

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHMANN GARY L & DANA F	LEHMANN FAMILY PROTECTION	0	06/30/2019	QC	09-FAMILY	2019-02450	PROPERTY TRANSFER	0.0
LEHMANN DANA F	LEHMANN GARY L & DANA F	0	06/25/2010	QC	09-FAMILY	2010-2351QC	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
LEHMANN FAMILY PROTECTION TRUST 7921 EAST PARIS SE CALEDONIA MI 49316	2024 Est TCV 138,600					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Comments/Influences	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W NE 1/4 OF NE 1/4. 40 A.	X			Dirt Road								
				Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
				Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				40.00 Total Acres Total Est. Land Value = 138,600								

Land Improvement Cost Estimates				Description	Rate	Size	% Good	Cash Value
				Wood Frame	19.22	240	0	0
				Total Estimated Land Improvements True Cash Value =				0

Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level			2024	69,300	0	69,300			35,395C
	Rolling			2023	61,400	0	61,400			33,710C
	Low			2022	58,600	0	58,600			32,105C
	High			2021	57,700	0	57,700			31,080C
	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	05/06/2018	INSPECTED	2023	61,400	0	61,400			33,710C
TPC	12/27/2017	INSPECTED	2022	58,600	0	58,600			32,105C
TPC	11/04/2016	INSPECTED	2021	57,700	0	57,700			31,080C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN SCOTT & TAMMY	ALLEN SCOTT & TAMMY	0	04/30/2012	AFF	05-CORRECTING TITLE	2012-01609 AFF	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6455 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/07/1996					
ALLEN SCOTT & TAMMY 6455 W KELLY ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 229,520 TCV/TFA: 100.31					

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
. SEC 24 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X	Dirt Road		Residentia 8 - 17 @\$3000	9.94 Acres	3000	100	29,826
Comments/Influences	X	Gravel Road		9.94 Total Acres Total Est. Land Value =				29,826
CHG SKIRTING TO FDN FOR 08.	X	Paved Road		Land Improvement Cost Estimates				
	X	Storm Sewer		Description	Rate	Size	% Good	Cash Value
	X	Sidewalk		D/W/P: 4in Ren. Conc.	8.18	432	0	0
	X	Water		Wood Frame	24.08	256	50	3,082
	X	Sewer		Residential Local Cost Land Improvements				
	X	Electric		Description	Rate	Size	% Good	Cash Value
	X	Gas		LAND IMPROVE 1000	1,000.00	1	95	950
	X	Curb		Total Estimated Land Improvements True Cash Value =				4,032
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						



