flat	Gambrel Mansard Shed						Lump Sum Items:			Average Fixture(s) Water/Sewer						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:						Appliance Allow.			Totals: 82,118		28,740		
Chimney: Metal										Notes: 1984 REDMAN			ECF (416 RURAL METES & BOUNDS) 0.800 => TCY:		22,992		

*** 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: 2350 S BLODGETT RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

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

Owner's Name/Address: BOROWSKI ILENE
 11750 E 13 MILE RD
 WARREN MI 48093-5601
 2024 Est TCV 108,804 TCV/TFA: 174.37

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

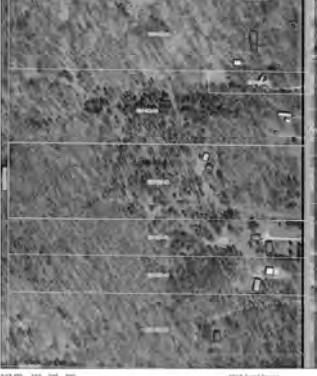
Tax Description	X	Improved	Vacant	* Factors *				Value
				Description	Frontage	Depth	Front Depth		Rate %Adj.	Reason
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4. 10 A.	X			Residentia 8 - 17 @\$3000	10.00 Acres	3000	100	30,000
				10.00 Total Acres Total Est. Land Value =				30,000

Comments/Influences: Comments/Influences

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

Topography of Site

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



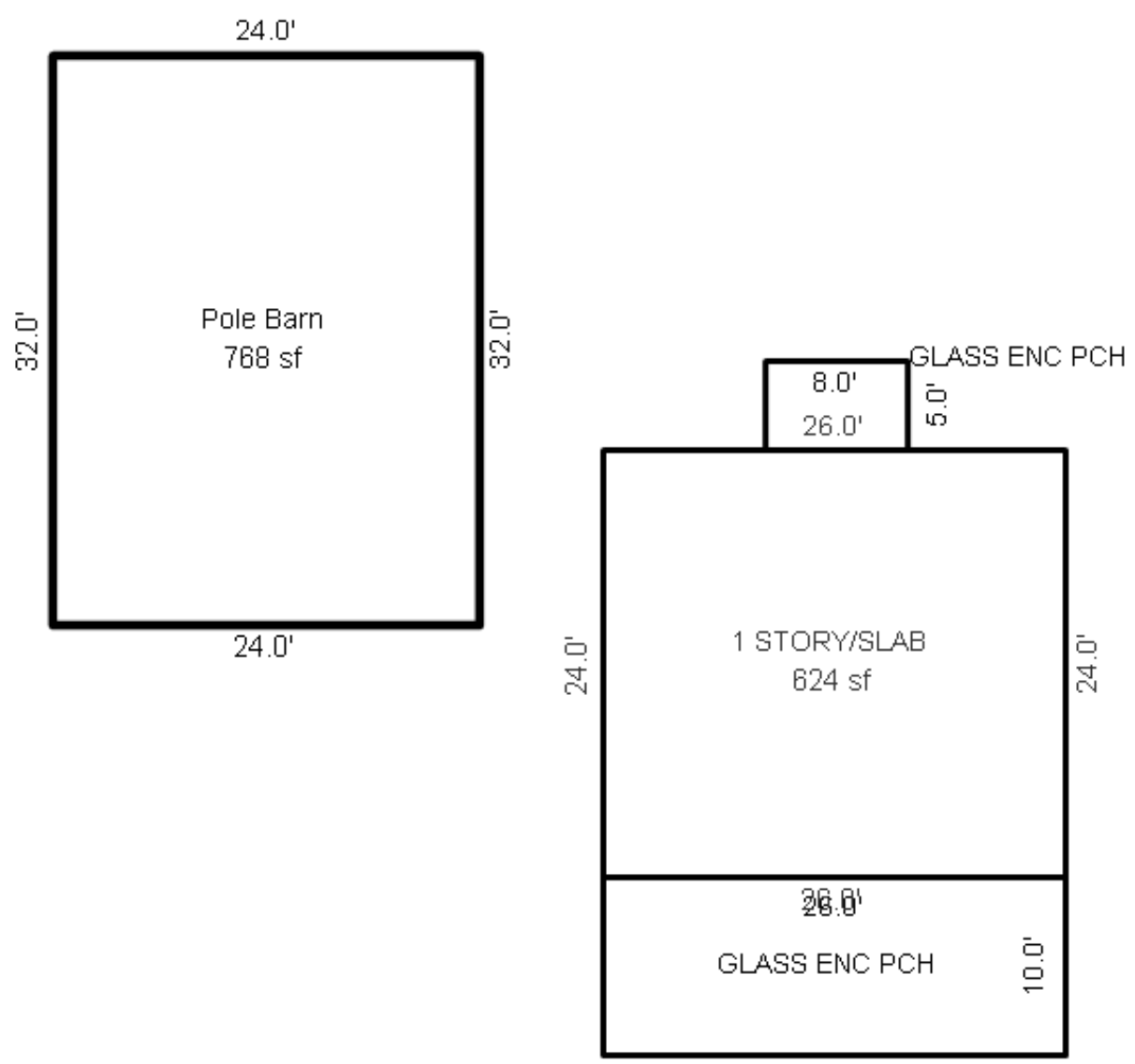
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2024	15,000	39,400	54,400			34,333C
			2023	14,000	38,200	52,200			32,699C
			2022	10,000	35,100	45,100			31,142C
			2021	10,000	32,100	42,100			30,148C

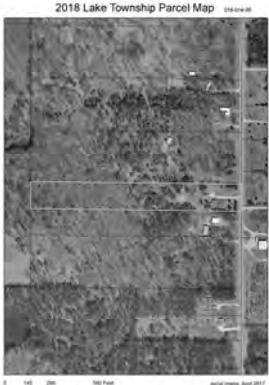
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 40 260	Type WGEP (1 Story) CGEP (1 Story)	Year Built: 1981 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: 768 % Good: 72 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Yr Built 1979		Remodeled 0			Ex	X	Ord	Min								
Condition: Average		Trim & Decoration			Size of Closets											
Room List		Doors			Lg	X	Ord	Small								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Ex.	X	Ord.	Min								
(2) Windows		(8) Basement			No. of Elec. Outlets											
	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 624 S.F. Height to Joists: 0.0		Many	X	Ave.	Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(13) Plumbing											
(3) Roof		(10) Floor Support			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
Chimney: Metal		Lump Sum Items:			Notes:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas										Cls D 10 Blt 1979						
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 624										Total:		77,105 54,751				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,025 728				
Water/Sewer																
1000 Gal Septic										1		4,263 3,027				
Water Well, 50 Feet										1		2,498 1,774				
Porches																
WGEP (1 Story)										40		4,699 3,336				
CGEP (1 Story)										260		11,846 8,411				
Garages																
Class: D Exterior: Pole (Unfinished)																
Base Cost										768		16,036 11,546 *				
Built-Ins																
Appliance Allow.										1		1,638 1,163				
Totals:										119,110		84,736				
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:												78,804				

*** 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			
2410 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/21/1994									
NILES DAVID M 2410 S BLODGETT ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 130,119 TCV/TFA: 105.62							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF		165.00	1325.50	1.0493	1.3492	90 100	21,023
		Paved Road		165 Actual Front Feet, 5.02 Total Acres				Total Est. Land Value =		21,023	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Fencing: Wd, Split, 2 Rail	14.62	170	0	0			
		Sewer		Total Estimated Land Improvements True Cash Value =				0			
		Electric									
		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	10,500	54,600	65,100			41,233C	
		Low		2023	8,200	52,800	61,000			39,270C	
		High		2022	7,000	48,600	55,600			37,400C	
		Landscaped		2021	5,400	44,400	49,800			36,206C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC 04/30/2021	INSPECTED								
		TPC 12/27/2017	INSPECTED								

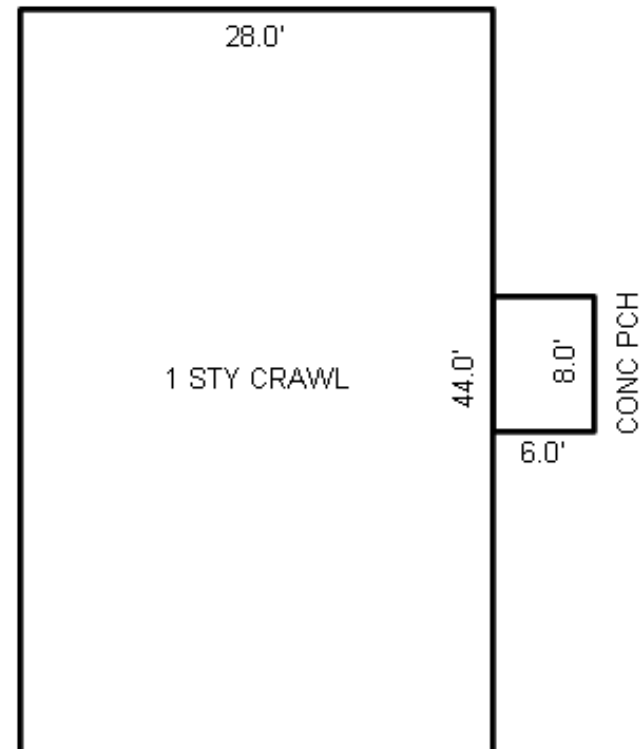
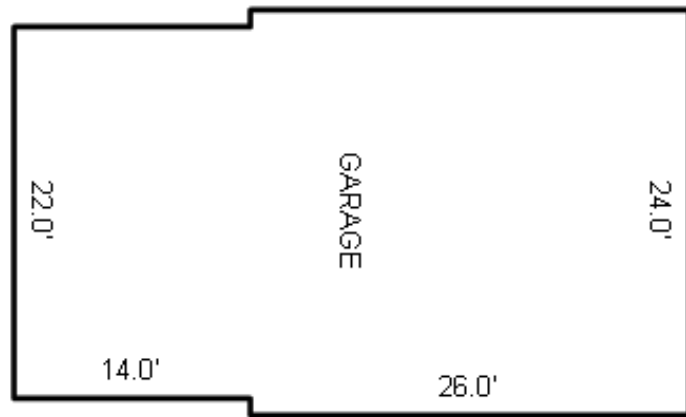


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type CPP	Year Built: 1972 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: 932 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Ord		Min								
Building Style: 1S		Trim & Decoration		Size of Closets											
Yr Built 1972	Remodeled 0	Ex	X	Ord			Min								
Condition: Average		Lg	X	Ord			Small								
Room List		Doors		Solid	X		H.C.								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				Min								
X	Stone/Siding Insulation	No. of Elec. Outlets			Many	X	Ave.		Few						
(2) Windows		(7) Excavation			(13) Plumbing										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			1	3 Fixture Bath									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:										
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas										Cls D Blt 1972					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 1,232 Total: 129,203 90,441															
Other Additions/Adjustments															
Exterior															
Brick Veneer 56 813 569															
Plumbing															
Average Fixture(s)															
2 Fixture Bath 1 1,025 717															
Water/Sewer															
1000 Gal Septic 1 4,263 2,984															
Water Well, 50 Feet 1 2,498 1,749															
Porches															
CPP 48 1,014 710															
Garages															
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)															
Base Cost 932 24,978 17,485															
Built-Ins															
Appliance Allow. 1 1,638 1,147															
Totals: 167,584 117,308															
Notes:															
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:												109,096			

*** 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
2430 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		New House	09/20/2005	20050323	Complete

Owner's Name/Address	MAP #:
MCEWEN DOUGLAS K 2430 S BLODGETT RD LAKE CITY MI 49651	2024 Est TCV 189,882 TCV/TFA: 125.58

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 5 A.	X		Dirt Road	165.00	1325.00	21,021
			Gravel Road	165 Actual Front Feet, 5.02 Total Acres		21,021

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Electric	1,000.00	1 95	950
		Gas			

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	10,500	84,400	94,900			62,073C



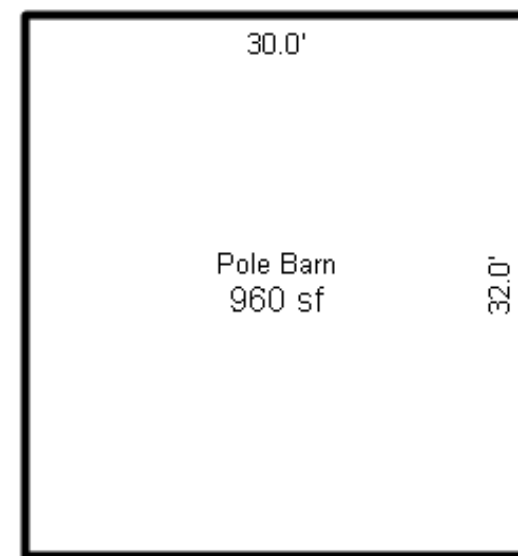
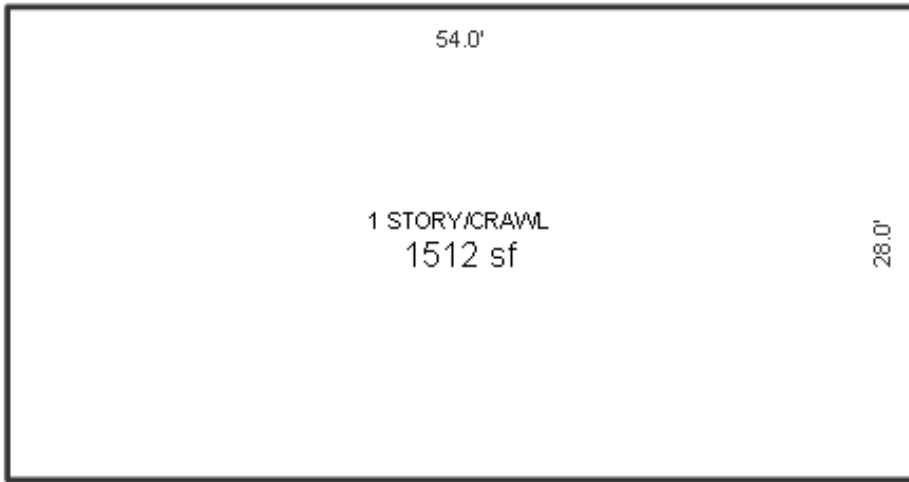
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	8,200	81,800	90,000			59,118C
TPC	12/07/2015	INSPECTED	2022	7,000	75,300	82,300			56,303C
TPC	11/16/2010	MTT	2021	5,400	72,800	78,200			54,505C

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Building Type		(3) Roof (cont.)			(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang			X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga			Area	Type	Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 1,512 Total Base New : 212,411 Total Depr Cost: 180,549 Estimated T.C.V: 167,911			E.C.F. X 0.930		Bsmnt Garage:				
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2005	
Yr Built 2005		Remodeled 0		Trim & Decoration			0 Amps Service			Ground Area = 1512 SF			Floor Area = 1512 SF.				
Condition: Average		Ex	X	Ord	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas					
Room List		Size of Closets			Central Air Wood Furnace			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
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 Story Siding Crawl Space 1,512 Total: 173,443 147,427						
(1) Exterior		(6) Ceilings			No. of Plumbing			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall			(7) Excavation			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath						
Insulation		(8) Basement			Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			1000 Gal Septic Water Well, 100 Feet						
(2) Windows		(9) Basement Finish			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.						
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			(14) Water/Sewer			960 21,754 18,491							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Totals: 1,934 1,644			1 1,934 1,644						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Notes:			Totals: 212,411 180,549						
X	Gable Hip Flat	Gambrel Mansard Shed			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 167,911									
X	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.
KLINE DOROTHY LOUISE	KLINE DOROTHY L & PRIEBE	1	09/13/2017	QC	09-FAMILY	2017-02828	DEED	0.0
PRIEBE RANDALL S	KLINE DOROTHY LOUISE	99	06/08/2009	QC	21-NOT USED/OTHER	2009/2325	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2450 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/21/1994					
Owner's Name/Address	MAP #:					
KLINE DOROTHY L & PRIEBE RANDALL S 2450 S BLODGETT LAKE CITY MI 49651	2024 Est TCV 138,276 TCV/TFA: 82.31					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 16 T22N R8W S 1/2 OF S 1/2 OF SE 1/4 OF NE 1/4. 10 A.	X		Dirt Road						
			Gravel Road						
Comments/Influences	X		Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			* Factors *						
			Residentia 8 - 17 @\$3000	10.00 Acres		3000	100	30,000	
			10.00 Total Acres Total Est. Land Value = 30,000						



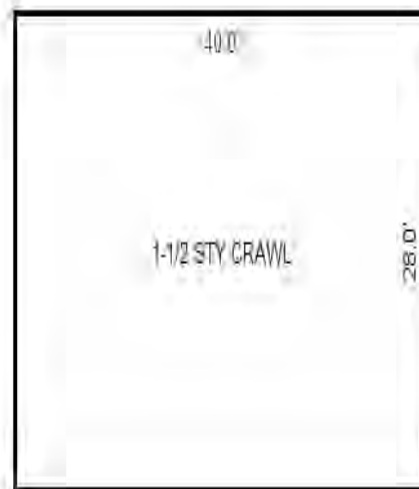
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	15,000	54,100	69,100			46,650C
Rolling	2023	14,000	52,500	66,500			44,429C
Low	2022	10,000	48,200	58,200			42,314C
High	2021	10,000	44,100	54,100			40,963C
Landscaped	Who When What						
Swamp	TPC 12/27/2017 INSPECTED						
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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	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: 35 Floor Area: 1,680 Total Base New : 179,119 Total Depr Cost: 116,425 Estimated T.C.V: 108,276		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G		Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls CD		Blt 1970																														
Yr Built 1970	Remodeled 0	Ex	X		Ord	Min	200 Amps Service		Ground Area = 1120 SF		Floor Area = 1680 SF.																																
Condition: Average		Size of Closets			Lg	X	Ord	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas																																
Room List		Doors	Solid	X	H.C.	(12) Electric		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		1.5 Story		Siding		Crawl Space		1,120		Total:		168,820		109,732																							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X		Ave.		Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1120 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							
(2) Windows		Many	X	Avg.	X	Avg.	Few	Plumbing		Average Fixture(s)		1		1,230		799		Water/Sewer		1000 Gal Septic		1		4,550		2,957		Water Well, 50 Feet		1		2,585		1,680									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:																							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		108,276																															
X	Gable Hip Flat	Gambrel Mansard Shed	(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																
X	Asphalt Shingle	Chimney: Metal																																									

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



Sketch by Area 1971

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		18,000	02/01/1999	WD	33-TO BE DETERMINED	325:1297	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9577 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	07/20/2018	2018-0335	100%
Owner's Name/Address	P.R.E. 0%		Roof Structure	06/11/2010	2010-0285	100%
GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS ROAD LAKE CITY MI 49651	MAP #:		MH	07/08/2004	20040236	Complete
	2024 Est TCV 294,240 TCV/TFA: 21.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 16 T22N R8W E 1/2 OF NW 1/4 EXC E 440 FT THEREOF ALSO EXC W 440 FT THEREOF. 26.6667 A.	X	Dirt Road		Residentia PARTOF	>40	\$3000	26.66 Acres	3000	100	79,980
Comments/Influences		Gravel Road		26.66 Total Acres Total Est. Land Value = 79,980						
231-839-5926	X	Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: 3.5 Concrete	6.68	96	50	320		
		Water		Wood Frame	34.17	72	50	1,230		
	X	Sewer		Wood Frame	24.08	288	50	3,467		
		Electric		Total Estimated Land Improvements True Cash Value = 5,017						
		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	X	Low	2024	40,000	107,100	147,100			77,255C
High		Landscaped	2023	32,000	112,600	144,600			73,577C
Swamp		Wooded	2022	24,000	94,600	118,600			70,074C
Pond	X	Waterfront	2021	24,000	87,700	111,700			67,836C
Ravine		Wetland							
Wetland		Flood Plain							

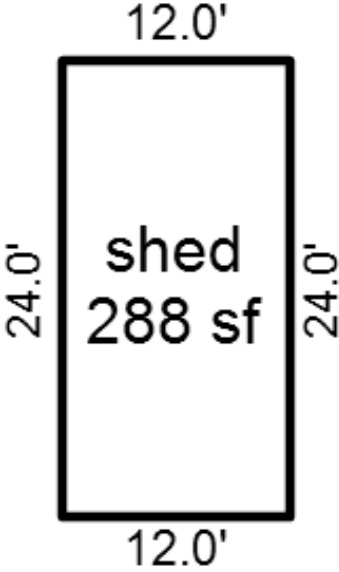
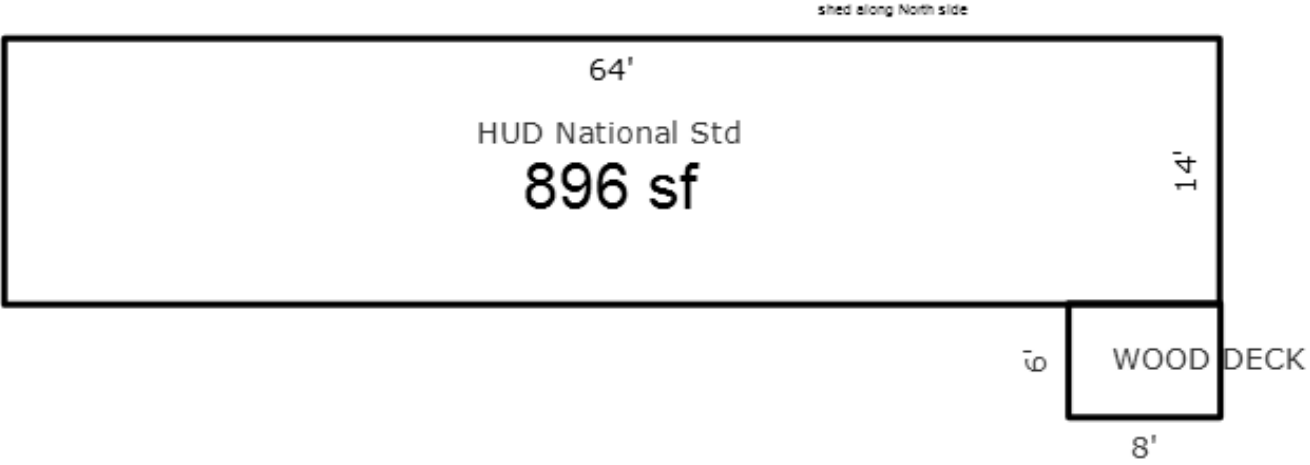


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 30 Floor Area: Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		100 Amps Service			No./Qual. of Fixtures			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			No. of Elec. Outlets			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(8) Basement		Many X Ave. Few			(13) Plumbing			Total Base New : 72,020 Total Depr Cost: 25,205 Estimated T.C.V: 20,164		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
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		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 896 SF Floor Area = 896 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 Siding Comp.Shingle 896 54,116 18,940			Total: 54,116 18,940		Bsmnt Garage: Carport Area: Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 156 1,772 620 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 Deck Treated Wood 48 1,730 605 Built-Ins Appliance Allow. 1 2,766 968 Totals: 72,020 25,205			Total: 72,020 25,205		Bsmnt Garage: Carport Area: Roof:				
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Total: 72,020 25,205		E.C.F. (201B COMMERCIAL GROUP B) 0.800 => TCV: 20,164		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: '96 REDMAN			Total: 72,020 25,205		E.C.F. (201B COMMERCIAL GROUP B) 0.800 => TCV: 20,164		Bsmnt Garage: Carport Area: Roof:	
X	Asphalt Shingle	Lump Sum Items:		1 1000 Gal Septic 1 2000 Gal Septic						Total: 72,020 25,205		E.C.F. (201B COMMERCIAL GROUP B) 0.800 => TCV: 20,164		Bsmnt Garage: Carport Area: Roof:		

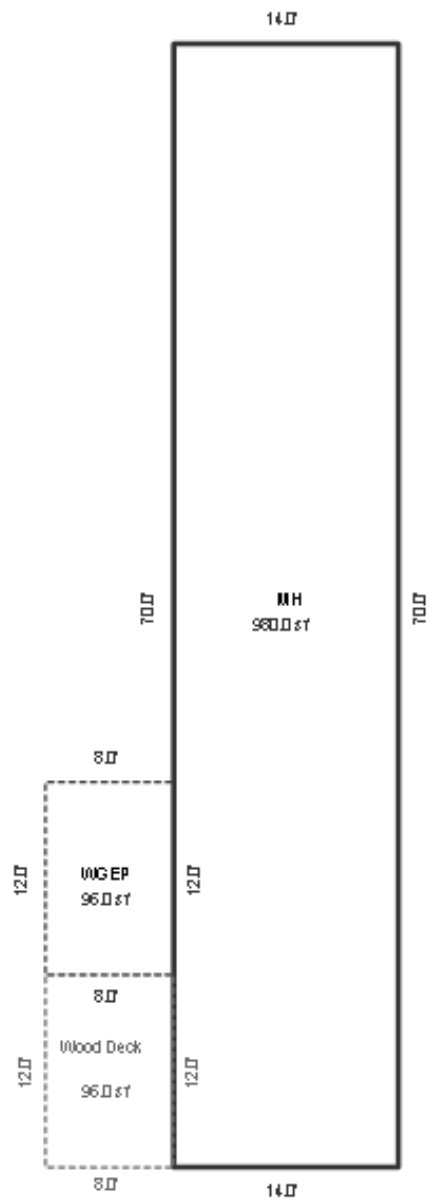
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 96	Type 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:	96	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:							
	Mobile Home															0	Front Overhang	0	Other Overhang	X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 30 Floor Area: Total Base New : 78,530 Total Depr Cost: 27,484 Estimated T.C.V: 21,987	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Cls Average		Blt 1994										
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost		
A-Frame		Trim & Decoration		No. of Elec. Outlets			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost				
Wood Frame		Ex		Ord		Min		(13) Plumbing			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost	
Building Style: HUD		Lg		Ord		Small		Average Fixture(s)			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost	
Yr Built 1994		Remodeled 2018		0			Amps Service			Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures			Type			Type		Type		Type		Type		Type		Type		
Room List		Doors		Solid		H.C.		Plumbing			Type		Type		Type		Type		Type			
Basement		(5) Floors		Kitchen:			Other:			Type		Type		Type		Type		Type				
1st Floor		Kitchen:		Other:			Other:			Type		Type		Type		Type		Type				
2nd Floor		No./Qual. of Fixtures		Ex.			Ord.			Min			Totals:			56,328		19,714				
Bedrooms		Ex.		Ord		Min		Average Fixture(s)			Type		Type		Type		Type		Type			
(1) Exterior		No. of Elec. Outlets		Many			Ave.			Few			Type		Type		Type		Type			
Wood/Shingle		(6) Ceilings		Plumbing			Average Fixture(s)			Type		Type		Type		Type		Type				
Aluminum/Vinyl		Ex.		Ord		Min		Average Fixture(s)			Type		Type		Type		Type		Type			
Brick		No. of Elec. Outlets		Many			Ave.			Few			Type		Type		Type		Type			
Insulation		(7) Excavation		Plumbing			Average Fixture(s)			Type		Type		Type		Type		Type				
(2) Windows		Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			Type		Type		Type		Type			
Many		Large		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			Type		Type		Type		
Avg.		Avg.		Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			Type		Type		Type		Type			
Few		Small		Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			Type		Type		Type		Type			
Wood Sash		(8) Basement		Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish			
Metal Sash		Conc. Block		Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987				
Vinyl Sash		Poured Conc.		Stone			Treated Wood			Concrete Floor			(9) Basement Finish		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987							
Double Hung		Stone		Treated Wood			Concrete Floor			(9) Basement Finish		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987										
Horiz. Slide		Treated Wood		Concrete Floor			(9) Basement Finish		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987													
Casement		Concrete Floor		(9) Basement Finish			Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987															
Double Glass		(9) Basement Finish		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																		
Patio Doors		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Storms & Screens		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
(3) Roof		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Gable		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Hip		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Flat		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Asphalt Shingle		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Chimney:		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				
Joists: Unsupported Len: Cntr.Sup:		Notes: 1994 HUD MOBILE USED, RELOCATED TO SITE IN 2018 ECF (201B COMMERCIAL GROUP B) 0.800 => TCv: 21,987																				

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



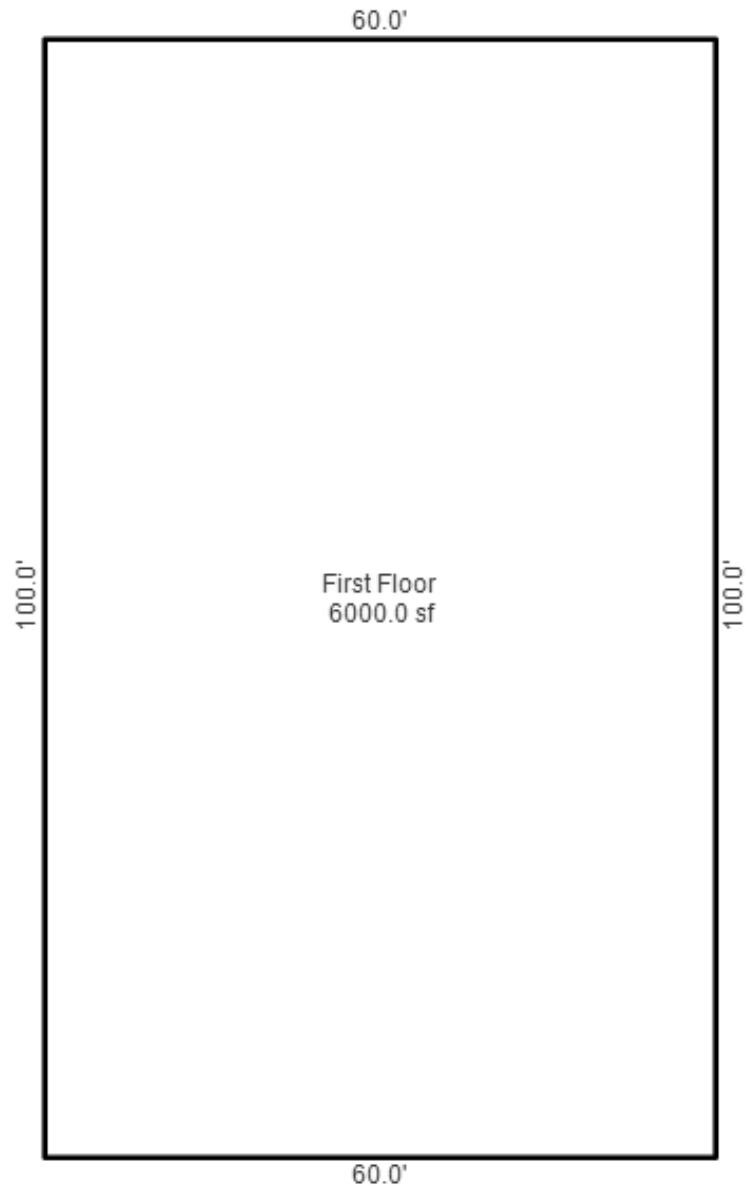
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building					
Class: D,Pole		Construction Cost			
Floor Area: 6,000	High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 11,800	** ** Calculator Cost Data ** **				
Stories Above Grd: 1	Quality: Average				
Average Sty Hght : 14	Heat#1: No Heating or Cooling 100				
Bsmnt Wall Hght	Heat#2: Space Heaters, Gas with Fan 0%				
Depr. Table : 2.5%	Ave. SqFt/Story: 6000				
Effective Age : 20	Ave. Perimeter				
Physical %Good: 60	Has Elevators:				
Func. %Good : 100	*** Basement Info ***				
Economic %Good: 100	Area:				
1970 Year Built	Perimeter:				
Remodeled	Type:				
Overall Bldg Height	Heat: Hot Water, Radiant Floor				
Comments:	* Mezzanine Info *				
1 IS STEAL AND ONE POLE	Area #1:				
4000 ST	Type #1:				
6000 ST	Area #2:				
NO HEAT	Type #2:				
LATE - 1970 -	* Sprinkler Info *				
	Area:				
	Type: Average				

<<<<<		Calculator Cost Computations		>>>>>	
Class: D,Pole		Quality: Average		Stories: 1 Story Height: 14 Perimeter: 0	
Base Rate for Upper Floors = 25.29					
(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%					
Adjusted Square Foot Cost for Upper Floors = 25.29					
Total Floor Area: 6,000		Base Cost New of Upper Floors = 151,740			
Eff.Age:20		Reproduction/Replacement Cost = 151,740			
Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0		Total Depreciated Cost = 91,044			
ECF (201B COMMERCIAL GROUP B)		0.850 => TCV of Bldg: 1 = 77,387		Replacement Cost/Floor Area= 25.29 Est. TCV/Floor Area= 12.90	

(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			Thickness	Bsmnt Insul.	
(4) Floor Structure:			3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent			(13) Roof Structure: Slope=0		
(5) Floor Cover:			2-Piece Baths	Water Heaters		Armored Cable	Mercury			(14) Roof Cover:		
(6) Ceiling:			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor					
			Toilets	Water Softeners		Bus Duct	Transformer					
			(9) Sprinklers:			(10) Heating and Cooling:						
			Gas	Coal	Hand Fired							
			Oil	Stoker	Boiler							

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

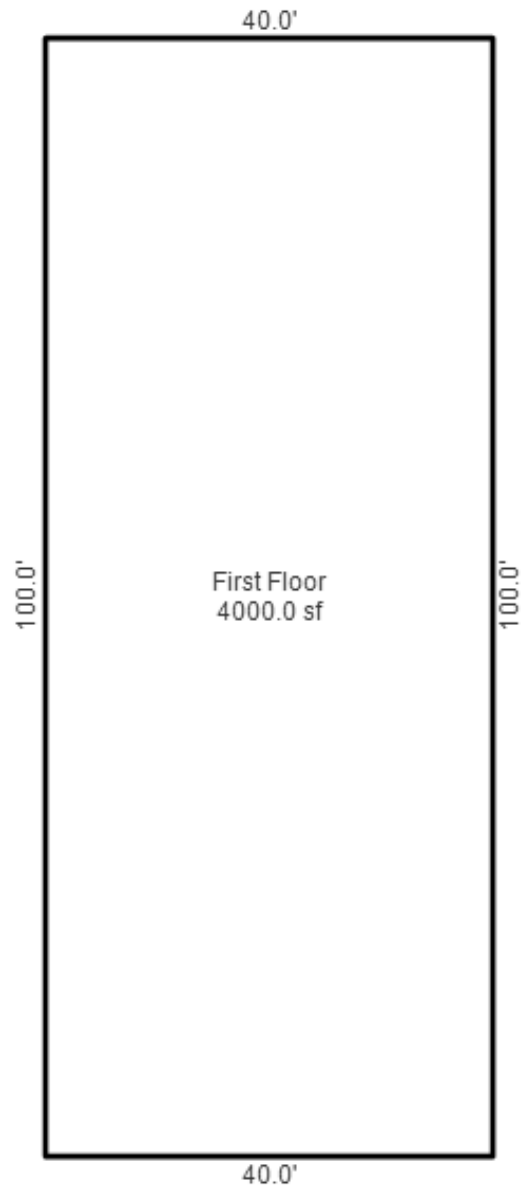


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>			
Class: S Floor Area: 4,000 Gross Bldg Area: 11,800 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Class: S Quality: Average Stories: 1 Story Height: 14 Perimeter: 0	
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 4000 Ave. Perimeter Has Elevators:		Base Rate for Upper Floors = 30.81 (10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 30.81	
1970 Year Built Remodeled		Area: Perimeter: Type:		Total Floor Area: 4,000 Base Cost New of Upper Floors = 123,240 Reproduction/Replacement Cost = 123,240 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 73,944	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 62,852 Replacement Cost/Floor Area= 30.81 Est. TCV/Floor Area= 15.71	
Comments: 5/16 WEST BUILDING HAS INTERIOR TRUCK REPAIR PIT FOR WORKING UNDER VEHICLE 1 IS STEAL AND ONE POLE 4000 ST 6000 ST NO HEAT LATE - 1970 -		*** Basement Info *** * Mezzanine Info * * Sprinkler Info *			
		Area #1: Type #1: Area #2: Type #2:			
		Area: Type: Average			

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

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



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Desc. of Bldg/Section: WOOD STORAGE BETWEEN BLDGS
 Calculator Occupancy: Sheds - Material Storage, 3 Wall

Class: D,Pole
 Floor Area: 960
 Gross Bldg Area: 11,800
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 20
 Physical %Good: 67
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 960					
Ave. Perimeter					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 14 Perimeter: 0

Base Rate for Upper Floors = 33.12

Adjusted Square Foot Cost for Upper Floors = 33.12

Total Floor Area: 960 Base Cost New of Upper Floors = 31,795

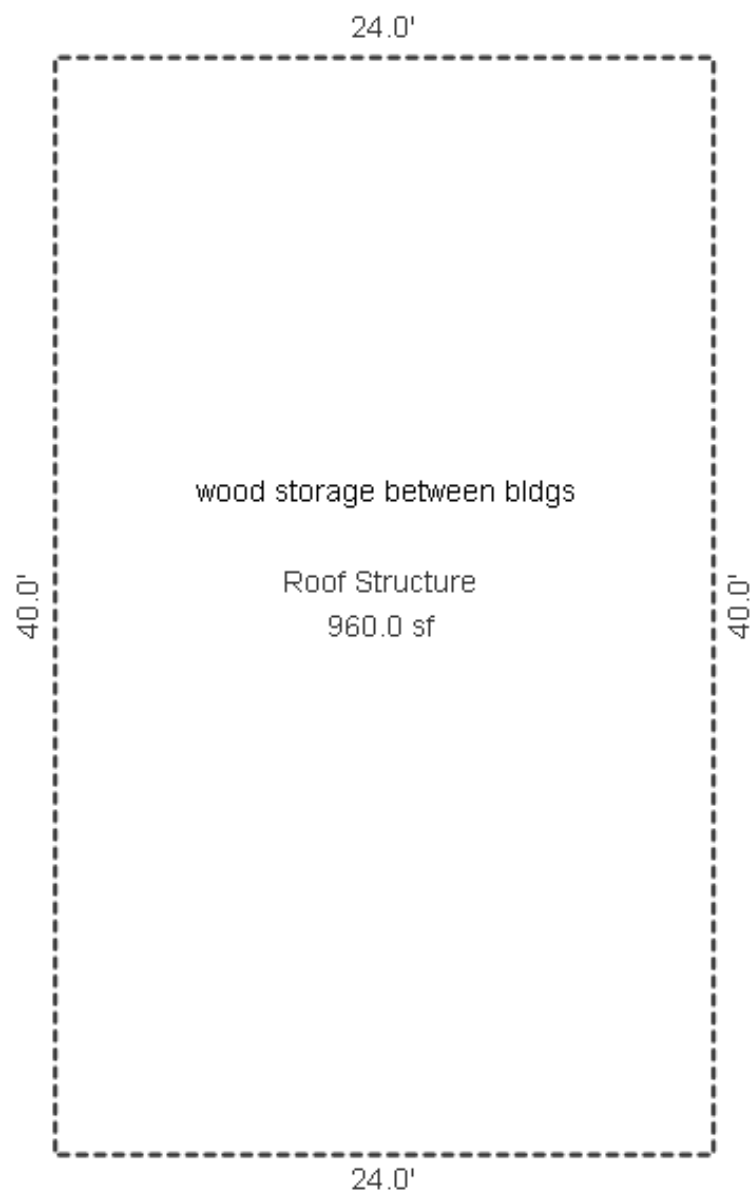
Reproduction/Replacement Cost = 31,795

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0
 Total Depreciated Cost = 21,303

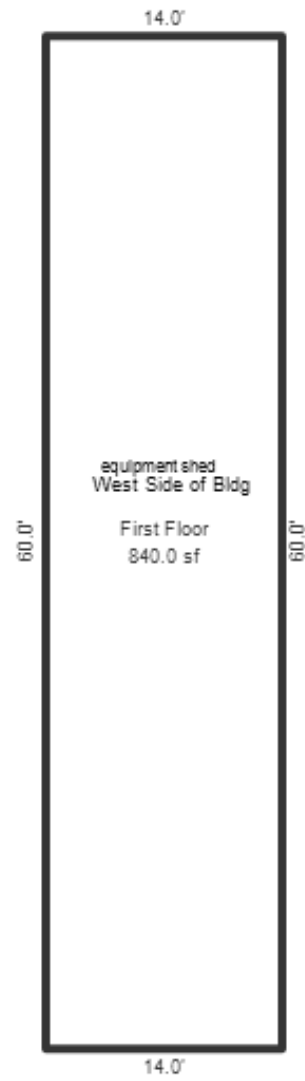
ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 18,107
 Replacement Cost/Floor Area= 33.12 Est. TCV/Floor Area= 18.86

(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													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BIGELOW KENNETH & PAMELA	GUNNERSON MATHEW & GUNNER	13,500	02/19/2014	WD	09-FAMILY	2014-00572	DEED	100.0
BARRIE CINDY J (MW)	BIGELOW KENNETH & PAMELA	13,500	02/16/2000	OTH	21-NOT USED/OTHER	2008/3116	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATHEW & GUNNERSON TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 112,699 TCV/TFA: 15.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
. SEC 16 T22N R8W E 440 FT OF E 1/2 OF NW 1/4. 26.6667 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.											
			* Factors *											
			Residentia PARTOF>40@	3000	26.66 Acres		3000	100						79,980
			26.66 Total Acres							Total Est. Land Value =	79,980			

Comments/Influences



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	16,300	56,300			40,647C
2023	32,000	18,100	50,100			38,712C
2022	24,000	14,300	38,300			36,869C
2021	24,000	11,800	35,800			35,692C

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Desc. of Bldg/Section: NORTH BLDG
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 4,400
 Gross Bldg Area: 7,200
 Stories Above Grd
 Average Sty Hght : 10
 Bsmnt Wall Hght : 10

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

Year Built
 Remodeled

Overall Bldg
 Height

Comments:
 2004, PER FILE PHOTO -
 NEWISH GARAGE DOORS

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story					
Ave. Perimeter					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D,Pole Quality: Low Cost
 Stories: 0 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 15.03

Adjusted Square Foot Cost for Upper Floors = 15.03

Total Floor Area: 4,400 Base Cost New of Upper Floors = 66,132

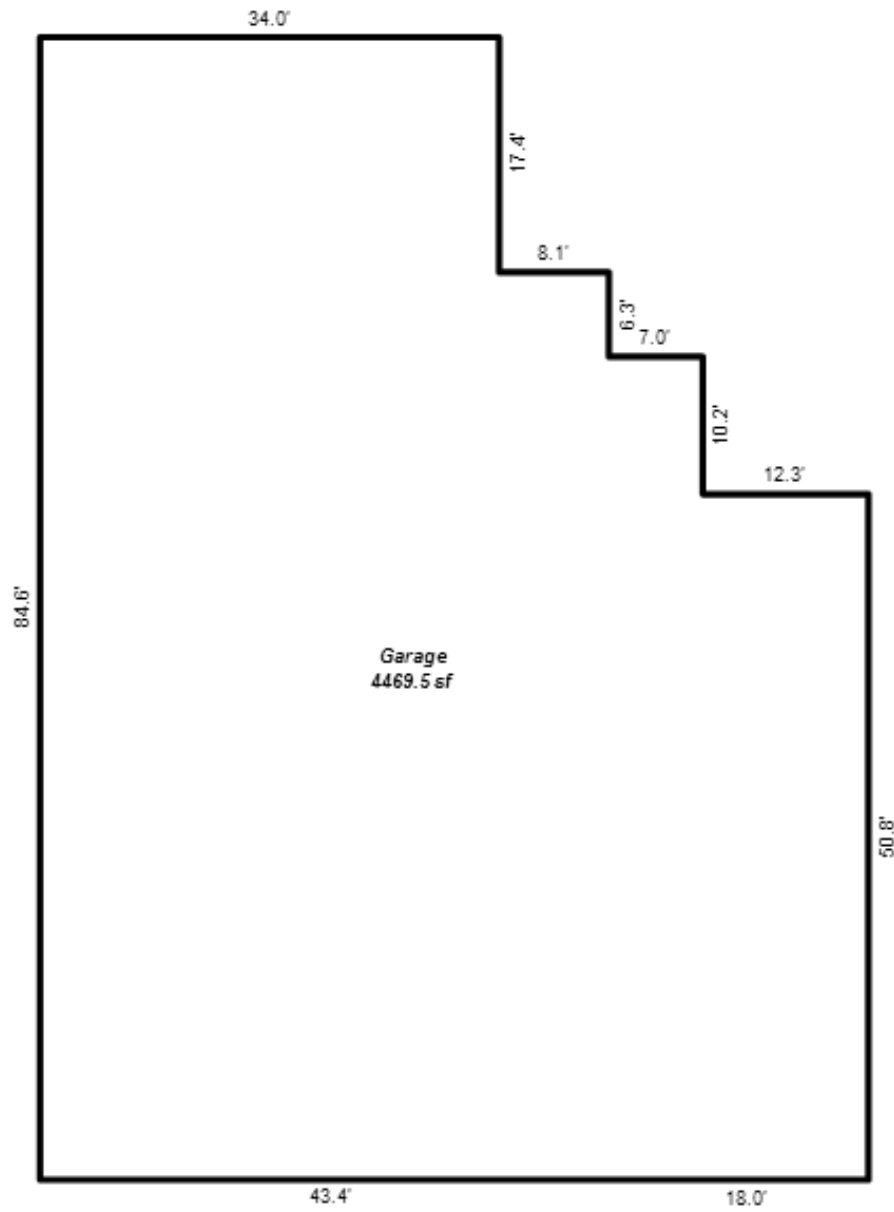
Reproduction/Replacement Cost = 66,132

Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 23,146

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 19,674
 Replacement Cost/Floor Area= 15.03 Est. TCV/Floor Area= 4.47

(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			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			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:											

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

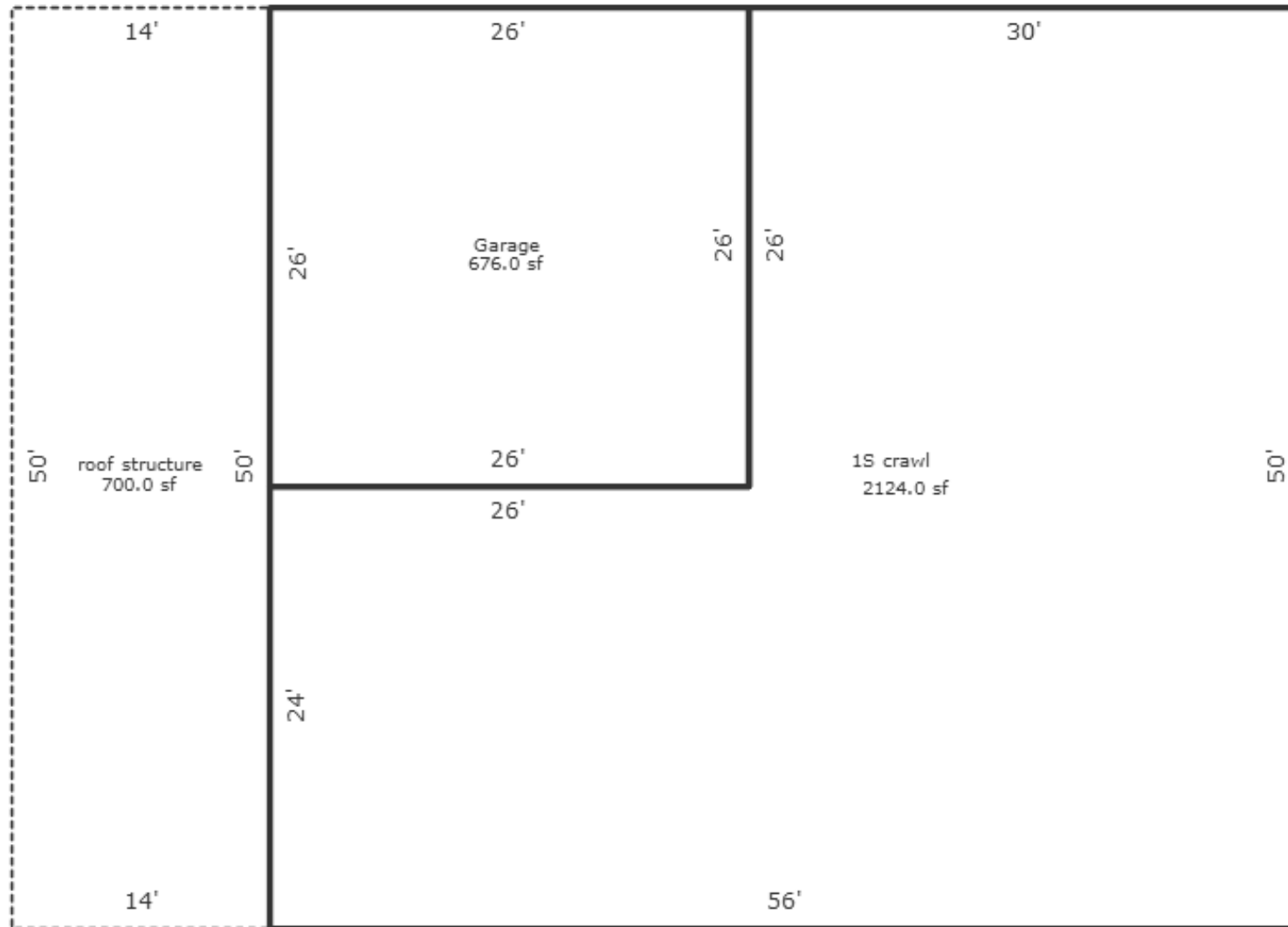


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SOUTH BLDG Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,800 Gross Bldg Area: 7,200 Stories Above Grd Average Sty Hght : 10 Bsmnt Wall Hght : 10		Class: D,Pole Quality: Low Cost Stories: 0 Story Height: 10 Perimeter: 0 Base Rate for Upper Floors = 15.66 Adjusted Square Foot Cost for Upper Floors = 15.66	
Depr. Table : 4% Effective Age : 40 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 2,800 Base Cost New of Upper Floors = 43,848 Reproduction/Replacement Cost = 43,848 Eff. Age: 40 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 15,347	
Year Built Remodeled Overall Bldg Height Comments:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 13,045 Replacement Cost/Floor Area= 15.66 Est. TCV/Floor Area= 4.66	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story Ave. Perimeter Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals		Few Average	
		3-Piece Baths		Wash Bowls		Average Many	
		2-Piece Baths		Water Heaters		Unfinished Typical	
		Shower Stalls		Wash Fountains		Incandescent	
		Toilets		Water Softeners		Fluorescent	
(4) Floor Structure:				Flex Conduit		Mercury	
				Rigid Conduit		Sodium Vapor	
				Armored Cable		Transformer	
				Non-Metalic			
				Bus Duct			
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	
						Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas	Coal				
		Oil	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.
LEWIS CAROLYN	LEWIS CAROLYN & CHASE (J/	0	09/16/2008	QC	21-NOT USED/OTHER	2008/3153	DEED	0.0
LEWIS CAROLYN ETAL	LEWIS CAROLYN	0	05/03/2006	QC	21-NOT USED/OTHER	06-0/1606	DEED	0.0
		42,000	05/01/1995	WD	33-TO BE DETERMINED	293:852	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9697 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/07/1996					
Owner's Name/Address	MAP #:					
LEWIS CAROLYN & SIMPSON CHASE 9697 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 70,904 TCV/TFA: 72.35					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 16 T22N R8W N 500 FT OF W 440 FT OF E/2 OF NW/4 EXC W 110 FT THEREOF. 3.7879 Ac. M/L. Split on 07/01/2008 into 009-016-019-30; Split on 10/02/2008 into 009-016-019-25; Comments/Influences	X		* Factors *					
			A 200' @ 90/FF	330.00	500.00	0.8823	1.0574	90 100	27,709

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
. SEC 16 T22N R8W N 500 FT OF W 440 FT OF E/2 OF NW/4 EXC W 110 FT THEREOF. 3.7879 Ac. M/L. Split on 07/01/2008 into 009-016-019-30; Split on 10/02/2008 into 009-016-019-25; Comments/Influences	X		Total Estimated Land Improvements True Cash Value = 1,070					
			Metal Prefab	18.44	100	58	1,070	

Split/Comb. on 10/02/2008 completed
10/02/2008 RAY ;
Parent Parcel(s): 009-016-019-00;
Child Parcel(s): 009-016-019-25;

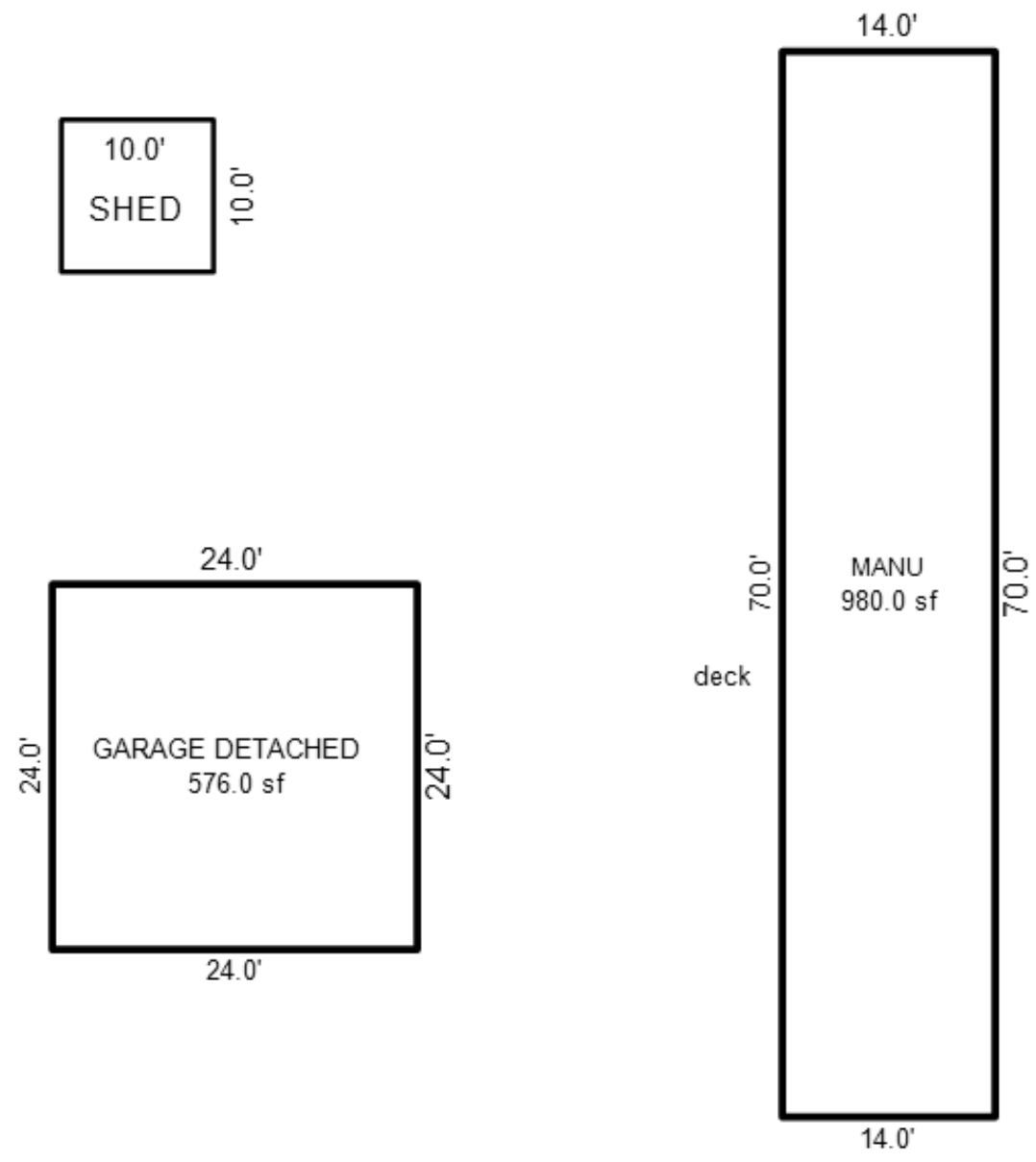


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2024	13,900	21,600	35,500			17,415C
		TPC 12/27/2017 INSPECTED	2023	10,800	23,500	34,300			16,586C
		TPC 04/02/2013 INSPECTED	2022	8,300	19,300	27,600			15,797C
			2021	6,600	23,000	29,600			15,293C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	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	36	Treated Wood	Year Built: 1992 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
	Mobile Home			0	Front Overhang	0									Other Overhang	0	Amps Service	Class: Average Effec. Age: 20 Floor Area: Total Base New : 95,740 Total Depr Cost: 52,656 Estimated T.C.V: 42,125	E.C.F. X 0.800	Bsmnt Garage:
Town Home		(4) Interior		X			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump								
Duplex		Drywall Paneled		Plaster Wood T&G											
A-Frame		Trim & Decoration		Ex			X		Ord		Min				
X Wood Frame		Size of Closets		Lg			X		Ord		Small				
Building Style: HUD		Doors		Solid			X		H.C.						
Yr Built 1989		Remodeled 0		Central Air Wood Furnace			(12) Electric								
Condition: Average		(5) Floors		Kitchen:			Other:								
Room List		Basement		1st Floor			2nd Floor		Bedrooms						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			X		Ex.		Ord.		Min		
Wood/Shingle		(7) Excavation		Basement: 0 S.F.			Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0				
Aluminum/Vinyl		(8) Basement		Conc. Block			Poured Conc.		Stone		Treated Wood		Concrete Floor		
Brick		(9) Basement Finish		(14) Water/Sewer			Public Water		Public Sewer		Water Well		1		
Insulation		Recreation SF		Living SF			Walkout Doors (B)		No Floor SF		Walkout Doors (A)		1		
(2) Windows		Many		X		Large		Avg.		X		Avg.		Small	
Wood Sash		Many		X		Large		Avg.		X		Avg.		Small	
Metal Sash		Basement		Conc. Block			Poured Conc.		Stone		Treated Wood		Concrete Floor		
Vinyl Sash		(10) Floor Support		Joists:			Unsupported Len:		Cntr.Sup:						
Double Hung		Public Water		Public Sewer			Water Well		1		1000 Gal Septic		2000 Gal Septic		
Horiz. Slide		Lump Sum Items:													
Casement		Notes: SINGLEWIDE		ECF (416 RURAL METES & BOUNDS) 0.800 =>			TCV:		42,125						
Double Glass		Totals:		95,740			52,656								
Patio Doors		Totals:		95,740			52,656								
Storms & Screens		Totals:		95,740			52,656								
(3) Roof		Totals:		95,740			52,656								
X Gable		Totals:		95,740			52,656								
Hip		Totals:		95,740			52,656								
Flat		Totals:		95,740			52,656								
X Asphalt Shingle		Totals:		95,740			52,656								
Chimney: Metal		Totals:		95,740			52,656								

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



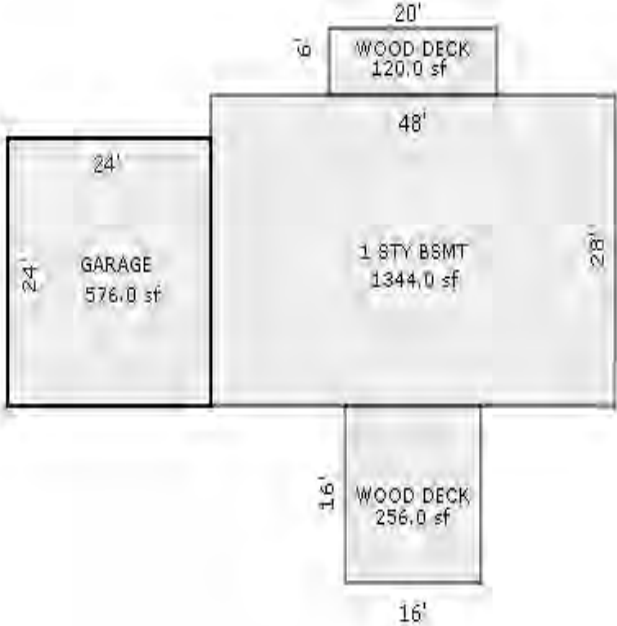
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HESSELINK JOSHUA D	COHOON AMANDA	120,000	07/02/2014	WD	03-ARM'S LENGTH	2014-02703	PROPERTY TRANSFER	100.0					
SIMPSON CHASE & HEATHER	HESSELINK JOSHUA D	107,000	11/12/2010	WD	03-ARM'S LENGTH	2010-5093WD	PROPERTY TRANSFER	100.0					
LEWIS CAROLYN & SIMPSON C	SIMPSON CHASE & HEATHER (	0	10/16/2008	QC	09-FAMILY	2008/3666	DEED	100.0				
LEWIS CAROLYN	LEWIS CAROLYN & CHASE (J/	0	09/16/2008	QC	09-FAMILY	2008/3153	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9733 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/27/2008		20080701	Complete				
Owner's Name/Address		P.R.E. 100% 08/22/2014		MAP #:		2024 Est TCV 203,569 TCV/TFA: 151.47							
COHOON AMANDA 9733 W JENNINGS RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
SEC 16 T22N R8W W110 FT OF N 500 FT OF E/2 OF NW/4. 1.2626 Ac. M/L Split on 10/02/2008 from 009-016-019-00; Comments/Influences		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description Frontage Depth Front Depth		Rate %Adj. Reason		Value					
HOUSE RELOCATED TO THIS SITE Split/Comb. on 10/02/2008 completed 10/02/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-25; -----		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	A 200' @ 90/FF 110.00 500.00 1.1612 1.0574		90 100		12,155					
		Topography of Site		110 Actual Front Feet, 1.26 Total Acres		Total Est. Land Value =		12,155					
		X	Level Rolling Low High Landscaped Swamp	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X	Wooded Pond Waterfront Ravine Wetland Flood Plain	Who	When	What	2024	6,100	95,700	101,800			72,584C
		TPC 12/27/2017 INSPECTED	2023	4,700	92,800	97,500			69,128C				
		TPC 05/10/2016 INSPECTED	2022	2,800	85,200	88,000			65,837C				
		TPC 04/02/2013 INSPECTED	2021	2,200	77,900	80,100			63,734C				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 120 256	Type WCP (1 Story) Treated Wood	Year Built: 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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 15 Floor Area: 1,344 Total Base New : 242,159 Total Depr Cost: 205,821 Estimated T.C.V: 191,414		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min		Size of Closets Lg X Ord Small		Room List Doors Solid X H.C.			
Yr Built 2000	Remodeled 2008	Ex	X	Ord	Min	(5) Floors			No. of Elec. Outlets Many X Ave. Few		(12) Electric 200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls C -5 Blt 2000	
Condition: Average		Size of Closets		Kitchen: Other: Other:			(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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,344 Total: 186,519 158,526		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 120 5,521 4,693 Deck Treated Wood 256 4,869 4,139 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 21,087 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351 Fireplaces Direct-Vented Gas 1 3,021 2,568 Totals: 242,159 205,821				
Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: 2011 RELOCATED HOME ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 191,414						
(1) Exterior		(7) Excavation		Lump Sum Items:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement														
(2) Windows		(9) Basement Finish														
X	Many Avg. X Few	Large Avg. Small	Basement: 1344 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	(10) Floor Support														
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:														

*** 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.
LEWIS CAROLYN	GUNNERSON MATTHEW & TRAVI	10,000	06/04/2008	QC	32-SPLIT VACANT	2008/661	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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9697 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 64,851
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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Residentia PARTOF>20@	\$3000	21.62 Acres			3000	100		64,851
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							21.62 Total Acres	Total Est. Land Value =	64,851
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Tax Description	X	Value
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SEC 16 T22N R8W W 440 FT OF E/2 OF NW/4 EXC N 500 FT THEREOF. 21.6165 Ac. M/L Split on 07/01/2008 from 009-016-019-00; Comments/Influences	X	
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Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-016-019-00; Child Parcel(s): 009-016-019-30;	X	
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	X	
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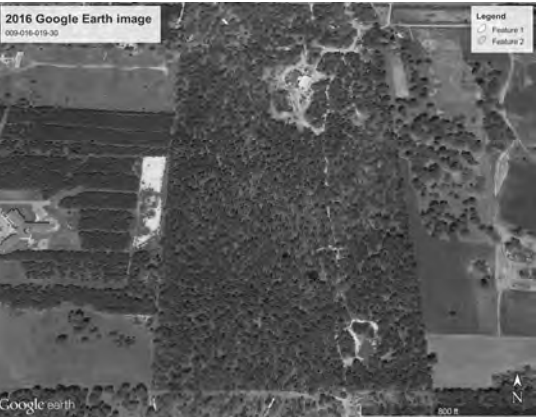
	X	
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	X	
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	X	
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	X	
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Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CPIF LENDING LLC	CPIF MI SH PROPCO LC	1	08/03/2018	QC	11-FROM LENDING INSTITUT	2018-02558	DEED	0.0
GOES LLC	CPIF LENDING LLC	5,409,722	08/02/2018	CD	10-FORECLOSURE	2018-02545	PROPERTY TRANSFER	0.0
GUNNERSON GORDON C	GOES LLC	0	09/18/2015	WD	09-FAMILY	2015-03247	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2353 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	07/19/2012	2012-0328	100%
	P.R.E. 0%		Commercial	09/23/2010	2010-0557	20%

Owner's Name/Address	MAP #:
CPIF MI SH PROPCO LC 1910 FAIRVIEW AVE EAST SUITE 200 SEATTLE WA 98102	2024 Est TCV 4,996,293 TCV/TFA: 122.36

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 18 -29 @\$3000	18.93	Acres	3000	100				56,775
			Residentia ROW @ ZERO	0.39	Acres	0	100				0
			19.31 Total Acres			Total Est. Land Value =					56,775

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
2015-03247WD & 2015-03250 AFFIDAVIT OF SURVEROR PART OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 16, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION, 16, T22N, R8W; THENCE N00°05'46"W 660.69 FEET ALONG THE WEST LINE OF SAID SECTION 16 TO THE POINT OF BEGINNING; THENCE N00°05'46"W 333.51 FEET ALONG SAID WEST SECTION LINE; THENCE N89°54'14"E 228.40 FEET; THENCE N00°05'46"W 151.60 FEET PARALLEL TO SAID WEST SECTION LINE;	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					

X	Electric	Description	Rate	Size	% Good	Arch	Mult	Cash Value
X	Gas	PAVING	0.40	38250	86	100		13,158

X	Topography of Site	Ad-Hoc Unit-In-Place Items	Description	Rate	Size	% Good	Cash Value
X	Level	4 SINGLE, 2 DBL LIGHT		1.00	9750	75	7,312

X	Rolling	Total Estimated Land Improvements True Cash Value =		20,470
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
2024	28,400	2,469,700	2,498,100			1,732,545C
2023	24,600	2,086,100	2,110,700			1,650,043C
2022	18,900	1,913,900	1,932,800			1,571,470C
2021	17,000	1,875,800	1,892,800			1,521,269C

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

Desc. of Bldg/Section: CAL 150 Calculator Occupancy: Multiple Residences - Senior Citizen		<<<<< Calculator Cost Computations >>>>>					
Class: D,Siding Floor Area: 31,856 Gross Bldg Area: 40,832 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght : 9		Construction Cost				Class: D,Siding Quality: Average Total Floor Area: 31856 # of Units: 34	
Depr. Table : 2% Effective Age : 12 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 90.08 Finished Basement Basement, Base Rate for Basement = 63.11 (Basement Fireproofing Rate = 0.00)
2002 Year Built Remodeled Overall Bldg Height Comments: Barber/Beauty Shop, Gen Store, Hospitality Suites, Laundry, Family Day Room, Sweet Shop.		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Heat Pump System 0% Ave. SqFt/Story: 15928 Total # Units: 34 Has Elevators: X				(10) Heating system: Package Heating & Cooling Cost/SqFt: 13.08 100% Bsmnt Heating system: Ventilation only, Ducts/Blowers Cost/SqFt: 2.86 Adjusted Square Foot Cost for Upper Floors = 103.16 Adjusted Square Foot Cost for Basement = 65.97	
		*** Basement Info ***				Total Floor Area: 31,856 Base Cost New of Upper Floors = 3,286,264 Basement Area: 5,181 Base Cost New of Basement = 341,791	
		Area: 5181 Perimeter: 1373 Type: Finished Basement Heat: Ventilation only, Ducts/Blowers				31,856 Sq.Ft. of Sprinklers @ 3.64, Cost New = 115,956 5,181 Sq.Ft. of Bsmt Splr. @ 4.76, Cost New = 24,662	
		* Mezzanine Info *				Reproduction/Replacement Cost = 3,768,673	
		Area #1: Type #1: Area #2: Type #2:				Eff.Age:12 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0 Total Depreciated Cost = 2,939,565	
		* Sprinkler Info *				<<<<< Segregated Cost Computations >>>>>	
		Area: 37037 Type: Average				Costs taken from Segregated Cost Section 2: Multiples & Motels	
						Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost	
						<<<<< 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	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				(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct								Incandescent Fluorescent Mercury Sodium Vapor Transformer
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure: Slope=0							
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:				Thickness					Bsmnt Insul.

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

Desc. of Bldg/Section: EAST WING 2012 Calculator Occupancy: Multiple Residences - Senior Citizen		<<<<< Calculator Cost Computations >>>>> Class: D,Siding Quality: Low Cost Total Floor Area: 8976 # of Units: 0						
Class: D,Siding Floor Area: 8,976 Gross Bldg Area: 40,832 Stories Above Grd: 2 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 12 Physical %Good: 78 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 4488 Total # Units Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:						
2012	Year Built Remodeled	ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 2 = 844,811 Replacement Cost/Floor Area= 87.06 Est. TCV/Floor Area= 94.12						
Overall Bldg Height Comments: AT 12/31/10 FRAME AND WINDOWS INSTALLED. NO DOORS, STUD INTERIOR ONLY, NO ELECTRICAL								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X	Poured Conc	Footings	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	(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(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.
GUNNERSON PHIL	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	09/23/2010	2010-0923	100%
Owner's Name/Address	MAP #:					
GUNNERSON PHIL (LE ETAL) GUNNERSON JOE 9954 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 76,925					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
. SEC 16 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20 A.			* Factors *				
			Description	Frontage	Depth	Rate %Adj.	Reason Value
			AGRICULTRU UNTILLED	2900	20.00 Acres	2900 100	58,000
				20.00 Total Acres		Total Est. Land Value =	58,000

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
ABANDONED MH ON BACK OF PARCEL - NO VALUE		Land Improvement Cost Estimates			
		Ad-Hoc Unit-In-Place Items			
	X	Electric	3.10	9000 50	13,950
		Total Estimated Land Improvements True Cash Value = 13,950			

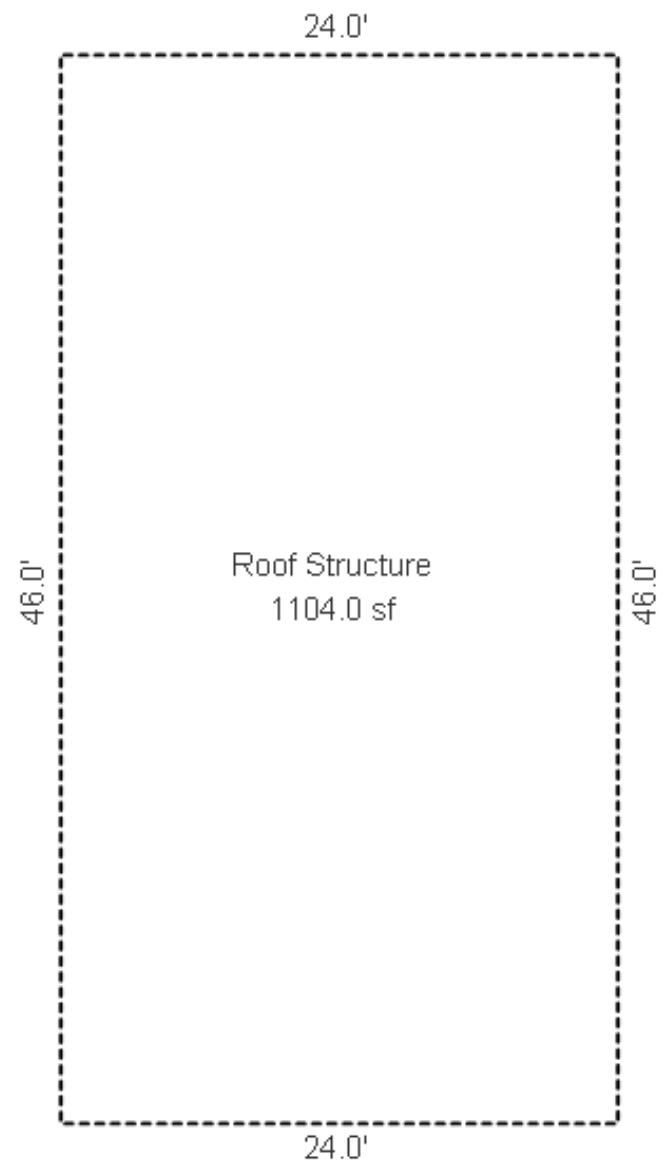
Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	29,000	9,500	38,500			11,936C
		Low							
		High							
		Landscaped							
		Swamp							
	X	Wooded	2023	19,000	10,300	29,300			11,368C
		Pond							
		Waterfront	2022	20,500	5,900	26,400			10,827C
		Ravine							
		Wetland	2021	20,000	5,700	25,700			10,482C
		Flood Plain							



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Building Type	Farm Utility Storage She			
Year Built	2010			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 120			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	70 x 30 = 2100			
Cost New	\$ 12,563			
Phy./Func./Econ. %Good	60/100/100 60.0			
Depreciated Cost	\$ 7,538			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.660			
% Good	60			
Est. True Cash Value	\$ 4,975			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 4975 / All Cards: 4975				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILEY BRADON M & ROSE ASP	RADEN CHRISTOPHER G	175,000	06/17/2022	WD	03-ARM'S LENGTH	2022-02046	PROPERTY TRANSFER	100.0
HUD	WILEY BRANDON M	47,500	09/20/2013	WD	11-FROM LENDING INSTITUT	2013-03283 WD	PROPERTY TRANSFER	100.0
WILEY BRANDON M	WILEY BRADON M & ROSE ASP	0	09/20/2013	QC	09-FAMILY	2013-03272 QD	DEED	0.0
FIFTH THIRD MORTGAGE COMP	HUD	0	04/18/2013	WD	11-FROM LENDING INSTITUT	2013-01638 WD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2335 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST			09/08/2009	20090464	Complete
	P.R.E. 100% 06/17/2022					

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
RADEN CHRISTOPHER G 2335 S LACHANCE RD LAKE CITY MI 49651		143,630	89.94

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	
X	Dirt Road		152.00	228.00	1.0710	0.8689	90 100	12,731
	Gravel Road		152 Actual Front Feet, 0.80 Total Acres				Total Est. Land Value =	12,731

Tax Description	X	Description	Rate	Size % Good	Cash Value	
. SEC 16 T22N R8W BEG 178.5 FT S OF NW COR OF SW 1/4 OF NW1/4 TH E 228.4 FT, S 151.6 FT, W 228.4 FT, N 151.6 FT TO POB. .7949A.	X	Dirt Road	6.49	530 50	1,720	
	X	Gravel Road	14.27	6 0	0	
	X	Paved Road	25.63	100 50	1,281	
		Storm Sewer	Total Estimated Land Improvements True Cash Value =			3,001
		Sidewalk				
		Water				
		Sewer				
		Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Comments/Influences



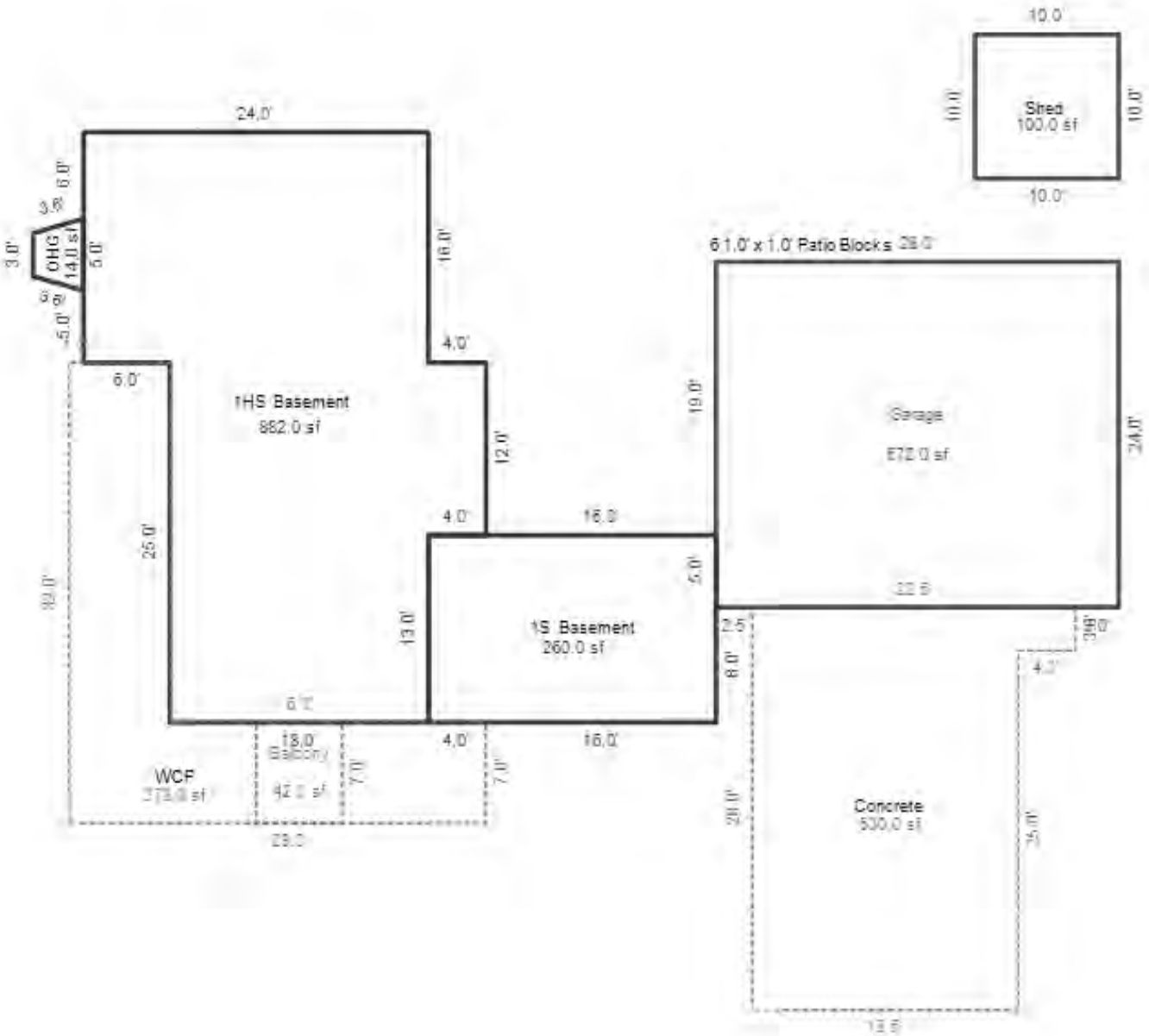
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,400	65,400	71,800			71,715C
X Rolling	2023	5,000	63,300	68,300			68,300S
X Low	2022	4,600	58,200	62,800			30,977C
X High	2021	3,800	53,200	57,000			29,988C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 378	Type WCP (1 Story) 42 Wood Balcony	Year Built: 1995 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,597 Total Base New : 229,208 Total Depr Cost: 137,525 Estimated T.C.V: 127,898			Bsmnt Garage:			
Building Style: 1.5S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			(12) Electric			E.C.F. X 0.930			Roof:			
Yr Built 1920	Remodeled 1960	Ex	X	Ord		Min	100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1142 SF Floor Area = 1597 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD Blt 1920			
Condition: Average		Size of Closets			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid		H.C.	No. of Elec. Outlets			1 Story Siding Basement 260						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1.5 Story Siding Basement 882						
(1) Exterior		(6) Ceilings		Other:			(13) Plumbing			1 Story Siding Overhang 14						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Plaster		No. of Elec. Outlets			(14) Water/Sewer			Total: 181,018 108,611						
(2) Windows		(7) Excavation		Basement: 1142 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Water/Sewer 1000 Gal Septic 1 4,550 2,730 Water Well, 50 Feet 1 2,585 1,551						
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Porches WCP (1 Story) 378 11,038 6,623 Balcony Wood Balcony 42 1,558 935								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 24,810 14,886 Door Opener 1 485 291			Totals: 229,208 137,525						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow.			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 127,898					
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												
Chimney: Brick																

*** 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.
BAIRD BONNIE	ROMIG GERALD III	1	07/04/2021	QC	21-NOT USED/OTHER	2021-02848	DEED	50.0
GUNNERSON GORDON C TRUST	ROMIG GERALD III & BAIRD	24,000	09/10/2020	WD	03-ARM'S LENGTH	2020-02832	DEED	100.0
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0
GUNNERSON GORDON C	GUNNERSON GORDON C TRUST	0	12/13/2018	QC	09-FAMILY	2018-04069	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
2219 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 0%				
Owner's Name/Address	MAP #:					
	2024 Est TCV 29,910					

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		9.97	Acres	3000	100		29,910
			9.97	Total Acres	Total Est. Land Value =			29,910

Tax Description
 . SEC 16 T22N R8W NW 1/4 OF NW 1/4 EXC THAT PART LYING N OF A LINE BEG 950.67 FT S OF NW COR OF NW 1/4, TH E'LY PAR WITH FORMER RR R/W. 9.9697A.

Comments/Influences

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	0	15,000			11,025C
2023	14,000	0	14,000			10,500C
2022	10,000	0	10,000			10,000S
2021	10,000	0	10,000			10,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANNAM NANCY A TRUST	1ST CHANCE GARAGE LLC	83,710	04/30/2019	QC	03-ARM'S LENGTH	2019-01441	PROPERTY TRANSFER	100.0
BRANNAM NANCY A TRUST	BRANAM SCOTT & LAURIE	5,000	05/07/2013	WD	09-FAMILY	2013-01800 WD	PROPERTY TRANSFER	0.0
BRANNAM JAMES E	BRANNAM NANCY A TRUST	0	02/10/2004	QC	21-NOT USED/OTHER	04-0/0561	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2095 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
1ST CHANCE GARAGE LLC 329 STIMSON ST CADILLAC MI 49601	2024 Est TCV 200,176 TCV/TFA: 32.31					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013-01800 SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB 19.0303A M/L FORMERLY ASSESSED WITH PARCEL A: SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB & PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 21.6603A.	X	Dirt Road		A 200' @ 90/FF	660.00	1320.00	1.0000	0.0000	90	100*	0
	X	Gravel Road		Residentia 18 -29 @\$3000	18.55	Acres	3000	100			55,650
	X	Paved Road		Residentia ROW @ ZERO	0.48	Acres	0	100			0
	X	Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
	X	Sidewalk		660 Actual Front Feet, 19.03 Total Acres Total Est. Land Value = 55,650							
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
	X	Curb									
	X	Street Lights									
	X	Standard Utilities									
	X	Underground Utils.									

2013-01800 SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB 19.0303A M/L FORMERLY ASSESSED WITH PARCEL A: SEC 16 T22N R8W FORMER RR R/W LYING OVER & ACROSS NW 1/4OF NW 1/4 & N'LY 198 FT LYING S'LY AND ADJ TO FORMER RR R/W LYING ACROSS NW 1/4 OF NW 1/4, ALSO BEG 620.67 FT S OF NW COR OF NW 1/4, TH E'LY TO 1/8 LINE, S330 FT, W'LY TO W SEC LINE N 330 FT TO POB & PCL A OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 21.6603A.