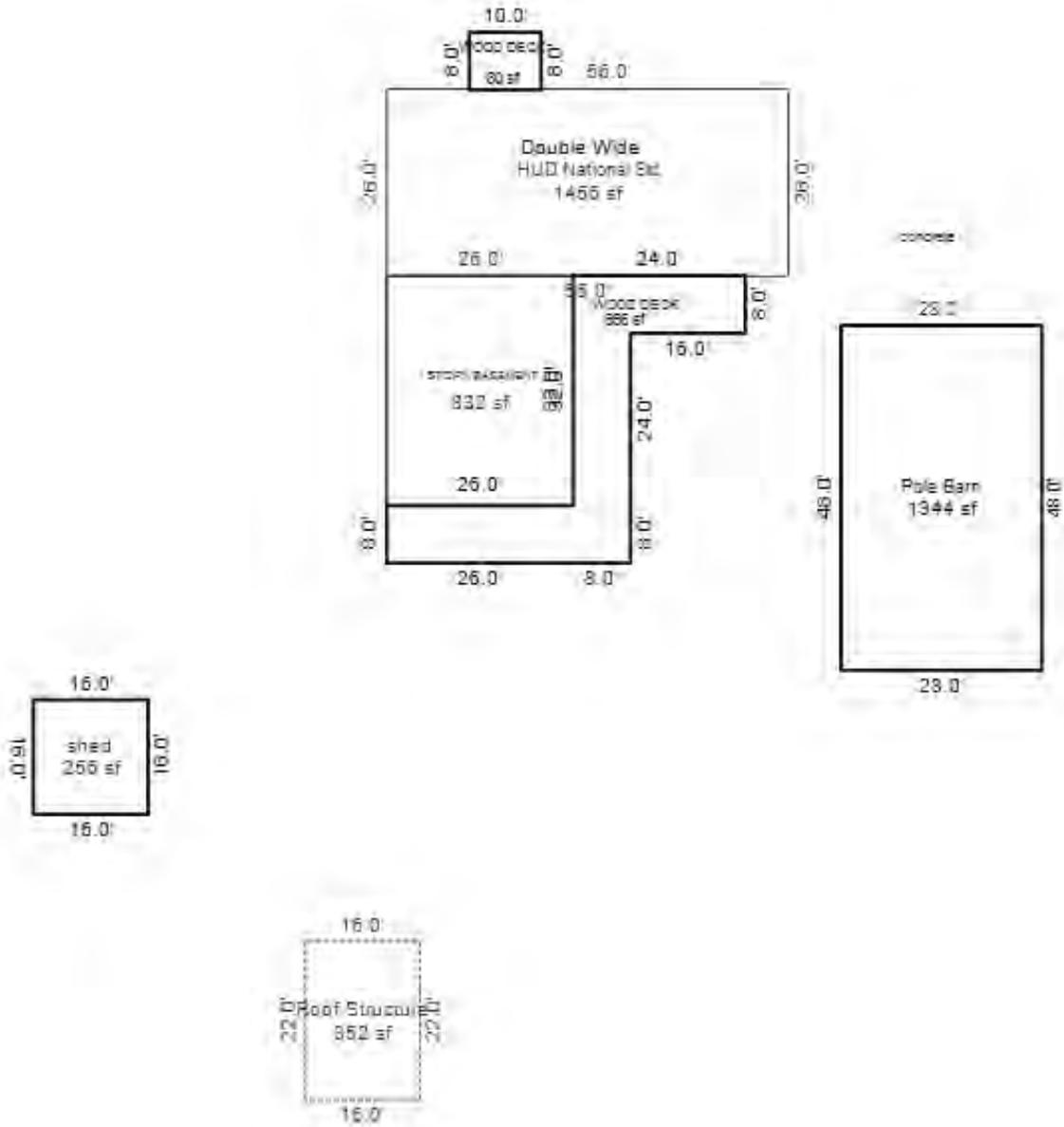
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	14,900	99,900	114,800			57,967C
X	Rolling		2023	13,900	86,700	100,600			55,207C
X	Low		2022	14,000	76,000	90,000			52,579C
X	High		2021	10,700	72,300	83,000			50,900C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 656 356	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1997 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: 1344 % 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: 25 Floor Area: 2,288 Total Base New : 347,867 Total Depr Cost: 260,882 Estimated T.C.V: 195,662			E.C.F. X 0.750		Bsmnt Garage:	
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 = 2288 SF Floor Area = 2288 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls C -5 Blt 1994		Carpport Area: Roof:	
Yr Built 1994 ADD	Remodeled 2000	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Total: 278,034		Depr. Cost	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 278,034		208,508	
Room List		Doors		Solid	X	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			1 Story Siding Basement 832 1 Story Siding Crawl Space 1,456			Total: 278,034		208,508	
	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			Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 278,034		208,508	
(1) Exterior		(6) Ceilings		Basement: 832 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Deck Treated Wood Treated Wood w/Roof (Roof portion)			Total: 278,034		208,508	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Garages Class: C Exterior: Pole (Unfinished) Door Opener Base Cost			Total: 278,034		208,508	
(2) Windows		Many Avg.	X	Large Avg.		Small	(14) Water/Sewer			Built-Ins Appliance Allow.			Total: 278,034		208,508	
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)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: REDMAN 112B4740 ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			Total: 278,034		208,508	
X	Many Avg.	X	Large Avg.		Small		(10) Floor Support			Totals: 347,867			260,882			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals: 347,867			260,882			
(3) Roof		Gable		Gambrel			(11) Heating/Cooling			Notes: REDMAN 112B4740 ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			195,662			
X	Hip Flat			Mansard Shed			(12) Electric			Totals: 347,867			260,882			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes: REDMAN 112B4740 ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			195,662			

\*\*\* 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.
PEER SAMUEL T ESTATE	LEGGETT CAROLYN J & MARK	244,500	11/17/2023	WD	03-ARM'S LENGTH	2023-03117	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6401 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 11/17/2023					
Owner's Name/Address	MAP #:					
LEGGETT CAROLYN J & MARK ARTHUR 6401 W KELLY ROAD LAKE CITY MI 49651	2024 Est TCV 229,660 TCV/TFA: 129.31					

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 24 T22N R8W E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4. 10A.	X		Dirt Road							
Comments/Influences	X		Gravel Road							
	X		Paved Road							
	X		Storm Sewer							
	X		Sidewalk							
	X		Water							
	X		Sewer							
	X		Electric							
	X		Gas							
	X		Curb							
	X		Street Lights							
	X		Standard Utilities							
	X		Underground Utils.							

Topography of Site

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



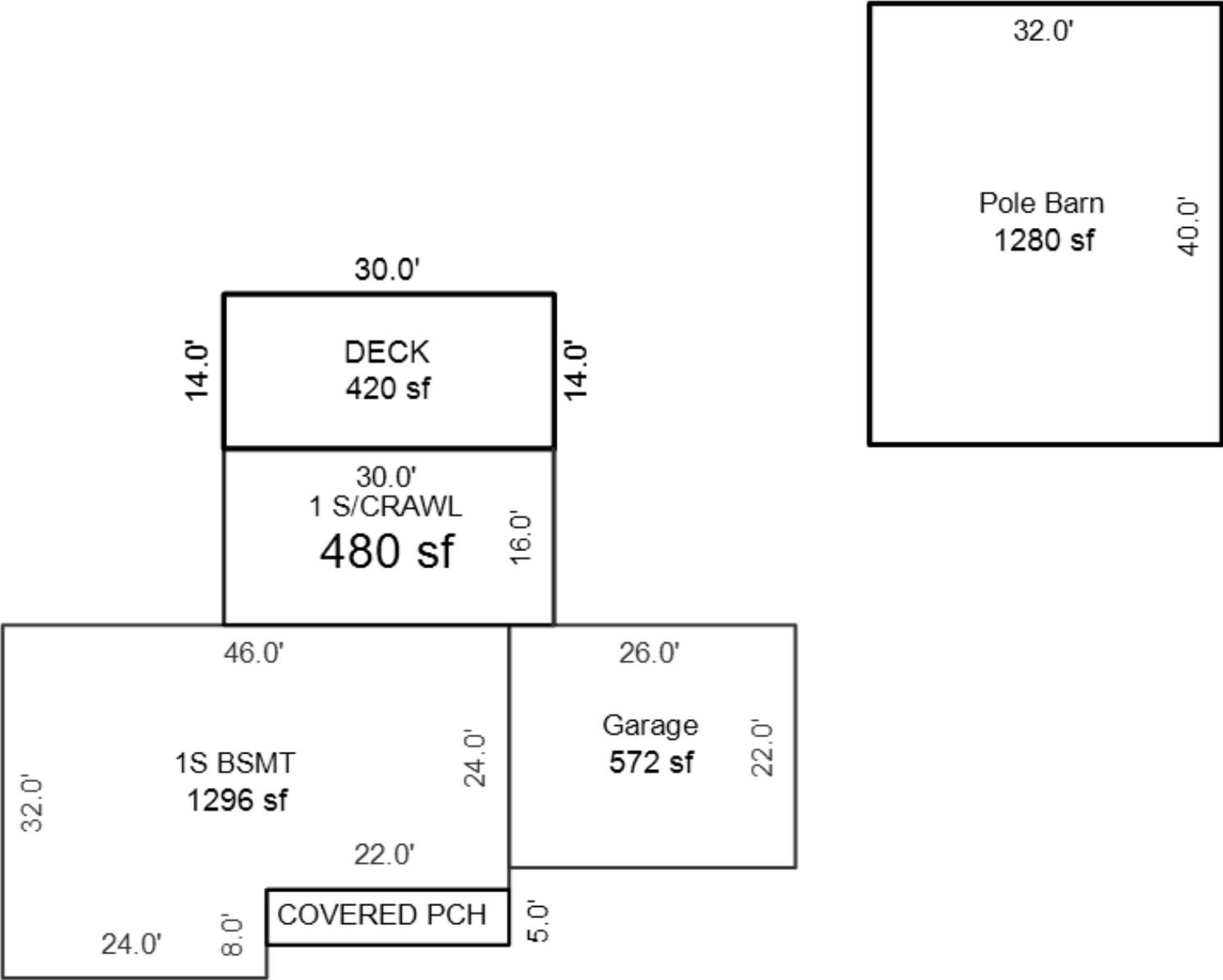
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,900	99,900	114,800			114,800S
2023	13,900	113,100	127,000			80,590C
2022	14,000	101,900	115,900			76,753C
2021	10,700	93,100	103,800			74,302C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 110 420	Type CCP (1 Story) Treated Wood	Year Built: 1996 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: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 29 Floor Area: 1,776 Total Base New : 302,639 Total Depr Cost: 214,865 Estimated T.C.V: 199,825			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 (11) Heating System: Forced Air w/ Ducts Ground Area = 1776 SF Floor Area = 1776 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71			Cls C -5 Blt 1996		
Yr Built 1996	Remodeled 0	X	Ex		Ord		Min	No. of Elec. Outlets			Building Areas						
Condition: Average		X	Lg		Ord		Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
Room List		Doors			Solid	X	H.C.	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,296 1 Story Siding Crawl Space 480 Total: 231,441 164,314						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			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			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet						
(2) Windows		(7) Excavation		Basement: 1296 S.F. Crawl: 480 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			Porches CCP (1 Story) Deck Treated Wood							
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Wood Sash Metal Sash Vinyl Sash	(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			Base Cost Common Wall: 1 Wall							
X	Double Hung Horiz. Slide Casement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(10) Floor Support			Lump Sum Items:			Class: CD Exterior: Pole (Unfinished)							
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Base Cost No Concrete Floor							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins Appliance Allow.							
X	Gable Hip Flat		Gambrel Mansard Shed	Lump Sum Items:			Lump Sum Items:			Totals:							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Totals:							