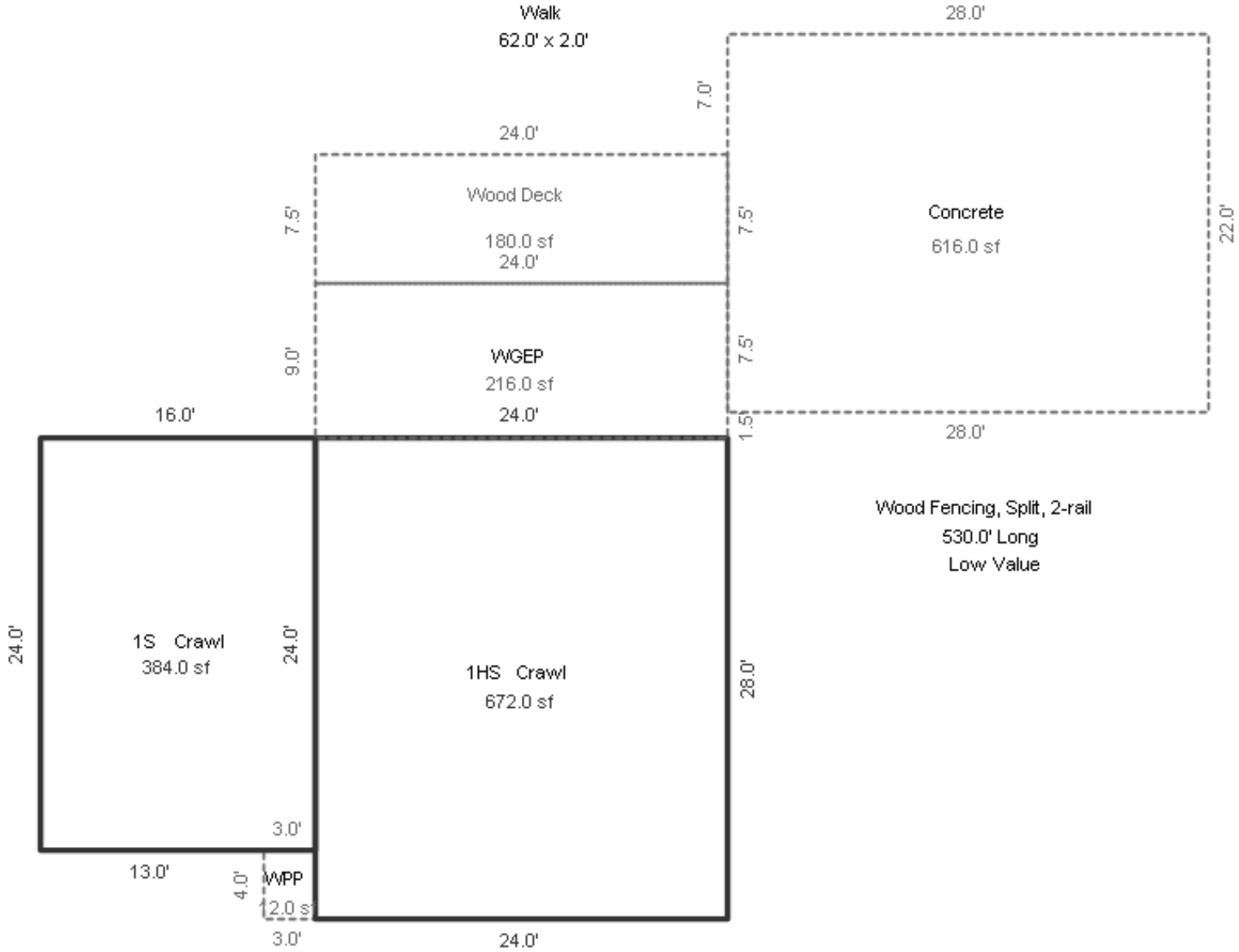
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Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2024	27,800	72,300	100,100			84,184C
	Low	2023	24,100	70,600	94,700			80,176C
	High	2022	18,600	63,200	81,800			76,359C
	Landscaped	2021	16,700	58,200	74,900			73,920C
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What						
TPC 04/22/2019	INSPECTED							
TPC 12/27/2017	INSPECTED							
TPC 11/01/2016	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 216 12 180	Type WGEP (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		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 45 Floor Area: 1,392 Total Base New : 187,874 Total Depr Cost: 103,330 Estimated T.C.V: 96,097			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1056 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls CD		Blt 1918	
Yr Built 1918	Remodeled 1950	Ex	X	Ord		Min	100 Amps Service			Building Areas			Total: 153,111		86,095	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 1,230 676		2,123	
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Crawl Space 672 1 Story Siding Mich Bsmnt. 384			Total: 4,550 2,502		3,102	
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Average Fixture(s) 1 1,230 676		3 Fixture Bath 1 3,860 2,123	
(1) Exterior		(6) Ceilings		(8) Basement			(14) Water/Sewer			Plumbing			1000 Gal Septic 1 4,550 2,502		Water Well, 100 Feet 1 5,640 3,102	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 384 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WGEP (1 Story) 216 14,556 8,006		Foundation: Shallow 216 -1,382 -760	
(2) Windows		Many Avg.	X	Large Avg.		Small	Lump Sum Items:			WPP 12 600 330			Deck 180 3,775 2,076		Built-Ins 1 1,934 1,064	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Totals: 187,874 103,330			E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCV: 96,097			
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Gable		Gambrel												
X	Hip Flat			Mansard Shed												
X	Asphalt Shingle															

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



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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 4,804 Gross Bldg Area: 4,804 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 380 Overall Building Height: 10		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 24.99 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.19 100% Adjusted Square Foot Cost for Upper Floors = 28.18 Total Floor Area: 4,804 Base Cost New of Upper Floors = 135,377 Reproduction/Replacement Cost = 135,377 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0 Total Depreciated Cost = 48,736 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 45,324 Replacement Cost/Floor Area= 28.18 Est. TCV/Floor Area= 9.43	
Depr. Table : 4% Effective Age : 25 Physical %Good: 36 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **						
1985 Year Built 2016 Remodeled		Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 4804 Ave. Perimeter: 380 Has Elevators:						
10 Overall Bldg Height		*** Basement Info ***						
Comments: 2016 NEW TENANT ADDING ELECTRICAL OUTLETS FOR AUTO REPAIR EQUIPMENT USE		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
		* Mezzanine Info *						
		Area #1: Type #1: Area #2: Type #2:						
		* Sprinkler Info *						
		Area: Type: Average						

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:				(40) Exterior Wall:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical							
(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					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.
BRANAM SCOTT & LAURIE	MOOMEY RICHARD	21,500	07/28/2021	WD	03-ARM'S LENGTH	2021-02676	PROPERTY TRANSFER	100.0
BRANNAM NANCY A TRUST	BRANAM SCOTT & LAURIE	5,000	05/07/2013	WD	09-FAMILY	2013-01800 WD	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2055 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	08/09/2022	2022-0538	100%
Owner's Name/Address	P.R.E. 0%		Commercial	08/09/2022	2022-0539	100%
MOOMEY RICHARD PO BOX 825 Cadillac MI 49601	MAP #:		Commercial	10/07/2021	2021-0706	100%
	2024 Est TCV 658,211 TCV/TFA: 28.87		Commercial	09/21/2021	2021-00649	100%

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	351.90	325.56	0.8683	0.9498	90	100	26,119
352 Actual Front Feet, 2.63 Total Acres							Total Est. Land Value = 26,119

X Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: Crushed Rock		2.15	5000	98	10,535
Total Estimated Land Improvements True Cash Value =					10,535

X Electric		Topography of Site				
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,100	316,000	329,100			328,739C
2023	10,200	349,200	359,400			313,085C
2022	10,600	301,800	312,400	237,700M		237,700S
2021	8,800	0	8,800			7,232C

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

Desc. of Bldg/Section: 5@ 30'X40' YEAR 2021
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 1,200	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 22,800	** ** 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: Electric, Cable or Baseboard 0%					
Depr. Table : 2.5%	Ave. SqFt/Story: 1200					
Effective Age : 2	Ave. Perimeter: 140					
Physical %Good: 95	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2021 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat:					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Low						

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 140

Base Rate for Upper Floors = 37.12

Adjusted Square Foot Cost for Upper Floors = 37.12

Total Floor Area: 1,200 Base Cost New of Upper Floors = 44,544

Reproduction/Replacement Cost = 44,544

5 Identical Units => Reproduction/Replacement Cost of all units = 222,720

Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0

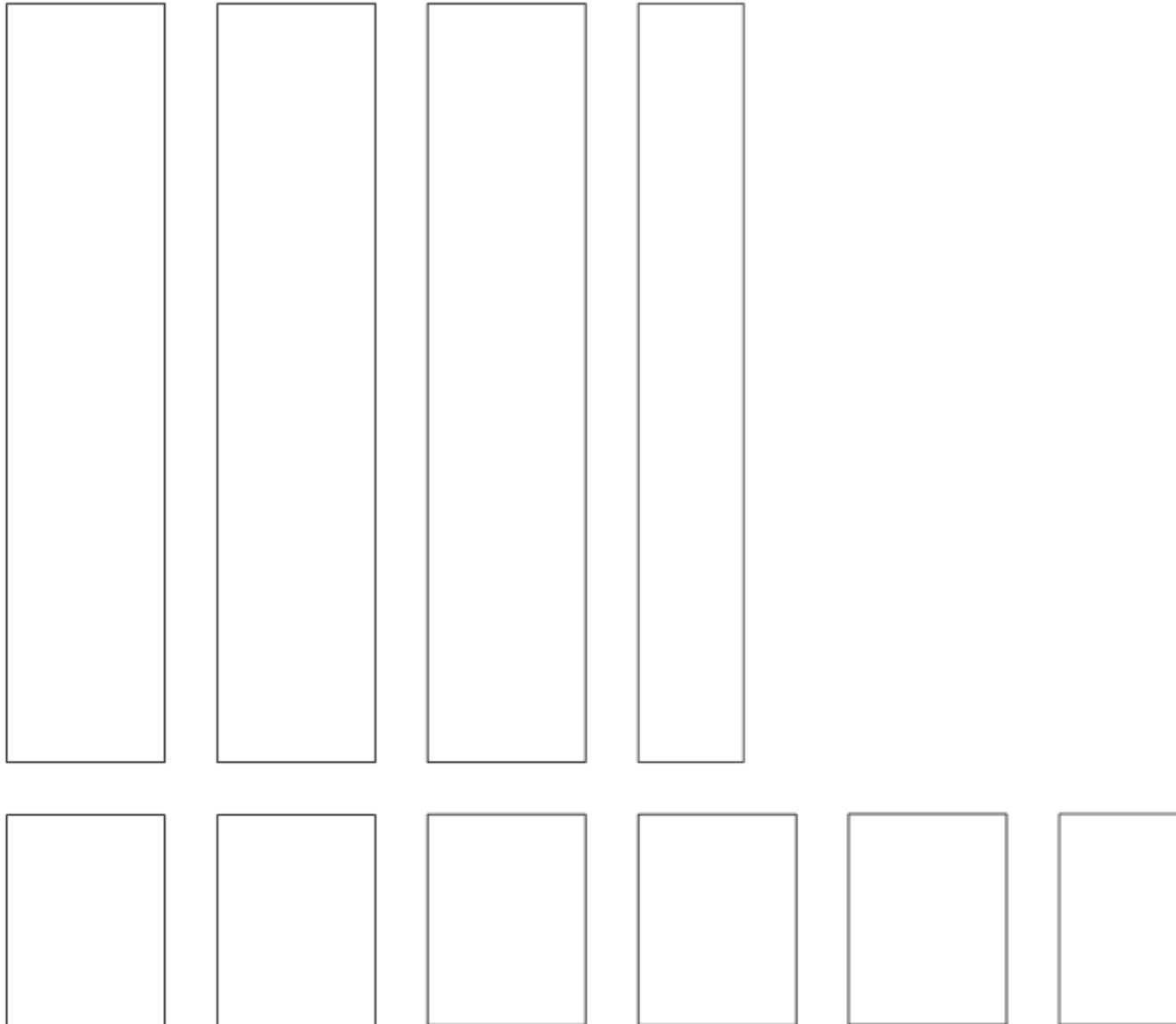
Total Depreciated Cost = 211,584

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 179,846

Replacement Cost/Floor Area= 37.12 Est. TCV/Floor Area= 29.97

(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	Urinals		Flex Conduit			Incandescent		
			3-Piece Baths	Wash Bowls		Rigid Conduit			Fluorescent		
			2-Piece Baths	Water Heaters		Armored Cable			Mercury		
			Shower Stalls	Wash Fountains		Non-Metalic			Sodium Vapor		
			Toilets	Water Softeners		Bus Duct			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas	Coal	Hand Fired						
			Oil	Stoker	Boiler						
(6) Ceiling:											

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



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

Desc. of Bldg/Section: 3 @ 30'X144' YEAR 2021 Calculator Occupancy: Warehouses - Mini					
Class: D,Pole Floor Area: 4,320 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost				
	<table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>	High	Above Ave.	Ave.	X
High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 4320 Ave. Perimeter Has Elevators:				
	*** Basement Info *** Area: Perimeter: Type: Heat:				
2021 Year Built Remodeled	Area #1: Type #1: Area #2: Type #2:				
10 Overall Bldg Height	* Mezzanine Info * Area: Type: Low				
Comments:					

Calculator Cost Computations	
<<<<<	>>>>>
Class: D,Pole	Quality: Low Cost
Stories: 1	Story Height: 10
Overall Building Height: 10	Perimeter: 0
Base Rate for Upper Floors = 31.04	
Adjusted Square Foot Cost for Upper Floors = 31.04	
Total Floor Area: 4,320	Base Cost New of Upper Floors = 134,093
Reproduction/Replacement Cost = 134,093	
3 Identical Units => Reproduction/Replacement Cost of all units = 402,279	
Eff.Age:2	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
Total Depreciated Cost = 382,165	
ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 2 = 324,840
Replacement Cost/Floor Area= 31.04	Est. TCV/Floor Area= 25.06

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

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

Desc. of Bldg/Section: 2022-0539 (1) 20 X 144 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 328 Base Rate for Upper Floors = 36.79 Adjusted Square Foot Cost for Upper Floors = 36.79 Total Floor Area: 2,880 Base Cost New of Upper Floors = 105,956 Reproduction/Replacement Cost = 105,956 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 101,718 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 86,460 Replacement Cost/Floor Area= 36.79 Est. TCV/Floor Area= 30.02						
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2880 Ave. Perimeter: 328 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
2022	Year Built Remodeled							
	Overall Bldg Height							
Comments:								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X	Poured Conc	Footings	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	(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness	Bsmnt Insul.
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler			

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

Desc. of Bldg/Section: 2022-0538 (1) 24 X 40 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 128						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 22,800 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 38.82 Adjusted Square Foot Cost for Upper Floors = 38.82 Total Floor Area: 960 Base Cost New of Upper Floors = 37,268 Reproduction/Replacement Cost = 37,268 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 35,777						
2022 Year Built Remodeled Overall Bldg Height Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
(1) Excavation/Site Prep:		(7) Interior:						

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEEKHOF MARIANNE K	DEVERNEY ANN L	140,000	07/10/2018	WD	03-ARM'S LENGTH	2018-02607	PROPERTY TRANSFER	100.0
ATKINS SHAWN & TAMMY	MEEKHOF MARIANNE K	80,000	02/05/2016	WD	16-LC PAYOFF	2016-0060	PROPERTY TRANSFER	0.0
ATKINS SHAWN & TAMMY	VANDERMEULEN ALEN D & MAR	80,000	03/22/2013	LC	16-LC PAYOFF	2013-00865 LCT	PROPERTY TRANSFER	100.0
		6,000	03/01/1996	WD	33-TO BE DETERMINED	302:498	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9909 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/10/2018					
Owner's Name/Address	MAP #:					
DEVERNEY ANN L 9909 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 215,261 TCV/TFA: 108.94					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																																	
SEC 16 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 PP 541 MISSAUKEE COUNTY RECORDS. 2.64A.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>337.50</td> <td>340.74</td> <td>0.8774</td> <td>0.9607</td> <td>90</td> <td>100</td> <td></td> <td>25,603</td> </tr> <tr> <td colspan="8">338 Actual Front Feet, 2.64 Total Acres</td> <td>Total Est. Land Value = 25,603</td> </tr> </tbody> </table>							Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	337.50	340.74	0.8774	0.9607	90	100		25,603	338 Actual Front Feet, 2.64 Total Acres								Total Est. Land Value = 25,603
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																												
A 200' @ 90/FF	337.50	340.74	0.8774	0.9607	90	100		25,603																												
338 Actual Front Feet, 2.64 Total Acres								Total Est. Land Value = 25,603																												

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																																																		
2007 MLS \$139,900 20807627	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.16</td> <td>770</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>7.35</td> <td>1000</td> <td>0</td> <td>0</td> </tr> <tr> <td>Whirl Pool Bath</td> <td>15,827.25</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>25.63</td> <td>100</td> <td>50</td> <td>1,281</td> </tr> <tr> <td colspan="5">Residential Local Cost Land Improvements</td> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> <tr> <td>LAND IMPROVE 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,656</td> </tr> </tbody> </table>						Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.16	770	0	0	D/W/P: 4in Ren. Conc.	7.35	1000	0	0	Whirl Pool Bath	15,827.25	1	0	0	Wood Frame	25.63	100	50	1,281	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 =				3,656
Description	Rate	Size	% Good	Cash Value																																																	
D/W/P: 3.5 Concrete	6.16	770	0	0																																																	
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LAND IMPROVE 2500	2,500.00	1	95	2,375																																																	
Total Estimated Land Improvements True Cash Value =				3,656																																																	



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

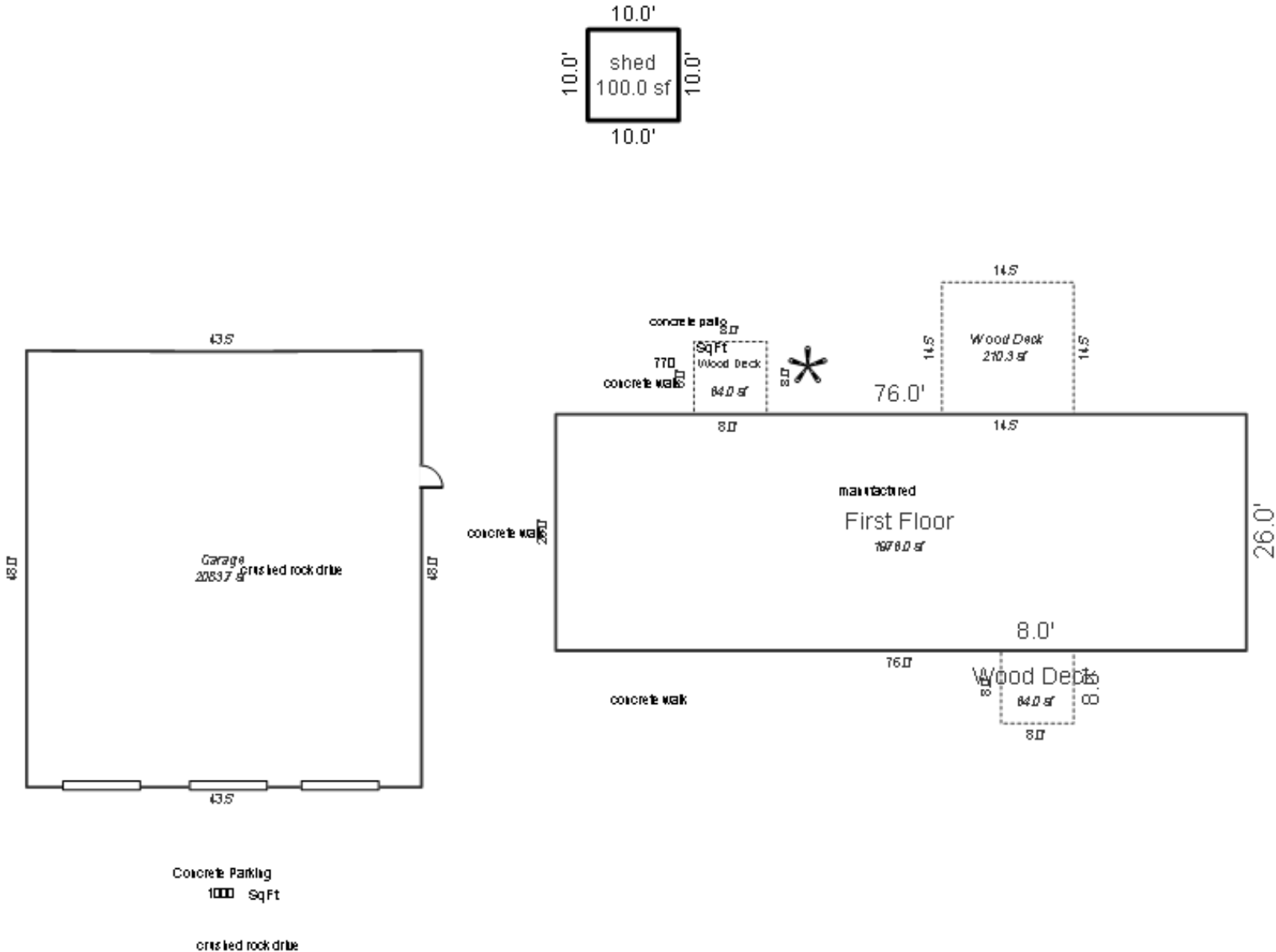
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	12,800	94,800	107,600			75,076C
TPC 12/27/2017 INSPECTED			2023	10,000	82,400	92,400			71,501C
TPC 09/25/2012 INSPECTED			2022	8,400	72,300	80,700			68,097C
			2021	6,800	64,500	71,300			65,922C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 64 64 210	Type Treated Wood Treated Wood Treated Wood	Year Built: 1997 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 3 Area: 2063 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior														
Building Style: HUD		X Drywall Paneled	Plaster Wood T&G													
Yr Built: 1995 Remodeled: 0		Trim & Decoration														
Condition: Average		Ex	X Ord													
Room List		Lg	X Ord			Small										
Basement 1st Floor 2nd Floor 4 Bedrooms		Doors				Solid	X H.C.									
(1) Exterior		(5) Floors														
Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:														
(2) Windows		(6) Ceilings														
X	Many Avg. Few	X	Large Avg. Small													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1976 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(7) Excavation														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Asphalt Shingle Metal Chimney: Metal		(8) Basement														
(3) Roof		(9) Basement Finish														
X	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
(3) Roof		(10) Floor Support														
Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:														
Class: CD		Effec. Age: 25		Floor Area: 1,976		Total Base New : 330,673		Total Depr Cost: 248,003		Estimated T.C.V: 186,002		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:		
Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1995		(11) Heating System: Forced Heat & Cool		Ground Area = 1976 SF		Floor Area = 1976 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		Basement		1,976		Total:		245,928		184,446				
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		922						
				3 Fixture Bath		1		3,860		2,895						
Water/Sewer		1000 Gal Septic		1		4,550		3,412								
		Water Well, 100 Feet		1		5,640		4,230								
Deck		Treated Wood		64		1,980		1,485								
		Ceramic Tile Floor		64		1,980		1,485								
		Treated Wood		210		4,177		3,133								
Built-Ins		Appliance Allow.		1		1,934		1,450								
Garages		Class: CD Exterior: Pole (Finished)		Base Cost		2063		59,394		44,545						
		Totals:		330,673		248,003										
Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		186,002												

*** 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.
		20,000	12/01/1998	WD	33-TO BE DETERMINED	325:302	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9849 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DORLAND JEFFREY P P O BOX 572 LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 47,339 TCV/TFA: 51.23					

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			A 200' @ 90/FF	324.00	354.70	0.8864 0.9704 90 100 25,082
			324 Actual Front Feet, 2.64 Total Acres			Total Est. Land Value = 25,082

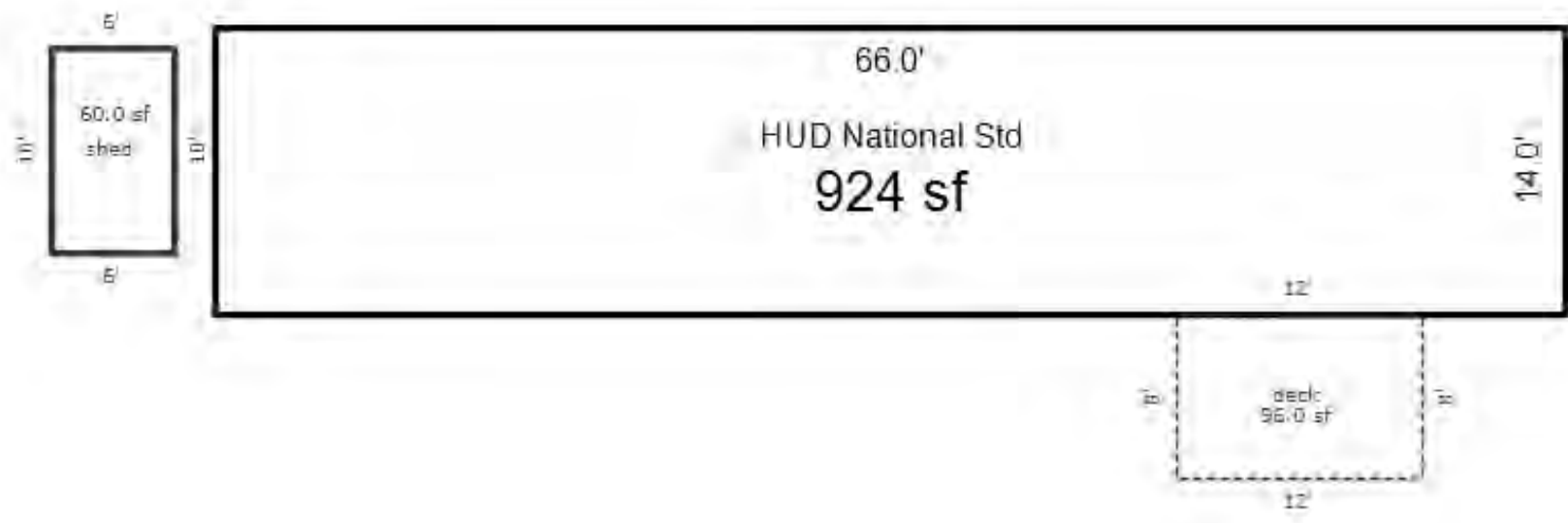
Tax Description	X	Dirt Road	Land Improvement Cost Estimates Description Rate Size % Good Cash Value Wood Frame 32.30 80 94 2,429 Total Estimated Land Improvements True Cash Value = 2,429
SEC 16 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 P 541 MISSAUKEE COUNTY RECORDS. 2.65A.		Gravel Road	
Comments/Influences	Paved Road		
SPLIT FROM 002-25 FOR 97	Storm Sewer		
	Sidewalk		
	Water		
	Sewer		
	X Electric		
	Gas		
	Curb		



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Topography of Site	X Level								
	Rolling								
	Low								
	High								
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	12,500	11,200	23,700			13,069C
		TPC 04/30/2021 INSPECTED	2023	9,800	11,900	21,700			12,447C
		TPC 12/27/2017 INSPECTED	2022	8,100	9,900	18,000			11,855C
		TPC 09/25/2012 INSPECTED	2021	6,500	9,000	15,500			11,477C

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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.
RICHARDS KAY IRENE ESTATE	BERGEY MALVIN J & CHRISTI	130,000	04/27/2021	WD	03-ARM'S LENGTH	2021-01520	PROPERTY TRANSFER	100.0
RICHARDS KAY ESTATE	RICHARDS KAY IRENE ESTATE	0	12/21/2020	OTH	06-COURT JUDGEMENT	2021-001143	DEED	0.0
RICHARDS RONALD		0	01/05/2008	AFF	33-TO BE DETERMINED	2008-0175DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9765 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/27/2021					
Owner's Name/Address	MAP #:					
BERGEY MALVIN J & CHRISTI 9765 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 156,381 TCV/TFA: 135.75					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 16 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 PP 541 & 542 MISSAUKEE COUNTY RECORDS. 2.65A.	X	Dirt Road		A 200' @ 90/FF	313.00	368.40	0.8941	0.9796	90	100	24,673
Comments/Influences		Gravel Road		313 Actual Front Feet, 2.65 Total Acres Total Est. Land Value = 24,673							
	X	Paved Road									
	X	Storm Sewer									
	X	Sidewalk									
	X	Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



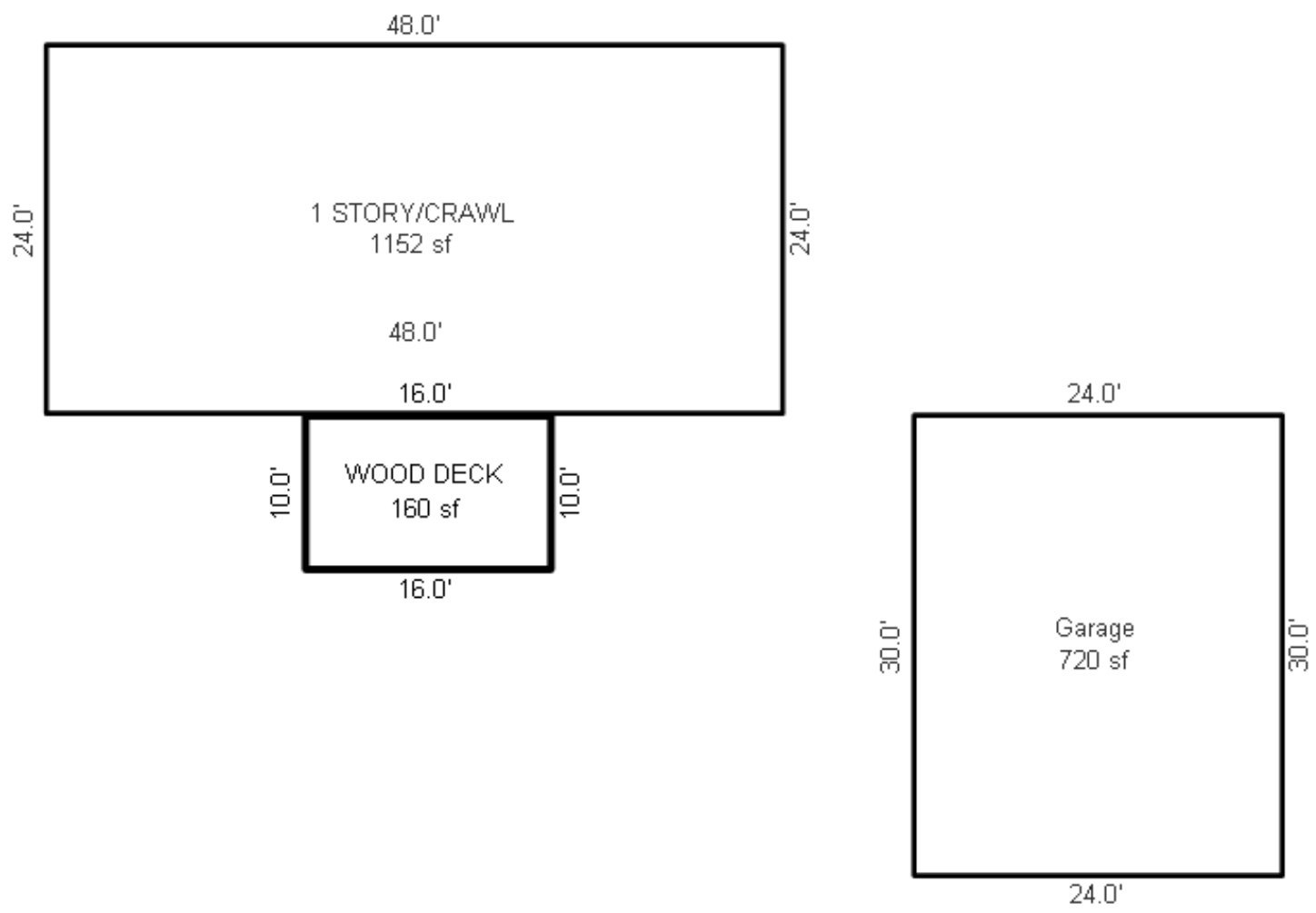
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	12,300	65,900	78,200			73,316C
Rolling	2023	9,600	63,800	73,400			69,825C
Low	2022	7,800	58,700	66,500			66,500S
High	2021	6,300	56,500	62,800			43,784C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC 05/06/2018	INSPECTED						
TPC 12/27/2017	INSPECTED						
TPC 04/02/2013	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1994 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: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: CD Effec. Age: 20 Floor Area: 1,152 Total Base New : 177,028 Total Depr Cost: 141,622 Estimated T.C.V: 131,708		Roof:			
Yr Built 1994	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80				Cls CD	Blt 1994	
Condition: Average		Lg	X	Ord	Small	200 Amps Service			Building Areas				Depr. Cost		
Room List		Doors	Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Crawl Space 1,152 Total: 133,307 106,646					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	Plumbing Average Fixture(s) 1 1,230 984 3 Fixture Bath 1 3,860 3,088 Water/Sewer 1000 Gal Septic 1 4,550 3,640 Water Well, 50 Feet 1 2,585 2,068 Deck Treated Wood 160 3,498 2,798 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 720 26,064 20,851 Built-Ins Appliance Allow. 1 1,934 1,547 Totals: 177,028 141,622					
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 131,708					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1152 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 131,708						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
X	Asphalt Shingle	(9) Basement Finish		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								
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								

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



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


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUNION LORETTA M ETAL	GUNNERSON MATTHEW &	10,000	01/06/2004	QC	21-NOT USED/OTHER	04-0/1639	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2635 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/19/2004					
GUNNERSON TRAVIS & GUNNERSON MATTHEW 2635 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 158,761 TCV/TFA: 110.25					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 66 - 120	\$2800	42.43 Acres	2800	100	118,810
			42.43 Total Acres Total Est. Land Value =					118,810

Tax Description		Land Improvement Cost Estimates		Cash Value		
SEC 16 T22N R8W (6*2007) N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & EXC THAT PART OF BEG 653.47 FT N OF SE COR, TH N 800 FT, W 800 FT, S 800 FT, E 800 FT TO POB LYING N'LY OF S 1/8 LINE & EXC E'LY 508.47 FT THOF & EXC S 165 FT OF W 1320 FT THOF. 42.4318A. SPLIT ON 5/21/2019 PART TO 009-016-023-70; FORMELRY SEC 16 T22N R8W N 1/2 OF SW 1/4 EXC N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & EXC THAT PART OF BEG 653.47 FT N OF SE COR TH N 800 FT. W 800 FT S 800 FT,E 800 S 1/8 LINE & EXC OF. 47.43AC. 009-016-023-80;	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.				

2020 Lake Township Parcel Map



9 completed ;
6-023-00;
-023-70;

7 completed ;
6-023-00;
-023-80;

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

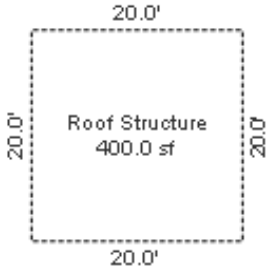
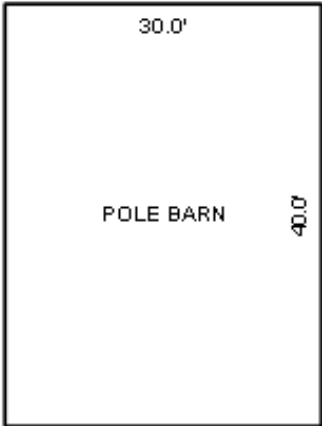
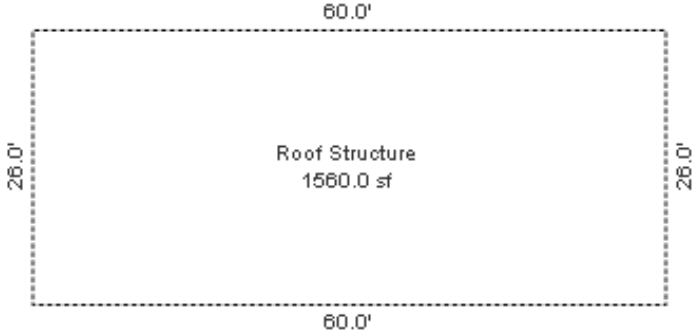
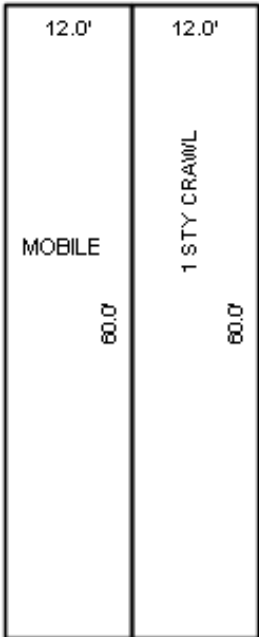
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	59,400	20,000	79,400			45,431C
2023	50,900	21,800	72,700			43,268C
2022	42,400	18,000	60,400			41,208C
2021	42,400	16,400	58,800			39,892C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built: 1986	1560	Roof Cover Onl	Car Capacity:	
	Mobile Home			Wood	Coal	Steam										Interior 2 Story	400	Roof Cover Onl	Class: D
	Town Home	0 Front Overhang						Dishwasher	2nd/Same Stack						Exterior: Pole	
	Duplex	0 Other Overhang						Garbage Disposal	Two Sided						Brick Ven.: 0	
	A-Frame							Bath Heater	Exterior 1 Story						Stone Ven.: 0	
X	Wood Frame	(4) Interior						Vent Fan	Exterior 2 Story						Common Wall: Detache	
		X Drywall						Hot Tub	Prefab 1 Story						Foundation: 18 Inch	
		Paneled						Unvented Hood	Prefab 2 Story						Finished ?:	
	Building Style:	Plaster						Vented Hood	Heat Circulator						Auto. Doors: 0	
	HUD	Wood T&G						Intercom	Raised Hearth						Mech. Doors: 0	
		Trim & Decoration						Jacuzzi Tub	Wood Stove						Area: 1200	
	Yr Built	Ex	X	Ord		Min		Jacuzzi repl.Tub	Direct-Vented Ga						% Good: 0	
	Remodeled							Oven							Storage Area: 0	
	0							Microwave							No Conc. Floor: 0	
	Condition: Average							Standard Range								
								Self Clean Range								
								Sauna								
	Room List	Doors		Solid	X	H.C.		Trash Compactor								
								Central Vacuum								
	Basement	(5) Floors						Security System								
	1st Floor	Kitchen:														
	2nd Floor	Other:														
	Bedrooms	Other:														
	(1) Exterior															
	Wood/Shingle	(6) Ceilings														
	Aluminum/Vinyl	X Drywall														
	Brick															
	Insulation															
	(2) Windows	(7) Excavation														
	Many	Basement: 0 S.F.														
	Avg.	Crawl: 720 S.F.														
	Few	Slab: 0 S.F.														
		Height to Joists: 0.0														
	Large															
	X Avg.															
	X Avg.															
	Few															
	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	(9) Basement Finish														
	(3) Roof															
	X Gable	Recreation SF														
	Hip	Living SF														
	Flat	Walkout Doors (B)														
		No Floor SF														
		Walkout Doors (A)														
	X Asphalt Shingle	(10) Floor Support														
		Joists:														
	Chimney:	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.
GUNNERSON TRAVIS & GUNNER	STAATS DONALD & SHAWN	1	05/24/2019	QC	09-FAMILY	PTA	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
2705 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
STAATS DONALD & SHAWN 2244 W DIVISION ST CADILLAC MI 49601		2024 Est TCV 17,016				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
SEC 16 T22N R8W (0*2019) S 165 FT OF W 1320 FT OF N 1/2 OF SW 1/4. 5A. SPLIT ON 05/21/2019 FROM 009-016-023-00;				* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				Residentia 18	-29	@\$3000	5.00	Acres	3000	100		15,000	
				5.00 Total Acres					Total Est. Land Value =	15,000			

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
CAR SALVAGE AREA Split/Comb. on 06/03/2019 completed 06/03/2019 TIM ; Parent Parcel(s): 009-016-023-00; Child Parcel(s): 009-016-023-70;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value
		Fencing: Wd, Solid, 6 ft.	26.88	150	50	2,016
		Total Estimated Land Improvements True Cash Value =				2,016



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	7,500	1,000	8,500			5,124C
			2023	6,500	900	7,400			4,880C
			2022	5,000	800	5,800			4,648C
			2021	4,500	0	4,500			4,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JILL C	GUNNERSON MATTHEW & TRAVI	1	03/17/2014	QC	09-FAMILY	2014-00975 QD	DEED	100.0
GUNNERSON TRAVIS & MATTHE	GUNNERSON JILL C	0	10/12/2007	QC	21-NOT USED/OTHER	2007/3612	DEED	100.0

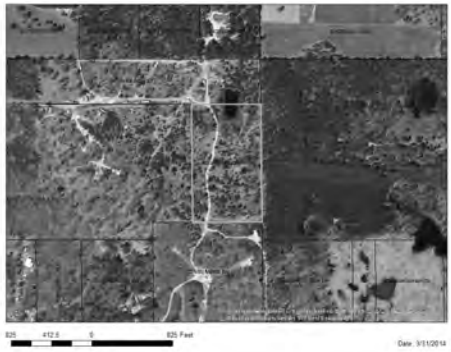
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
X S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
GUNNERSON MATTHEW & TRAVIS 6400 W JENNINGS RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 30,000					

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
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			Residentia 8 - 17 @\$3000	10.00 Acres	3000	100		30,000
			10.00 Total Acres Total Est. Land Value =					30,000

Tax Description
 SEC. 16 T22N, R8W BEG 1453.47 FT N OF S/4 COR, TH N TO S LINE OF N/2 OF N/2 OF N/2 OF SW/4, TH E 508..47 FT, S TO A PT 508.47 FT W OF POB, TH E TO POB. 9.998 Ac M/L
 Split on 11/26/2007 from 009-016-023-00;
 Comments/Influences
 Split/Comb. on 11/26/2007 completed 11/26/2007 RAY ;
 Parent Parcel(s): 009-016-023-00;
 Child Parcel(s): 009-016-023-80;

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
2024	15,000	0	15,000			11,025C
2023	14,000	0	14,000			10,500C
2022	10,000	0	10,000			10,000S
2021	10,000	0	10,000			10,000S

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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.
SCHWARTZ JOHN FRANK	GUNNERSON GAY D	0	02/14/2020	OTH	06-COURT JUDGEMENT	2020-01690	DEED	0.0
GUNNERSON JOANN	SCHWARTZ GAY D & JOHN FRA	1	08/28/2017	QC	09-FAMILY	2017-02674	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9954 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Garage	12/31/2003	20030466	Complete
Owner's Name/Address	P.R.E. 0%					
GUNNERSON GAY D 286 S BAGLEY ST LAKE CITY MI 49651	MAP #: 2024 Est TCV 154,028 TCV/TFA: 90.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 16 T22N R8W SW 1/4 OF SW 1/4 OF SW 1/4. 10A.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
231-775-8930			Residentia 8 - 17	@\$3000	10.00	Acres	3000	100		30,000
			10.00 Total Acres Total Est. Land Value = 30,000							

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

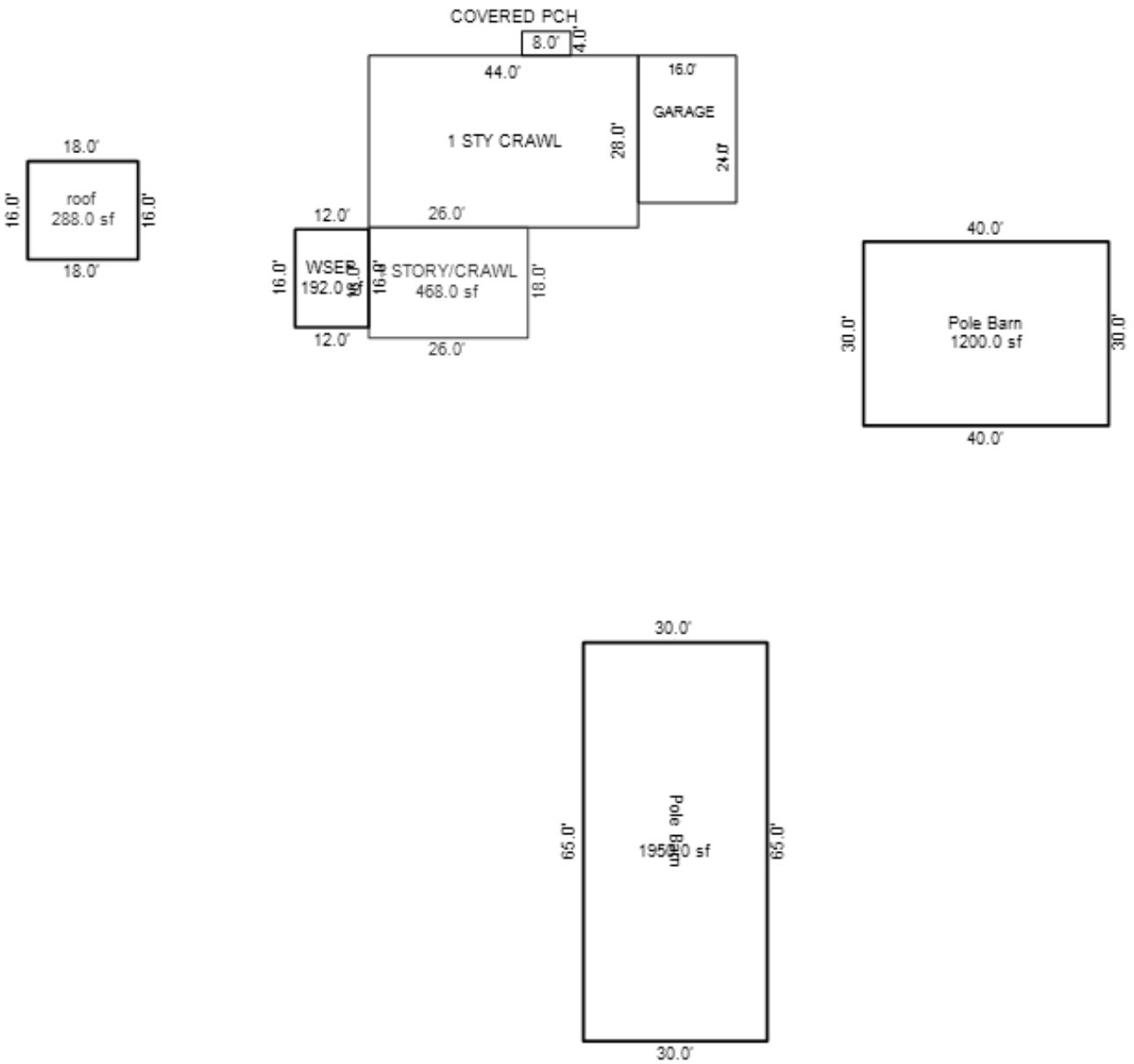
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	62,000	77,000			46,908C
2023	14,000	60,100	74,100			44,675C
2022	10,000	55,300	65,300			42,548C
2021	10,000	50,500	60,500			41,189C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 288	Type WSEP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1950 % Good: 0 Storage Area: 0 No Conc. Floor: 1950		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 1,700 Total Base New : 240,523 Total Depr Cost: 132,288 Estimated T.C.V: 123,028			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1948	
Yr Built 1948	Remodeled 200	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1700 SF Floor Area = 1700 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,232 1 Story Siding Crawl Space 468			Total: 168,038		92,421	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,025 564 Water/Sewer 1000 Gal Septic 1 4,263 2,345 Water Well, 50 Feet 1 2,498 1,374						
(2) Windows		(8) Basement		Lump Sum Items:			Porches WSEP (1 Story) 192 7,916 4,354 Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 384 12,868 7,077 Common Wall: 1 Wall 1 -1,844 -1,014 No Concrete Floor 384 -2,139 -1,176 Class: D Exterior: Pole (Unfinished) Base Cost 1950 37,226 20,474 No Concrete Floor 1950 -10,862 -5,974 Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,908 12,599 No Concrete Floor 1200 -6,684 -3,676									
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1700 S.F. Slab: 0 S.F. Height to Joists: 0.0	(9) Basement Finish			Built-Ins Appliance Allow. 1 1,638 901			Plumbing Average Fixture(s) 1 1,025 564 Water/Sewer 1000 Gal Septic 1 4,263 2,345 Water Well, 50 Feet 1 2,498 1,374						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,908 12,599 No Concrete Floor 1200 -6,684 -3,676						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Asphalt Shingle Metal			Chimney:			Built-Ins Appliance Allow. 1 1,638 901						
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney:			Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,908 12,599 No Concrete Floor 1200 -6,684 -3,676						
<p>*** Information herein deemed reliable but not guaranteed***</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
STAATS SHAWN LEE & STATS	STAATS DONALD J & ELIZABE	0	07/13/2016	QC	09-FAMILY	2016-02351	PROPERTY TRANSFER	0.0							
STAATS DONALD J & ELIZABE	STAATS DONALD J & ELIZABE	0	07/13/2016	WD	09-FAMILY	2016-02352	PROPERTY TRANSFER	0.0							
STAATS DONALD J & ELIZABE	STAATS SHAWN LEE	0	04/04/2016	WD	09-FAMILY	2016-01034	PROPERTY TRANSFER	0.0							
STAATS DONALD J & ELIZABE	STAATS DONALD J & ELIZABE	1	02/13/2014	WD	09-FAMILY	2014-00664	DEED	0.0							
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status					
2761 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		08/27/2021		2021-0590	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 363,079 TCV/TFA: 20.77									
STAATS DONALD J & ELIZABETH J 2761 S LACHANCE RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
Tax Description		Public Improvements		* Factors *											
. SEC 16 T22N R8W N 660 FT OF W 990 FT OF SW 1/4 OF SW 1/4. 15A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		COMMERCIAL 20A M/L		3900	15.00	3900	100			58,500	
BLDG ONE CONSTRUCTED OF USED MATERIAL.		X		Paved Road		15.00 Total Acres		Total Est. Land Value =						58,500	
		X		Storm Sewer		Land Improvement Cost Estimates									
		X		Sidewalk		Description		Rate	Size	% Good	Cash Value				
		X		Water		D/W/P: 4in Ren. Conc.		8.29	400	50	1,658				
		X		Sewer		Metal Prefab		16.20	192	50	1,555				
		X		Electric		Wood Frame		22.89	756	50	8,652				
		X		Gas		Total Estimated Land Improvements True Cash Value =								11,865	
		X		Curb											
		X		Street Lights											
		X		Standard Utilities											
		X		Underground Utils.											
		X		Topography of Site											
		X		Level											
		X		Rolling											
		X		Low											
		X		High											
		X		Landscaped											
		X		Swamp											
		X		Wooded											
		X		Pond											
		X		Waterfront											
		X		Ravine											
		X		Wetland											
		X		Flood Plain											
		X		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		Who	When	What	2024	29,300	152,200	181,500			64,210C		
		X		JWV	10/11/2022	INSPECTED	2023	22,500	162,900	185,400			61,153C		
		X		JWV	11/05/2021	INSPECTED	2022	15,000	131,800	146,800			58,241C		
		X		TPC	12/27/2017	INSPECTED	2021	18,000	137,800	155,800			34,987C		

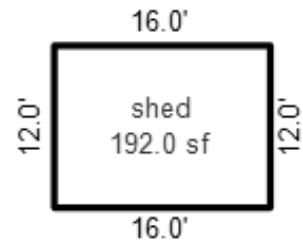
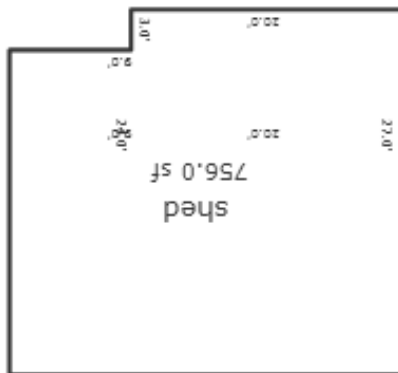
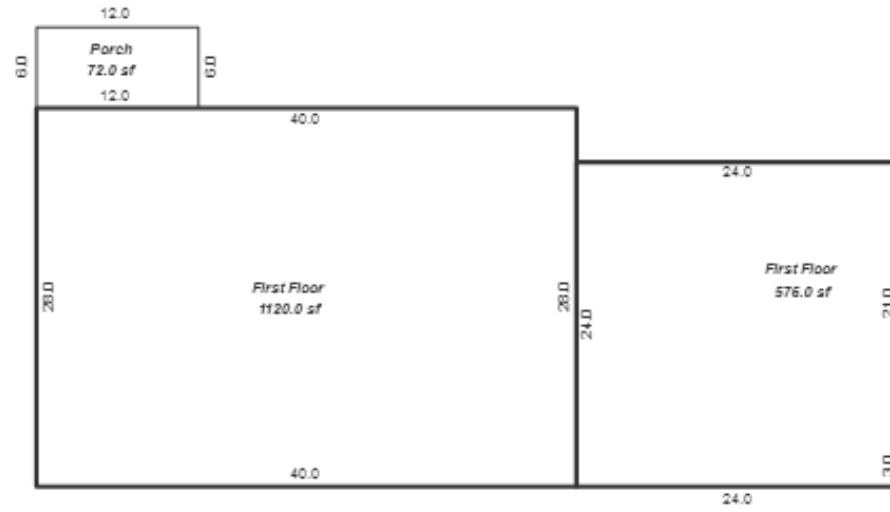


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built:										
	Mobile Home	Insulation		Wood	Coal	Steam			Cook Top	Interior 2 Story				72	Treated Wood	Car Capacity:								
	Town Home	0	Front Overhang	X Forced Warm Air			Dishwasher			2nd/Same Stack			40	Treated Wood	Class:									
	Duplex	0	Other Overhang	Wall Furnace			Garbage Disposal			Two Sided					Exterior:									
	A-Frame	(4) Interior		Warm & Cool Air			Bath Heater			Exterior 1 Story					Stone Ven.:									
	Wood Frame	Drywall		Heat Pump			Vent Fan			Exterior 2 Story					Common Wall:									
		Paneled					Hot Tub			Prefab 1 Story					Foundation:									
	Building Style:	Plaster					Unvented Hood			Prefab 2 Story					Finished ?									
	HUD	Wood T&G					Vented Hood			Heat Circulator					Auto. Doors:									
		Trim & Decoration					Intercom			Raised Hearth					Mech. Doors:									
	Yr Built	Ex	Ord				Jacuzzi Tub			Wood Stove					Area:									
	Remodeled	Min					Jacuzzi repl.Tub			Direct-Vented Ga					% Good:									
	0						Oven			Class: Average					Storage Area:									
	Condition:	Size of Closets					Microwave			Effec. Age: 35					No Conc. Floor:									
	Average	Lg	Ord				Standard Range			Floor Area:														
			Small				Self Clean Range			Total Base New : 193,466			E.C.F.											
	Room List	Doors	Solid	H.C.			Sauna			Total Depr Cost: 67,712			X 0.800		Bsmnt Garage:									
	Basement	(5) Floors					Trash Compactor			Estimated T.C.V: 54,170					Carport Area:									
	1st Floor	Kitchen:					Central Vacuum								Roof:									
	2nd Floor	Other:					Security System																	
	Bedrooms	Other:																						
	(1) Exterior	No./Qual. of Fixtures					Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average			Blt 0											
		Ex.	Ord.	Min			(11) Heating System: Forced Warm Air																	
	Wood/Shingle	No. of Elec. Outlets					Ground Area = 2487 SF Floor Area = 2487 SF.																	
	Aluminum/Vinyl	Many		Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35																	
	Brick	Few					Building Areas																	
	Insulation	(13) Plumbing					Type			Ext. Walls			Roof/Fnd.			Size			Cost New			Depr. Cost		
	(2) Windows	1		Average Fixture(s)			Main Home			Ribbed			Metal			960								
		1		3 Fixture Bath			Addition			Siding			Crawl			960								
				2 Fixture Bath			Addition			Siding			Crawl			567								
				Softener, Auto																				
				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	(14) Water/Sewer					Notes:																	
		Public Water					ECF (201B COMMERCIAL GROUP B) 0.800 => TCv:																	
		Public Sewer																						
		Water Well																						
		1 1000 Gal Septic																						
		1 2000 Gal Septic																						
		Lump Sum Items:																						
	Asphalt Shingle	(10) Floor Support																						
		Joists:																						
	Chimney:	Unsupported Len:																						
		Cntr.Sup:																						

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



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

Desc. of Bldg/Section: CAL 210, WITH SCALE Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>								
Class: D Floor Area: 4,000 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 268 Base Rate for Upper Floors = 34.85 Adjusted Square Foot Cost for Upper Floors = 34.85 Total Floor Area: 4,000 Base Cost New of Upper Floors = 139,400 Reproduction/Replacement Cost = 139,400 Total Depreciated Cost = 83,640	
High	Above Ave.	Ave.	X	Low						
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 4000 Ave. Perimeter: 268 Has Elevators:		Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 83,640						
1985 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Unit in Place Items Rate Quantity Arch %Good Depr.Cost /CI14/SERS/DEQU/HOI/FRAL/HBUSL 33366.66 1 1.00 100 33,367						
Overall Bldg Height		Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 99,456 Replacement Cost/Floor Area= 43.19 Est. TCV/Floor Area= 24.86						
Comments:		*** Basement Info *** Area: Type #1: Area #2: Type #2: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low								

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

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

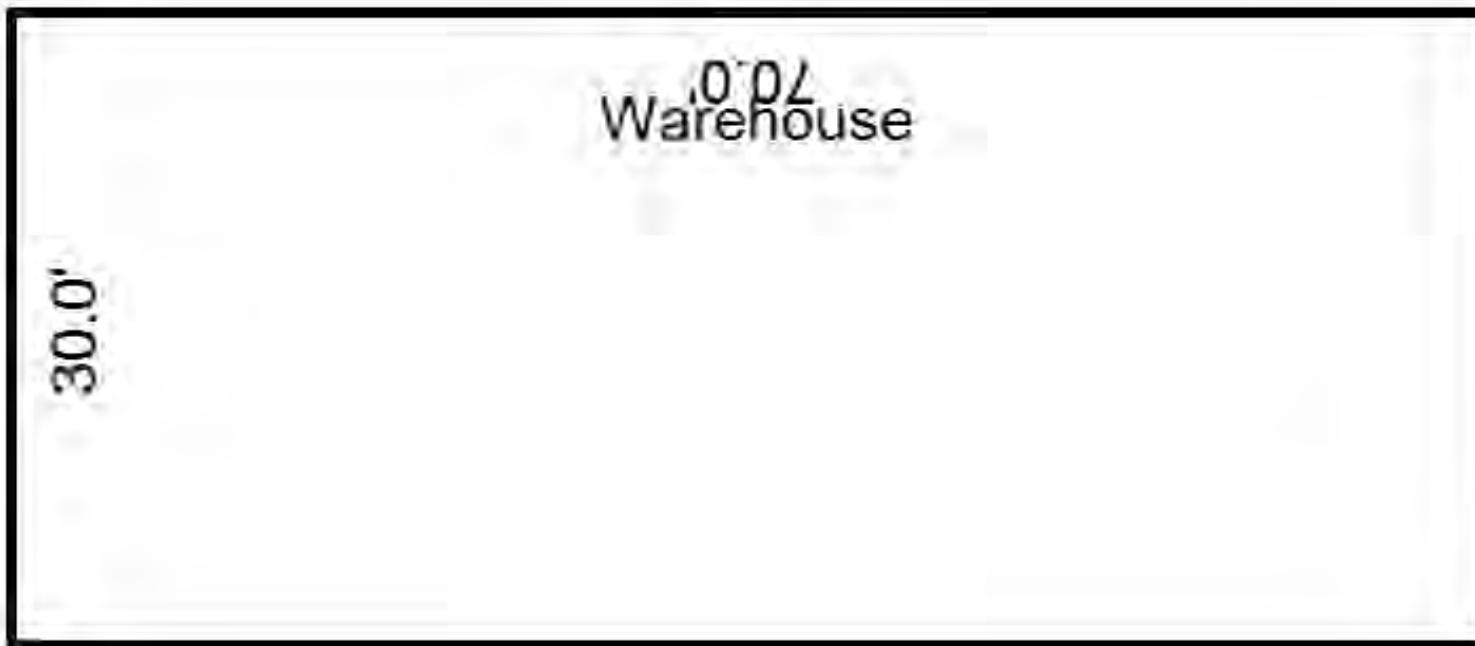


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 210 Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Low Cost	
Floor Area: 2,100 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Stories: 1 Story Height: 10 Perimeter: 160 Base Rate for Upper Floors = 30.67	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.07 100% Adjusted Square Foot Cost for Upper Floors = 35.74	
Year Built Remodeled Overall Bldg Height Comments:		Total Floor Area: 2,100 Base Cost New of Upper Floors = 75,054 Reproduction/Replacement Cost = 75,054 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 45,032	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 2100 Ave. Perimeter: 160 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 38,278 Replacement Cost/Floor Area= 35.74 Est. TCV/Floor Area= 18.23	

(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:			Outlets:		Fixtures:			
X Poured Conc	Brick/Stone	Block	Footings	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***



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

Desc. of Bldg/Section: STORGE W/LIFT
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 2,604
 Gross Bldg Area: 14,994
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 25
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

1985 Year Built
 Remodeled

14 Overall Bldg
 Height

Comments:
 SOUTH OF
 OFFICE/PROCESSING

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 2604
 Ave. Perimeter: 208
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Low

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 208
 Overall Building Height: 14

Base Rate for Upper Floors = 16.74
 Adjusted Square Foot Cost for Upper Floors = 16.74

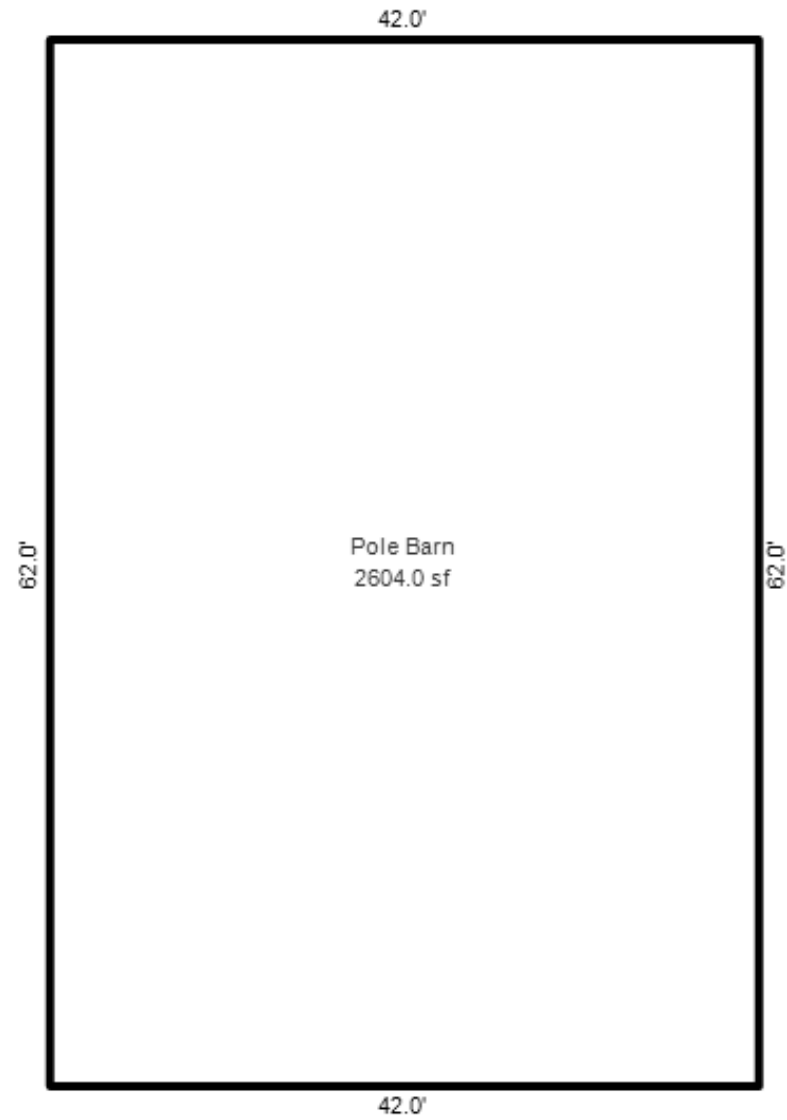
Total Floor Area: 2,604 Base Cost New of Upper Floors = 43,591
 Reproduction/Replacement Cost = 43,591
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 26,155

Unit in Place Items Rate Quantity Arch %Good Depr.Cost
 /CI14/SERS/DEQU/HOI/GDRI/AAUTL 14572.39 1 1.00 100 14,572

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 34,618
 Replacement Cost/Floor Area= 22.34 Est. TCV/Floor Area= 13.29

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

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



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

Desc. of Bldg/Section: EAST SIDE OF LOT
 Calculator Occupancy: Shed - Utility Light Commercial Building

Class: D,Pole
 Floor Area: 2,090
 Gross Bldg Area: 14,994
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 25
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2090					
Ave. Perimeter: 194					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 10 Perimeter: 194

Base Rate for Upper Floors = 16.07

Adjusted Square Foot Cost for Upper Floors = 16.07

Total Floor Area: 2,090 Base Cost New of Upper Floors = 33,586

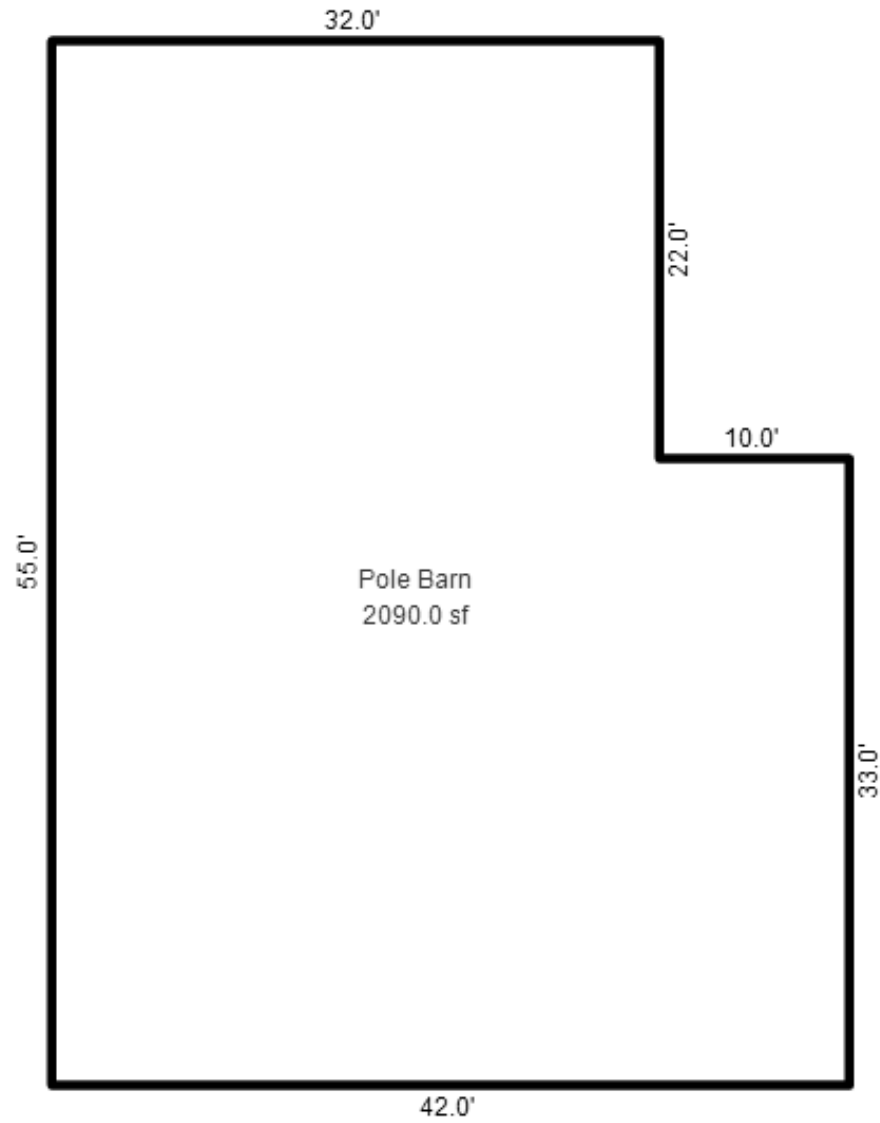
Reproduction/Replacement Cost = 33,586

Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 20,152

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 17,129
 Replacement Cost/Floor Area= 16.07 Est. TCV/Floor Area= 8.20

(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				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***

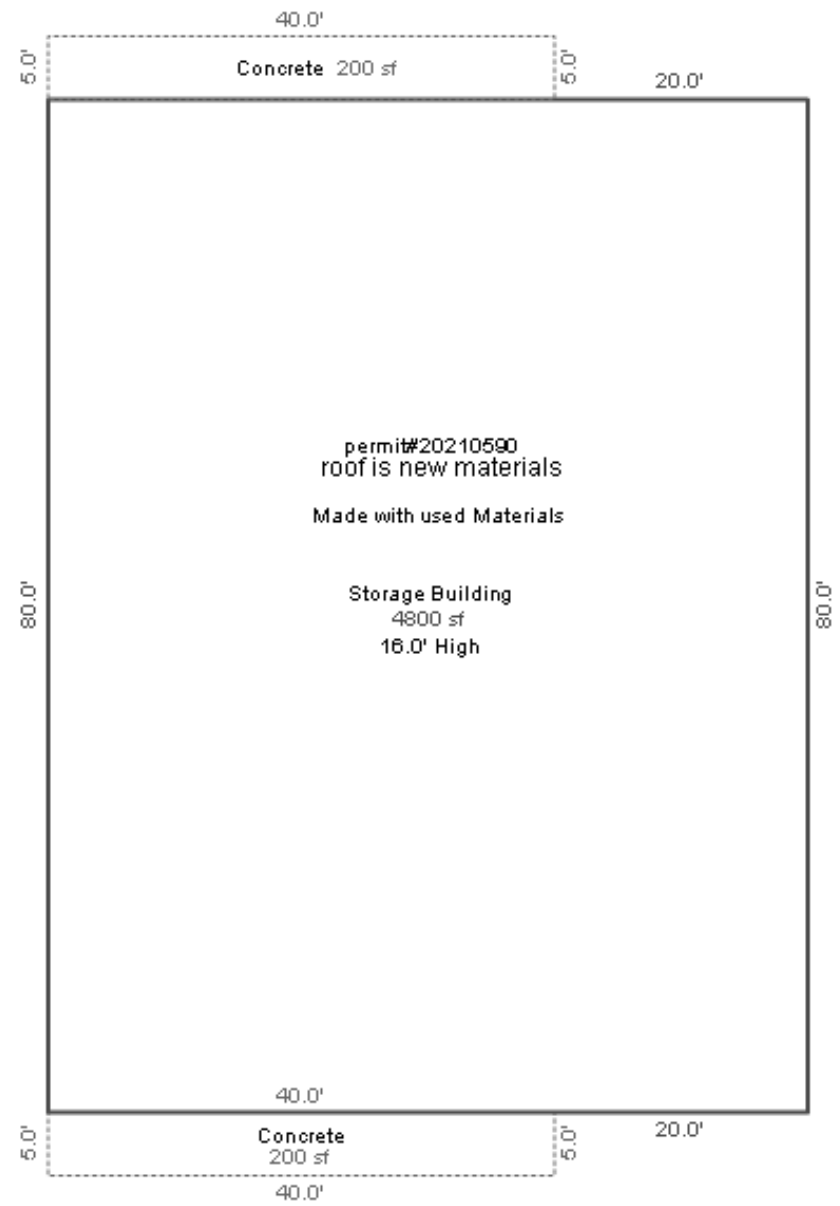


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: PERMIT 20210590 Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 4,200 Gross Bldg Area: 14,994 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 16 Perimeter: 280 Base Rate for Upper Floors = 16.76 Adjusted Square Foot Cost for Upper Floors = 16.76	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 4,200 Base Cost New of Upper Floors = 70,392 Reproduction/Replacement Cost = 70,392 Eff. Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 57,721	
Year Built Remodeled Overall Bldg Height Comments:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 5 = 49,063 Replacement Cost/Floor Area= 16.76 Est. TCV/Floor Area= 11.68	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 4200 Ave. Perimeter: 280 Has Elevators:		*** Basement Info *** Area: Perimeter: Type: Heat:	
		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:	
		* Sprinkler Info * Area: Type: Low	

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
WIGGINS JON PO BOX 968 917 COTEY ST CADILLAC MI 49601		MAP #:		2024 Est TCV 78,068 TCV/TFA: 59.14							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 16 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 & S 1/2 OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4. 15 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
CHILD PCL		X	Gravel Road	Residentia 8 - 17 @\$3000	15.00 Acres	3000	100		45,000		
		X	Paved Road	15.00 Total Acres				Total Est. Land Value =	45,000		
		X	Storm Sewer								
		X	Sidewalk								
		X	Water								
		X	Sewer								
		X	Electric								
		X	Gas								
		X	Curb								
		X	Street Lights								
		X	Standard Utilities								
		X	Underground Utils.								
		X	Topography of Site								
		X	Level								
		X	Rolling								
		X	Low								
		X	High								
		X	Landscaped								
		X	Swamp								
		X	Wooded								
		X	Pond								
		X	Waterfront								
		X	Ravine								
		X	Wetland								
		X	Flood Plain								
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017	INSPECTED		2024	22,500	16,500	39,000			26,288C
					2023	21,000	18,000	39,000			25,037C
					2022	15,000	14,900	29,900			23,845C
					2021	15,000	13,500	28,500			23,084C

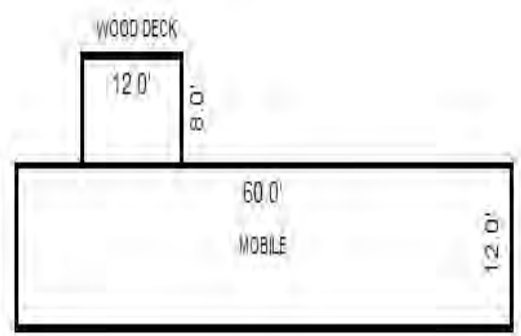
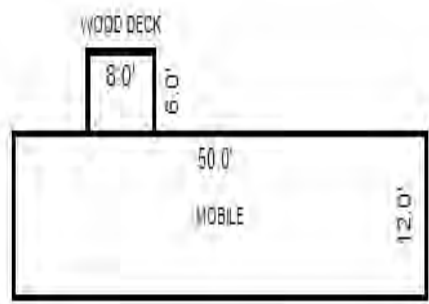


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 45 Floor Area: Total Base New : 62,735 Total Depr Cost: 22,207 Estimated T.C.V: 17,766			E.C.F. X 0.800		Bsmnt Garage:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Cls Average		Blt 1973	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Type			Cost New		Depr. Cost	
Condition: Average		Size of Closets		100 Amps Service			Many			Ext. Walls			Total:			
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Roof/Fnd.			46,870		16,405	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			3 Fixture Bath			Metal			720			
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			2 Fixture Bath			Ribbed			268		3,044	1,065
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Softener, Auto			Size			4,864		1,702	
(2) Windows		Other:		Many			Softener, Manual			Total:			2,686		940	
	Many Avg. Few		X	Avg.		Small	No Plumbing			Total:			2,505		1,127	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Average Fixture(s)			Extra Toilet			Total:			2,766		968	
X	Many Avg. Few		X	Avg.		Small	3 Fixture Bath			Total:			62,735		22,207	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath			Softener, Auto			Total:			62,735		22,207	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Manual			No Plumbing			Total:			62,735		22,207	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Solar Water Heat			Extra Toilet			Total:			62,735		22,207	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		No Plumbing			Extra Sink			Total:			62,735		22,207	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Solar Water Heat			Separate Shower			Total:			62,735		22,207	
X	Gable Hip Flat		Gambrel Mansard Shed	Solar Water Heat			Ceramic Tile Floor			Total:			62,735		22,207	
X	Asphalt Shingle	(10) Floor Support		Solar Water Heat			Ceramic Tile Wains			Total:			62,735		22,207	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		Solar Water Heat			Ceramic Tub Alcove Vent Fan			Total:			62,735		22,207	
	Chimney: Metal	(14) Water/Sewer		Solar Water Heat			Vent Fan			Total:			62,735		22,207	
	Chimney: Metal	Public Water Public Sewer Water Well		Solar Water Heat			Vent Fan			Total:			62,735		22,207	
	Chimney: Metal	1 1000 Gal Septic 1 2000 Gal Septic		Solar Water Heat			Vent Fan			Total:			62,735		22,207	
	Chimney: Metal	Lump Sum Items:		Solar Water Heat			Vent Fan			Total:			62,735		22,207	
	Chimney: Metal	Notes: 12X60		Solar Water Heat			Vent Fan			Total:			62,735		22,207	
	Chimney: Metal	ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:		Solar Water Heat			Vent Fan			Total:			62,735		22,207	

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



Sketch by Apex 1/7/11

*** 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																																																																																												
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X	Wood Frame	(4) Interior			Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Average Effec. Age: 45 Floor Area: Total Base New : 54,161 Total Depr Cost: 19,127 Estimated T.C.V: 15,302			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:																																																																																											
Building Style: HUD			Drywall Paneled		Plaster Wood T&G																																																																																																						
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(2) Windows		(6) Ceilings		No./Qual. of Fixtures																																																																																																							
X	Many Avg. Few	X	Large Avg. Small	Ex.			X	Ord.		Min																																																																																																	
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(4) Interior		(8) Basement		(13) Plumbing																																																																																																							
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																							
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<p>Cost Est. for Res. Bldg: 2 Mobile Home HUD Cls Average Blt 1971</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 600 SF Floor Area = 600 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td></td> <td>Metal</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td colspan="5">Total:</td> <td>40,706</td> <td>14,246</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td></td> <td>124</td> <td>1,409</td> <td>493</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td></td> <td>1</td> <td>4,864</td> <td>1,702</td> </tr> <tr> <td>Solar Water Heat</td> <td></td> <td></td> <td></td> <td>1</td> <td>2,686</td> <td>940</td> </tr> <tr> <td colspan="7">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td></td> <td>48</td> <td>1,730</td> <td>778</td> </tr> <tr> <td colspan="7">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td></td> <td>1</td> <td>2,766</td> <td>968</td> </tr> <tr> <td colspan="5">Totals:</td> <td>54,161</td> <td>19,127</td> </tr> </tbody> </table> <p>Notes: 12X50 INVADER ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 15,302</p>																	Building Areas	Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed		Metal	600			Total:					40,706	14,246	Other Additions/Adjustments							Skirting, Metal or Vinyl, Vertical				124	1,409	493	Water/Sewer							1000 Gal Septic				1	4,864	1,702	Solar Water Heat				1	2,686	940	Deck							Treated Wood				48	1,730	778	Built-Ins							Appliance Allow.				1	2,766	968	Totals:					54,161	19,127
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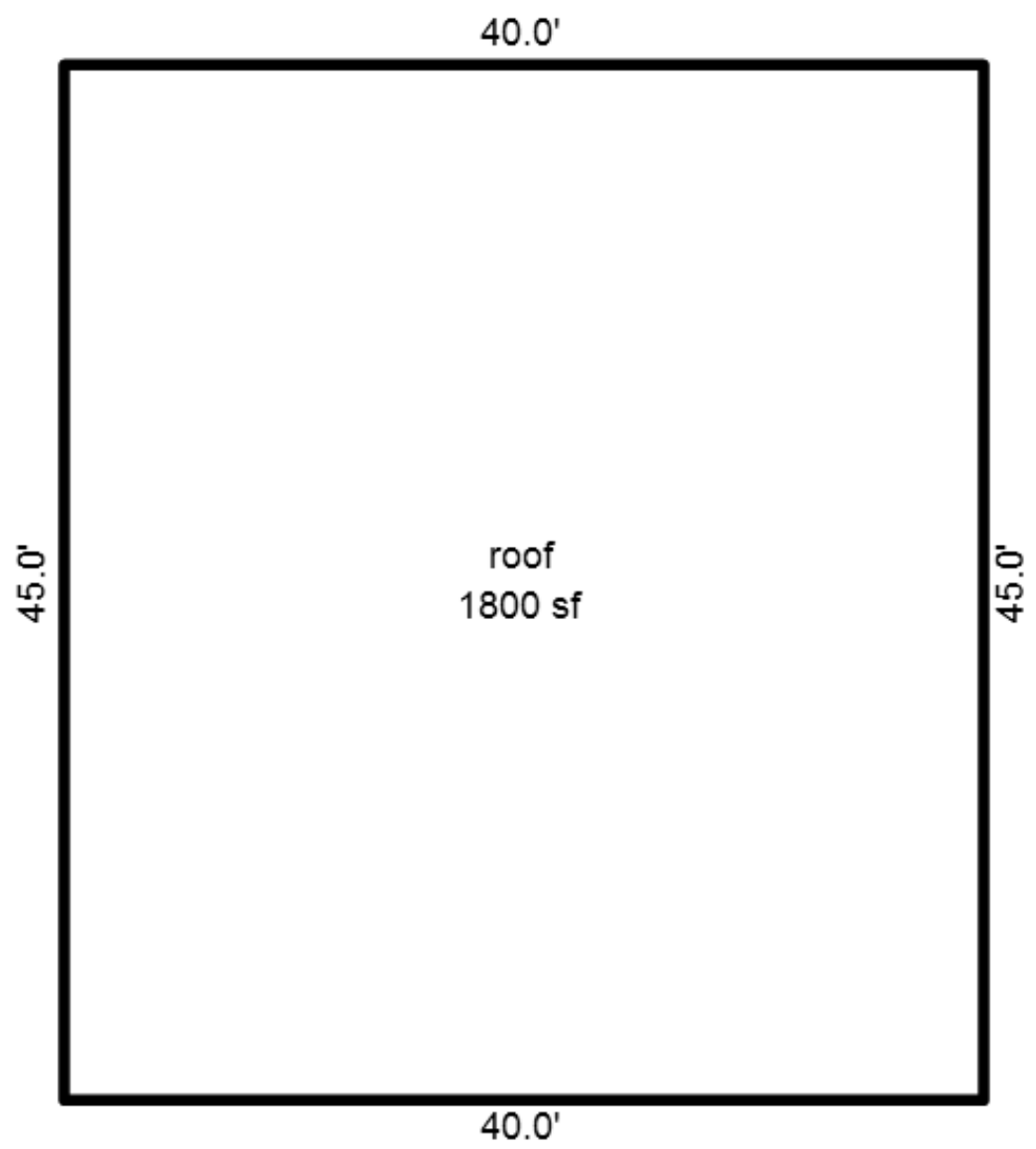
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)		Date	Number	Status		
W KELLY RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
GUNNERSON STEVEN R ETAL 9513 W JENNINGS RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 60,237						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SEC 16 T22N R8W N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 265 FT IF N 300 FT THOF. 18.1749A. (3*1998)		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Gravel Road		Residentia 18	-29 @\$3000	18.17 Acres	3000	100	54,510	
		Paved Road		18.17 Total Acres Total Est. Land Value =					54,510	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		X Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Level		2024	27,300	2,800	30,100			12,051C
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What	2023	23,600	2,800	26,400		11,478C
		TPC 04/30/2021 INSPECTED								
		TPC 12/27/2017 INSPECTED		2022	18,200	2,200	20,400			10,932C
		TPC 05/10/2016 INSPECTED		2021	16,400	2,100	18,500			10,583C



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Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 170			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	45 x 40 = 1800			
Cost New	\$ 12,317			
Phy./Func./Econ. %Good	50/100/100 50.0			
Depreciated Cost	\$ 6,159			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	50			
Est. True Cash Value	\$ 5,727			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5727 / All Cards: 5727				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GUNNERSON GARY GUY	ANEJA RAJESH	1	09/01/2020	WD	03-ARM'S LENGTH	2020-02512	DEED	100.0			
GUNNERSON JOAAN L	GUNNERSON GARY GUY	248,000	12/01/2010	LC	03-ARM'S LENGTH	2010-3331LC	DEED	0.0			
WILDBIZ LLC	GUNNERSON JOAAN L	0	11/30/2010	LC	06-COURT JUDGEMENT	L2010/P05238	DEED	0.0			
GUNNERSON GARY GUY (M/M)	GUNNERSON JOANN L	1	11/04/2008	QC	21-NOT USED/OTHER	2008/3934	DEED	0.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
2555 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
ANEJA RAJESH 2555 S LACHANCE RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 401,634 TCV/TFA: 85.06									
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	235.00	290.00	0.9605	0.9228	90	100	18,745
		Paved Road		235 Actual Front Feet, 1.56 Total Acres				Total Est. Land Value =		18,745	
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	27.38	144	50	1,971			
		Sewer		Unit in Place Item(s)							
		Electric		Description	Rate	Size	% Good	Cash Value			
		Gas			0.00	1	88	0			
		Curb		Commercial Local Cost Land Improvements							
		Street Lights		Description	Rate	Size	% Good	Arch	Mult	Cash Value	
		Standard Utilities		PAVING	0.40	5000	86	100		1,720	
		Underground Utils.		CONCRETE	0.40	12806	86	100		4,405	
		Topography of Site		Total Estimated Land Improvements True Cash Value = 8,096							
		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	9,400	191,400	200,800		163,657C	
		JWV	08/06/2018	INSPECTED	2023	7,300	162,100	169,400		155,864C	
		JWV	08/06/2018	INSPECTED	2022	5,900	148,900	154,800		148,442C	
		TPC	12/27/2017	INSPECTED	2021	4,700	139,000	143,700		143,700S	



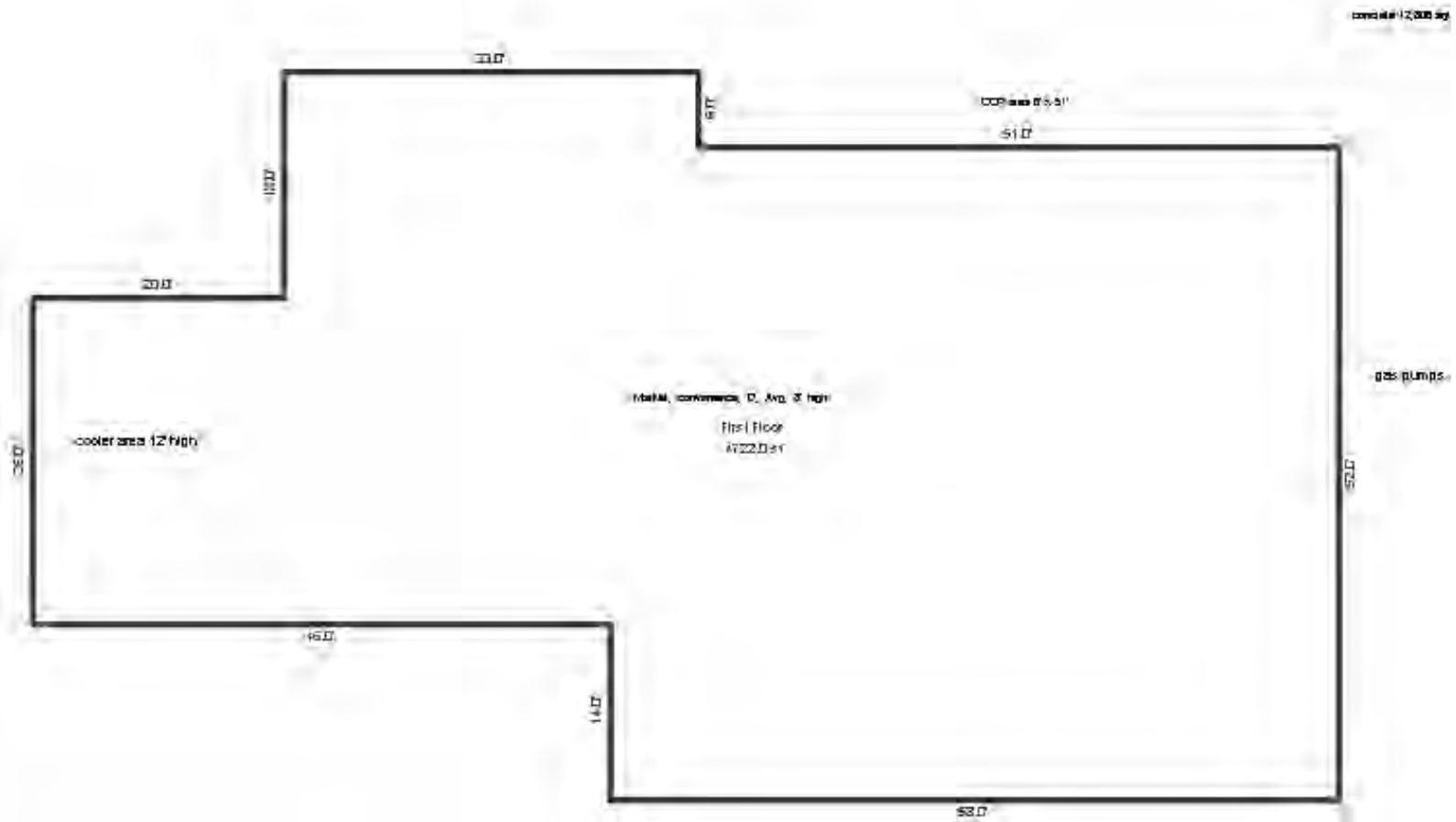
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 116 Calculator Occupancy: Markets - Convenience		<<<<< Calculator Cost Computations >>>>>									
Class: D Floor Area: 4,722 Gross Bldg Area: 4,722 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost					Class: D Quality: Average Stories: 1 Story Height: 8 Perimeter: 324				
		High	Above Ave.	X	Ave.	Low	Base Rate for Upper Floors = 102.87				
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **					(10) Heating system: Forced Air Furnace Cost/SqFt: 8.33 100% Adjusted Square Foot Cost for Upper Floors = 111.20				
1997 Year Built Remodeled		Area: Perimeter: Type:					Total Floor Area: 4,722 Base Cost New of Upper Floors = 525,086				
Overall Bldg Height		Heat: Hot Water, Radiant Floor					Reproduction/Replacement Cost = 525,086				
Comments:		*** Basement Info ***					Eff. Age: 25 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 246,790				
		* Mezzanine Info *					<<<<< Segregated Cost Computations >>>>>				
		* Sprinkler Info *					Costs taken from Segregated Cost Section 3: Stores & Commercial				
		Area #1: Type #1: Area #2: Type #2:					Item Description Cost # or Height Storys				
		Area: Type: Average					Col. Rate SqFt Adj. Adj. Cost				
							(39) Miscellaneous Canopies & Marquees: Wood Frame 1 Up 32.15 603 1.000 1.000 19,386 Miscellaneous Built-in Construction: Cold Storage, for each inch over 2" add 2 Up 0.00 2026 1.000 1.000 0				
							<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>				

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:				603 Wood Frame 2026 Cold Storage, for each inch					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Few Average	Few Average							
(3) Frame:				3-Piece Baths		Wash Bowls		Many Unfinished Typical	Many Unfinished Typical								
(4) Floor Structure:				2-Piece Baths		Water Heaters		Flex Conduit	Incandescent								
(5) Floor Cover:				Shower Stalls		Wash Fountains		Rigid Conduit	Fluorescent	(40) Exterior Wall:							
(6) Ceiling:				Toilets		Water Softeners		Armored Cable	Mercury					Thickness	Bsmnt Insul.		
				(9) Sprinklers:				(13) Roof Structure: Slope=0									
				(10) Heating and Cooling:													
				Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:										

*** 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: 2555 S LACHANCE RD
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0% MAP #: 2024 Est TCV 10,000

Owner's Name/Address: GUNNERSON JOANN & GUNNERSON GARY G
 9513 W JENNINGS ROAD LAKE CITY MI 49651

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

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

Tax Description: SEC 16 T22N R8W W 265 FT OF N 300 FT OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 EXC W 235 FT OF N 290 FT THEREOF. .2606A. (0*2006)
 Split on 11/16/2006 from 009-016-025-90;
 Comments/Influences: Split/Comb. on 11/16/2006 completed 11/16/2006 RAY (From Adjacent Owner)

Parent Parcel(s): 009-016-025-90;
 Child Parcel(s): 009-016-025-99;

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

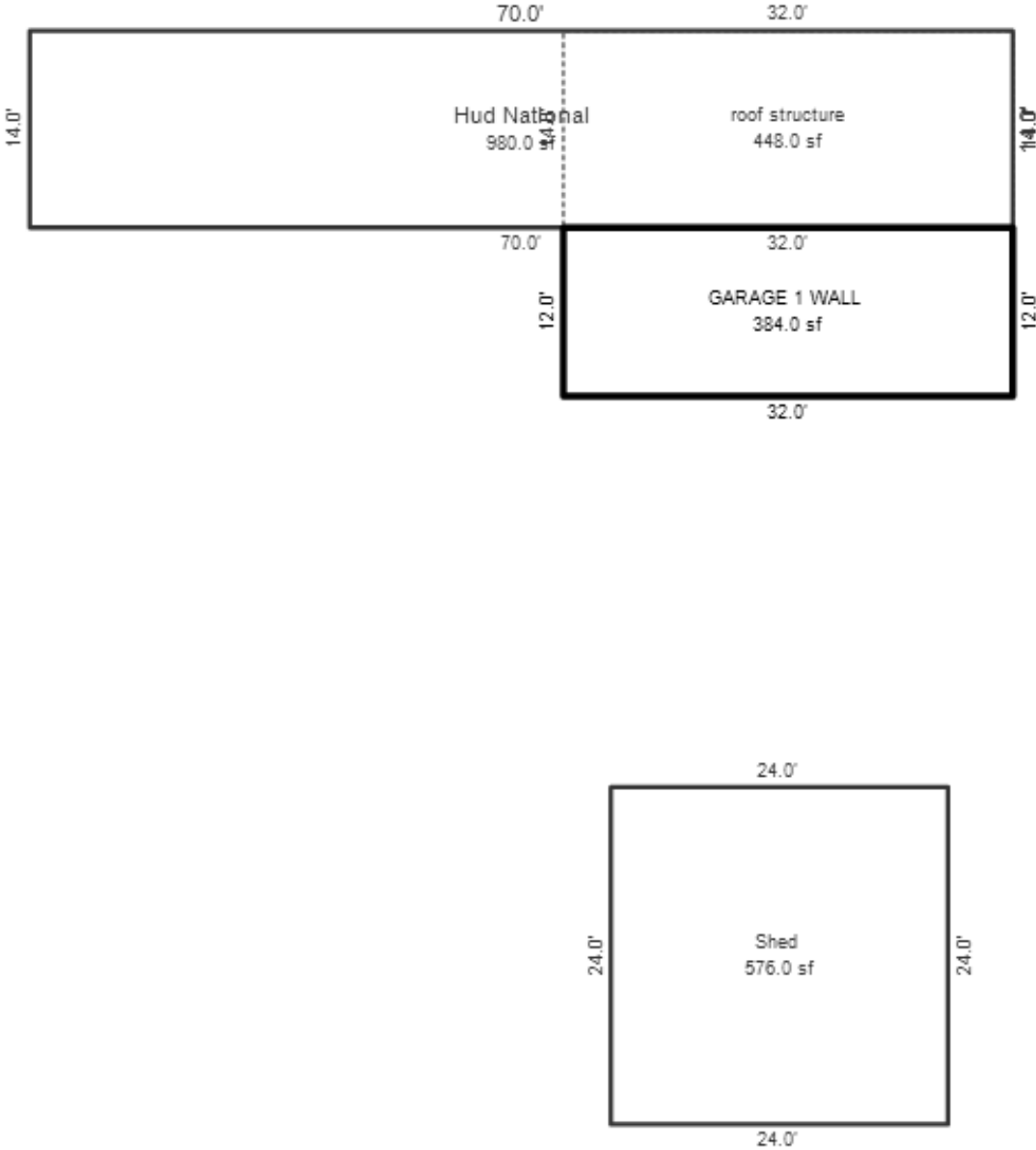


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	5,000	0	5,000			1,386C
TPC	05/10/2016	INSPECTED	2023	3,500	0	3,500			1,320C
TPC	08/05/2015	INSPECTED	2022	3,000	0	3,000			1,258C
			2021	2,500	0	2,500			1,218C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: BC Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G										
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Good Effec. Age: 25 Floor Area: Total Base New : 117,398 Total Depr Cost: 51,656 Estimated T.C.V: 41,325			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1988	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1988	
Room List		Doors		Solid	X	H.C.		(12) Electric			Ground Area = 980 SF Floor Area = 980 SF.						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=44/100/100/100/44							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall					Many	X	Ave.		Few	Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Ribbed Metal 980			Total: 72,969		32,107		
X	Many Avg. X Few		Large Avg. Small	Basement			1000 Gal Septic Water Well, 50 Feet			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168			2,006		883		
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			Garages Class: BC Exterior: Pole (Unfinished) Base Cost 832			Water/Sewer Average Fixture(s) 1			1,237		544		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: 1988 REDMAN			Built-Ins Appliance Allow. 1			3,975		1,749		
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			Totals: 117,398			117,398		51,656		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 41,325										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:															