Chimney:		(10) Floor Support		Lump Sum Items:			Lump Sum Items:			Totals:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAKE CITY BOARDWALK ENTER	ANDERSON KIMMY JO	125,500	11/21/2023	WD	03-ARM'S LENGTH	2023-03139	PROPERTY TRANSFER	100.0
KOUZOUJIAN RICHARD A	LAKE CITY BOARDWALK ENTER	1	05/31/2012	QC	21-NOT USED/OTHER	2012-02119 QD	PROPERTY TRANSFER	0.0
KELSEY BRIAN C & JENEMA L	KOUZOUJIAN RICHARD A	55,000	02/06/2012	WD	03-ARM'S LENGTH	2012-00353	PROPERTY TRANSFER	100.0
		65,331	07/01/2000	WD	33-TO BE DETERMINED	02-0:3110	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6323 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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ANDERSON KIMMY JO 6323 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 92,381 TCV/TFA: 75.97					
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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 * 330 X 1315.50			
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			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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			Residentia 8 - 17	@\$3000	9.95	Acres	3000	100			29,853
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			9.95 Total Acres				Total Est. Land Value =	29,853
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			Land Improvement Cost Estimates			
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			Description	Rate	Size	% Good	Cash Value
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			D/W/P: 3.5 Concrete	6.58	210	50	691
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			Wood Frame	22.57	560	50	6,319
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			Total Estimated Land Improvements True Cash Value =				7,010
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			Topography of Site			
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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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	X Pond					
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			Waterfront			
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			Ravine			
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	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	14,900	31,300	46,200			46,200S
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			2023	13,900	36,700	50,600			27,625C
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			2022	10,000	30,400	40,400			26,310C
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			2021	10,000	27,700	37,700			25,470C
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	Who	When	What						
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	TPC	10/29/2023	INSPECTED						
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	TPC	04/30/2021	INSPECTED						
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	TPC	03/27/2019	INSPECTED						
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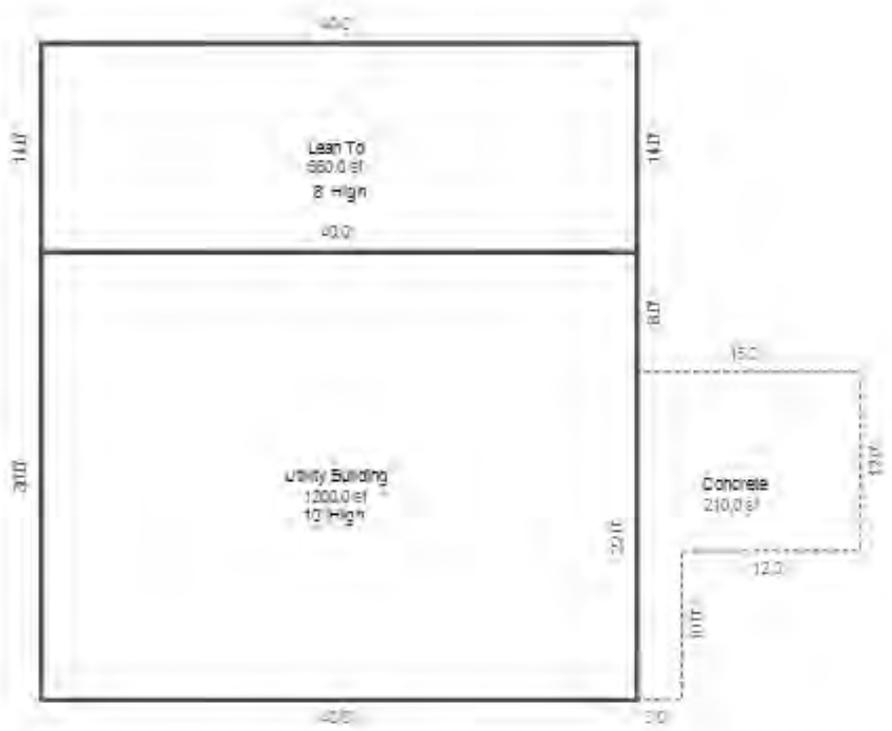


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 18	Type Treated Wood Treated Wood	Year Built: 1997 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % 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: Average Effec. Age: 18 Floor Area: Total Base New : 117,623 Total Depr Cost: 69,398 Estimated T.C.V: 55,518			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 1998									
Yr Built 1998	Remodeled 2022	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1216 SF Floor Area = 1216 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59														
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Type			Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost			
Room List		Doors		Solid	X	H.C.	(12) Electric			Main Home			Siding		Comp.Shingle		1216		Total:		65,505		38,648	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			Other Additions/Adjustments														
(1) Exterior		Kitchen: Other: Other:		Ex.			X			Ord.						Min								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many			X			Ave.						Few								
(2) Windows		(7) Excavation		1			Average Fixture(s)			Skirting, Metal or Vinyl, Vertical			184		2,090		1,233							
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			2 Fixture Bath 2 Fixture Bath Softener, Auto 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		964		569		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		3			3 Fixture Bath			Water/Sewer			1000 Gal Septic		1		4,864		2,870					
X	Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		4			3 Fixture Bath			Water Well, 100 Feet			1		5,808		3,427						
(3) Roof		(10) Floor Support		5			Average Fixture(s)			Deck			Treated Wood		112		2,794		1,648					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		6			Average Fixture(s)			Treated Wood			18		822		485						
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		7			Average Fixture(s)			Built-Ins			Appliance Allow.		1		2,766		1,632					
Chimney:		(14) Water/Sewer		8			Average Fixture(s)			Garages			Class: C Exterior: Pole (Unfinished) Base Cost			1200		28,956		17,084				
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		9			Average Fixture(s)			Notes:			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:					55,518						
		Lump Sum Items:		10			Average Fixture(s)			Totals:			117,623		69,398									

\*\*\* 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.
WALSH LAURI	WALSH LAURI A & WALSH MAT	0	04/26/2022	QC	09-FAMILY	2022-01422	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6229 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/22/2009	20090500	100%
	P.R.E. 100% 02/02/2023					

Owner's Name/Address	MAP #:
WALSH LAURI A & WALSH MATTHEW C 6229 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 92,788 TCV/TFA: 89.91

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia 8 - 17 @\$3000	9.96 Acres	3000	100		29,877
			9.96 Total Acres Total Est. Land Value =					29,877

Tax Description  
 . SEC 24 T22N R8W E 1/2 OF E 1/2 OF NW 1/4 OF NE1/4. 10A.  
 Comments/Influences  
 Gary Walsh deceased 2-8-03 (04-0/0400). Chgd name to Laurie Walsh, spouse. Her name should have been on with Gary. Dawn found old QC deed in both names.