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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.
CONSUMERS ENERGY COMPANY	VERTICAL BRIDGE AM LLC	176,239	05/24/2022	WD	03-ARM'S LENGTH	2022-02164	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9590 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VERTICAL BRIDGE AM LLC 750 PARK OF COMMERCE DR SUITE 200 BOCA RATON FL 33487	MAP #:					
	2024 Est TCV 611,053 TCV/TFA: 1227.01					

	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			COMMERCIAL 10A M/L	10000	14.69 Acres	146,900
					10000 100	146,900
					14.69 Total Acres	Total Est. Land Value = 146,900

Tax Description	X	Dirt Road	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 16 T22N R8W BEG 653.47 FT N OF SE COR OF SW 1/4 TH N 800 FT, W 800 FT, S 800 FT E 800 FT TO POB. 14.69A.		Gravel Road						

Comments/Influences	X	Water	Ad-Hoc Unit-In-Place Items	Description	Rate	Size	% Good	Cash Value	
EQUIPMENT ON 900-140-00 COMMUNICATION BLDG,EQP & TOWER ASSESSED HERE. TOWER BUILT IN 2000. CONSTRUCTION COST 382,083.		Sewer							
		Electric							
		Gas	TOWER \$382,083 YEAR 2000		1.00	374441	100	374,441	
		Curb	/CI16/YARI/CHALF/08'/29		21.65	591	100	12,795	
		Street Lights	/CI16/YARI/CHALF/08'/3		3.15	611	100	1,925	
		Standard Utilities	/CI16/YARI/CHALF/08'/GATW15		1,040.00	1	100	1,040	
		Underground Utils.	/CI16/YARI/CHALF/08'/GATW5		560.00	1	100	560	
			Total Estimated Land Improvements True Cash Value =						403,507



		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	73,500	232,000	305,500		261,345C
	JWV	11/14/2018	INSPECTED	2023	22,000	226,900	248,900		248,900S
	TPC	12/27/2017	INSPECTED	2022	22,000	224,300	246,300		246,300S
	TPC	05/19/2014	INSPECTED	2021	25,700	222,300	248,000		248,000S

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Desc. of Bldg/Section: EQUIPMENT BLDG
 Calculator Occupancy: Warehouses - Storage

Class: C
 Floor Area: 306
 Gross Bldg Area: 498
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 5
 Physical %Good: 90
 Func. %Good : 100
 Economic %Good: 100

Construction Cost					
High	Above Ave.	Ave.	X	Low	

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Package Heating & Cooling 100
 Heat#2: Space Heaters, Gas with Fan 0%
 Ave. SqFt/Story: 306
 Ave. Perimeter: 80
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type: Average

2006 Year Built Remodeled
 Overall Bldg Height
 Comments:

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

Class: C Quality: Average
 Stories: 1 Story Height: 10 Perimeter: 80

Base Rate for Upper Floors = 80.73

(10) Heating system: Package Heating & Cooling Cost/SqFt: 27.00 100%
 Adjusted Square Foot Cost for Upper Floors = 107.73

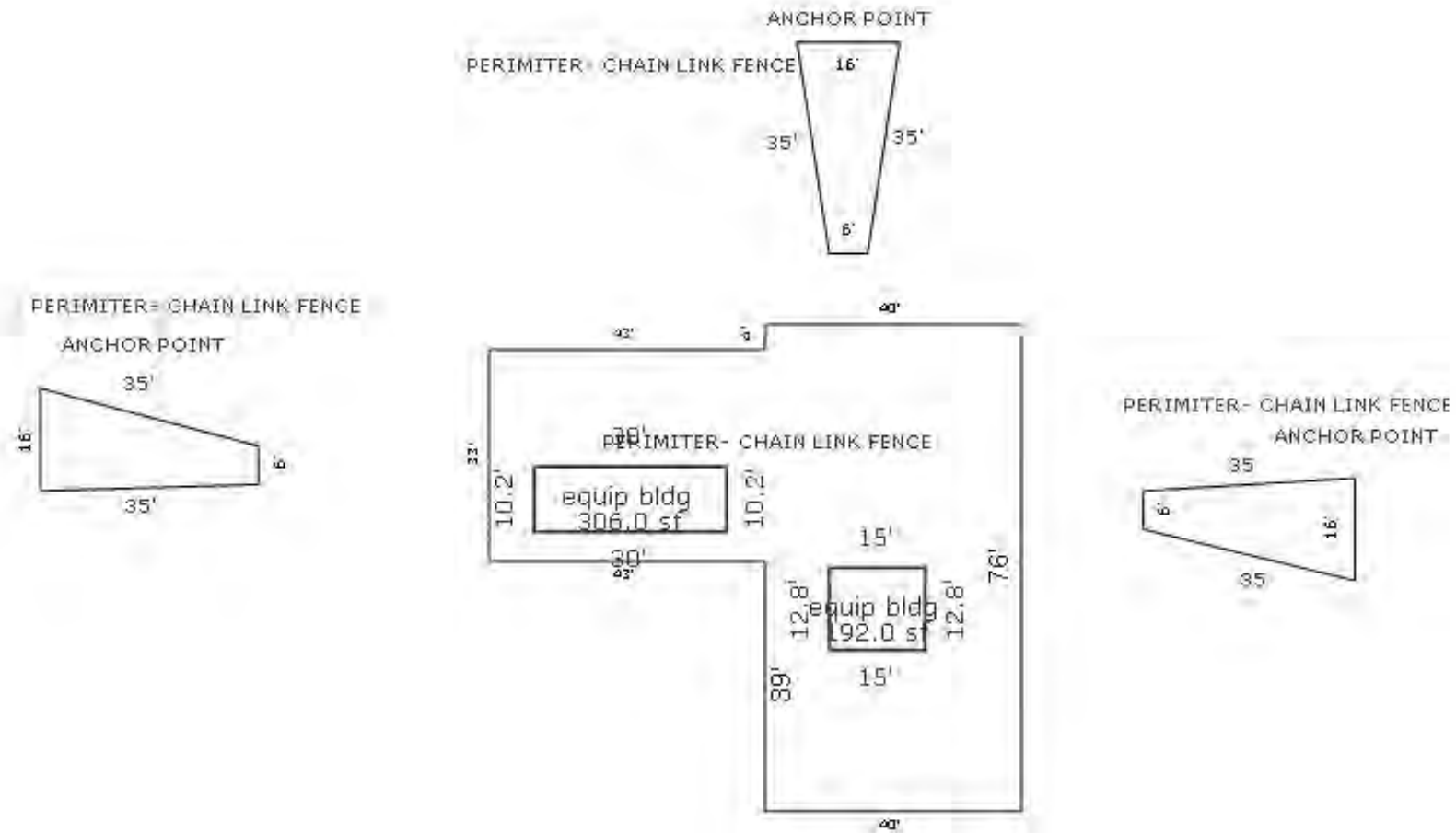
Total Floor Area: 306 Base Cost New of Upper Floors = 32,966

Reproduction/Replacement Cost = 32,966
 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0
 Total Depreciated Cost = 29,669

ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 41,122
 Replacement Cost/Floor Area= 107.73 Est. TCV/Floor Area= 134.38

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

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



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

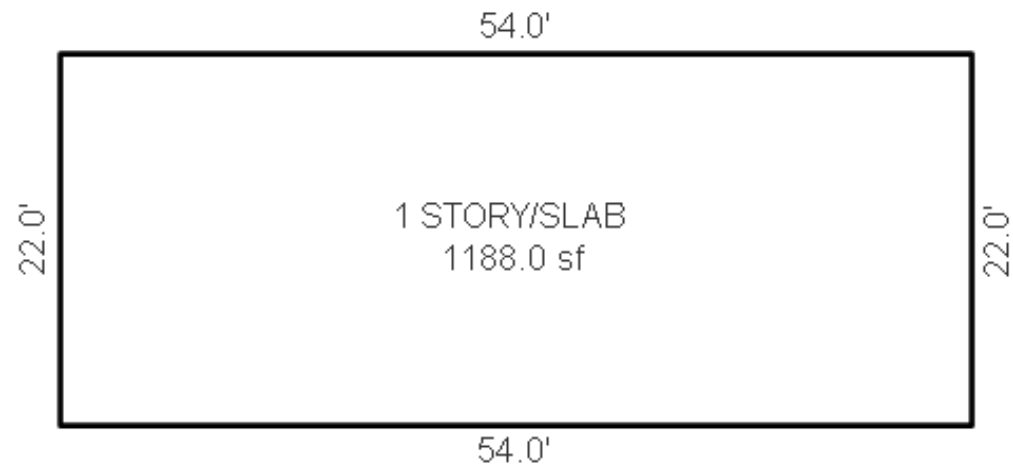
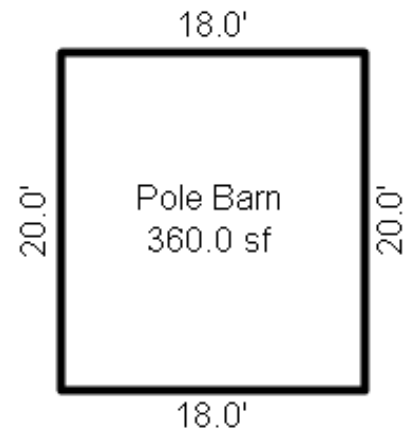
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE DORIS	BARRINGER HAROLD & BARRIN	1	06/25/2014	QC	21-NOT USED/OTHER	2014-02300	DEED	100.0
PRICE DORIS J	PRICE DORIS & BARRINGER &	0	09/30/2013	QC	09-FAMILY	2013-03433	DEED	0.0
HUNT MARY E & PRICE DORIS	PRICE DORIS J	0	07/10/2013	AFF	07-DEATH CERTIFICATE	2013-03432 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status				
2610 S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST									
	P.R.E. 100% 11/15/2018									
Owner's Name/Address	MAP #:									
BARRINGER HAROLD & BARRINGER LINDA 2610 S BLODGET RD LAKE CITY MI 49651	2024 Est TCV 255,487 TCV/TFA: 215.06									
	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				
		Residentia 30 - 65	\$3000	59.04 Acres	3000	100 177,126				
		Residentia ROW @ ZERO		0.13 Acres	0	100 0				
				59.17 Total Acres		Total Est. Land Value = 177,126				
Tax Description	X	Dirt Road								
SEC 16 T22N R82 (8*2020) NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 EXCEPT S 660 FT OF E 220 FT THOF, & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 59.1667 A 009-016-027-00 SPLIT PART TO -95 FORMERLY . SEC 16 T22N R8W NW 1/4 OF SE 1/4 W 1/2 OF NE 1/4 OF SE 1/4 & S 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 62.50 A.	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	Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;									
	2020 Lake Township Parcel Map 009-016-027-00; -027-95;									
	X	Level								
	X	Rolling								
	X	Low								
	X	High								
	X	Landscaped								
	X	Swamp								
	X	Wooded								
	X	Pond								
	X	Waterfront								
	X	Ravine								
	X	Wetland								
	X	Flood Plain								
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
				2024	88,600	39,100	127,700			83,071C
			TPC 05/06/2018 INSPECTED	2023	70,900	37,900	108,800			79,116C
			TPC 12/27/2017 INSPECTED	2022	53,100	35,200	88,300			75,349C
			TPC 01/09/2017 INSPECTED	2021	53,100	32,500	85,600			72,942C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1960 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: 360 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		X	Ex	X	Ord								
Yr Built 1960	Remodeled 0						Min								
Condition: Average		Size of Closets			Lg	X	Ord								
Room List		Doors		Solid	X	H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Class: D Effec. Age: 40 Floor Area: 1,188 Total Base New : 140,432 Total Depr Cost: 84,259 Estimated T.C.V: 78,361					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1960	
X	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	
	Insulation	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			1 Story Block Slab		1,188		Total: 117,162 70,297	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1188 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments		Plumbing		Average Fixture(s)	
X	Many Avg. X Few		Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(9) Basement Finish			Water/Sewer		Average Fixture(s)		1 995 597	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		1000 Gal Septic Water Well, 50 Feet	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Lump Sum Items:			Garages		Class: D Exterior: Pole (Unfinished)		Base Cost	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						Built-Ins		Appliance Allow.		1 1,638 983	
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support						Fireplaces		Exterior 1 Story		1 4,969 2,981	
X	Asphalt Shingle	(10) Floor Support								Totals:		140,432		84,259	
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:								Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		78,361	

*** 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.
BARRINGER HAROLD & BARRIN	HANNA LESLIE L	1,500	09/23/2020	QC	21-NOT USED/OTHER	2020-02769	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGET RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/23/2020					
Owner's Name/Address	MAP #:					
HANNA LESLIE L 2670 S BLODGET RD LAKE CITY MI 49651	2024 Est TCV 4,666					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 220' X 660'					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia INFERIOR@	\$1400	3.33 Acres	1400	100	4,666
			3.33 Total Acres Total Est. Land Value =					4,666

Tax Description
 SEC16T22NR8W (0*2020) S 660 FT OF E 220 FT OF W 1/2 OF NE1/4 OF SE 1/4 3.3333 A SPLIT ON 08/27/2020 FROM 009-016-027-00;
Comments/Influences
 Split/Comb. on 08/27/2020 completed 08/27/2020 TIM ;
 Parent Parcel(s): 009-016-027-00;
 Child Parcel(s): 009-016-027-95;

- 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
- X Pond
- Waterfront
- Ravine
- X Wetland
- Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	2,300	0	2,300			2,205C
2023	2,300	0	2,300			2,100C
2022	2,000	0	2,000			2,000S
2021	2,000	0	2,000			2,000S

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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.
KINKEMA RYAN/ LONGSTREET	HANNA JAMES D	70,000	10/31/2017	WD	03-ARM'S LENGTH	2017-03448	PROPERTY TRANSFER	100.0
NEWTN DALE G & LORI A (H/	KINKEMA RYAN & LONGSTREET	84,500	04/03/2008	WD	03-ARM'S LENGTH	2008/1068	DEED	100.0
		38,000	04/01/2000	WD	33-TO BE DETERMINED	336:282	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2540 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Addition	07/23/2003	20030226	Complete
	P.R.E. 100% 10/31/2017					

Owner's Name/Address	MAP #:
HANNA JAMES D 2540 S BLODGETT ROAD LAKE CITY MI 49651	2024 Est TCV 97,566 TCV/TFA: 140.18

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 B> GROUP B 10K					10000 100		10,000
			165 Actual Front Feet, 2.50 Total Acres						Total Est. Land Value =	10,000

Tax Description
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2 1/2 A.

Comments/Influences
20808408 \$99,900 2007 20807012 \$109,900

X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value
	Description				
	Wood Frame		23.41	160 50	1,873
X	Residential Local Cost Land Improvements		Rate	Size % Good	Cash Value
	Description				
	LAND IMPROVE 1000		1,000.00	1 95	950
	Total Estimated Land Improvements True Cash Value =				2,823



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

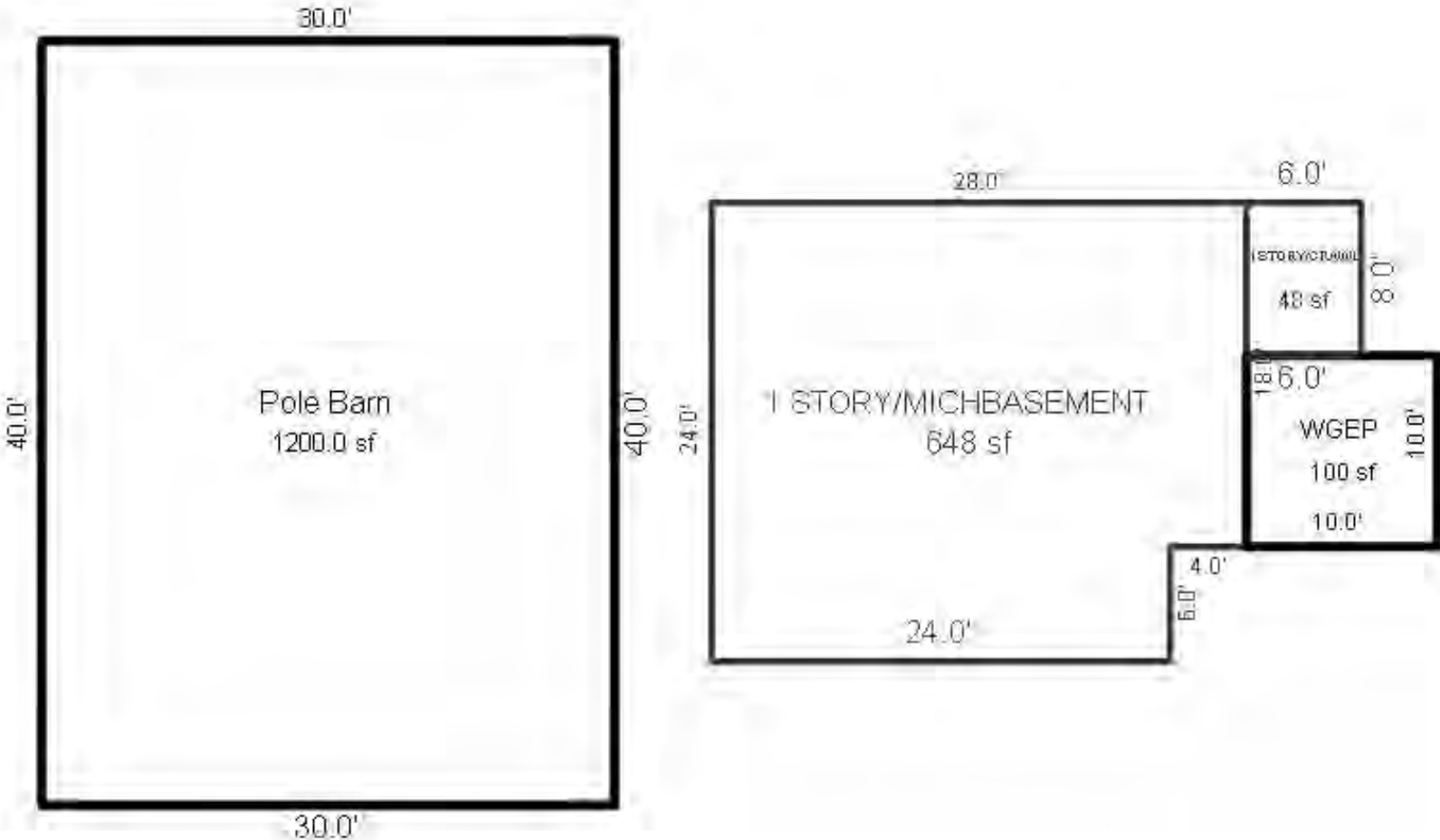
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	5,000	43,800	48,800			37,112C
2023	4,000	42,400	46,400			35,345C
2022	3,500	39,000	42,500			33,662C
2021	3,000	35,700	38,700			32,587C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 100	Type WGEP (1 Story)	Year Built: 2000 Car Capacity: 4 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 696 Total Base New : 151,870 Total Depr Cost: 91,122 Estimated T.C.V: 84,743		E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Total Base New : 151,870 Total Depr Cost: 91,122 Estimated T.C.V: 84,743		E.C.F. X 0.930		Carpport Area:	Roof:	
Yr Built 1969	Remodeled 1991		Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 696 SF Floor Area = 696 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD Blt 1969		
Condition: Average		Size of Closets			Lg	X	Ord		Small	Building Areas			Depr. Cost		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			150 Amps Service			1 Story Siding Mich Bsmnt. 648					
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			No./Qual. of Fixtures			1 Story Siding Crawl Space 48					
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets			Total: 92,475 59,478					
	Insulation	X	Drywall					(13) Plumbing			Other Additions/Adjustments				
(2) Windows		(7) Excavation		Many X Ave. Few			(14) Water/Sewer			Plumbing					
	Many Avg. Large Avg. Small	Basement: 648 S.F. Crawl: 48 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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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, 50 Feet 1 2,585 1,551					
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			Lump Sum Items:			Porches WGEP (1 Story) 100 8,833 5,300					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Notes:			Garages Class: CD Exterior: Pole (Finished) Door Opener 2 970 582 Base Cost 1200 34,548 20,729					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Wood Stove 1 2,149 1,289			Totals: 151,870 91,122				
X	Asphalt Shingle						ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 84,743								

*** 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.									
NATIONSTAR MORTGAGE LLC	DENMAN ADAM LEE	41,000	05/31/2017	PTA	11-FROM LENDING INSTITUT	PTA	PROPERTY TRANSFER	100.0									
MAXWELL JAMES J & MICHELE	DENMAN ADAM	55,000	01/27/2017	WD	03-ARM'S LENGTH	2017-00344	PROPERTY TRANSFER	100.0									
MAXWELL JAMES A & SANDRA	MAXWELL JAMES J & MICHELE	0	09/03/2004	WD	21-NOT USED/OTHER	05-0/1041	DEED	100.0									
		15,000	12/01/1996	WD	33-TO BE DETERMINED	01-0:3463	DEED	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
2730 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/27/2018		2018-0118	100%								
Owner's Name/Address		P.R.E. 100% 08/01/2018		MAP #:		2024 Est TCV 181,607 TCV/TFA: 99.57											
DENMAN ADAM 2730 S BLODGETT RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
Tax Description		Public Improvements		* Factors *													
. SEC 16 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4, & PCL B-1 OF SURVEY AS SHOWN IN LIBER S-5 PG 19 EXC PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19 .5.01 AC. M/L SPLIT ON 01/02/2008 INTO 009-016-029-99;		X Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value					
		X Gravel Road		<Site Value B> GROUP B 10K		10000		100				10,000					
		X Paved Road		330 Actual Front Feet, 5.01 Total Acres		Total Est. Land Value =						10,000					
		X Storm Sewer		Land Improvement Cost Estimates													
		X Sidewalk		Description		Rate		Size % Good		Cash Value							
		X Water		D/W/P: 4in Concrete		6.49		320 50		1,038							
		X Sewer		D/W/P: 4in Ren. Conc.		7.35		66 50		242							
		X Electric		Wood Frame		24.60		128 50		1,574							
		X Gas		Wood Frame		33.66		48 50		808							
		X Curb		Total Estimated Land Improvements True Cash Value =								3,662					
Comments/Influences		Street Lights															
1/2017 GARAGE CONVERTED TO LIVING, YEAR OF CHANGE UNKNOWN. POSTED AS 2016 CHANGE - TIM		Standard Utilities															
182576\$59,900 MODEST 3 BEDROOM 1 BATH HOME IN LAKE CITY. FEATURING 1ST FLOOR LAUNDRY AND AN OPEN FLOOR PLAN. HOME SITS ON 5 ACRES WITH A POND. CENTRALLY LOCATED BETWEEN LAKE CITY AND CADILLAC. THIS IS A NIGHT SCENE SHOT FROM 020 TO 10 P.M. 04 FEB 2024		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		X 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		5,000		85,800		90,800		70,109C	
		JWV 08/10/2018 INSPECTED		2023		4,000		83,100		87,100				66,771C			
		TPC 12/27/2017 INSPECTED		2022		3,500		76,300		79,800				63,592C			
		TPC 01/09/2017 INSPECTED		2021		3,000		69,800		72,800				61,561C			



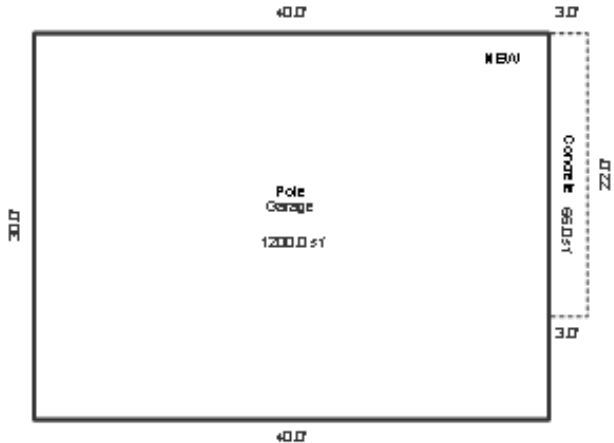
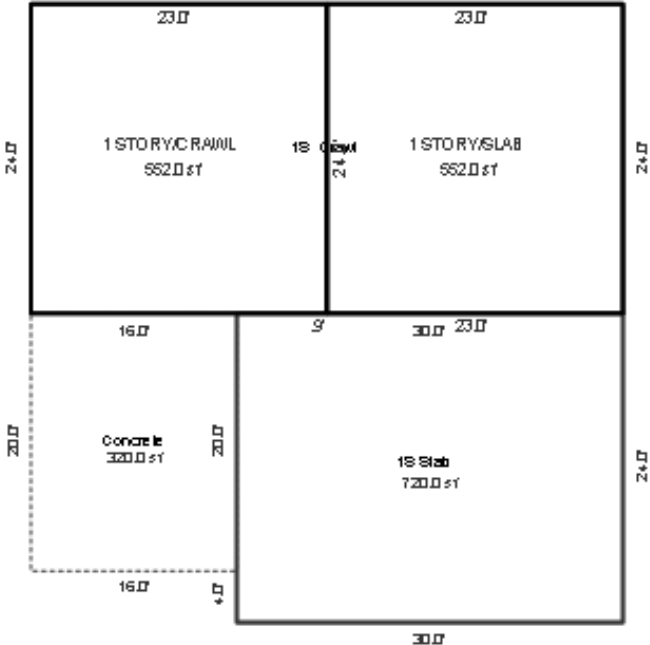
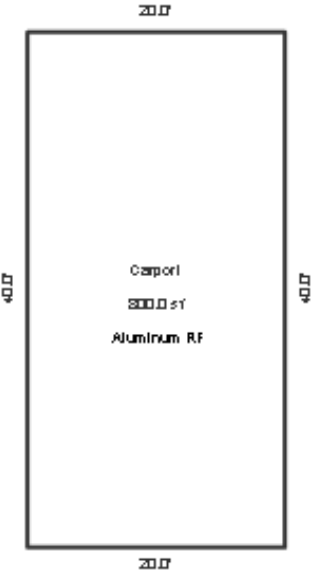
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area	Type	Year Built: 2018 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1			Class: CD Effec. Age: 25 Floor Area: 1,824 Total Base New : 240,781 Total Depr Cost: 180,586 Estimated T.C.V: 167,945				Bsmnt Garage: Carport Area: 800 Roof: Aluminum		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration										
Yr Built 1996	Remodeled 2018		Ex		Ord	X	Min	Size of Closets								
Condition: Average			Lg		Ord	X	Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service									
(1) Exterior		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 = 1824 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many X Ave. Few								
(2) Windows		(7) Excavation			(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	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 552 S.F. Slab: 1272 S.F. Height to Joists: 0.0			1			Other Additions/Adjustments Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: CD Exterior: Pole (Unfinished) Door Opener Base Cost								
(3) Roof		(9) Basement Finish			(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Notes: 2018 ADDITION ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:						Fireplaces Wood Stove								
								Carpports Aluminum								
								Totals:								

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

- 8.0' x 12.0' MTL Shed
- NRV
- 8.0' x 16.0' W/D Shed
- 6.0' x 8.0' W/D Shed



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VELTING MARK & EARLINA	TAYLOR BRIAN K & LORI	9,000	07/10/2020	WD	03-ARM'S LENGTH	2020-01962	PROPERTY TRANSFER	100.0
COOPER RONALD L & THELMA	VELTING MARK & EARLINA	6,500	01/31/2020	WD	03-ARM'S LENGTH	2020-00281	PROPERTY TRANSFER	100.0
		7,000	09/01/1998	WD	33-TO BE DETERMINED	322:267	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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2658 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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TAYLOR BRIAN K & LORI 320 S 15TH ST OOSTBURG WI 53070	2024 Est TCV 10,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		<Site Value B> GROUP B 10K					10000	100		10,000
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		165 Actual Front Feet, 2.51 Total Acres							Total Est. Land Value =	10,000
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Tax Description	X	Topography of Site
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. SEC 16 T22N R8W N 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.	X	Dirt Road
---	---	-----------

Comments/Influences	X	Gravel Road
---------------------	---	-------------

	X	Paved Road
--	---	------------

	X	Storm Sewer
--	---	-------------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2024	5,000	0	5,000			3,415C
------	-------	---	-------	--	--	--------

2023	4,000	0	4,000			3,253C
------	-------	---	-------	--	--	--------

2022	3,500	0	3,500			3,099C
------	-------	---	-------	--	--	--------

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.
KOŁODZIEJ PATRICIA	KOŁODZIEJ PATRICIA TRUST	0	05/02/2019	QC	09-FAMILY	2019-03174	PROPERTY TRANSFER	0.0
KOŁODZIEJ ROSALIA TRUST	KOŁODZIEJ PATRICIA	0	05/01/2019	QC	09-FAMILY	2019-02206	PROPERTY TRANSFER	0.0
KOŁODZIE ROSALIA	KOŁODZIEJ ROSALIA TRUST	0	11/03/2017	QC	09-FAMILY	2017-03708	PROPERTY TRANSFER	0.0

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

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

Owner's Name/Address: KOŁODZIEJ PATRICIA TRUST
 3055 GILFORD DRIVE SE
 LOWELL MI 49331
 2024 Est TCV 10,000

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value B> GROUP B 10K 10000 100 10,000
 165 Actual Front Feet, 2.51 Total Acres Total Est. Land Value = 10,000

Tax Description: . SEC 16 T22N R8W N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.
 Comments/Influences: OLD SHACK NO VALUE

Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Wood Frame 19.54 200 0 0
 Total Estimated Land Improvements True Cash Value = 0

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,000	0	5,000			3,415C
2023	4,000	0	4,000			3,253C
2022	3,500	0	3,500			3,099C
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.
POTKAN HELEN ETAL	WEED PAULA K	28,000	12/01/2010	WD	03-ARM'S LENGTH	2010-5248WD	PROPERTY TRANSFER	100.0
POTKAN FELIX-HELEN POTKAN	POTKAN HELEN ETAL (J/T)	0	10/03/2005	QC	21-NOT USED/OTHER	05-0/4576	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2520 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/14/2020	2020-0139	100%
	P.R.E. 100% 11/01/2019		VIOLATION LETTER	09/12/2019	2019-2520	100%

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
WEED PAULA K 2520 S BLODGETT RD LAKE CITY MI 49651		107,374	TCV/TFA: 114.47		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
. SEC 16 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 OF SE 1/4. 2.50 A.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason Value
21001937 \$39,900-34,900	X		<Site Value B> GROUP B 10K	165	Actual Front Feet, 2.51	Total Acres Total Est. Land Value = 10,000



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,000	48,700	53,700			30,991C
X Rolling	2023	4,000	49,800	53,800			29,516C
X Low	2022	3,500	43,700	47,200			28,111C
X High	2021	3,000	36,700	39,700			27,213C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	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 208 100	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	HUD	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:		
	Town Home			0	Front Overhang	X										Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Good Effec. Age: 20 Floor Area: Total Base New : 97,967 Total Depr Cost: 53,882 Estimated T.C.V: 43,106
	Duplex			0	Other Overhang												
A-Frame		(4) Interior		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Good		Blt 1991					
X	Wood Frame	Drywall	Plaster	Ex. X Ord Min			(11) Heating System: Wall Furnace			Ground Area = 938 SF		Floor Area = 938 SF.					
Building Style:		Paneled	Wood T&G	Trim & Decoration			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost					
Yr Built	Remodeled	Size of Closets		No. of Elec. Outlets			Building Areas			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost					
1991	HUD	Ex	X	Ord	Min	Many X Ave. Few			Main Home Siding Comp.Shingle 938			Total: 71,867 39,527					
Condition: Average		Lg	X	Ord	Small	(13) Plumbing			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 162 1,934 1,064					
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Plumbing			Average Fixture(s) 1 1,237 680					
	Basement	(5) Floors		1			3 Fixture Bath			Water/Sewer			1000 Gal Septic 1 5,636 3,100				
	1st Floor	Kitchen:		1			2 Fixture Bath			Water Well, 50 Feet 1 2,921 1,607			Porches				
	2nd Floor	Other:		1			Softener, Auto			WCP (1 Story) 208 9,079 4,993			Deck				
	3 Bedrooms	Other:		1			Softener, Manual			Foundation: Shallow 208 -1,396 -768			Treated Wood 100 2,714 1,493				
(1) Exterior		(6) Ceilings		1			Solar Water Heat			Appliance Allow. 1 3,975 2,186			Totals: 97,967 53,882				
X	Wood/Shingle	(7) Excavation		1			No Plumbing			Notes: HUD WITH POLE SUPPORED ROOF STRUCTURE			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 43,106				
	Aluminum/Vinyl	Basement: 0 S.F.		1			Extra Toilet			Totals: 97,967 53,882							
	Brick	Crawl: 0 S.F.		1			Extra Sink										
	Insulation	Slab: 0 S.F.		1			Separate Shower										
(2) Windows		Height to Joists: 0.0		1			Ceramic Tile Floor										
X	Many	(8) Basement		1			Ceramic Tile Wains										
	Avg.	Conc. Block		1			Ceramic Tub Alcove										
	X	Poured Conc.		1			Vent Fan										
	Few	Stone		1			(14) Water/Sewer										
X	Large	Treated Wood		1			Public Water										
	X	Concrete Floor		1			Public Sewer										
	Small	(9) Basement Finish		1			Water Well										
	Wood Sash	Recreation SF		1			1000 Gal Septic										
	Metal Sash	Living SF		1			2000 Gal Septic										
	Vinyl Sash	Walkout Doors (B)		1			Lump Sum Items:										
	Double Hung	No Floor SF		1													
	Horiz. Slide	Walkout Doors (A)		1													
	Casement	(10) Floor Support		1													
	Double Glass	Joists:		1													
	Patio Doors	Unsupported Len:		1													
	Storms & Screens	Cntr.Sup:		1													
(3) Roof		Asphalt Shingle		1													
	X	Gable		1													
		Hip		1													
		Gambrel		1													
		Mansard		1													
		Flat		1													
		Shed		1													
		Chimney: Metal		1													

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 368	Type CCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	E.C.F. X 0.930	Cls C	Blt 2020									
	Mobile Home															0 Front Overhang 0 Other Overhang	(4) Interior			Cost Est. for Res. Bldg: 2 Single Family GRG			Building Areas		Plumbing		Porches		Garages
	Wood Frame	Drywall Paneled	Plaster Wood T&G	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 47,804 Total Depr Cost: 47,326 Estimated T.C.V: 44,013		Total Base New : 47,804 Total Depr Cost: 47,326 Estimated T.C.V: 44,013		Total Base New : 47,804 Total Depr Cost: 47,326 Estimated T.C.V: 44,013		Total Base New : 47,804 Total Depr Cost: 47,326 Estimated T.C.V: 44,013		Total Base New : 47,804 Total Depr Cost: 47,326 Estimated T.C.V: 44,013		Total Base New : 47,804 Total Depr Cost: 47,326 Estimated T.C.V: 44,013							
	Building Style: GRG	Trim & Decoration		X No Heating/Cooling			Central Air Wood Furnace			(12) Electric		No./Qual. of Fixtures		No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer				
	Yr Built 2020	Remodeled 0	Ex	Ord	Min	0 Amps Service			No./Qual. of Fixtures		Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
	Condition: Average	Size of Closets		Lg Ord Small			No./Qual. of Fixtures			Ex. Ord. Min			No. of Elec. Outlets			Many Ave. Few			(13) Plumbing			(14) Water/Sewer		
	Room List	Doors	Solid	H.C.	(5) Floors			(12) Electric			No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer				
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	(1) Exterior	(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	(2) Windows	(8) Basement		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:				
	Asphalt Shingle	(10) Floor Support		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		No./Qual. of Fixtures			No. of Elec. Outlets			(13) Plumbing			(14) Water/Sewer			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			Lump Sum Items:					

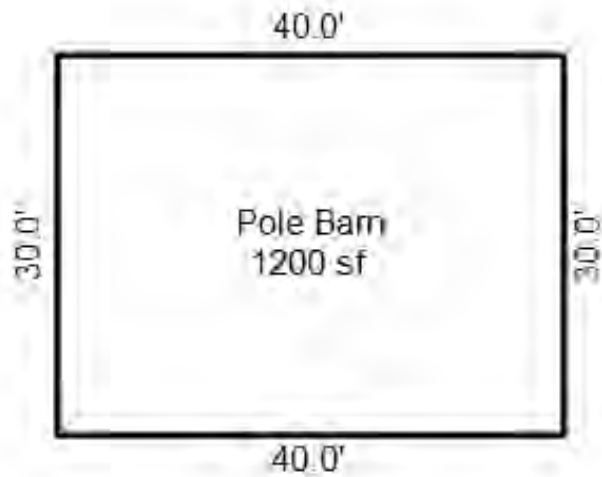
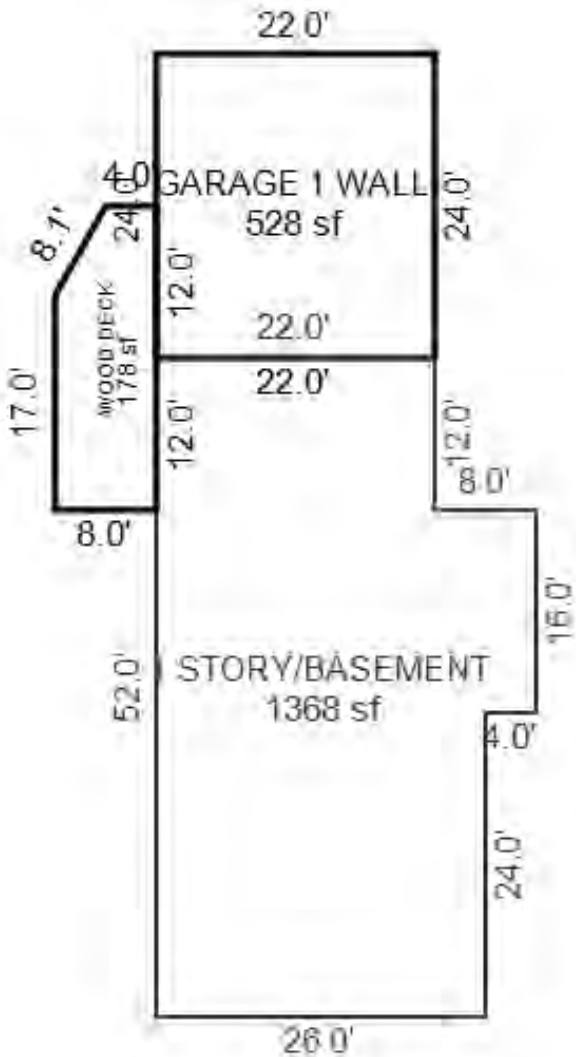
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
2670 S BLODGETT RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/21/1994										
HANNA LESLIE L & HAUGHT EVE L 2670 BLODGETT LAKE CITY MI 49651		MAP #:		2024 Est TCV 153,786 TCV/TFA: 112.42								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
				<Site Value B> GROUP B 10K					10000	100	10,000	
				165 Actual Front Feet, 2.49 Total Acres					Total Est. Land Value =	10,000		
. SEC 16 T22N R8W S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF SE1/4, & PCL A-1 AS SHOWN IN BOOK OF SURVEYS AT S-5 P19, EXC PCL B-1 OF SURVEY AS SHOWN IN LIBER S-5 PG 19. 2.49 Ac. M/L Split on 01/02/2008 into 009-016-033-99; ----- 08-28-08 Combine 009-016-029-99 with this		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
Split/Comb. on 01/02/2008 completed		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	71,900	76,900	76,900M		45,493C		
		TPC 04/30/2021 INSPECTED		2023	4,000	69,700	73,700			43,327C		
		TPC 12/27/2017 INSPECTED		2022	3,500	64,100	67,600			41,264C		
		TPC 04/08/2013 INSPECTED		2021	3,000	58,500	61,500			39,946C		

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 178	Type 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,368 Total Base New : 237,860 Total Depr Cost: 154,609 Estimated T.C.V: 143,786		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1976		
Condition: Average		Lg	X	Ord	Small	200 Amps Service		(11) Heating System: Forced Air w/ Ducts						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Ground Area = 1368 SF Floor Area = 1368 SF.					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Average Fixture(s)		(14) Water/Sewer		1 Story Siding Basement 1,368						
X	Many Avg. X Few	Large Avg. X Small	Basement: 1368 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Other Additions/Adjustments					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:				Plumbing						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					Water/Sewer						
(3) Roof		(9) Basement Finish						Deck						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Treated Wood					
X	Asphalt Shingle	(10) Floor Support						Garages						
Chimney:		Joists: Unsupported Len: Cntr.Sup:						Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
								Base Cost						
								Common Wall: 1 Wall						
								Class: CD Exterior: Pole (Unfinished)						
								Base Cost						
								Built-Ins						
								Appliance Allow.						
								Notes:						
								Totals:		237,860		154,609		
								ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:				143,786		

*** 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.					
SHANK SHARON LEE	SHANK SHARON LEE	0	09/11/2023	QC	15-LADY BIRD	2023-02428		0.0					
SHANK SHARON LEE	SHANK SHARON LEE	0	08/18/2023	QC	15-LADY BIRD	2023-02265	DEED	0.0					
SHANK SHARON LEE	SHANK SHARON LEE	0	05/16/2019	QC	09-FAMILY	2019-01511	DEED	0.0					
SHANK SHARON L	SHANK SHARON L	0	05/02/2019	QC	09-FAMILY	2019-01406	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
9100 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial		08/28/2007		20070598	Complete				
Owner's Name/Address		P.R.E. 55% 07/21/1994		MAP #:		2024 Est TCV 348,201 TCV/TFA: 179.12							
SHANK SHARON LEE 9100 W KELLY RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
2012 EXEMPT LAND DIVISION TRANSFER TO 016-034-60, 5 AC		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 16 T22N R8W S 1/2 OF SE 1/4 EXC N 665 FT OF E 1324.22 FT THOF & EXC W 825 FT THOF & EXC BEG N 00 04' 57" E 330.02 FT FROM SE COR, TH N 89D 17' 07" W 396.02 FT; N 00 04' 57" E 327.62 FT, S 89D 17' 07"E 396.02 FT; S 0D 04' 57" W 327.62 FT TO POB. 31.8055A		X	Gravel Road	Residentia 30 - 65	\$3000	31.81	Acres	3000	100				95,418
FORMERLY		X	Paved Road	31.81 Total Acres Total Est. Land Value = 95,418									
SEC 16 T22N R8W (5*2001) S 1/2 OF SE 1/4 EXC N 665 FT OF E 1324.22 FT THOF & EXC W 660 FT THOF & EXC BEG N 0D 04' 57" E		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value					
		X	Water	D/W/P: Asphalt Paving	2.89	2900	0	0					
		X	Sewer	D/W/P: 4in Ren. Conc.	7.35	616	0	0					
		X	Electric	Wood Frame	24.89	120	50	1,493					
		X	Gas	Residential Local Cost Land Improvements									
		X	Curb	Description	Rate	Size	% Good	Cash Value					
		X	Street Lights	LAND IMPROVE 5000	5,000.00	1	95	4,750					
		X	Standard Utilities	Total Estimated Land Improvements True Cash Value = 6,243									
		X	Underground Utils.										
Topography of Site													
Level													
X Rolling													
X Low													
X High													
X Landscaped													
X Swamp													
Wooded													
Pond													
Waterfront													
Ravine													
Wetland													
Flood Plain													
Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan						2024	47,700	126,400	174,100			68,880C	
				TPC 04/30/2021 INSPECTED		2023	38,200	117,000	155,200			65,600C	
				TPC 12/27/2017 INSPECTED		2022	28,600	102,000	130,600			62,477C	
				TPC 09/10/2012 INSPECTED		2021	28,600	95,600	124,200			60,482C	



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

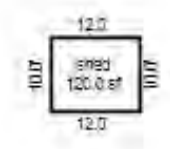
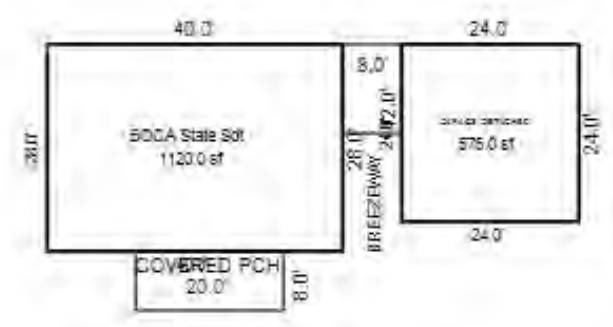
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type WCP (1 Story) 96 Brzwy, FW	Year Built: 2003 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: BOCA/STATE		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD			Blt 1998				
Yr Built 1998	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			(11) Heating System: Electric Baseboard			Floor Area = 1080 SF						
Condition: Average		Size of Closets		Lg			Ord	X	Small	Ground Area = 1080 SF			Floor Area = 1080 SF.				
Room List		Doors	Solid	X	H.C.	Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			125 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Crawl Space 1,080			Total: 125,472		106,650		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Porches			WCP (1 Story) 160 6,200 5,270				
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,791 16,822			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: CD Exterior: Pole (Unfinished) Base Cost 768 18,263 15,524							
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney:			Public Water Public Sewer Water Well			Built-Ins			Appliance Allow. 1 1,934 1,644					
X	Asphalt Shingle						1000 Gal Septic 2000 Gal Septic			Breezeways			96 5,755 4,892				
										Frame Wall			96 5,755 4,892				
										Notes:			Totals: 213,549 181,515				
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			168,809				

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



log home

barber shop

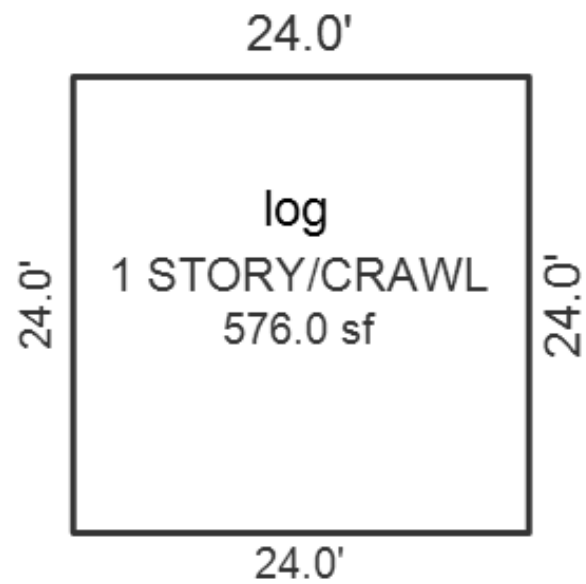


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher 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													
Building Style: LOG		Drywall Paneled	Plaster Wood T&G												
Yr Built 1846		Remodeled 1997		Ex	X	Ord	Min								
Condition: Average		Trim & Decoration													
Room List		Lg	X	Ord	Small										
	Basement 1st Floor 2nd Floor Bedrooms	Doors		Solid	X	H.C.									
(1) Exterior		(5) Floors		(12) Electric											
		Kitchen: Other: Other:		0 Amps Service											
X		Wood/Shingle Aluminum/Vinyl Brick		No./Qual. of Fixtures											
		(6) Ceilings		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 2 Single Family LOG			Cls CD		Blt 1846		
		Insulation		No. of Elec. Outlets											
(2) Windows		(7) Excavation		Many	X	Ave.	Few	(11) Heating System: Space Heater							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ground Area = 576 SF Floor Area = 576 SF.								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Building Areas								
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Plumbing											
(3) Roof		(9) Basement Finish		Stories Exterior Foundation Size Cost New Depr. Cost											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	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 Pine Logs Crawl Space			Total: 74,646		41,054			
X	Asphalt Shingle	(10) Floor Support		(13) Plumbing											
	Chimney:	Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer											
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments								
				Lump Sum Items:			Plumbing								
							Average Fixture(s)			1		1,230		676	
							Water/Sewer								
							1000 Gal Septic			1		4,550		2,502	
							Water Well, 50 Feet			1		2,585		1,422	
							Notes:			Totals: 83,011		45,654			
							ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:					42,458			

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

pole grg

pole grg



Desc. of Bldg/Section: BARBER SHOP (JERRY'S BARBER)
 Calculator Occupancy: Barber/Beauty Salons

Class: D		Construction Cost				
Floor Area: 288	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 288	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Average					
Average Sty Hght : 8	Heat#1: Space Heaters, Gas with Fan 100					
Bsmnt Wall Hght	Heat#2: Package Heating & Cooling 0%					
Depr. Table : 1.5%	Ave. SqFt/Story: 288					
Effective Age : 10	Ave. Perimeter					
Physical %Good: 86	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
2007 Year Built	Perimeter:					
Remodeled	Type:					
8 Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments: 12*24	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Average						

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

Class: D Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 0
 Overall Building Height: 8

Base Rate for Upper Floors = 146.38

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 6.75 100%
 Adjusted Square Foot Cost for Upper Floors = 153.13

Total Floor Area: 288 Base Cost New of Upper Floors = 44,102

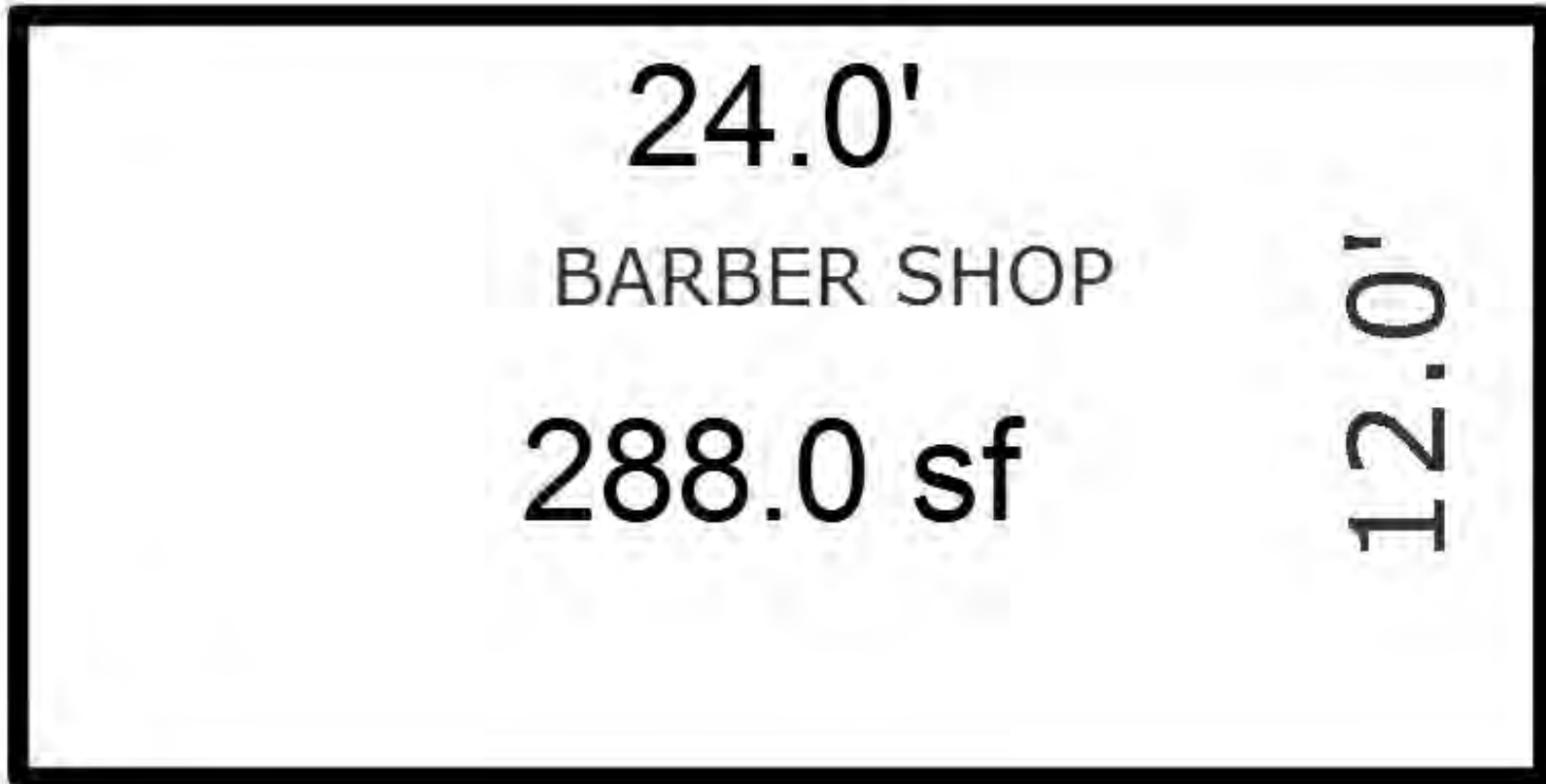
Reproduction/Replacement Cost = 44,102

Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0
 Total Depreciated Cost = 37,928

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 35,273
 Replacement Cost/Floor Area= 153.13 Est. TCV/Floor Area= 122.47

(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	Urinals		Flex Conduit	Incandescent				
			3-Piece Baths	Wash Bowls		Rigid Conduit	Fluorescent				
(4) Floor Structure:			2-Piece Baths	Water Heaters		Armored Cable	Mercury			(40) Exterior Wall:	
			Shower Stalls	Wash Fountains		Non-Metalic	Sodium Vapor			Thickness	Bsmnt Insul.
			Toilets	Water Softeners		Bus Duct	Transformer				
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0					
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:					
			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.
MAXWELL JAMES A & SANDRA	SHERMAN DAVID P JR	10,000	04/27/2012	WD	03-ARM'S LENGTH	2012-1590 WD	DEED	100.0
SHANK JERALD W & SHARON L	MAXWELL JAMES A & SANDRA	4,000	09/06/2005	WD	21-NOT USED/OTHER	05-0/3429	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	12/23/2010	2010-1223	Entered

Owner's Name/Address	MAP #:
SHERMAN DAVID P JR 2835 S BLODGETT ROAD LAKE CITY MI 49651	2024 Est TCV 26,021

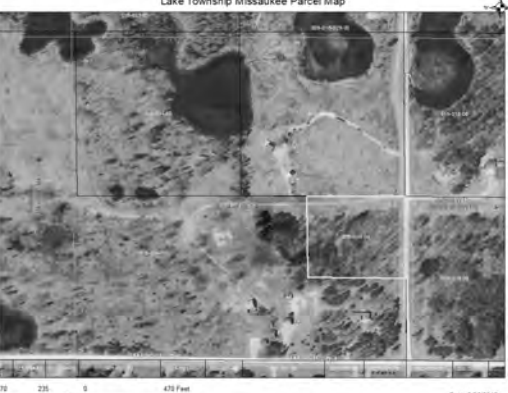
Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

Tax Description
 2012-1590 WD Commencing at the SE corner of Section 16, T22N, R8W, Thence N00°04'57"E 330.02 feet along the East line of said Section 16 to the point of beginning; Thence N89° 17'07"W 396.02 feet parallel to the South line of said Section 16, Thence N00°04'57"E 327.62 feet parallel to said East section line; Thence S89°17'07"E 396.02 feet parallel to said South section line to a point on said East section line; Thence S00°04'57:W 327.62 feet along said East section line to the point of Beginning.

- 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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,000	0	13,000			6,826C
2023	10,100	0	10,100			6,501C
2022	8,200	0	8,200			6,192C
2021	6,600	0	6,600			5,995C

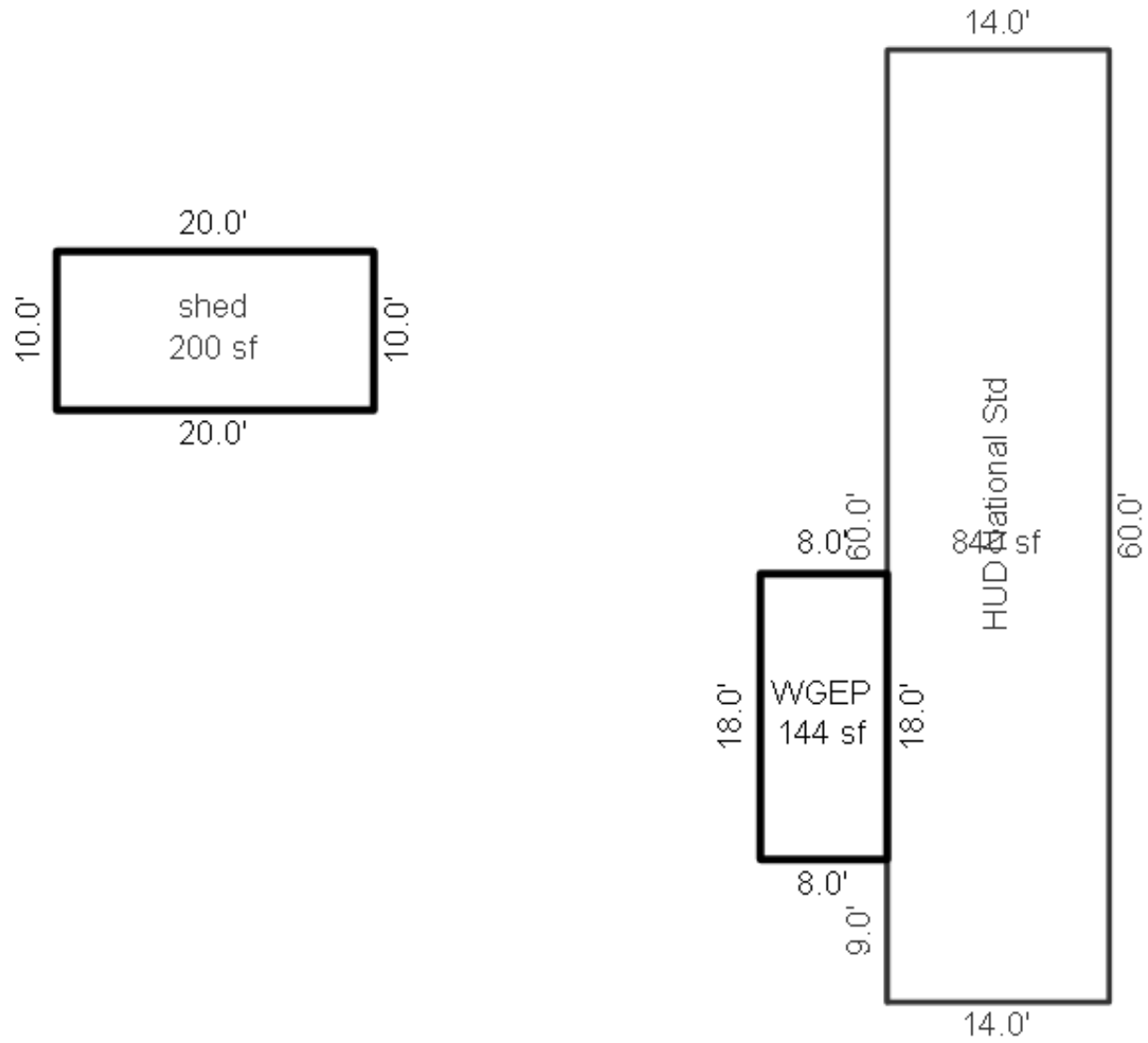


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:	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		Wood											Coal	Steam	Cook Top	Interior 2 Story	144	WGEP (1 Story)
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga			
	Duplex	0	Other Overhang		Wall Furnace													Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System
X	Wood Frame	(4) Interior		Central Air			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low			Blt 1979							
	Building Style:	Drywall	Plaster	Wood Furnace			(12) Electric			Total Base New : 94,963			E.C.F.							
	HUD	Paneled	Wood T&G	0 Amps Service			No./Qual. of Fixtures			Total Depr Cost: 33,237			X 0.800							
	Yr Built	Trim & Decoration		No. of Elec. Outlets			Many X Ave. Few			Estimated T.C.V: 26,590			Bsmnt Garage:							
	1979	Ex	X Ord	Min	Ex. X Ord. Min			Building Areas			Carport Area:									
	Remodeled	Size of Closets		No. of Elec. Outlets			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost			Roof:							
	0	Lg	X Ord	Small	Average Fixture(s)			Main Home Ribbed Metal 840												
	Condition: Fair	Doors		Solid	X	H.C.	3 Fixture Bath			Addition Siding Crawl 618										
	Room List	(5) Floors		Kitchen:			2 Fixture Bath			Other Additions/Adjustments										
	Basement	Kitchen:		Other:			Softener, Auto			Skirting, Metal or Vinyl, Vertical										
	1st Floor	Other:					Softener, Manual			Plumbing										
	2nd Floor						Solar Water Heat			Average Fixture(s)										
	2 Bedrooms						No Plumbing			Water/Sewer										
	(1) Exterior	(6) Ceilings		(8) Basement			Extra Toilet			1000 Gal Septic										
	Wood/Shingle			Conc. Block			Extra Sink			Water Well, 50 Feet										
	Aluminum/Vinyl			Poured Conc.			Separate Shower			Porches										
	Brick			Stone			Ceramic Tile Floor			WGEP (1 Story)										
	Insulation			Treated Wood			Ceramic Tile Wains			Foundation: Shallow										
	(2) Windows	(7) Excavation		Concrete Floor			Ceramic Tub Alcove			Built-Ins										
	Many			(9) Basement Finish			Vent Fan			Appliance Allow.										
	Avg.						(14) Water/Sewer			Totals:										
	Few						Public Water			1										
	Large						Public Sewer			1										
X	X Avg.						Water Well			1										
	X Avg.						1000 Gal Septic			1										
	Few						2000 Gal Septic			1										
	Small						Lump Sum Items:			Totals:										
X	Wood Sash									94,963										
	Metal Sash									76,690										
	Vinyl Sash									1,813										
	Double Hung									262										
	Horiz. Slide									4,263										
	Casement									2,498										
	Double Glass									8,407										
	Patio Doors									-1,094										
	Storms & Screens									1,638										
	(3) Roof									573										
	Gable									33,237										
	Hip									94,963										
	Flat									26,590										
	Gambrel									ECF (416 RURAL METES & BOUNDS) 0.800 => TCv:										
	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.

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

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

Owner's Name/Address: SUMMERS JAMES E
 3909 BURTCR ROAD
 FORT GRATIOT MI 48059
 2024 Est TCV 32,540

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 16 T22N R8W N 665 FT OF E 1324.22 FT OF S 1/2 OF SE 1/4 EXC E 662.11 FT THOF. 10.108A.	X	Dirt Road	660.00	660.00	1.0000	0.0000	90	100*		0
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		* denotes lines that do not contribute to the total acreage calculation.								
		660 Actual Front Feet, 10.11 Total Acres Total Est. Land Value =								30,330

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
21101074 \$24,900	X	Ad-Hoc Unit-In-Place Items				
		Description	Rate	Size	% Good	Cash Value
		/CI16/YARI/PATR/WOOIBCL	9.21	240	100	2,210
		Total Estimated Land Improvements True Cash Value =				2,210



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2024	15,200	1,100	16,300			3,865C
	Low	2023	14,200	1,100	15,300			3,681C
	High	2022	10,100	0	10,100			3,506C
	Landscaped	2021	10,100	0	10,100			3,394C
X	Swamp							
X	Wooded							
X	Pond							
	Waterfront							
	Ravine							
X	Wetland							
	Flood Plain							
X	PRIVATE RD							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	14,200	1,100	15,300			3,681C
TPC	12/27/2017	INSPECTED	2022	10,100	0	10,100			3,506C
			2021	10,100	0	10,100			3,394C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FARGO BANK	MOORE TROY & KINA	75,000	07/29/2011	CD	21-NOT USED/OTHER	2011-02498	DEED	100.0
PELTON DOUGLAS S & KEMMIE	SHERIFF / WELLS FARGO	0	12/22/2010	SD	33-TO BE DETERMINED	2010-480SD	PROPERTY TRANSFER	0.0
		8,500	12/01/1996	WD	33-TO BE DETERMINED	327:809	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2840 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/13/2016	2016-0438	100%
	P.R.E. 100% 07/18/2012					

Owner's Name/Address	MAP #:
MOORE TROY & KINA 2840 S BLODGETT RD LAKE CITY MI 49651	2024 Est TCV 210,383 TCV/TFA: 190.39

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17	@\$3000	10.11	Acres	3000	100		30,330
						10.11 Total Acres	Total Est. Land Value = 30,330

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 16 T22N R8W N 665 FT OF E 662.11 FT OF S 1/2 OF SE 1/4. 10.108A.	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water	21.41	256 50	2,740
		Sewer	21.41	256 50	2,740
	X	Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
21101435 \$80,000, 77 DOM	X	Land Improvement Cost Estimates			
		LAND IMPROVE 1000	1,000.00	1 97	970
					Total Estimated Land Improvements True Cash Value = 6,450

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

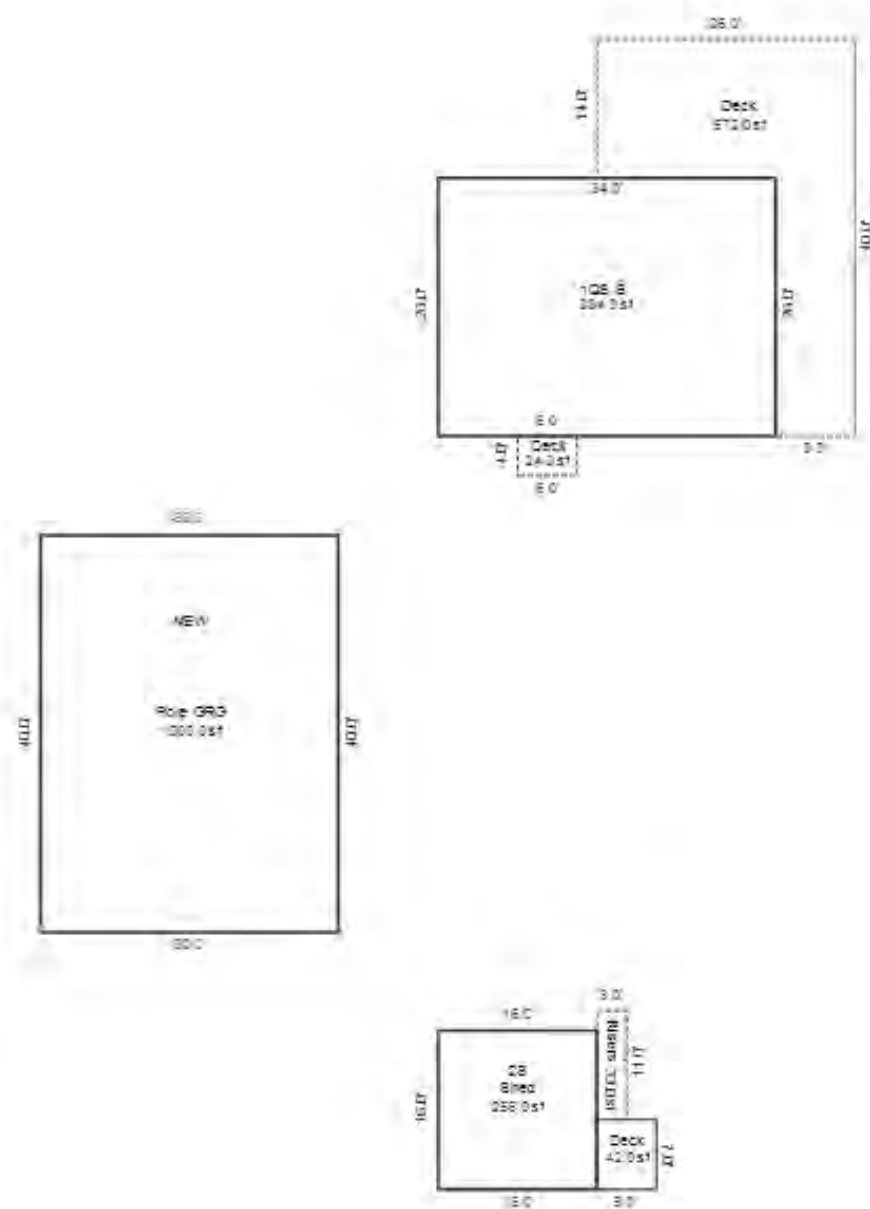
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	15,200	90,000	105,200			64,746C
TPC	12/27/2017	INSPECTED	2023	14,200	87,100	101,300			61,663C
JWV	12/03/2016	INSPECTED	2022	10,100	80,100	90,200			58,727C
JWV	10/15/2016	INSPECTED	2021	10,100	73,300	83,400			56,851C

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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	Type	Year Built: Car Capacity: 1 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % Good: 0 Storage Area: 352 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			572	Treated Wood			
Building Style: 1.25S		Trim & Decoration		Ex	X	Ord		Min				33	Treated Wood			
Yr Built 2001	Remodeled 0	Size of Closets		Lg	X	Ord		Small				42	Treated Wood			
Condition: Average		Doors				Solid	X	H.C.	Central Air Wood Furnace			Class: CD Effec. Age: 14 Floor Area: 1,105 Total Base New : 223,916 Total Depr Cost: 186,670 Estimated T.C.V: 173,603			E.C.F. X 0.930	
Room List		(5) Floors		(12) Electric			150 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls CD		Blt 2001	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex.	X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 884 SF Floor Area = 1105 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	Building Areas				
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(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			Stories Exterior Foundation Size Cost New Depr. Cost						
	Insulation	(7) Excavation		Basement: 884 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well 2000 Gal Septic			1.25 Story Siding Basement			Total: 136,901 117,735			
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			Lump Sum Items:			Other Additions/Adjustments			Recreation Room 884 16,381 8,190			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			Plumbing			Average Fixture(s) 1 1,230 1,058 2 Fixture Bath 1 2,596 2,233			Water/Sewer		1000 Gal Septic 1 4,550 3,913 Water Well, 100 Feet 1 5,640 4,850	
(3) Roof		884 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Deck			Treated Wood 572 8,054 6,926 Treated Wood 33 1,401 1,205 Treated Wood 42 1,600 1,376			Garages		Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 352 13,981 12,024 Storage Over Garage 352 3,728 3,206	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well			Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,920 22,291			Built-Ins			Appliance Allow. 1 1,934 1,663		Totals: 223,916 186,670	
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TC			173,603			
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.
GUNNERSON JOE	GUNERSON JOE PHIL (LE ETA	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0
		12,000	03/01/1997	WD	33-TO BE DETERMINED	341:742	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2024 Est TCV 25,535
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	269.38	663.00	0.9283	1.1347	90	100	25,535
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269 Actual Front Feet, 4.10 Total Acres						Total Est. Land Value =	25,535
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer
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SEC 17 T22N R8W (0*1999) PCL A OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 4.1A.	X							
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Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEE SPLIT FILE	X						
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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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	X												
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	12,800	0	12,800			6,148C
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2023	9,900	0	9,900			5,856C
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2022	6,700	0	6,700			5,578C
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2021	5,400	0	5,400			5,400S
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2024 Est TCV 32,546 TCV/TFA: 53.80
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
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Public Improvements			* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	220.00	660.00	0.9765	1.1334	90	100	21,912
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220 Actual Front Feet, 3.33 Total Acres							Total Est. Land Value =	21,912
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Tax Description	X	
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SEC 17 T22N R8W (0*1999) PCL B OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 3.33A.	X	Dirt Road
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		Gravel Road
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		Paved Road
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		Storm Sewer
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		Sidewalk
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		Water
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		Sewer
--	--	-------

	X	Electric
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		Gas
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		Curb
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		Street Lights
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		Standard Utilities
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		Underground Utils.
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Topography of Site	X	
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	X	Level
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		Rolling
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		Low
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		High
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		Landscaped
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		Swamp
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		Wooded
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		Pond
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		Waterfront
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		Ravine
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		Wetland
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		Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	11,000	5,300	16,300			7,316C
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2023	8,500	5,800	14,300			6,968C
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2022	5,500	4,800	10,300			6,637C
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2021	4,400	4,400	8,800			6,425C
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																												
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G																																									
Yr Built 0		Remodeled 0		Trim & Decoration																																								
Condition: Very Poor		Ex	X	Ord		Min																																						
Room List		Size of Closets		Central Air Wood Furnace																																								
Basement 1st Floor 2nd Floor Bedrooms		Lg	X	Ord		Small																																						
(1) Exterior		Doors		Solid	X	H.C.																																						
		(5) Floors		(12) Electric																																								
		Kitchen: Other: Other:		0 Amps Service																																								
		No./Qual. of Fixtures		No. of Elec. Outlets																																								
		Ex.	X	Ord.		Min																																						
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		Many			X	Ave.		Few																																		
(2) Windows		(7) Excavation		(13) Plumbing																																								
Many Avg. Few		Large Avg. Small		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																																					
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																										
(3) Roof		(8) Basement		(14) Water/Sewer																																								
X Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																					
X Asphalt Shingle		(10) Floor Support					Lump Sum Items:																																					
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																										
Cost Est. for Res. Bldg: 1 Mobile Home 1S (11) Heating System: Wall Furnace Ground Area = 605 SF Floor Area = 605 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>605</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>33,711</td> <td>11,800</td> </tr> </tbody> </table> Other Additions/Adjustments Water/Sewer 1000 Gal Septic <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>4,263</td> <td>1,492</td> </tr> <tr> <td colspan="2">Totals:</td> <td>37,974</td> <td>13,292</td> </tr> </tbody> </table> Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCv: 10,634															Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	605			Total:				33,711	11,800		Size	Cost New	Depr. Cost	1		4,263	1,492	Totals:		37,974	13,292
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																							
Main Home	Ribbed	Metal	605																																									
Total:				33,711	11,800																																							
	Size	Cost New	Depr. Cost																																									
1		4,263	1,492																																									
Totals:		37,974	13,292																																									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	MISSING PERMIT	07/10/2018	2018-9997	100%	
Owner's Name/Address	P.R.E. 0%	MH	11/20/2009	20090645	100%	
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	MAP #:	2024 Est TCV 31,869				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
SEC 17 T22N R8W (0*1999) PCL C OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 5.11A.	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 200' @ 90/FF	337.26	660.00	0.8775	1.1334	90	100	30,189
				337 Actual Front Feet, 5.11 Total Acres Total Est. Land Value = 30,189							

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
99 SPLIT FROM 001-00 FOR 00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Fencing: Wd, Solid, 6 ft.	26.88	250 25	1,680
			Total Estimated Land Improvements True Cash Value = 1,680			

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	15,100	800	15,900			2,858C
Rolling		2023	11,700	800	12,500			2,722C
Low		2022	8,400	33,800	42,200			24,868C
High		2021	6,700	30,100	36,800			24,074C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								



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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.
GUNNERSON JOE	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651	2024 Est TCV 11,280					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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				Residentia 3 - 7 @\$3000	3.76 Acres			3000 100		11,280
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				3.76 Total Acres			Total Est. Land Value =			11,280
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
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SEC 17 T22N R8W (0*1999) PCL D OF THE SURVEY RECORDED IN LIBER S-4 PP 123-124. 3.76A.										
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Comments/Influences	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
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99 SPLIT FROM 001-00 FOR 00										
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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.
WHEELER NATHAN (FORMER HU	WHEELER CASSIE (SW)	0	06/26/2007	QC	21-NOT USED/OTHER	2007/2535	DEED	0.0
		15,500	07/01/2001	WD	33-TO BE DETERMINED	02-0:1118	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2088 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	05/12/2016	2014-0445	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
WHEELER CASSIE 2088 S LACHANCE RD LAKE CITY MI 49651		159,525	94.96

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
		Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value
SEC 17 T22N R8W BEG S 0 DEG 46'22"E 423.27 FT FROM NE COR OF NE 1/4 TH S 0 DEG 46'22"E 200 FT,N 87 DEG 29'10"W 656.04 FT, N 0 DEG 23' 42"W 200 FT, S 87 DEG 29'10"E 654.72 FT TO POB. 3A.	X	Dirt Road		Residentia 3 - 7 @\$3000	3.00 Acres	3000	100	9,000
		Gravel Road		3.00 Total Acres Total Est. Land Value =				9,000

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
97 SPLIT FROM 001-00 FOR 98	X	Gas	Wood Frame	22.57	455 50	5,134	
		Curb	Wood Frame	27.17	140 50	1,902	
		Street Lights	Total Estimated Land Improvements True Cash Value =				7,036

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Low	2024	4,500	75,300	79,800			44,809C

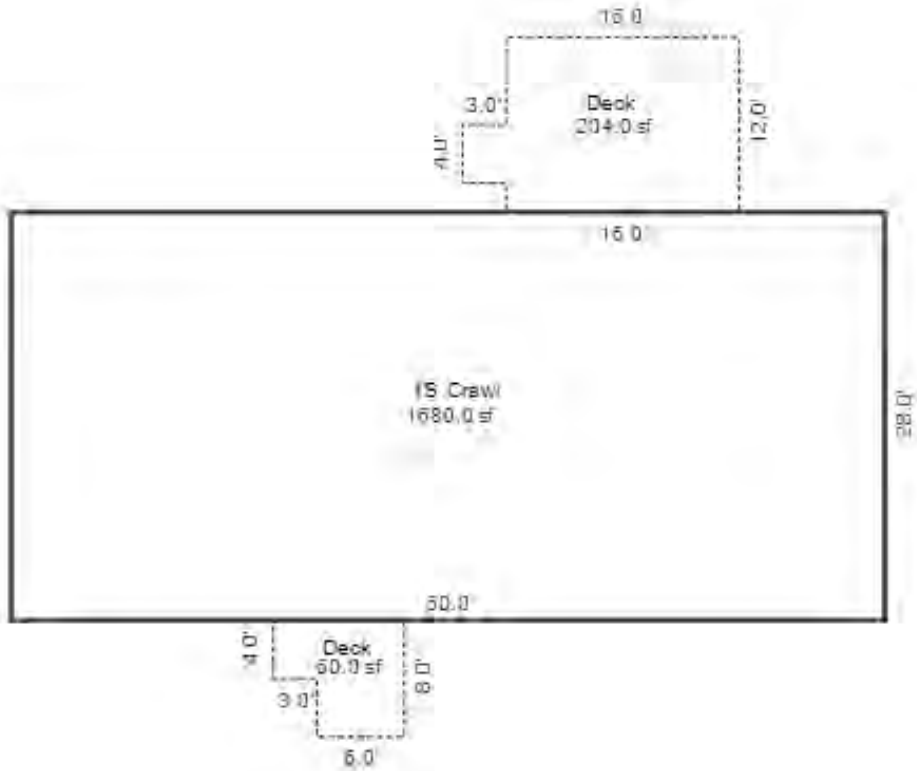
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Landscaped	2023	4,500	65,500	70,000			42,676C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Wooded	2022	3,800	57,300	61,100			40,644C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Waterfront	2021	4,500	54,300	58,800			39,346C

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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.
SUTTON HELEN L TR	WILDS TOM & FELICIA	30,000	05/25/2018	WD	03-ARM'S LENGTH	2018-01719	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	PTA	09-FAMILY	2010-5559	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	03-ARM'S LENGTH	2009/1631	DEED	0.0
		22,000	11/01/1996	WD	33-TO BE DETERMINED	331:1218	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2040 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	06/29/2018	2018-0289	100%

Owner's Name/Address	MAP #:
WILDS TOM & FELICIA 2040 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 191,815 TCV/TFA: 99.90

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 17 T22N R8W (0*1999) PCL 1 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.01A. SPLIT ON 10/06/2021 PARTS TO 009-017-001-31, 009-017-011-32, 009-017-011-33, 009-017-001-35, 009-017-001-36. FORMERLY 2018 BEG AT NE COR OF NE14/ TH N89DEG 43'01"W 1311.12', S 0DEG 23'42"E 271.94FT, S 87DEG 29'10"E 1314.85' N 0DEG 46' 22" W 323.11' TO POB SEC17 T22N R8W 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PTN 017-001-30 TO			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X		Dirt Road	153.84	285.98	1.0678	0.9195	90	100		13,595
			154 Actual Front Feet, 1.01 Total Acres Total Est. Land Value = 13,595								
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
	X		D/W/P: 4in Ren. Conc.	7.35	576	0	0				
			Residential Local Cost Land Improvements								
	X		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								

Public Improvements

X Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

X PRIVATE RD



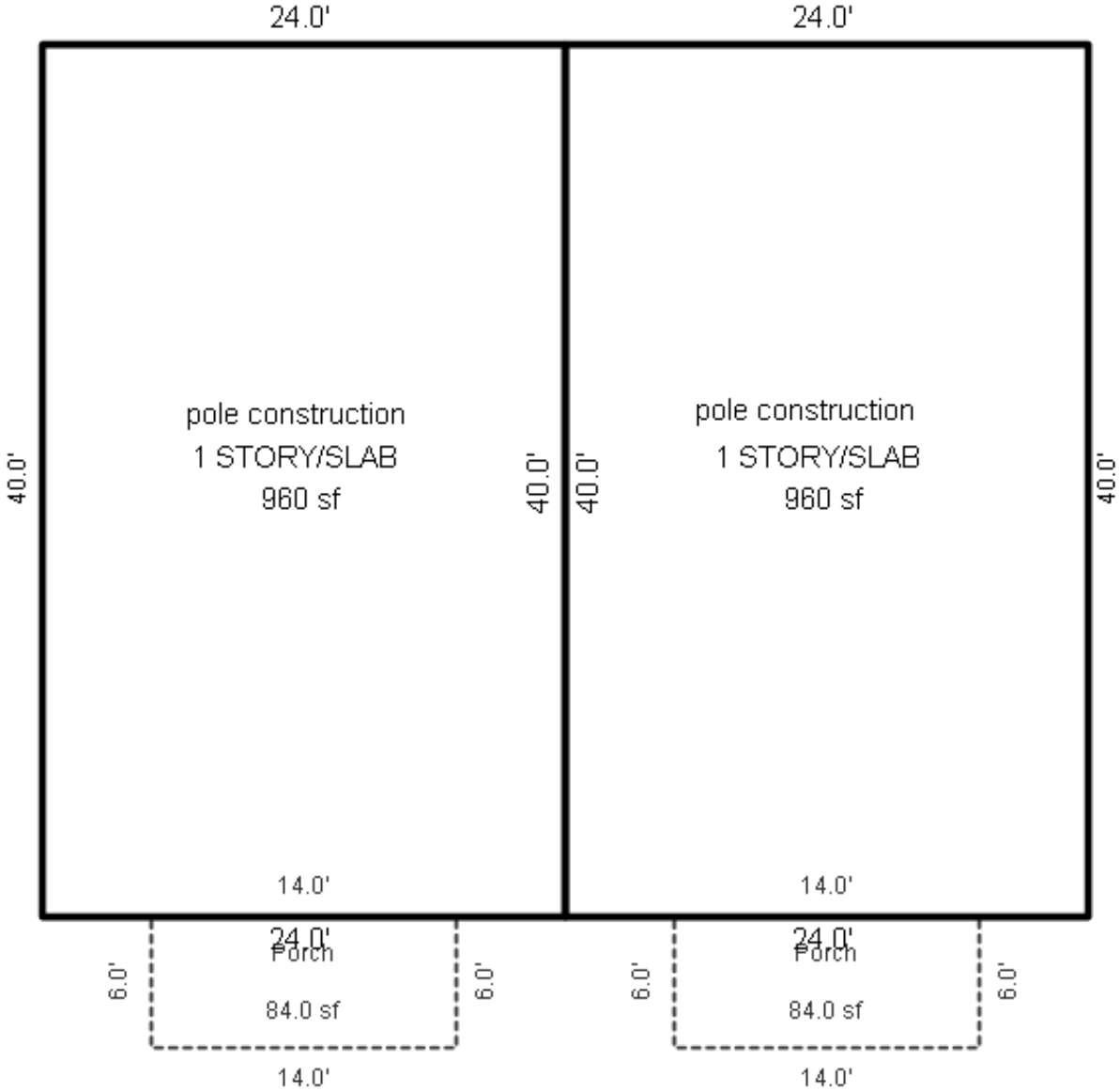
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,800	89,100	95,900			88,949C
2023	5,300	83,700	89,000			84,714C
2022	3,800	55,600	59,400			58,395C
2021	13,500	131,500	145,000			133,402C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 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				Plaster Wood T&G	84 WCP (1 Story)	84 WCP (1 Story)				Class: CD Effec. Age: 5 Floor Area: 960 Total Base New : 264,242 Total Depr Cost: 251,028 Estimated T.C.V: 175,720	E.C.F. X 0.700		Bsmnt Garage: Carport Area: Roof:				
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 5 Floor Area: 960 Total Base New : 264,242 Total Depr Cost: 251,028 Estimated T.C.V: 175,720			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			E.C.F. X 0.700			Bsmnt Garage: Carport Area: Roof:					
Yr Built 2019	Remodeled 2022	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Duplex 1S			Cls CD			Blt 2019				
Condition: Average		Lg	Ord	Small	0 Amps Service			Exterior Units: 2 Interior Units: 0			Roof: Asph.Shingle							
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Ground Area = 960 SF Floor Area = 960 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95				
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			Many			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
2nd Floor	Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			Ave.			1 Story Siding Slab 960			Total: 206,960 98,305					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Few			Other Additions/Adjustments			Plumbing					
Wood/Shingle	Aluminum/Vinyl	(7) Excavation		Average Fixture(s)			2			Plumbing			Average Fixture(s)					
Brick	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		3 Fixture Bath			2			Water/Sewer			3 Fixture Bath					
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0		2 Fixture Bath			2			2000 Gal Septic			1					
Many	Large	(8) Basement		Softener, Auto			2			Water Well, 100 Feet			1					
Avg.	Avg.	Conc. Block		Softener, Manual			2			Porches			WCP (1 Story)					
Few	Small	Poured Conc.		Solar Water Heat			2			WCP (1 Story)			84					
Wood Sash	Metal Sash	Stone		No Plumbing			2			Totals: 264,242 251,028			84					
Vinyl Sash	Vinyl Sash	Treated Wood		Extra Toilet			2			Notes: 2022 DUPLEX - POLE			84					
Double Hung	Horiz. Slide	Concrete Floor		Extra Sink			2			ECF (416 RURAL METES & BOUNDS) 0.700 => TCV: 175,720			84					
Casement	Double Glass	(9) Basement Finish		Separate Shower			2						84					
Patio Doors	Storms & Screens	Recreation SF		Ceramic Tile Floor			2						84					
(3) Roof		Living SF		Ceramic Tile Wains			2						84					
X	Gable	Gambrel	Walkout Doors (B)	Ceramic Tub Alcove			2						84					
Hip	Flat	Mansard	Walkout Doors (A)	Vent Fan			2						84					
Asphalt Shingle	(10) Floor Support		Lump Sum Items:			2						84						
Chimney:	Joists: Unsupported Len: Cntr.Sup:		Public Water			2						84						
		Public Sewer		1			2						84					
		Water Well		1			2						84					
		1000 Gal Septic		1			2						84					
		2000 Gal Septic		1			2						84					

*** 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.
WILDS TOM & FELICIA	AVERILL JAMES & MARY	15,000	10/15/2021	WD	32-SPLIT VACANT	2021-03557	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5561WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	03-ARM'S LENGTH	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2016 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	04/07/2022	2022-0165	100%

Owner's Name/Address	MAP #:
AVERILL JAMES & MARY 121 W GARDNER SPARTA MI 49345	2024 Est TCV 116,925 TCV/TFA: 167.04

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
SEC 17 T22N R8W (0*2021) PCL 2 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.01A. 10/2021 SPLIT FROM 009-017-001-30 FORMERLY 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 983.32 FT FROM NE COR TH S 0 DEG 23'42"E 284.67 FT, N 87 DEG 29'10"E 164.1 FT, N 0 DEG 23'42"W 278.28 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.06A.	X		Dirt Road	153.86	285.95	1.0678	0.9195	90 100	13,596	
	X		Gravel Road	154 Actual Front Feet, 1.01 Total Acres					Total Est. Land Value =	13,596

Comments/Influences

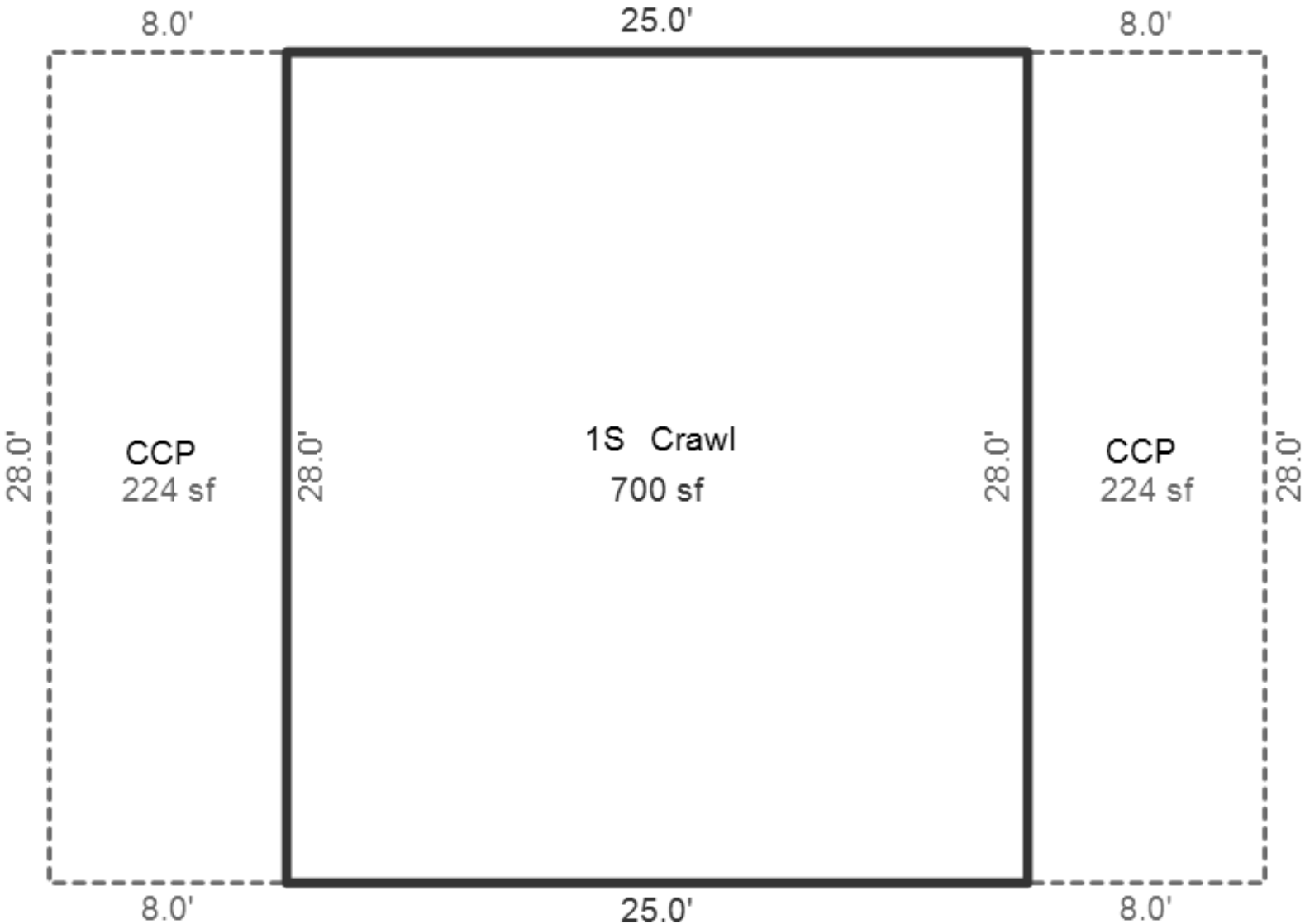


Topography of Site	X Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain
	X PRIVATE RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,800	51,700	58,500			57,844C
2023	5,300	51,100	56,400			55,090C
2022	3,800	0	3,800			3,800S
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.
WILDS TOM & FELICIA	POWELL ELIZABETH ANN	100,000	06/27/2022	WD	25-PARTIAL CONSTRUCTION	2022-02129	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5562WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2012 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	11/29/2023	PB23-0268	0%
	P.R.E. 100% 06/27/2022		New House	03/22/2022	2022-0134	100%

Owner's Name/Address	MAP #:	2024 Est TC	TCV/TFA:	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
POWELL ELIZABETH ANN PO BOX 955 LAKE CITY MI 49651		115,460	133.63	
	X Improved	Vacant		
	Public Improvements			
	* Factors *			
	Description Frontage Depth Front Depth Rate %Adj. Reason Value			
	A 200' @ 90/FF 164.00 305.45 1.0509 0.9348 90 100 14,500			
	164 Actual Front Feet, 1.15 Total Acres Total Est. Land Value = 14,500			

Tax Description
 SEC 17 T22N R8W (0*2021) PCL 3 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.15A.
 10/2021 SPLIT FROM 009-017-001-30
 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37
 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 819.42 FT FROM NE COR TH S 0 DEG 23'42"E 291.05 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 284.67 FT, S 89 DEG 43'01"E 163.9 FT TO POR 1 08A



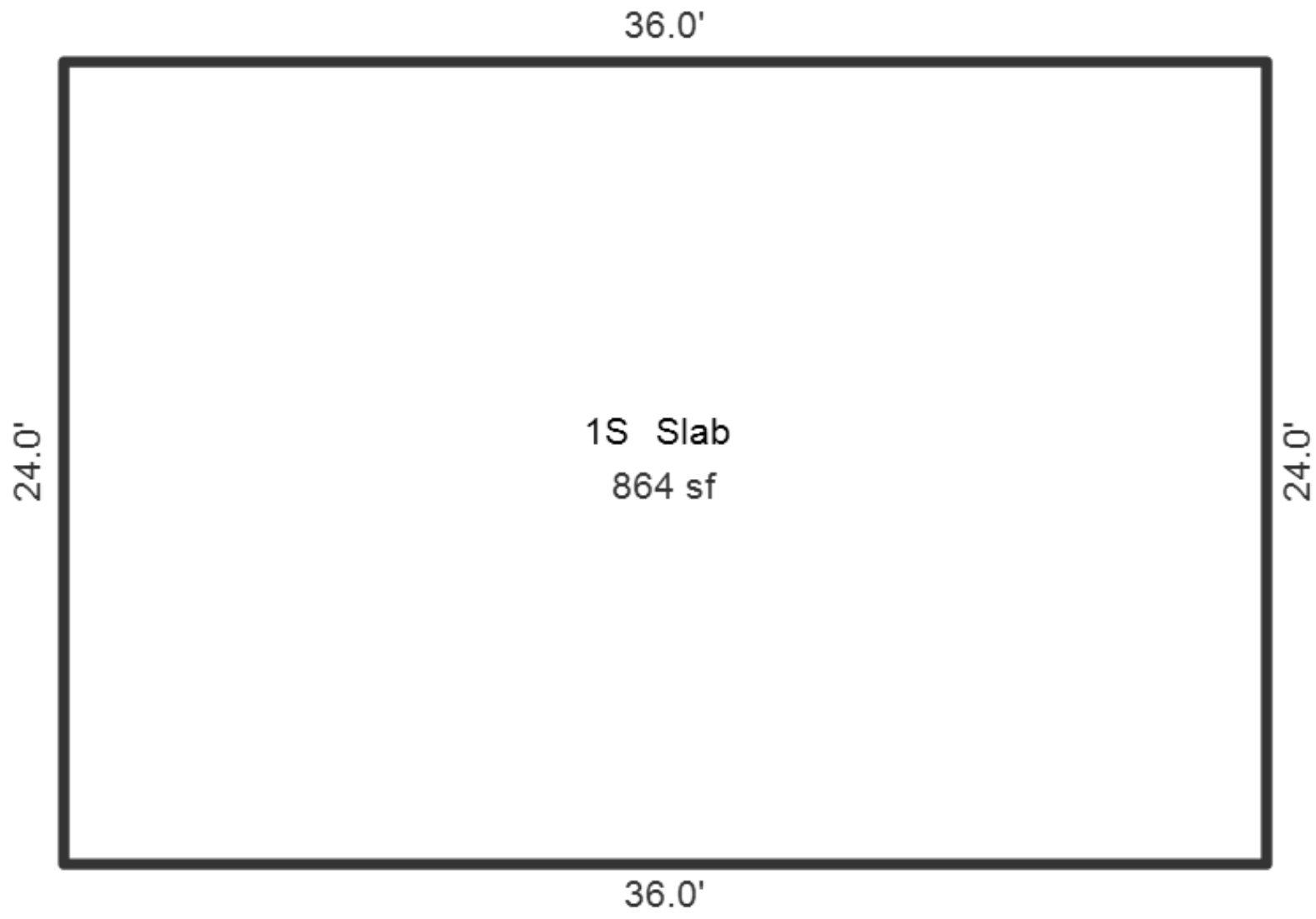
X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain PRIVATE RD	2024	7,300	50,400	57,700			57,700S
		2023	5,600	50,000	55,600			55,600S
		2022	4,100	0	4,100			1,665C
		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	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:	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:								
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 3 Floor Area: 864 Total Base New : 111,918 Total Depr Cost: 108,559 Estimated T.C.V: 100,960					
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97		Cls CD		Blt 2022									
Duplex		Drywall Paneled		No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
A-Frame		Plaster Wood T&G		Ex. Ord Min			1 Story		Siding		Slab		864		103,553		100,446			
Wood Frame		Trim & Decoration		No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		1,193			
Building Style: 1S		Ex Ord Min		Many Ave. Few			Water/Sewer		1000 Gal Septic		1		4,550		4,413					
Yr Built 2022		Size of Closets		(13) Plumbing			Water Well, 50 Feet		Water Well		1		2,585		2,507					
Remodeled 0		Lg Ord Small		1 Average Fixture(s)			Notes: POLE FOUNDATION		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCV:		111,918		108,559		100,960					
Condition: Average		Doors Solid H.C.		1 3 Fixture Bath			Softener, Auto		Solar Water Heat		1		4,550		4,413					
Room List		(5) Floors		2 Fixture Bath			Softener, Manual		No Plumbing		1		2,585		2,507					
Basement		Kitchen:		2 Fixture Bath			Extra Toilet		Extra Sink		1		4,550		4,413					
1st Floor		Other:		Softener, Auto			Extra Sink		Separate Shower		1		2,585		2,507					
2nd Floor		Other:		Softener, Manual			Separate Shower		Ceramic Tile Floor		1		2,585		2,507					
Bedrooms		(6) Ceilings		Solar Water Heat			Ceramic Tile Floor		Ceramic Tile Wains		1		2,585		2,507					
(1) Exterior		No. of Elec. Outlets		No Plumbing			Ceramic Tile Wains		Ceramic Tub Alcove		1		2,585		2,507					
Wood/Shingle		Many Ave. Few		Extra Toilet			Ceramic Tub Alcove		Vent Fan		1		2,585		2,507					
Aluminum/Vinyl		Basement: 0 S.F.		Extra Sink			Vent Fan				1		2,585		2,507					
Brick		Crawl: 0 S.F.		Separate Shower							1		2,585		2,507					
Insulation		Slab: 864 S.F.		Ceramic Tile Floor							1		2,585		2,507					
(2) Windows		Height to Joists: 0.0		Ceramic Tile Wains							1		2,585		2,507					
Many Avg. Few		(7) Excavation		Ceramic Tub Alcove							1		2,585		2,507					
Large Avg. Small		Basement: 0 S.F.		Vent Fan							1		2,585		2,507					
Wood Sash		Crawl: 0 S.F.		Public Water							1		2,585		2,507					
Metal Sash		Slab: 864 S.F.		Public Sewer							1		2,585		2,507					
Vinyl Sash		Height to Joists: 0.0		Water Well							1		2,585		2,507					
Double Hung		(8) Basement		1000 Gal Septic							1		2,585		2,507					
Horiz. Slide		Conc. Block		2000 Gal Septic							1		2,585		2,507					
Casement		Poured Conc.		Lump Sum Items:							1		2,585		2,507					
Double Glass		Stone									1		2,585		2,507					
Patio Doors		Treated Wood									1		2,585		2,507					
Storms & Screens		Concrete Floor									1		2,585		2,507					
(3) Roof		(9) Basement Finish									1		2,585		2,507					
Gable		Recreation SF									1		2,585		2,507					
Hip		Living SF									1		2,585		2,507					
Flat		Walkout Doors (B)									1		2,585		2,507					
Asphalt Shingle		No Floor SF									1		2,585		2,507					
Chimney:		Walkout Doors (A)									1		2,585		2,507					
		(10) Floor Support									1		2,585		2,507					
		Joists:									1		2,585		2,507					
		Unsupported Len:									1		2,585		2,507					
		Cntr.Sup:									1		2,585		2,507					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	HINKAMP LUCAS W	15,000	02/21/2024	WD	03-ARM'S LENGTH	2024-00377	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5563WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
2010 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		STORAGE	10/30/2023	2023-0696	0%
	P.R.E. 100% 01/01/2022					

Owner's Name/Address	MAP #:
HINKAMP LUCAS W 222 N HURON ST LAKE CITY MI 49651	2024 Est TCV 14,404

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
X			A 200' @ 90/FF	164.00	297.48	1.0509	0.9286	90 100	14,404
			164 Actual Front Feet, 1.12 Total Acres					Total Est. Land Value =	14,404

Tax Description
 SEC 17 T22N R8W (0*2021) PCL 4 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.12A.
 10/2021 SPLIT FROM 009-017-001-30
 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37
 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 655.52 FT FROM NE COR TH S 0 DEG 23'42"E 297.44 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 291.05 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.11A.



00
 QUESTED BY
 PIN 017-001-30 TO
 34, -35, -36, -37

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	7,200	0	7,200			1,787C
Rolling	2023	5,600	0	5,600			1,702C
Low	2022	4,100	0	4,100			1,621C
High	2021	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							
Who When What							
JWV 10/30/2023 INSPECTED							
TPC 04/30/2021 INSPECTED							
TPC 05/02/2016 INSPECTED							

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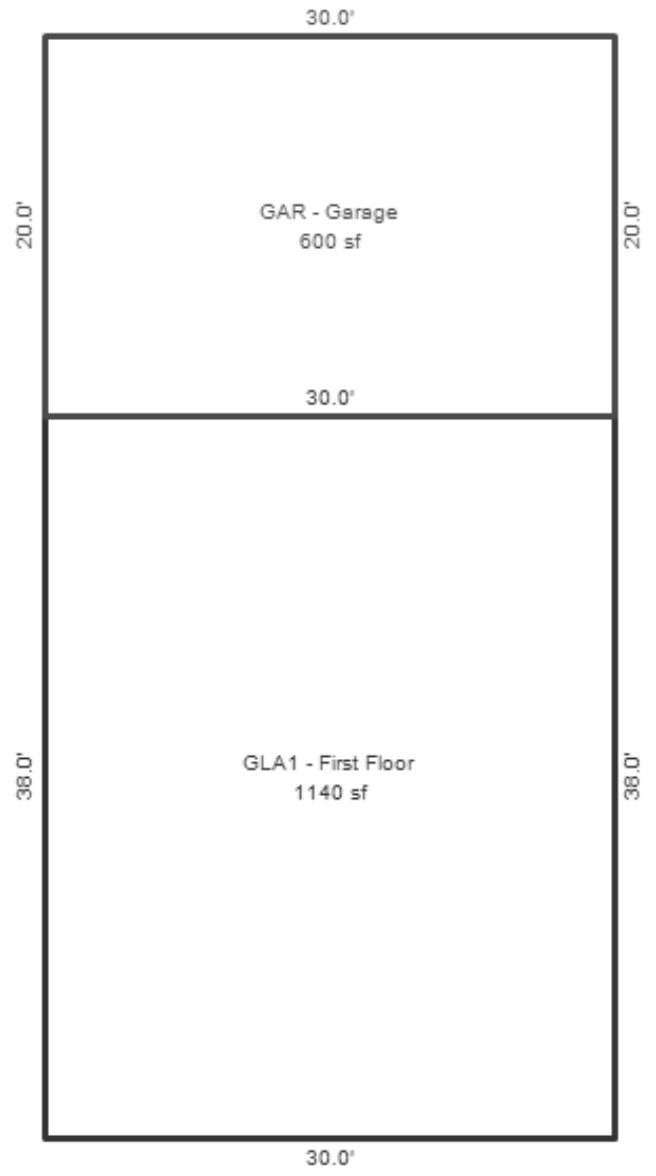
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WILDS TOM & FELICIA	STARLIN KIM J & TROY E	167,500	01/18/2023	WD	25-PARTIAL CONSTRUCTION	2023-00146	PROPERTY TRANSFER	100.0				
SUTTON HELEN L TRUST	WILDS TOM & FELICIA	30,000	05/25/2018	WD	19-MULTI PARCEL ARM'S LE	L2018-01719	DEED	0.0				
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0				
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2008 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		08/24/2022		2022-0577	100%			
Owner's Name/Address		P.R.E. 100% 01/27/2023		MAP #:		2024 Est TCV 170,117 TCV/TFA: 149.23						
STARLIN KIM J & TROY E 2008 S LACHANCE RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 17 T22N R8W (0*2021) PCL 5 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.1A. 10/2021 SPLIT FROM 009-017-001-30 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 491.62 FT FROM NE COR TH S 0 DEG 23'42"E 303.83 FT, N 87 DEG 29'10"W 164.10 FT, N 0 DEG 23'42"W 297.44 FT, S 89 DEG 43'01"E 163.9 FT TO POB 1 13A		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		164.00	292.17	1.0509	0.9245	90	100	14,339
				164 Actual Front Feet, 1.10 Total Acres		Total Est. Land Value =				14,339		
			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	7,200	77,900	85,100			85,100S		
				2023	5,600	43,600	49,200			45,271C		
				2022	4,100	0	4,100			1,592C		
				2021	0	0	0			0		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who When What		JWV 06/07/2023 INSPECTED		JWV 10/04/2022 INSPECTED		TPC 04/30/2021 INSPECTED				



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2022 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 600 % 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			Class: CD Effec. Age: 1 Floor Area: 1,140 Total Base New : 169,195 Total Depr Cost: 167,503 Estimated T.C.V: 155,778			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
	Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls CD Blt 2023			
	Condition: Average	Size of Closets		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
	Room List	Doors	Solid	H.C.	(12) Electric			1 Story Siding Slab 1,140			Total: 131,679 130,363				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		0 Amps Service			Other Additions/Adjustments			Plumbing					
	(1) Exterior	Kitchen: Other: Other:		Ex. Ord. Min			Average Fixture(s)			1 1,230 1,218					
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. Few			3 Fixture Bath			2 3,860 3,821					
	Insulation	(7) Excavation		(13) Plumbing			Water/Sewer			1 4,550 4,504					
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0		1 Average Fixture(s)			1000 Gal Septic			1 4,550 4,504					
	Many Avg. Few	Large Avg. Small		2 3 Fixture Bath			Extra Toilet			1 2,585 2,559					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			1 1,934 1,915					
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 600 22,872			22,643		
X	Gable Hip Flat	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			Door Opener 1 485 480			Appliance Allow. 1 1,934 1,915			Totals: 169,195 167,503		
X	Asphalt Shingle	(9) Basement Finish		Lump Sum Items:			Notes: POLES FOUNDATION ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 155,778								
	Chimney:	(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	RABOCAJA VALENTINA	15,000	09/29/2023	WD	03-ARM'S LENGTH	2023-02618	DEED	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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2006 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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RABOCAJA VALENTINA 2106 SWITZERLAND RD NORTH PORT FL 34288	2024 Est TCV 14,274
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	164.00	286.86	1.0509	0.9202	90	100		14,274
164 Actual Front Feet, 1.08 Total Acres Total Est. Land Value =								14,274

Tax Description
 SEC 17 T22N R8W (0*2021) PCL 6 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.08A.
 10/2021 SPLIT FROM 009-017-001-30
 4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37
 SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 327.72 FT FROM NE COR TH S 0 DEG 23'42"E 310.22 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 303.83 FT, S 89 DEG 43'01"E 163.9 FT TO POB. 1.16A.

- 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



QUESTED BY
 PIN 017-001-30 TO
 34, -35, -36, -37

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,100	0	7,100			7,100S
2023	5,600	0	5,600			1,641C
2022	4,100	0	4,100			1,563C
2021	0	0	0			0

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 Licensed To: Township of Lake, County of Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILDS TOM & FELICIA	HANKINS DEREK	265,000	12/09/2022	WD	03-ARM'S LENGTH	2022-03861	PROPERTY TRANSFER	100.0
SUTTON HELEN L	SUTTON HELEN L TR	0	12/14/2010	WD	09-FAMILY	2010-5559WD	PROPERTY TRANSFER	0.0
SUTTON JOE D (DECEASED)	SUTTON HELEN L (HIS WIDOW	0	07/28/2008	OTH	21-NOT USED/OTHER	2009/1631	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2004 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/23/2019	2019-0205	100%
	P.R.E. 100% 12/09/2022					

Owner's Name/Address	MAP #:
HANKINS DEREK 2004 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 286,840 TCV/TFA: 143.56

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	
X	Dirt Road		269.35	386.52	0.9283	0.9915	90 100	22,311
	Gravel Road		269 Actual Front Feet, 2.39 Total Acres				Total Est. Land Value =	22,311

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value	
SEC 17 T22N R8W (0*2021) PCL 7 OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-91. 1.2.39A.		Description				
10/2021 SPLIT FROM 009-017-001-30		D/W/P: 4in Concrete	6.49	480 50	1,557	
4/26/2017 COMBINATION REQUESTED BY TAXPAYER - HELEN SUTTON PIN 017-001-30 TO INCLUDE -31, -32, -33, -34, -35, -36, -37	X	Sewer	6.49	400 50	1,298	
SEC 17 T22N R8W (0*1999) BEG N 89 DEG 43'01"W 163.82 FT FROM NE COR TH S 0 DEG 23'42"E 316.61 FT, N 87 DEG 29'10"W 164.1 FT, N 0 DEG 23'42"W 310.22 FT, S 89 DEG 43'01"E 163.9 FT TO POB 1 18A		Total Estimated Land Improvements True Cash Value =				2,855



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

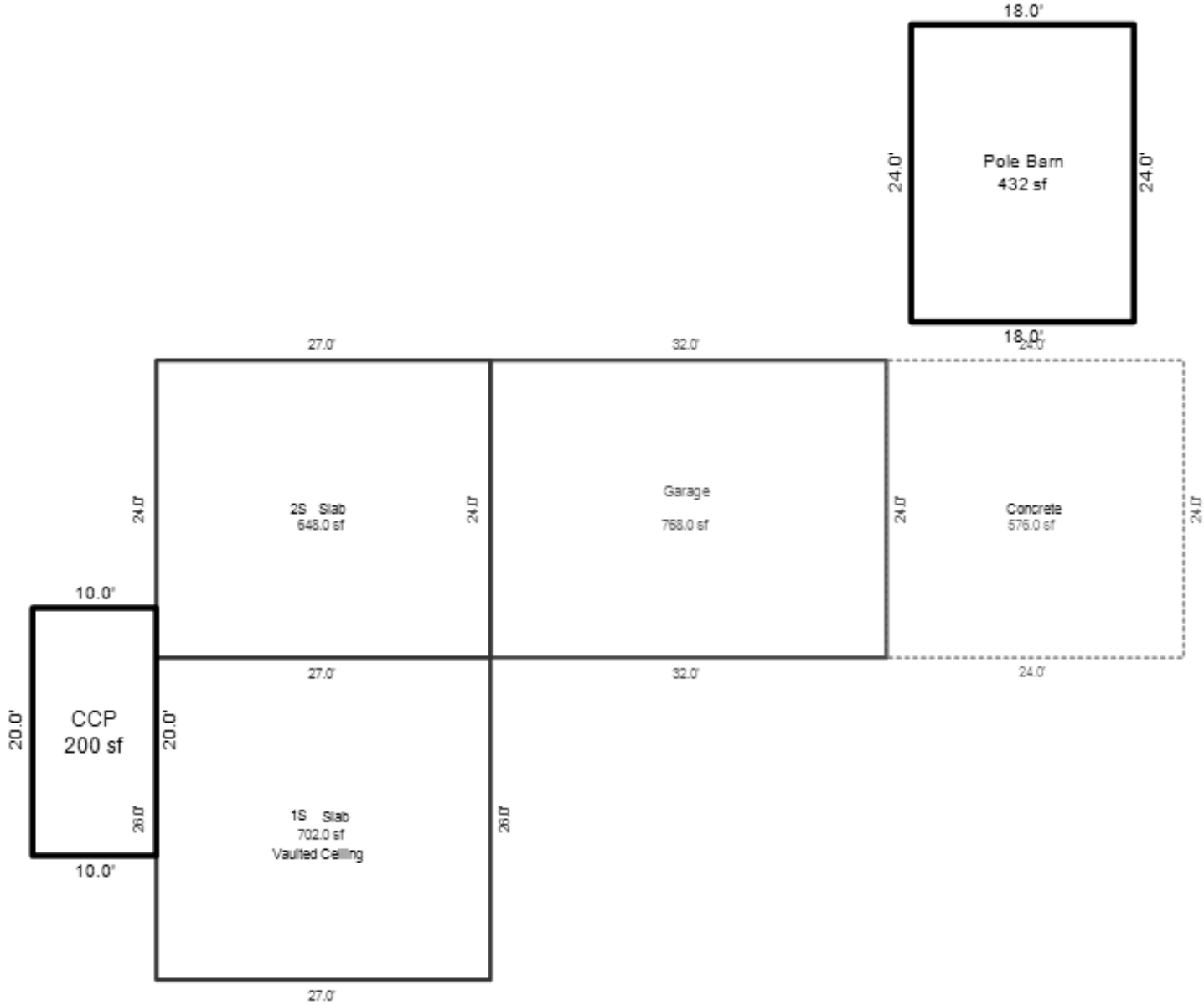
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,200	132,200	143,400			143,400S
2023	8,700	128,100	136,800			136,800S
2022	6,700	129,500	136,200			110,663C
2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type CCP (1 Story)	Year Built: 2019 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	200	CCP (1 Story)	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 4 Floor Area: 1,998 Total Base New : 293,094 Total Depr Cost: 281,370 Estimated T.C.V: 261,674
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls CD			Blt 2020					
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Forced Heat & Cool			Ground Area = 1350 SF			Floor Area = 1998 SF.					
A-Frame		Trim & Decoration		Size of Closets			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Wood Frame		Ex Ord Min		Lg Ord Small			No./Qual. of Fixtures			2 Story Siding Slab 648			1 Story Siding Slab 702					
Building Style: 1.5S		Doors Solid H.C.		(5) Floors			No. of Elec. Outlets			Total: 225,817			216,784					
Yr Built 2020		Remodeled 0		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments			Plumbing					
Condition: Average		Condition: Average		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1350 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 1 1,230 1,181 3 Fixture Bath 2 7,720 7,411			Water/Sewer					
Room List		Doors Solid H.C.		(6) Ceilings			(14) Water/Sewer			2000 Gal Septic Water Well, 100 Feet			Porches					
Basement		Doors Solid H.C.		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			CCP (1 Story) 4,800 4,608			Garages					
1st Floor		Doors Solid H.C.		(8) Basement			Lump Sum Items:			Class: CD Exterior: Pole (Finished) Base Cost Door Opener 1 485 466			Class: CD Exterior: Pole (Unfinished) Base Cost 432 12,156 11,670					
2nd Floor		Doors Solid H.C.		(9) Basement Finish			Notes: POLES FOUNDATION			Built-Ins Appliance Allow. 1 1,934 1,857			Totals: 293,094 281,370					
5 Bedrooms		Doors Solid H.C.		(10) Floor Support			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 261,674											
(1) Exterior		Doors Solid H.C.		Joists: Unsupported Len: Cntr.Sup:														
Wood/Shingle		Doors Solid H.C.																
Aluminum/Vinyl		Doors Solid H.C.																
Brick		Doors Solid H.C.																
Insulation		Doors Solid H.C.																
(2) Windows		Doors Solid H.C.																
Many Avg. Few		Doors Solid H.C.																
Large Avg. Small		Doors Solid H.C.																
Wood Sash		Doors Solid H.C.																
Metal Sash		Doors Solid H.C.																
Vinyl Sash		Doors Solid H.C.																
Double Hung		Doors Solid H.C.																
Horiz. Slide		Doors Solid H.C.																
Casement		Doors Solid H.C.																
Double Glass		Doors Solid H.C.																
Patio Doors		Doors Solid H.C.																
Storms & Screens		Doors Solid H.C.																
(3) Roof		Doors Solid H.C.																
Gable		Doors Solid H.C.																
Hip		Doors Solid H.C.																
Flat		Doors Solid H.C.																
Asphalt Shingle		Doors Solid H.C.																
Chimney:		Doors Solid H.C.																

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



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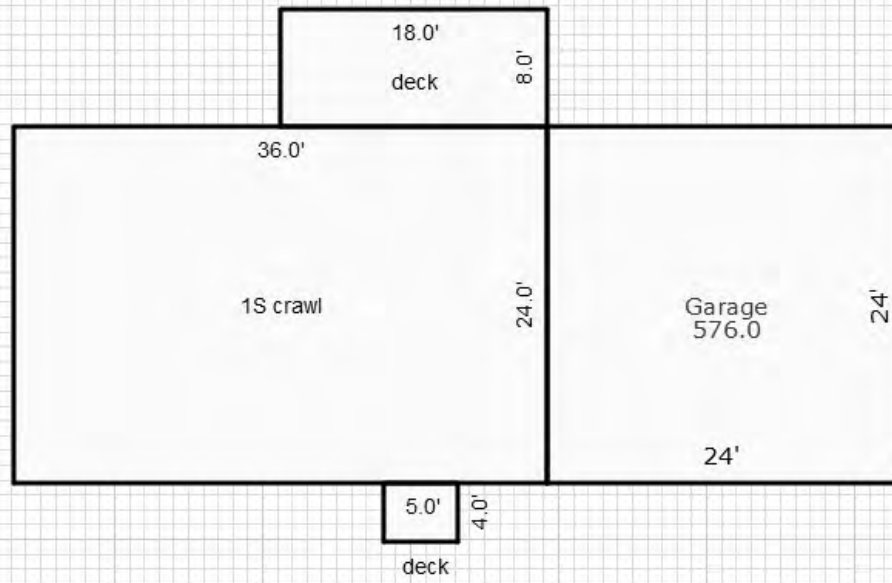
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
2468 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 153,344 TCV/TFA: 177.48			
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
GUNERSON MATTHEW A 6400 W JENNINGS RD LAKE CITY MI 49651		Public Improvements		Description		Frontage		Depth		* Factors * Rate %Adj. Reason Value	
Tax Description		Dirt Road		Residentia 18		-29 @\$3000		24.70 Acres		3000 100 74,100	
BEG S89DEG53'54"W 660 FT FROM E 1/4 COR TH S89DEG 53'59" W 668.51 FT, N0DEG 23'42"W 1006.47 FT, S 87 DEG29'10"E 1323.96 FT, S 0 DEG 46'20"E 616.11 FT, S 89DEG 53'54"W 660 FT, S 0 DEG 46'20'E 330 FT TO POB SECT 17 T22N R8W 24.7 A M/L 7/27/2022 SPLIT PART TO 009-017-006-70 FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Gravel Road		24.70 Total Acres		Total Est. Land Value =		74,100			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Paved Road		Topography of Site		Level		Rolling			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Storm Sewer		Level		Rolling		Low			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Sidewalk		Low		High		Landscaped			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Water		High		Landscaped		Swamp			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Sewer		Landscaped		Swamp		Wooded			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Electric		Wooded		Pond		Waterfront			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Gas		Pond		Waterfront		Ravine			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Curb		Waterfront		Ravine		Wetland			
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Street Lights		Wetland		Flood Plain		Year		Land Value	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Standard Utilities		Flood Plain		Year		Building Value		Assessed Value	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A		Underground Utils.		Flood Plain		2024		39,600		76,700	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain		2023		39,200		71,300	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain		2022		31,200		66,500	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain		2021		0		0	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						Board of Review	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						Tribunal/ Other	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						Taxable Value	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						49,063C	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						46,727C	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						48,319C	
FORMERLY BEG AT E 1/4 COR, THEN S89DEG53'54"W 1328.51 FT, TH N00DEG23'43"W 1006.47 FT, TH S87DEG29'10"E 1323.96 FT, TH S00DEG46'20"E 946.11 FT TO POB SEC 17T22NR8W 29 70 A				Flood Plain						0	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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	Type	Year Built: 2007 Car Capacity: 2 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					64	Treated Wood																				
	Building Style: 1S		Drywall Paneled Plaster Wood T&G		Central Air Wood Furnace																										
	Yr Built 1968 REL		Trim & Decoration		(12) Electric																										
	Remodeled 1985		Ex X Ord Min		200 Amps Service																										
	Condition: Average		Size of Closets		No./Qual. of Fixtures																										
	Room List		Lg X Ord Small		Ex. X Ord. Min																										
	Basement 1st Floor 2nd Floor 3 Bedrooms		Doors Solid X H.C.		No. of Elec. Outlets																										
	(1) Exterior		(5) Floors		Many X Ave. Few																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:		(13) Plumbing																										
	(2) Windows		(6) Ceilings		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. X Avg. Few Large Avg. Small		(7) Excavation		(14) Water/Sewer																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																										
	(3) Roof		(8) Basement		Lump Sum Items:																										
X	Gable Hip Flat X Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																												
X	Asphalt Shingle		(9) Basement Finish																												
	Chimney:		(10) Floor Support																												
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																												
			Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>864</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>103,873</td> <td>62,324</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	864			Total:				103,873	62,324	E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1 Story	Siding	Crawl Space	864																												
Total:				103,873	62,324																										
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 64 1,980 1,188 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 22,239 13,343 Common Wall: 1 Wall 1 -2,512 -1,507 Door Opener 1 485 291 Built-Ins Appliance Allow. 1 1,934 1,160 Totals: 142,015 85,209																															
Notes:																															
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:												79,244																			

*** 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.
GUNERSON MATTHEW A	MOOMEY RICHARD WILLIAM	10,000	07/27/2022	QC	32-SPLIT VACANT	2022-02432	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
2468 LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	06/01/2023	2023-0300	100%	
Owner's Name/Address	P.R.E. 0%	Commercial	06/01/2023	2023-0299	0%	
MOOMEY RICHARD WILLIAM PO BOX 825 CADILLAC MI 49601	MAP #:	Commercial	06/01/2023	2023-0298	100%	
	2024 Est TCV 566,790 TCV/TFA: 34.73	Commercial	06/01/2023	2023-0297	100%	

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements			* Factors *							
BEG AT E 1/4 COR, TH S 89DEG 53'54"W 660 FT, N 0DEG, 46'20"W 330 FT, N 89DEG 53'54"E 660FT, S 0 DEG 46'20"E 330 FT TO POB SEC17 T22N R8W 5 A M/L. SPLIT ON 07/27/2022 FROM 009-017-001-60;	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences	Gravel Road			A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100	29,700
Split/Comb. on 07/27/2022 completed 07/27/2022 TIM ;	Paved Road			330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =		29,700		
Parent Parcel(s): 009-017-001-60;	Storm Sewer			Land Improvement Cost Estimates							
Child Parcel(s): 009-017-001-61;	Sidewalk			Description	Rate	Size	% Good	Cash Value			
-----	Water			D/W/P: Crushed Rock	2.15	20000	25	10,750			
	Sewer			Total Estimated Land Improvements True Cash Value =			10,750				
	Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2023	11,600	133,800	145,400			145,400S
Low	2022	0	0	0			0
High	2021	0	0	0			0
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



Who	When	What	2024	2023	2022	2021
JWV	09/13/2023	INSPECTED	14,900	11,600	0	0
JWV	12/03/2022	INSPECTED	14,900	11,600	0	0

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

Desc. of Bldg/Section: 20220681 #700 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11		Base Rate for Upper Floors = 39.65 Adjusted Square Foot Cost for Upper Floors = 39.65	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:		Total Floor Area: 960 Base Cost New of Upper Floors = 38,064 Reproduction/Replacement Cost = 38,064 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 36,541		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 31,060 Replacement Cost/Floor Area= 39.65 Est. TCV/Floor Area= 32.35	
2022 Year Built Remodeled 11 Overall Bldg Height		Area: Perimeter: Type: Heat:		*** Basement Info *** * Mezzanine Info * * Sprinkler Info *		Area #1: Type #1: Area #2: Type #2: Area: Type: Low	
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	Urinals			Flex Conduit	Incandescent			
			3-Piece Baths	Wash Bowls			Rigid Conduit	Fluorescent			
			2-Piece Baths	Water Heaters			Armored Cable	Mercury			
			Shower Stalls	Wash Fountains			Non-Metalic	Sodium Vapor			
			Toilets	Water Softeners			Bus Duct	Transformer			
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness	Bsmnt Insul.	
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:					
			Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:											

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

Desc. of Bldg/Section: 20220682 #710 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat:						
2022 Year Built Remodeled 11 Overall Bldg Height		Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
Comments:		Base Rate for Upper Floors = 39.65 Adjusted Square Foot Cost for Upper Floors = 39.65 Total Floor Area: 960 Base Cost New of Upper Floors = 38,064 Reproduction/Replacement Cost = 38,064 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 36,541 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 31,060 Replacement Cost/Floor Area= 39.65 Est. TCV/Floor Area= 32.35						

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

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

Desc. of Bldg/Section: 20220683 #720 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Low Cost	
Floor Area: 1,200		Stories: 1 Story Height: 11 Perimeter: 140	
Gross Bldg Area: 16,320		Overall Building Height: 11	
Stories Above Grd: 1		Base Rate for Upper Floors = 37.91	
Average Sty Hght : 11		Adjusted Square Foot Cost for Upper Floors = 37.91	
Bsmnt Wall Hght		Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492	
Depr. Table : 4%		Reproduction/Replacement Cost = 45,492	
Effective Age : 1		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
Physical %Good: 96		Total Depreciated Cost = 43,672	
Func. %Good : 100		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 37,121	
Economic %Good: 100		Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93	
2022 Year Built Remodeled		Area: Perimeter: Type: Heat:	
11 Overall Bldg Height		*** Basement Info ***	
Comments:		* Mezzanine Info *	
		* Sprinkler Info *	
		Area: Type: Low	

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

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

Desc. of Bldg/Section: 20220684 #730 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght				Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11											
		High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 37.91							
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:				Adjusted Square Foot Cost for Upper Floors = 37.91				Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492							
2022		Year Built Remodeled		Area: Perimeter: Type: Heat:				ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 37,121 Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93				Reproduction/Replacement Cost = 45,492 Total Depreciated Cost = 43,672							
11		Overall Bldg Height		* Mezzanine Info *															
Comments:				Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info *											
				Area: Type: Low															
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:				(8) Plumbing:				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:												(40) Exterior Wall:							
				(9) Sprinklers:								Thickness		Bsmnt Insul.					
(5) Floor Cover:												(13) Roof Structure: Slope=0							
				(10) Heating and Cooling:															
		Gas Oil		Coal Stoker		Hand Fired Boiler						(14) Roof Cover:							
(6) Ceiling:																			

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

Desc. of Bldg/Section: 20220707 #740 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>												
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11							
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 39.65							
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 39.65							
2022 Year Built Remodeled		Area: Perimeter: Type: Heat:					Total Floor Area: 960 Base Cost New of Upper Floors = 38,064							
11 Overall Bldg Height		Area: Perimeter: Type: Heat:					Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 36,541							
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat:					ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 5 = 31,060 Replacement Cost/Floor Area= 39.65 Est. TCV/Floor Area= 32.35							
		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:												
		* Sprinkler Info * Area: Type: Low												
(1) Excavation/Site Prep:			(7) Interior:				(11) Electric and Lighting:			(39) Miscellaneous:				
(2) Foundation:			(8) Plumbing:				Outlets:			Fixtures:				
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average Unfinished Typical						
(3) Frame:			Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer					
			3-Piece Baths		Wash Bowls						(40) Exterior Wall:			
			2-Piece Baths		Water Heaters						Thickness		Bsmnt Insul.	
			Shower Stalls		Wash Fountains									
(4) Floor Structure:			Toilets		Water Softeners		(13) Roof Structure: Slope=0							
			(9) Sprinklers:											
(5) Floor Cover:			(10) Heating and Cooling:											
			Gas Oil	Coal Stoker	Hand Fired Boiler									
(6) Ceiling:							(14) Roof Cover:							

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Desc. of Bldg/Section: 20220708 #750 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 128 Overall Building Height: 11 Base Rate for Upper Floors = 39.65 Adjusted Square Foot Cost for Upper Floors = 39.65 Total Floor Area: 960 Base Cost New of Upper Floors = 38,064 Reproduction/Replacement Cost = 38,064 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 36,541			
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		*** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat:			
2022	Year Built Remodeled	Area: Perimeter: Type: Heat:			
11	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			
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 Unfinished Typical	Few Average 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:						Thickness	Bsmnt Insul.	
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:					

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

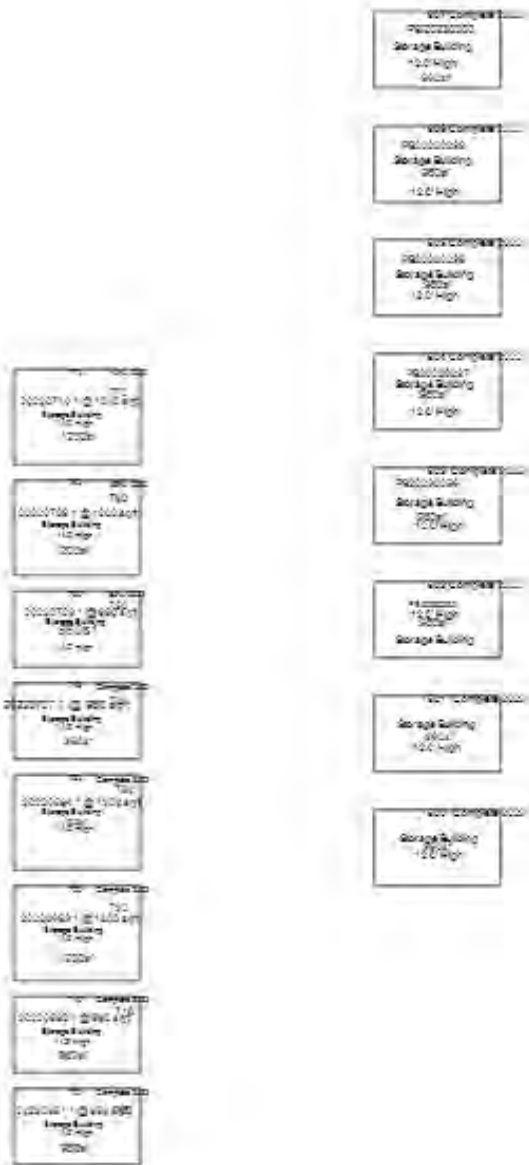
Desc. of Bldg/Section: 20220709 #760 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 37.91 Adjusted Square Foot Cost for Upper Floors = 37.91 Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492 Reproduction/Replacement Cost = 45,492 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 43,672
		** ** Calculator Cost Data ** **					
		Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:					
		*** Basement Info ***					
2022	Year Built Remodeled	Area:		Perimeter:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 7 = 37,121 Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93	
11	Overall Bldg Height	Type:		Heat:			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Low			

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Unfinished Typical	Few Average 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:						Thickness Bsmnt Insul.		
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:					

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

Desc. of Bldg/Section: 20220710 #770 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>												
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 11 Bsmnt Wall Hght		Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 11 Perimeter: 140 Overall Building Height: 11							
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 37.91							
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:					Adjusted Square Foot Cost for Upper Floors = 37.91							
2022 Year Built Remodeled		Area: Perimeter: Type: Heat:					Total Floor Area: 1,200 Base Cost New of Upper Floors = 45,492							
11 Overall Bldg Height		*** Basement Info ***					Reproduction/Replacement Cost = 45,492 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 43,672							
Comments:		* Mezzanine Info *					ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 8 = 37,121 Replacement Cost/Floor Area= 37.91 Est. TCV/Floor Area= 30.93							
		Area #1: Type #1: Area #2: Type #2:					* Sprinkler Info *							
		Area: Type: Low												
(1) Excavation/Site Prep:			(7) Interior:				(11) Electric and Lighting:			(39) Miscellaneous:				
(2) Foundation:			(8) Plumbing:				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		Urinals		Flex Conduit		Incandescent					
			3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent					
			2-Piece Baths		Water Heaters		Armored Cable		Mercury					
			Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
			Toilets		Water Softeners		Bus Duct		Transformer					
(4) Floor Structure:			(9) Sprinklers:				(13) Roof Structure: Slope=0			(40) Exterior Wall:				
										Thickness Bsmnt Insul.				
(5) Floor Cover:			(10) Heating and Cooling:				(14) Roof Cover:							
			Gas Oil	Coal Stoker	Hand Fired Boiler									
(6) Ceiling:														

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



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Desc. of Bldg/Section: 20230253 #800
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 960		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 16,320		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Low Cost				
Average Sty Hght : 12		Heat#1: Electric, Cable or Baseboard 0%				
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%				
Depr. Table : 4%		Ave. SqFt/Story: 960				
Effective Age : 1		Ave. Perimeter: 128				
Physical %Good: 96		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2023 Year Built		Perimeter:				
Remodeled		Type:				
12 Overall Bldg Height		Heat:				
Comments:		* Mezzanine Info *				
		Area #1:				
		Type #1:				
		Area #2:				
		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Low				

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 128
 Overall Building Height: 12

Base Rate for Upper Floors = 40.47

Adjusted Square Foot Cost for Upper Floors = 40.47

Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

Reproduction/Replacement Cost = 38,851

Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 37,297

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 9 = 31,702
 Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

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

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

Desc. of Bldg/Section: 20230254 #801 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 40.47 Adjusted Square Foot Cost for Upper Floors = 40.47 Total Floor Area: 960 Base Cost New of Upper Floors = 38,851 Reproduction/Replacement Cost = 38,851 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 37,297						
2023	Year Built Remodeled	Area: Perimeter: Type: Heat:						
12	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
Comments:		* Sprinkler Info * Area: Type: Low						
(1) Excavation/Site Prep:		(7) Interior:						
(2) Foundation:		(8) Plumbing:						
X	Poured Conc	Many Above Ave.	Few None					
	Brick/Stone	Average Typical						
	Block	Total Fixtures	Urinals					
(3) Frame:		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.					

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

Desc. of Bldg/Section: 20230255 #802 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole		Class: D,Pole Quality: Low Cost	
Floor Area: 960		Stories: 1 Story Height: 12 Perimeter: 128	
Gross Bldg Area: 16,320		Overall Building Height: 12	
Stories Above Grd: 1		Base Rate for Upper Floors = 40.47	
Average Sty Hght : 12		Adjusted Square Foot Cost for Upper Floors = 40.47	
Bsmnt Wall Hght		Total Floor Area: 960 Base Cost New of Upper Floors = 38,851	
Depr. Table : 4%		Reproduction/Replacement Cost = 38,851	
Effective Age : 1		Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0	
Physical %Good: 96		Total Depreciated Cost = 37,297	
Func. %Good : 100		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 11 = 31,702	
Economic %Good: 100		Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02	
2023 Year Built Remodeled		Area: Perimeter: Type: Heat:	
12 Overall Bldg Height		*** Basement Info ***	
Comments:		* Mezzanine Info *	
		* Sprinkler Info *	

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

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

Desc. of Bldg/Section: 20230256 #803 Calculator Occupancy: Warehouses - Mini		Construction Cost					Calculator Cost Computations					
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	<<<<<	Class: D,Pole Quality: Low Cost			>>>>>	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **					Stories: 1 Story Height: 12 Perimeter: 128			Overall Building Height: 12		
2023 Year Built Remodeled		Quality: Low Cost					Base Rate for Upper Floors = 40.47			Adjusted Square Foot Cost for Upper Floors = 40.47		
12 Overall Bldg Height		Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators:					Total Floor Area: 960			Base Cost New of Upper Floors = 38,851		
Comments:		*** Basement Info ***					Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0			Reproduction/Replacement Cost = 38,851		
		Area: Perimeter: Type: Heat:					ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 12 = 31,702			Total Depreciated Cost = 37,297		
		* Mezzanine Info *					Replacement Cost/Floor Area= 40.47			Est. TCV/Floor Area= 33.02		
		* Sprinkler Info *										
		Area: Type: Low										
(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 Unfinished Typical	Few Average 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:							(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(5) Floor Cover:		(9) Sprinklers:								Thickness	Bsmnt Insul.	
(6) Ceiling:		(10) Heating and Cooling:					(14) Roof Cover:					
		Gas Oil	Coal Stoker	Hand Fired Boiler								

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

Desc. of Bldg/Section: 20230297 #804 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 40.47 Adjusted Square Foot Cost for Upper Floors = 40.47	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info ***	
2023	Year Built Remodeled	Area: Perimeter: Type: Heat:	
12	Overall Bldg Height	* Mezzanine Info *	
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X	Poured Conc	Footings	Block
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		(12) Roof Structure: Slope=0	
		(13) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

<<<<< Calculator Cost Computations >>>>>
 Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 12 Perimeter: 128
 Overall Building Height: 12

 Base Rate for Upper Floors = 40.47

 Adjusted Square Foot Cost for Upper Floors = 40.47

 Total Floor Area: 960 Base Cost New of Upper Floors = 38,851

 Reproduction/Replacement Cost = 38,851
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0
 Total Depreciated Cost = 37,297

 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 13 = 31,702
 Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02

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

Desc. of Bldg/Section: 20230298 #805 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 40.47 Adjusted Square Foot Cost for Upper Floors = 40.47 Total Floor Area: 960 Base Cost New of Upper Floors = 38,851 Reproduction/Replacement Cost = 38,851 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 37,297 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 14 = 31,702 Replacement Cost/Floor Area= 40.47 Est. TCV/Floor Area= 33.02						
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
2023	Year Built Remodeled	Area:						
12	Overall Bldg Height	Heat:						
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 Unfinished Typical	Few Average 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***

Desc. of Bldg/Section: 20230299 #806 Calculator Occupancy: Warehouses - Mini		<<<<<< Calculator Cost Computations >>>>>>	
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 40.47 Adjusted Square Foot Cost for Upper Floors = 40.47	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info ***	
2023	Year Built Remodeled	Area: Perimeter: Type: Heat:	
12	Overall Bldg Height	* Mezzanine Info *	
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X	Poured Conc	Footings	Block
(3) Frame:		Many Above Ave. Average Typical Few None	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets: Fixtures: Few Average Unfinished Typical Few Average Many Unfinished Typical	
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: 20230300 #807 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 960 Gross Bldg Area: 16,320 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 128 Overall Building Height: 12 Base Rate for Upper Floors = 40.47 Adjusted Square Foot Cost for Upper Floors = 40.47	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Electric, Cable or Baseboard 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 960 Ave. Perimeter: 128 Has Elevators: *** Basement Info ***	
2023	Year Built Remodeled	Area: Perimeter: Type: Heat:	
12	Overall Bldg Height	* Mezzanine Info *	
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X	Poured Conc	Footings	Block
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets:	
		Fixtures:	
		Few Average Unfinished Typical	Few Average Unfinished Typical
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(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.
GUNNERSON JOE P & LISA A	GUNNERSON JOE PHIL (LE ET	0	09/05/2002	QC	21-NOT USED/OTHER	05-0/1735	DEED	0.0

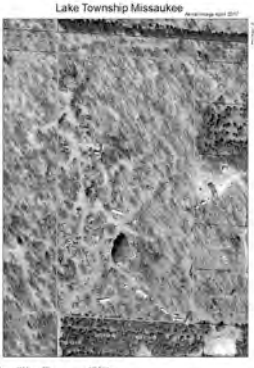
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OLD RR RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:		2024 Est TCV 58,080			
GUNNERSON JOE PHIL (LE ETAL) 10022 W WALNUT ST LAKE CITY MI 49651						

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
. SEC 17 T22N R8W BEG 50 FT S OF C/L OF FORMER RR R/W ON N & S 1/8 LINE TH S 1278 FT, E 660 FT, N TO S LINE FORMER RR R/W W'LY TO POB. 19.36A.							

Comments/Influences	X	Public Improvements	* Factors *				Value	
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	X	Dirt Road	Residentia 18	-29	@\$3000	19.36 Acres	3000 100	58,080
		Gravel Road	19.36 Total Acres					Total Est. Land Value = 58,080
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water						
		Sewer						

	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	29,000	0	29,000			17,899C
			2023	25,200	0	25,200			17,047C
			2022	19,400	0	19,400			16,236C
			2021	17,400	0	17,400			15,718C



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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.
REINHART JAN S & BRENDA	VANHOUTEN JOSH	17,000	04/13/2016	QC	32-SPLIT VACANT	2016-01721	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/16/2007					
Owner's Name/Address	MAP #:					
REINHART JAN S & BRENDA 10810 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 354,224					

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 121 - 300@	\$2600	136.24	Acres	2600	100			354,224
136.24 Total Acres							Total Est. Land Value =	354,224

Tax Description
 SEC 17 T22N R8W (8*2019) (13*2002) N 3/4 OF W 1/2 OF SEC 17 LYING S OF OLD CUMMER & DIGGINS RR R/W AND THAT PART OF W 1/2 OF NE 1/4 LYING S'LY OF FORMER RR R/W & NW1/4 OF SE 1/4 ALSO ALL THAT PART OF S 1/2 OF SW 1/4 & SW 1/4 OF SE 1/4 LYING N OF ROSTED ROAD EXC BEG S 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10" E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, S 0 DEG 23'39"E 2284.46 FT, S 0 DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG 31' 03"W 738.73 FT. N 16 DEG 35'35"W 1288.02 FT, N TO POB EXC PCLS OF THE SURVEY 36 & EXC BEG N 0 N 89 DEG 54'18"E TH N 89 DEG DEG 31'03"E 4"W 322.62 FT, N CLS B THRU G OF 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



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

-40 FOR 03 03
 6 & 10 FOR 04
 Mplete FOR 05
 GAL. (+10,400
 + WW/SS1(+39,400

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	177,100	0	177,100			109,453C
		TPC 04/30/2021 INSPECTED	2023	163,500	0	163,500			104,241C
		TPC 04/28/2017 INSPECTED	2022	136,200	0	136,200			99,278C
		TPC 04/26/2016 INSPECTED	2021	136,200	0	136,200			96,107C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOLSTRA DWIGHT & SARAH	KOOLSTRA DWIGHT & SARAH	0	02/03/2023	WD	15-LADY BIRD	2023-00303	PROPERTY TRANSFER	0.0
REINHART KURT	KOOLSTRA DWIGHT & SARAH	255,000	05/04/2021	WD	03-ARM'S LENGTH	2021-01654	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	REINHART KURT	1	05/11/2020	QC	09-FAMILY	2020-01356	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10646 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		New House	03/21/2019	2019-0074	100%

Owner's Name/Address	MAP #:
KOOLSTRA DWIGHT & SARAH 10646 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 257,985 TCV/TFA: 167.96

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																													
			<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">PARCEL G</th> <th>Value</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason</th> </tr> </thead> <tbody> <tr> <td>A 200' @ 90/FF</td> <td>300.00</td> <td>419.63</td> <td>0.9036</td> <td>1.0120</td> <td>90</td> <td>100</td> </tr> <tr> <td colspan="6">300 Actual Front Feet, 2.89 Total Acres</td> <td>Total Est. Land Value =</td> <td>24,691</td> </tr> </tbody> </table>	Public Improvements		* Factors *		PARCEL G		Value	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	A 200' @ 90/FF	300.00	419.63	0.9036	1.0120	90	100	300 Actual Front Feet, 2.89 Total Acres						Total Est. Land Value =	24,691
Public Improvements		* Factors *		PARCEL G		Value																										
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason																										
A 200' @ 90/FF	300.00	419.63	0.9036	1.0120	90	100																										
300 Actual Front Feet, 2.89 Total Acres						Total Est. Land Value =	24,691																									

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
SEC17 T22N R8W PCL G OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "G" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE S89°54'24"W 675.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 425.51 FEET	Dirt Road				
	Gravel Road				
	Paved Road				
	Storm Sewer				
	Sidewalk				
	Water				
	Sewer				
	Electric				
	Gas				
	Curb				



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	12,300	116,700	129,000			126,456C
2023	9,600	119,000	128,600	0M		0
2022	7,500	107,200	114,700	0M		0
2021	6,000	94,800	100,800	0D		0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 184	Type WCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	184	WCP (1 Story)	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home															0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +5 Effec. Age: 4 Floor Area: 1,536 Total Base New : 260,175 Total Depr Cost: 249,778 Estimated T.C.V: 232,294
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96			Cls C 5 Blt 2020								
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas								
A-Frame		Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
Wood Frame		Ex Ord Min		No. of Elec. Outlets Many Ave. Few			(13) Plumbing			1 Story Siding Crawl Space 1,536								
Building Style: 1S		Size of Closets		Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto 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			Total: 210,892 202,467								
Yr Built 2020		Lg Ord Small		(12) Electric			Other Additions/Adjustments			Plumbing								
Remodeled 0		Doors Solid H.C.		0 Amps Service			Average Fixture(s) 1 1000 Gal Septic 1 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Condition: Average		(5) Floors		Lump Sum Items:			Water/Sewer			Plumbing								
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing								
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Insulation		(8) Basement		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Gable Hip Flat		Gambrel Mansard Shed		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Asphalt Shingle		(10) Floor Support		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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.
GEESEMAN REAL ESTATE DEVE	MCDONALD ALLEN L & KAY M	294,900	09/07/2023	WD	25-PARTIAL CONSTRUCTION	2023-02433	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	10,000	06/21/2023	WD	16-LC PAYOFF	2023-01741	DEED	0.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-0534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10598 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		New House	08/10/2021	2021-0524	100%
	P.R.E. 100% 09/18/2023					

Owner's Name/Address	MAP #:
MCDONALD ALLEN L & KAY M 10598 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 259,286 TCV/TFA: 210.46

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *			PARCEL F		
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	300.00	431.24	0.9036	1.0190	90	100		24,860
300 Actual Front Feet, 2.97 Total Acres								Total Est. Land Value = 24,860

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
SEC17 T22N R8W PCL F OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "F" PART OF THE SOUTHWEST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORNER OF SAID SECTION 17; THENCE N00°01 '1 0"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH YA LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01 '1 0"W 399.00 FEET; THENCE S89°54'24"W 375.60 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E 437.29 FEET	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
	X	Standard Utilities					
	X	Underground Utils.					
	X	Topography of Site					
	X	Level					
	X	Rolling					
	X	Low					
	X	High					
	X	Landscaped					
	X	Swamp					
	X	Wooded					
	X	Pond					
	X	Waterfront					
	X	Ravine					
	X	Wetland					
	X	Flood Plain					



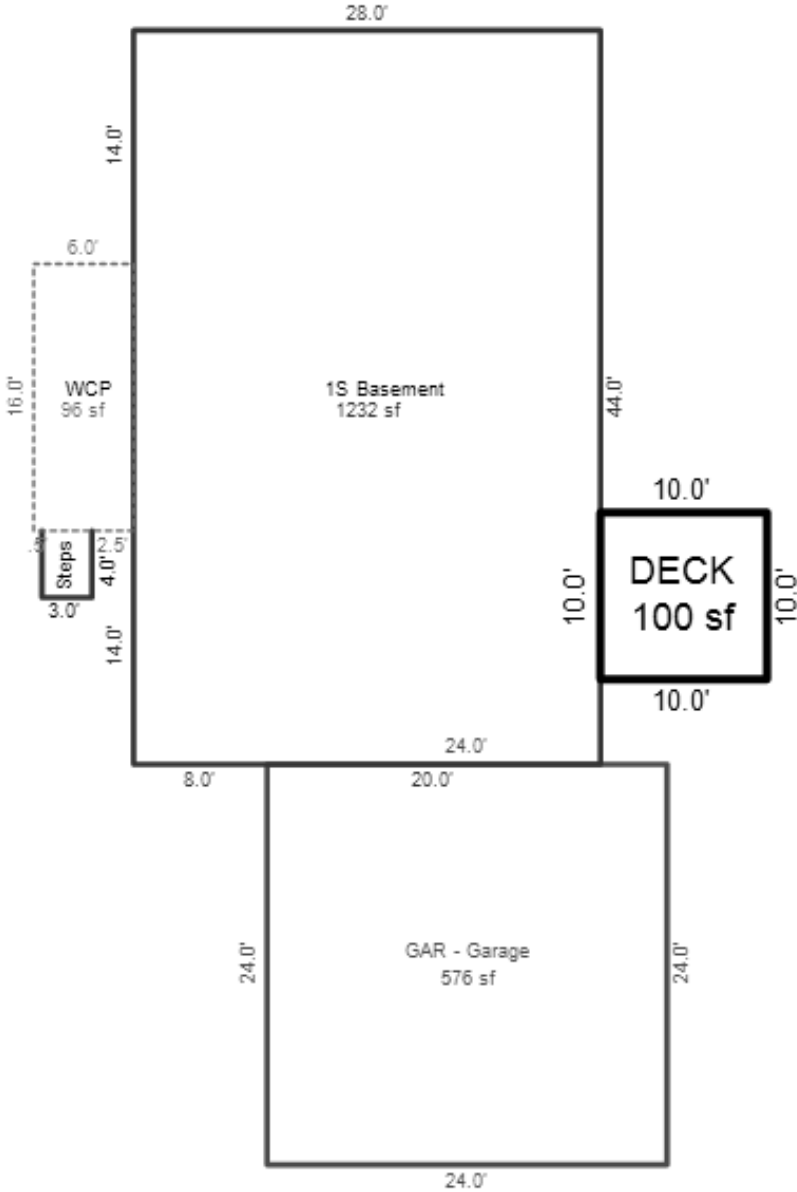
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,400	117,200	129,600			129,600S
2023	9,700	90,900	100,600		100,600A	96,792C
2022	7,500	11,700	19,200			17,898C
2021	6,000	0	6,000			6,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family 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 96 100	Type WCP (1 Story) 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?: 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 +10 Effec. Age: 1 Floor Area: 1,232 Total Base New : 252,196 Total Depr Cost: 249,665 Estimated T.C.V: 232,188			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1232 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C 10 Blt 2023						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas									
	Wood/Shingle Aluminum/Vinyl Brick X Vinyl Insulation	(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
	(2) Windows	Ex.	Ord.	Min	No. of Elec. Outlets			1 Story Siding Basement 1,232								
	Many Avg. Few Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Total: 205,513 203,449									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(13) Plumbing			Other Additions/Adjustments									
	(3) Roof	(8) Basement		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									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer									
X	Asphalt Shingle	(9) Basement Finish		(14) Water/Sewer			Porches									
	Chimney:	(10) Floor Support		Lump Sum Items:			WCP (1 Story) Deck Treated Wood									
		Joists: Unsupported Len: Cntr.Sup:					Garages									
Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCv: 232,188																

*** 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.
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GEESEMAN REAL ESTATE DEVELOPMENT IN 316 S 37 RD CADILLAC MI 49601	2024 Est TCV 25,026					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *		PARCEL E		Value			
Description			Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Dirt Road			A 200' @ 90/FF	300.00	442.86	0.9036	1.0258	90 100	25,026	
Gravel Road			300 Actual Front Feet, 3.05 Total Acres						Total Est. Land Value =	25,026
Paved Road										
Storm Sewer										
Sidewalk										
Water										
Sewer										
Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										

Tax Description
 SEC17 T22N R8W PCL E OF THE SURVEY
 RECORDED 2019-02917 IN LIBER S-5 P 0293
 MORE FULLY DESCRIBED AS PARCEL "E"
 PART OF THE SOUTHWEST¼ OF SECTION 17,
 T22N, R8W DESCRIBED AS COMMENCING AT THE
 SOUTH ¼ CORNER OF SAID SECTION 17; THENCE
 N00°01'10"W 1321.45 FEET ALONG THE NORTH
 & SOUTH¼ LINE TO A POINT ON THE SOUTH YA
 LINE OF SAID SECTION 17; THENCE
 CONTINUING ALONG SAID NORTH & SOUTH ¼
 LINE N00°01'10"W 399.00 FEET; THENCE
 S89°54'24"W 75.60 FEET TO THE POINT OF
 BEGINNING; THENCE S00°00'00"E 449.08 FEET

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,500	0	12,500			6,832C
2023	9,700	0	9,700			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

2019 Lake Township Parcel Map

9 completed ;
 7-002-00;
 -002-46,
 002-42,
 002-38,

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

Who When What
 TPC 05/08/2018 INSPECTED

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

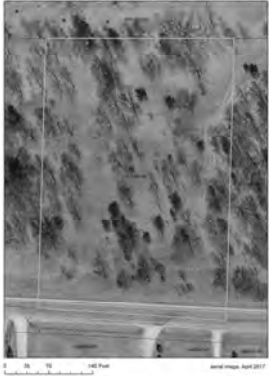
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GEESEMAN REAL ESTATE DEVELOPMENT IN 316 S 37 RD CADILLAC MI 49601	2024 Est TCV 25,189					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *		PARCEL D		Value			
Description			Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
Dirt Road			A 200' @ 90/FF	300.00	454.48	0.9036	1.0324	90 100	25,189	
Gravel Road			300 Actual Front Feet, 3.13 Total Acres						Total Est. Land Value =	25,189
Paved Road										
Storm Sewer										
Sidewalk										
Water										
Sewer										
Electric										
Gas										
Curb										
Street Lights										
Standard Utilities										
Underground Utils.										

Tax Description
 SEC17 T22N R8W PCL D OF THE SURVEY
 RECORDED 2019-02917 IN LIBER S-5 P 0293
 MORE FULLY DESCRIBED AS PARCEL "D"
 PART OF THE SOUTH½ OF SECTION 17, T22N,
 R8W DESCRIBED AS COMMENCING AT THE SOUTH¼
 CORNER OF SAID SECTION 17; THENCE
 N00°01'10"W 1321.45 FEET ALONG THE NORTH
 & SOUTH¼ LINE TO A POINT ON THE SOUTH½
 LINE OF SAID SECTION 17; THENCE
 CONTINUING ALONG SAID NORTH & SOUTH ¼
 LINE N00°01'10"W 399.00 FEET; TO THE
 POINT OF BEGINNING; THENCE N89°54'24"E
 224.40 FEET; THENCE S00°00'00"E 460.86

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 N ON FILE***

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



2019 Lake Township Parcel Map

9 completed ;
 7-002-00;
 -002-46,
 002-42,
 002-38,

Who When What
 TPC 05/08/2019 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,600	0	12,600			6,832C
2023	9,800	0	9,800			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

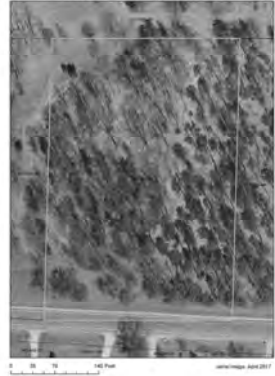
Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GEESEMAN REAL ESTATE DEVELOPMENT IN 316 S 37 RD CADILLAC MI 49601	2024 Est TCV 25,348					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			* Factors *		PARCEL C						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	300.00	466.09	0.9036	1.0390	90	100	25,348	
			300 Actual Front Feet, 3.21 Total Acres							Total Est. Land Value =	25,348

Tax Description
 SEC17 T22N R8W PCL C OF THE SURVEY
 RECORDED 2019-02917 IN LIBER S-5 P 0293
 MORE FULLY DESCRIBED AS PARCEL "C"
 PART OF THE SOUTHEAST¼ OF SECTION 17,
 T22N, R8W DESCRIBED AS COMMENCING AT THE
 SOUTH¼ CORNER OF SAID SECTION 17; THENCE
 N00°01'10"W 1321.45 FEET ALONG THE NORTH
 & SOUTH¼ LINE TO A POINT ON THE SOUTH½
 LINE OF SAID SECTION 17; THENCE
 CONTINUING ALONG SAID NORTH & SOUTH ¼
 LINE N00°01'10"W 399.00 FEET; THENCE
 N89°54'24"E 224.40 FEET TO THE POINT OF
 BEGINNING; THENCE CONTINUING N89°54'24"E

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

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



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 VE TO THE RIGHT
 55'31"W 97.86
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 -002-46,
 002-42,
 002-38,

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 Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	12,700	0	12,700			6,832C
		TPC 02/26/2024 INSPECTED	2023	9,900	0	9,900			6,507C
		TPC 05/06/2018 INSPECTED	2022	7,500	0	7,500			6,198C
			2021	6,000	0	6,000			6,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN KEVIN & FAITH	GUOAN JAMES R	24,000	01/10/2023	WD	03-ARM'S LENGTH	2023-00096	PROPERTY TRANSFER	100.0
GEESEMAN REAL ESTATE DEVE	ALLEN KEVIN & FAITH	25,000	09/09/2022	WD	03-ARM'S LENGTH	2022-02847	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	10,000	09/09/2022	WD	16-LC PAYOFF	2022-02848	DEED	0.0
REINHART JAN S & BRENDA	GEESEMAN REAL ESTATE DEVE	50,000	02/24/2020	LC	19-MULTI PARCEL ARM'S LE	2020-00534	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10384 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	02/01/2024	PB24-0003	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
GUOAN JAMES R 2008 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 48,892 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *		PARCEL B						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	300.00	477.71	0.9036	1.0454	90	100	25,504	
			300 Actual Front Feet, 3.29 Total Acres						Total Est. Land Value =		25,504

Tax Description
 SEC17 T22N R8W PCL B OF THE SURVEY RECORDED 2019-02917 IN LIBER S-5 P 0293 MORE FULLY DESCRIBED AS PARCEL "B" PART OF THE SOUTHEAST¼ OF SECTION 17, T22N, R8W DESCRIBED AS COMMENCING AT THE SOUTH¼ CORER OF SAID SECTION 17; THENCE N00°01'10"W 1321.45 FEET ALONG THE NORTH & SOUTH¼ LINE TO A POINT ON THE SOUTH¼ LINE OF SAID SECTION 17; THENCE CONTINUING ALONG SAID NORTH & SOUTH ¼ LINE N00°01'10"W 399.00 FEET; THENCE N89°54'24"E 524.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°54'24"E

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

Topography of Site

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



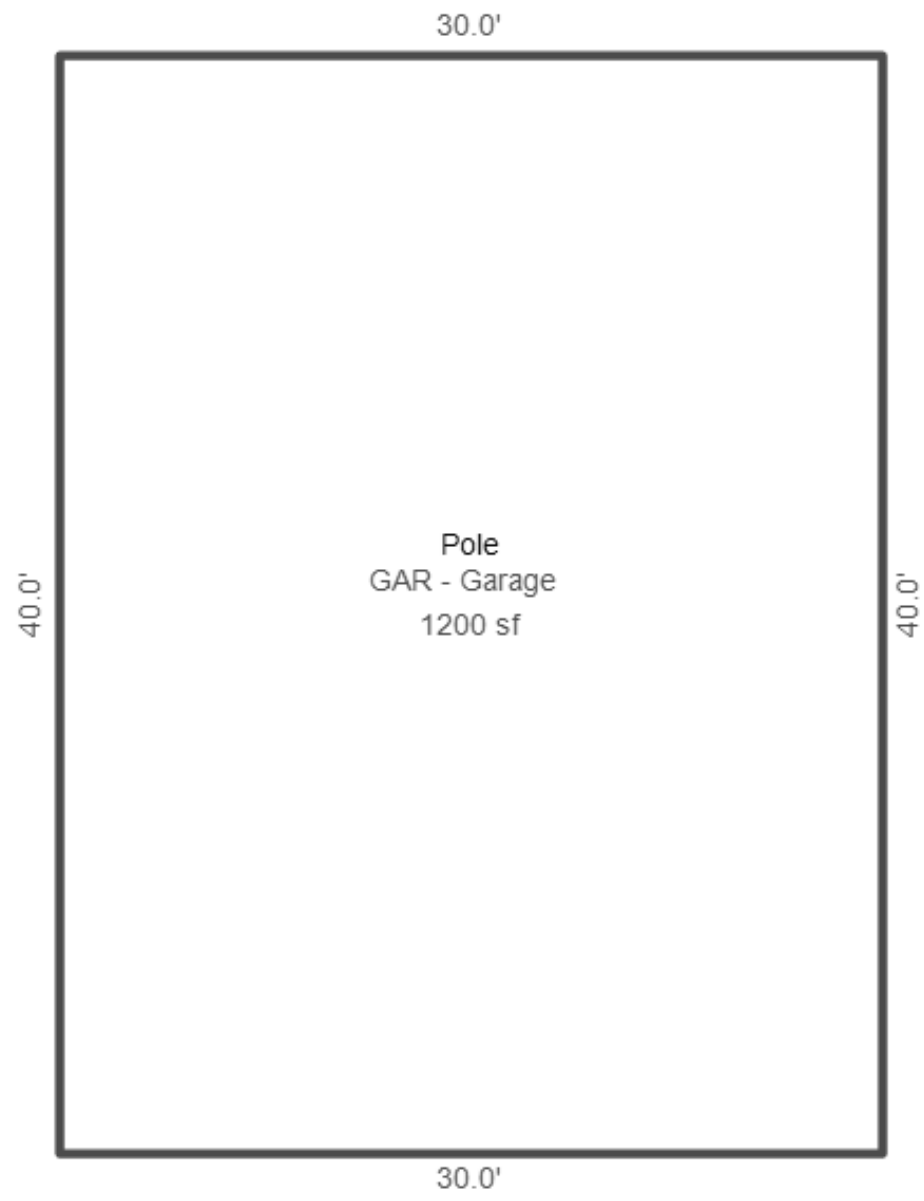
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,800	11,600	24,400			24,400S
2023	9,900	0	9,900			9,900S
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2023 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 25,403 Total Depr Cost: 25,148 Estimated T.C.V: 23,388
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C Blt 2023	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		(14) Water/Sewer		Plumbing		Other Additions/Adjustments		Plumbing	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		3 Fixture Bath		Garages		3 Fixture Bath	
Yr Built 2023	Remodeled 0	Kitchen: Other:		Kitchen: Other:			2 Fixture Bath		Public Sewer		Class: C Exterior: Pole (Unfinished)		Door Opener		2 1,093 1,082	
Condition: Average		Lg Ord Small		No. of Closets			Softener, Auto		Water Well		Base Cost		Solar Water Heat		1200 28,956 28,666	
Room List		Basement		(6) Ceilings			No Plumbing		1000 Gal Septic		Notes:		Extra Toilet		Totals: 25,403 25,148	
Basement		1st Floor		No. of Ceilings			Extra Sink		2000 Gal Septic		ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:		Separate Shower		23,388	
1st Floor		2nd Floor		No. of Ceilings			Ceramic Tile Floor						Ceramic Tile Wains			
Bedrooms		(1) Exterior		No. of Ceilings			Ceramic Tub Alcove						Vent Fan			
Wood/Shingle		Wood/Aluminum/Vinyl		No. of Ceilings			Vent Fan									
Aluminum/Vinyl		Brick		No. of Ceilings												
Brick		Insulation		No. of Ceilings												
Insulation		(2) Windows		No. of Ceilings												
(2) Windows		Many Avg. Few		No. of Ceilings												
Many Avg. Few		Large Avg. Small		No. of Ceilings												
Wood Sash		Basement: 0 S.F.		No. of Ceilings												
Metal Sash		Crawl: 0 S.F.		No. of Ceilings												
Vinyl Sash		Slab: 0 S.F.		No. of Ceilings												
Double Hung		Height to Joists: 0.0		No. of Ceilings												
Horiz. Slide		(8) Basement		No. of Ceilings												
Casement		Conc. Block		No. of Ceilings												
Double Glass		Poured Conc.		No. of Ceilings												
Patio Doors		Stone		No. of Ceilings												
Storms & Screens		Treated Wood		No. of Ceilings												
(3) Roof		Concrete Floor		No. of Ceilings												
Gable		(9) Basement Finish		No. of Ceilings												
Hip		Recreation SF		No. of Ceilings												
Flat		Living SF		No. of Ceilings												
Asphalt Shingle		Walkout Doors (B)		No. of Ceilings												
Chimney:		No Floor SF		No. of Ceilings												
		Walkout Doors (A)		No. of Ceilings												
		(10) Floor Support		No. of Ceilings												
		Joists: Unsupported Len: Cntr.Sup:		No. of Ceilings												
		Lump Sum Items:		No. of Ceilings												

*** 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.
BUKOWSKI KENNETH A & KINO	TAYLOR LAURA J	240,000	01/05/2023	WD	03-ARM'S LENGTH	2023-00067	PROPERTY TRANSFER	100.0
REINHART KURT A	BUKOWSKI KENNETH A & KINO	199,900	05/01/2020	WD	03-ARM'S LENGTH	2020-01291	PROPERTY TRANSFER	100.0
REINHART JAN S & BRENDA	REINHART KURT A	0	04/06/2018	QC	09-FAMILY	2018-03345	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10360 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/01/2018	2018-0126	100%
	P.R.E. 100% 01/05/2023					

Owner's Name/Address	MAP #:
TAYLOR LAURA J 10360 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 224,580 TCV/TFA: 167.10

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value		
Dirt Road			A 200' @ 90/FF	273.95	485.10	0.9244	1.0494	90 100	23,916
Gravel Road			323 Actual Front Feet, 2.78 Total Acres					Total Est. Land Value =	23,916

Tax Description
 SPILT ON 04/16/2018 FROM 009-017-002-00;
 DESCRIPTION FOR PARCEL "A" BOOK OF
 SURVEYS S-5 PAGE 264 PART OF THE
 SOUTHEAST 114 OF SECTION 17, T22N, R8W,
 LAKE TOWNSHIP, MISSOUKEE COUNTY, MICHIGAN
 MORE FULLY DESCRIBED TO-WIT: COMMENCING
 AT THE SOUTH 1/4 CORNER OF SECTION 17,
 T22N, R8W; THENCE N00'01'10"W 1321.45
 FEET ALONG THE NORTH-SOUTH 1 I 4 LINE OF
 SAID SECTION 17 TO A POINT ON THE SOUTH
 118 LINE OF SAID SECTION 17; THENCE
 CONTINUING ALONG SAID 1 I 4 LINE N00'01'1
 0"W 399.00 FEET; THENCE N89'54'18"E



X	Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value
Water	6.97	164	50	571
Sewer	25.50	180	50	2,295
Wood Frame	Total Estimated Land Improvements True Cash Value =			2,866

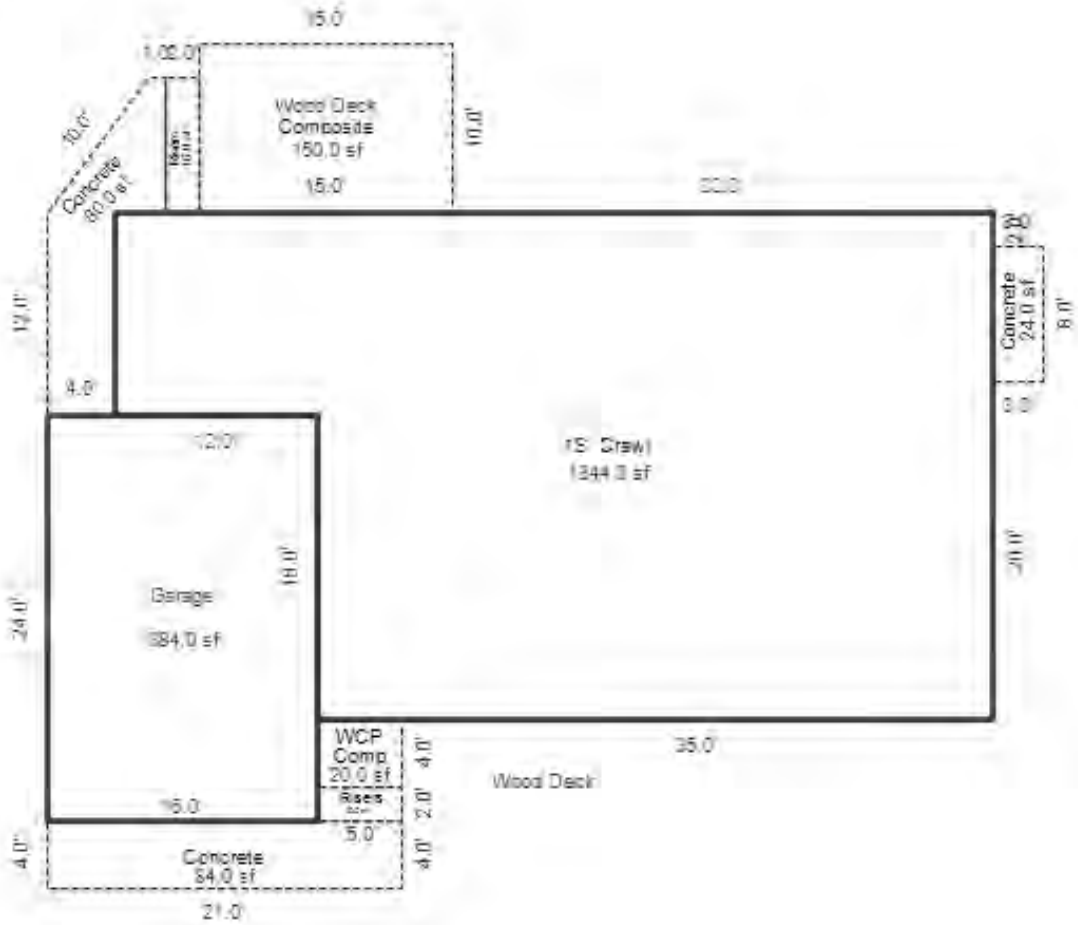
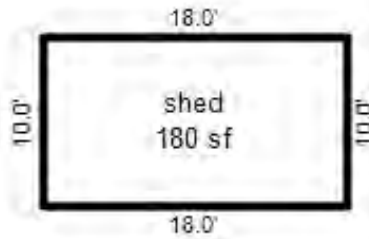
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	12,000	100,300	112,300			112,300S
	Rolling	2023	9,300	101,200	110,500			101,755C
	Low	2022	6,800	90,300	97,100			95,862C
	High	2021	5,500	87,300	92,800			92,800S
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

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 Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 150	Type WCP (1 Story) Composite	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 384 % 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: 6 Floor Area: 1,344 Total Base New : 226,263 Total Depr Cost: 212,686 Estimated T.C.V: 197,798			E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace					Roof:			
Yr Built 2018	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures			Cls C Blt 2018				
Condition: Average		Lg	Ord	Small	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94			Building Areas				
Room List		Doors	Solid	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		0 Amps Service			1 Story Siding Crawl Space 1,344			Total: 178,609 167,892					
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Other Additions/Adjustments								
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. Ord. Min			Plumbing								
(2) Windows		(7) Excavation		Many Ave. Few			Average Fixture(s)								
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Average Fixture(s) 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			Average Fixture(s) 1 1,476 1,387 3 Fixture Bath 1 4,646 4,367					
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			1000 Gal Septic Water Well, 100 Feet			1 4,864 4,572 1 5,808 5,460					
(3) Roof		(9) Basement Finish		(13) Plumbing			Garages			Base Cost 384 22,564 21,210 Door Opener 1 547 514					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Finished)			Appliance Allow. 1 2,766 2,600					
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Porches					
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Plumbing			WCP (1 Story) 20 1,509 1,418					
							Average Fixture(s) 1 1,476 1,387 3 Fixture Bath 1 4,646 4,367			Deck Composite 150 3,474 3,266					
							Water/Sewer			Totals: 226,263 212,686					
							1000 Gal Septic Water Well, 100 Feet			Notes:					
							Garages			ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:		197,798			
							Class: C Exterior: Siding Foundation: 42 Inch (Finished)								
							Base Cost 384 22,564 21,210 Door Opener 1 547 514								
							Built-Ins								
							Appliance Allow. 1 2,766 2,600								
							Porches								
							WCP (1 Story) 20 1,509 1,418								
							Deck								
							Composite 150 3,474 3,266								
							Totals: 226,263 212,686								
							Notes:								
							ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:					197,798			

*** 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.
GUNNERSON MATTHEW ALLEN	CICHELLI RYAN	62,300	04/04/2017	LC	03-ARM'S LENGTH	2017-01371	DEED	100.0
REINHART JAN S & BRENDA (	GUNNERSON MATTHEW ALLEN	48,300	04/04/2007	WD	32-SPLIT VACANT	2007/1081	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10944 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	07/20/2022	2022-9999	0%
	P.R.E. 0%		VIOLATION LETTER	06/19/2020	2020-9998	0%
Owner's Name/Address	MAP #:					
	2024 Est TCV 124,784					

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 18	-29	@\$3000	21.02	Acres	3000	100		63,060
			21.02	Total Acres	Total Est. Land Value =			63,060

Tax Description	X	Description	Rate	Size	% Good	Cash Value
SEC 17 T22N R8W (0*2007) BEG AT W/4 COR TH N0°20'15"E 493.19 FT, N 89°53'58"E 504.59 FT, S 0°20'24"W 1814.51 FT, S 89°54'17"W 504.56 FT, N0°20'24"E 1321.26 FT TO POB. 21.02 Ac. M/L		Dirt Road				
Split on 05/16/2007 from 009-017-002-00;		Gravel Road				
Comments/Influences		Paved Road				
	X	Storm Sewer				
		Sidewalk				
		Water				
		Fencing: Wd, Solid, 6 ft.	30.88	500	50	7,720
		Sewer				
	X	Fencing: Wd, Solid, 6 ft.	30.88	940	50	14,513
		Electric				
		Fencing: Wd, Solid, 6 ft.	30.88	500	50	7,720
		Gas				
		Wood Frame	27.67	128	50	1,771

PRIVATE ZOO - RED TAG BY CODE OFFICE	X	Description	Rate	Size	% Good	Cash Value
HTTPS://CICHELLISECONDCHANCE.COM/		Residential Local Cost Land Improvements				
Split/Comb. on 05/16/2007 completed		LAND IMPROVE 10000	10,000.00	3	100	30,000
05/16/2007 RAY ;		Total Estimated Land Improvements True Cash Value =				61,724

Parent Parcel(s): 009-017-002-00;	X	Topography of Site
Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-64, 009-017-002-68;		Level
	X	Rolling
		Low
		High
		Landscaped
		Swamp
	X	Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain



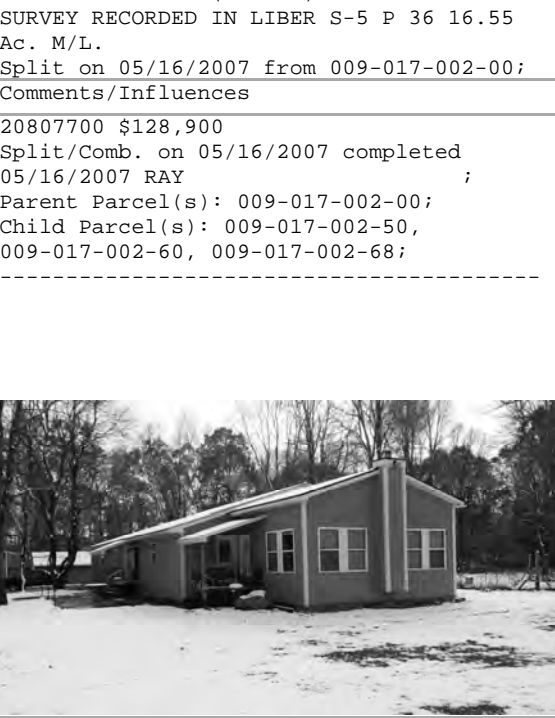
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,500	30,900	62,400			52,502C
2023	27,300	29,800	57,100			50,002C
2022	21,000	28,300	49,300			47,621C
2021	18,900	27,200	46,100			46,100S

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10810 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/16/2007					
REINHART JAN S & BRENDA J 10810 W ROSTED RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 372,524 TCV/TFA: 153.18					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
SEC 17 T22N R8W (0*2007) PCL B-1 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.55 Ac. M/L. Split on 05/16/2007 from 009-017-002-00; Comments/Influences	X	Dirt Road		Residentia PARTOF>20@\$3000	16.55 Acres			3000 100	49,650
20807700 \$128,900 Split/Comb. on 05/16/2007 completed 05/16/2007 RAY ; Parent Parcel(s): 009-017-002-00; Child Parcel(s): 009-017-002-50, 009-017-002-60, 009-017-002-68;	X	Gravel Road		16.55 Total Acres Total Est. Land Value =					49,650
		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description	Rate	Size	% Good	Cash Value	
		Sidewalk		Wood Frame	20.08	468	50	4,698	
		Water		Sewer	20.08	560	50	5,622	
		Electric		Total Estimated Land Improvements True Cash Value =					10,320
		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	X	Low	2024	24,800	161,500	186,300			128,877C
High		Landscaped	2023	21,500	156,300	177,800			122,740C
Swamp		Wooded	2022	14,900	143,500	158,400			116,896C
Pond	X	Waterfront	2021	14,900	131,200	146,100			113,162C
Ravine		Wetland							
Flood Plain									

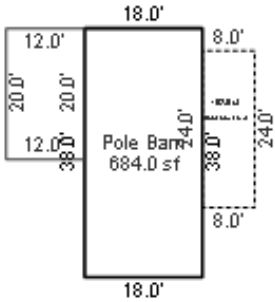
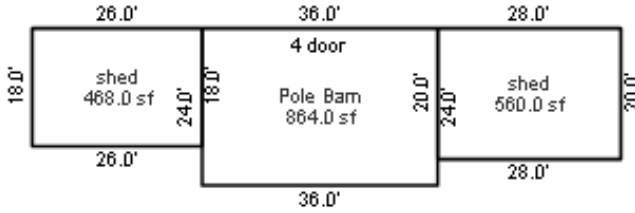
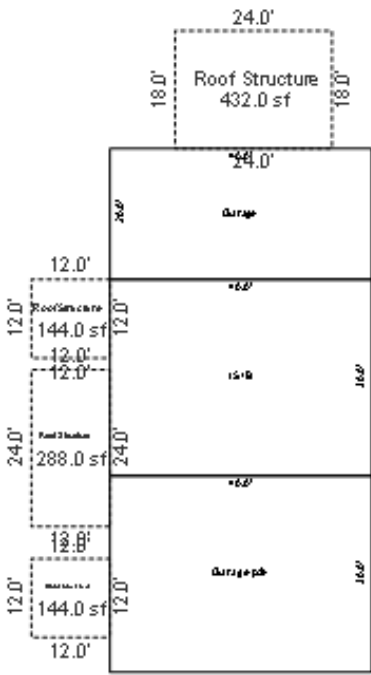
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	11/01/2019	INSPECTED	2023	21,500	156,300	177,800			122,740C
TPC	05/06/2018	INSPECTED	2022	14,900	143,500	158,400			116,896C
TPC	12/27/2017	INSPECTED	2021	14,900	131,200	146,100			113,162C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage																																																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area 64 WCP (1 Story) 49 WCP (1 Story) 126 CCP (1 Story) 144 CCP (1 Story) 981 Roof Cover Onl	Year Built: 2003 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																							
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																																																		
Building Style: 1S																																																																																							
Yr Built 2003	Remodeled 2019	Ex	X Ord		Min																																																																																		
Condition: Average		Size of Closets			Lg	X Ord		Small																																																																															
Room List		Doors		Solid	X H.C.																																																																																		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																																																		
			Kitchen: Other: Other:	0 Amps Service																																																																																			
(1) Exterior		No./Qual. of Fixtures			Ex.	X Ord.		Min																																																																															
X	Wood/Shingle Aluminum/Vinyl Brick Metal Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X Ave.		Few																																																																												
		X	Drywall																																																																																				
(2) Windows		(7) Excavation			(13) Plumbing			1	Average Fixture(s)																																																																														
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1632 S.F. Slab: 800 S.F. Height to Joists: 0.0			1	3 Fixture Bath			1	2 Fixture Bath																																																																											
							1	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	Average Fixture(s)																																																																											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(14) Water/Sewer																																																																																		
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2432 SF Floor Area = 2432 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,200</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>800</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>432</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>249,884</td> <td>212,401</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,200			1 Story	Siding	Slab	800			1 Story	Siding	Crawl Space	432			Total:				249,884	212,401	E.C.F. X 0.930		Cls CD Blt 2003																																									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
URSO JOSEPH R & KRISTIN L	STATEN JEFFREY & MEGAN	300,000	09/12/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02899	PROPERTY TRANSFER	100.0
VANHOUTEN JOSHUA	URSO JOSEPH R & KRISTIN L	245,000	11/20/2020	WD	03-ARM'S LENGTH	2020-03505	PROPERTY TRANSFER	100.0
VANHOUTEN EDWARD & JOYCE	VANHOUTEN JOSHUA	0	10/13/2020	WD	16-LC PAYOFF	2020-03049	DEED	0.0
REINHART JAN S & BRENDA	VANHOUTEN JOSH	17,000	04/13/2016	QC	32-SPLIT VACANT	2016-01721 &02	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10800 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Addition	01/24/2012	2012-0016	100%
	P.R.E. 100% 09/26/2022					

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC						
STATEN JEFFREY & MEGAN 10800 W ROSTED RD LAKE CITY MI 49651		300,256	TCV/TFA: 152.88								
	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 PARTOF	>20	\$3000	18.86	Acres	3000	100		56,580
			18.86 Total Acres		Total Est. Land Value =						56,580

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
SEC 17 T22N R8W (0*2007) PCL B-2 & B-4 OF THE SURVEY RECORDED IN LIBER S-5 P 36 16.02 A & 2.84 A. M/L 2016-01721 4/13/2016 EXEMPT PARCEL BOUNDARY TRANSFER TO 017-002-64 DESCRIBED AS PARCEL B-4 ON BOOK OF SURVEYS S-5P36 2.84A M/L B-4 DESCRIBED IN QD 2016-01721 AS PART OF SECTION 17, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED TO-WIT: COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321 26 FEET ALONG THE WEST	X			Description Frontage Depth Front Depth Rate %Adj. Reason Value							
				Residentia PARTOF>20@\$3000 18.86 Acres 3000 100 56,580							
				18.86 Total Acres Total Est. Land Value = 56,580							
	X			Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Water	29.53	96	50	1,417			
				Sewer							
	X			Total Estimated Land Improvements True Cash Value = 1,417							

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



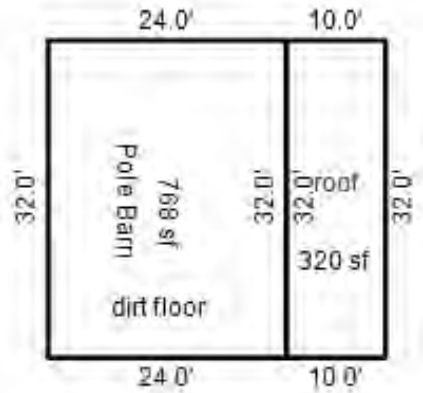
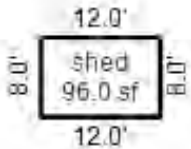
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	28,300	121,800	150,100			150,100S
2023	24,500	120,500	145,000			145,000S
2022	17,000	111,800	128,800			125,922C
2021	17,000	104,900	121,900			121,900S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 579 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			1		28 WPP 198 Treated Wood 19 Treated Wood 320 Roof Cover Onl				
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min			Size of Closets			Lg X Ord Small		Doors Solid X H.C.		X	
Yr Built 2003	Remodeled 2012	Condition: Average		Room List			(5) Floors			Kitchen: Other: Other:		(12) Electric		150 Amps Service	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1198 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	
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small		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			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			
X	Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1198 SF Floor Area = 1964 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
X	Gable Hip Flat	Gambrel Mansard Shed		1000 Gal Septic 2000 Gal Septic			2 Story Siding Foundation Size Cost New Depr. Cost			1.25 Story Siding Crawl Space 576 2 Story Siding Crawl Space 622		Total: 238,731 195,778		Other Additions/Adjustments	
X	Asphalt Shingle	Chimney:		Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Water/Sewer		1000 Gal Septic 1 4,864 3,988 Water Well, 100 Feet 1 5,808 4,763		Porches	
										Deck		Treated Wood 198 4,109 3,369 Treated Wood 19 868 712 w/Roof (Roof portion) 320 4,931 4,043		Garages	
										Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 579 29,963 24,570 Door Opener 1 547 449		Class: D Exterior: Pole (Unfinished)	
										Base Cost 768 16,036 13,150 No Concrete Floor 768 -4,278 -3,508		<<<<< 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.																			
URSO JOSEPH R & KRISTIN L	STATEN JEFFREY & MEGAN	300,000	09/12/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02899	PROPERTY TRANSFER	100.0																			
VANHOUTEN JOSHUA	URSO JOSEPH R & KRISTIN L	245,000	11/20/2020	WD	19-MULTI PARCEL ARM'S LE	2020-03505	PROPERTY TRANSFER	100.0																			
REINHART JAN S & BRENDA	VANHOUTEN JOSH	17,000	04/13/2016	QC	19-MULTI PARCEL ARM'S LE	2016-01721	PROPERTY TRANSFER	100.0																			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																	
W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/26/2022		MAP #:		2024 Est TCV 22,740																			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																				
STATEN JEFFREY & MEGAN 10800 W ROSTED RD LAKE CITY MI 49651		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value												
Tax Description		Dirt Road		Residentia PARTOF>20@\$3000		7.58 Acres		3000	100	Total Est. Land Value =		22,740		22,740													
2016-02532 AFF & 2016-01721 SEC 17 T22N R8W (0*2007) PCL B-3 OF THE SURVEY RECORDED IN LIBER S-5 P 36 COMMENCING AT THE WEST 1/4 CORNER OF SECTION 17, T22N, R8W; THENCE S 00 DEGREES, 20 MINUTES, 24 SECONDS W 1321.26 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT ON THE SOUTH 1/8 LINE OF SAID SECTION 17; THENCE N 89 DEGREES, 54 MINUTES, 17 SECONDS E 504.56 FEET ALONG SAID SOUTH L/8LINE TO THE POINT OF BEGINNING; THENCE N 00 DEGREES, 20 MINUTES, 24 SECONDS E 755.23 FEET PARALLEL TO SAID WEST SECTION LINE; MINUTES, 17 RALLEL TO SAID "E 139.97 FEET; MINUTES, 09 A POINT ON SAID 89 DEGREES, 54 3.23 FEET ALONG HE POINT OF N ON FILE***		X Gravel Road		X Paved Road		X Storm Sewer		X Sidewalk		X Water Sewer		X Electric		X Gas		X Curb		X Street Lights		X Standard Utilities		X Underground Utils.					
7 completed ; 7-002-00; -002-50, 002-64,		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	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value													
								2024	11,400	0	11,400			10,395C													
								2023	9,900	0	9,900			9,900S													
								2022	6,800	0	6,800			6,800S													
								2021	6,800	0	6,800			6,800S													

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																					
REINHART JAN & BRENDA	BADOVINAC ANTHONY J	94,500	08/20/2004	WD	21-NOT USED/OTHER	04-0/3588	DEED	100.0																					
BADOVINAC ANTHONY J	GUNNERSON MATTHEW ALLAN	1	08/20/2004	WD	21-NOT USED/OTHER	04-0/3620	DEED	100.0																					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																			
ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 136,800																					
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																							
GUNNERSON MATTHEW ALLAN 6400 W JENNINGS RD LAKE CITY MI 49651		Public Improvements		* Factors *																									
Taxpayer's Name/Address		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value									
GUNNERSON MATTHEW ALLAN 6400 W JENNINGS RD LAKE CITY MI 49651		X Paved Road		Residentia 30 - 65		\$3000		38.60 Acres		3000		100						115,800											
Tax Description		X Electric		Residentia INFERIOR@\$1400		15.00 Acres		1400		100		OVERHEAD POWER LINE EASEMENT						Total Est. Land Value =		136,800									
EC 17 T22N R8W (0*2004) BEGS 0 DEG 01'10"E 320.89 FT & S 87 DEG 29'10"E 138.36 FT FROM N 1/4 COR, TH S 87 DEG 29'10"E 1176.49 FT, SO DEG 23'39"E 2284.46 FT, SO DEG 22'15"E 1420.25 FT, N 88 DEG 24'44"W 85.41 FT, N 16 DEG ----- DEG 31'03"W 03"W 638.51 FT, N FT, N 16 DEG . 53.6A.		X Gas		Topography of Site		Level		Rolling		Low		High		Landscaped		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
		X Curb		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value													
		X Street Lights		2024		68,400		0		68,400						42,279C													
		X Standard Utilities		2023		56,800		0		56,800						40,266C													
		X Underground Utils.		2022		43,700		0		43,700						38,349C													
		Who		When		What		2021		43,700						37,124C													
		TPC 04/28/2017 INSPECTED																											
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		11,375	06/01/2002	WD	33-TO BE DETERMINED	02-0:2776	DEED	0.0

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

Owner's Name/Address	MAP #:					
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ODREN RONALD G & KATHLEEN M 8715 W SAPPHIRE LAKE CITY MI 49651	2024 Est TCV 22,140					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
-------------	----------	-------	-------	-------	------------	--------	-------

Residentia 3 - 7 @\$3000	7.38 Acres				3000 100		22,140
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	7.38 Total Acres				Total Est. Land Value =		22,140
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Tax Description	X	Dirt Road					
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SEC 17 T22N R8W (0*2002) THAT PART OF W 1/2 OF NE 1/4 LYING N OF N LINE OF FORMER RR R/W. 7.38A.		Gravel Road					
--	--	-------------	--	--	--	--	--

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

02 SPLIT FROM 002-00 FOR 03		Storm Sewer					
-----------------------------	--	-------------	--	--	--	--	--

ADJUSTED LAND RATE FOR 05..WAS PREVIOUSLY CALCULATED AT		Sidewalk					
---	--	----------	--	--	--	--	--

10 AC RATE IN ERROR.		Water					
----------------------	--	-------	--	--	--	--	--

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

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

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

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

		Street Lights					
--	--	---------------	--	--	--	--	--

		Standard Utilities					
--	--	--------------------	--	--	--	--	--

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

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

		Level					
--	--	-------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

	X	Flood Plain					
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		PRIVATE RD					
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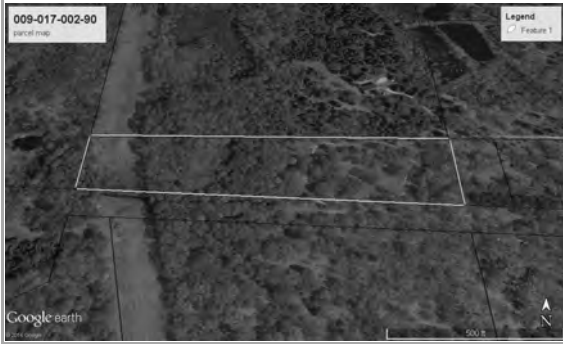
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	11,100	0	11,100			10,143C
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2023	11,100	0	11,100			9,660C
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2022	9,200	0	9,200			9,200S
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2021	11,100	0	11,100			10,641C
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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.
BARTZ LOUIS	BARTZ LOUIS A & CAROLE L	0	12/12/2012	QC	09-FAMILY	2012-04096 QD	DEED	0.0
		67,500	06/01/1999	WD	33-TO BE DETERMINED	329:1168	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 09/03/2015 Qual. Fr. PA 42					
BARTZ LOUIS A & CAROLE L 2376 108TH STREET BYRON CENTER MI 49315	MAP #: 2024 Est TCV 106,554					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road			Residentia INFERIOR	\$1400	76.11 Acres	1400	100	106,554
X Gravel Road			76.11 Total Acres Total Est. Land Value =					106,554

Tax Description
 SEC 17 T22N R8W (0*1999) BEG S 0 DEG 20'23"W 76.62 FT FROM NW CORTH S 87 DEG 29'10"E 5288.52 FT, S 0 DEG 46'22"E 100.16 FT, N 87 DEG 29'10"W 2630.67 FT, S 0 DEG 01 '38"E 226.14 FT, S 60 DEG 13'22"W 3074.36 FT, N 0 DEG 20'23"E 1969.71 FT TO POB. 76.11A.