- 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



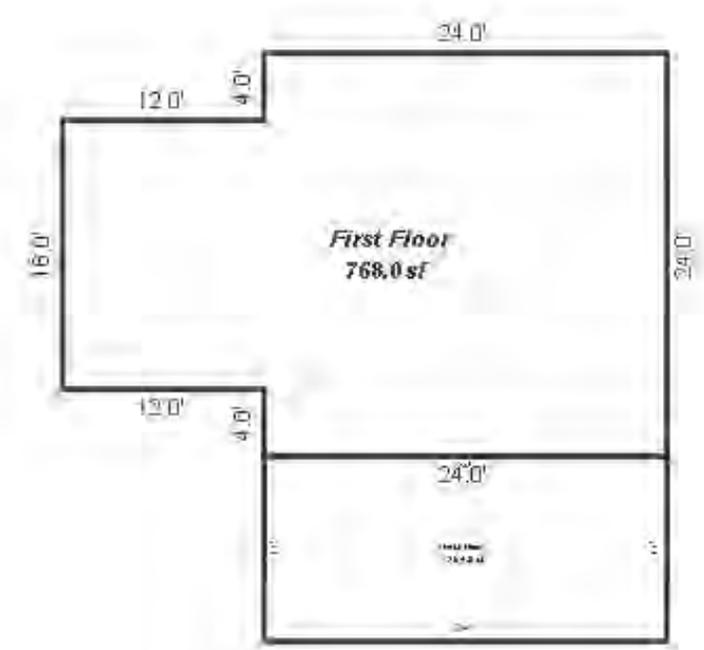
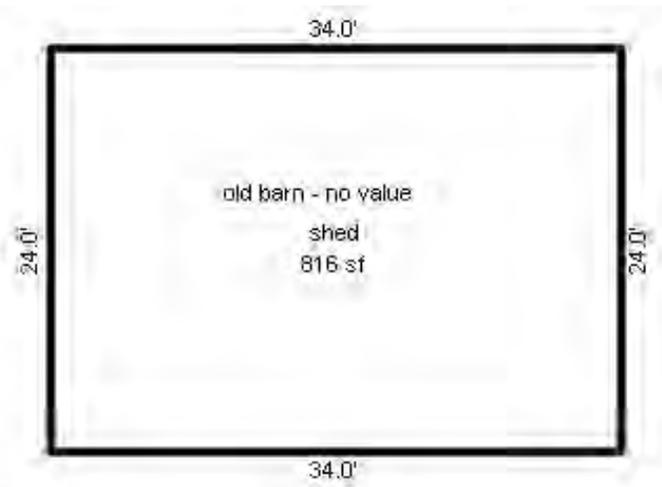
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 Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	14,900	31,500	46,400			18,550C
		TPC 04/30/2021 INSPECTED	2023	13,900	30,500	44,400			17,667C
		TPC 12/27/2017 INSPECTED	2022	14,000	28,000	42,000			16,826C
		TPC 12/04/2012 INSPECTED	2021	10,700	25,500	36,200			16,289C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180	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: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,032 Total Base New : 122,992 Total Depr Cost: 67,646 Estimated T.C.V: 62,911		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 D		Blt 1942			
1942	200	2009	Ex	Ord	X	Min	(11) Heating System: Wall/Floor Furnace Ground Area = 1032 SF Floor Area = 1032 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55								
Condition: Average		Lg		Ord	X	Small	Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Room List		Doors	Solid	X	H.C.		(13) Plumbing			1 Story	Siding	Slab	768		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			1 Story	Siding	Crawl Space	264		
		Kitchen: Other: Other:		Many			X	Ave.	Few	Plumbing		Average Fixture(s)	1	1,025	564
(1) Exterior		(6) Ceilings		1			Average Fixture(s)			Water/Sewer		1000 Gal Septic	1	4,263	2,345
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		1			3 Fixture Bath			Plumbing		Water Well, 100 Feet	1	5,506	3,028
(2) Windows		(7) Excavation		1			2 Fixture Bath			Deck		Treated Wood	180	3,694	2,032
	Many Avg.		Large Avg.	Basement: 0 S.F. Crawl: 264 S.F. Slab: 768 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			Built-Ins		Appliance Allow.	1	1,638	901
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Few		X Small		(8) Basement			Notes:			Totals:		122,992	67,646
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			ECF (416 RURAL METES & BOUNDS) 0.930 => TC		62,911			
X	Gable Hip Flat		Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:								