Comments/Influences
 99 SPLIT 8.92 AC TO 008-50 FOR 00

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	53,300	0	53,300			48,767C
2023	53,300	0	53,300			46,445C
2022	45,700	0	45,700			44,234C
2021	45,700	0	45,700			42,821C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEBERLY PAUL E & GERALDIN	KEBERLY PAUL E & GERALDIN	1	07/12/2011	QC	21-NOT USED/OTHER	2011-02268	PROPERTY TRANSFER	0.0
		22,000	08/01/2000	WD	33-TO BE DETERMINED	339:275	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10955 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/15/2009	20090483	Complete
	P.R.E. 100% 03/01/2007		Addition	08/23/2005	20050278	Complete
Owner's Name/Address	MAP #:					
KEBERLY PAUL E & GERALDINE L TRUST 10955 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 290,670 TCV/TFA: 207.62					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 17 T22N R8W PCL A OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 10.7A.	X		Dirt Road	17	10.70	32,100
Comments/Influences			Gravel Road			
231-775-5896			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
			Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X		D/W/P: 4in Ren. Conc.	7.35	648	0	0
X		D/W/P: Asphalt Paving	2.89	550	0	0
		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 =				2,425

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	16,100	129,200	145,300			92,148C
X	Rolling	2023	15,000	127,900	142,900			87,760C
	Low	2022	11,200	115,300	126,500			83,581C
	High	2021	11,200	108,400	119,600			80,911C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



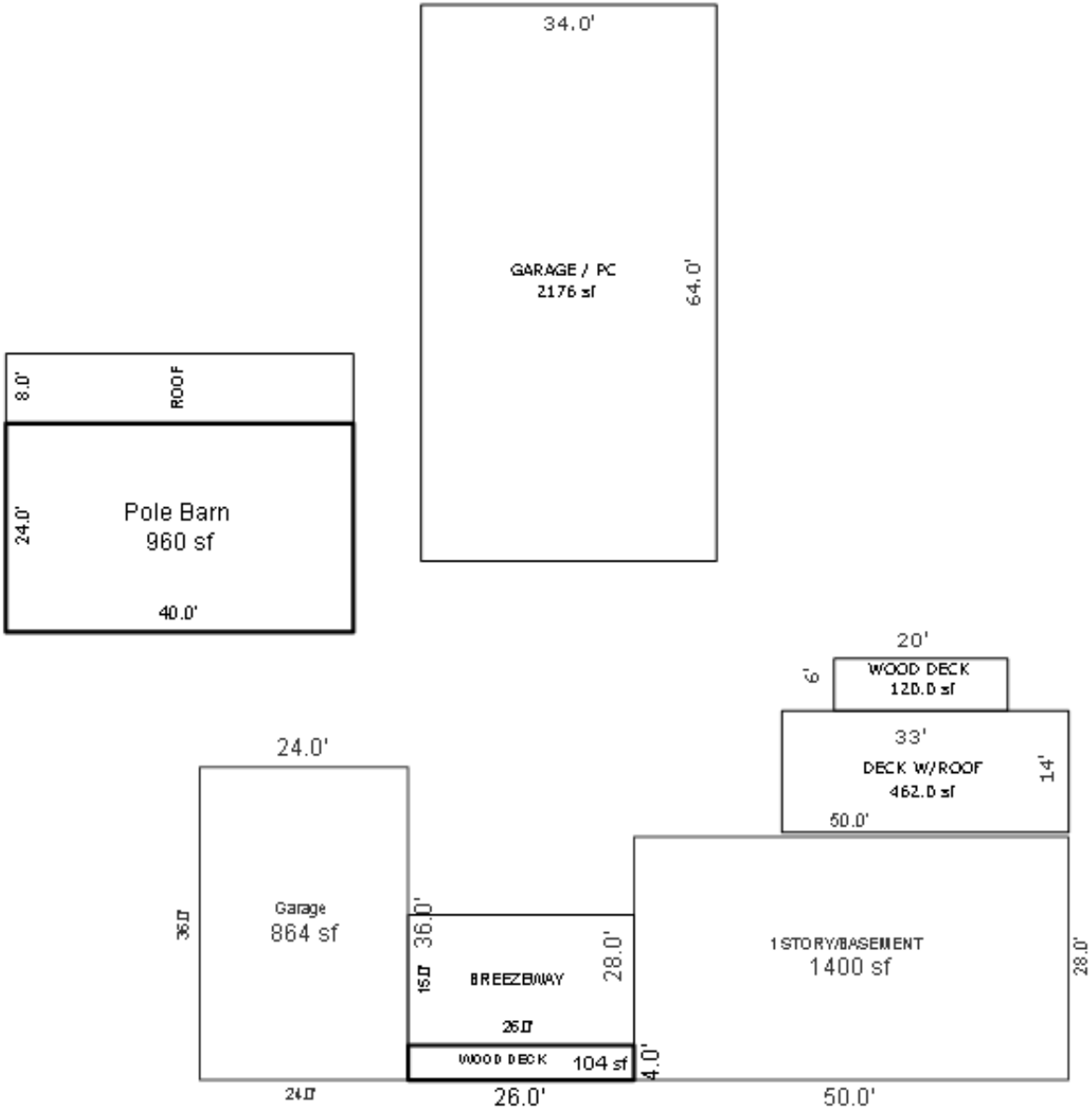
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	15,000	127,900	142,900			87,760C
TPC	04/21/2016	INSPECTED	2022	11,200	115,300	126,500			83,581C
TPC	08/03/2011	INSPECTED	2021	11,200	108,400	119,600			80,911C

*** 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 462 120 104 390	Type Treated Wood Treated Wood Treated Wood Brzwy, FW	Year Built: 2002 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0														
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 18 Floor Area: 1,400 Total Base New : 335,710 Total Depr Cost: 275,425 Estimated T.C.V: 256,145		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:													
Building Style: 1S		Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2001												
Yr Built 2001	Remodeled 0	Ex	X	Ord	Min	Lg			X	Ord	Small	Total Base New : 335,710 Total Depr Cost: 275,425 Estimated T.C.V: 256,145			Storage Area: 0 No Conc. Floor: 0												
Room List		Doors		Solid		X		H.C.		Total Base New : 335,710 Total Depr Cost: 275,425 Estimated T.C.V: 256,145			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Ground Area = 1400 SF Floor Area = 1400 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Total: 179,019		146,794												
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many			X	Ave.	Few	1 Story			Siding		Basement		1,400		Total:		179,019		146,794				
(2) Windows		(7) Excavation		Average Fixture(s)			Plumbing			Other Additions/Adjustments			Average Fixture(s)		3 Fixture Bath		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck				
X	Many Avg. Few	X	Large Avg. Small	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			Average Fixture(s)			1		1,230		1,009		3,860		3,165						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Water/Sewer			1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood w/Roof (Deck Portion)		462		7,004		5,743		
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Treated Wood w/Roof (Roof portion)		462		6,357		Treated Wood		120		2,880		2,362		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished) Base Cost			864		19,967		16,373		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost		960		32,294		26,481	
X	Asphalt Shingle	(10) Floor Support		1			1			Class: CD Exterior: Pole (Unfinished) Door Opener			1		485		398		Class: CD Exterior: Pole (Unfinished) Door Opener		2		970		795		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: CD Exterior: Pole (Unfinished) Door Opener			Base Cost			2176		47,002		38,542		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.

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 06/14/2000

Owner's Name/Address: BORCHERS KURT F & LAURA R AND
 BORCHERS JEAN R
 10685 W ROSTED ROAD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 30,780

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 10.26 Acres 3000 100 30,780
 10.26 Total Acres Total Est. Land Value = 30,780

Taxpayer's Name/Address: BORCHERS KURT F & LAURA R AND
 BORCHERS JEAN R
 10685 W ROSTED ROAD
 LAKE CITY MI 49651
 X Dirt Road
 X Gravel Road
 X Paved Road
 X Storm Sewer
 X Sidewalk
 X Water
 X Sewer

Tax Description: SEC 17 T22N R8W PCL B OF THE SURVEY
 RECORDED IN LIBER S-3 PG 331. 10.26A.
 X Electric
 X Gas
 X Curb

Comments/Influences: 96 SPLIT FROM 007-00 FOR 97
 X Street Lights
 X Standard Utilities
 X Underground Utilis.



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	15,400	0	15,400			11,355C
2023	14,400	0	14,400			10,815C
2022	10,300	0	10,300			10,300S
2021	10,300	0	10,300			10,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,000	06/01/1998	WD	33-TO BE DETERMINED	319:1236	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10685 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/14/2000					
Owner's Name/Address	MAP #:					
BORCHERS KURT F & LAURA R & BORCHERS JEAN R 10685 W ROSTED ROAD LAKE CITY MI 49651	2024 Est TCV 316,335 TCV/TFA: 126.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 17 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 12.95A.	X		Dirt Road								
Comments/Influences			Gravel Road								
96 SPLIT FROM 007-00 FOR 97			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
			D/W/P: 3.5 Concrete	6.58	376	50	1,237
			Metal Prefab/Conc.	22.24	216	50	2,402
			Total Estimated Land Improvements True Cash Value =				3,639

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	19,400	138,800	158,200			115,769C
	Rolling								
	Low								
X	High		2023	18,100	137,100	155,200			110,257C
	Landscaped								
	Swamp								
X	Wooded		2022	13,000	123,400	136,400			105,007C
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain		2021	13,000	115,900	128,900			101,653C

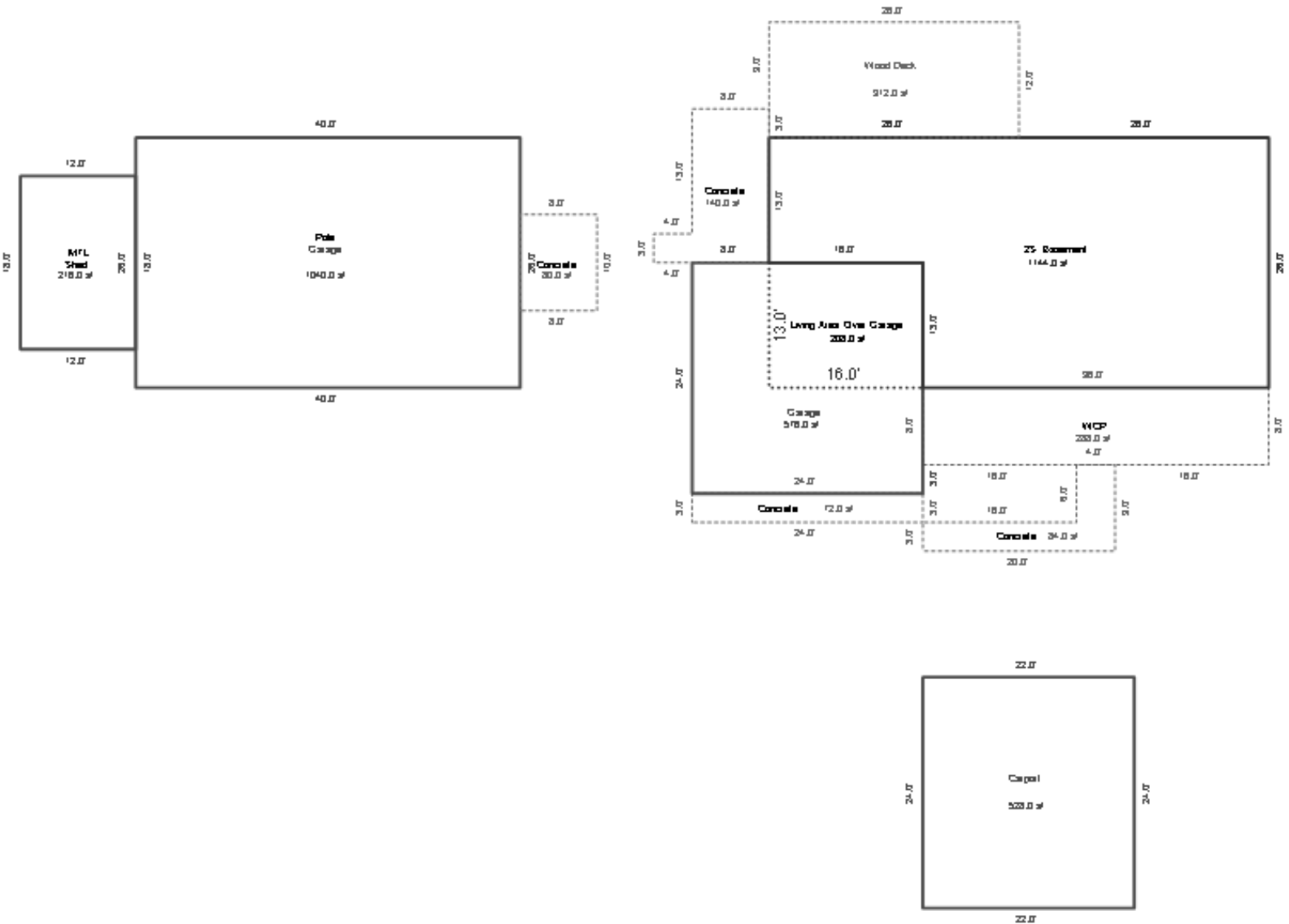


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Missaukee, Michigan

*** 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 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288 312	Type WCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior	X Drywall Paneled	Plaster Wood T&G Trim & Decoration			Central Air Wood Furnace		Class: C Effec. Age: 20 Floor Area: 2,496 Total Base New : 368,074 Total Depr Cost: 294,458 Estimated T.C.V: 273,846		E.C.F. X 0.930		Bsmnt Garage: Carport Area: 528 Roof: Aluminum		
Building Style: 2S		Yr Built 1999		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior		Basement 1st Floor 2nd Floor Bedrooms	
Condition: Average		Size of Closets		Ex X Ord		Min		Lg X Ord		Small		Doors		Solid X H.C.	
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord.		Min	
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		X Drywall		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	
(2) Windows		(7) Excavation		Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
Many Avg. X Avg. Few		Large Avg. X Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 Common Wall: 1 Wall 1 -2,686 -2,149 Class: C Exterior: Pole (Unfinished) Base Cost 1040 25,095 No Concrete Floor 1040 -6,906 -5,525		Built-Ins Appliance Allow. 1 2,766 2,213 Carports	
X Gable Hip Flat		Gambrel Mansard Shed		(14) Water/Sewer		Lump Sum Items:		Appliance Allow. 1 2,766 2,213 Carports		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		X Asphalt Shingle		Chimney:	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
10811 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 05/01/1997								
CHENARD PETER E 10811 W ROSTED ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 301,757 TCV/TFA: 138.17						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SEC 17 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A. Comments/Influences		Public Improvements		* Factors *						
96 SPLIT FROM 007-00 FOR 97		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X		A 200' @ 90/FF 300.00 450.00 0.9036 1.0299 90 100 25,126						
		X		300 Actual Front Feet, 3.10 Total Acres Total Est. Land Value = 25,126						
		X		Land Improvement Cost Estimates						
		X		Description	Rate	Size	% Good	Cash Value		
		X		D/W/P: Asphalt Paving	3.10	495	0	0		
		X		D/W/P: 4in Ren. Conc.	8.18	432	0	0		
		X		Wood Frame	24.99	192	50	2,399		
		X		Residential Local Cost Land Improvements						
		X		Description	Rate	Size	% Good	Cash Value		
		X		LAND IMPROVE 2500	2,500.00	1	97	2,425		
		X		Total Estimated Land Improvements True Cash Value = 4,824						
Topography of Site		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		X		2024	12,600	138,300	150,900			96,454C
X Rolling		X		2023	9,800	136,700	146,500			91,861C
X Low		X		2022	9,000	123,300	132,300			87,487C
X High		X		2021	7,500	115,800	123,300			84,693C
X Landscaped		X								
X Swamp		X								
X Wooded		X								
X Pond		X								
X Waterfront		X								
X Ravine		X								
X Wetland		X								
X Flood Plain		X								
Who		When		What						
TPC 12/27/2017		INSPECTED		TPC 08/03/2011		INSPECTED				

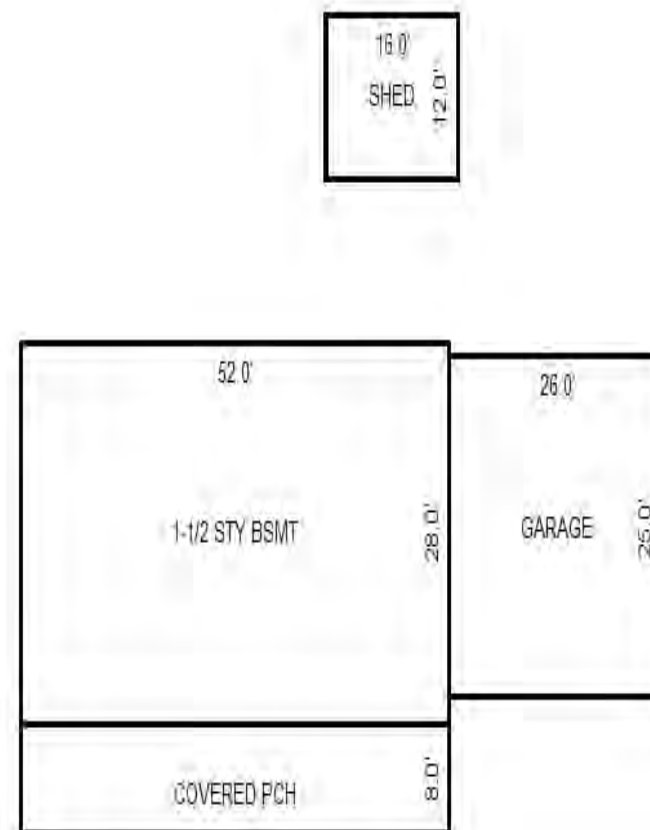


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 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: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			416 WCP (1 Story)			Bsmnt Garage:			
Building Style: 1.5S		Yr Built 1996		Remodeled 0	Ex	X	Ord		Min	Size of Closets			E.C.F. X 0.930			Roof:		
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 2,184 Total Base New : 343,854 Total Depr Cost: 292,266 Estimated T.C.V: 271,807			Storage Area: 0					
Room List		Doors		Solid	X	H.C.	(5) Floors			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 2184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 1996					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		Kitchen: Other: Other:			(12) Electric			200 Amps Service			No. of Elec. Outlets					
(1) Exterior		Ex.	X	Ord.		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			200			1.5 Story Siding Basement 1,456			Total: 277,141 235,560					
(2) Windows		Many Avg.	X	Large Avg.		Small	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			Plumbing					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			13) Plumbing			Water/Sewer			Average Fixture(s) 1 1,476 1,255 3 4,646 3,949 2 3,108 2,642 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 416 13,599 11,559 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 650 32,585 27,697 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351					
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:			Totals: 343,854 292,266					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCY: 271,807				
X	Asphalt Shingle																	

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



Sketched by Apex IyTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLLER KACI J	ERICKSON MICHAEL & TINA	135,000	10/18/2017	WD	03-ARM'S LENGTH	2017-0326	PROPERTY TRANSFER	100.0
		82,500	08/01/1997	WD	33-TO BE DETERMINED	313:405	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10757 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	05/10/2018	2018-0156	100%

Owner's Name/Address	MAP #:
ERICKSON MICHAEL & TINA 10757 W ROSTED ROAD LAKE CITY MI 49651	2024 Est TCV 204,804 TCV/TFA: 179.02

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 17 T22N R8W PCL E OF THE SURVEY RECORDED IN LIBER S-3 PG 331. 3.11A.	X		Dirt Road								
Comments/Influences SPLIT FROM 007-00 FOR 97			Gravel Road								
			Paved Road								

Land Improvement Cost Estimates			* Factors *			
Description	Rate	Size	% Good	Cash Value		
D/W/P: 4in Ren. Conc.	8.18	1320	0	0		
D/W/P: 4in Concrete	6.97	119	0	0		
D/W/P: 4in Concrete	6.97	18	0	0		

Residential Local Cost Land Improvements			* Factors *			
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		

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,600	89,800	102,400			77,780C
2023	9,800	88,800	98,600			74,077C
2022	9,000	80,200	89,200			70,550C
2021	7,500	75,300	82,800			68,297C

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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 107 712 20	Type Pine Treated Wood Treated Wood	Year Built: 1997 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1152 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 18 Floor Area: 1,144 Total Base New : 232,340 Total Depr Cost: 190,514 Estimated T.C.V: 177,178			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average	
Room List		Doors		Solid	X	H.C.	(12) Electric 200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls C -5 Blt 1997			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,144			Total: 166,551		136,568	
(1) Exterior		(6) Ceilings		X Drywall			(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			Other Additions/Adjustments Recreation Room 216 4,175 3,423 Plumbing Average Fixture(s) 1 1,476 1,210 3 Fixture Bath 1 4,646 3,810 Water/Sewer 1000 Gal Septic 1 4,864 3,988 Water Well, 100 Feet 1 5,808 4,763			Deck Pine w/Roof (Deck Portion) 107 2,152 1,765 Pine w/Roof (Roof portion) 107 1,942 1,592 Treated Wood 712 9,249 7,584 Treated Wood 20 913 749			
(2) Windows		(7) Excavation		Basement: 1144 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Built-Ins Appliance Allow. 1 2,766 2,268 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1152 27,798 22,794			Totals: 232,340		190,514	
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 177,178							
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		X			Lump Sum Items:									
X	Double Hung Horiz. Slide Casement	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish												
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support												
(3) Roof		216	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support													
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECRETARY OF HUD	LOONEY AMANDA L	75,000	12/07/2017	CD	11-FROM LENDING INSTITUT	2017-03869	PROPERTY TRANSFER	100.0
US BANK NATIONAL ASSOC	SECRETARY OF HUD	10	08/25/2017	WD	11-FROM LENDING INSTITUT	2017-02895	DEED	0.0
METESH JEROME P & KIMBERL	US BANK NATIONAL ASSOC	78,720	11/18/2016	SD	10-FORECLOSURE	2016-03856	DEED	0.0
STOCKWELL JOSEPH & TRIPP	METESH JEROME P & KIMBERL	97,000	04/24/2015	WD	03-ARM'S LENGTH	2015-01547	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10639 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/18/2006	20060305	Complete
	P.R.E. 100% 12/07/2017					

Owner's Name/Address	MAP #:
LOONEY AMANDA L 10639 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 140,839 TCV/TFA: 123.11

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	150.00	300.00	1.0746	0.9306	90	100	13,500	
			150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	13,500

Tax Description
SEC 17 T22N R8W PCL F OF THE SURVEY
RECORDED IN LIBER S-3 PG 331. 1.03A.
Comments/Influences

20807006 \$108,000 2007



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

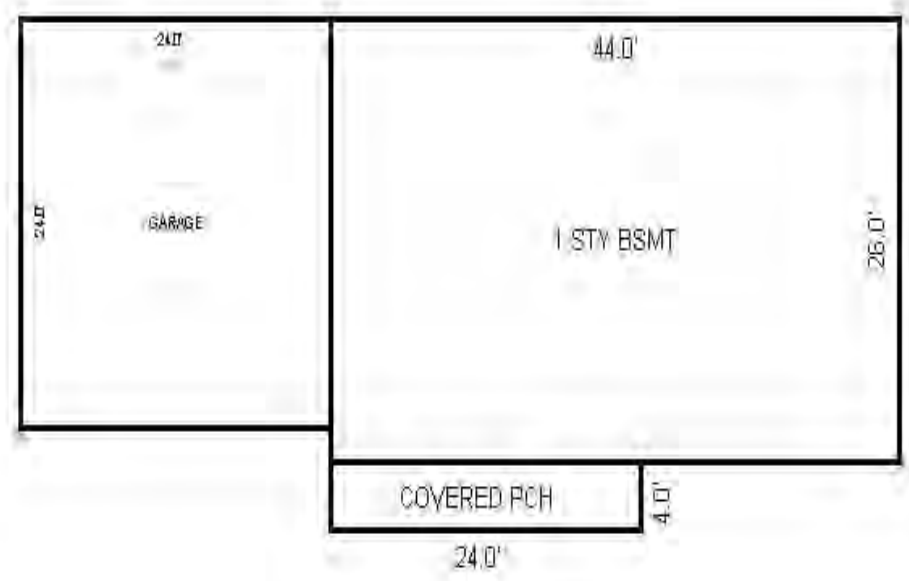
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,800	63,600	70,400			54,224C
2023	5,300	62,900	68,200			51,642C
2022	3,800	56,700	60,500			49,183C
2021	3,000	53,300	56,300			47,612C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type WCP (1 Story) Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			Size of Closets		Room List					
	Building Style: 1S	X	Ex	Ord	Min	Condition: Average			X	Lg	Ord	Small	Doors		Solid	X	H.C.		
	Yr Built 1996	Remodeled 0	(5) Floors			(12) Electric			200 Amps Service			No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing			
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			Central Air Wood Furnace			Ex. X Ord. Min			Many X Ave. Few			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto 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 = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls CD Blt 1996	
	(1) Exterior	(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Building Areas		Other Additions/Adjustments			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			Plumbing			Average Fixture(s) 1 3 Fixture Bath 2 2 Fixture Bath Softener, Auto 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 1,144 Total: 151,091 105,764			Plumbing Average Fixture(s) 1 1,230 861 3 Fixture Bath 1 3,860 2,702 Water/Sewer 1000 Gal Septic 1 4,550 3,185 Water Well, 100 Feet 1 5,640 3,948 Porches WCP (1 Story) 96 4,208 2,946 Deck Treated Wood 120 2,880 2,016 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 22,239 Common Wall: 1 Wall 1 -2,512 -1,758 Door Opener 1 485 339 Built-Ins Appliance Allow. 1 1,934 1,354 Totals: 195,605 136,924		Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 127,339			
	(2) Windows	Basement: 1144 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			Lump Sum Items:					
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			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			Lump Sum Items:														
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Chimney: Unsuported Len: Cntr.Sup:													

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



Sketch by Apex JV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORLAND JEFFREY P	SIDDALL TRISTAN	25,000	04/26/2023	LC	03-ARM'S LENGTH	2023-01119	DEED	100.0
		10,000	03/01/2001	WD	03-ARM'S LENGTH	01-0:2909	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10190 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 05/19/2023					
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Owner's Name/Address	MAP #:
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SIDDALL TRISTAN 2948 S 49 RD CADILLAC MI 49601	2024 Est TCV 27,423 TCV/TFA: 30.14
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements			* Factors *			
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	150.00	319.44	1.0746	0.9453	90	100	13,714
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150 Actual Front Feet, 1.10 Total Acres							Total Est. Land Value =	13,714
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Tax Description	X	Improvements
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SEC 17 T22N R8W (0*2000) BEG 1057 FT S & 840 FT W OF NE COR OF SE 1/4, W 150 FT, S TO C/L ROSTED ROAD, E'LY 150 FT, N TO POB. 1.1019A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
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Comments/Influences	X	Improvements
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1976 BARRON MH FOR 05	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.
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Topography of Site	X	Level
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	X	Rolling
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		Low
--	--	-----

		High
--	--	------

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

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

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

		Pond
--	--	------

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

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

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

		Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	6,900	6,800	13,700			13,700S
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2023	5,300	8,200	13,500			7,716C
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2022	4,500	6,800	11,300			7,349C
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2021	3,800	6,100	9,900			7,115C
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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.			Appliance Allow.		Interior 1 Story		Year Built:	
	Mobile Home	Insulation			Wood	Coal	Steam			Cook Top		Interior 2 Story		Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher		2nd/Same Stack		Two Sided		Class:	
	Duplex	0	Other Overhang		Wall Furnace			Garbage Disposal		Exterior 1 Story		Exterior 2 Story		Exterior:	
	A-Frame	(4) Interior		Warm & Cool Air			Vent Fan		Exterior 2 Story		Prefab 1 Story		Brick Ven.:		
	Wood Frame	Drywall		Heat Pump			Hot Tub		Prefab 2 Story		Heat Circulator		Stone Ven.:		
	Building Style:	Paneled					Unvented Hood		Heat Circulator		Raised Hearth		Foundation:		
	HUD	Plaster					Vented Hood		Heat Circulator		Wood Stove		Finished ?		
	Yr Built	Trim & Decoration					Intercom		Raised Hearth		Wood Stove		Auto. Doors:		
	Remodeled	Ex		X			Jacuzzi Tub		Wood Stove		Direct-Vented Ga		Mech. Doors:		
	1976	Ord		Min			Jacuzzi repl.Tub		Class: Low		E.C.F.		Area:		
	0	Size of Closets					Oven		Effec. Age: 40		X 0.800		% Good:		
	Condition: Very Poor	Lg		X			Microwave		Floor Area:				Storage Area:		
		Ord		Small			Standard Range		Total Base New : 48,958				No Conc. Floor:		
	Room List	Solid		X			Self Clean Range		Total Depr Cost: 17,136				Bsmnt Garage:		
	Basement	H.C.					Sauna		Estimated T.C.V: 13,709				Roof:		
	1st Floor	(5) Floors					Trash Compactor								
	2nd Floor	Kitchen:					Central Vacuum								
	2 Bedrooms	Other:					Security System								
	(1) Exterior	Other:													
	Wood/Shingle	(6) Ceilings					No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Low		Blt 1976		
	Aluminum/Vinyl						Ex.		(11) Heating System: Wall Furnace						
	Brick						X		Ground Area = 910 SF Floor Area = 910 SF.						
	Insulation						Ord.		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
	(2) Windows	(7) Excavation					Min		Building Areas						
	Many						Many		Type						
	Avg.	Basement: 0 S.F.					X		Ext. Walls						
	Few	Crawl: 0 S.F.					Ave.		Roof/Fnd.						
	Large	Slab: 0 S.F.					Few		Metal						
	Avg.	Height to Joists: 0.0							Size						
	Small	(8) Basement							Cost New						
	Wood Sash	Conc. Block							Depr. Cost						
	Metal Sash	Poured Conc.							Total:						
	Vinyl Sash	Stone							42,197						
	Double Hung	Treated Wood							14,770						
	Horiz. Slide	Concrete Floor							Other Additions/Adjustments						
	Casement	(9) Basement Finish							Water/Sewer						
	Double Glass								1000 Gal Septic						
	Patio Doors								Water Well, 50 Feet						
	Storms & Screens								Totals:						
	(3) Roof								48,958						
	Gable	Recreation SF							17,136						
	Hip	Living SF							Notes:						
	Flat	Walkout Doors (B)							ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCVC:						
	Gambrel	No Floor SF							13,709						
	Mansard	Walkout Doors (A)													
	Shed	(10) Floor Support													
	Asphalt Shingle														
	Chimney:	Joists:													
		Unsupported Len:													
		Cntr.Sup:													

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



Sketch by Apex I/M

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	DEED	0.0
ROOT DEAN M & SHERYL J	ROOT RENTALS LLC	1	02/05/2019	QC	09-FAMILY	2019-00273	PROPERTY TRANSFER	0.0
ROOT DEAN M & SHERYL	ROOT DEAN M & SHERYL J	0	12/19/2018	QC	09-FAMILY	2018-04090	PROPERTY TRANSFER	0.0
		10,000	02/01/2002	WD	33-TO BE DETERMINED	02-0:0669	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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10092 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663	2024 Est TCV 62,279 TCV/TFA: 67.40					
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X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	150.00	370.00	1.0746	0.9807	90	100	14,227
150 Actual Front Feet, 1.27 Total Acres							Total Est. Land Value = 14,227

Land Improvement Cost Estimates						
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Description	Rate	Size %	Good	Cash Value
Metal Prefab	20.66	80	95	1,570
Total Estimated Land Improvements True Cash Value =				1,570

97 SPLIT 1.27 AC TO 008-18 FOR 98	X	Dirt Road				
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96 SPLIT 3.3 AC TO 008-20 FOR 97	X	Gravel Road				
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	X	Paved Road				
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	X	Storm Sewer				
--	---	-------------	--	--	--	--

	X	Sidewalk				
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	X	Water				
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	X	Sewer				
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	X	Electric				
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	X	Gas				
--	---	-----	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



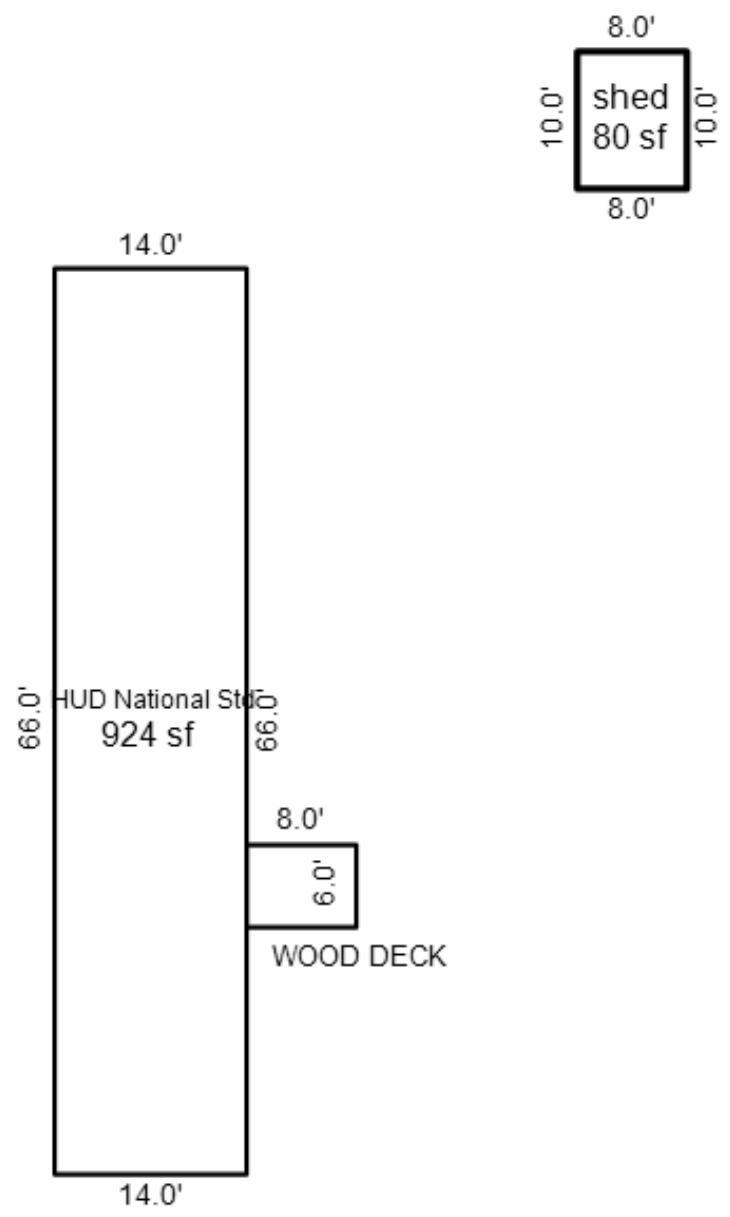
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,100	24,000	31,100			21,649C
2023	5,500	26,100	31,600			20,619C
2022	4,500	21,500	26,000			19,638C
2021	3,800	21,300	25,100			19,011C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: Average Effec. Age: 10 Floor Area: Total Base New : 76,450 Total Depr Cost: 58,102 Estimated T.C.V: 46,482		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Average		Blt 1995		
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Ex. X Ord. Min			(11) Heating System: Wall Furnace Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas			Type Ext. Walls Roof/Fnd. Size		Cost New		Depr. Cost		
		X	Drywall				Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing			Average Fixture(s)			Main Home Plywood Comp.Shingle		Total: 55,446		42,138		
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			3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Skirting, Metal or Vinyl, Vertical 160		1,818		1,382		
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 Fixture Bath 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Plumbing Average Fixture(s) 1 964 733 3 Fixture Bath 1 3,054 2,321		4,864		3,697		
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Deck Treated Wood 48 1,730 1,315			Water Well, 100 Feet 1 5,808 4,414		2,766		2,102		
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 2,102		76,450		58,102		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 46,482			Totals: 76,450		46,482				
Chimney: Metal		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.
GUNNERSON GORDON C TRUST	DRAPER DAVID M	0	05/30/2023	QC	21-NOT USED/OTHER	2023-01524	PROPERTY TRANSFER	100.0
GUNNERSON GORDON C TRUST	GUNNERSON GORDON C TRUST	0	07/14/2019	AFF	07-DEATH CERTIFICATE	2019-03070	PROPERTY TRANSFER	100.0
GUNNERSON GORDON	GUNNERSON GORDON C TRUST	0	12/13/2018	QC	09-FAMILY	2018-04070	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10130 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DRAPER DAVID M 8400 E DRIVE NORTH BATTLE CREEK MI 49014	MAP #:					
	2024 Est TCV 31,090 TCV/TFA: 39.66					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
SEC 17 T22N R8W (0*1997) BEG 1057 FT S & 540 FT W OF E 1/4 COR THW 150 FT, S 370 FT, E 150 FT, N 370 FT TO POB. 1.2741A.	X		Dirt Road	150.00	370.00	1.0746	0.9807	90	100	14,227	
Comments/Influences			Gravel Road	150 Actual Front Feet, 1.27 Total Acres						Total Est. Land Value =	14,227

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Wood Frame	27.81	64	91	1,620		
			Total Estimated Land Improvements True Cash Value =				1,620		

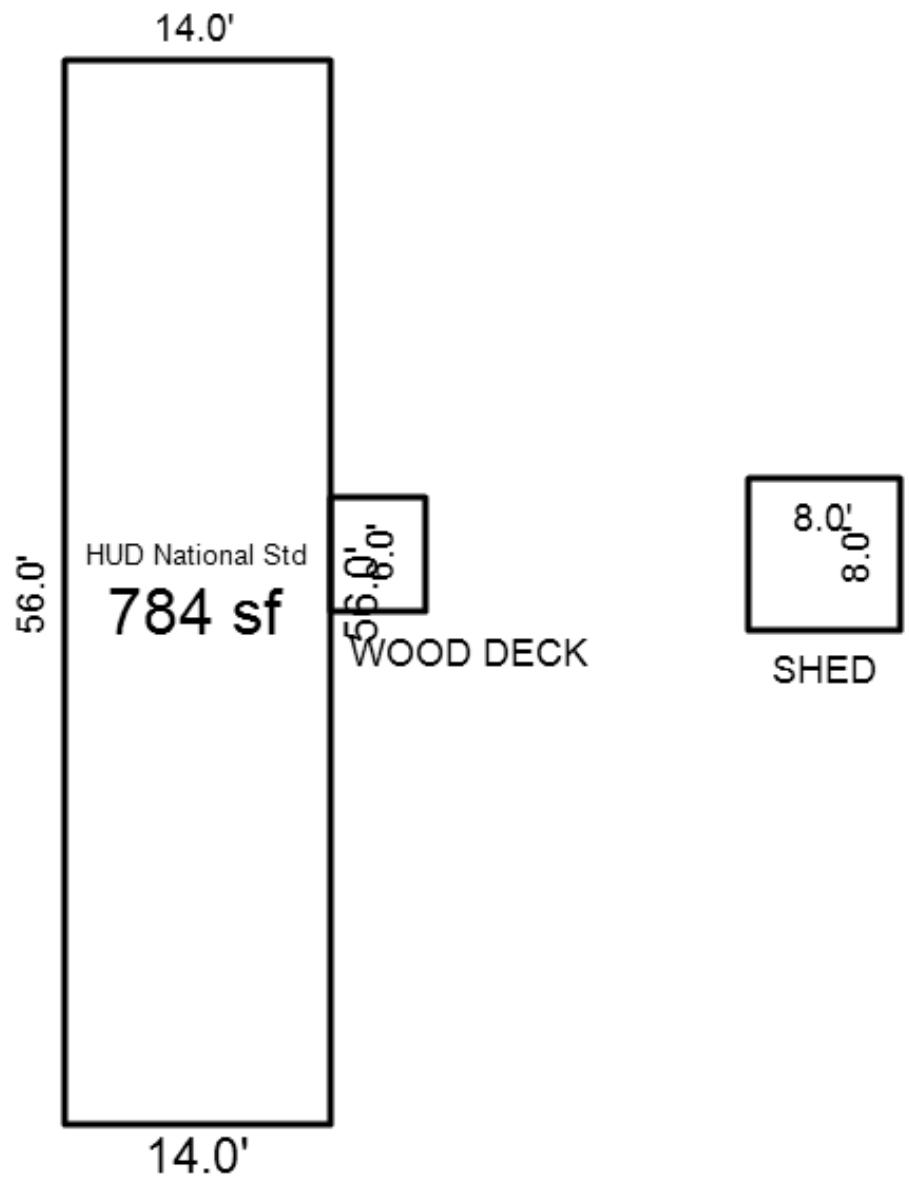
Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
	X		Level						
			Rolling						
			Low						
			High						
			Landscaped						
			Swamp						
	X		Wooded						
			Pond						
			Waterfront						
			Ravine						
			Wetland						
			Flood Plain						



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	7,100	8,400	15,500			15,500S
TPC 04/30/2021	INSPECTED		2023	5,500	9,100	14,600			9,898C
TPC 12/27/2017	INSPECTED		2022	4,500	7,500	12,000			9,427C
TPC 10/29/2013	INSPECTED		2021	3,800	6,800	10,600			9,126C

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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				
2730 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
MCLAIN DOUGLAS F & MELISSA A 2730 S LACHANCE RD LAKE CITY MI 49651		2024 Est TCV 325,481 TCV/TFA: 84.76										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 17 T22N R8W BEG 1057 FT S OF E 1/4 COR W'LY 390 FT S 370 FT TO C/L ROSTED ROAD, E'LY 390 FTN 377.19 TO POB. 3.3127A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GOOD LOC..CORNER LOT		Gravel Road		GROUP C	50/FF	390.00	370.00	1.0000	1.0000	50	100	19,500
		Paved Road		390 Actual Front Feet, 3.31 Total Acres			Total Est. Land Value =		19,500			
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	20.93	340	94	6,689				
		Sewer		Commercial Local Cost Land Improvements								
		Electric		Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		Gas		Outdoor Lighting	590.00	2	86	100	1,015			
		Curb		Total Estimated Land Improvements True Cash Value =			7,704					
		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	9,800	152,900	162,700			84,530C		
		Low		2023	9,800	129,500	139,300			80,505C		
		High		2022	9,800	102,100	111,900			76,672C		
		Landscaped		2021	7,800	95,200	103,000			74,223C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	04/30/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	06/21/2011	INSPECTED								



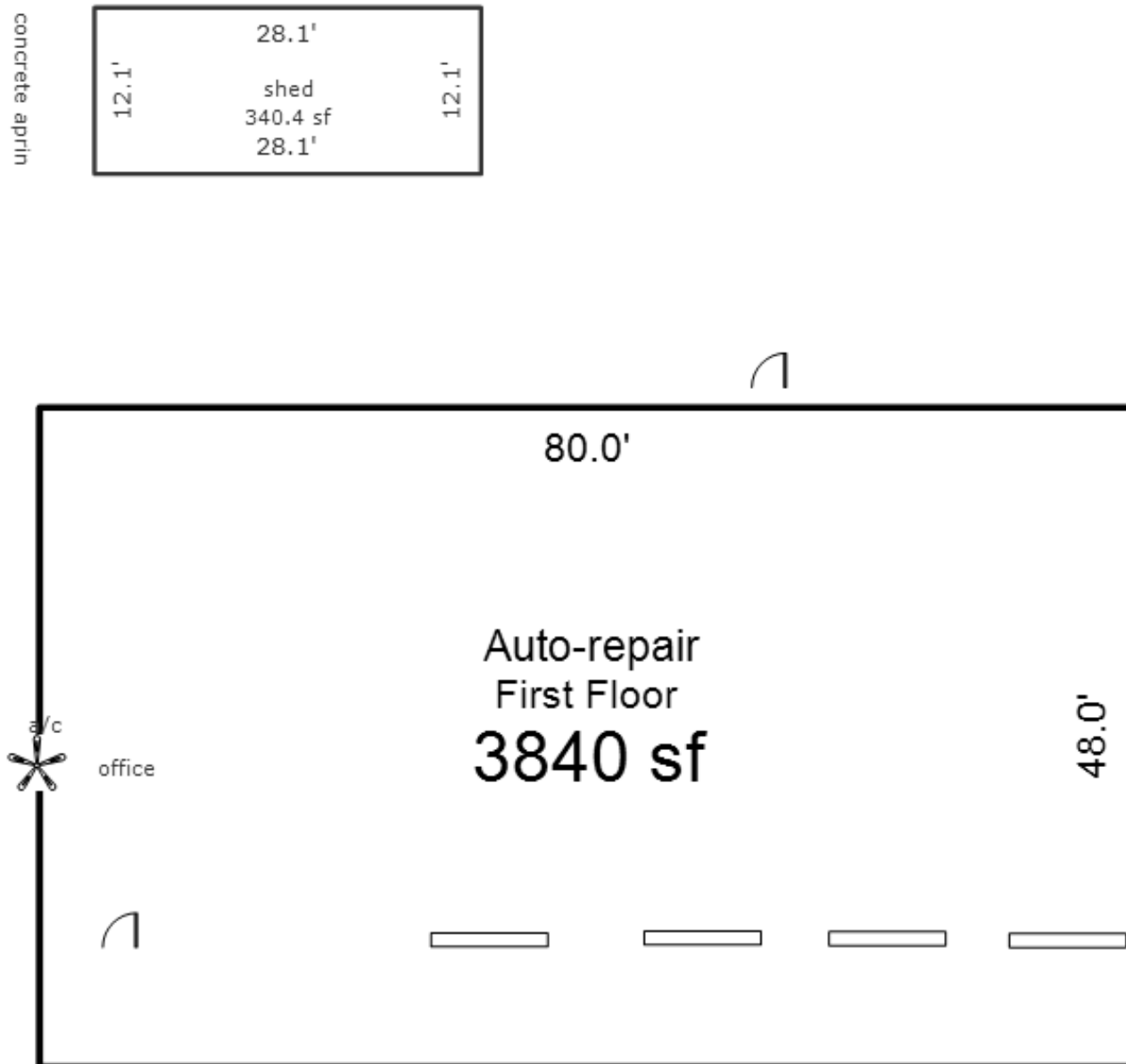
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Desc. of Bldg/Section: CAL 58		Calculator Cost Computations									
Calculator Occupancy: Garages - Service/Fleet Facilities Repair		Class: D		Quality: Average		Stories: 1		Story Height: 16		Perimeter: 256	
Class: D		Construction Cost									
Floor Area: 3,840		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 74.53				
Gross Bldg Area: 3,840		** ** Calculator Cost Data ** **									
Stories Above Grd: 1		Quality: Average									
Average Sty Hght : 16		Heat#1: Space Heaters, Gas with Fan 85%									
Bsmnt Wall Hght		Heat#2: Package Heating & Cooling 15%									
Depr. Table : 2.5%		Ave. SqFt/Story: 3840									
Effective Age : 15		Ave. Perimeter: 256									
Physical %Good: 68		Has Elevators:									
Func. %Good : 100		*** Basement Info ***									
Economic %Good: 100		Area:									
2003 Year Built		Perimeter:									
Remodeled		Type:									
Overall Bldg Height		Heat: Hot Water, Radiant Floor									
Comments:		* Mezzanine Info *									
3 PORTABLE HOIST ON PP		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
(3) Frame:			Total Fixtures		Urinals		Flex Conduit		Incandescent		(40) Exterior Wall:			
			3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent					
			2-Piece Baths		Water Heaters		Armored Cable		Mercury		Thickness	Bsmnt Insul.		
			Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
			Toilets		Water Softeners		Bus Duct		Transformer					
(4) Floor Structure:			(9) Sprinklers:				(13) Roof Structure: Slope=0							
(5) Floor Cover:			(10) Heating and Cooling:				(14) Roof Cover:							
			Gas	Coal	Hand Fired									
			Oil	Stoker	Boiler									
(6) Ceiling:														

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWISHER SANDRA & SWISHER	GREGORY MICHAEL RAY SR &	17,000	09/17/2020	LC	03-ARM'S LENGTH	2020-02692	DEED	100.0
SWISHER GERALD F SR & SAN	SWISHER SANDRA & SWISHER	0	04/04/2019	QC	09-FAMILY	2019-00873	DEED	50.0
REMINGTON REX & JEAN M	SWISHER GERALD F SR & SAN	25,000	12/01/1996	LC	03-ARM'S LENGTH	308:940	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10150 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	08/08/2022	2022-0534	100%
	P.R.E. 0%		HUD/NATIONAL STD	07/25/2022	2022-0501	100%

Owner's Name/Address	MAP #:
GREGORY MICHAEL RAY SR & MABEL E 10140 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 40,958 TCV/TFA: 20.90

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
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.							
		A 200' @ 90/FF 161.00 340.90 1.0557 0.9608 90 100 14,698							
		161 Actual Front Feet, 1.26 Total Acres Total Est. Land Value = 14,698							

Tax Description
 . SEC 17 T22N R8W BEG 1057 FT S & 690 FT W OF E 1/4 POST TH W 170 FT S TO C/L ROSTED RD, E 170 FT N TO POB. 1.2606A.
 Comments/Influences



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

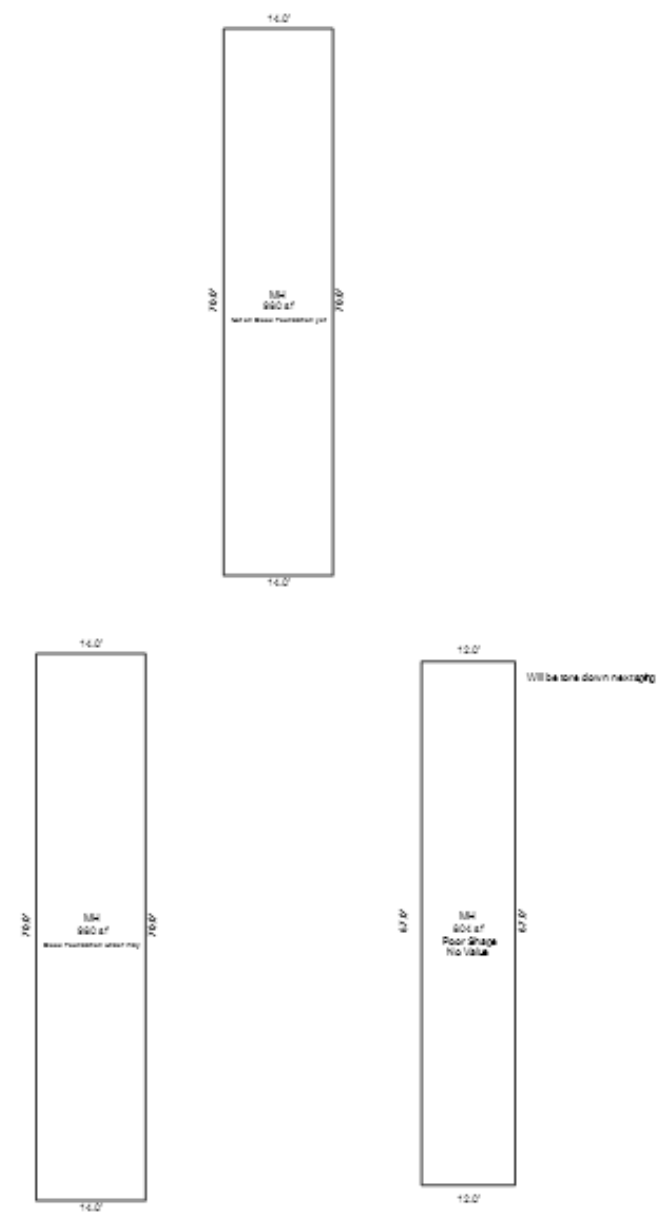
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,300	13,200	20,500			20,359C
2023	5,700	14,400	20,100			19,390C
2022	4,800	9,500	14,300	5,760J		5,039C
2021	4,000	8,700	12,700	4,878J		4,878S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	0	0	0	0		
	Mobile Home														0 Front Overhang	X
	Town Home															
	Duplex															
	A-Frame															
	(4) Interior															
X	Wood Frame	Drywall	Paneled	Plaster	Wood T&G											
	Metal Frame	Trim & Decoration														
Building Style: HUD		Ex	Ord	Min												
Yr Built 1980	Remodeled 0	Size of Closets														
Condition: Poor		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:			No./Qual. of Fixtures											
	3 Bedrooms	Other:			Ex. Ord. Min											
(1) Exterior		(6) Ceilings			No. of Elec. Outlets											
	Wood/Shingle				Many Ave. Few											
	Aluminum/Vinyl				(13) Plumbing											
	Brick				1 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											
	Large	(8) Basement			No Plumbing											
	Avg.	Conc. Block			Extra Toilet											
	Small	Poured Conc.			Extra Sink											
	Wood Sash	Stone			Separate Shower											
	Metal Sash	Treated Wood			Ceramic Tile Floor											
	Vinyl Sash	Concrete Floor			Ceramic Tile Wains											
	Double Hung	(9) Basement Finish			Ceramic Tub Alcove											
	Horiz. Slide				Vent Fan											
	Casement				(14) Water/Sewer											
	Double Glass				Public Water											
	Patio Doors				Public Sewer											
	Storms & Screens				Water Well											
(3) Roof					1000 Gal Septic											
	Gable				2000 Gal Septic											
	Hip				Lump Sum Items:											
	Flat															
	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.
GUNNERSON JOANN & GUNNERS	LAKE TOWNSHIP	0	06/27/2013	QC	21-NOT USED/OTHER	2013-02312 QC	DEED	0.0
GUNNERSON JOANN L, SURVIV	GUNNERSON VICKI	39,500	09/05/1998	LC	09-FAMILY	2013-02312 QC	DEED	100.0
		20,000	06/01/1996	WD	33-TO BE DETERMINED	305:33	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2676 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	07/19/2013	2013-0326	100%
	P.R.E. 100% 07/26/2013					

Owner's Name/Address	MAP #:
GUNNERSON VICKIE 2676 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 58,861 TCV/TFA: 73.95

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Residentia 8 - 17 @\$3000		10.02 Acres			3000	100		30,060
	10.02 Total Acres Total Est. Land Value =								30,060

Tax Description

. SEC 17 T22N R8W E 990 FT OF N 1057 FT OF NE 1/4 OF SE 1/4 EXC N 528 FT THOF & EXC BEG 32 RDS S OF NE COR TH W 20 RDS, S 16 RDS, E 20 RDS, N 16 RDS TO POB. & EXCEPT 2013-02312 QD Part of the Northeast 1/4 of the Southeast 1/4, Section 17, T22N, R8W, Lake Township, Missaukee County, Michigan more fully described as COMM at the East 1/4 corner of said Section 17, thence S 0 DEG 43'20" E 792.00 feet along the East line of said Section 17 to the Point of Beginning, thence S00°43'20"E 5.60 feet along said



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

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	120	50	1,680
Wood Frame	24.24	240	50	2,909
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 =				6,964

- Topography of Site
- X 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
2024	15,000	14,400	29,400			18,638C
2023	14,000	15,100	29,100			17,751C
2022	10,000	12,800	22,800			16,906C
2021	10,000	11,800	21,800			16,366C

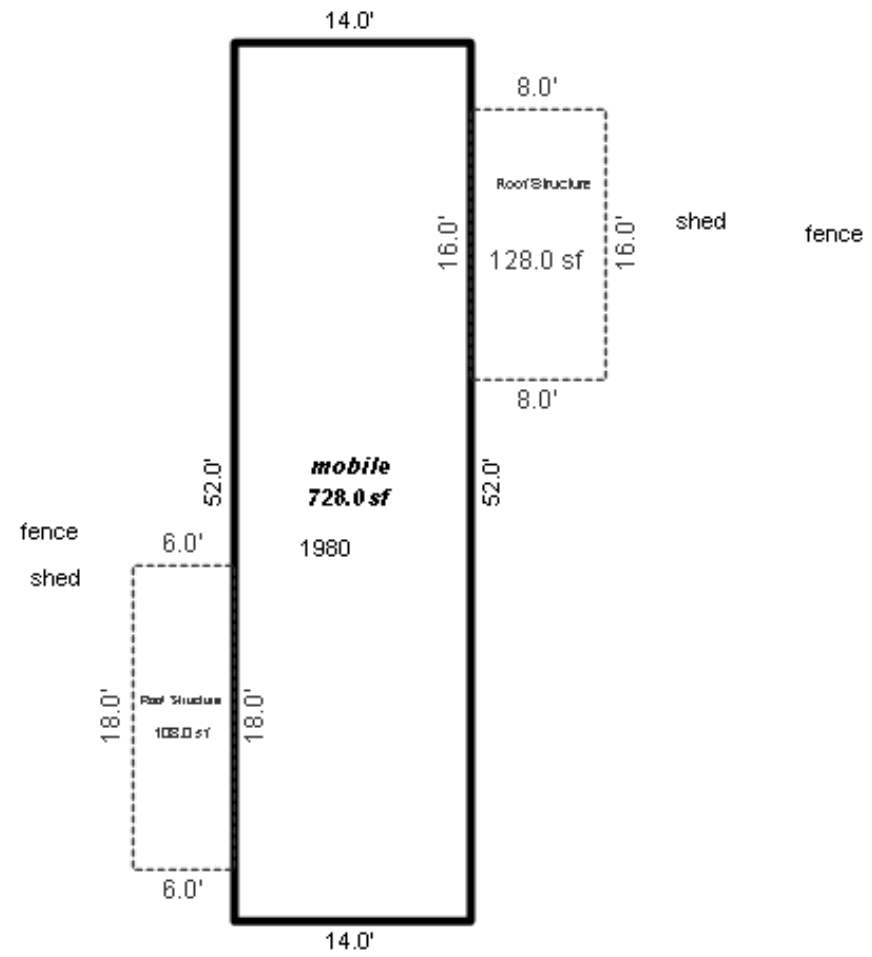
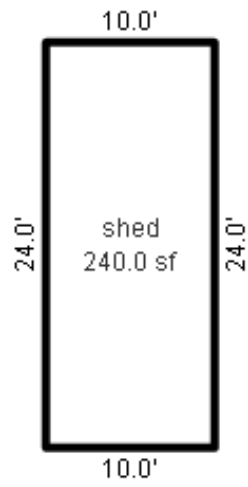
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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	10/29/2013	INSPECTED
TPC	04/01/2013	INSPECTED

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

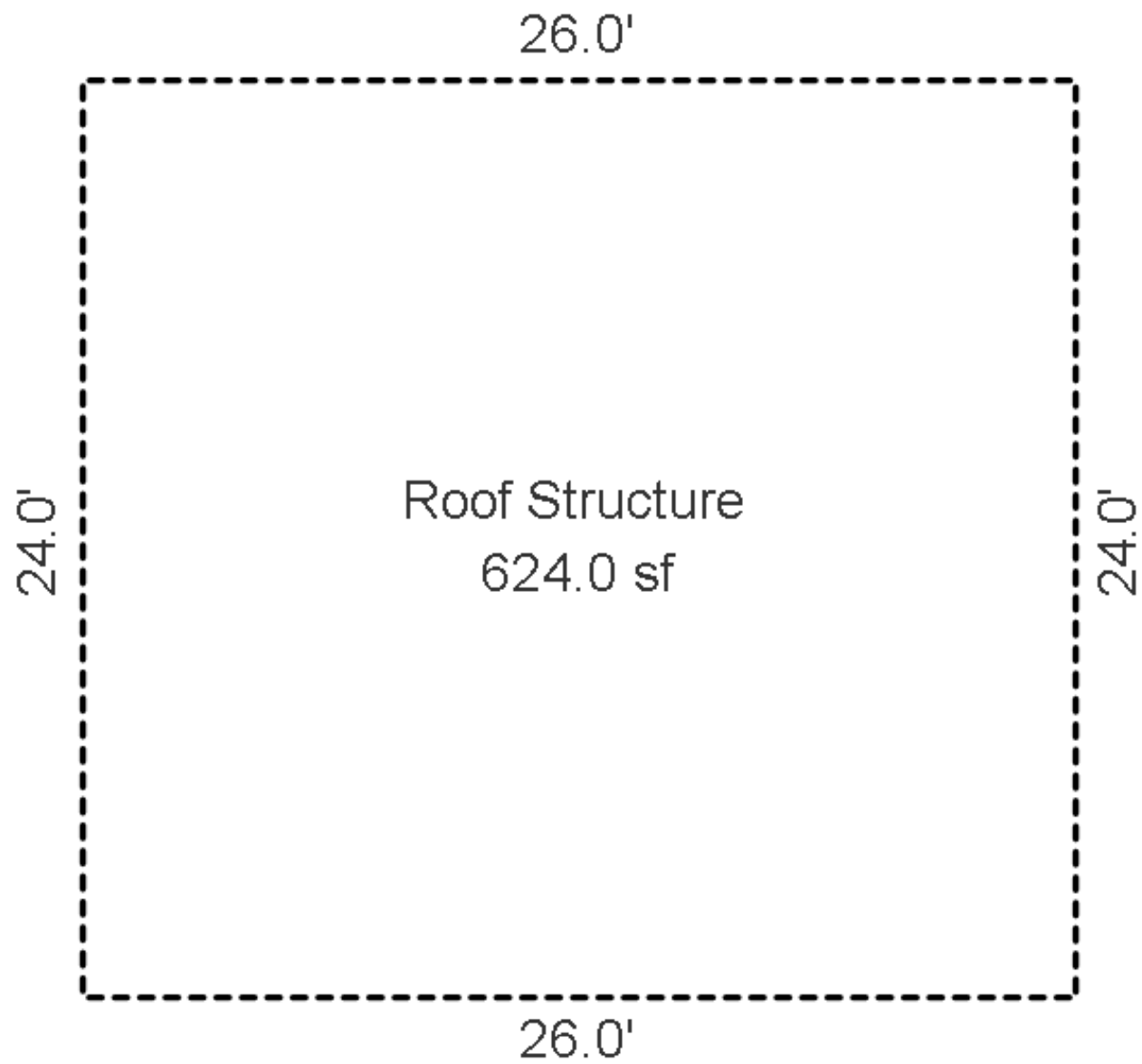
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:			
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			108	Treated Wood			Car Capacity:			
	Town Home	0	Front Overhang	X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	2nd/Same Stack			128	Treated Wood	Class:					
	Duplex	0	Other Overhang				Garbage Disposal			Two Sided			Exterior 1 Story			Exterior:		
	A-Frame	(4) Interior					Bath Heater			Exterior 2 Story			Prefab 1 Story			Brick Ven.:		
	Wood Frame	Drywall					Vent Fan			Prefab 2 Story			Heat Circulator			Stone Ven.:		
	Building Style: HUD	Paneled					Unvented Hood			Heat Raiser			Raised Hearth			Common Wall:		
		Plaster					Vented Hood			Wood Stove			Direct-Vented Ga			Foundation:		
	Trim & Decoration		Intercom				Jacuzzi Tub			Class: Average			Effec. Age: 30		Finished ?			
	Yr Built	Remodeled	Ex				Ord	Min	Jacuzzi repl.Tub			Floor Area:			Auto. Doors:		Mech. Doors:	
1980 OWN	0	Size of Closets					Oven			Total Base New : 69,682			E.C.F.		% Good:			
Condition: Poor		Lg	Ord				Small	Microwave			Total Depr Cost: 24,388			X 0.800		Storage Area:		
Room List		Doors	Solid	H.C.	Standard Range			Estimated T.C.V: 19,510					No Conc. Floor:					
Basement		(5) Floors			Self Clean Range			Sauna					Bsmnt Garage:					
1st Floor		Kitchen:			Trash Compactor			Central Vacuum					Carport Area:					
2nd Floor		Other:			Central Vacuum			Security System					Roof:					
Bedrooms		Other:			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1980					
(1) Exterior		(6) Ceilings			Ex.			(11) Heating System: Forced Warm Air										
Wood/Shingle		No. of Elec. Outlets			Ord.			Ground Area = 796 SF Floor Area = 796 SF.										
Aluminum/Vinyl		Many			Ave.			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35										
Brick		Few			(13) Plumbing			Building Areas										
Insulation		Average Fixture(s)			1			Type										
(2) Windows		3 Fixture Bath			1			Ext. Walls										
Many		2 Fixture Bath			1			Roof/Fnd.										
Avg.		Softener, Auto			1			Size										
Few		Softener, Manual			1			Cost New										
Large		No Plumbing			1			Depr. Cost										
Avg.		Extra Toilet			1			Total:			52,087		18,230					
Small		Extra Sink			1			Other Additions/Adjustments										
Wood Sash		Separate Shower			1			Water/Sewer										
Metal Sash		Ceramic Tile Floor			1			1000 Gal Septic			1		4,864		1,702			
Vinyl Sash		Ceramic Tile Wains			1			Solar Water Heat			1		2,686		940			
Double Hung		Ceramic Tub Alcove			1			Deck										
Horiz. Slide		Vent Fan			1			Treated Wood w/Roof (Deck Portion)			108		2,716		951			
Casement		(8) Basement			1			Treated Wood w/Roof (Roof portion)			108		1,958		685			
Double Glass		Conc. Block			1			Treated Wood w/Roof (Deck Portion)			128		3,089		1,081			
Patio Doors		Poured Conc.			1			Treated Wood w/Roof (Roof portion)			128		2,282		799			
Storms & Screens		Stone			1			Totals:			69,682		24,388					
(3) Roof		Treated Wood			1			Notes: 1980 RELOCATED										
Gable		Concrete Floor			1			ECF (416 RURAL METES & BOUNDS) 0.800 => TCY:					19,510					
Hip		(9) Basement Finish			1													
Flat		(10) Floor Support			1													
Asphalt Shingle		Joists:			1													
Chimney:		Unsupported Len:			1													
		Cntr.Sup:			1													

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Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 100			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	24 x 26 = 624			
Cost New	\$ 5,004			
Phy./Func./Econ. %Good	50/100/100 50.0			
Depreciated Cost	\$ 2,502			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	50			
Est. True Cash Value	\$ 2,327			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2327 / All Cards: 2327				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE JENNIFER J	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	DEED	0.0
HELSEL JENNIFER J ETAL *	ROSE JENNIFER J (SW)	0	07/06/2007	QC	21-NOT USED/OTHER	2007/2677	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2520 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/1997					
Owner's Name/Address	MAP #:					
ROSE JENNIFER J 2520 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 135,461 TCV/TFA: 118.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 17 T22N R8W N 260 FT OF E 320 FT OF NE 1/4 OF SE 1/4. 1.91A.	X	Dirt Road		A 200' @ 90/FF	260.00	320.00	0.9365	0.9457	90	100	20,725
Comments/Influences		Gravel Road		260 Actual Front Feet, 1.91 Total Acres		Total Est. Land Value =				20,725	

Comments/Influences	X	Land Improvement Cost Estimates				Rate	Size % Good	Cash Value
		Description	Rate	Size % Good	Cash Value			
	X	Water	21.70	225	50	2,441		
	X	Sewer						
	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value =					2,441	

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling							
	X	Low	2024	10,400	57,300	67,700			45,282C
		High	2023	8,100	55,500	63,600			43,126C
		Landscaped	2022	6,500	51,000	57,500			41,073C
		Swamp	2021	5,200	46,600	51,800			39,761C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

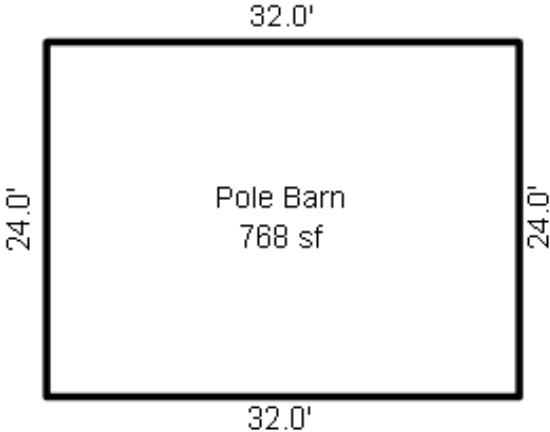
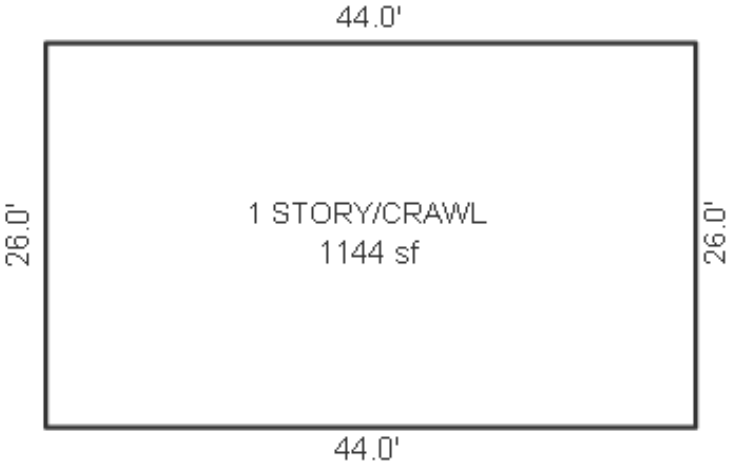
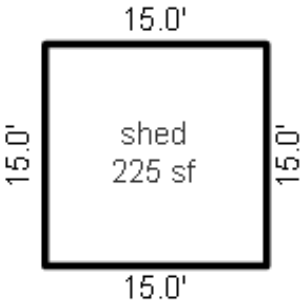


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 764 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Lg X Ord Min			Condition: Average				
Building Style: 1S				Central Air Wood Furnace			(12) Electric 200 Amps Service			Class: CD Effec. Age: 25 Floor Area: 1,144 Total Base New : 160,999 Total Depr Cost: 120,747 Estimated T.C.V: 112,295		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1994	Remodeled 0	No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD		Blt 1994			
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:			(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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,144 Total: 132,502 99,376								
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings X Drywall			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 922 Water/Sewer 1000 Gal Septic 1 4,550 3,412 Water Well, 50 Feet 1 2,585 1,939 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 764 18,198 13,648 Built-Ins Appliance Allow. 1 1,934 1,450 Totals: 160,999 120,747								
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 112,295								
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
(3) Roof X Gable X Hip X Flat X Asphalt Shingle		(9) Basement Finish Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
Chimney: Metal		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:														

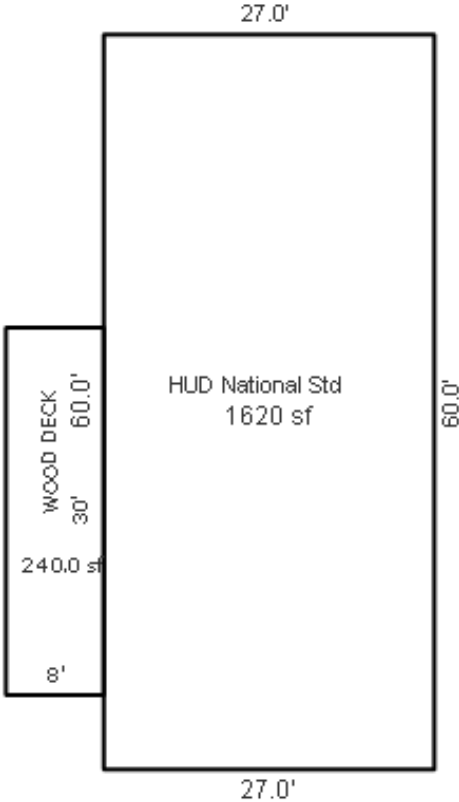
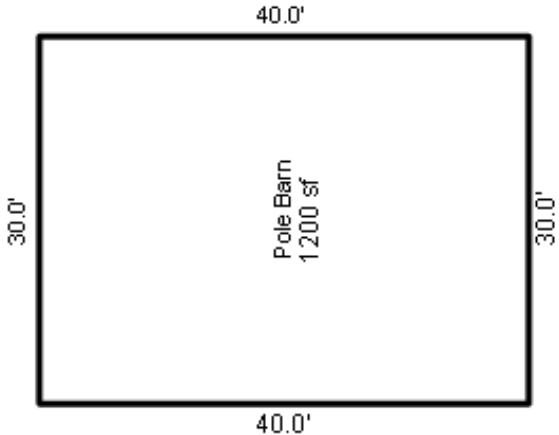
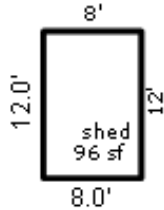
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 240	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % 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: HUD		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1990		Remodeled 0		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.	Min									
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many	X	Ave.	Few						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1620 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		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									
(3) Roof		(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney: Metal																
Cost Est. for Res. Bldg: 1 Single Family HUD										Cls CD		Blt 1990				
(11) Heating System: Forced Hot Water																
Ground Area = 1620 SF Floor Area = 1620 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 1,620																
Total: 184,453 129,117																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,230 861																
3 Fixture Bath 1 3,860 2,702																
Water/Sewer																
1000 Gal Septic 1 4,550 3,185																
Water Well, 50 Feet 1 2,585 1,809																
Deck																
Treated Wood 240 4,565 3,195																
Built-Ins																
Appliance Allow. 1 1,934 1,354																
Fireplaces																
Wood Stove 1 2,149 1,504																
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost 1200 25,920 18,144																
Totals: 231,246 161,871																
Notes:																
ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:														121,403		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MISSAUKEE COUNTY TREASURE	PARKER PATRICK D & CAROL	31,500	09/06/2019	QC	13-GOVERNMENT	2019-02797	PROPERTY TRANSFER	100.0				
STARLIN MARSHAL & CAROL	MISSAUKEE COUNTY TREASURE	0	04/01/2019	OTH	10-FORECLOSURE	2019-00904	DEED	100.0				
STARLIN MARSHAL & CAROL	MISSAUKEE COUNTY TREASURE	0	02/19/2016	OTH	06-COURT JUDGEMENT	2016-00581	PROPERTY TRANSFER	0.0				
STARLIN MARSHAL	STARLIN MARSHAL ESTATE	0	01/17/2014	AFF	07-DEATH CERTIFICATE		DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
10240 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
PARKER PATRICK D & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657		2024 Est TCV 62,038 TCV/TFA: 53.48										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 17 T22N R8W W 330 FT OF NE 1/4 OF SE 1/4 & W 330 FT OF N 60 FT OF SE/4 OF SE/4 10.11 AC. M/L. COMBINATION OF 2 PARCELS ON 9/14/2007		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMBINE ON 09/24/2007 COMPLETED 09/24/2007 RAY ; PARENT PARCEL(S): 009-017-008-90, 009-017-008-00; CHILD PARCEL(S): 009-017-008-90;		Gravel Road		Residentia 8 - 17	@\$3000	10.11	Acres	3000	100			30,330
----- -----		Paved Road		10.11 Total Acres Total Est. Land Value = 30,330								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Vnyl, 2 Rail	15.27	100	0	0				
		Sewer		Wood Frame	31.19	64	50	998				
		Electric		Total Estimated Land Improvements True Cash Value = 998								
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	15,200	15,800	31,000			22,863C	
		TPC 12/23/2019	INSPECTED		2023	14,200	17,200	31,400			21,775C	
		TPC 12/27/2017	INSPECTED		2022	10,100	14,200	24,300			20,739C	
		TPC 10/29/2013	INSPECTED		2021	10,100	13,000	23,100			20,077C	

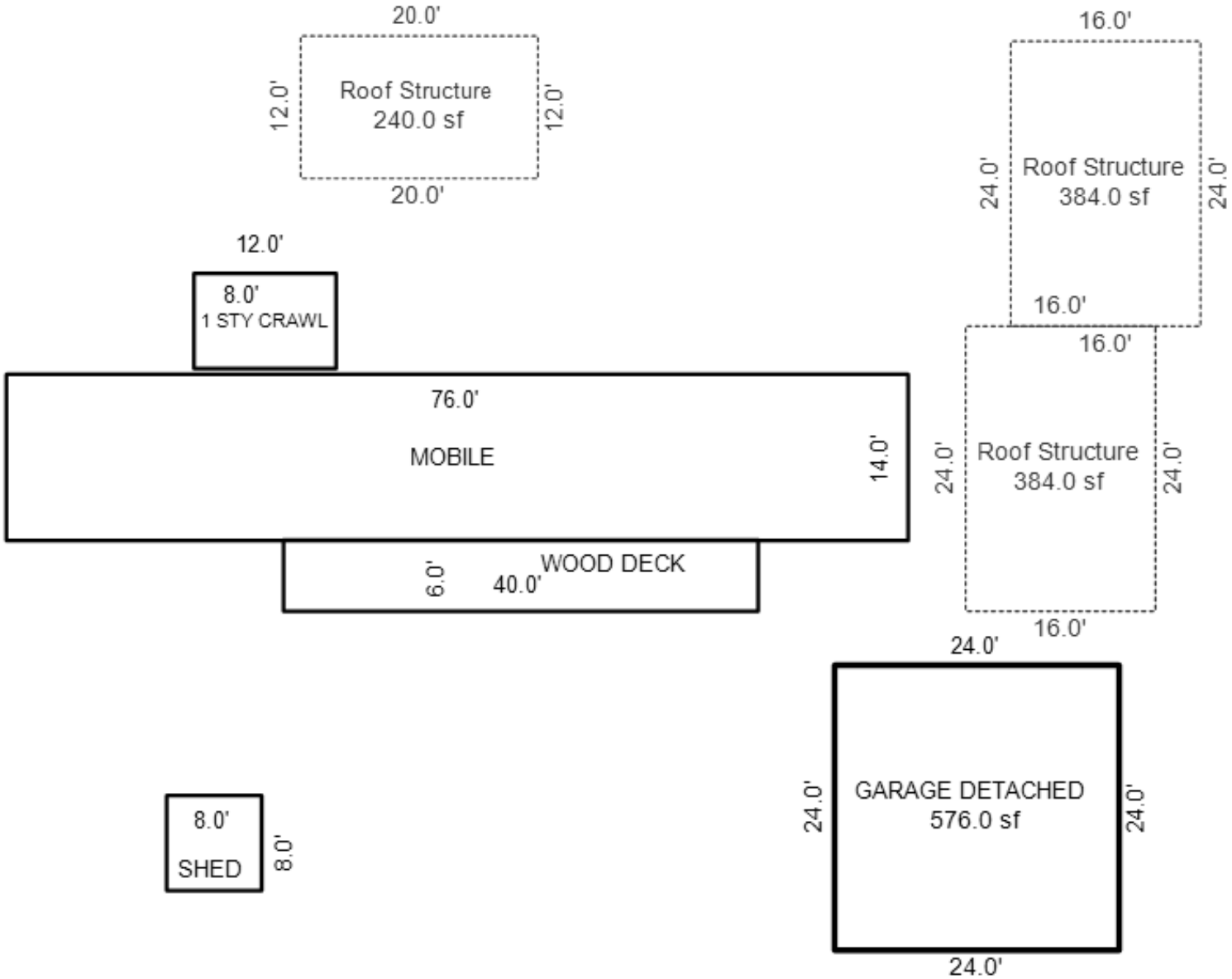


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		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 240 384 240 384	Type Treated Wood Roof Cover Onl Roof Cover Onl Roof Cover Onl	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Fair Effec. Age: 30 Floor Area: Total Base New : 109,684 Total Depr Cost: 38,388 Estimated T.C.V: 30,710			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD					Cls Fair Blt 1989		
Room List		Doors		Solid	X	H.C.	(12) Electric			(11) Heating System: Wall Furnace							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Ground Area = 1160 SF Floor Area = 1160 SF.							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Ex. X Ord. Min			Building Areas							
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 96 S.F. Slab: 0 S.F. Height to Joists: 0.0		2						Main Home Ribbed Metal 1064 Addition Siding Crawl 96 Total: 59,441 20,804						
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						Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168 1,860 651 Plumbing 3 Fixture Bath 1 2,726 954 Water/Sewer 1000 Gal Septic 1 4,550 1,592 Water Well, 50 Feet 1 2,585 905 Deck Treated Wood 240 4,565 1,598 w/Roof (Roof portion) 384 5,318 1,861 w/Roof (Roof portion) 240 3,530 1,235 w/Roof (Roof portion) 384 5,318 1,861							
(3) Roof		(9) Basement Finish		(14) Water/Sewer						Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 19,791 6,927 Totals: 109,684 38,388							
X	Gable Hip Flat	Gambrel Mansard Shed	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			Notes: 1989 NEW MOON ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCv:					30,710	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:													
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.
GUNNERSON JOANN & GUNNERS	LAKE TOWNSHIP	1	06/27/2013	QC	21-NOT USED/OTHER	2013-02312 QC	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LAKE TOWNSHIP						
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OLD JENNINGS CEMETERY						
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8105 W KELLY RD						
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LAKE CITY MI 49651						
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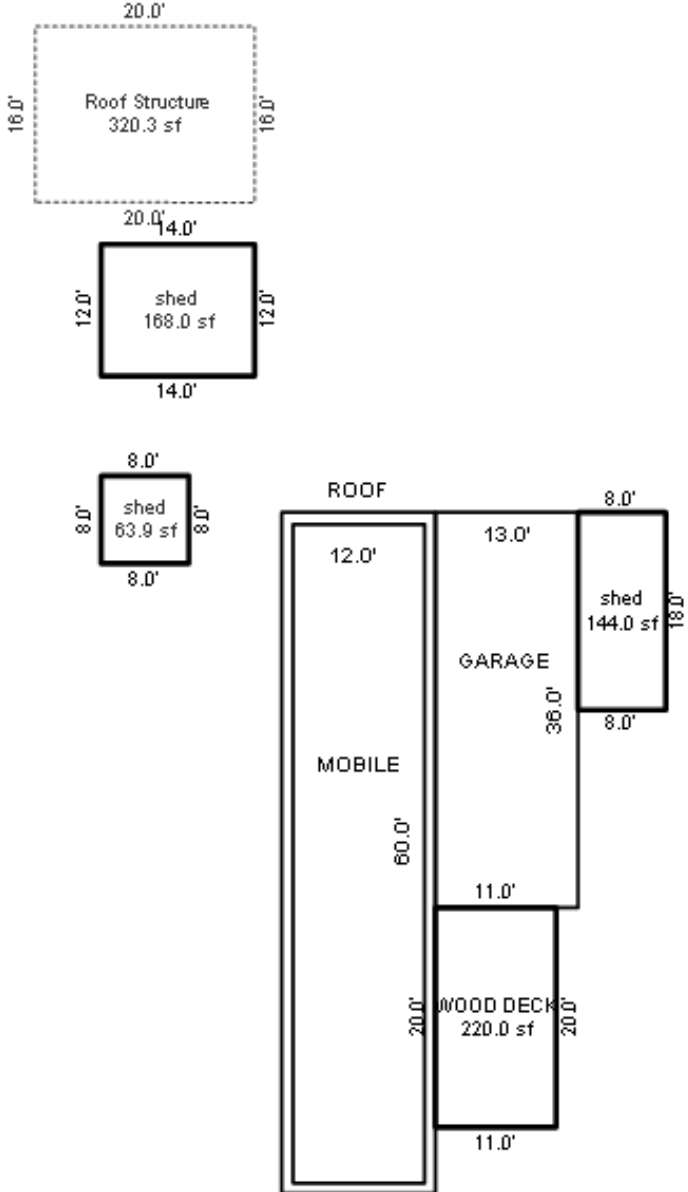
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
10091 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 02/03/2004										
LARRABEE JESSE C & SANDRA E 436 THISTLEWOOD DR CADILLAC MI 49601		MAP #:		2024 Est TCV 37,137 TCV/TFA: 51.58								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 17 T22N R8W (2*2003) BEG 922 FT N & 373 FT W OF SE COR OF SE 1/4, TH W 115 FT N TO C/L ROSTED ROAD, E 115 FT, S TO POB. .8923A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
03 SPLIT COMM'L BLDG TO 012-20 FOR 04		Gravel Road		<Site Value A>	GROUP A	\$10000	10000	100	10000	100		10,000
		Paved Road		115 Actual Front Feet, 0.76 Total Acres Total Est. Land Value = 10,000								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	20.60	168	50	1,730				
		Sewer		Wood Frame	21.40	144	50	1,541				
		Electric		Total Estimated Land Improvements True Cash Value = 3,271								
		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	5,000	13,600	18,600			11,059C		
		Low		2023	3,500	14,500	18,000			10,533C		
		High		2022	3,000	12,100	15,100			10,032C		
		Landscaped		2021	2,500	11,100	13,600			9,712C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	09/18/2018	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	10/29/2013	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.
ALL NATIONS PENTECOSTAL C	LARRABEE BRIAN TRUST	45,000	06/30/2015	WD	03-ARM'S LENGTH	2015-02345	PROPERTY TRANSFER	100.0
SHRIVER ELIZABETH	ALL NATIONS PENTECOSTAL C	2	11/14/2006	QC	21-NOT USED/OTHER	06-0/4137	DEED	100.0
JESSE C LARARABEE	ELIZABETH SHRIVER	57,000	08/21/2003	WD	21-NOT USED/OTHER	2003-04387	DEED	0.0

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

10055 ROSTED RD School: LAKE CITY AREA SCHOOL DIST
P.R.E. 100% 04/05/2016

Owner's Name/Address MAP #:
LARRABEE BRIAN TRUST 2024 Est TCV 116,790 TCV/TFA: 113.17
LARRABEE SANDRA TRUSTEE

10055 W ROSTED RD X Improved Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
LAKE CITY MI 49651 Public Improvements * Factors *

Taxpayer's Name/Address Description Frontage Depth Front Depth Rate %Adj. Reason Value
LARRABEE SANDRA TRUSTEE A 200' @ 90/FF 183.00 286.00 1.0225 0.9196 90 100 15,485
436 THISTLEWOOD DR 183 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 15,485
CADILLAC MI 49601

Tax Description X Electric Gas Curb Street Lights Standard Utilities Underground Utils.

SEC17 T22N R8W BET 922 FT N. OF SE COR OF
SE1/4 TH W 373FT, N TO C/L ROSTED RD. E
373FT. S TO POB. EXC E'/Y 190FT THOF.
1.42 A
8/2023 SPLIT PART TO 009-017-012-25
FORMERLY SEC 17 T22N R8W (0*2003) BEG 922



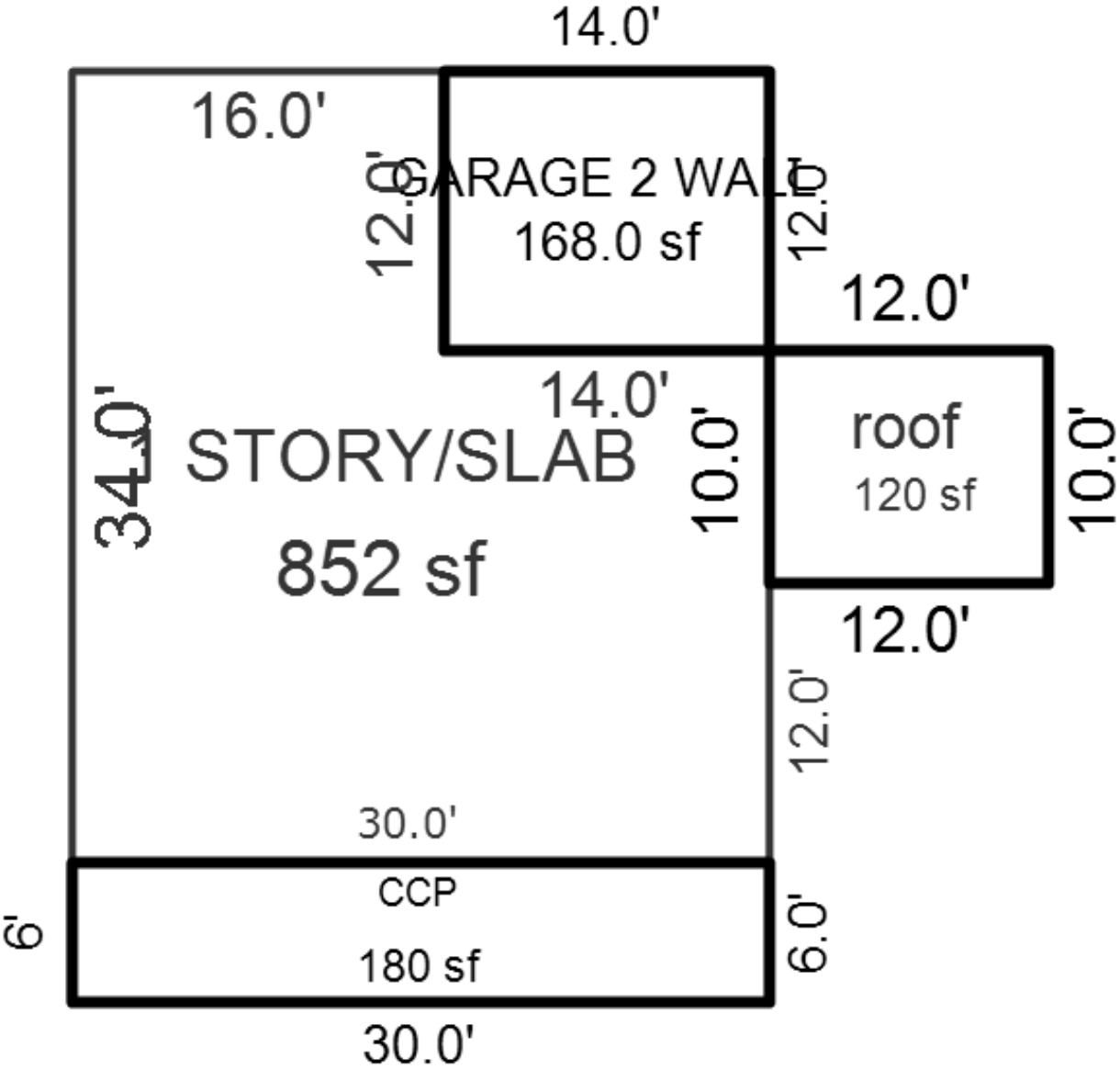
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,700	50,700	58,400			36,289C
2023	10,300	50,100	60,400			34,561C
2022	9,300	45,200	54,500			32,916C
2021	7,500	42,300	49,800			31,865C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 120	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 168 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:					
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior		(12) Electric		Class: D +10 Effec. Age: 20 Floor Area: 1,032 Total Base New : 136,158 Total Depr Cost: 108,930 Estimated T.C.V: 101,305
Town Home		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		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S			
Duplex		Ex		Ord		Min		No. of Elec. Outlets		Many		Ave.		Few			
A-Frame		Lg		Ord		Small		(13) Plumbing		1 Average Fixture(s)		1 3 Fixture Bath		2 Fixture Bath			
Wood Frame		Doors		Solid		H.C.		(14) Water/Sewer		Public Water		Public Sewer		Water Well			
Building Style: 1S		Kitchen:		Other:		Other:		1 1000 Gal Septic		1 2000 Gal Septic		Lump Sum Items:		Notes:			
Yr Built 2001		Remodeled 0		Condition: Average		(5) Floors		No. of Elec. Outlets		Ex.		Ord.		Min			
Room List		Basement		1st Floor		2nd Floor		1 Bedrooms		(1) Exterior		Wood/Shingle		Aluminum/Vinyl		Brick	
Insulation		(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1032 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:		Chimney:		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		Lump Sum Items:		Deck w/Roof (Roof portion)		Totals:		136,158		108,930	
Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,025		820		Water/Sewer		1000 Gal Septic		1 4,263		3,410	
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)		180		4,003		3,202		Garages		Class: D Exterior: Siding		Foundation: 42 Inch (Unfinished)		Common Wall: 2 Wall	
Door Opener		1		430		344		Base Cost		168		7,604		6,083		Deck	
w/Roof (Roof portion)		120		1,788		1,430		Notes:		ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:		101,305					

*** 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			
10055 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address	P.R.E. 0%	MAP #:							
LARRABEE BRIAN TRUST LARRABEE SANDRA TRUSTEE 10055 W ROSTED RD LAKE CITY MI 49651		2024 Est TCV 14,028							
Taxpayer's Name/Address	Improved X Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
LARRABEE SANDRA TRUSTEE 436 THISTLEWOOD DR CADILLAC MI 49601	Public Improvements	* Factors *							
Tax Description	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 17 T22N R8W E'LY 190 FT OF BEG 922 FT N OF SE COR OF SE 1/4 W 190 FT N TO C/L ROSTED RD E 190FT S TO POB 1.4743A SPLIT/COMBINED ON 08/07/2023 FROM 009-017-012-20;	Gravel Road	A 200' @ 90/FF	157.00	305.00	1.0624	0.9345	90	100	14,028
Comments/Influences	Paved Road	157 Actual Front Feet, 1.10 Total Acres							
Split/Comb. on 08/07/2023 completed 08/07/2023 TIM ;	Storm Sewer	Total Est. Land Value = 14,028							
Parent Parcel(s): 009-017-012-20; Child Parcel(s): 009-017-012-25;	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Level	2024	7,000	0	7,000			3,152C	
	Rolling	2023	0	0	0			0	
	Low	2022	0	0	0			0	
	High	2021	0	0	0			0	
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
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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.
		39,500	07/01/1999	WD	33-TO BE DETERMINED	329:618	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10160 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	07/12/2004	20040243	Complete

Owner's Name/Address	MAP #:
MURPHY BRUCE SR & BETTY 10160 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 208,287 TCV/TFA: 143.05

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
. SEC 17 T22N R8W BEG 968 FT W OF SE COR OF SE 1/4 TH N TO C/L ROSTED ROAD, E 280 FT, S 624 FT E 175 FT S TO S SEC LINE, W 455 FT TO POB. 10.4151A	X		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17 @\$3000	10.41 Acres			3000 100	31,230
			10.41 Total Acres Total Est. Land Value =					31,230

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates					
	X	Dirt Road	Description	Rate	Size	% Good	Cash Value	
	X	Gravel Road	D/W/P: Asphalt Paving	2.89	3700	0	0	
	X	Paved Road	D/W/P: 4in Ren. Conc.	7.35	226	0	0	
	X	Storm Sewer	D/W/P: 3.5 Concrete	6.16	600	0	0	
	X	Sidewalk	Wood Frame	24.00	144	50	1,728	
	X	Water	Wood Frame	20.53	352	50	3,613	
	X	Sewer	Residential Local Cost Land Improvements					
	X	Electric	Description	Rate	Size	% Good	Cash Value	
	X	Gas	LAND IMPROVE 2500	2,500.00	1	100	2,500	
	X	Curb	Total Estimated Land Improvements True Cash Value =					7,841
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						



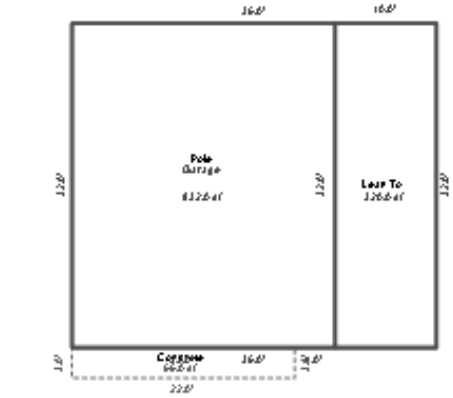
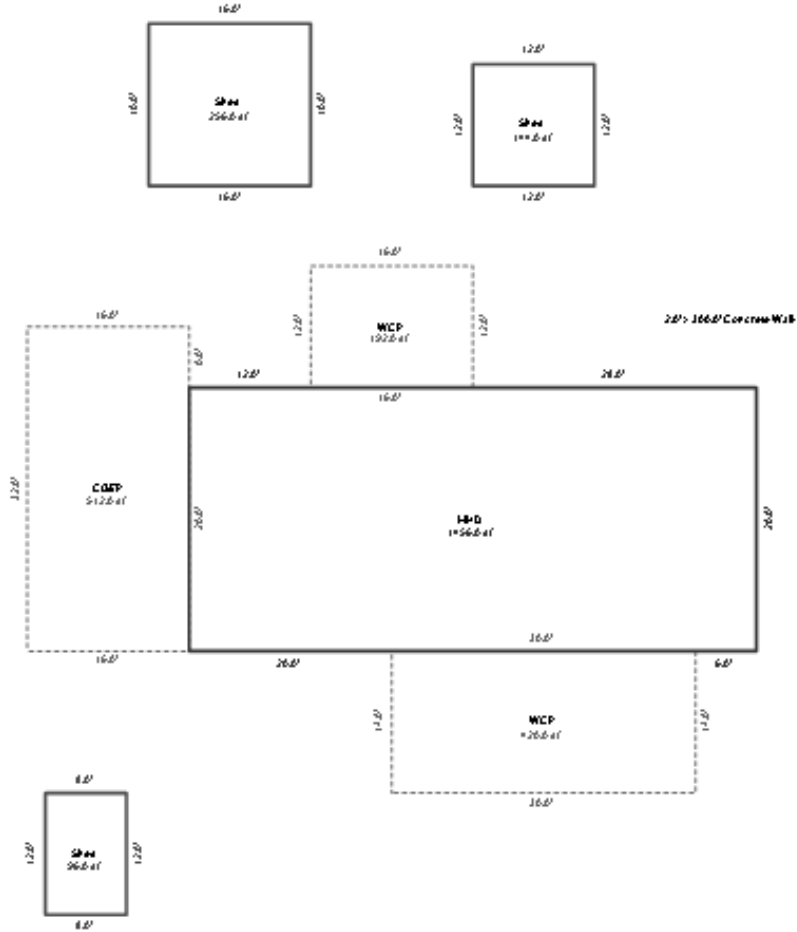
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	15,600	88,500	104,100			65,572C
X Rolling	2023	14,600	77,100	91,700			62,450C
X Low	2022	10,400	67,700	78,100			59,477C
X High	2021	10,400	60,500	70,900			57,577C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

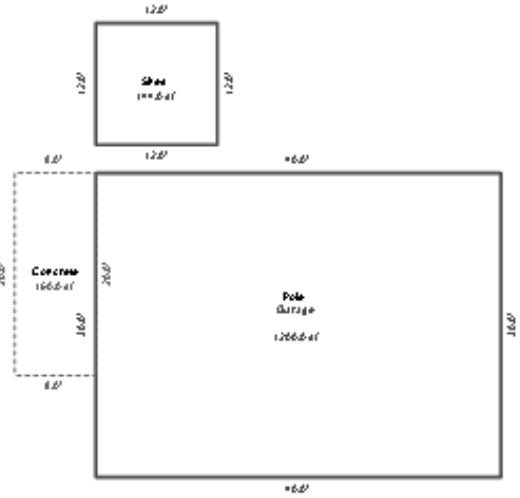
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2000 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 15 Floor Area: 1,456 Total Base New : 265,437 Total Depr Cost: 225,621 Estimated T.C.V: 169,216			E.C.F. X 0.750		Bsmnt Garage:											
Building Style: HUD		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 265,437 Total Depr Cost: 225,621 Estimated T.C.V: 169,216			E.C.F. X 0.750		Carpport Area: Roof:										
Yr Built	Remodeled	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls CD		Blt 1999											
1999	2004	Lg	X	Ord	Small	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Floor Area = 1456 SF		Floor Area = 1456 SF.											
Condition: Average		Size of Closets			No./Qual. of Fixtures			Ground Area = 1456 SF			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas											
Room List		Doors	Solid	X	H.C.	No./Qual. of Fixtures			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			No. of Elec. Outlets			1 Story			Siding	Crawl Space	1,456	Total:	163,104	138,639									
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			3 Fixture Bath			Average Fixture(s)			1,230			1,045								
(2) Windows		(7) Excavation			No. of Elec. Outlets			2 Fixture Bath			3 Fixture Bath			3,860			3,281								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic			1,455			3,867						
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			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water Well, 100 Feet			Porches			CSEP (1 Story)			512			17,480	14,858	
(3) Roof		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well			Deck			Treated Wood w/Roof (Deck Portion)			192			3,936			3,346		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			1000 Gal Septic			Treated Wood w/Roof (Roof portion)			192			2,961			2,517				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic			2000 Gal Septic			Treated Wood w/Roof (Roof portion)			420			6,586			5,598					
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			2000 Gal Septic			w/Roof (Roof portion)			320			4,461			3,792								
		Garages			Class: CD Exterior: Pole (Unfinished)			Door Opener			1			485			412								
		Garages			Class: D Exterior: Pole (Unfinished)			Base Cost			1200			25,920			22,032								
		Garages			Class: D Exterior: Pole (Unfinished)			Base Cost			832			17,064			14,504								
		Garages			Class: D Exterior: Pole (Unfinished)			Door Opener			1			430			365								
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																									

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



1766.8 sf Depth



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

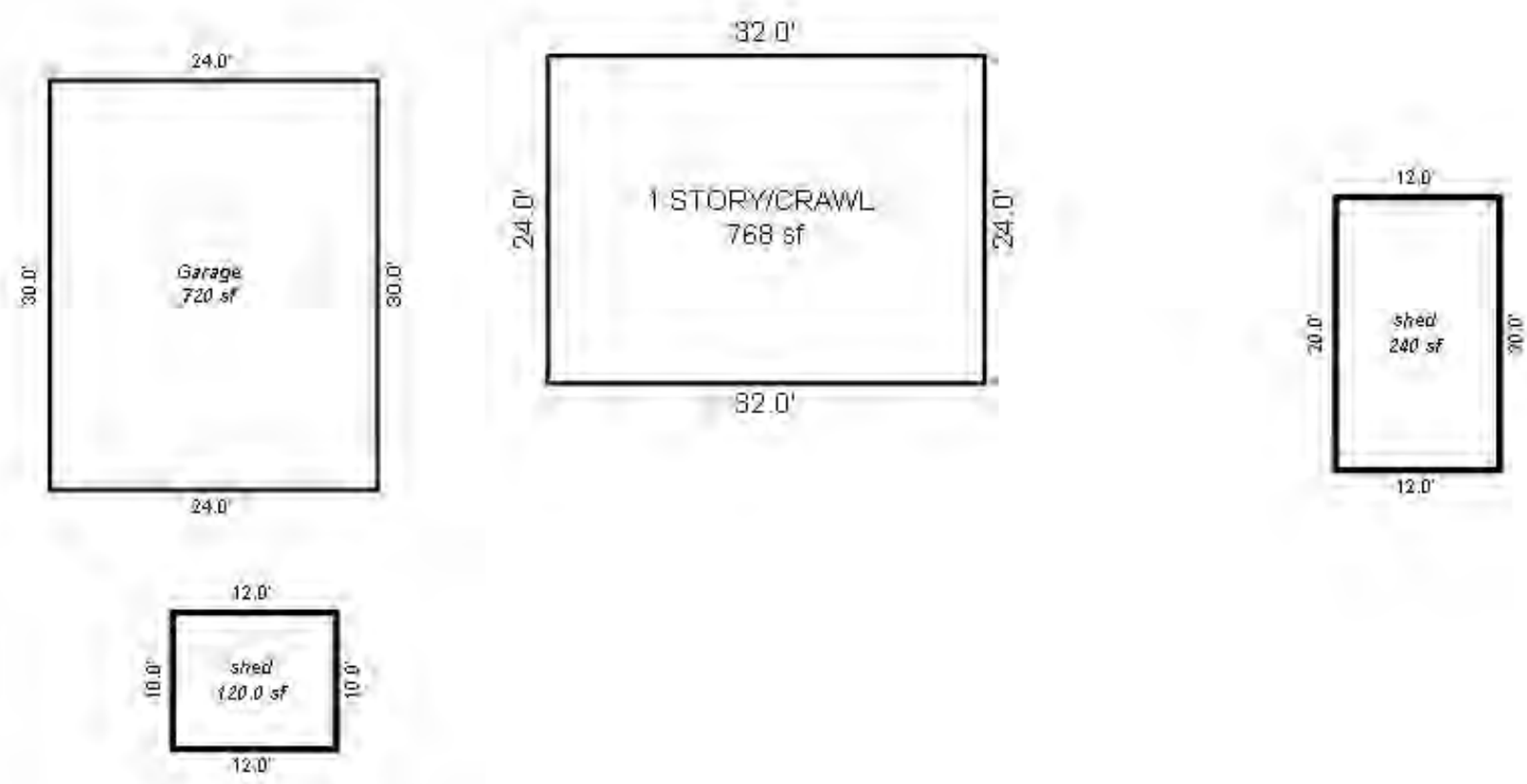
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COCHRANE KEVEN ESTATE	STAATS DONALD J & STAATS	0	12/21/2022	WD	05-CORRECTING TITLE	2023-00078	DEED	0.0				
COCHRANE KEVIN ESTATE	STAATS DONALD J & STAATS	140,000	11/22/2022	WD	03-ARM'S LENGTH	2022-03750	PROPERTY TRANSFER	100.0				
BALDWIN TIM	COCHRANE KEVIN	99	05/26/2005	QC	21-NOT USED/OTHER	05-0/2118	DEED	0.0				
COCHRANE KEVIN	BALDWIN TIM	16,900	10/01/2004	WD	20-MULTI PARCEL SALE REF	04-0/4150	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2874 S LACHANCE RD		School: LAKE CITY AREA SCHOOL DIST		New House		03/18/2014		2014-0052	100%			
Owner's Name/Address		P.R.E. 100% 11/23/2022		MH		06/23/2005		20050193	Complete			
STAATS DONALD J & STAATS SHAWN L 2761 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 135,369 TC/TFA: 176.26								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 8 - 17	@\$3000	6.34	Acres	3000	100			19,011
						6.34	Total Acres	Total Est. Land Value =				19,011
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				D/W/P: 4in Concrete	6.49	300	0	0				
				D/W/P: 4in Concrete	6.49	500	0	0				
				Wood Frame	21.56	240	50	2,587				
				Wood Frame	24.89	120	50	1,493				
				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 =		5,030				
775-5117		Topography of Site										
17-012-60;		X		Level								
17-012-64;		X		Rolling								
16 completed		X		Low								
6-03490 ;		X		High								
17-012-60;		X		Landscaped								
17-012-66;		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	9,500	58,200	67,700			67,700S		
TPC 08/04/2022 INSPECTED		2023	8,900	56,900	65,800					65,800S		
TPC 12/27/2017 INSPECTED		2022	6,300	54,800	61,100					39,206C		
TPC 08/18/2014 INSPECTED		2021	6,300	50,200	56,500					37,954C		



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: ? Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 10 Floor Area: 768 Total Base New : 133,009 Total Depr Cost: 119,708 Estimated T.C.V: 111,328		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																							
Yr Built 2014	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			No. of Elec. Outlets		No./Qual. of Fixtures																																																																									
Condition: Average		Lg	X	Ord		Small	0 Amps Service			Ex.		X	Ord.		Min																																																																						
Room List		Doors		Solid	X	H.C.	(12) Electric			No. of Elec. Outlets		Many		X	Ave.		Few																																																																				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			No./Qual. of Fixtures		Ex.		X	Ord.		Min																																																																				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Ex.		X	Ord.		Min																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 768 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			No. of Elec. Outlets		Many		X	Ave.		Few																																																																				
(2) Windows		Many Avg.	X	Large Avg.		Small	(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		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 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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 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 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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 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 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 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	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			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 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 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 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																						
X	Asphalt Shingle	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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 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 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 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																																																																							
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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 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 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 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																																																																							
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls CD Blt 2014</p> <p>(11) Heating System: Forced Heat & Cool</p> <p>Ground Area = 768 SF Floor Area = 768 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>768</td> <td>Total:</td> <td>96,247</td> <td>86,623</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td></td> <td>1,230</td> <td>1,107</td> </tr> <tr> <td>Water/Sewer</td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td></td> <td>4,550</td> <td>4,095</td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td></td> <td>1</td> <td></td> <td>2,585</td> <td>2,326</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>720</td> <td></td> <td>28,397</td> <td>25,557</td> </tr> <tr> <td colspan="5">Totals:</td> <td>133,009</td> <td>119,708</td> </tr> </tbody> </table> <p>Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 111,328</p>																Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	768	Total:	96,247	86,623	Other Additions/Adjustments							Plumbing	Average Fixture(s)		1		1,230	1,107	Water/Sewer	1000 Gal Septic		1		4,550	4,095		Water Well, 50 Feet		1		2,585	2,326	Garages							Class: CD Exterior: Block Foundation: 42 Inch (Unfinished)								Base Cost		720		28,397	25,557	Totals:					133,009	119,708
Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																															
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Totals:					133,009	119,708																																																																															

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAATS SHAWN LEE	STATTS DONALD JAMES	0	05/25/2022	QC	09-FAMILY	2022-01706	DEED	0.0
COCHRANE KEVIN	STAATS SHAWN	2,500	11/28/2016	WD	03-ARM'S LENGTH	2016-03870	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2888 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	10/08/2019	2019-0564	100%

Owner's Name/Address	MAP #:	2024 Est TCV 45,190 TCV/TFA: 35.30
STATTS DONALD J 2888 S LACHANCE RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																
			Public Improvements		* Factors *		Rate %Adj.	Reason	Value										
BEG 315 FT N OF SE COR OF SE 1/4, TH N 315 FT, W 300 FT, S 315 FT, E 300 FT TO POB SEC 17 T22N R8W 2.1694 A M/L FORMERLY BEG 630' N OF SE COR OF SE 1/4 TH N 292', W 688', S 338', E 175', S 269' E 213', N 315', E 300' TO POB SEC 17 T22N R8W 6.3371A 11/2016 SPLIT FROM 009-017-012-60			Dirt Road																
			Gravel Road																
			Paved Road																
			Storm Sewer																
			Sidewalk																
			Water																
			Sewer																
			Electric																
			Gas																
			Curb																
			Street Lights																
			Standard Utilities																
			Underground Utils.																

COMBINE ON 5/2022 WITH 009-017-012-66 SPLIT/COMB. ON 11/09/2016 COMPLETED 11/09/2016 TIM ;



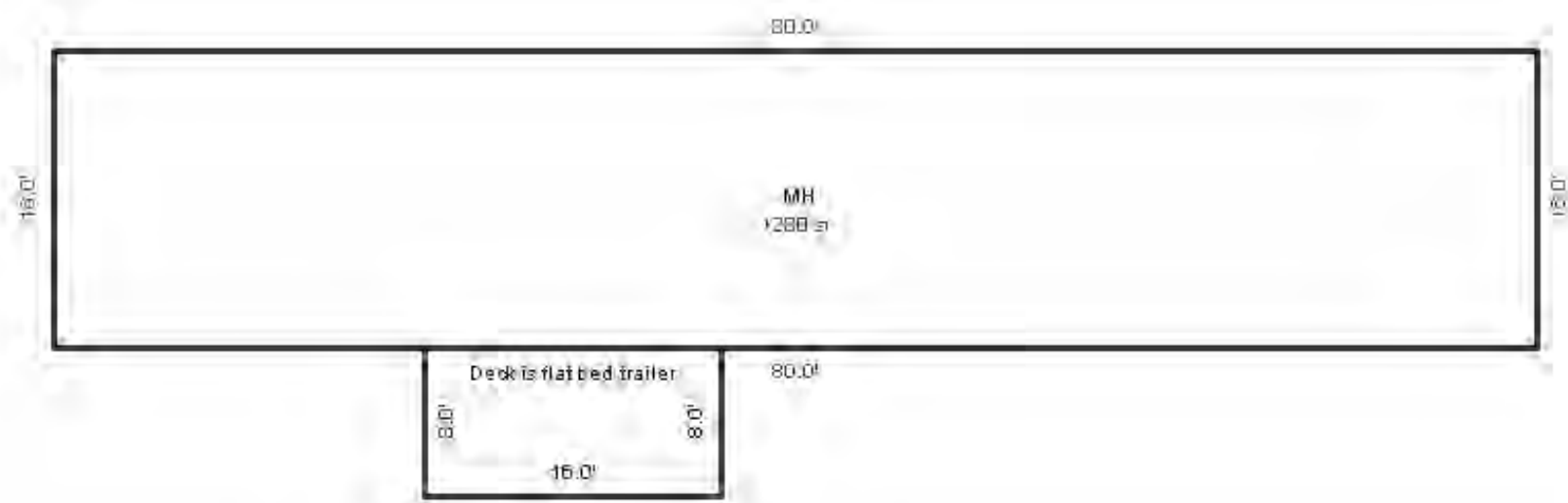
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2024	11,800	10,800	22,600			15,828C
Rolling			2023	9,200	11,800	21,000			15,075C
Low			2022	3,000	9,700	12,700			11,776C
High			2021	2,500	8,900	11,400			11,400S
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family	Eavestrough		Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 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		Wood	Coal	Steam										X		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	
	Town Home	0	Front Overhang																
	Duplex	0	Other Overhang																
	A-Frame	(4) Interior																	
	Wood Frame	Drywall		Plaster															
		Paneled		Wood T&G															
	Building Style:	Trim & Decoration																	
	HUD	Ex		Ord		Min													
	Yr Built	Remodeled	Size of Closets																
1980	0	Lg	Ord	Small															
Condition: Average		Doors		Solid	H.C.	X			Central Air Wood Furnace										
Room List		(5) Floors		(12) Electric															
Basement	Kitchen:		0			Amps Service													
1st Floor	Other:																		
2nd Floor	Other:																		
3 Bedrooms																			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Fair			Blt 1980						
Wood/Shingle						Ex.			Ord.			Min							
Aluminum/Vinyl						No. of Elec. Outlets													
Brick						Many			Ave.			Few							
Insulation						(13) Plumbing													
(2) Windows		(7) Excavation		Average Fixture(s)			2			3 Fixture Bath									
Many	Large	Basement: 0 S.F.		3 Fixture Bath															
Avg.	Avg.	Crawl: 0 S.F.		2 Fixture Bath															
Few	Small	Slab: 0 S.F.		Softener, Auto															
Wood Sash		Height to Joists: 0.0		Softener, Manual															
Metal Sash		(8) Basement		No Plumbing															
Vinyl Sash		Conc. Block		Extra Toilet															
Double Hung		Poured Conc.		Extra Sink															
Horiz. Slide		Stone		Separate Shower															
Casement		Treated Wood		Ceramic Tile Floor															
Double Glass		Concrete Floor		Ceramic Tile Wains															
Patio Doors		(9) Basement Finish		Ceramic Tub Alcove															
Storms & Screens				Vent Fan															
(3) Roof		(14) Water/Sewer		1			Public Water												
Gable	Gambrel	Recreation SF		1			Public Sewer												
Hip	Mansard	Living SF		1			Water Well												
Flat	Shed	Walkout Doors (B)		1			1000 Gal Septic												
Asphalt Shingle		No Floor SF		1			2000 Gal Septic												
Chimney:		Walkout Doors (A)		Lump Sum Items:															
		(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.				
SLUITER DUSTIN & WEAVER S	SLUITER DUSTIN	1	02/26/2024	QC	21-NOT USED/OTHER	2024-00397	DEED	0.0				
BALDWIN TIM	SLUITER DUSTIN & WEAVER S	152,500	04/16/2021	WD	03-ARM'S LENGTH	2021-01428	PROPERTY TRANSFER	100.0				
BALDWIN TIM	COCHRANE KEVIN	0	05/26/2005	QC	21-NOT USED/OTHER	05-0/2118	DEED	0.0				
COCHRANE KEVIN	BALDWIN TIM	99	05/26/2005	WD	21-NOT USED/OTHER	05-0/2119	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
10080 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		MH		10/09/2007		20070758	Complete			
Owner's Name/Address		P.R.E. 100% 04/20/2021		Garage		11/19/2004		20040450	Complete			
SLUITER DUSTIN 10080 W KELLY RD LAKE CITY MI 49651		MAP #:		MH		10/12/2004		20040403	Complete			
		2024 Est TCV 168,587 TCV/TFA: 111.50										
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	150.00	363.29	1.0746	0.9762	90	100		14,162
		Paved Road		150 Actual Front Feet, 1.25 Total Acres Total Est. Land Value = 14,162								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		Residential Local Cost Land Improvements								
		Sewer		Description Rate Size % Good Cash Value								
		Electric		LAND IMPROVE 1000 1,000.00 1 95 950								
		Gas		Total Estimated Land Improvements True Cash Value = 950								
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	7,100	77,200	84,300		68,796C		
		TPC 01/22/2021 INSPECTED			2023	5,500	67,000	72,500		65,520C		
		TPC 12/27/2017 INSPECTED			2022	3,800	58,600	62,400		62,400S		
		TPC 08/01/2011 INSPECTED			2021	3,000	45,100	48,100		31,939C		

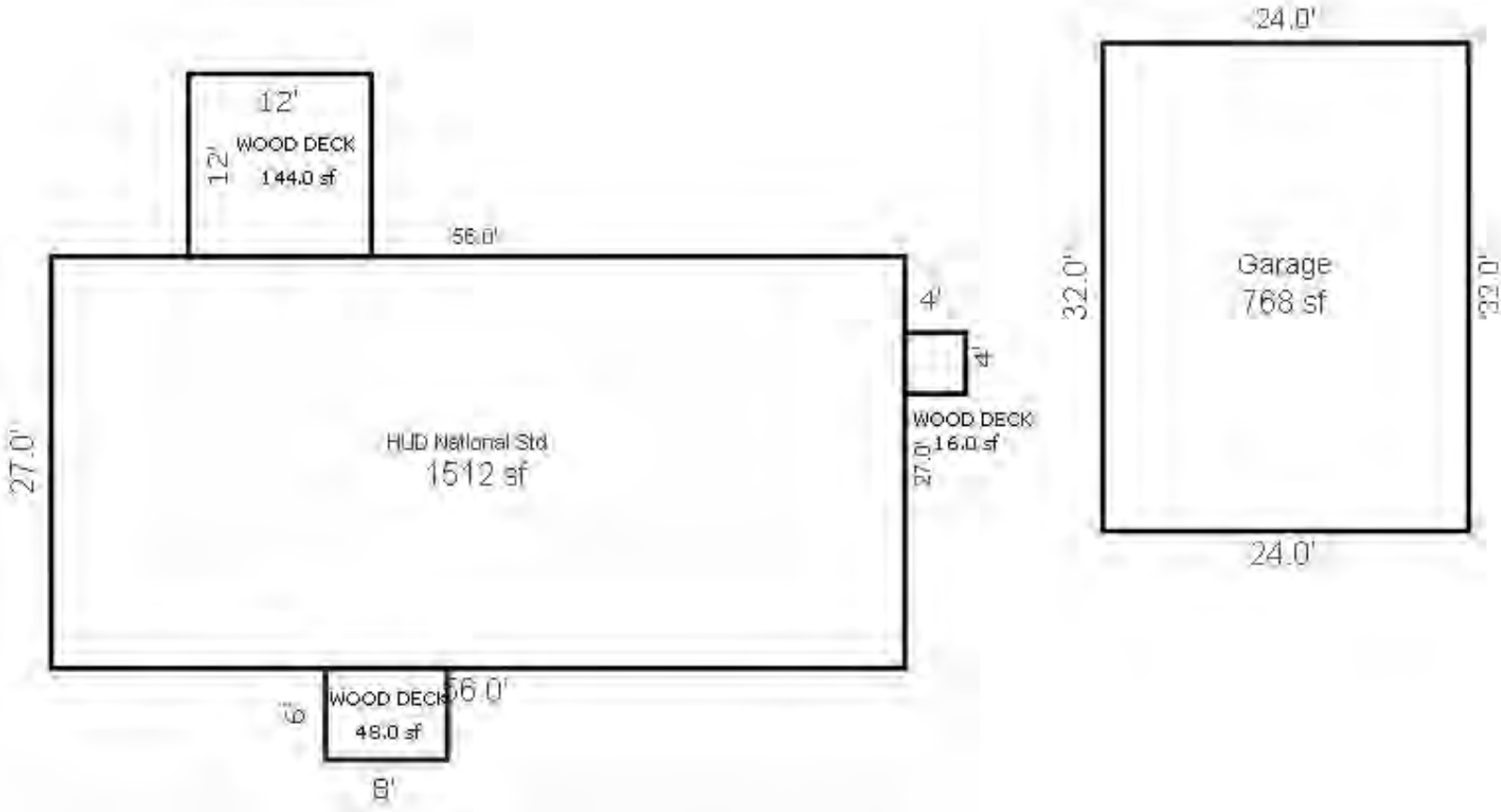


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 18 16	Type Treated Wood Treated Wood Treated Wood	Year Built: 2005 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 18 Floor Area: 1,512 Total Base New : 249,554 Total Depr Cost: 204,633 Estimated T.C.V: 153,475		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:								
Building Style: HUD		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C		Blt 2004										
Yr Built 2004	Remodeled 2009	Ex	X	Ord	Min	150 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1512 SF		Floor Area = 1512 SF.										
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82		Building Areas											
Room List		Doors	Solid	X	H.C.	(12) Electric		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		150 Amps Service		1 Story		Siding		Crawl Space		1,512		192,345		157,723				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,476		1,210				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	Few	3 Fixture Bath	Plumbing		Average Fixture(s)		1		4,646		3,810				
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2		Separate Shower		Water/Sewer		1000 Gal Septic		1		4,864		3,988		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		2		Extra Toilet		Water Well, 100 Feet		1		5,808		4,763				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		2		Extra Sink		Deck		Treated Wood		144		3,338		2,737		
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Separate Shower		Treated Wood		18		822		674				
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well		1		1000 Gal Septic		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		768		30,305		24,850	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1		1		2000 Gal Septic		Lump Sum Items:		Door Opener		2		1,093		896				
Chimney:		Notes: 2004 REDMAN MHD		2		2		Appliance Allow.		Built-Ins		1		2,766		2,268						
		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		2		2		Totals:		249,554		204,633		153,475								

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



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

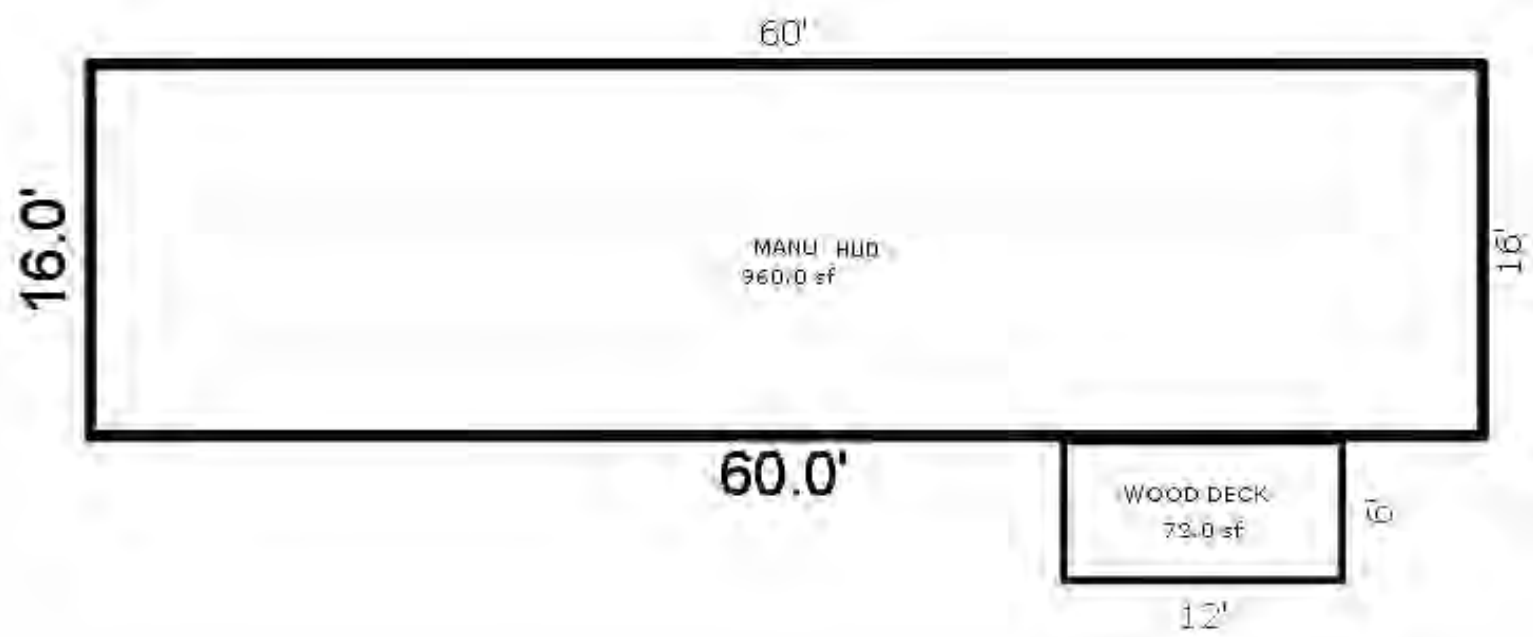
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
10060 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 37,958 TCV/TFA: 39.54							
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
BALDWIN TIM 8085 CONSTITUTION BLVD CADILLAC MI 49601		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value									
Tax Description		Dirt Road		A 200' @ 90/FF 63.00 200.00 1.3348 0.8409 90 100		6,364									
SEC 17 T22N R8W (0*2020) BEG S 89 DEG 54' 37" W 300 FT FROM SE COR OF SE 1/4, TH S 89D 54' 37" W 63 FT, N 0 DEG 43' 20" W 200 FT, N 89D 54' 37" E 63 FT, S 0 DEG 43' 20" W 200 FT TO POB. .2893 A SPLITON 02/22/2021 FROM 009-017-012-68;		Gravel Road		63 Actual Front Feet, 0.29 Total Acres		Total Est. Land Value = 6,364									
Comments/Influences		Paved Road													
Split/Comb. on 02/22/2021 completed 02/22/2021 TIM ; Parent Parcel(s): 009-017-012-68; Child Parcel(s): 009-017-012-69;		Storm Sewer													
-----		Sidewalk													
		Water													
		Sewer													
		Electric													
		Gas													
		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
		Topography of Site													
		Level													
		Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value			
Who		When		What		2024		3,200		15,800		19,000		14,128C	
TPC 04/30/2021 INSPECTED		2023		2,500		17,200		19,700				13,456C			
TPC 05/06/2018 INSPECTED		2022		1,600		14,200		15,800				12,816C			
		2021		1,300		12,900		14,200				12,407C			

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72	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:	E.C.F. X 0.800	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump	Class: Average Effec. Age: 20 Floor Area: Total Base New : 71,805 Total Depr Cost: 39,493 Estimated T.C.V: 31,594
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas			Cls Average Blt 1997			
Duplex		Drywall Paneled													Plaster Wood T&G	
A-Frame		Trim & Decoration		0 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Main Home Siding Comp.Shingle 960 Total: 54,622 30,043						
Wood Frame		Ex Ord Min										No. of Elec. Outlets		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost		
Building Style: HUD		Size of Closets		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 Skirting, Metal or Vinyl, Vertical 152 1,727 950 Plumbing Average Fixture(s) 1 964 530 2 Fixture Bath 1 2,036 1,120 Water/Sewer 1000 Gal Septic 1 4,864 2,675 Water Well, 50 Feet 1 2,686 1,477 Deck Treated Wood 72 2,140 1,177 Built-Ins Appliance Allow. 1 2,766 1,521 Totals: 71,805 39,493									
Yr Built 1997 Remodeled 0		Lg Ord Small								No. of Elec. Outlets		Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594				
Condition: Average		Doors Solid H.C.		(13) Plumbing			Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594									
Room List		(5) Floors								Lump Sum Items:						
Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(14) Water/Sewer			Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594									
(1) Exterior		(6) Ceilings								Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Wood/Shingle Aluminum/Vinyl Brick		No. of Elec. Outlets		Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594												
Insulation		Many Ave. Few					Lump Sum Items:									
(2) Windows		(7) Excavation		Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594												
Many Avg. Few Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					Lump Sum Items:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594												
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Lump Sum Items:									
Gable Hip Flat Gambrel Mansard Shed		(9) Basement Finish		Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594												
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)					Lump Sum Items:									
Chimney:		(10) Floor Support		Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 31,594												
		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIELSKI JOHN PATRICK	DANIELSKI JOHN PATRICK ET	1	03/14/2017	QC	09-FAMILY	2017-00711	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10135 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		MH	12/20/2005	20050420	Complete
	P.R.E. 100% 11/25/2007					

Owner's Name/Address	MAP #:
DANIELSKI JOHN PATRICK ET AL 10135 W ROSTED ROAD LAKE CITY MI 49651	2024 Est TCV 31,289 TCV/TFA: 43.46

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
			* Factors *									
. SEC 17 T22N R8W BEG IN C/L ROSTED RD 688 FT W OF E SEC LINE, TH S 286 FT, E 200 FT, N 286 FT, W 200 FT TO POB. 1.3131A.	X		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		A 200' @ 90/FF		200.00	268.00	1.0000	0.9047	90	100		16,285

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



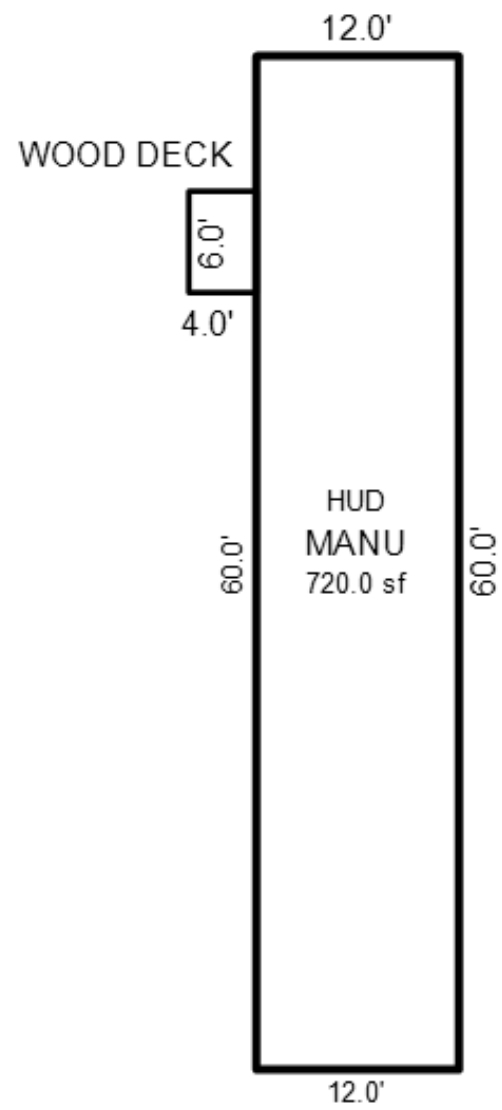
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,100	7,500	15,600			10,117C
Rolling	2023	6,300	8,200	14,500			9,636C
Low	2022	6,000	6,700	12,700			9,178C
High	2021	5,000	6,100	11,100			8,885C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	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 Warm Air Wall Furnace Warm & Cool Air Heat Pump			Class: Fair Effec. Age: 40 Floor Area: Total Base New : 53,583 Total Depr Cost: 18,755 Estimated T.C.V: 15,004			24	Treated Wood	Bsmnt Garage: Carport Area: Roof:							
Building Style: HUD		X	Drywall Paneled	Plaster Wood T&G																
Yr Built 1976		Remodeled 0	Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			E.C.F. X 0.800		Clas Fair Blt 1976							
Condition: Average		Ex	X	Ord											Min					
Room List		Doors	Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas			Total: 40,988 14,346								
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		150 Amps Service			Type							Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Main Home Ribbed Metal Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		1000 Gal Septic		1,592		1,592	
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			1000 Gal Septic Water Well, 50 Feet Built-Ins Appliance Allow. Deck Treated Wood			1 1 1 1 24 Totals:		4,550 2,585 1,934 1,073 53,583		1,592 905 677 376 18,755			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic 2000 Gal Septic			Notes: 1976 ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 =>			15,004							
Many Avg. X Avg. Few		Large Avg. X Avg. Small		(9) Basement Finish			Lump Sum Items: Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support																		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																		
X	Gable Hip Flat	Gambrel Mansard Shed																		
X	Asphalt Shingle Metal																			
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.
SANS ROBERT P (SM)	MISHLER ETAL J/T *	40,000	07/31/2006	WD	03-ARM'S LENGTH	06-0/2843	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10211 ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/31/2006					
MISHLER MARY E ETAL 10211 ROSTED RD Lake City MI 49651	MAP #: 2024 Est TCV 38,199 TCV/TFA: 43.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				* Factors *							
SEC 17 T22N R8W (4*2005) S 1239 FT OF W 352 FT OF SE/4 OF SE/4 EXC S 627 FT THEREOF. 4.954 A	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		<Site Value A> GROUP A	\$10000	10000	100	10000	100		10,000
Mary 231-775-1004 REMOVED MH ETC FOR 06 PER DON BLUE. MH BACK ON ROLL FOR 07 PER MARY MISHLER 05 Split 5.06 Ac to 012-85 for 06 1 DIV XFERED TO 017-012-85 PER L--4260 (4-25-06)	X			Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	24.12	252	50	3,039			
				Total Estimated Land Improvements True Cash Value =					3,039		

Mary 231-775-1004
REMOVED MH ETC FOR 06 PER DON BLUE. MH
BACK ON ROLL FOR 07 PER MARY MISHLER
05 Split 5.06 Ac to 012-85 for 06 1 DIV
XFERED TO 017-012-85 PER L--4260
(4-25-06)



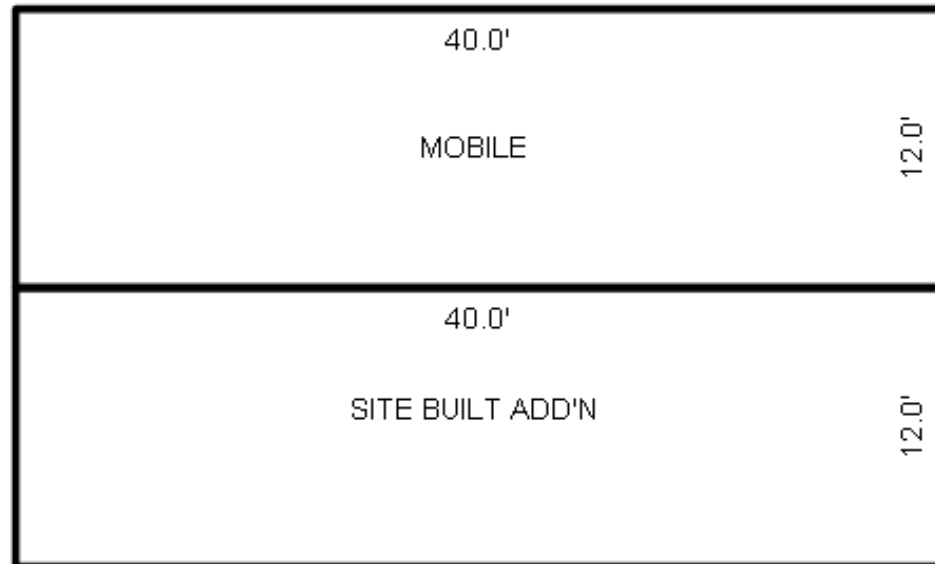
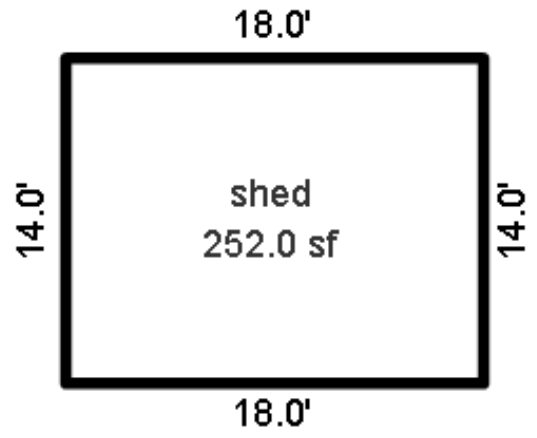
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	5,000	14,100	19,100			10,722C
	2023	3,500	15,100	18,600			10,212C
	2022	3,000	12,600	15,600			9,726C
	2021	2,500	11,500	14,000			9,416C

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Missaukee, Michigan

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 880	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 Warm Air Wall Furnace Warm & Cool Air Heat Pump																																		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration																																		
Yr Built 1967	Remodeled 0	Ex	X	Ord		Min	Size of Closets																															
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace																															
Room List		Doors		Solid	X	H.C.	(12) Electric																															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service																															
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min																											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few																											
(2) Windows		(7) Excavation			(13) Plumbing																																	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 400 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	Average Fixture(s)																														
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer																															
(3) Roof					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																														
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support																																		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:																																				
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 880 SF Floor Area = 880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>480</td> <td></td> <td></td> </tr> <tr> <td>Addition</td> <td>Siding</td> <td>Crawl</td> <td>400</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>64,026</td> <td>22,409</td> </tr> </tbody> </table> 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 Built-Ins Appliance Allow. 1 2,766 968 Deck Treated Wood 880 11,431 4,001 Totals: 89,859 31,450											Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	480			Addition	Siding	Crawl	400			Total:				64,026	22,409	E.C.F. X 0.800		Cls Average Blt 1967	
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																	
Main Home	Ribbed	Metal	480																																			
Addition	Siding	Crawl	400																																			
Total:				64,026	22,409																																	
Notes: Richardson #28914											E.C.F. (4091 SEELEY & ROOSTED RD AREA) 0.800 => TC		25,160																									

*** 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 GARY C TRUST	WRIGHT MICHAEL D & KATHLE	13,500	06/28/2022	WD	03-ARM'S LENGTH	2022-02155	PROPERTY TRANSFER	100.0
HOFFMAN GARY TRUST (DECEA	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0
SANS ROBERT F & DIANE	HOFFMAN GARY C TRUST	13,000	05/26/2005	WD	32-SPLIT VACANT	05-0/2157	DEED	100.0

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

Owner's Name/Address	MAP #:
WRIGHT MICHAEL D & KATHLEEN A 10262 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 74,736 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	351.90	627.00	0.8683	1.1189	90 100	30,769
			352 Actual Front Feet, 5.07 Total Acres					Total Est. Land Value =	30,769

Tax Description
 SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE 1/4 OF SE 1/4. 5.0667A. 2023 COMBINATION WITH 009-017-012-99 ON 01/31/2023.
 FOMERLY SEC 17 T22N R8W (0*2005) W 352 FT OF S 627 FT OF SE/4 OF SE/4 EXC W 20 FT THOF 4.7788AC.
 SPLIT ON 09/14/2006 INTO 009-017-012-99;

Comments/Influences
 12/2022 COMBINATION OF PARCELS 009-017-012-85 & 009-017-012-99 COMBINE 009-017-012-99
 009-017-012-85 ON 09/14/2006 COMPLETED



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

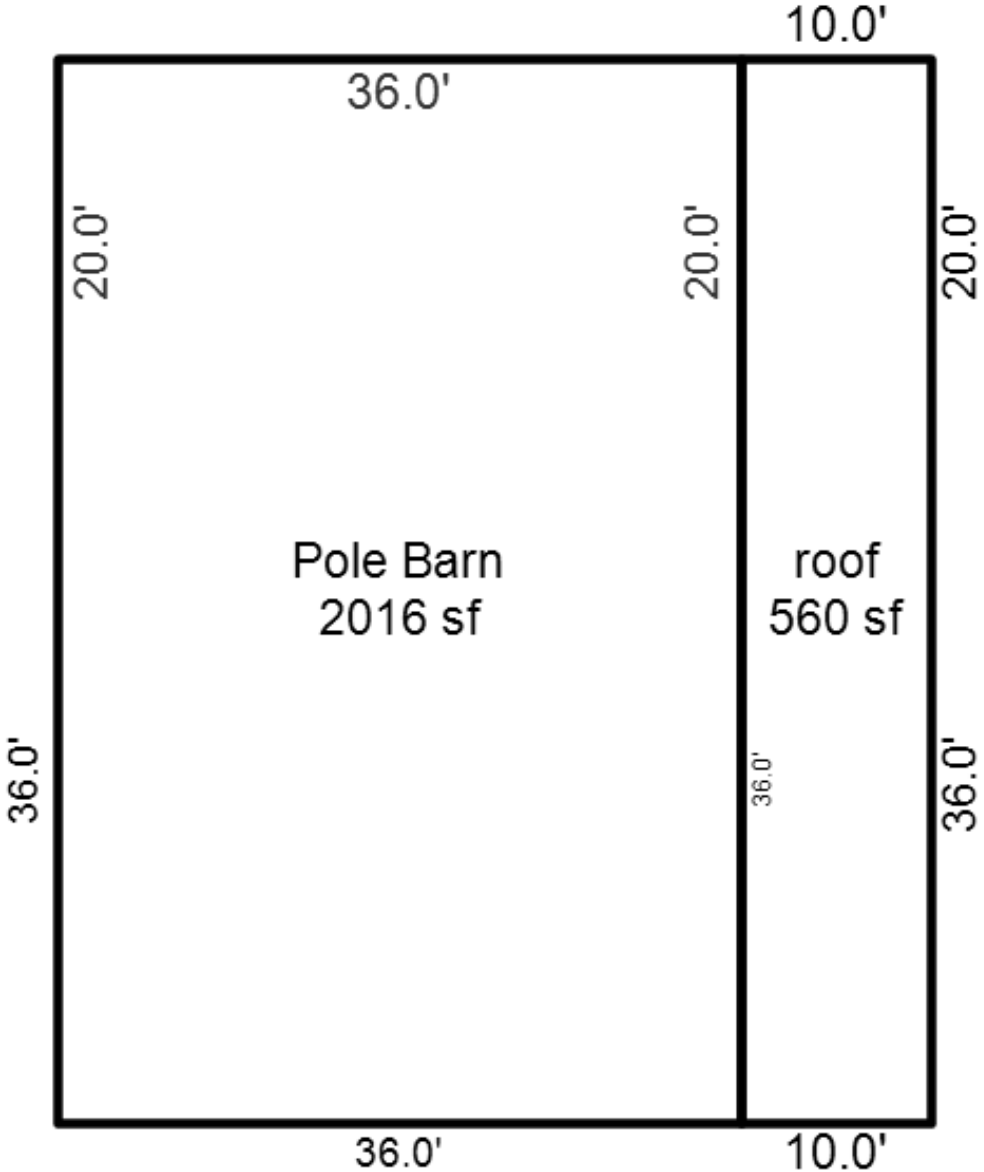
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,400	22,000	37,400			33,075C
2023	12,000	21,300	33,300			31,500C
2022	8,800	0	8,800			7,231C
2021	7,000	0	7,000			7,000S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 560	Type Roof Cover Onl	Year Built: 2007 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2016 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 0.930	Bsmnt Garage:	Roof:		
	Mobile Home														0 Front Overhang 0 Other Overhang	(4) Interior
Town Home		Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	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	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	
Duplex	Wood Frame															Size of Closets
A-Frame		Yr Built Remodeled 2007 GAR 0	Ex Ord Min	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	
Condition: Average		Trim & Decoration	Lg Ord Small													Doors Solid H.C.
Room List				Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	
Basement		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
1st Floor				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
2nd Floor		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Bedrooms				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
(1) Exterior		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Wood/Shingle				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Aluminum/Vinyl		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Brick				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Insulation		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
(2) Windows				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Many Avg. Few		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Large Avg. Small				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Wood Sash		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Metal Sash				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Vinyl Sash		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Double Hung				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Horiz. Slide		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Casement				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Double Glass		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Patio Doors				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Storms & Screens		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
(3) Roof				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Gable		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Hip				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Flat		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Asphalt Shingle				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Chimney:		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Recreation SF				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Living SF		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Walkout Doors (B)				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
No Floor SF		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Walkout Doors (A)				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
(10) Floor Support		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Joists:				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Unsupported Len:		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Cntr.Sup:				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
Lump Sum Items:		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few
Notes:				(6) Ceilings	No. of Elec. Outlets	Many Ave. Few	(13) Plumbing	Plumbing	3 Fixture Bath	Deck	w/Roof (Roof portion)	Garages	Class: C Exterior: Pole (Unfinished) Base Cost	2016 48,646 43,781	Totals: 52,529 47,276	
ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		(6) Ceilings	No. of Elec. Outlets													Many Ave. Few

*** 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.
VAUGHN BILLY W & SHIRLEY	RICHARDS BRIAN	69,900	08/24/2012	WD	03-ARM'S LENGTH	2012-02853	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2990 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST	HUD/NATIONAL STD	10/02/2015	2015-0493	100%	

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
RICHARDS BRIAN 9391 W KELLY RD LAKE CITY MI 49651		254,839	84.83

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 17 T22N R8W E 300 FT OF S 315 FT OF SE 1/4 OF SE 1/4. 2.1694A.	X	Dirt Road		A 200' @ 90/FF	300.00	315.00	0.9036	0.9420	90	100	22,983
Comments/Influences		Gravel Road		300 Actual Front Feet, 2.17 Total Acres					Total Est. Land Value =	22,983	

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
20809368 \$89,900 2008		Water	D/W/P: 3.5 Concrete	5.78	144 45	374
2011(1)MH REMOVED	X	Sewer	D/W/P: Asphalt Paving	2.69	440 91	1,077
		Gas	Total Estimated Land Improvements True Cash Value = 1,451			

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

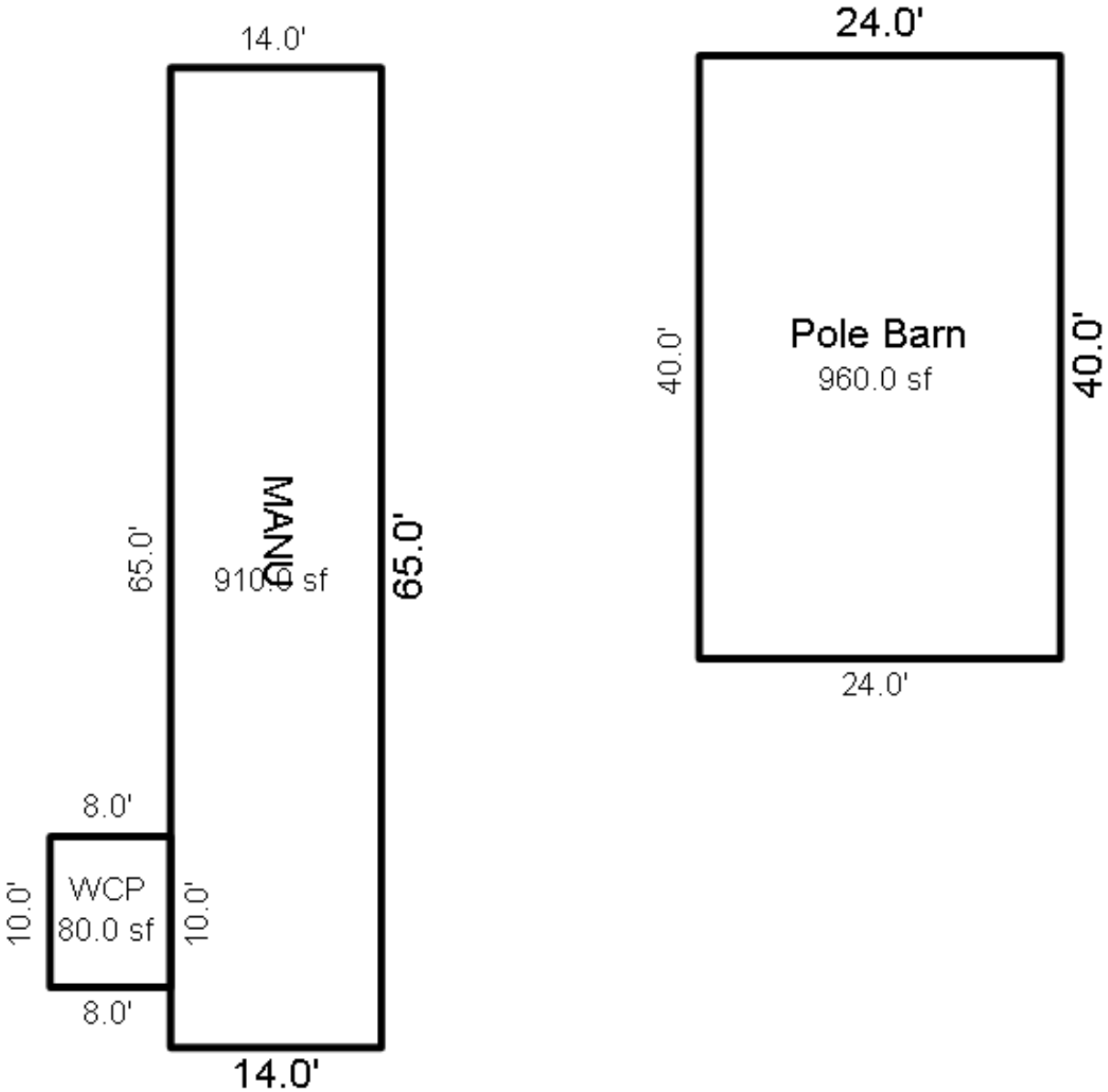


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 09/18/2018	INSPECTED		2024	11,500	115,900	127,400			55,842C
TPC 12/27/2017	INSPECTED		2023	8,900	106,700	115,600			53,183C
TPC 05/31/2016	INSPECTED		2022	7,500	91,500	99,000			50,651C
			2021	6,000	84,700	90,700			49,033C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	Area	Type	Year Built: 1986			
	Mobile Home			Wood	Coal	Steam							Cook Top	1386	Roof Cover Onl	Car Capacity:
	Town Home	0						Dishwasher	2nd/Same Stack	80	Treated Wood	Class: C				
	Duplex	0						Garbage Disposal	Two Sided	64	Brzwy, FW	Exterior: Pole				
	A-Frame							Bath Heater	Exterior 1 Story			Brick Ven.: 0				
X	Wood Frame	(4) Interior		X Forced Warm Air				Vent Fan	Exterior 2 Story			Stone Ven.: 0				
		Drywall						Hot Tub	Prefab 1 Story			Common Wall: Detache				
	Building Style:	Paneled						Unvented Hood	Prefab 2 Story			Foundation: 18 Inch				
	HUD	Plaster						Vented Hood	Heat Circulator			Finished?:				
		Trim & Decoration						Intercom	Raised Hearth			Auto. Doors: 0				
	Yr Built	Ex	X	Ord				Jacuzzi Tub	Wood Stove			Mech. Doors: 2				
	Remodeled							Jacuzzi repl.Tub	Direct-Vented Ga			Area: 960				
	1973	0						Oven	Class: Average			% Good: 0				
	Condition:	Size of Closets		Lg			X	Ord	Microwave	Effec. Age: 40			Storage Area: 0			
	Average							Standard Range	Floor Area:			No Conc. Floor: 0				
	Room List	Doors		Solid	X	H.C.		Self Clean Range	Total Base New : 119,743		E.C.F.	Bsmnt Garage:				
	Basement	(5) Floors		100				Sauna	Total Depr Cost: 41,908		X 0.800	Carport Area:				
	1st Floor	Kitchen:		(12) Electric				Trash Compactor	Estimated T.C.V: 33,526			Roof:				
	2nd Floor	Other:		No./Qual. of Fixtures				Central Vacuum	Cost Est. for Res. Bldg: 1 Mobile Home HUD				Cls Average			
	Bedrooms	Other:		Ex.			X	Ord.	(11) Heating System: Wall Furnace				Blt 1973			
(1)	Exterior			Many			X	Ave.	Ground Area = 910 SF Floor Area = 910 SF.							
	Wood/Shingle	(6) Ceilings		No. of Elec. Outlets				Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
	Aluminum/Vinyl								Building Areas							
	Brick								Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
	Insulation	(7) Excavation		1					Main Home Ribbed Metal 910							
(2)	Windows	Basement: 0 S.F.		1					Total: 53,148 18,602							
	Many	Crawl: 0 S.F.		1					Other Additions/Adjustments							
	Avg.	Slab: 0 S.F.		1					Skirting, Metal or Vinyl, Vertical 158							
	Few	Height to Joists: 0.0		1					Plumbing Average Fixture(s) 1 964 337							
	Large			1					Water/Sewer 1000 Gal Septic 1 4,864 1,702							
	Avg.			1					Water Well, 50 Feet 1 2,686 940							
	Small			1					Deck Treated Wood w/Roof (Deck Portion) 80 2,264 792							
	Wood Sash	(8) Basement		1					Treated Wood w/Roof (Roof portion) 80 1,509 528							
	Metal Sash	Conc. Block		1					w/Roof (Roof portion) 1386 21,026 7,359							
	Vinyl Sash	Poured Conc.		1					Garages Class: C Exterior: Pole (Unfinished)							
	Double Hung	Stone		1					Base Cost 960 24,317 8,511							
	Horiz. Slide	Treated Wood		1					Built-Ins Appliance Allow. 1 2,766 968							
	Casement	Concrete Floor		1					Breezeways Frame Wall 64 4,404 1,541							
	Double Glass			1					Totals: 119,743 41,908							
	Patio Doors	(9) Basement Finish		1					Notes:							
	Storms & Screens			1					ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 33,526							
(3)	Roof	(10) Floor Support		1												
	X Gable	Joists:		1												
	Hip	Unsupported Len:		1												
	Flat	Cntr.Sup:		1												
	Gambrel			1												
	Mansard			1												
	Shed			1												
X	Asphalt Shingle			1												
				1												
	Chimney: Brick			1												

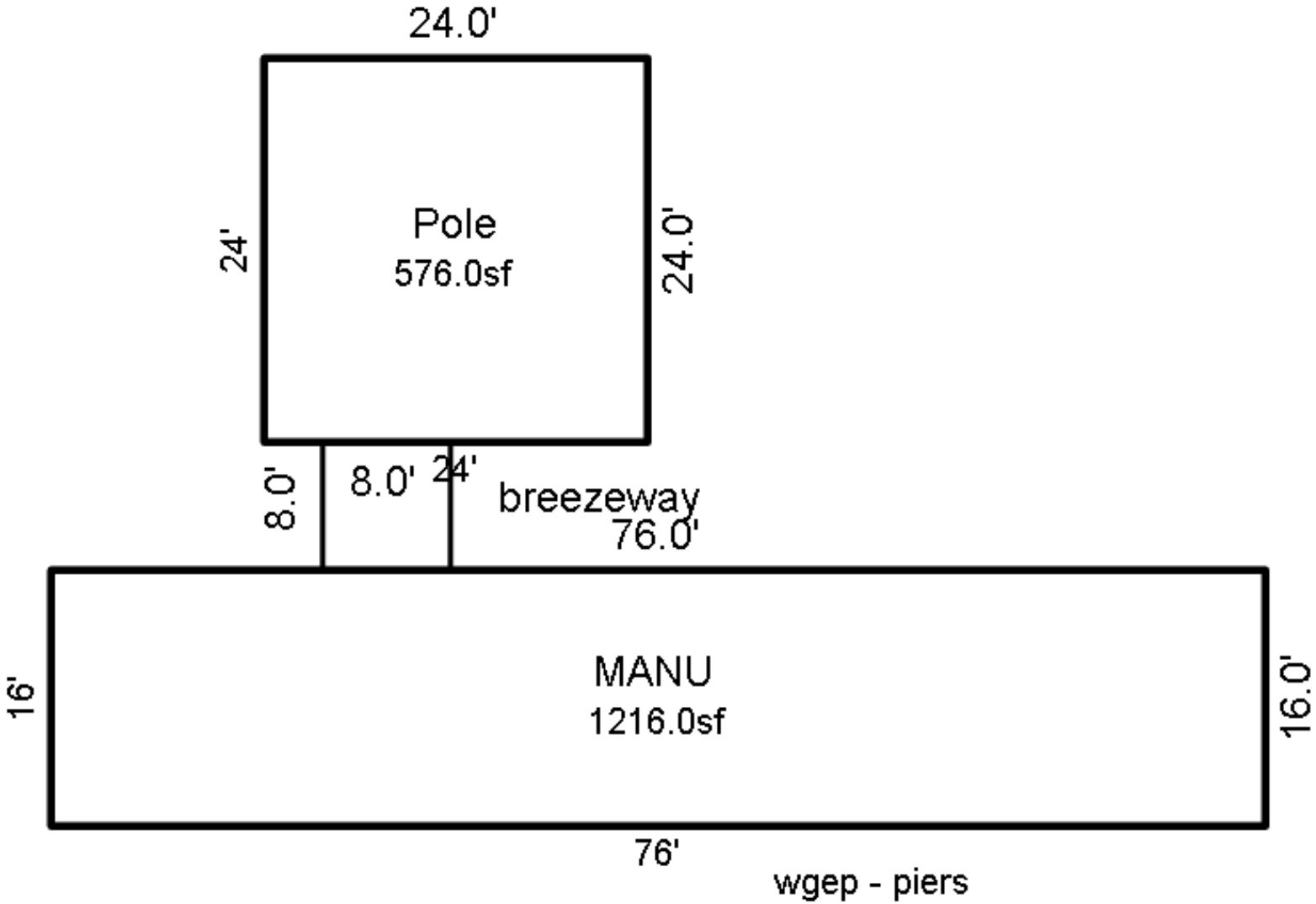
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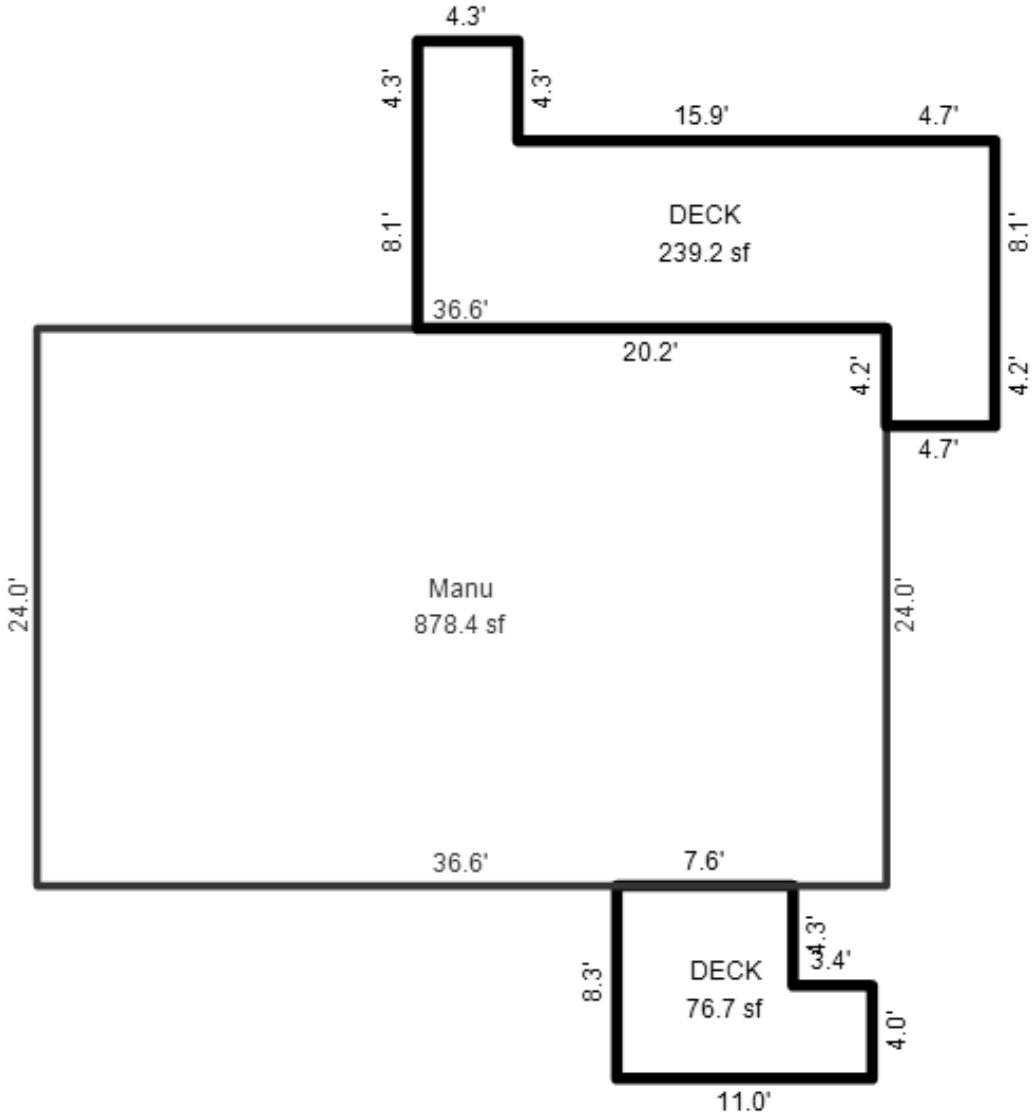
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type WGEP (1 Story) 64 Brzwy, FW	Year Built: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: D Effec. Age: 10 Floor Area: 1,216 Total Base New : 172,333 Total Depr Cost: 155,096 Estimated T.C.V: 144,239		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: BOCA/STATE		Trim & Decoration		Ex X Ord Min		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family BOCA/STATE		Cls D		Blt 2000	
Yr Built 2000	Remodeled 0	Ex X Ord Min		Lg X Ord Small		Doors Solid X H.C.		(12) Electric		Ground Area = 1216 SF Floor Area = 1216 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas	
Condition: Average		Lg X Ord Small		Doors Solid X H.C.		(5) Floors		150 Amps Service		Stories Exterior Foundation Size		Cost New		Depr. Cost	
Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		1 Story Siding Crawl Space		Total:		131,773 118,593	
Basement	1st Floor	(6) Ceilings		Kitchen: Other: Other:		No. of Elec. Outlets		Average Fixture(s)		Other Additions/Adjustments		Plumbing		Average Fixture(s)	
3 Bedrooms	2nd Floor	X Drywall		No. of Elec. Outlets		Many X Ave. Few		3 Fixture Bath		Plumbing		Average Fixture(s)		3 Fixture Bath	
(1) Exterior		X Drywall		Many X Ave. Few		(13) Plumbing		2 3 Fixture Bath		Water/Sewer		Average Fixture(s)		1 1,025 922	
Wood/Shingle	Aluminum/Vinyl	X Drywall		Many X Ave. Few		Average Fixture(s)		2 2 Fixture Bath		1000 Gal Septic		Average Fixture(s)		1 3,245 2,920	
Brick	Brick	X Drywall		Many X Ave. Few		3 Fixture Bath		2 2 Fixture Bath		Water Well, 100 Feet		Average Fixture(s)		1 4,263 3,837	
Insulation	Insulation	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Porches		Average Fixture(s)		1 5,506 4,955	
(2) Windows		X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Foundation		Average Fixture(s)		1 9,553 8,598	
Many	Large	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Size		Average Fixture(s)		1 12,799 11,519	
Avg.	Avg.	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Cost		Average Fixture(s)		2 861 775	
Few	Small	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Depr. Cost		Average Fixture(s)		1 1,638 1,474	
Wood Sash	Metal Sash	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Totals:		Average Fixture(s)		64 2,698 2,428	
Vinyl Sash	Vinyl Sash	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		Notes: 2000 REDMAN		Average Fixture(s)		172,333 155,096	
Double Hung	Horiz. Slide	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		Average Fixture(s)		144,239	
Casement	Double Glass	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
Patio Doors	Storms & Screens	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
(3) Roof		X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
X	Gable	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
Hip	Gambrel	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
Flat	Mansard	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
Asphalt Shingle	Shed	X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
(10) Floor Support		X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
Chimney: Metal		X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			
Joists: Unsupported Len: Cntr.Sup:		X Drywall		Many X Ave. Few		2 2 Fixture Bath		2 2 Fixture Bath				Average Fixture(s)			

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Building Type	(3) Roof (cont.)	(11) Heating/Cooling	(15) Built-ins	(15) Fireplaces	(16) Porches/Decks	(17) Garage																																						
X Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood Oil Coal Elec. Steam	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 76 Treated Wood 239 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:																																						
Wood Frame	(4) Interior Drywall Paneled Plaster Wood T&G	X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: D Effec. Age: 30 Floor Area: 878 Total Base New : 100,267 Total Depr Cost: 70,186 Estimated T.C.V: 52,640	E.C.F. X 0.750	Bsmnt Garage: Carport Area: Roof:																																						
Building Style: HUD	Trim & Decoration Ex Ord Min	Central Air Wood Furnace																																										
Yr Built Remodeled 1983 201 2015	Size of Closets Lg Ord Small	(12) Electric 0 Amps Service																																										
Condition: Fair	Doors Solid H.C.	No./Qual. of Fixtures Ex. Ord. Min																																										
Room List Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors Kitchen: Other: Other:	No. of Elec. Outlets Many Ave. Few																																										
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation	(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																																										
(2) Windows Many Avg. Few Large Avg. Small	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																										
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	Lump Sum Items:																																										
(3) Roof Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish																																											
Asphalt Shingle	(10) Floor Support Joists: Unsupported Len: Cntr.Sup:																																											
Chimney:																																												
			Cost Est. for Res. Bldg: 3 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 878 SF Floor Area = 878 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <tr> <td>Stories</td> <td>Exterior</td> <td>Foundation</td> <td>Size</td> <td>Cost New</td> <td>Depr. Cost</td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Piers</td> <td>878</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>91,056</td> <td>63,738</td> </tr> </table> Other Additions/Adjustments <table border="1"> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,025</td> <td>717</td> </tr> <tr> <td>Deck Treated Wood</td> <td>76</td> <td>2,098</td> <td>1,469</td> </tr> <tr> <td>Treated Wood</td> <td>239</td> <td>4,450</td> <td>3,115</td> </tr> <tr> <td>Built-Ins Appliance Allow.</td> <td>1</td> <td>1,638</td> <td>1,147</td> </tr> <tr> <td colspan="2">Totals:</td> <td>100,267</td> <td>70,186</td> </tr> </table> Notes: ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 52,640				Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	878			Total:				91,056	63,738	Plumbing Average Fixture(s)	1	1,025	717	Deck Treated Wood	76	2,098	1,469	Treated Wood	239	4,450	3,115	Built-Ins Appliance Allow.	1	1,638	1,147	Totals:		100,267	70,186
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1 Story	Siding	Piers	878																																									
Total:				91,056	63,738																																							
Plumbing Average Fixture(s)	1	1,025	717																																									
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Built-Ins Appliance Allow.	1	1,638	1,147																																									
Totals:		100,267	70,186																																									



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
ZAVORSKI DOUGLAS E	HERRINGTON ANDREW	129,000	01/13/2022	WD	03-ARM'S LENGTH	2022-00140	PROPERTY TRANSFER	100.0					
SIINO FAMILY TRUST	ZAVORSKI DOUGLAS E	120,000	12/02/2021	WD	03-ARM'S LENGTH	2021-04076	PROPERTY TRANSFER	100.0					
SIINO JOHN & CAROL E	SIINO FAMILY TRUST	1	03/25/2011	WD	03-ARM'S LENGTH	2012-00168	DEED	0.0					
GUNNERSON GORDON (SM)	SIINO JOHN (MM)	0	11/23/2009	WD	21-NOT USED/OTHER	2009/4018	DEED	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
11651 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
HERRINGTON ANDREW 1517 W HIGHLAND RD HIGHLAND MI 48357		2024 Est TCV 112,500											
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					Residentia 30 - 65	3000	37.50	Acres	3000	100			112,500
					37.50 Total Acres Total Est. Land Value = 112,500								
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE CENTERLINE OF ROSTED ROAD, SECTION 18, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED TO WIT: BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 18, T22N, R8W; THENCE N89° 33'57"W 1281.88 FEET ALONG THE SOUTH LINE OF SAID SECTION 18 TO A POINT ON THE WEST 1/8;LINE OF SAID SECTION 18; THENCE N00°25'09"W 994.43 FEET ALONG SAID WEST 1/8 LINE TO A POINT ON THE CENTERLINE OF ROSTED ROAD; THENCE N60°07'00" ...		X			Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
		X			Topography of Site								
		X			Level								
		X			Rolling								
		X			Low								
		X			High								
					Landscaped								
					Swamp								
					Wooded								
					Pond								
					Waterfront								
					Ravine								
					Wetland								
					Flood Plain								
Comments/		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value					
		Who	When	What	2024	56,300	0	56,300	47,250C				
		TPC 03/29/2021 INSPECTED			2023	45,000	0	45,000	45,000S				
		TPC 12/27/2017 INSPECTED			2022	33,800	0	33,800	33,800S				
		TPC 03/20/2012 INSPECTED			2021	33,800	0	33,800	30,014C				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARVEY WILLIAM & ALICE	HARVEY WILLIAM N	10	02/10/2020	QC	09-FAMILY	2020-01166	PROPERTY TRANSFER	0.0
SEAMAN GRANT WAYNE & HEID	HARVEY WILLIAM N & ALICE	0	09/12/2002	WD	16-LC PAYOFF	200204112	DEED	0.0
		17,500	12/01/1999	WD	16-LC PAYOFF	2002:04112	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2665 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/15/2003	20030046	Complete
	P.R.E. 100% 04/21/2003					

Owner's Name/Address	MAP #:
HARVEY WILLIAM N 2665 S SEELEY ROAD CADILLAC MI 49601	2024 Est TCV 271,163 TCV/TFA: 142.12

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		7.82 Acres		3000 100		23,460
			7.82 Total Acres		Total Est. Land Value =		23,460

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 660 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'50"E 600 FT S 0 DEG 54'09"E 172.51 FT, S 89 DEG 56'47"E 673.04 FT, NO DEG 14'42"E 345 FT, N 89 DEG 56'54"W 1279.95 FT TO POB. 7.8252A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water			
	X	Fencing: Wd, Solid, 6 ft.	30.88	120 0	0
	X	Sewer	8.18	462 0	0
	X	D/W/P: 4in Ren. Conc.	6.97	480 0	0
	X	D/W/P: 4in Concrete			
	X	Electric			
	X	Gas			
	X	Residential Local Cost Land Improvements			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	Description	Rate	Size % Good	Cash Value
231-775-5216, 775-5953 HARVEY'S PROCESSI 03 SPLIT FROM 018-012-001 FOR 94 SPLIT TO 001-14, 15 ,16, 17 FOR 01 0 DIVISIONS	LAND IMPROVE 2500	2,500.00	1 95	2,375
	Total Estimated Land Improvements True Cash Value =			2,375



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

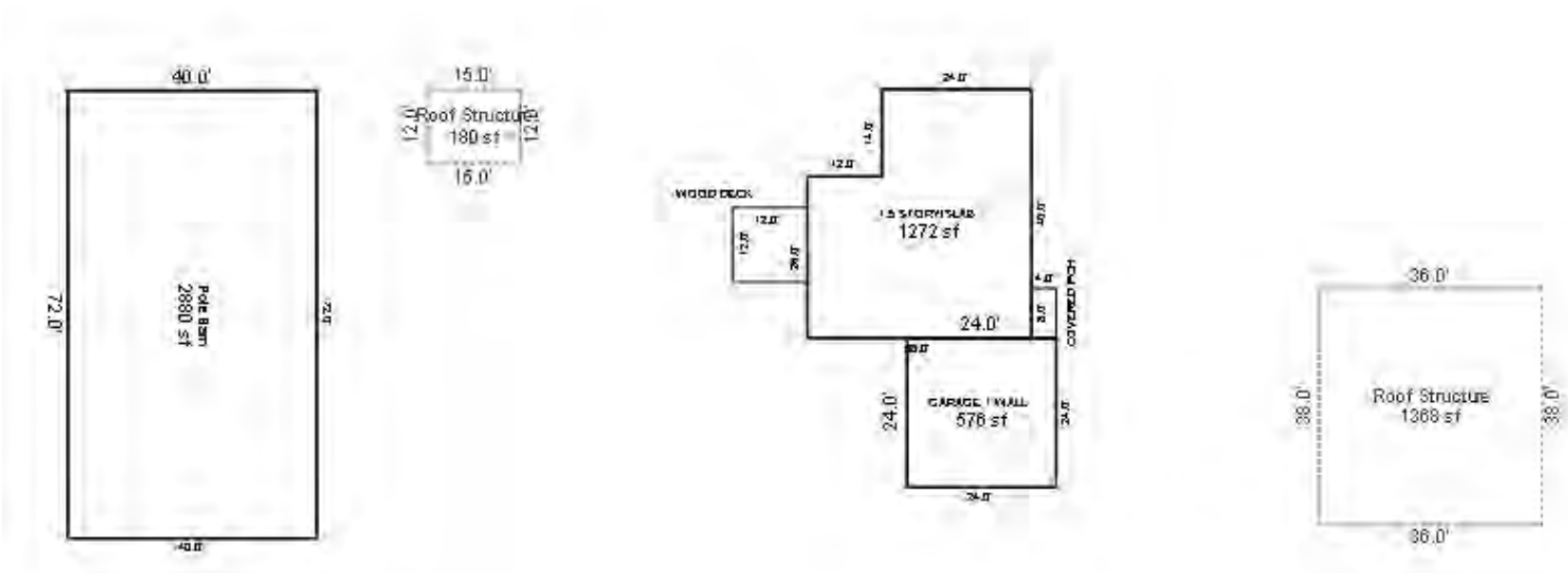
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	11,700	123,900	135,600			101,532C
			2023	10,900	122,400	133,300			96,698C
			2022	7,800	110,400	118,200			92,094C
			2021	7,800	103,700	111,500			89,152C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 144 180	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2002 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	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1.5S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 18 Floor Area: 1,908 Total Base New : 317,438 Total Depr Cost: 260,298 Estimated T.C.V: 242,077		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace									
Condition: Average		Size of Closets		Lg	X	Ord		Small	(12) Electric							
Room List		Doors		Solid	X	H.C.	200 Amps Service									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No./Qual. of Fixtures									
(1) Exterior		(6) Ceilings		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1272 SF Floor Area = 1908 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls C		Blt 2002		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		No. of Elec. Outlets			Many	X	Ave.		Few	Building Areas				
(2) Windows		(7) Excavation		(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			Stories Exterior Foundation 1.5 Story Siding Slab		Size 1,272		Cost New Depr. Cost Total: 217,917 178,692		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1272 S.F. Height to Joists: 0.0			2			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches CCP (1 Story) Deck Treated Wood w/Roof (Roof portion)			1 1		1,476 1,210 4,646 3,810 4,864 3,988 5,808 4,763 1,048 859 3,338 2,737 3,082 2,527		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Class: C Exterior: Pole (Unfinished) Base Cost No Concrete Floor		576 1 2880 2880		24,808 -2,686 69,494 -19,123		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Built-Ins Appliance Allow.		1		2,766 2,268		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Totals:		317,438 260,298			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														
Chimney:																

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



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


Building Type	Loafing Sheds			
Year Built	2008			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	No-Wall, 148			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	36 x 36 = 1296			
Cost New	\$ 4,277			
Phy./Func./Econ. %Good	76/100/100 76.0			
Depreciated Cost	\$ 3,251			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 1.000			
% Good	76			
Est. True Cash Value	\$ 3,251			
Comments:	CHICKEN SHED			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3251 / All Cards: 3251				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEAMAN HEIDI M	PILAR HEIDI M	0	12/19/2019	QC	06-COURT JUDGEMENT	2019-03969	DEED	0.0
PILAR HEIDI M	PIAR HEIDI M TRUST	0	12/19/2019	QC	09-FAMILY	2019-03970	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PIAR HEIDI M TRUST 45548 FENDER ROAD NAPERVILLE IL 60563	MAP #:					
	2024 Est TCV 17,500					

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 1 -	2.99	@\$7000	2.50	Acres	7000	100		17,500	
							2.50 Total Acres	Total Est. Land Value =	17,500

Tax Description	X	Value
SEC 18 T22N R8W (0*2000) BEG S 0 DEG 54'09"E 832.5 FT FROM W 1/4 COR TH S 0 DEG 54'09"E 172.5 FT, S 89 DEG 56'47"E 600 FT, N 0 DEG 54'09"W 172.51 FT, N 89 DEG 56'50"W 600 FT TO POB. 2.5067A.	X	
Comments/Influences	X	
00 SPLIT FROM 001-13 FOR 04..NO DIV		



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD	2024	8,800	0	8,800			3,532C
TPC 12/27/2017 INSPECTED	2023	8,800	0	8,800			3,364C
	2022	6,300	0	6,300			3,204C
	2021	6,900	0	6,900			3,102C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLMAN JOSEPH	WELLMAN JOSEPH & NANCY	1	01/06/2022	WD	09-FAMILY	2022-00154	DEED	0.0
CREE UNIT PROPERTIES LLC	WELLMAN JOSEPH	134,186	11/16/2020	WD	11-FROM LENDING INSTITUT	2020-03932	PROPERTY TRANSFER	100.0
GRR PROPERTY MGT	CREE UNIT PROPERTIES LLC	135,000	07/28/2020	WD	06-COURT JUDGEMENT	2020-02123	PROPERTY TRANSFER	100.0
LAURAIN BERT J & JOHNSON	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	03-ARM'S LENGTH	2016-02850	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11650 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/27/2022	2022-0403	100%
	P.R.E. 100% 11/16/2020					

Owner's Name/Address	MAP #:
WELLMAN JOSEPH & NANCY 11650 W ROSTED RD CADILLAC MI 49601	2024 Est TCV 189,915 TCV/TFA: 143.88

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
Residentia 8 - 17 @\$3000		10.52 Acres			3000 100	31,560
						10.52 Total Acres Total Est. Land Value = 31,560

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 18 T22N R8W BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56'54" E 2014.78 FT FROM SW COR OF SEC 18 TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44"W 450 FT, S 0 DEG 14'38" W 175 FT TO C/LROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3"W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POB. 10.52A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	3.10	2400 50	3,720
	X	Sewer	8.18	560 50	2,290
	X	Electric	3.79	100 0	0
	X	Gas	27.00	144 50	1,944
	X	Curb	23.41	320 50	3,745
Total Estimated Land Improvements True Cash Value =					11,699

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	15,800	79,200	95,000			78,696C
2023	14,700	69,000	83,700			74,949C
2022	10,500	65,500	76,000			71,380C
2021	10,500	58,600	69,100			69,100S

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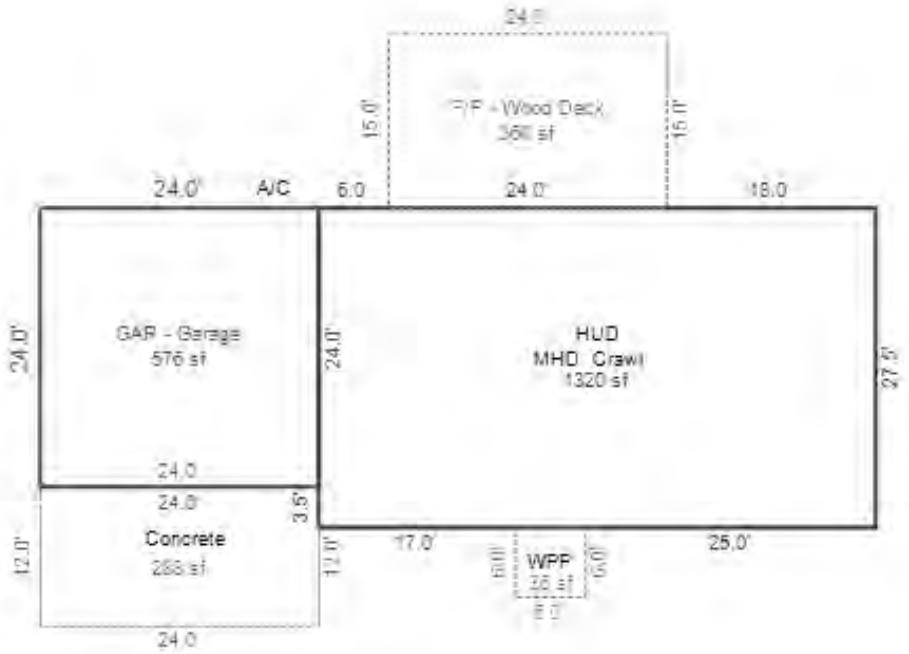
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame		(4) Interior													
	Building Style: HUD		Drywall Paneled													
	Yr Built 1992	Remodeled 0	Trim & Decoration													
	Condition: Average		Ex X Ord													
	Room List		Lg X Ord													
	Basement 1st Floor 2nd Floor 3 Bedrooms		Small													
	(1) Exterior		Doors													
			Solid X H.C.													
			(5) Floors													
			Kitchen: Other: Other:													
			(6) Ceilings													
			X Drywall													
			(7) Excavation													
			Basement: 0 S.F. Crawl: 1320 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:													
			(11) Heating/Cooling													
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
			(12) Electric													
			150 Amps Service													
			No./Qual. of Fixtures													
			Ex. X Ord. Min													
			(13) Plumbing													
			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			Central Air Wood Furnace													
			(16) Porches/Decks													
			36 Treated Wood 360 Treated Wood 400 Roof Cover Onl													
			(17) Garage													
			Class: C Effec. Age: 25 Floor Area: 1,320 Total Base New : 260,724 Total Depr Cost: 195,541 Estimated T.C.V: 146,656													
			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1320 SF Floor Area = 1320 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 1,320 Total: 175,774 131,830													
			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Water/Sewer 1000 Gal Septic 1 4,864 3,648 Water Well, 50 Feet 1 2,686 2,014 Deck Treated Wood 36 1,509 1,132 Treated Wood 360 6,091 4,568 w/Roof (Roof portion) 400 6,148 4,611 Garages Class: C Exterior: Pole (Unfinished) Door Opener 1 547 410 Base Cost 1200 28,956 21,717 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 18,606 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Built-Ins Appliance Allow. 1 2,766 2,074 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



~2,400.0 sf Asphalt



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT GAROLD D & ELLEN J	WRIGHT GAROLD D & ELLEN J	0	09/15/2023	QC	09-FAMILY	2023-02559	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	09/20/2012	2012-0494	100%
	P.R.E. 100% 10/04/2023		Garage	07/11/2006	20060193	Complete
Owner's Name/Address	MAP #:					
WRIGHT GAROLD D & ELLEN J TRUST 11516 W ROSTED ROAD CADILLAC MI 49601	2024 Est TCV 30,873 TCV/TFA: 0.00					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 18 T22N R8W THAT PART OF SW 1/4 LYING N'LY OF ROSTEDRD & S'LY & E'LY OF A PCL DESC AS BEG N 0 DEG 54'09" W 1964.2 FT & S 89 DEG 56' 54" E 2014.78 FT FROM SW COR OF SEC 18. TH S 89 DEG 56'54" E 588.99 FT, S 0 DEG 14'38" W 472 FT, S 87 DEG 43'44" W 450 FT, S 0 DEG 14'38" W 175 FT TO C/L ROSTED RD, S 87 DEG 43'44" W 116.77 FT TO THE BEG OF A 818.51 FT RADIUS CURVE TO THE LEFT LONG CHORD S 77 DEG 11'27.3" W 299.3919 FT, N 17 DEG 38'40" W 264.06 FT, N 35 DEG 59'29" E 599.09 FT TO POR EXC BEG N 0 DEG 54'09"W	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
	X		Curb					
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					
			* Factors *					
			Residentia 1 - 2.99 @\$7000	1.20 Acres	7000	100		8,400
			1.20 Total Acres Total Est. Land Value =					8,400



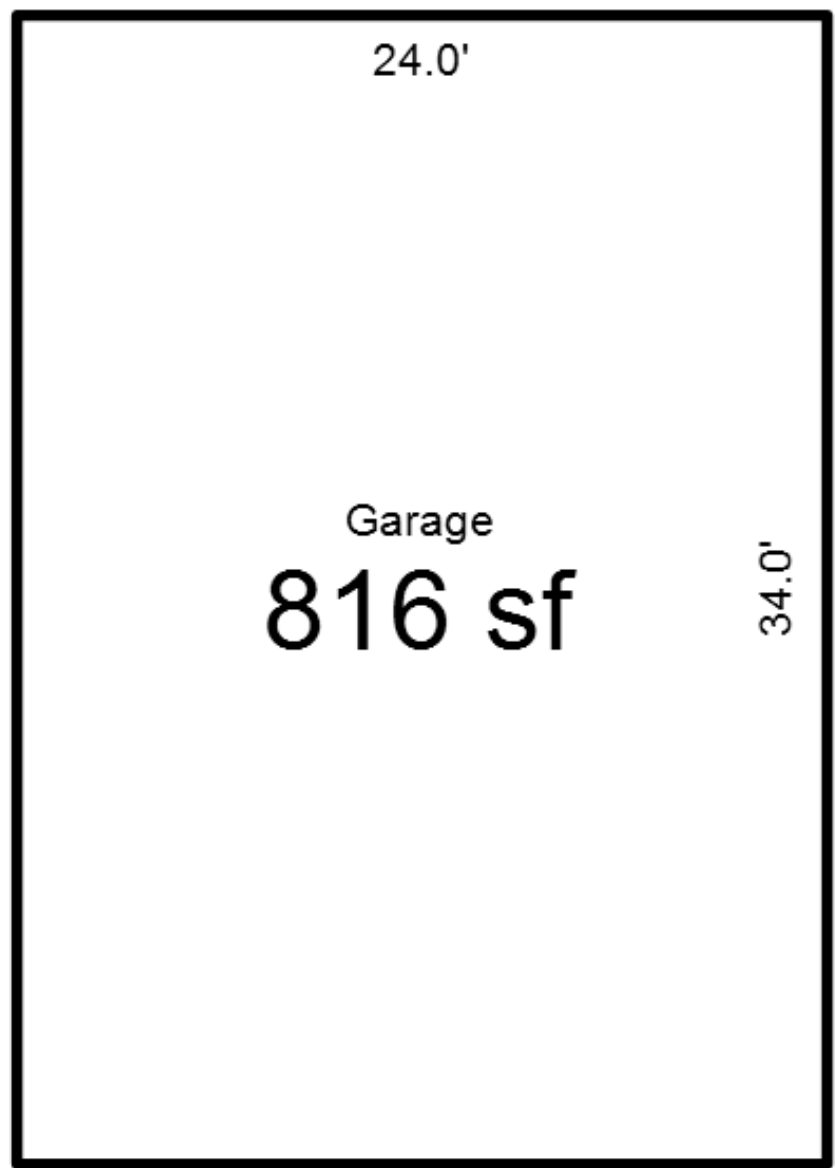
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	4,200	11,200	15,400			10,124C
X Rolling	2023	4,200	11,800	16,000		16,000A	9,642C
X Low	2022	3,000	10,600	13,600		13,600A	9,183C
X High	2021	3,300	10,500	13,800		13,800A	8,890C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who	When	What					
TPC 04/30/2021	INSPECTED						
TPC 12/27/2017	INSPECTED						
TPC 12/07/2015	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	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: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small	
	Town Home	Wood Frame			X No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 28,429 Total Depr Cost: 24,165 Estimated T.C.V: 22,473							
	Duplex	(4) Interior			Central Air Wood Furnace			Total Base New : 28,429 Total Depr Cost: 24,165 Estimated T.C.V: 22,473		E.C.F. X 0.930					
	A-Frame	Drywall Paneled Plaster Wood T&G			(12) Electric 0 Amps Service No./Qual. of Fixtures Ex. Ord. Min No. of Elec. Outlets Many Ave. Few			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=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Building Style: GRG	Trim & Decoration			(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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Yr Built 2006	Size of Closets			(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Remodeled 0	Ex Ord Min			Lump Sum Items:			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Condition: Average	Lg Ord Small						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Room List	Doors Solid H.C.						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Basement	(5) Floors						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	1st Floor	Kitchen:						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	2nd Floor	Other:						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Bedrooms	Other:						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	(1) Exterior	(6) Ceilings						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Wood/Shingle	No. of Elec. Outlets						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Aluminum/Vinyl	Many Ave. Few						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Brick	(7) Excavation						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	(2) Windows	(8) Basement						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Many Avg. Few	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Large Avg. Small	(9) Basement Finish						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Wood Sash	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Metal Sash	(10) Floor Support						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Vinyl Sash	Joists:						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Double Hung	Unsupported Len:						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Horiz. Slide Casement	Cntr.Sup:						Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Double Glass							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Patio Doors							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Storms & Screens							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	(3) Roof							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Gable							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Hip							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Flat							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Asphalt Shingle							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							
	Chimney:							Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 816 28,429 24,165 Totals: 28,429 24,165							

*** 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.
WRIGHT GAROLD D & ELLEN J	WRIGHT GAROLD D & ELLEN J	0	09/15/2023	QC	09-FAMILY	2023-02560	PROPERTY TRANSFER	0.0
WRIGHT GAROLD D SR & ELLE	WRIGHT GAROLD D SR & WRIG	100	10/01/2010	QC	09-FAMILY	2010 04589QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11516 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	05/21/2015	2015-0170	100%
	P.R.E. 100% 05/07/1996		Deck/Porch	06/20/2005	20050188	Complete

Owner's Name/Address	MAP #:
WRIGHT GAROLD D & ELLEN J TRUST 11516 W ROSTED RD CADILLAC MI 49601	2024 Est TCV 129,991 TCV/TFA: 128.96

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 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT, N 60 DEG 13'03"E 2082.53 FT, & N 87 DEG 43'44" E 617.145 FROM SW COR OF SEC 18 AS POB. TH N 87 DEG 43'44"E 150 FT N 0 DEG 14' 38"E 175 FT, S 87 DEG 43'44"W 150 FT, S 0 DEG 14'38"W 175 FT TO POB. .6A.	X Dirt Road								
	X Gravel Road								
	X Paved Road								
	X Storm Sewer								
	X Sidewalk								
	X Water								
	X Sewer								
	X Electric								
	X Gas								
	X Curb								
	X Street Lights								
	X Standard Utilities								
	X Underground Utils.								

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	D/W/P: Asphalt Paving	2.89	1500	0	0
	Metal Prefab	15.10	120	50	906
	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 =				2,806



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

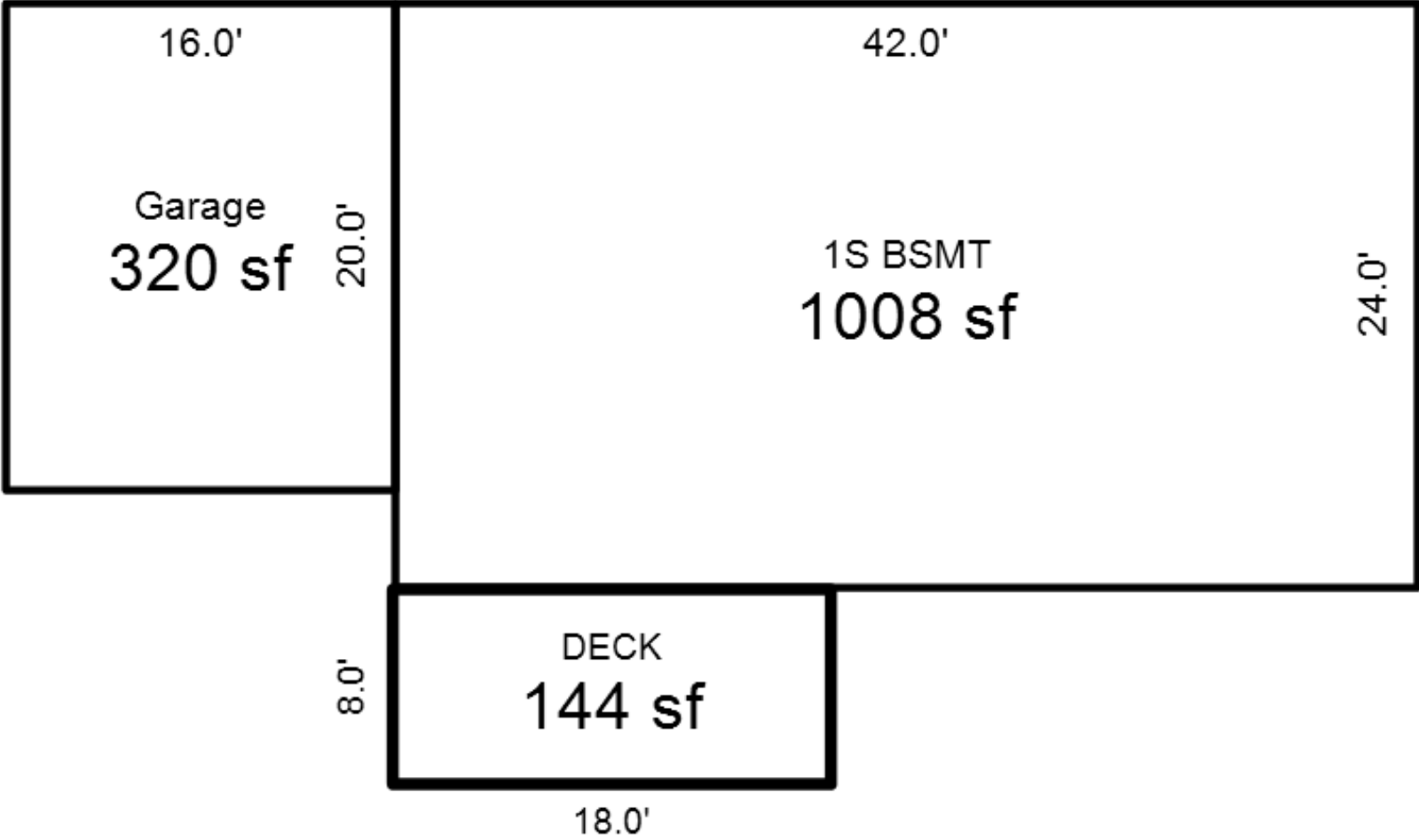
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,000	59,000	65,000			44,873C
2023	5,500	62,000	67,500			42,737C
2022	4,500	55,900	60,400			40,702C
2021	4,000	52,600	56,600			39,402C

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


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Treated Wood	Year Built: 1994 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 320 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets		Lg X Ord		Small	Doors Solid X H.C.			
Building Style: 1S		Yr Built 1994		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(3) Roof		(10) Floor Support		Chimney:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Gable Hip Flat		Gambrel Mansard Shed		Asphalt Shingle		
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Notes:		ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:		115,185		
No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1994		
150 Amps Service										(11) Heating System: Forced Air w/ Ducts		Ground Area = 1008 SF		Floor Area = 1008 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 Basement 1,008		Total: 135,865		101,899		
										Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,230 922		
										Water/Sewer		1000 Gal Septic 1 4,550 3,412		Water Well, 100 Feet 1 5,640 4,230		
										Deck		Treated Wood 144 3,264 2,448		Garages		
										Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 320 15,171 11,378		Common Wall: 1 Wall 1 -2,512 -1,884		
										Built-Ins		Appliance Allow. 1 1,934 1,450		Totals: 165,142 123,855		
										Lump Sum Items:						

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



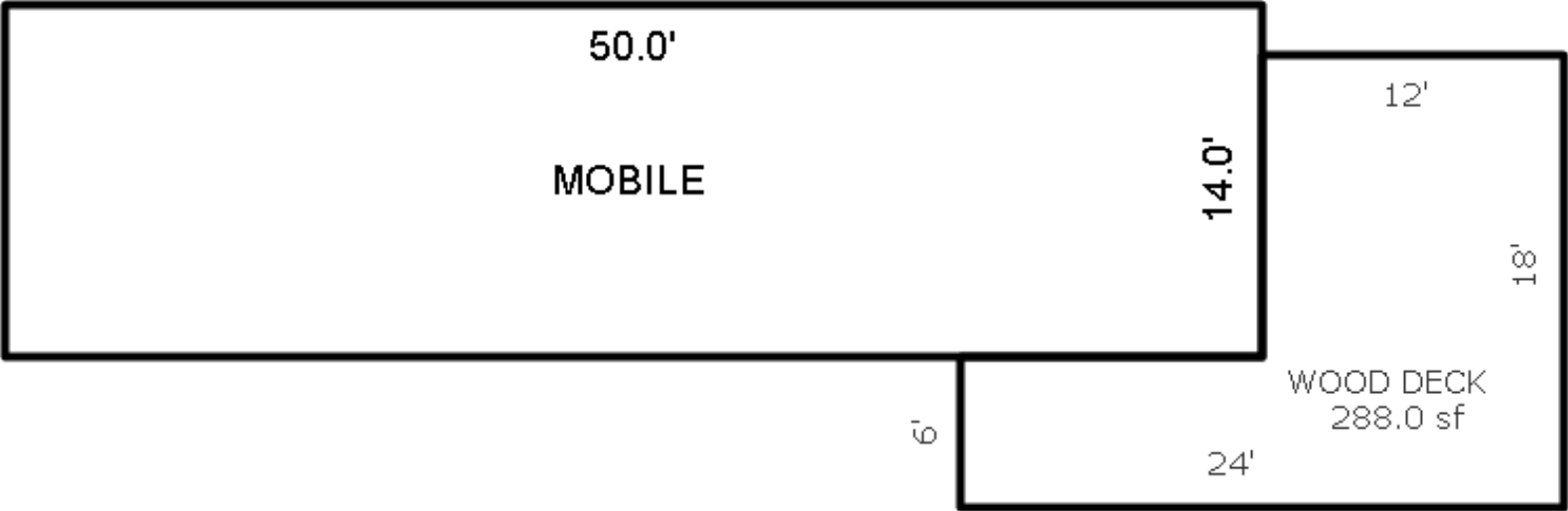
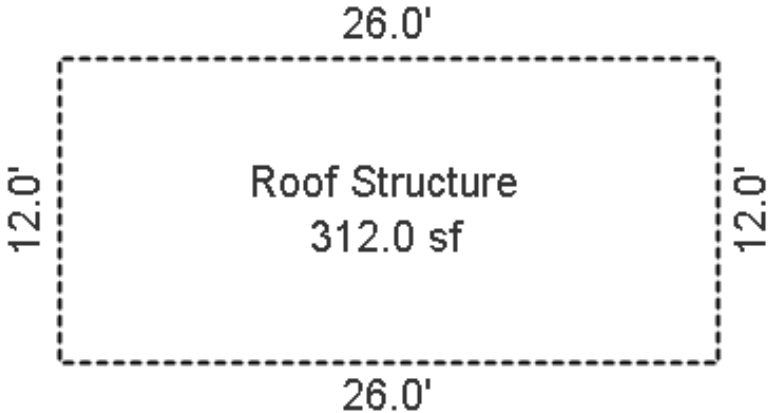
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
2755 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 09/30/2008									
Owner's Name/Address		MAP #:		2024 Est TCV 48,241 TCV/TFA: 68.92									
MILLER THOMAS P 2755 S SEELEY RD CADILLAC MI 49601		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *									
. SEC 18 T22N R8W (3*1997) BEG N 0 DEG 54' 09" W 1261.98 FT FROM SW COR SEC 18 TH N 0 DEG 54' 09" W 357.22 FT, S 89 DEG 56' 46.6" E 1273.04 FT,S O DEG 14'38" W 345 FT, S 89 DEG 30'10.3" W 1266 FT TO POB EXC N 138 FT OF W315.7 FT THOF. 9.2298A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	Residentia 8 - 17 @\$3000		9.23 Acres	3000	100					27,690
2ND TRAILER OR SHEDS ON SITE 8/1/11 SPLIT FROM 001-10 97 SPLIT 1 AC TO 001-24 FOR 98 ADD WD & SKT FOR 08.		X	Paved Road	Land Improvement Cost Estimates		9.23 Total Acres		Total Est. Land Value =					27,690
		X	Storm Sewer	Description		Rate	Size	% Good	Cash Value				
		X	Sidewalk	Fencing: Wd, Split, 2 Rail		16.48	30	0	0				
		X	Water	Residential Local Cost Land Improvements									
		X	Sewer	Description		Rate	Size	% Good	Cash Value				
			Electric	LAND IMPROVE 2500		2,500.00	1	94	2,350				
			Gas	Total Estimated Land Improvements True Cash Value =									2,350
			Curb										
			Street Lights										
			Standard Utilities										
			Underground Utils.										
			Topography of Site										
		X	Level										
		X	Rolling										
			Low										
			High										
			Landscaped										
		X	Swamp										
			Wooded										
			Pond										
			Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		Who	When	What	2024	13,800	10,300	24,100				9,056C	
		TPC 12/27/2017 INSPECTED			2023	12,900	11,100	24,000				8,625C	
		TPC 08/23/2011 INSPECTED			2022	9,200	9,400	18,600				8,215C	
					2021	9,200	8,700	17,900				7,953C	

*** 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 288 312	Type Pine Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 35 Floor Area: Total Base New : 65,004 Total Depr Cost: 22,751 Estimated T.C.V: 18,201			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Average		Blt 1983			
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	125 Amps Service			Ground Area = 700 SF Floor Area = 700 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas								
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Ext. Walls								
(1) Exterior		Kitchen: Other: Other:		125			3 Fixture Bath			Roof/Fnd.								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Fixtures			2 Fixture Bath			Metal								
(2) Windows		(7) Excavation		Ex.			2 Fixture Bath			Size								
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			700								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Average Fixture(s)			Cost New								
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			1										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			Depr. Cost								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Notes:			1			Totals:								
															ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV:		18,201	

*** 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.
JAHNER DONALD R	JAHNER DONALD R & CLARK S	0	01/22/2024	QC	09-FAMILY	2024-00163	DEED	0.0
US BANK NATIONAL ASSOC, T	JAHNER DONALD R & VICKIE	42,000	01/29/2008	WD	11-FROM LENDING INSTITUT	2008/1115	DEED	100.0
LUTZ CHARLES A & KELLY J	US BANK NATIONAL ASSOC	56,250	09/30/2007	SD	21-NOT USED/OTHER	2007/1122	DEED	0.0
LUTZ CHARLES & KELLY	US BANK NATIONAL ASSOCIAT	0	08/15/2007	QC	21-NOT USED/OTHER	2007/3231	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2717 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
JAHNER DONALD R & CLARK STEPHANIE A 2717 S SEELEY RD CADILLAC MI 49601	2024 Est TCV 117,011 TCV/TFA: 90.01					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
SEC 18 T 22N R8W (0*1997) BEG N 0 DEG 54'09"W 1481.2 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 138 FT,S 89 DEG 56'47"E 315.7 FT, S 0 DEG 54' 09"E 138 FT N 89 DEG 56'47"W 315.7 FT TO POB. 1.0002A. SPLIT FROM 001-20 FOR 98	X		Dirt Road								
Comments/Influences	X		Gravel Road								
20808069 \$44,900 ADD WD FOR 2010 - 20808069 \$44,900	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

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

X SEASONAL RD



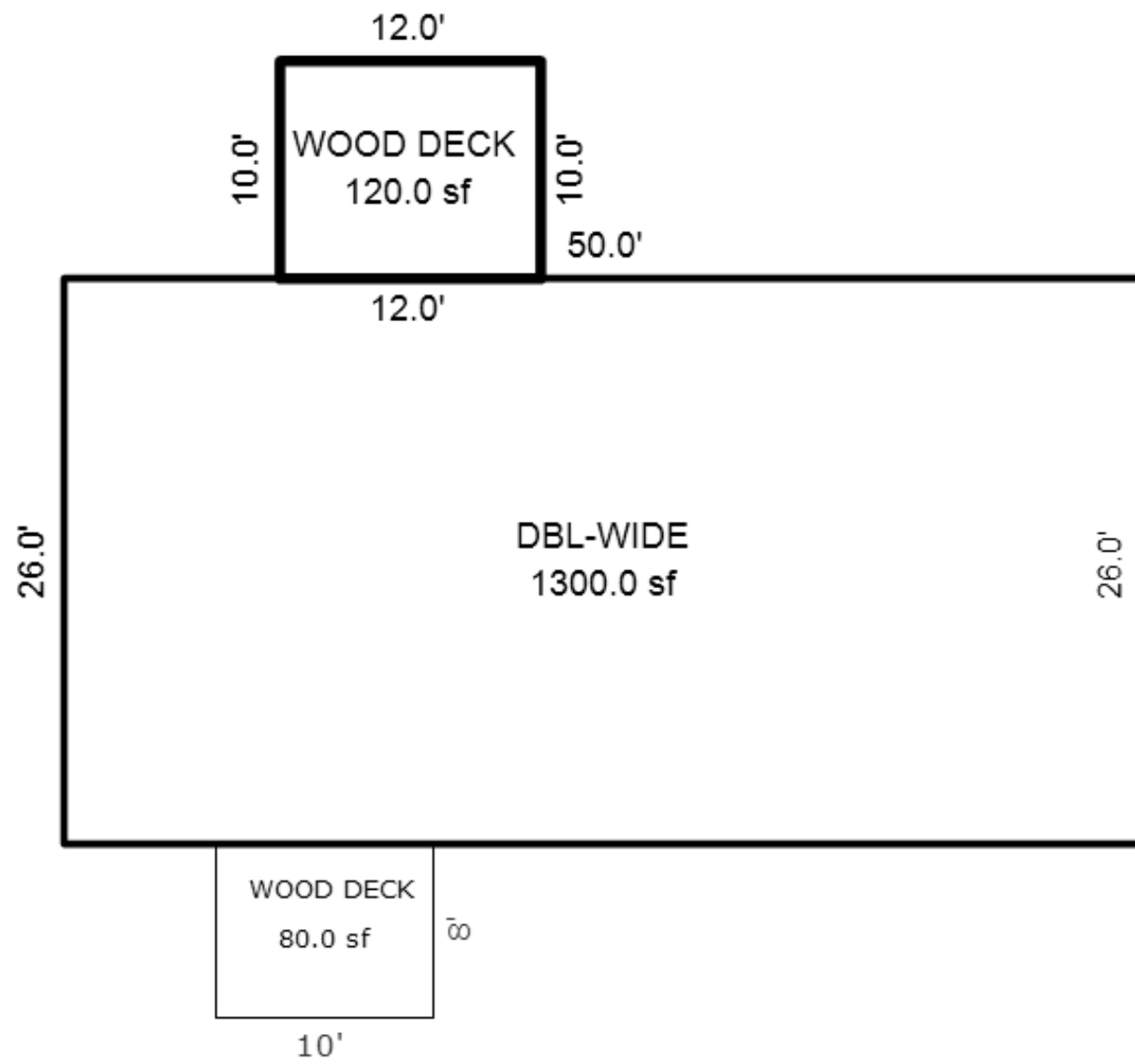
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Licensed To: Township of Lake, County of Missaukee, Michigan

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,400	52,100	58,500			30,404C
2023	5,000	45,200	50,200			28,957C
2022	3,500	39,500	43,000			27,579C
2021	2,800	35,200	38,000			26,698C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 120	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:											
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 20 Floor Area: 1,300 Total Base New : 173,611 Total Depr Cost: 138,889 Estimated T.C.V: 104,167		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:											
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1997											
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1300 SF		Floor Area = 1300 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80											
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Room List		Doors		Solid	X	H.C.	Many			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		1 Story		Siding		Crawl Space		1,300		Total:		147,926		118,342	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			X Ave.			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1		1,230		984					
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			Few			Average Fixture(s)		3 Fixture Bath		1		3,860		3,088							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			X Ord.			Average Fixture(s)		3 Fixture Bath		1		1,189		951							
(2) Windows		(7) Excavation		Ex.			Min			Average Fixture(s)		Solar Water Heat		1		1,189		951							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)		No Plumbing		1		1,189		951							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		Extra Toilet		1		4,550		3,640							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Average Fixture(s)		No Plumbing		1		1,189		951						
X	Asphalt Shingle	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Average Fixture(s)		Extra Toilet		1		4,550		3,640							
Chimney: Metal		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Extra Toilet		1		1,189		951							
		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		Public Water		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		Public Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		Water Well		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		1000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		2000 Gal Septic		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		Notes: Century MY9845367ABW		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							
		ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s)		Solar Water Heat		1		1,189		951							

*** 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		
2595 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/17/2019	2019-0612	100%		
Owner's Name/Address		P.R.E. 100% 05/01/1995		Garage		09/19/2005	20050318	Complete		
MOBLEY DOUGLAS D & BEVERLY A 2595 S SEELEY ROAD CADILLAC MI 49601		MAP #:		2024 Est TCV 416,046 TCV/TFA: 285.75						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 18 T22N R8W S 1/2 OF N 660 FT OF SW 1/4. 20A.		Public Improvements		* Factors *						
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
775-8835: MOBLEY'S EXCAVATING LLC CHG PB TO FINISHED PER 05 BOR +4200 AS ADJ.		Gravel Road		Residentia 18 -29 @\$3000	20.00 Acres	3000	100		60,000	
		Paved Road		20.00 Total Acres Total Est. Land Value =					60,000	
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		D/W/P: 4in Concrete	6.97	1727	0	0		
		Sewer		D/W/P: Asphalt Paving	3.10	6800	0	0		
		Electric		Wood Frame	26.33	160	50	2,106		
		Gas		Residential Local Cost Land Improvements						
		Curb		Description	Rate	Size	% Good	Cash Value		
		Street Lights		LAND IMPROVE 5000	5,000.00	1	100	5,000		
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					7,106	
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		X 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
		X SEASONAL RD		2024	30,000	178,000	208,000			128,433C
		Who		2023	26,000	176,000	202,000			122,318C
		When		2022	20,000	158,800	178,800			116,494C
		What		2021	18,000	149,200	167,200			112,773C
		TPC 04/30/2021 INSPECTED								
		TPC 10/18/2019 INSPECTED								
		TPC 04/25/2019 INSPECTED								



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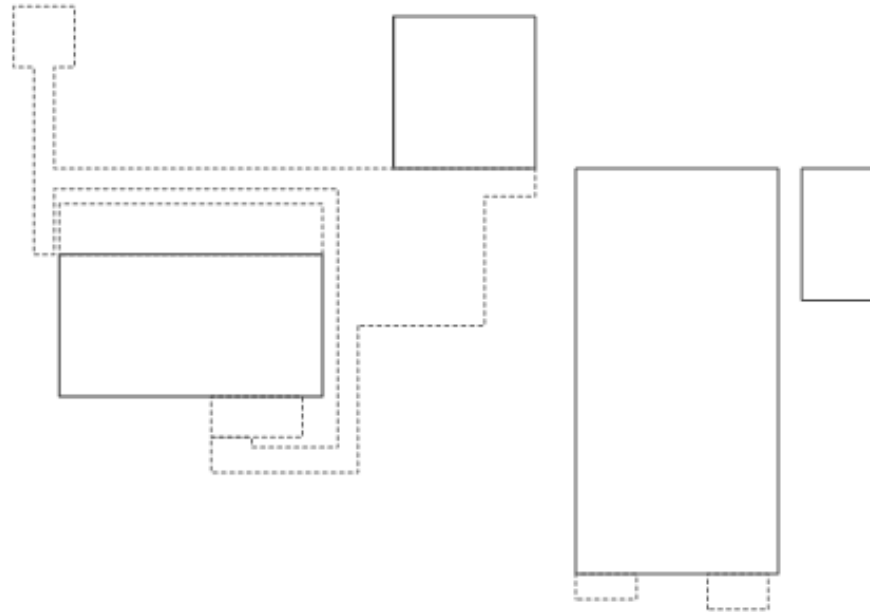
*** Information herein deemed reliable but not guaranteed***

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 520 144	Type CCP (1 Story) CCP (1 Story)	Year Built: 1994 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 3200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:						
Building Style: LOG		Yr Built Remodeled 1999 0		Condition: Average			Room List Basement 1st Floor 2nd Floor Bedrooms			(1) Exterior			X Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Avg. X Large Avg. Small Few			X 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)		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			(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			(12) Electric 200 Amps Service No./Qual. of Fixtures Ex. X Ord. Min No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1456 SF Floor Area = 1456 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 Pine Logs Basement 1,456 Total: 218,865 186,034					
Chimney:		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches CCP (1 Story) 520 12,704 10,798 CCP (1 Story) 144 3,927 3,338 Garages Class: C Exterior: Pole (Finished) Door Opener 1 547 465 Base Cost 3200 101,920 86,632 Class: C Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 840 33,692 28,638 Door Opener 1 547 465 Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 390 17,020 14,467 Built-Ins Appliance Allow. 1 2,766 2,351 Carports			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



pond



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALBRO LLC	LA BEAU EDWARD T & JOANN	85,000	07/23/2009	LC	03-ARM'S LENGTH	2009/2752	DEED	100.0
CHASE MANHATTAN MORTGAGE	GALBRO LLC	55,500	03/03/2009	WD	21-NOT USED/OTHER	2009/914	DEED	100.0
CAPUTO NICHOLAS W	CHASE MANHATTAN MORTGAGE	90,182	01/18/2009	SD	21-NOT USED/OTHER	2008/316	DEED	0.0
		114,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4525	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2371 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2010					

Owner's Name/Address	MAP #:
LABEAU EDWARD T & JOANN 2371 SEELEY RD CADILLAC MI 49601	2024 Est TCV 213,761 TCV/TFA: 152.14

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 18 T22N R8W (6*2001) BEG N 0 DEG 56'29"W 334.5 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 663.5 FT, S 89 DEG 24'47"E 1324.32 FT, S 0 DEG 16'57"E 656.38 FT, N 89 DEG 42'59"W 1316.6 FT TO POB. 20A.	X		Dirt Road							
	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

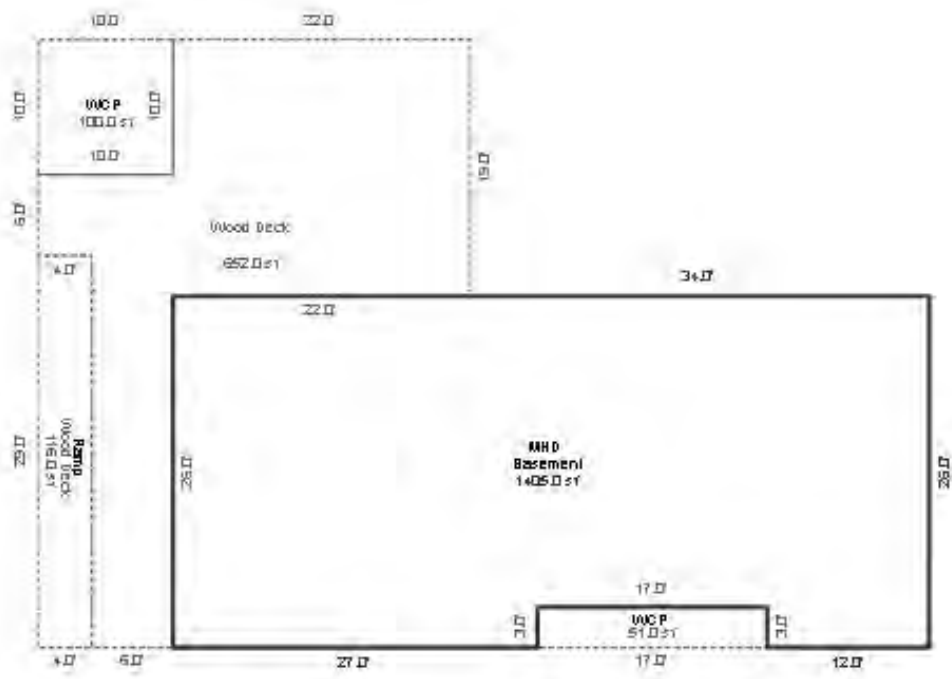
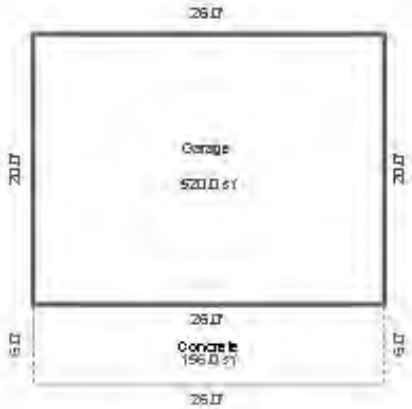
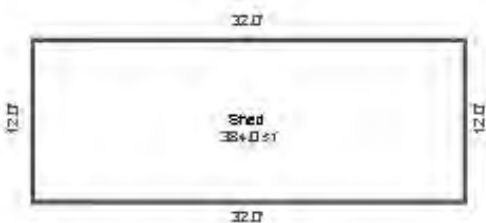
Comments/Influences	Topography of Site	Level	X Rolling	Low	X High	Landscaped	Swamp	X Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	X SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02						
01 SPLIT TO 001-34, 35, 36, 37, 38, 39 FOR 02															2023	26,000	69,200	95,200			53,538C
															2022	21,000	59,600	80,600			50,989C
															2021	21,000	56,200	77,200			49,361C

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	04/25/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1994 Car Capacity: 2 Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 520 % 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						51	WCP (1 Story)				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1995	Remodeled 0	Trim & Decoration			(12) Electric											
Condition: Average		Ex	X	Ord			Min									
Room List		Size of Closets			200 Amps Service											
	Basement 1st Floor 2nd Floor 3 Bedrooms	Lg	X	Ord			Small									
(1) Exterior		Doors		Solid	X		H.C.									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(5) Floors			No./Qual. of Fixtures											
(2) Windows		Kitchen: Other: Other:			Ex. X Ord. Min											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings			No. of Elec. Outlets											
	Many Avg. X Few	Large Avg. Small	Basement: 1405 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few										
(3) Roof		(7) Excavation			(13) Plumbing											
X	Gable Hip Flat	Gambrel Mansard Shed	(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										
	Asphalt Shingle Metal	(9) Basement Finish			(14) Water/Sewer											
Chimney: Metal		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											
		(10) Floor Support			Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1405 SF Floor Area = 1405 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas										Cls D Blt 1995						
Stories Exterior Foundation Size Cost New Depr. Cost										1 Story Siding Basement 1,405		Total: 165,489 124,116				
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,025 769				
3 Fixture Bath										1		3,245 2,434				
Water/Sewer																
1000 Gal Septic										1		4,263 3,197				
Water Well, 100 Feet										1		5,506 4,129				
Porches																
WCP (1 Story)										51		2,537 1,903				
Deck																
Treated Wood										652		8,561 6,421				
Treated Wood w/Roof (Deck Portion)										100		2,428 1,821				
Treated Wood w/Roof (Roof portion)										100		1,517 1,138				
Treated Wood										116		2,741 2,056				
Garages																
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost										520		15,886 11,914				
Built-Ins																
Appliance Allow.										1		1,638 1,228				
Totals:										214,836		161,126				
Notes:																
ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCY:												149,847				

*** 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.
DEANDA DAVID P & MARLINDA	AUGUSTAT JERRY & RACHEL	25,500	02/28/2019	WD	03-ARM'S LENGTH	2019-00563	PROPERTY TRANSFER	100.0
DEANDA DAVID P & MARLINDA	DEANDA DAVID P & MARLINDA	0	05/10/2017	WD	09-FAMILY	2017-02029	PROPERTY TRANSFER	0.0
		27,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4524	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2469 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		New House	06/20/2019	2019-0275	100%
	P.R.E. 100% 05/11/2021					

Owner's Name/Address	MAP #:
AUGUSTAT JERRY & RACHEL 2469 S SEELEY RD CADILLAC MI 49601	2024 Est TCV 393,232 TCV/TFA: 169.20

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 18 T22N R8W (0*2001) BEG AT W 1/4 COR TH N 0 DEG 56'29"W 334.5 FT, S 89 DEG 42'59"W 1316.6 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 59'22" W 1312.71 FT TO POB. 10A.	X		Dirt Road			
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
			10.00 Total Acres			30,000
			Total Est. Land Value =			30,000

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
01 SPLIT FROM 001-30 FOR 02			D/W/P: 4in Ren. Conc.	8.18	1352 50	5,529
			D/W/P: 3.5 Concrete	6.58	773 50	2,543
			Total Estimated Land Improvements True Cash Value =			8,072

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	181,600	196,600			183,463C
2023	14,000	181,200	195,200			174,727C
2022	10,000	161,400	171,400			164,502C
2021	10,000	130,000	140,000			136,982C

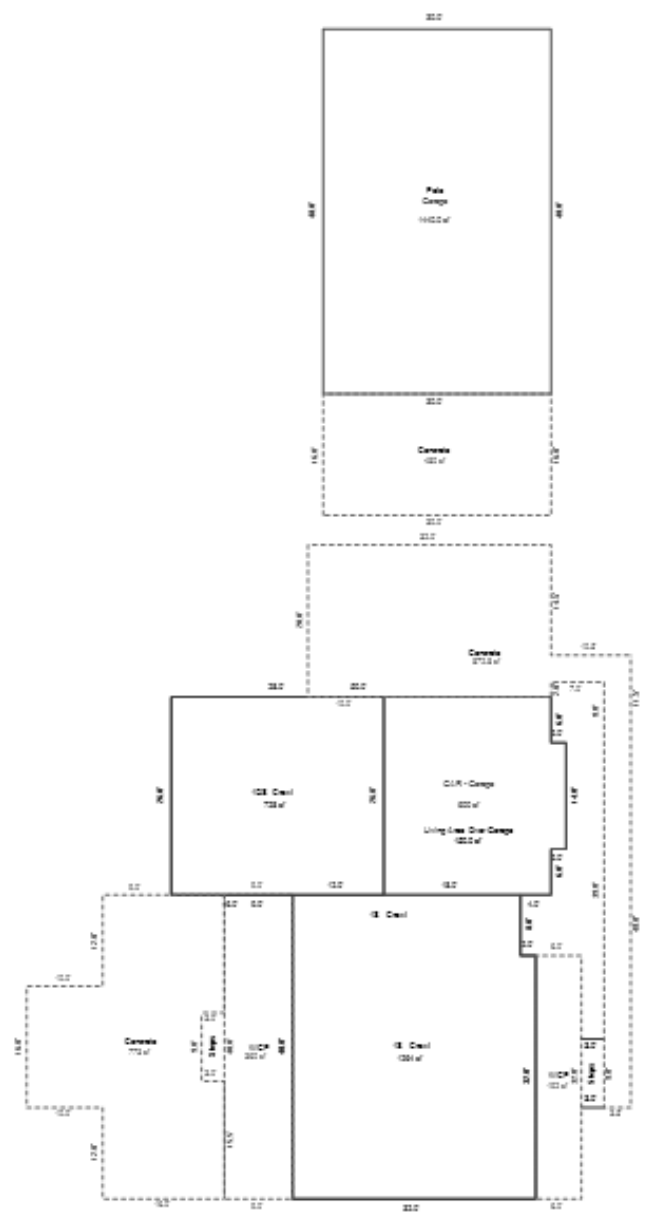
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Who	When	What
JWV	09/09/2022	INSPECTED
JWV	09/10/2021	INSPECTED
JWV	09/29/2020	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 192 360	Type WCP (1 Story) WCP (1 Story)	Year Built: 2021 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: 600 % 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: 2 Floor Area: 2,324 Total Base New : 389,678 Total Depr Cost: 381,893 Estimated T.C.V: 355,160			E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1992 SF Floor Area = 2324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			Cls C 5 Blt 2021		Carport Area:	
Yr Built 2021		Remodeled 0	Trim & Decoration		0 Amps Service			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Roof:	
Condition: Average		Ex	Ord		Min	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			1.25 Story Siding Crawl Space 1,264 1 Story Siding Crawl Space 728 1 Story Siding Overhang 150			Total: 291,949 286,119		
Room List		Doors	Solid	H.C.	(13) Plumbing			(14) Water/Sewer			Other Additions/Adjustments						
	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			Plumbing			Average Fixture(s) 1 1,476 1,446 3 Fixture Bath 1 4,646 4,553				
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1992 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,864 4,767 Water Well, 100 Feet 1 5,808 5,692				
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			WCP (1 Story) 192 7,818 7,662 WCP (1 Story) 360 11,783 11,547				
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 25,506 24,996 Common Wall: 2 Wall 1 -5,371 -5,264 Door Opener 1 547 536				
	Many Avg. Few	Large Avg. Small	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Pole (Unfinished) Door Opener 1 547 536 Base Cost 1440 34,747 34,052						
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Built-Ins			Appliance Allow. 1 2,766 2,711			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>						
X	Asphalt Shingle																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELDEN PAUL A & BRIDGET	RIVERA ANTHONY A	430,000	03/31/2022	WD	03-ARM'S LENGTH	2022-01121	PROPERTY TRANSFER	100.0
		26,000	11/01/2001	WD	33-TO BE DETERMINED	01-0:4523	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		New House	05/23/2002	20020153	100%

Owner's Name/Address	MAP #:
RIVERA ANTHONY A 2255 S SEELEY RD Cadillac MI 49601	2024 Est TCV 433,948 TCV/TFA: 133.81

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 18 T22N R8W (0*2001) BEG N 0 DEG 56'29"W 998 FT FROM W 1/4 COR TH N 0 DEG 56'29"W 311.76 FT, N 89 DEG 52'30"E 1327.76 FT, S 0 DEG 16'57"E 328.18 FT, N 89 DEG 24'47"W 1324.32 TO POB. 9.74A.	X	Dirt Road		Residentia 8 - 17 @ \$3000	9.74 Acres		3000	100		29,220
		Gravel Road		9.74 Total Acres Total Est. Land Value =						29,220

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
231-839-7755 01 SPLIT FROM 001-30 FOR 02 0 DIV	X	Gas	Residential Local Cost Land Improvements					
		Curb	Description	Rate	Size % Good	Cash Value		
		Street Lights	LAND IMPROVE 1000	1,000.00	1 97	970		
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				970	
		Underground Utils.						

Topography of Site
Level

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,600	202,400	217,000			217,000S
2023	13,600	200,200	213,800			213,800S
2022	9,700	161,800	171,500			114,715C
2021	9,700	151,900	161,600			111,051C

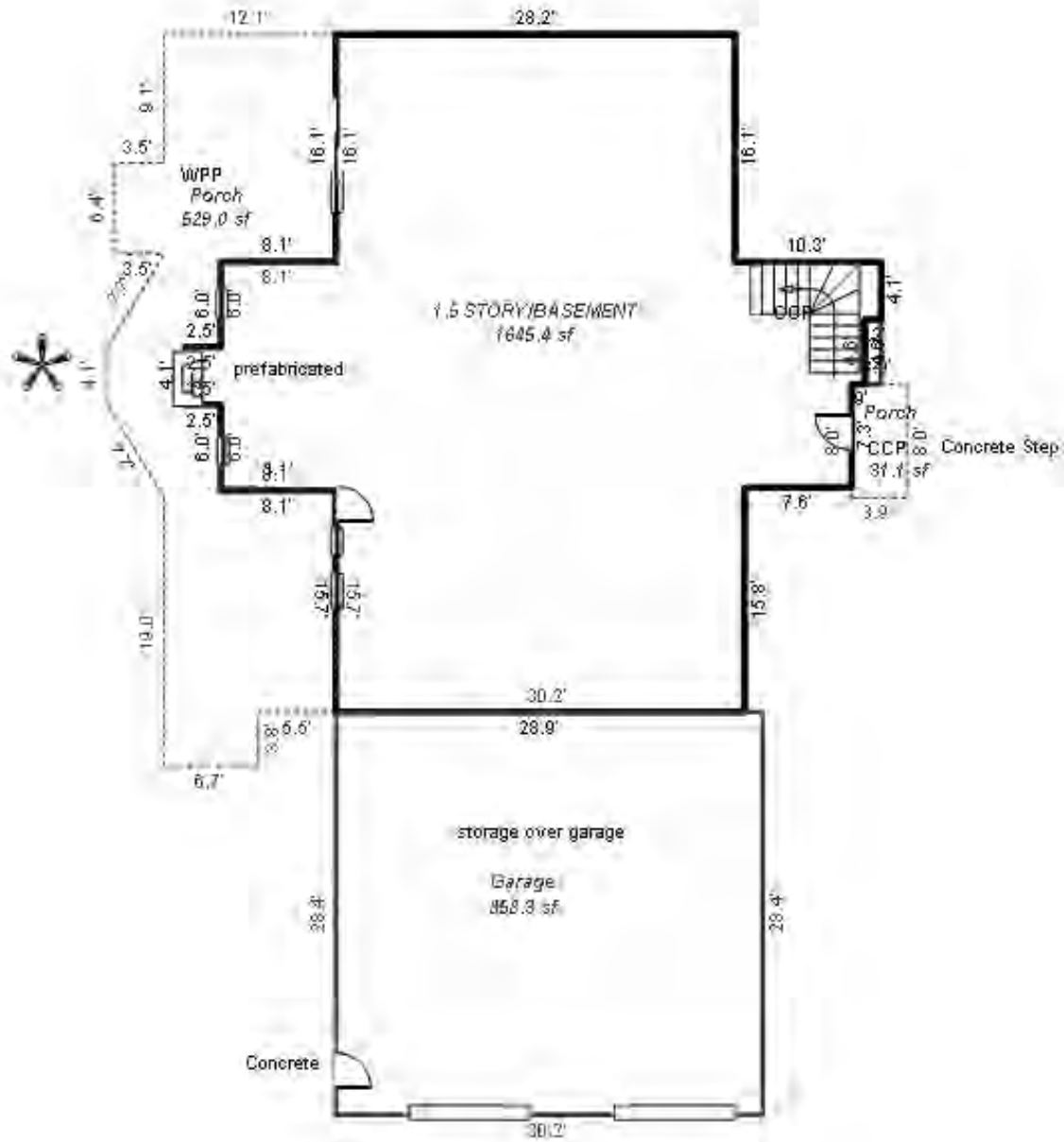


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*** Information herein deemed reliable but not guaranteed***

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 31 529 50	Type CCP (1 Story) WPP Treated Wood	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 858 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					1																																																																																									
Building Style: 1.75S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +10 Effec. Age: 10 Floor Area: 3,243 Total Base New : 482,425 Total Depr Cost: 434,148 Estimated T.C.V: 403,758			E.C.F. X 0.930		Bsmnt Garage:																																																																																				
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min	X			No Heating/Cooling																																																																																									
Condition: Average		Size of Closets		Lg	X	Ord		Small																																																																																											
Room List		Doors		Solid		H.C.	X			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool, Wood Furnace Add-On Ground Area = 1645 SF Floor Area = 3243 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C 10 Blt 2003																																																																																						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			200 Amps Service																																																																																									
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets																																																																																									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.		Few	(13) Plumbing																																																																																								
(2) Windows		(7) Excavation		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			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			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																																																																																									
X	Many Avg. X Few	Large Avg. Small	Basement: 1645 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			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																																																																																										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			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																																																																																									
(3) Roof		(9) Basement Finish		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			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																																																																																									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																																																																																										
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																																																																																									
Chimney:																																																																																																			
<p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>1,645</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>364</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>407,356</td> <td>366,586</td> </tr> </tbody> </table> <p>Other Additions/Adjustments</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Area</th> <th>Cost</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Exterior Brick Veneer</td> <td>100</td> <td>1,719</td> <td>1,547</td> </tr> <tr> <td>Plumbing Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,328</td> </tr> <tr> <td>3 Fixture Bath</td> <td>2</td> <td>9,291</td> <td>8,362</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> <td>2,797</td> </tr> <tr> <td>Water/Sewer 1000 Gal Septic</td> <td>1</td> <td>4,864</td> <td>4,378</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>5,227</td> </tr> <tr> <td>Porches CCP (1 Story)</td> <td>31</td> <td>1,020</td> <td>918</td> </tr> <tr> <td>WPP</td> <td>529</td> <td>8,861</td> <td>7,975</td> </tr> <tr> <td>Deck Treated Wood</td> <td>50</td> <td>1,753</td> <td>1,578</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>858</td> <td>32,827</td> <td>29,544</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,686</td> <td>-2,417</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,093</td> <td>984</td> </tr> </tbody> </table> <p>Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	1,645			1 Story	Siding	Overhang	364			Total:				407,356	366,586	Item	Area	Cost	Depr. Cost	Exterior Brick Veneer	100	1,719	1,547	Plumbing Average Fixture(s)	1	1,476	1,328	3 Fixture Bath	2	9,291	8,362	2 Fixture Bath	1	3,108	2,797	Water/Sewer 1000 Gal Septic	1	4,864	4,378	Water Well, 100 Feet	1	5,808	5,227	Porches CCP (1 Story)	31	1,020	918	WPP	529	8,861	7,975	Deck Treated Wood	50	1,753	1,578	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				Base Cost	858	32,827	29,544	Common Wall: 1 Wall	1	-2,686	-2,417	Door Opener	2	1,093	984
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*** 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.
WARREN CURTIS FORD	WESTMAN JAMES K & SARAH	195,900	06/26/2018	WD	03-ARM'S LENGTH	2018-02096	PROPERTY TRANSFER	100.0
OLSON BRUCE L & ALENA I	WARREN CURTIS F	0	05/13/2005	OTH	21-NOT USED/OTHER	05-0/2416	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD X501	School: LAKE CITY AREA SCHOOL DIST		New House	02/13/2006	20060013	Complete
	P.R.E. 100% 07/10/2018					
Owner's Name/Address	MAP #:					
WESTMAN JAMES K & SARAH 2255 S X501 S SEELEY RD Cadillac MI 49601	2024 Est TCV 248,262 TCV/TFA: 173.85					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W 984.54 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 52'30"E 1315.39 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 54'31"W 1312.68 FT TO POB. 9.91A.	X	Dirt Road		Residentia 8 - 17	@\$3000	9.91	Acres	3000	100		29,730
		Gravel Road		9.91 Total Acres Total Est. Land Value = 29,730							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
01 SPLIT FROM 001-30 FOR 02		Level	2024	14,900	109,200	124,100			104,024C
	X	Rolling	2023	13,900	108,000	121,900			99,071C
	X	Low	2022	9,900	91,600	101,500			94,354C
	X	High	2021	9,900	90,700	100,600			91,340C
		Landscaped							
		Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
	X	Wetland							
	X	Flood Plain							
	X	Private Rd							

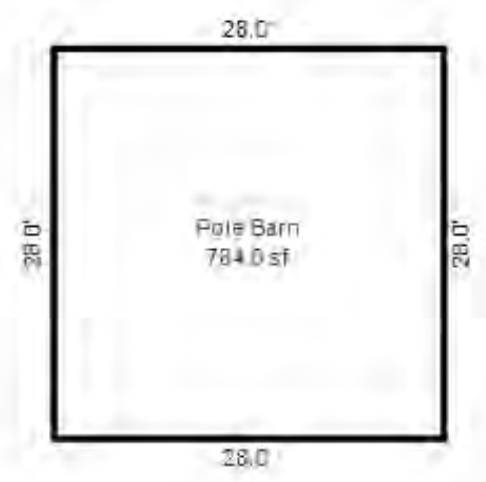
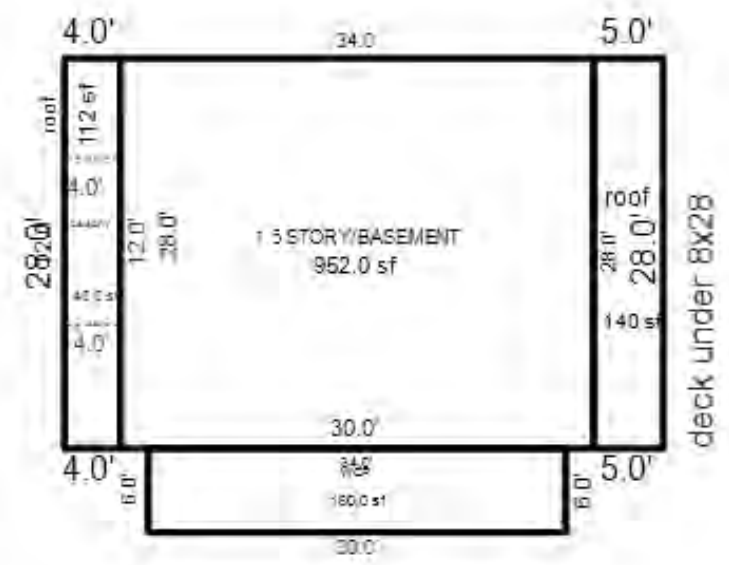
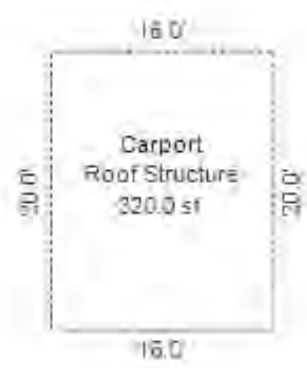


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 784 % 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: 1,428 Total Base New : 274,805 Total Depr Cost: 233,591 Estimated T.C.V: 217,240			E.C.F. X 0.930		Bsmnt Garage: Carport Area: 320 Roof: Aluminum			
Building Style: LOG		Drywall Paneled	Plaster X Wood T&G		Trim & Decoration			Central Air Wood Furnace								
Yr Built 2006	Remodeled 0	Ex	X Ord		Min	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Radiant (in-floor), Wood Furnace Add-On Ground Area = 952 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 2006				
Condition: Average		Size of Closets		No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors	Solid	X H.C.	0 Amps Service			1.5 Story Pine Logs Basement			Total: 215,326 183,034					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Exterior						
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	X Wood		Many			X Ave.			Plumbing						
(2) Windows		(7) Excavation		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Porches						
X	Many Avg. X Avg. Few Small	Basement: 952 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Deck						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
X	Asphalt Shingle Metal	(9) Basement Finish		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
(3) Roof		(10) Floor Support		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck						

*** 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.
OLSON BRUCE & ALENA	ALTMAN KENT D & STACY L	60,000	03/19/2019	WD	16-LC PAYOFF	2019-01374	PROPERTY TRANSFER	0.0
OLSON BRUCE L & ALENA I	ALTMAN KENT D &	60,000	05/07/2004	LC	03-ARM'S LENGTH	04-0/2151	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ALTMAN KENT D & STACY L 946 COTEY ST CADILLAC MI 49601	MAP #:					
	2024 Est TCV 55,673 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.80 FT & N 0 DEG 16'57"W 656.36 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 54' 31"E 1312.68 FT, S 0 DEG 11'23"W 328.96 FT, S 89 DEG 56'32"W 1309.98 FT TO POB. 9.89A.	X		Dirt Road					
			Gravel Road					
			Paved Road					
			Storm Sewer					
			Sidewalk					
			Water					
			Sewer					
	X		Electric					
			Gas					
			Curb					
			Street Lights					
			Standard Utilities					
			Underground Utils.					

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
01 SPLIT FROM 001-30 FOR 02 O DIV RTS SEVERAL STRUCTURES & WW ADDED FOR 08..NO PERMITS IN FILE.	X		Wood Frame	23.74	288 75	5,128
			Sewer	24.99	192 75	3,598
			Wood Frame			8,726

Comments/Influences	X Improved	Vacant	Total Estimated Land Improvements True Cash Value =						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
01 SPLIT FROM 001-30 FOR 02 O DIV RTS SEVERAL STRUCTURES & WW ADDED FOR 08..NO PERMITS IN FILE.	X		2024	14,800	13,000	27,800			17,628C



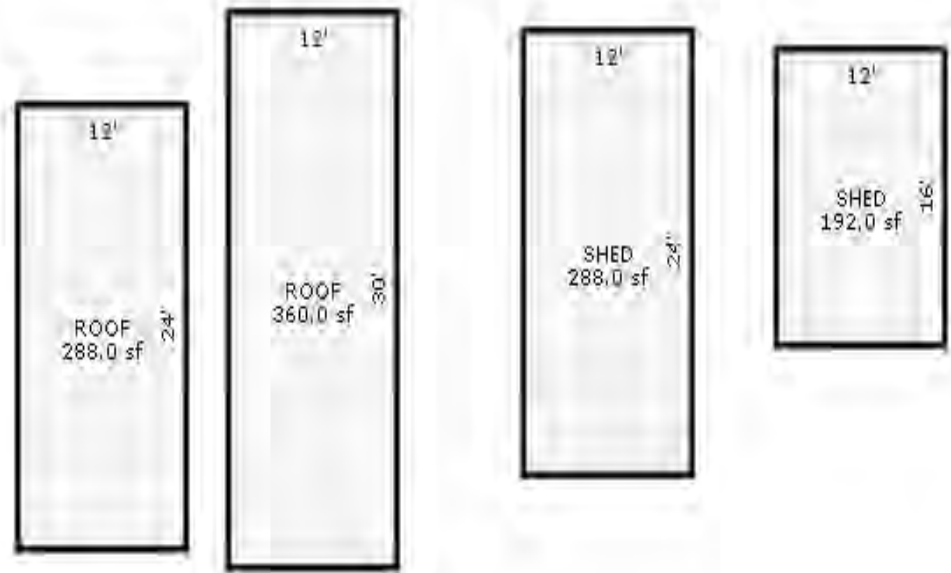
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Topography of Site	X Improved	Vacant	Total Estimated Land Improvements True Cash Value =						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level	X		2024	14,800	13,000	27,800			17,628C
Rolling	X		2023	13,800	13,500	27,300			16,789C
Low			2022	9,900	11,400	21,300			15,990C
High	X		2021	9,900	10,500	20,400			15,480C
Landscaped									
Swamp									
Wooded	X								
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Private Rd	X								

*** 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 648	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G													
Yr Built 0		Remodeled 0		Trim & Decoration												
Condition: Average		Ex	X	Ord		Min										
Room List		Size of Closets														
		Lg	X	Ord		Small										
Basement 1st Floor 2nd Floor Bedrooms		Doors		Solid	X	H.C.	Central Air Wood Furnace									
(1) Exterior		(5) Floors														
		Kitchen: Other: Other:					(12) Electric									
		0 Amps Service														
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings														
(2) Windows		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(7) Excavation														
Many Avg. Few		X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
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														
X Gable Hip Flat		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:														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		Notes: DUTCHMAN TT ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV:														
		Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,864 4,329 Water Well, 100 Feet 1 5,808 5,169 Deck w/Roof (Roof portion) 648 9,830 8,749 Unit-in-Place Cost Items TRAVEL TRAILER 2500 3,525 3,349 * Totals: 24,027 21,596 E.C.F. X 0.800 Total Base New : 24,027 Total Depr Cost: 21,596 Estimated T.C.V: 17,277		Cls Average Blt 0												

*** 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.
OLSON BRUCE & ALENA	ALTMAN KENT D & STACY L	0	03/19/2019	WD	16-LC PAYOFF	2019-01374	PROPERTY TRANSFER	0.0
OLSON BRUCE L & ALENA I	ALTMAN KENT D &	60,000	05/07/2004	LC	20-MULTI PARCEL SALE REF	04-0/2151	DEED	100.0

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

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

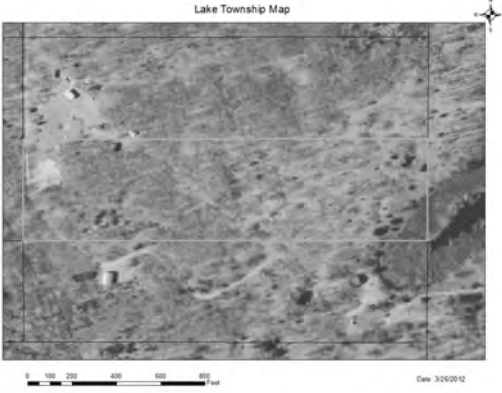
Owner's Name/Address: ALTMAN KENT D & STACY L
 946 COTEY STREEET
 CADILLAC MI 49601
 2024 Est TCV 29,610

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<input checked="" type="checkbox"/> Dirt Road <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Water Sewer <input checked="" type="checkbox"/> Electric Gas <input checked="" type="checkbox"/> Curb <input checked="" type="checkbox"/> Street Lights <input checked="" type="checkbox"/> Standard Utilities <input checked="" type="checkbox"/> Underground Utils.	Residentia 8 - 17	@\$3000	9.87	Acres	3000	100			29,610
	9.87 Total Acres Total Est. Land Value =								29,610

Tax Description
 SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT & N 0 DEG 16'57"W 328.18 FT FROM W 1/4 COR TH N 0 DEG 16'57"W 328.18 FT, N 89 DEG 56'32"E 1309.98 FT, S 0 DEG 11'23"W 328.96 FT, S89 DEG 58'34"W 1307.27 FT TO POB. 9.87A.

Comments/Influences
 01 SPLIT FROM 001-30 FOR 02 NO DIV RTS



Topography of Site
 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	14,800	0	14,800			10,914C
2023	13,800	0	13,800			10,395C
2022	9,900	0	9,900			9,900S
2021	9,900	0	9,900			9,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STURDAVANT ROBERT D	STURDAVANT ROBERT D & DUR	1	09/26/2019	QC	09-FAMILY	2019-03009	DEED	0.0
OLSON BRUCE L & ALENA I	STURDAVANT ROBERT DEAN	0	02/24/2011	WD	03-ARM'S LENGTH	2011-00540	DEED	0.0
OLSON BRUCE L & ALENA I	STURDAVANT ROBERT D	28,000	02/24/2002	LC	16-LC PAYOFF		DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2255 S SEELEY RD X 901	School: LAKE CITY AREA SCHOOL DIST		New House	08/15/2017	2017-0386	100%
	P.R.E. 100% 12/10/2018		New House	01/01/2010	2010-99998	100%

Owner's Name/Address	MAP #:	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
STURDAVANT ROBERT D & DURANT SANDRA 2255 X 901 S SEELEY RD CADILLAC MI 49601	2024 Est TCV 449,082 TCV/TFA: 140.69	
	X Improved	Vacant
	Public Improvements	* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 18 T22N R8W (0*2001) BEG S 89 DEG 59'23"E 1312.8 FT FROM W 1/4 COR TH S 89 DEG 59'23"E 1304.56 FT, N 0 DEG 11'23"E 328.96 FT, S 89 DEG 58' 34"W 1307.27 FT, S 0 DEG 16'57"E 328.18 FT TO POB. 9.85A.	Residentia 8 - 17 @ \$3000	9.85 Acres		3000	100				29,550
	9.85 Total Acres Total Est. Land Value =								29,550
	Land Improvement Cost Estimates								
	Description	Rate	Size	% Good	Cash Value				
	D/W/P: 4in Concrete	6.49	486	50	1,577				
	Wood Frame	20.82	320	50	3,331				
	Total Estimated Land Improvements True Cash Value =								4,908

Comments/Influences	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
01 SPLIT FROM 001-30 FOR 02 NO DIV RTS STILL AT 50% FOR 10 RECHECK 11	X					

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



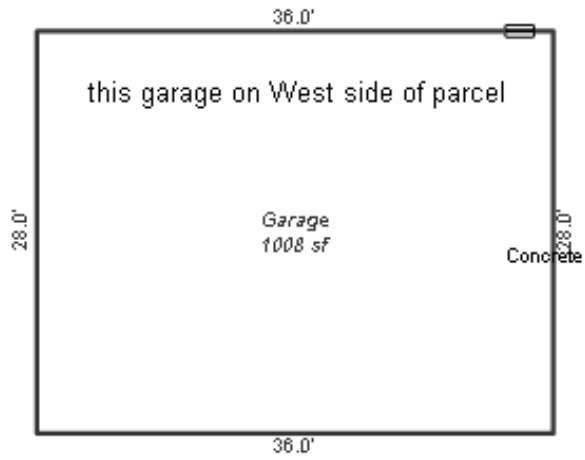
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,800	209,700	224,500			166,644C
2023	13,800	209,500	223,300			158,709C
2022	9,900	188,800	198,700			151,152C
2021	9,900	177,200	187,100			146,324C

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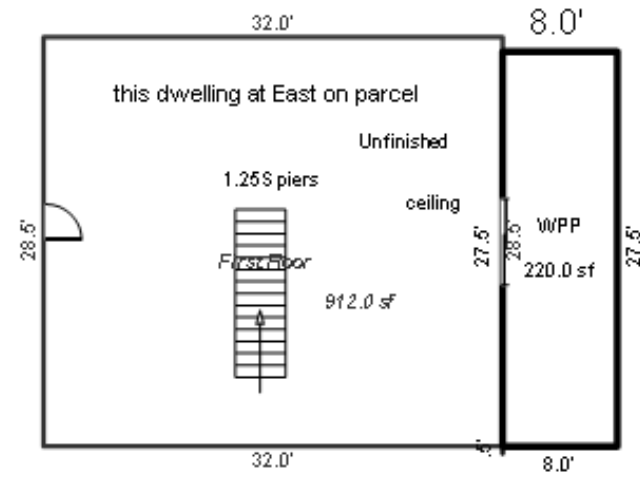
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 385	Type WPP	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 10 Floor Area: 1,140 Total Base New : 147,582 Total Depr Cost: 132,822 Estimated T.C.V: 123,525		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 2010		
Yr Built 2010 NO	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 912 SF Floor Area = 1140 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas				
Condition: Average		Size of Closets		Lg X Ord Small			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1.25 Story Siding Piers 912		Total: 110,034 99,029		
Room List		Doors	Solid X	H.C.	(5) Floors			Average Fixture(s)			Other Additions/Adjustments					
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		(6) Ceilings			3 Fixture Bath 2 Fixture Bath Softener, Auto 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 3 Fixture Bath		1 -3,860		-3,474		
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Porches WPP		385 5,713		5,142		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Base Cost		1008 33,546		30,191		
	Many Avg. X Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Fireplaces		1 2,149		1,934		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Notes: NO PERMITS - SANDY STURDAVANT STATES NO PLUMBING OR ELECTRICAL 12/4/2018 ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 123,525			Wood Stove		Totals: 147,582 132,822				
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



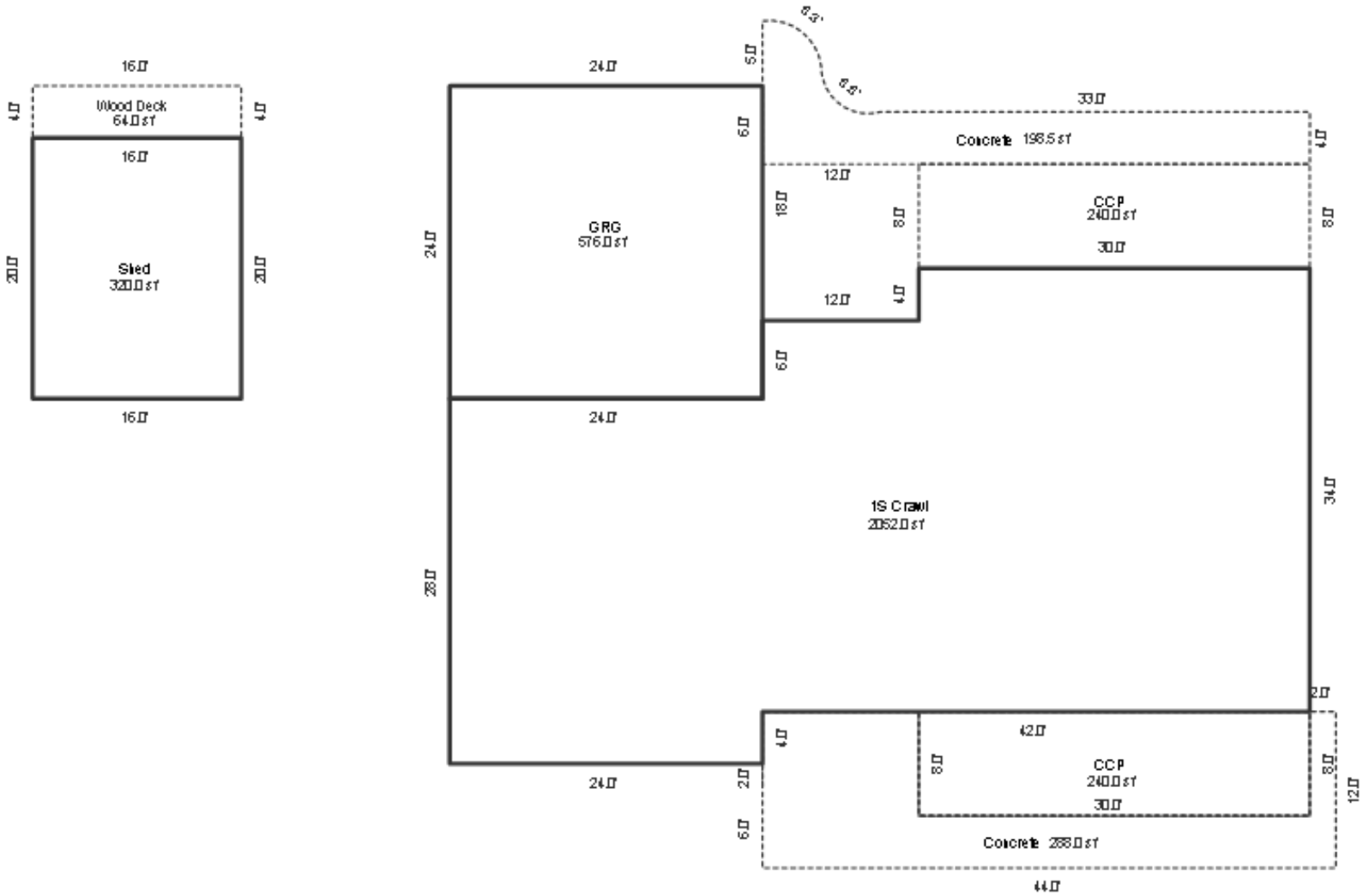
shed



shed

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 240 64	Type CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 4 Floor Area: 2,052 Total Base New : 326,052 Total Depr Cost: 313,010 Estimated T.C.V: 291,099			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace									
Yr Built 2018	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 2 Single Family 1S			Cls C 5 Blt 2018						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			(11) Heating System: Forced Heat & Cool									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			Ground Area = 2052 SF Floor Area = 2052 SF.									
(2) Windows		No. of Elec. Outlets		Ex. Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96									
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2052 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Building Areas									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 2,052			Total: 271,647 260,782						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Other Additions/Adjustments								
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing									
Chimney:		(10) Floor Support		Lump Sum Items:			Average Fixture(s) 3 Fixture Bath Water/Sewer									
		Joists: Unsupported Len: Cntr.Sup:					1000 Gal Septic Water Well, 100 Feet									
							Porches									
							CCP (1 Story) CCP (1 Story)									
							Deck									
							Treated Wood									
							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost									
							Common Wall: 2 Wall									
							Door Opener									
							Built-Ins									
							Appliance Allow.									
							Local Cost Items									
							GENERATOR									
							Totals:			326,052 313,010						
							<<<<< 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.
CROWDER DORAN W SR (SM)	GUSHA SHERYL KAE (F)	60,000	09/27/2006	WD	03-ARM'S LENGTH	06-0/3612	DEED	100.0
US BANK NA	CROWDER DORAN W SR (SW)	59,900	10/20/2005	WD	21-NOT USED/OTHER	05-0/4226	DEED	100.0
FETTEROLF SHERILL R & REN	US BANK NA	0	07/23/2005	SD	21-NOT USED/OTHER	04-0/3384	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2900 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/27/2006					
Owner's Name/Address	MAP #:					
GUSHA SHERYL KAE 2900 S SEELEY ROAD CADILLAC MI 49601	2024 Est TCV 130,816 TCV/TFA: 83.86					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
. SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E 277.29 FT, N 14 DEG14'33"E 160.59 FT, S 57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E 180.899 FT, S 14 DEG 21'17"E 103.91 FT, S 22 DEG 46' 14.5"E 174.786 FT, S 31 DEG 11'12"E 129.605 FT, S 60 DEG 13'03"W 661.15 FT TO POB. 6.44AC M/L.	X	Dirt Road		Residentia 8 - 17	@\$3000	6.44	Acres	3000 100	19,320
	X	Gravel Road		6.44 Total Acres		Total Est. Land Value =		19,320	

Tax Description	Land Improvement Cost Estimates			
	Description	Rate	Size % Good	Cash Value
. SEC 18 T22N R8W BEG N 0 DEG 54'09"W 249.83 FT FROM SW COR OF SW 1/4 TH N 0 DEG 54'09"W 603.40 FT, N 68 DEG 41'33"E 277.29 FT, N 14 DEG14'33"E 160.59 FT, S 57 DEG 26'27"E 22.47 FT, S 35 DEG 53'32"E 180.899 FT, S 14 DEG 21'17"E 103.91 FT, S 22 DEG 46' 14.5"E 174.786 FT, S 31 DEG 11'12"E 129.605 FT, S 60 DEG 13'03"W 661.15 FT TO POB. 6.44AC M/L.	Water	24.00	144 94	3,249
	Total Estimated Land Improvements True Cash Value =			3,249

Comments/Influences	Topography of Site
2006MLS\$60K 90DOM	Level



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	2024	9,700	55,700	65,400			34,814C
X Low	2023	9,000	48,500	57,500			33,157C
High	2022	6,400	42,500	48,900			31,579C
Landscaped	2021	6,400	40,300	46,700			30,571C
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
X Wetland							
Flood Plain							

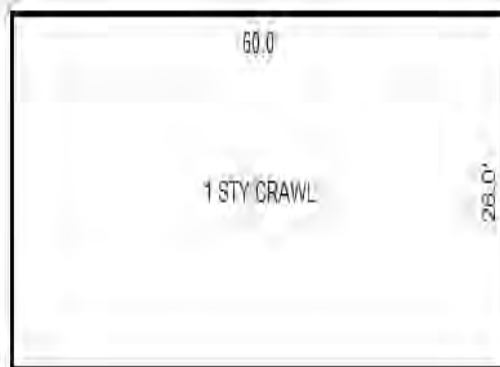
Who	When	What
TPC 12/27/2017	INSPECTED	
TPC 08/01/2011	INSPECTED	

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																												
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G																																																																					
Building Style: HUD		Trim & Decoration		Central Air Wood Furnace																																																																								
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																																																					
Condition: Average		Lg	X	Ord		Small	No./Qual. of Fixtures																																																																					
Room List		Doors		Solid	X	H.C.	(12) Electric																																																																					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service																																																																					
(1) Exterior		No. of Elec. Outlets			Ex. X Ord. Min			No./Qual. of Fixtures																																																																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			X Drywall			No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing																																																														
(2) Windows		(7) Excavation			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 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																																																																	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1560 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																																																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																										
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X	Asphalt Shingle																																																																											
Chimney: Metal																																																																												
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1560 SF Floor Area = 1560 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,560</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>173,039</td> <td>129,778</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td>1,230</td> <td>922</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td>3,860</td> <td>2,895</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,550</td> <td>3,412</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,640</td> <td>4,230</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>1</td> <td>1,934</td> <td>1,450</td> </tr> <tr> <td>Fireplaces</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Prefab 1 Story</td> <td>1</td> <td>2,189</td> <td>1,642</td> </tr> <tr> <td colspan="2">Totals:</td> <td>192,442</td> <td>144,329</td> </tr> </tbody> </table> Notes: 1994 REDMAN #334T2610299T ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCv: 108,247											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,560			Total:				173,039	129,778	Average Fixture(s)	Size	Cost New	Depr. Cost	1		1,230	922	3 Fixture Bath		3,860	2,895	Water/Sewer				1000 Gal Septic	1	4,550	3,412	Water Well, 100 Feet	1	5,640	4,230	Built-Ins				Appliance Allow.	1	1,934	1,450	Fireplaces				Prefab 1 Story	1	2,189	1,642	Totals:		192,442	144,329	E.C.F. X 0.750		Cls CD Blt 1994	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																							
1 Story	Siding	Crawl Space	1,560																																																																									
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Totals:		192,442	144,329																																																																									

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



Sketch by Ares 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.
PIETROWSKI ANTHONY	TOP QUALITY HOMES DEVELOP	100,000	09/30/2021	WD	03-ARM'S LENGTH	2021-03339	PROPERTY TRANSFER	100.0
HARRIS VERNON & LAURA	PIETROWSKI ANTHONY	65,000	08/26/2015	WD	03-ARM'S LENGTH	2015-02896	PROPERTY TRANSFER	100.0
CITIZENS BANK	HARRIS VERNON & LAURA	40,000	03/26/2010	QC	33-TO BE DETERMINED	2010_816QC	PROPERTY TRANSFER	100.0
REED KEVIN & DARCI D (SW)	CITIZENS BANK	40,224	06/05/2009	SD	21-NOT USED/OTHER	2009/4366	DEED	0.0

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

2525 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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TOP QUALITY HOMES DEVELOPMENT 5030 SW 170 AVE FORT LAUDERDALE FL 33331	2024 Est TCV 85,154 TCV/TFA: 84.48					
--	------------------------------------	--	--	--	--	--

	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	20.00	Acres	3000	100		60,000
20.00 Total Acres Total Est. Land Value =								60,000

	X	Dirt Road						
--	---	-----------	--	--	--	--	--	--

		Gravel Road						
--	--	-------------	--	--	--	--	--	--

		Paved Road						
--	--	------------	--	--	--	--	--	--

		Storm Sewer						
--	--	-------------	--	--	--	--	--	--

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

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

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

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

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

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

		Street Lights						
--	--	---------------	--	--	--	--	--	--

		Standard Utilities						
--	--	--------------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		SEASONAL RD						
--	--	-------------	--	--	--	--	--	--

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

				2024	30,000	12,600	42,600			34,508C
--	--	--	--	------	--------	--------	--------	--	--	---------

			TPC 05/03/2021 INSPECTED	2023	26,000	13,600	39,600			32,865C
--	--	--	--------------------------	------	--------	--------	--------	--	--	---------

			TPC 12/27/2017 INSPECTED	2022	20,000	11,300	31,300			31,300S
--	--	--	--------------------------	------	--------	--------	--------	--	--	---------

			TPC 08/28/2015 INSPECTED	2021	18,000	10,900	28,900			26,566C
--	--	--	--------------------------	------	--------	--------	--------	--	--	---------

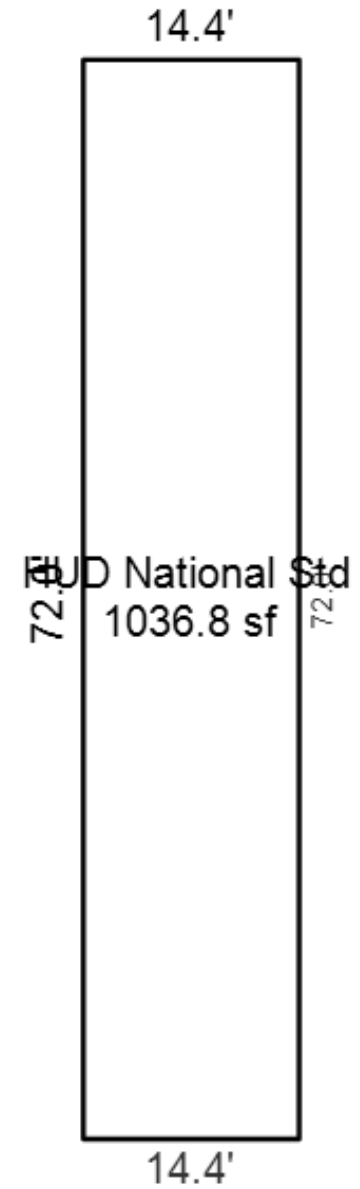
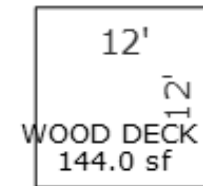
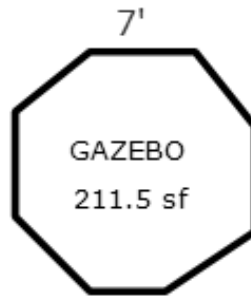
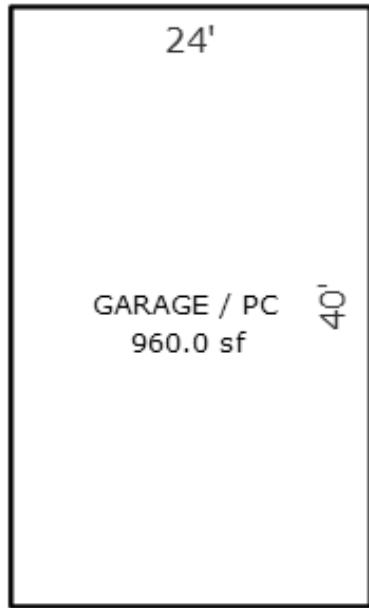


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*** Information herein deemed reliable but not guaranteed***

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 36 144	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Low Effec. Age: 45 Floor Area: Total Base New : 84,134 Total Depr Cost: 29,447 Estimated T.C.V: 23,558			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1980	
Yr Built 1980	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1008 SF Floor Area = 1008 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Main Home Siding Comp.Shingle			Total:		45,842 16,046	
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min			2 Fixture Bath			Skirting, Metal or Vinyl, Vertical						
(2) Windows		Other:		Many X Ave. Few			2 Fixture Bath			Plumbing						
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto			Average Fixture(s)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Softener, Manual			Solar Water Heat			3 Fixture Bath						
X		(8) Basement		No Plumbing			No Plumbing			Water/Sewer						
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Extra Toilet			Extra Toilet			1000 Gal Septic						
X		(9) Basement Finish		Extra Sink			Extra Sink			Water Well, 50 Feet						
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Separate Shower			Separate Shower			Deck						
X		(10) Floor Support		Ceramic Tile Floor			Ceramic Tile Floor			Treated Wood						
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Ceramic Tile Wains			Ceramic Tile Wains			Treated Wood						
X	Chimney: Metal			Ceramic Tub Alcove			Ceramic Tub Alcove			Garages						
				Vent Fan			Vent Fan			Class: D Exterior: Pole (Unfinished)						
				(14) Water/Sewer			(14) Water/Sewer			Base Cost						
				Public Water			Public Water			Door Opener						
				Public Sewer			Public Sewer			Appliance Allow.						
				1 Water Well			1 Water Well			Built-Ins						
				1 1000 Gal Septic			1 1000 Gal Septic			Appliance Allow.						
				2000 Gal Septic			2000 Gal Septic			Notes:						
				Lump Sum Items:			Lump Sum Items:			ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCVC						
										Totals:					84,134 29,447	
															23,558	

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



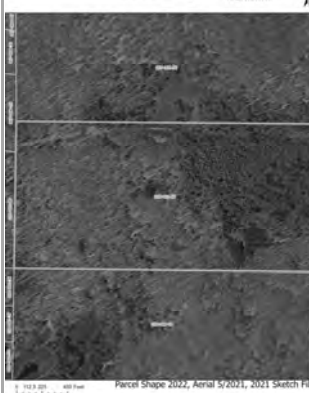
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		57,000	10/01/1995	WD	33-TO BE DETERMINED	341:453	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CARLSTROM ROBERT G III & CARPENTER KEREY 620 TWIN LAKES DR NE GRAND RAPIDS MI 49525-5454	MAP #:					
	2024 Est TCV 208,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			80.00 Total Acres				Total Est. Land Value =	208,000

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 18 T22N R8W N 1/2 OF NE 1/4. 80A.		Level	2024	104,000	0	104,000			29,449C
Comments/Influences		X Rolling	2023	86,000	0	86,000			28,047C
R/T-5 NO ELECTRIC-5		Low	2022	72,000	0	72,000			26,712C
RE,MOVE -5 FOR WOODED/UNWOODED		High	2021	72,000	0	72,000			25,859C
		Landscaped							
		X Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		X Wetland							
		Flood Plain							
		X PRIVATE RD							



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

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	104,000	0	104,000			29,449C
		TPC 04/30/2021 INSPECTED	2023	86,000	0	86,000			28,047C
		TPC 12/27/2017 INSPECTED	2022	72,000	0	72,000			26,712C
			2021	72,000	0	72,000			25,859C

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

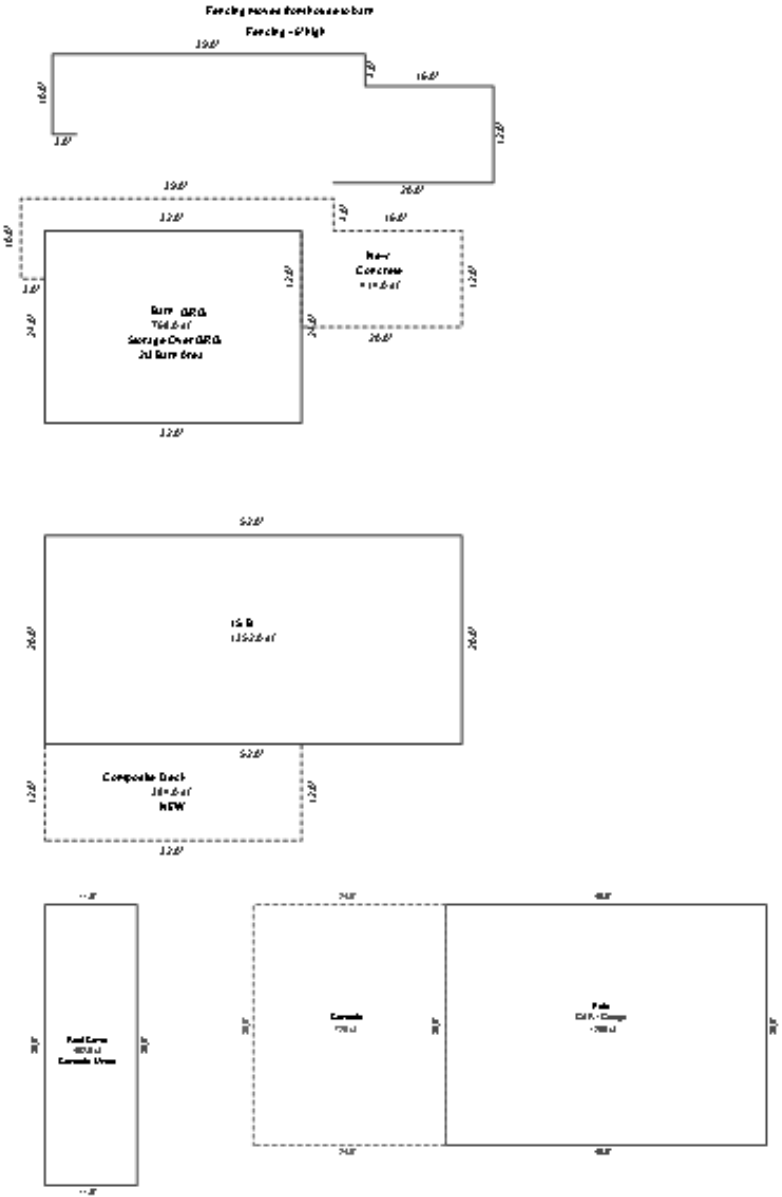
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
TEUNESSEN PATRICIA (LE) &	NEAR MARK P & JUDY R	142,000	04/07/2016	WD	06-COURT JUDGEMENT	2016-01350	PROPERTY TRANSFER	100.0				
GREER MELISSA S	TEUNESSEN PATRICIA M	0	07/11/2014	QC	21-NOT USED/OTHER	2014-02802	PROPERTY TRANSFER	0.0				
SUKUP LESLIE D	TEUNESSEN PATRICIA	0	07/11/2014	QC	21-NOT USED/OTHER	2014-02803	DEED	0.0				
WALRAVEN JEREMY D	TEUNESSEN PATRICIA	0	07/11/2014	QC	21-NOT USED/OTHER	2014-02804	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2135 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		05/06/2021		2021-0251	100%			
Owner's Name/Address		P.R.E. 100% 04/18/2016		Deck/Porch		06/28/2016		2016-0260	100%			
NEAR MARK P & JUDY R 2135 SEELEY ROAD CADILLAC MI 49601		MAP #:		2024 Est TCV 314,716 TCV/TFA: 232.78								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 18 T22N R8W N 1/2 OF NW 1/4 LYING S OF CADILLAC & LAKE CITY RR R/W. 74A.		Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X	Gravel Road		Residentia INFERIOR@	\$1400	74.00 Acres	1400	100	>	30A IS WETLAND/SWAMP	10
		X	Paved Road		74.00 Total Acres Total Est. Land Value = 103,600							
		X	Storm Sewer		Land Improvement Cost Estimates							
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X	Water		D/W/P: 4in Concrete	6.49	414	50	1,343			
		X	Sewer		D/W/P: 4in Ren. Conc.	7.35	720	50	2,646			
		X	Electric		Fencing: Wire Mesh, #9	3.74	504	50	942			
		X	Gas		Wood Frame	20.08	402	50	4,036			
		X	Curb		Total Estimated Land Improvements True Cash Value = 8,967							
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	SEASONAL RD	2024	51,800	105,600	157,400			125,400C		
				2023	51,800	104,100	155,900			119,429C		
				2022	44,400	93,800	138,200			113,742C		
				2021	44,400	75,700	120,100			97,331C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		JWV	09/10/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		JWV	10/15/2016	INSPECTED								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 384	Type Composite	Year Built: 1998 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: 768 % Good: 0 Storage Area: 576 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
Building Style: 1S																
Yr Built 2000	Remodeled GAR 2016	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service									
(1) Exterior		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			X Drywall			(13) Plumbing								
(2) Windows		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer								
X	Many Avg. X Few	Large Avg. X Small	Basement: 1352 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 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)			(10) Floor Support											
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85											Cls CD		Blt 2000			
Building Areas											Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story											Siding	Basement	1,352	173,854	147,776	
Other Additions/Adjustments																
Plumbing											Average Fixture(s)	1	1,230	1,045		
											3 Fixture Bath	1	3,860	3,281		
											Separate Shower	1	1,189	1,011		
Water/Sewer											1000 Gal Septic	1	4,550	3,867		
											Water Well, 100 Feet	1	5,640	4,794		
Garages											Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
											Base Cost	768	21,373	18,167		
											Storage Over Garage	576	6,100	5,185		
Class: C Exterior: Pole (Unfinished)																
											Door Opener	1	547	465		
											Base Cost	1200	28,956	24,613		
Built-Ins																
											Appliance Allow.	1	1,934	1,644		
Deck																
											Composite	384	6,490	5,516		
											Totals:		255,723	217,364		
Notes: 2133 HOUSE 2135 GARAGE											ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 202,149					

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



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

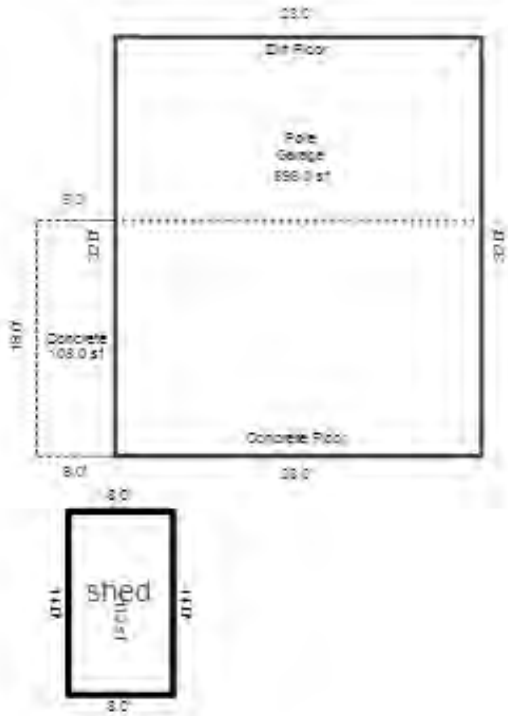
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WALKER DIANE	ANKNEY RYAN & DYKGRAFF ZO	10,500	09/05/2018	QC	03-ARM'S LENGTH	2018-02892	DEED	100.0				
FAUVER EARL M II & ANGEL	WALKER DIANE L A.K.A. KUH	0	04/03/2015	QC	21-NOT USED/OTHER	2015-01415	DEED	0.0				
MILLER DONALD D & DONNA R	FAUVER H&W & KUHN H&W J/T	0	05/01/2006	WD	16-LC PAYOFF	2015-01414	DEED	0.0				
MILLER DONALD D	FAUVER & KUHN J/T	25,000	12/02/1997	LC	16-LC PAYOFF	2001-00706	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
2785 S SEELEY RD		School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD		06/22/2023		2023-0378	100%			
Owner's Name/Address		P.R.E. 0%		MANUFACTURED		09/20/2011		2011-0518	100%			
ANKNEY RYAN & DYKGRAFF ZOEY 2785 SEELEY RD CADILLAC MI 49601		MAP #:		2024 Est TCV 35,387 TCV/TFA: 26.33								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 18 T21N R8W (0*1997) BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF SEC18 TH N 00 DEG 17'23"W 533.62 FT, S 60 DEG 09'20"W 233.42 FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG 17'23"E 320.81 FT, N89 DEG 42'37"E 147.64 FT TO POB. 1.75A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
97 SPLIT BAL OF ACRES/BLDGS TO 008-84, 94 & 97 FOR 1998		Gravel Road		A 200' @ 90/FF	147.00	518.57	1.0800	1.0671	90	100		15,247
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		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	5.78	108	50	312				
		Sewer		Wood Frame	22.46	112	50	1,258				
		Electric		Ad-Hoc Unit-In-Place Items								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		/CI16/YARI/CHALF/04'/211	9.70	100	50	485				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,055								
		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	7,600	10,100	17,700			14,210C		
		Low		2023	5,900	1,300	7,200			5,153C		
		High		2022	4,400	1,200	5,600			4,908C		
		Landscaped		2021	3,700	1,100	4,800			4,752C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 350	Type Roof Cover Onl	Year Built: 2000 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: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 392
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 25 Floor Area: 1,344 Total Base New : 160,761 Total Depr Cost: 24,114 Estimated T.C.V: 18,085			E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:	
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D		Blt 2000	
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/20/100/100/15						
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas			Cost New		Depr. Cost	
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size 1 Story Siding Piers 1,344			Total: 129,622		19,443	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			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) Water/Sewer 1000 Gal Septic Water Well, 100 Feet Garages Class: D Exterior: Pole (Unfinished) Base Cost No Concrete Floor Deck w/Roof (Roof portion)			1 1,025 154 1 4,263 639 1 5,506 826			
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV:					18,085	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
(2) Windows		(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY	2016-02895	DEED	0.0
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	09-FAMILY	2011-514QC	PROPERTY TRANSFER	0.0
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2947 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SIDDALL CHARLEEN & MILLER JEFFREY & JAPP NICOLE 11064 W BURNS RD MANTON MI 49663	2024 Est TCV 306,434 TCV/TFA: 49.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 18 T21N R8W (0*1997) THAT PART OF SW 1/4 OF SW 1/4 LYING E'LYOF SEELEY ROAD EXC BEG S 89 DEG 31'28"E 1282.55 FT & N 00 DEG 17'23"W 461.48 FT FROM SW COR OF SEC 18, TH N 00 DEG 17' 23" W 533.62 FT, S 60 DEG 09'20"W 233.42FT, S 29 DEG 51'30"E 112.82 FT, S 00 DEG17'23"E 320.81 FT, N 89 DEG 42'37"E 147.64 FT TO POB. 10.79A.	X	Dirt Road		Residentia 8 - 17 @\$3000	10.79 Acres		3000	100	32,370
		Gravel Road		10.79 Total Acres Total Est. Land Value = 32,370					
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2 MH..1 1S/SL REMOVE MH ADD 1977 HOLLY PARK FOR 2004		Level	2024	16,200	137,000	153,200			88,538C
		Rolling	2023	15,100	129,700	144,800			84,322C
		Low	2022	10,800	114,800	125,600			80,307C
		High	2021	10,800	107,300	118,100			77,742C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

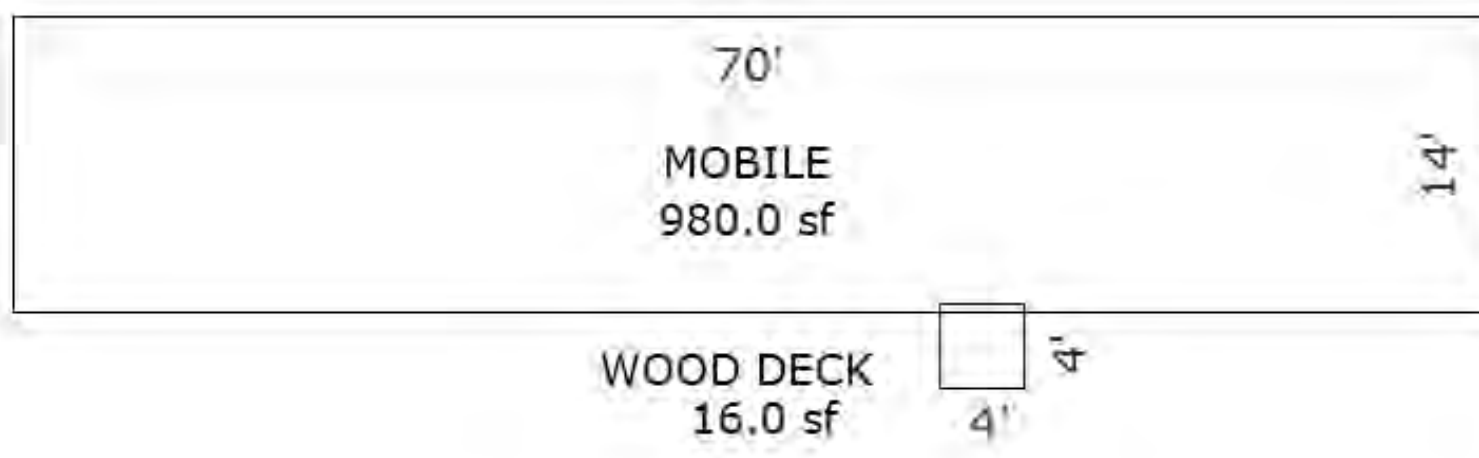


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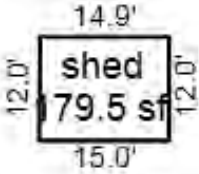
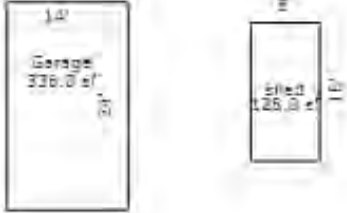
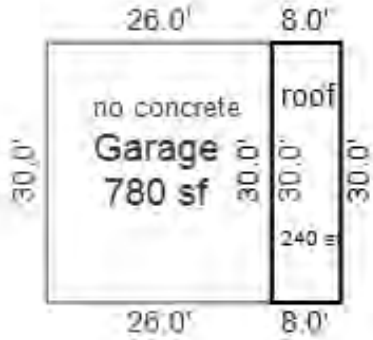
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 64 30	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump						Class: Fair Effec. Age: 20 Floor Area: Total Base New : 66,005 Total Depr Cost: 30,362 Estimated T.C.V: 24,290			E.C.F. X 0.800		Bsmnt Garage:	
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration								Carpport Area: Roof:		
Yr Built 2000	Remodeled 0		Ex	X	Ord		Min	Size of Closets								
Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace								
Room List		Doors		Solid	X	H.C.	(5) Floors			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 980 SF Floor Area = 980 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46			Cls Fair		Blt 2000	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(6) Ceilings		(12) Electric			No./Qual. of Fixtures			Building Areas						
(1) Exterior			Kitchen: Other: Other:	100	Amps Service	Ex. X Ord. Min			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	No. of Elec. Outlets			Many X Ave. Few			Main Home Siding Comp.Shingle 980			Total: 51,141		23,525	
(2) Windows		(7) Excavation		(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			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 148 1,638 753 Plumbing Average Fixture(s) 1 859 395 Water/Sewer 1000 Gal Septic 1 4,550 2,093 Water Well, 50 Feet 1 2,585 1,189 Deck Treated Wood 64 1,980 911 Treated Wood 30 1,318 606 Built-Ins Appliance Allow. 1 1,934 890			Totals: 66,005		30,362	
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			(14) Water/Sewer			Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV:					24,290	
	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			Lump Sum Items:									
	Chimney: Metal	(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														

*** 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 240	Type Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 336	
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: 20 Floor Area: 2,312 Total Base New : 251,810 Total Depr Cost: 201,446 Estimated T.C.V: 187,345			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2312 SF Floor Area = 2312 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls D Blt 2000				
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Building Areas							
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Many X Ave. Few			1 Story Siding Slab 1,696 1 Story Siding Crawl Space 616 Total: 210,227 168,181							
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 820 Water/Sewer 1000 Gal Septic 1 4,263 3,410 Water Well, 50 Feet 1 2,498 1,998							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 336 11,904 9,523 No Concrete Floor 336 -1,872 -1,498 Class: D Exterior: Pole (Unfinished) Base Cost 780 16,224 12,979 No Concrete Floor 780 -4,345 -3,476 Class: D Exterior: Pole (Unfinished) Base Cost 336 8,928 7,142 No Concrete Floor 336 -1,872 -1,498							
(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			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 1,638 1,310 Deck w/Roof (Roof portion) 240 3,192 2,554							
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 616 S.F. Slab: 1696 S.F. Height to Joists: 0.0		(8) Basement			Lump Sum Items:			Class: D Exterior: Pole (Unfinished) Base Cost 336 8,928 7,142 No Concrete Floor 336 -1,872 -1,498						
	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			Totals: 251,810 201,446							
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Built-Ins Appliance Allow. 1 1,638 1,310 Deck w/Roof (Roof portion) 240 3,192 2,554							
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Chimney: Metal			Totals: 251,810 201,446			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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

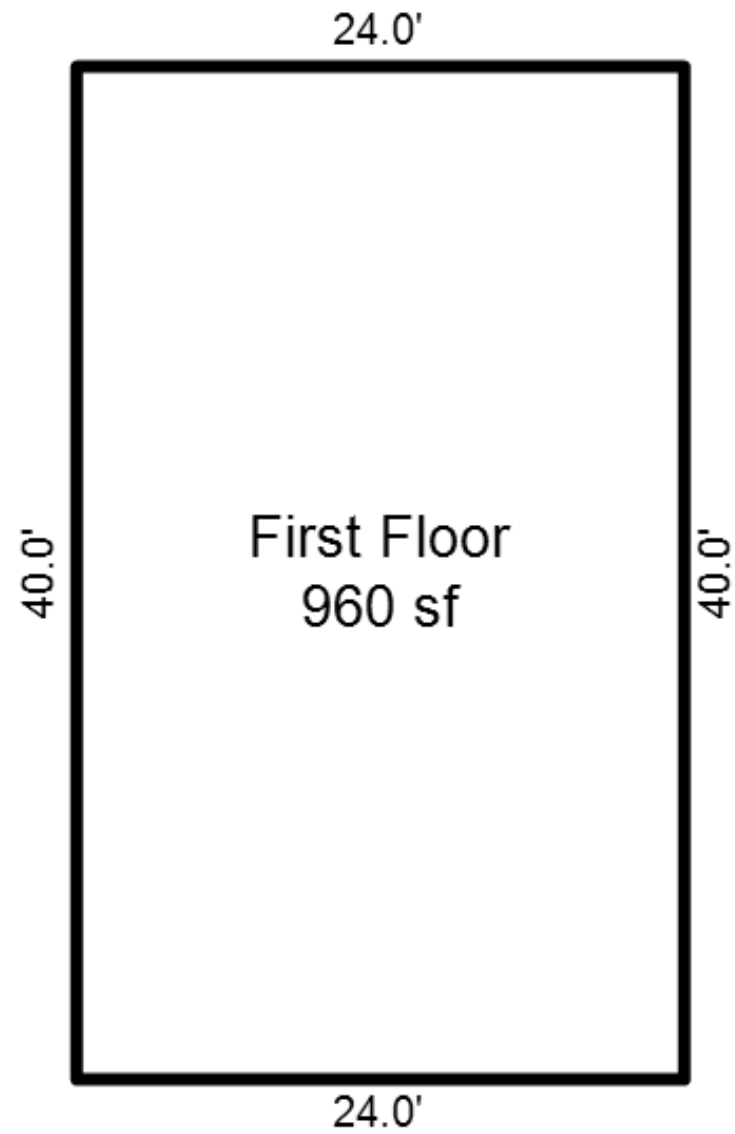


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SELF STORGE BLDG 1 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 960 Gross Bldg Area: 2,928 Stories Above Grd Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 0 Story Height: 8 Perimeter: 0 Base Rate for Upper Floors = 38.64 Adjusted Square Foot Cost for Upper Floors = 38.64	
Depr. Table : 2% Effective Age : 25 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 960 Base Cost New of Upper Floors = 37,094 Reproduction/Replacement Cost = 37,094 Eff. Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 22,256	
Year Built Remodeled		ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 1 = 20,031 Replacement Cost/Floor Area= 38.64 Est. TCV/Floor Area= 20.87	
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Comments:		* 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	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures			Urinals			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		
		3-Piece Baths			Wash Bowls			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
		2-Piece Baths			Water Heaters			(40) Exterior Wall:		
		Shower Stalls			Wash Fountains			Thickness		
		Toilets			Water Softeners			Bsmnt Insul.		
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure: Slope=0					
(5) Floor Cover:		(10) Heating and Cooling:			(14) Roof Cover:					
		Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:										

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



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

Desc. of Bldg/Section: SELF STORAGE BLDG 2
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole
 Floor Area: 960
 Gross Bldg Area: 2,928
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 25
 Physical %Good: 60
 Func. %Good : 100
 Economic %Good: 100

Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Low Cost
 Heat#1: No Heating or Cooling 0%
 Heat#2: No Heating or Cooling 0%
 Ave. SqFt/Story: 960
 Ave. Perimeter
 Has Elevators:

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

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

* Sprinkler Info *
 Area:
 Type:

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

Class: D,Pole Quality: Low Cost
 Stories: 1 Story Height: 14 Perimeter: 0

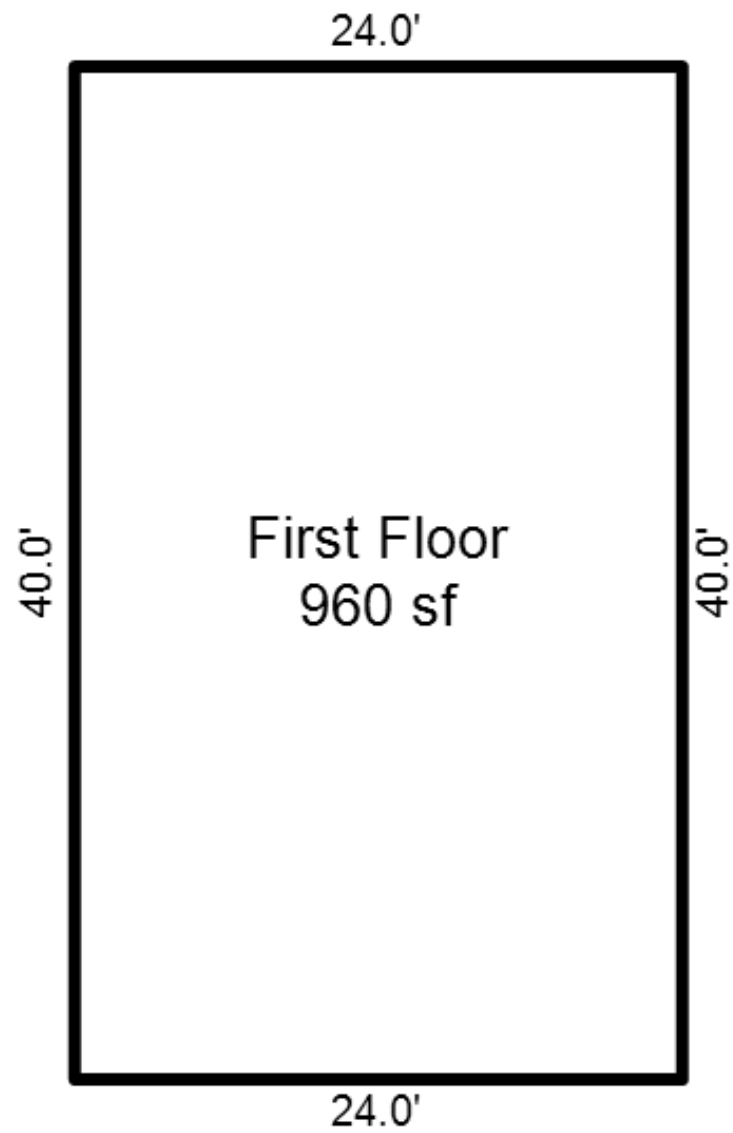
Base Rate for Upper Floors = 43.66
 Adjusted Square Foot Cost for Upper Floors = 43.66

Total Floor Area: 960 Base Cost New of Upper Floors = 41,914
 Reproduction/Replacement Cost = 41,914
 Eff. Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
 Total Depreciated Cost = 25,148

ECF (4091 SEELEY & ROOSTED RD AREA) 0.900 => TCV of Bldg: 2 = 22,634
 Replacement Cost/Floor Area= 43.66 Est. TCV/Floor Area= 23.58

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

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

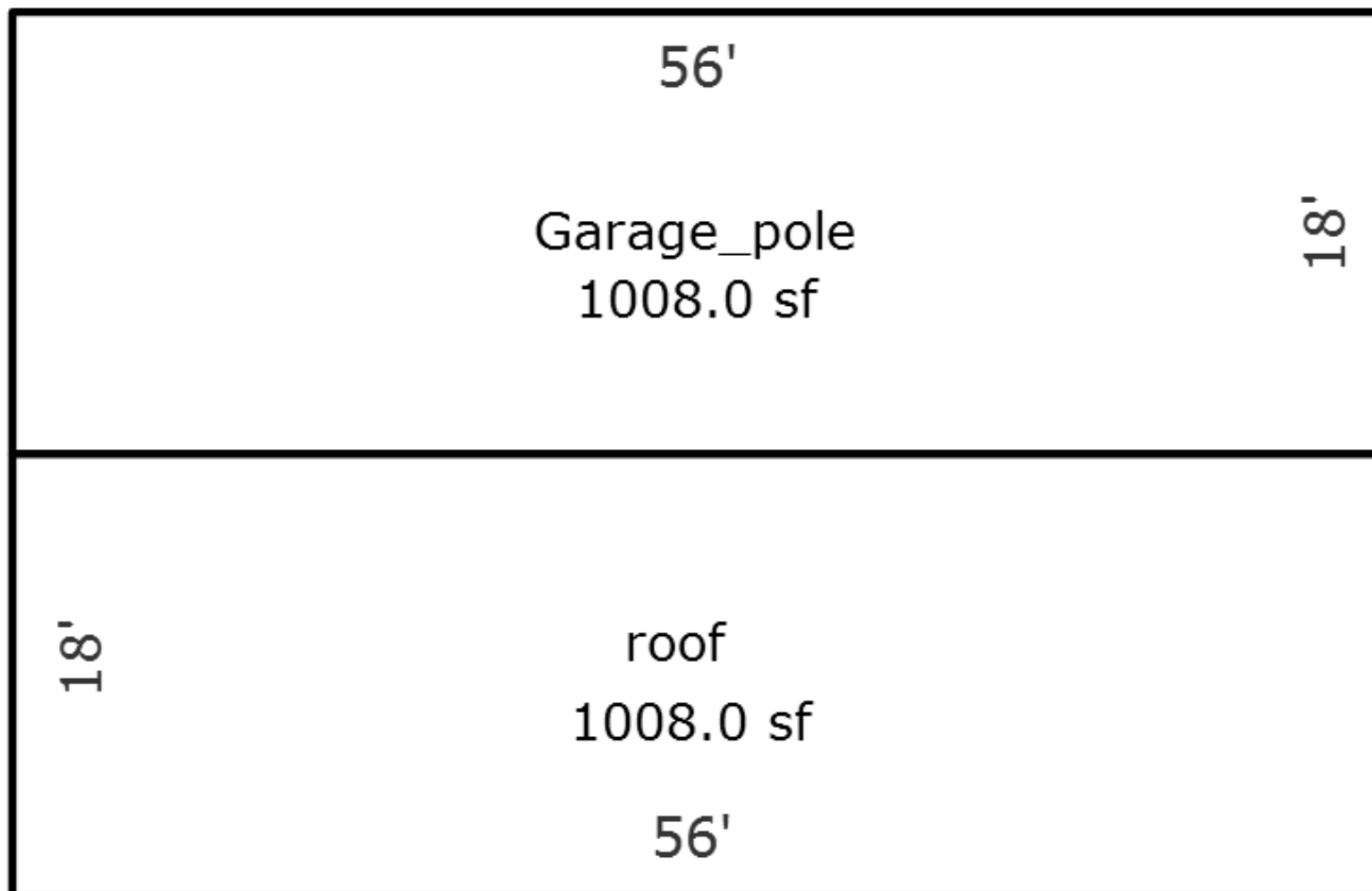


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Material Storage, 4 Wall		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 1,008 Gross Bldg Area: 2,928 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 0				
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 30.50 Adjusted Square Foot Cost for Upper Floors = 30.50	
Year Built Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1008 Ave. Perimeter Has Elevators:		Total Floor Area: 1,008 Base Cost New of Upper Floors = 30,744 Reproduction/Replacement Cost = 30,744 Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 15,065		
Overall Bldg Height		*** Basement Info ***		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>>		
Comments:		* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:		Costs taken from Segregated Cost Section 2: Multiples & Motels		
		* Sprinkler Info *		Area: Type: Average		Item Description Cost # or Height SqFt Adj. Adj. Cost		
				(13) Roof Structure: Wood Joists, Wood or Composition Deck 1 Up 4.49 1008 1.000 1.000 4,526		(14) Roof Cover: Alum./Steel Corrugated or Crimped 1 Up 2.39 1008 1.000 1.000 2,409		
				Total Cost of Upper Stories = 6,935		<<<<< 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	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 1008 SqFt, Wood Joists, Wood or Co			(40) Exterior Wall:					
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover: 1008 SqFt, Alum./Steel Corrugated			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.
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY	2016-02895	DEED	0.0
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	18-LIFE ESTATE	2011-514QC	PROPERTY TRANSFER	0.0
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2947 S SEELEY RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SIDDALL CHARLEEN & MILLER JEFFREY & JAPP NICOLE 11064 W BURNS RD MANTON MI 49663	2024 Est TCV 52,250 TCV/TFA: 108.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
			Description	Frontage	Depth	Rate	Value	
SEC 18 T22N R8W (0*1997) BEG N 00 DEG 56'59"W 150.05 FT FROM SW COR SEC 18 TH N 00 DEG 56'59"W 99.07 FT,N 60 DEG 07'07"E 662.03 FT, S 35 DEG 34' 06"E 97.59 FT, TO A PT ON THE ARC OF A 572.96 FT RAD CUR TO LEFT DELTA ANG 23 DEG 05'42" LONG CHORD S 14 DEG 48'02"W 229.39 FT, TH SW'LY 230.95 FT ALONG THE ACR OF SAID CURVE TO PT OF SAID CURVE, S02 DEG 42'38"W 132.49 FT, N 89 DEG 31' 28"W 562.75 FT TO POB. 3.64A.	X		Dirt Road					
	X		Gravel Road					
	X		Paved Road					
	X		Storm Sewer					
	X		Sidewalk					
	X		Water					
	X		Sewer					
	X		Electric					
	X		Gas					
	X		Curb					
	X		Street Lights					
	X		Standard Utilities					
	X		Underground Utils.					
			* Factors *					
			Residentia 3 - 7 @\$3000	3.64 Acres	3000	100		10,920
			3.64 Total Acres			Total Est. Land Value =		10,920

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2024	5,500	20,600	26,100			14,112C
	X Rolling	2023	5,500	20,400	25,900			13,440C
	X Low	2022	4,600	18,400	23,000			12,800C
	X High	2021	5,500	17,200	22,700			12,392C
	X Landscaped							
	X Swamp							
	X Wooded							
	X Pond							
	X Waterfront							
	X Ravine							
	X Wetland							
	X Flood Plain							

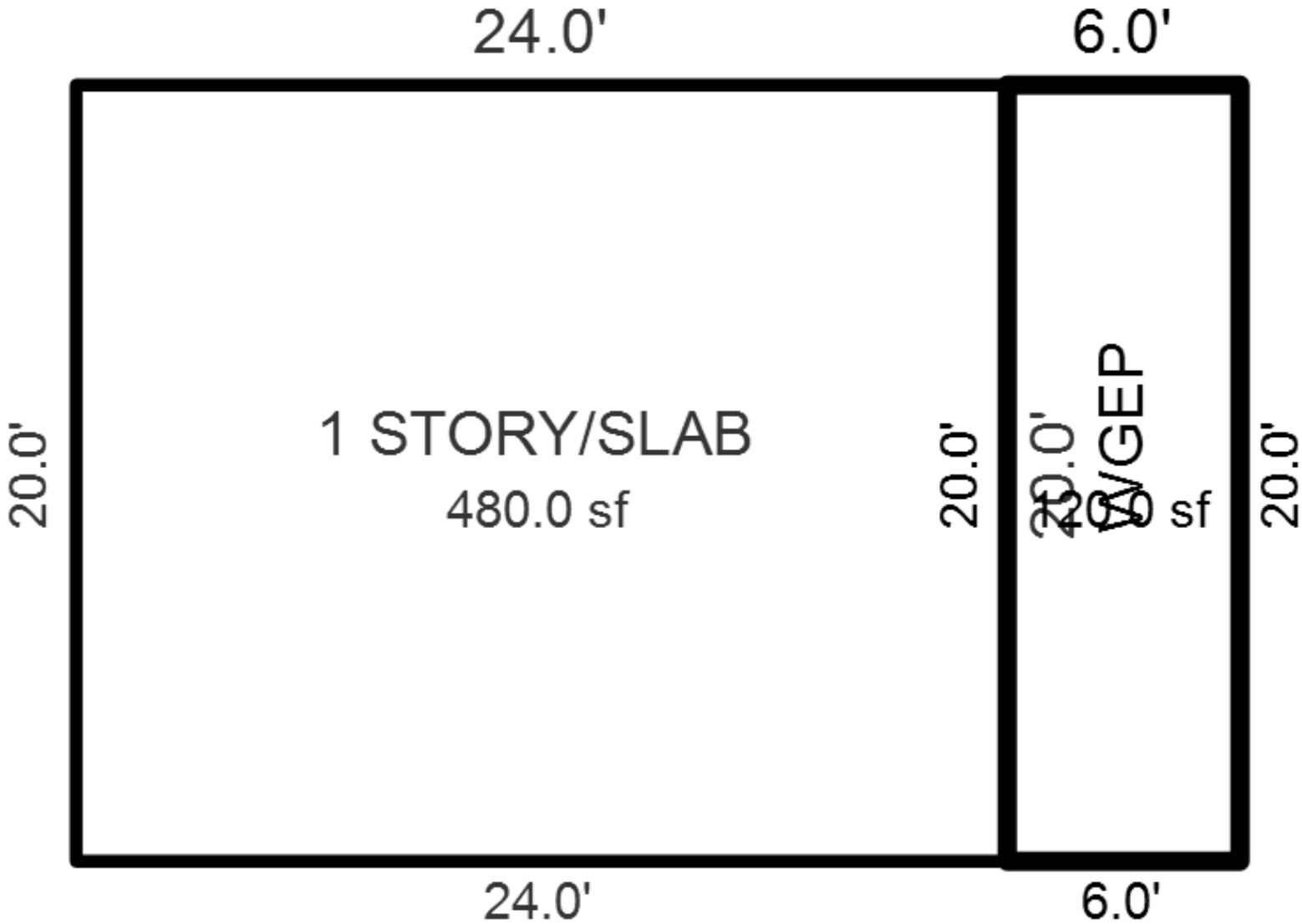


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120	Type WGEP (1 Story)	Year Built: 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								
Building Style: 1S		Trim & Decoration		X	Ex	X	Ord	Min							
Yr Built 1971	Remodeled 0	Size of Closets			Lg	X	Ord	Small							
Condition: Average		Doors					Solid	X	H.C.						
Room List		(5) Floors		(12) Electric						Class: D Effec. Age: 40 Floor Area: 480 Total Base New : 74,067 Total Depr Cost: 44,441 Estimated T.C.V: 41,330		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 480 SF Floor Area = 480 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1971	
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			No. of Elec. Outlets			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many X Ave. Few			(13) Plumbing			1 Story Siding Slab 480		Total: 56,458 33,875			
(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			Other Additions/Adjustments			Plumbing		Average Fixture(s) 1 1,025 615			
	Many Avg. Large Avg. Avg. Avg. X Few X Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 480 S.F. Height to Joists: 0.0		1000 Gal Septic Water Well, 50 Feet			Porches			Water/Sewer		1000 Gal Septic 1 4,263 2,558		Water Well, 50 Feet 1 2,498 1,499	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Porches			WGEP (1 Story) 120 9,179 5,507			Foundation: Shallow 120 -994 -596					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Built-Ins			Appliance Allow. 1 1,638 983			Totals: 74,067 44,441					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:			ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCv:		41,330			
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:								
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.
MILLER DONALD DUANE	SIDDALL CHARLEEN & MILLER	0	12/23/2015	AFF	09-FAMILY	2016-02895	DEED	0.0
MILLER DONALD	MILLER DONALD	0	02/16/2011	QC	18-LIFE ESTATE	2011-514	PROPERTY TRANSFER	0.0
MILLER DONNA RUTH		0	09/04/2010	AFF	07-DEATH CERTIFICATE	2011-421	PROPERTY TRANSFER	0.0

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

S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 02/09/1998					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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SIDDALL CHARLEEN & MILLER JEFFREY & JAPP NICOLE	2024 Est TCV 12,000					
---	---------------------	--	--	--	--	--

11064 W BURNS RD	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
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MANTON MI 49663	Public Improvements			* Factors * WETLAND ON BACK 1/2		
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	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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	<Site Value C>	.50	-1.0	AC	M/L	12000	100	12,000
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	150 Actual Front Feet, 1.92 Total Acres		Total Est. Land Value =		12,000
--	---	--	-------------------------	--	--------

Tax Description	X	Dirt Road						
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SEC 18 T22N R8W (0*1997) BEG AT SW COR OF SW 1/4 TH N 0 DEG 56' 59"W 150.05 FT, S 89 DEG 31'28"E 562.75 FT, S 02 DEG 42'38"W 150.06 FT, N 89 DEG 31'28"W 521.79 FT TO POB. 1.92A.		Gravel Road						
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Comments/Influences	X	Paved Road						
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97 SPLIT FROM 008-80 FOR 98		Storm Sewer						
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		Sidewalk						
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		Water						
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		Sewer						
--	--	-------	--	--	--	--	--	--

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

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

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

		Street Lights						
--	--	---------------	--	--	--	--	--	--

		Standard Utilities						
--	--	--------------------	--	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

	X	Wetland						
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		Flood Plain						
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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2024	6,000	0	6,000			1,218C
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		2023	5,500	0	5,500			1,160C
--	--	------	-------	---	-------	--	--	--------

		2022	3,800	0	3,800			1,105C
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		2021	3,000	0	3,000			1,070C
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*** Information herein deemed reliable but not guaranteed***

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

Property Address: W ROSTED RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%
 Building Permit(s): MAP #: 2024 Est TCV 0
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: STATE OF MICHIGAN

2024 Est TCV 0
 Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	Residentia 121 - 300@	\$2600	199.72	Acres	2600	100			519,285
Gravel Road	199.72 Total Acres Total Est. Land Value =								519,285

Tax Description: SEC 18 T22N R8W S 1/2 OF NE 1/4, SW 1/4 OF SE 1/4 & N 1/2 OF SE 1/4 EXC THAT PART OF SE 1/4 LYING S'LY OF ROSTED ROAD. 199.6A.

Comments/Influences:

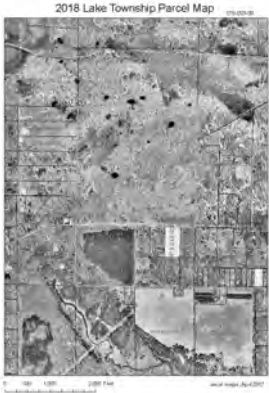
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

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

Who When What
 TPC 12/27/2017 INSPECTED
 TPC 04/21/2016 INSPECTED

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANGENDERFER RICHARD L LI	STEER MICHELLE M	16,364	03/03/2015	QC	09-FAMILY	2015-03031	PROPERTY TRANSFER	0.0
LANGENDERFER RICHARD L SR	LANGENDERFER RICHARD L TR	0	08/07/2007	QC	21-NOT USED/OTHER	2007/2876	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11213 W ROSTED RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:	
STEER MICHELLE M 2486 COE COURT PERRYSBURG OH 43551	2024 Est TCV 72,891 TCV/TFA: 48.21					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SEC 18 T22N R8W W 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND THAT PART OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4 LYING S'LY OF ROSTED ROAD. 5.1A.	X	Dirt Road		A 200' @ 90/FF	330.00	660.00	0.8823 1.1334	90 100	29,700	
		Gravel Road		330 Actual Front Feet, 5.00 Total Acres					Total Est. Land Value =	29,700

Comments/Influences	X	Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
REPLACED 14X70 W 12X56 FOR 96 ADD 2000 HOLLY PARK `4X60 MH FOR 01 STILL 2 MH..SEE PICS	X	Electric	D/W/P: 3.5 Concrete	6.58	225	89	1,318	
		Gas	Total Estimated Land Improvements True Cash Value =					1,318

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling							
	X	Low	2024	14,900	21,500	36,400			22,678C
		High	2023	11,600	23,400	35,000			21,599C
	X	Landscaped	2022	8,300	19,300	27,600			20,571C
		Swamp	2021	6,600	19,800	26,400			19,914C



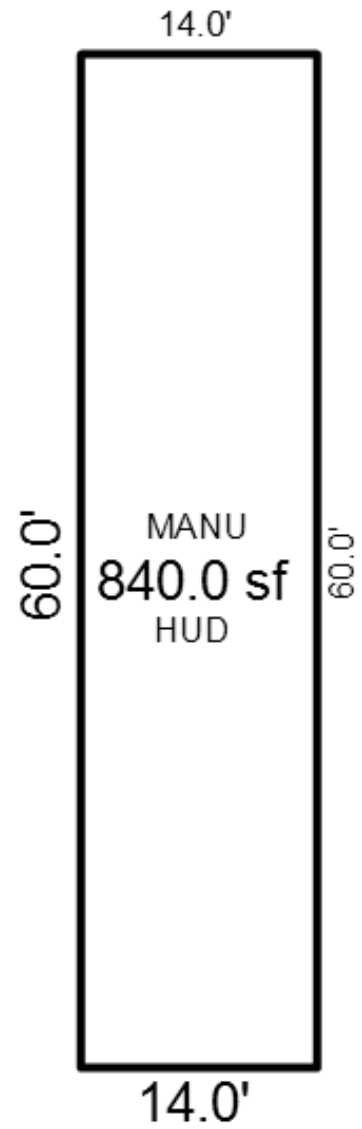
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	11,600	23,400	35,000			21,599C
TPC	05/05/2015	INSPECTED	2022	8,300	19,300	27,600			20,571C
TPC	08/03/2011	INSPECTED	2021	6,600	19,800	26,400			19,914C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G						20	Treated Wood				
Building Style: HUD		Trim & Decoration		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump														
Yr Built 2000	Remodeled 0	Ex	X	Ord		Min	Size of Closets			Class: Average Effec. Age: 20 Floor Area: Total Base New : 65,321 Total Depr Cost: 35,927 Estimated T.C.V: 28,742			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace											
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls Average		Blt 2000			
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			No./Qual. of Fixtures								
(1) Exterior		Ex.	X	Ord.		Min	No. of Elec. Outlets			Type								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many			Ext. Walls			Size		Cost New		Depr. Cost	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Main Home			840		51,447		28,297	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1000 Gal Septic Water Well, 50 Feet			Skirting, Metal or Vinyl, Vertical			148		1,681		925	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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			1		2,766		1,521	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Appliance Allow.			1		2,766		1,521	
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			20		913		502		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Treated Wood			Totals:			65,321		35,927			
Chimney: Metal		Notes:			ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCv:										28,742			

*** 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 25	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 Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			60 Amps Service									
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 2 Mobile Home 1S			Cls Low		Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.			X	Ord.		Min	(11) Heating System: Wall Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas					
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 672 Total: 35,148 12,302					
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			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 Skirting, Metal or Vinyl, Vertical 136 1,467 513 Plumbing Average Fixture(s) 1 748 262 Water/Sewer 1000 Gal Septic 1 4,263 1,492 Water Well, 50 Feet 1 2,498 874 Deck Treated Wood 25 1,136 398 Built-Ins Appliance Allow. 1 1,638 573 Totals: 46,898 16,414							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV: 13,131						
(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 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



Created by: [Signature]

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GRAMES KENNY L & SHARON A	GRAMES KENETH E & LORA F	0	10/07/2016	QC	09-FAMILY	2016-03390	PROPERTY TRANSFER	0.0				
FOSTER JIM & KATHY	POLOM LORA & GRAMES KENNET	1	12/04/2012	QC	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	100.0				
GRAMES KENNETH E	GRAMES KENNETH E & FOSTER	0	12/05/2008	QC	21-NOT USED/OTHER		DEED	0.0				
GRAMES KENNETH E	SELF & GRAMES DANIEL E (S	0	02/08/2008	QC	21-NOT USED/OTHER	2008/426	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11165 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		01/31/2012		2012-0018	100%			
Owner's Name/Address		P.R.E. 100% 02/09/2007		MAP #:		2024 Est TCV 71,799 TCV/TFA: 63.31						
GRAMES KENETH E & LORA F 11167 W ROSTED RD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 660.01 FT FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 660.56 FT, N 89 DEG 21'45"W 329.89 FT, N 0 DEG 59'25"E 583.90 FT, S 74 DEG 31'27"E 203.1 FT, N 01 DEG 00'35"E 172.11 FT, S 89 DEG 14'16"E 133.62 FT, S 01 DEG 01'32"W 43.14 FT TO POB. 4.68A.		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SPLIT ON 02/09/2015 INTO 009-018-011-80; FORMERLY AS: SEC 18 T22N R8W E 1/2 OF W 1/2 OF N 1/2 OF SE 1/4 OF SE 1/4 AND THAT		X	Gravel Road	A 200' @ 90/FF		33.00	172.11	0.8824	0.8099	90	100	2,123
		X	Paved Road	A 200' @ 90/FF		296.89	667.50	0.8824	1.1366	90	100	26,798
		X	Storm Sewer	330 Actual Front Feet, 4.68 Total Acres						Total Est. Land Value =	28,920	
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description		Rate	Size	% Good	Cash Value			
		X	Sewer	D/W/P: 3.5 Concrete		6.58	190	0	0			
		X	Electric	Fencing: Wire Mesh, #9		3.79	100	0	0			
		X	Gas	Wood Frame		22.57	572	0	0			
		X	Curb	Wood Frame		23.74	288	0	0			
		X	Street Lights	Residential Local Cost Land Improvements								
		X	Standard Utilities	Description		Rate	Size	% Good	Cash Value			
		X	Underground Utils.	LAND IMPROVE 5000		5,000.00	1	95	4,750			
		X	Topography of Site	Total Estimated Land Improvements True Cash Value = 4,750								
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Who	When	What	2024	14,500	21,400	35,900			20,415C
		X	TPC 12/27/2017	INSPECTED	2023	11,200	23,200	34,400				19,443C
		X	TPC 09/10/2012	INSPECTED	2022	8,200	19,600	27,800				18,518C
		X	TPC 08/01/2011	INSPECTED	2021	6,600	18,000	24,600				17,927C

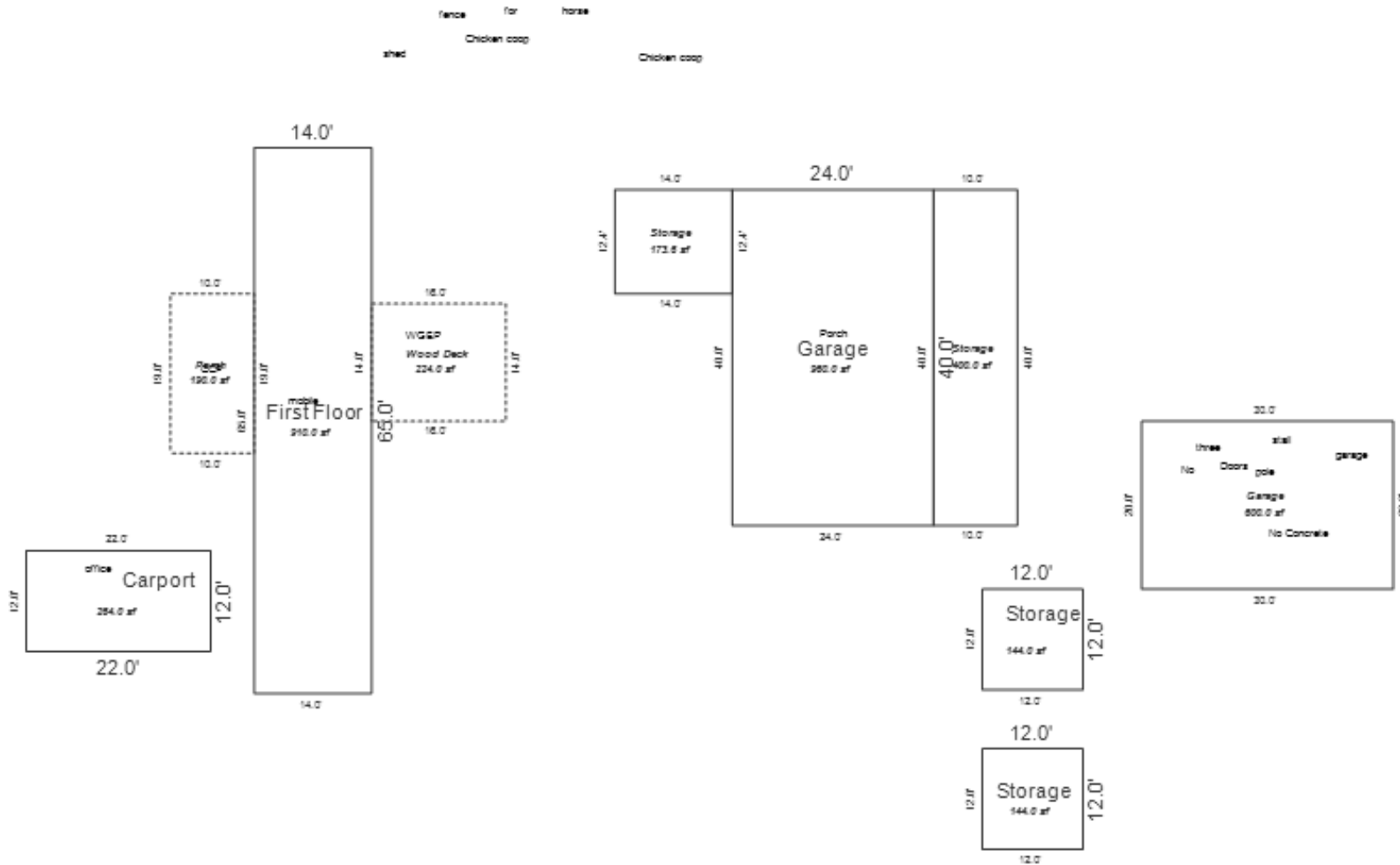


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Missaukee, Michigan

*** 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 190	Type Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration												
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	Size of Closets									
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace									
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service									
(1) Exterior		No./Qual. of Fixtures			Ex.			X	Ord.		Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Many	X	Ave.		Few	(11) Heating System: Wall Furnace			
(2) Windows		(7) Excavation			No. of Elec. Outlets			Average Fixture(s)			Ground Area = 1134 SF					
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			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Floor Area = 1134 SF.						
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			Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35					
(3) Roof		(9) Basement Finish			(14) Water/Sewer			Type			Building Areas					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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			Ext. Walls			Roof/Fnd.				
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ribbed			Metal					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Siding			Crawl					
								Other Additions/Adjustments			Size					
								Skirting, Metal or Vinyl, Vertical			Cost New					
								Plumbing			Depr. Cost					
								Average Fixture(s)			Total:					
								Water/Sewer			70,828					
								1000 Gal Septic			24,790					
								Water Well, 50 Feet			1,795					
								Garages			628					
								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			964					
								Base Cost			960					
								Class: C Exterior: Pole (Unfinished)			35,846					
								Base Cost			17,190					
								No Concrete Floor			-3,984					
								Built-Ins			6,016					
								Appliance Allow.			-1,394					
								Deck			968					
								w/Roof (Roof portion)			1,129					
								Notes: 14X70 REDMAN			47,662					
								ECF (4091 SEELEY & ROOSTED RD AREA) 0.800 => TCV:			38,129					

*** 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.
GRAMES KENNY L & SHARON A	GRAMES KENETH E & LORA F	0	10/07/2016	QC	09-FAMILY	2016-03390	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11167 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 25,933 TCV/TFA: 98.23					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
GRAMES KENETH E & LORA F 11167 W ROSTED RD CADILLAC MI 49601			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<Site Value C> .50 -1.0 AC M/L					12000	100		12,000
		197 Actual Front Feet, 0.66 Total Acres					Total Est. Land Value =			12,000
SEC 18 T22N R8W BEG N 01 DEG 24'42"E 1321.21 FT & N 89 DEG 21'39"W 793.62 FT FROM SE COR OF SE 1/4, TH S 01 DEG 01'32"W 128.68 FT, N 74 DEG 31'27"W 203.1 FT, N 0 DEG 59'25"E 120.52 FT, S 89 DEG 14'16"E 196.7 FT, S 01 DEG 01'32"W 43.43 FT TO POB. .66A. SPLIT/COMBINED ON 02/09/2015 FROM 009-018-011-00;		Land Improvement Cost Estimates								
		Description	Rate	Size	% Good	Cash Value				
Comments/Influences		Fencing: Wd, Split, 2 Rail					14.83	40	50	296
		D/W/P: Crushed Rock					2.15	1000	0	0
Split/Comb. on 02/09/2015 completed 02/09/2015 TIM SPLIT AUTO LOT FROM		Total Estimated Land Improvements True Cash Value =								296

Split/Comb. on 02/09/2015 completed
02/09/2015 TIM SPLIT AUTO LOT FROM



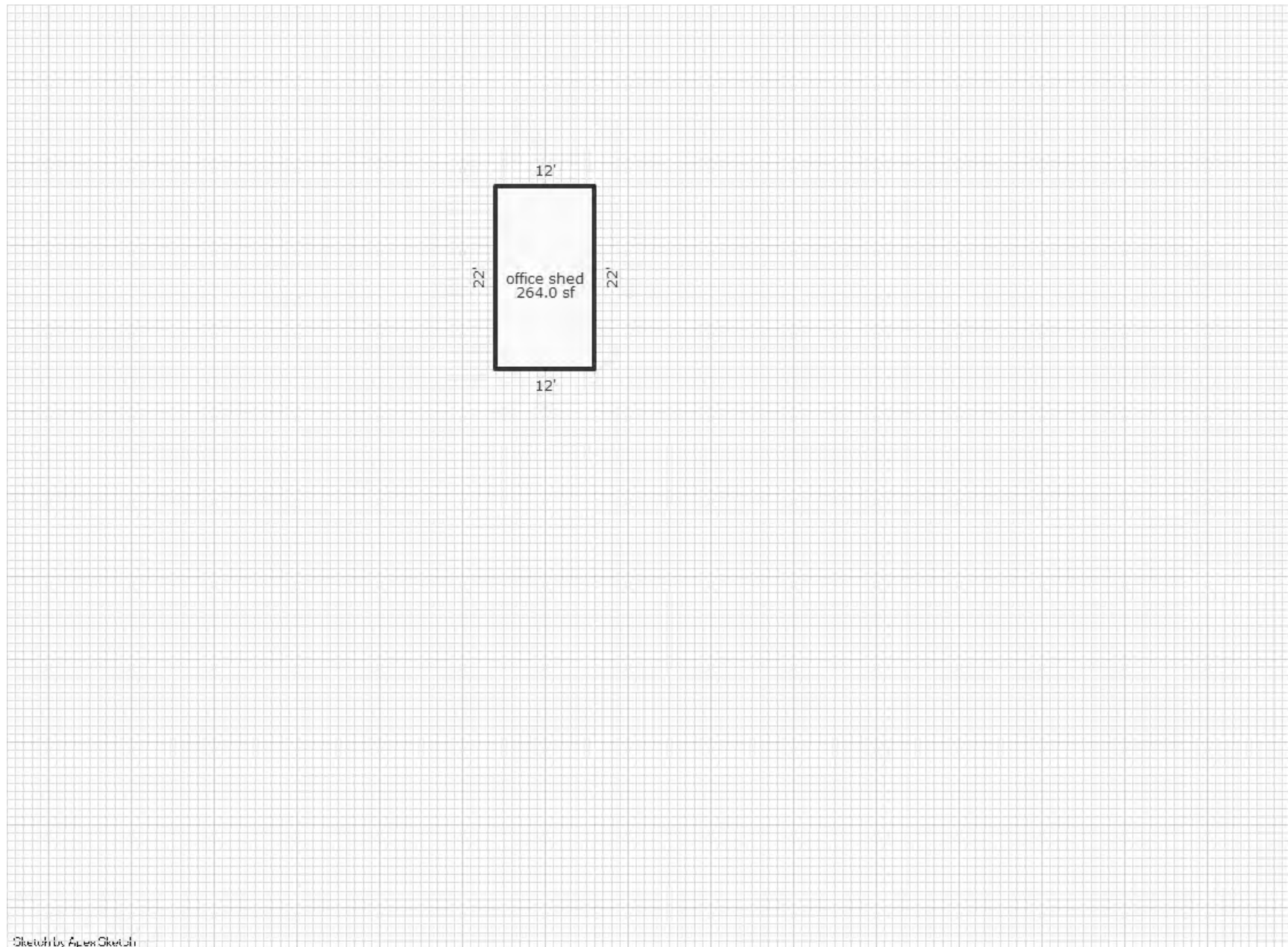
	Topography of Site								
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	6,000	7,000	13,000	5,635C
					2023	5,500	7,700	13,200	5,367C
					2022	4,500	6,100	10,600	5,112C
					2021	4,000	5,000	9,000	4,949C

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Office Structure		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 264 Gross Bldg Area: 264 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 68 Overall Building Height: 8		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 69.91 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.20 100% Adjusted Square Foot Cost for Upper Floors = 74.11 Total Floor Area: 264 Base Cost New of Upper Floors = 19,565 Reproduction/Replacement Cost = 19,565 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 16,043 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 13,637 Replacement Cost/Floor Area= 74.11 Est. TCV/Floor Area= 51.65	
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **						
1979 Year Built 2012 Remodeled		Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 264 Ave. Perimeter: 68 Has Elevators:						
8 Overall Bldg Height		*** Basement Info ***						
Comments: PAINTED PLYWOOD SIDING		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			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:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct						Incandescent Fluorescent Mercury Sodium Vapor Transformer
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
(6) Ceiling:			(10) Heating and Cooling:						Thickness	Bsmnt Insul.	
			Gas Oil Coal Stoker Hand Fired Boiler			(14) Roof Cover:					

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN BRENNEN LEE & STEWA	IRON WHEELS MOTORCYCLE CL	1	07/19/2023	QC	21-NOT USED/OTHER	2023-01920	DEED	100.0
ALLEN BRIAN L & PETERSON	ALLEN BRENNEN LEE &	0	06/13/2020	QC	09-FAMILY	2020-01693	DEED	0.0
IRON WHEELS MOTORCYCLE CL	ALLEN BRENNEN & ALLEN BRI	2,000	02/25/2018	WD	09-FAMILY	2018-00993	PROPERTY TRANSFER	100.0
		16,900	01/01/2002	WD	33-TO BE DETERMINED	02-0:3832	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status			
11085 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	03/29/2016	2016-0079	100%			
	P.R.E. 0%		Pole Barn	03/18/2004	20040029	Complete			
Owner's Name/Address	MAP #:								
IRON WHEELS MOTORCYCLE CLUB IN 11085 W ROSTED RD LAKE CITY MI 49651	2024 Est TCV 80,502 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	330.00	660.00	0.8823	1.1334	90 100	29,700
			330 Actual Front Feet, 5.00 Total Acres			Total Est. Land Value =		29,700	
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			D/W/P: 4in Concrete	6.97	24	0	0		
			Total Estimated Land Improvements True Cash Value =						0
			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	14,900	25,400	40,300		40,300S
	TPC	12/27/2017	INSPECTED	2023	11,600	25,100	36,700		29,026C
	JWV	10/15/2016	INSPECTED	2022	8,300	22,600	30,900		27,644C
				2021	6,600	22,500	29,100		26,761C

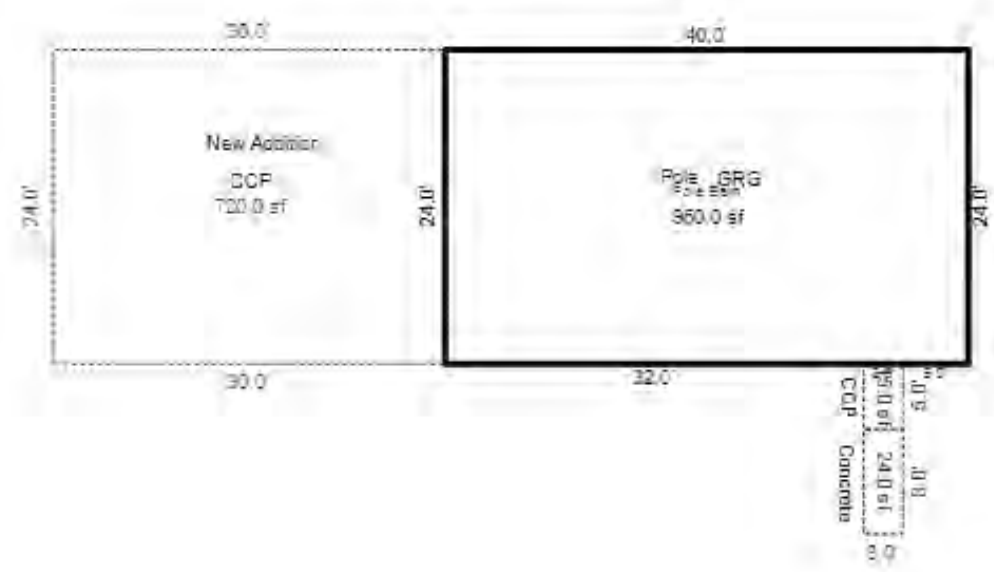
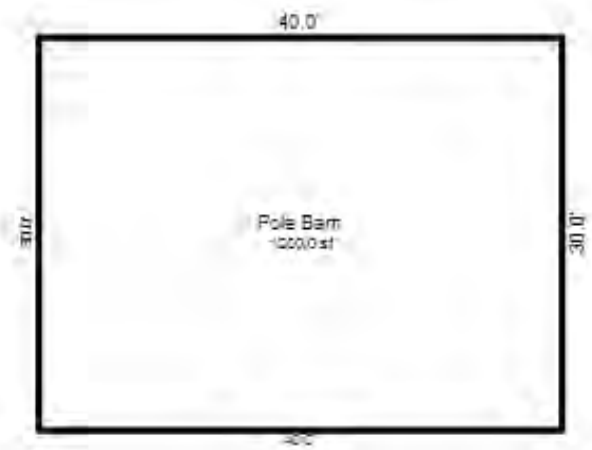


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type		Year Built: 2004 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: 1 Area: 960 % 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			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 64,266 Total Depr Cost: 54,626 Estimated T.C.V: 50,802			720	CCP (1 Story)		Bsmnt Garage: Carport Area: Roof:				
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			E.C.F. X 0.930			15	CCP (1 Story)						
	Yr Built 2004	Remodeled 2016	Ex	X	Ord		Min	Size of Closets										
	Condition: Average			Lg	X	Ord		Small	Central Air Wood Furnace									
	Room List	Doors		Solid	X	H.C.	(12) Electric											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service											
	(1) Exterior			No./Qual. of Fixtures														
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas			Cls C Blt 2004						
	Insulation			Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost									
	(2) Windows	(7) Excavation		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments								
	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) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1	4,864	4,134				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages Class: C Exterior: Pole (Finished) Base Cost Porches CCP (1 Story) CCP (1 Story)			960	32,045	27,238						
	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Notes:			Totals:	64,266	54,626						
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			ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV:					50,802				
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:														
	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.

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

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

Owner's Name/Address: COMPS ALAN M
 778 ROCHESTER RD
 OAKLAND MI 48363

2024 Est TCV 29,700

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	660.00	0.8823	1.1334	90	100		29,700
330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value =								29,700

Tax Description: . SEC 18 T22N R8W N 1/2 OF E 1/2 OF E 1/2 OF SE 1/4 OF SE 1/4. 5 A.

Comments/Influences: Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,900	0	14,900			5,361C
2023	11,600	0	11,600			5,106C
2022	8,300	0	8,300			4,863C
2021	6,600	0	6,600			4,708C

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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.				
SCAFE DOUGLAS G & JANE	SCAFE DOUGLAS G & JANE	0	03/07/2023	QC	09-FAMILY	2023-00580	DEED	0.0				
MARTIS WILLIAM A	SCAFE DOUGLAS G & JANE	17,500	07/06/2015	WD	03-ARM'S LENGTH	2015-02352	PROPERTY TRANSFER	100.0				
REIN SUSAN JACOBS	MARTIS WILLIAM A	18,000	02/28/2011	WD	03-ARM'S LENGTH	2011-00599	PROPERTY TRANSFER	100.0				
REIN GARY & SUSAN	REIN SUSAN JACOBS	0	12/15/2010	AFF	07-DEATH CERTIFICATE	2011-135DC	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11030 W KELLY RD		School: LAKE CITY AREA SCHOOL DIST		New House		05/16/2017		2017-0174	100%			
Owner's Name/Address		P.R.E. 100% 06/12/2018		MAP #:		2024 Est TCV 288,172 TCV/TFA: 215.70						
SCAFE DOUGLAS G & JANE 11030 W KELLY RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
. SEC 18 T22N R8W E 1/2 OF E 1/2 OF S 1/2 OF SE 1/4 OF SE 1/4. 5 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		A 200' @ 90/FF 330.00 660.00 0.8823 1.1334 90 100 29,700								
		Paved Road		330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 29,700								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: 3.5 Concrete	6.58	461	0	0				
		Sewer		D/W/P: 4in Ren. Conc.	8.18	1094	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 5000	5,000.00	1	100	5,000				
		Street Lights		Total Estimated Land Improvements True Cash Value = 5,000								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		2024	14,900	129,200	144,100			118,310C				
		2023	11,600	126,500	138,100			112,677C				
		2022	8,300	119,500	127,800			107,312C				
		2021	6,600	111,500	118,100			103,884C				
Who		When	What									
TPC 04/30/2021		INSPECTED										
TPC 11/06/2019		INSPECTED										
JWV 11/19/2018		INSPECTED										

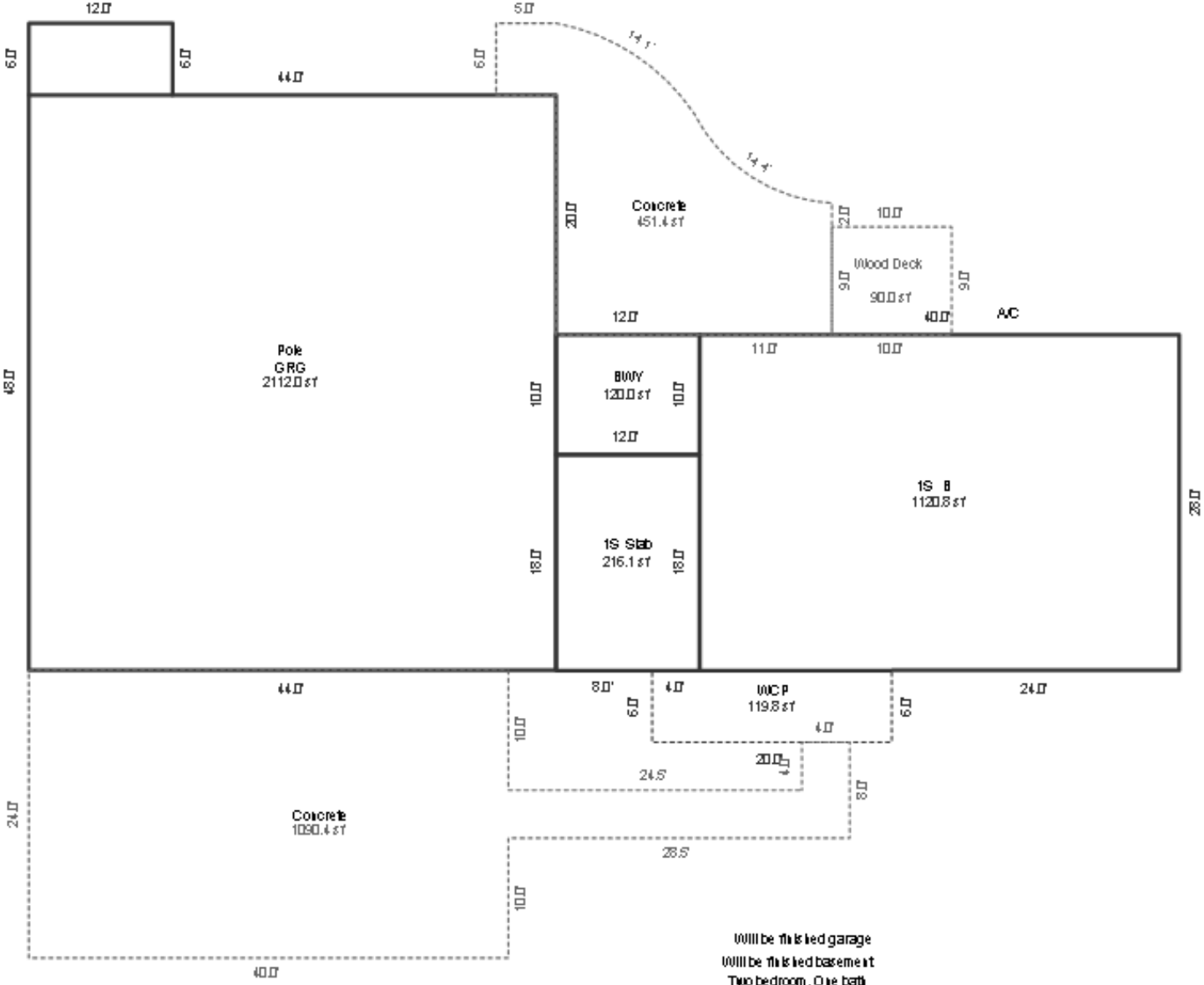


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 2019 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 2112 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage: Carport Area: Roof:						
	Mobile Home			Drywall Paneled	Plaster Wood T&G	Wood							Coal	Steam	119 WCP (1 Story)	E.C.F. X 0.930		
	Town Home					Trim & Decoration							X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			90 Treated Wood	
	Duplex	(4) Interior		Ex	Ord				Min	120 Brzwy, FW								
	A-Frame	Wood Frame		Size of Closets					Class: C Effec. Age: 5 Floor Area: 1,336 Total Base New : 297,149 Total Depr Cost: 272,550 Estimated T.C.V: 253,472				Storage Area: 0 No Conc. Floor: 0					
	Building Style: 1S		Trim & Decoration		Lg	Ord			Small	Central Air Wood Furnace			Bsmnt Garage:					
	Yr Built 2019	Remodeled 0	Ex		Ord	Min			(12) Electric				Carport Area:					
	Condition: Average		Lg		Ord	Small			0 Amps Service				Roof:					
	Room List		Doors		Solid	H.C.			No./Qual. of Fixtures				Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 2019		
	Basement	(5) Floors		No. of Elec. Outlets					Ground Area = 1336 SF Floor Area = 1336 SF.				Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95					
1st Floor	Kitchen:		Many			Ave.	Few	Building Areas										
2nd Floor	Other:		Ex.			Ord.	Min	Stories Exterior Foundation Size Cost New Depr. Cost										
2 Bedrooms	Other:		1			(13) Plumbing			1 Story Siding Basement 1,120									
(1) Exterior		(6) Ceilings		1			Average Fixture(s)			216								
Wood/Shingle	(7) Excavation		1			3 Fixture Bath			Total: 196,967 187,119									
Aluminum/Vinyl	Basement: 1120 S.F.		1			2 Fixture Bath			Recreation Room 1120 21,650 10,825									
Brick	Crawl: 0 S.F.		1			Softener, Auto			Plumbing Average Fixture(s) 1 1,476 1,402									
Insulation	Slab: 216 S.F.		1			Softener, Manual			Water/Sewer 1000 Gal Septic 1 4,864 4,621									
(2) Windows		Height to Joists: 0.0		1			No Plumbing			Water Well, 100 Feet 1 5,808 5,518								
Many	(8) Basement		1			Extra Toilet			Porches WCP (1 Story) 119 5,484 5,210									
Avg.	Conc. Block		1			Extra Sink			Deck Treated Wood 90 2,423 2,302									
Few	Poured Conc.		1			Separate Shower			Garages Class: C Exterior: Pole (Unfinished)									
Large	Stone		1			Ceramic Tile Floor			Door Opener 2 1,093 1,038									
Wood Sash	Treated Wood		1			Ceramic Tile Wains			Base Cost 2112 50,963 48,415									
Metal Sash	Concrete Floor		1			Ceramic Tub Alcove			Breezeways 120 6,421 6,100									
Vinyl Sash	(9) Basement Finish		1			Vent Fan			Frame Wall 120 6,421 6,100									
Double Hung	1120 Recreation SF		1			(14) Water/Sewer			Totals: 297,149 272,550									
Horiz. Slide	Living SF		1			Public Water			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 253,472									
Casement	Walkout Doors (B)		1			Public Sewer												
Double Glass	No Floor SF		1			Water Well												
Patio Doors	Walkout Doors (A)		1			1000 Gal Septic												
Storms & Screens	(10) Floor Support		1			2000 Gal Septic												
(3) Roof		Joists:		Lump Sum Items:														
Gable	1120		Unsupported Len:															
Hip	Gambrel		Cntr.Sup:															
Flat	Mansard																	
Asphalt Shingle		Shed																
Chimney:																		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNES BARBARA A	MCDONALD DENISE MARIE	0	10/27/2023	QC	09-FAMILY	2023-02936	PROPERTY TRANSFER	0.0
BARNES GERALD O ESTATE	BARNES BARBARA A	0	09/22/2023	OTH	06-COURT JUDGEMENT	2023-02739	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MCDONALD DENISE MARIE 14786 OLD TOWN CT RIVERVIEW MI 48193	2024 Est TCV 44,184 TCV/TFA: 61.37					
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements		* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	330.00	660.00	0.8823	1.1334	90	100	29,700
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330 Actual Front Feet, 5.00 Total Acres						Total Est. Land Value =	29,700
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Land Improvement Cost Estimates					
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Description	Rate	Size	% Good	Cash Value
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Wood Frame	20.87	160	46	1,536
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Total Estimated Land Improvements True Cash Value =				1,536
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	14,900	7,200	22,100			11,741C
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2023	11,600	7,700	19,300			11,182C
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2022	8,300	6,400	14,700			10,650C
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2021	6,600	5,900	12,500			10,310C
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
-----	------	------	------	------------	----------------	----------------	-----------------	----------------	---------------

TPC	12/27/2017	INSPECTED	2023	11,600	7,700	19,300			11,182C
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TPC	04/21/2016	INSPECTED	2022	8,300	6,400	14,700			10,650C
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TPC	08/01/2011	INSPECTED	2021	6,600	5,900	12,500			10,310C
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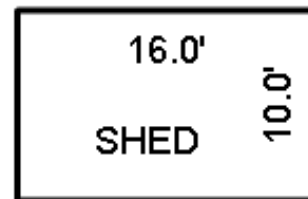
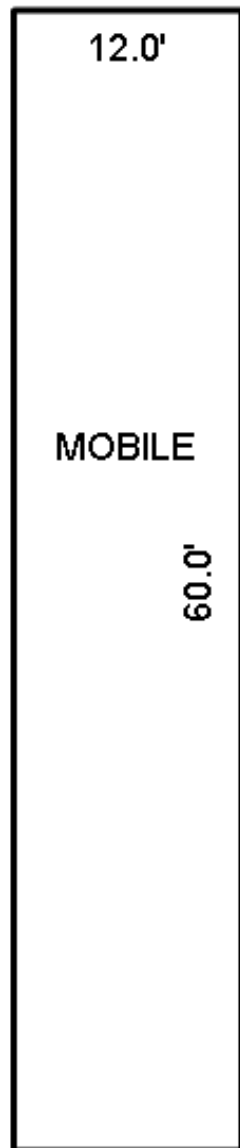
Topography of Site

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

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																							
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump																																																																																			
Building Style: HUD			Drywall Paneled		Plaster Wood T&G																																																																																		
Yr Built 1967		Remodeled 0		Trim & Decoration																																																																																			
Condition: Poor			Ex	X	Ord		Min																																																																																
Room List		Size of Closets																																																																																					
			Lg	X	Ord		Small																																																																																
Basement 1st Floor 2nd Floor Bedrooms		Doors			Solid	X	H.C.	Central Air Wood Furnace																																																																															
(1) Exterior		(5) Floors		(12) Electric																																																																																			
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		100 Amps Service																																																																																			
Insulation		No./Qual. of Fixtures																																																																																					
(2) Windows		Ex.		X	Ord.		Min																																																																																
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X		(7) Excavation		(13) Plumbing																																																																																			
X		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																			
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<p>Cost Est. for Res. Bldg: 1 Mobile Home HUD Cls Low Blt 1967</p> <p>(11) Heating System: Wall Furnace</p> <p>Ground Area = 720 SF Floor Area = 720 SF.</p> <p>Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Type</th> <th>Ext. Walls</th> <th>Roof/Fnd.</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Main Home</td> <td>Ribbed</td> <td>Metal</td> <td>720</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>37,097</td> <td>12,984</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>748</td> <td>262</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>4,263</td> <td>1,492</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td>2,498</td> <td>874</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>1,638</td> <td>573</td> </tr> <tr> <td colspan="4">Totals:</td> <td>46,244</td> <td>16,185</td> </tr> </tbody> </table> <p>Notes: 1967 HOMETTE MH</p> <p>ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 12,948</p>																Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Ribbed	Metal	720			Total:				37,097	12,984	Other Additions/Adjustments						Plumbing						Average Fixture(s)			1	748	262	Water/Sewer						1000 Gal Septic			1	4,263	1,492	Water Well, 50 Feet			1	2,498	874	Built-Ins						Appliance Allow.			1	1,638	573	Totals:				46,244	16,185
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PINTRICK RYAN A &	PINTRICK RICHARD W & SHAR	1	01/11/2019	QC	09-FAMILY	2019-00088	PROPERTY TRANSFER	0.0
PINTRICK RICHARD R ESTATE	PINTRICK R W & SHARON &PI	0	05/30/2013	WD	09-FAMILY	2013-01926 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11204 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/04/2013					
Owner's Name/Address	MAP #:					
PINTRICK RICHARD W & SHARON J 11204 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 117,361 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
2013-01926 WD The East 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 22 North, Range 8 West and The West 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, in Township 22 North, Range 8 10A M/L . SEC 18 T22N R8W SW 1/4 OF SE 1/4 OF SE 1/4. 10A.	X	Dirt Road		Residentia 8 - 17	@\$3000	10.00	Acres	3000	100	30,000
		Gravel Road		10.00 Total Acres		Total Est. Land Value =				30,000

Tax Description	X	Land Improvement Cost Estimates		* Factors *			
		Description	Rate	Size	% Good	Cash Value	
2013-01926 WD The East 1/2 of the West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, in Township 22 North, Range 8 10A M/L . SEC 18 T22N R8W SW 1/4 OF SE 1/4 OF SE 1/4. 10A.	X	D/W/P: Asphalt Paving	3.10	5600	0	0	
		Residential Local Cost Land Improvements					
		Description	Rate	Size	% Good	Cash Value	
		LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Total Estimated Land Improvements True Cash Value =				2,375	

Comments/Influences



X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	15,000	43,700	58,700			48,594C

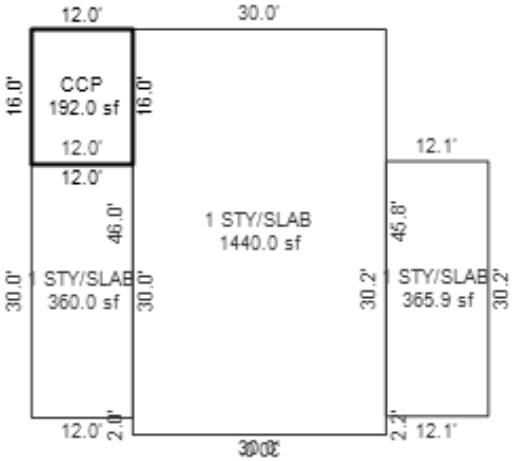
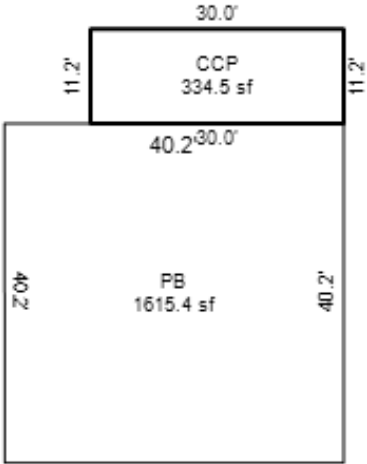
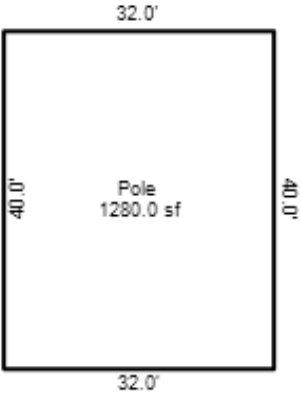
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	14,000	42,400	56,400			46,280C
TPC	08/15/2016	INSPECTED	2022	10,000	39,000	49,000			44,077C
TPC	04/21/2016	INSPECTED	2021	10,000	35,800	45,800			42,669C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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?: Yes Auto. Doors: 0 Mech. Doors: 2 Area: 2165 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior											192	CCP (1 Story)				
	Building Style: GRG		Drywall Paneled											334	CCP (1 Story)				
	Yr Built 1978	Remodeled 0	Plaster Wood T&G																
	Condition: Average		Trim & Decoration																
	Room List		Ex Ord X Min																
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets																
	(1) Exterior		Lg Ord X Small																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Doors Solid X H.C.																
	(2) Windows		(5) Floors																
X	Many Avg. X Large Avg. X Small		Kitchen: Other: Other:																
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings																
X	(3) Roof		(7) Excavation																
	Gable Hip Flat		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
X	Gambrel Mansard Shed		(8) Basement																
	Asphalt Shingle Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
X	Chimney: Metal		(9) Basement Finish																
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
			(10) Floor Support																
			Joists: Unsupported Len: Cntr.Sup:																
			(11) Heating/Cooling																
			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																
			(12) Electric																
			100 Amps Service																
			No./Qual. of Fixtures																
			Ex. X Ord. Min																
			No. of Elec. Outlets																
			Many X Ave. Few																
			(13) Plumbing																
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			(15) Heating/Cooling																
			Central Air Wood Furnace																
			(15) Fireplaces																
			Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 152,302 Total Depr Cost: 91,383 Estimated T.C.V: 84,986																
			(15) Built-ins																
			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Forced Air w/ Ducts Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 886 Water/Sewer 1000 Gal Septic 1 4,864 2,918 Water Well, 50 Feet 1 2,686 1,612 Porches CCP (1 Story) 192 5,078 3,047 Foundation: Shallow 192 -1,306 -784 CCP (1 Story) 334 8,190 4,914 Foundation: Shallow 334 -1,764 -1,058 Built-Ins Appliance Allow. 1 2,766 1,660 Garages Class: C Exterior: Pole (Finished) 2165 68,955 41,373 Base Cost Class: C Exterior: Pole (Unfinished) 1615 38,970 23,382 Base Cost Class: C Exterior: Pole (Unfinished) 1280 30,886 18,532 Base Cost 1280 -8,499 -5,099 No Concrete Floor Totals: 152,302 91,383																
			(15) Fireplaces																
			Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 152,302 Total Depr Cost: 91,383 Estimated T.C.V: 84,986																
			(16) Porches/Decks																
			E.C.F. X 0.930																
			Bsmnt Garage: Carport Area: Roof:																
			(17) Garage																
			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 84,986																

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asphalt drive 5,600 sqft

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