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.															
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	03-ARM'S LENGTH	2015-01660	PROPERTY TRANSFER	0.0															
EUBANK WILLIAM LIFE ESTAT	EUBANK STEVEN A &	0	07/31/2014	AFF	07-DEATH CERTIFICATE	2015-00957 DC	DEED	0.0															
EUBANK WILLIAM & BETTY TR	EUBANK WILLIAM	100	06/11/2014	QC	21-NOT USED/OTHER	2014-02143	PROPERTY TRANSFER	0.0															
EUBANK WILLIAM	EUBANK WILLIAM LIFE ESTAT	100	06/11/2014	QC	21-NOT USED/OTHER	2014-02145	PROPERTY TRANSFER	0.0															
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status													
3434 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Commercial, Add/Alter/Repa		07/03/2017		PB17-0334	100%														
Owner's Name/Address		P.R.E. 100% 04/08/2015 Qual. Ag.		MAP #:		2024 Est TCV 299,364																	
DUTCHMAN PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663		Improved X Vacant		Land Value Estimates for Land Table Ag 1 .A - Agriculture																			
Tax Description		Public Improvements		* Factors *																			
SEC 24 T22N R08W THE SOUTH 1/2 OF THE NORTHEAST 1/4 EXCEPT THE NORTH 10 RODS OF THE EAST16 RODS AND EXCEPT COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E, 351.00 FEET TO SAID EAST SECTION LINE; THENCE S00°36'47"W ALONG SAID LINE, 253.00 FEET TO THE POINT OF BEGINNING. CONTAINING THE RIGHT-OF-WAY THE EASTERLY CTED ON THE SUBJECT TO ALL ASEMENTS, AND IF ANY.		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Gravel Road		AGRICULTRU 66 - 120 Acres		76.76 Acres		3900		100										299,364	
		X		Paved Road		76.76 Total Acres		Total Est. Land Value =														299,364	
		X		Storm Sewer																			
		X		Sidewalk																			
		X		Water																			
		X		Sewer																			
		X		Electric																			
		X		Gas																			
		X		Curb																			
		X		Street Lights																			
		X		Standard Utilities																			
		X		Underground Utils.																			
		X		Topography of Site																			
		X		Level																			
		X		Rolling																			
		X		Low																			
		X		High																			
		X		Landscaped																			
		X		Swamp																			
		X		Wooded																			
		X		Pond																			
		X		Waterfront																			
		X		Ravine																			
		X		Wetland																			
		X		Flood Plain																			
		X		Year																			
		X		Land Value																			
		X		Building Value																			
		X		Assessed Value																			
		X		Board of Review																			
		X		Tribunal/Other																			
		X		Taxable Value																			
		X		Who																			
		X		When																			
		X		What																			
		X		2024																			
		X		149,700																			
		X		2023																			
		X		134,300																			
		X		2022																			
		X		128,600																			
		X		2021																			
		X		126,700																			



009-024-003-90;  
N ON FILE\*\*\*

MDOT NO NEW EXISTING AG PARCEL, ONLY IF GE IN USE. LEFT RWEIDE'S PHONE

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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.
JENSEMA JEREMY & AMY	PUZJAK DAWN	120,000	03/08/2018	WD	03-ARM'S LENGTH	2018-00915	PROPERTY TRANSFER	100.0
DUTCHMAN PROPERTIES LLC	JENSEMA JEREMY & AMY	108,000	06/27/2015	WD	31-SPLIT IMPROVED	2015-02223	REALTOR	100.0
EUBANK STEVEN A ET AL	DUTCHMAN PROPERTIES LLC	325,000	05/04/2015	WD	03-ARM'S LENGTH	2015-01660	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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3434 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/03/2018					

Owner's Name/Address	MAP #:
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PUZJAK DAWN 3434 S MOREY RD LAKE CITY MI 49651	2024 Est TCV 171,065 TCV/TFA: 97.09
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
---------------------	-------------	--	--	--	-------------	----------	-------	-------	-------	------------	--------	-------

Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.					A 200' @ 90/FF	253.00	251.61	0.9429	0.8906	90	100	19,121
					253 Actual Front Feet, 1.46 Total Acres		Total Est. Land Value =				19,121	

**Tax Description**  
 SPLIT/COMBINED ON 05/27/2015 FROM 009-024-003-00;  
 A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION; THENCE N00°36'47"E ALONG THE EAST SECTION LINE, 314.33 FEET TO THE P.OINT OF BEGINNING; THENCE N90°00'00"W, 351.00 FEET; THENCE N00°36'47"E PARALLEL WITH THE EAST SECTION LINE, 253.00 FEET; THENCE S90°00'00"E 351.00 FEET TO SAID



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

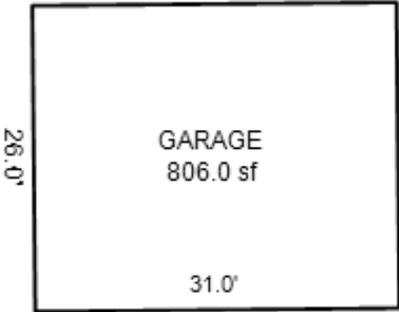
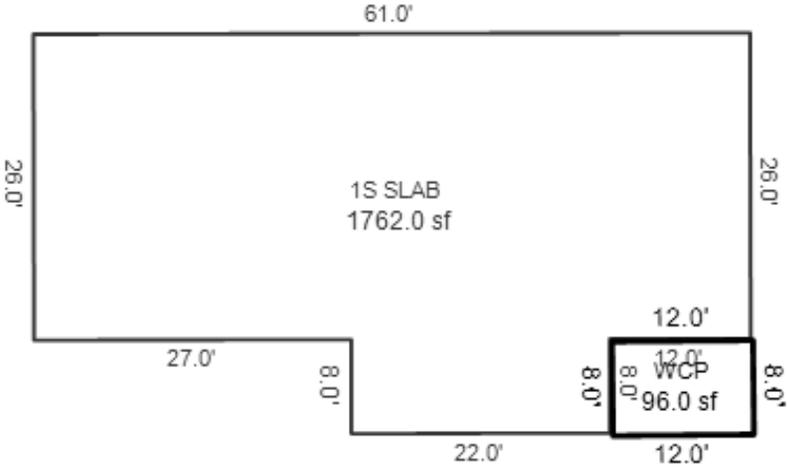
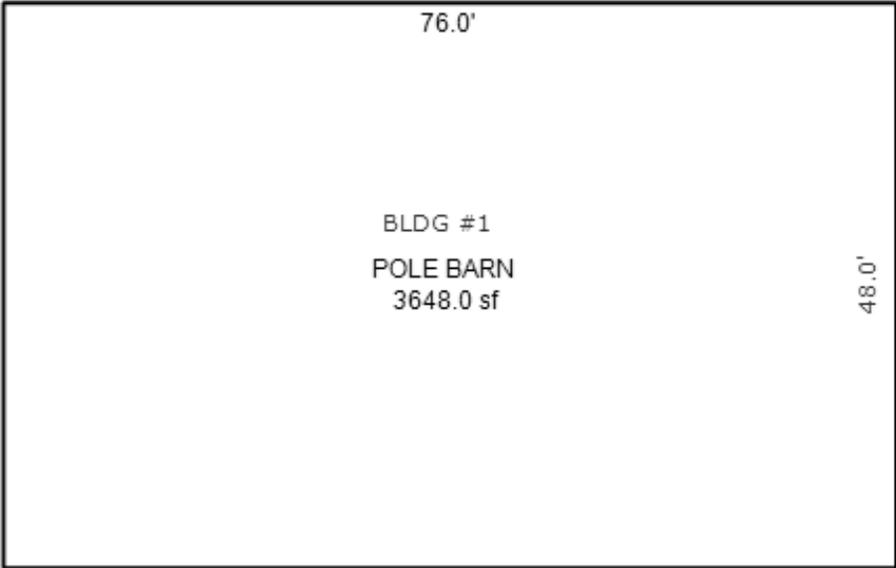
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,600	75,900	85,500			71,074C
2023	7,400	73,500	80,900			67,690C
2022	6,300	67,100	73,400			64,467C
2021	5,100	61,900	67,000			62,408C

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

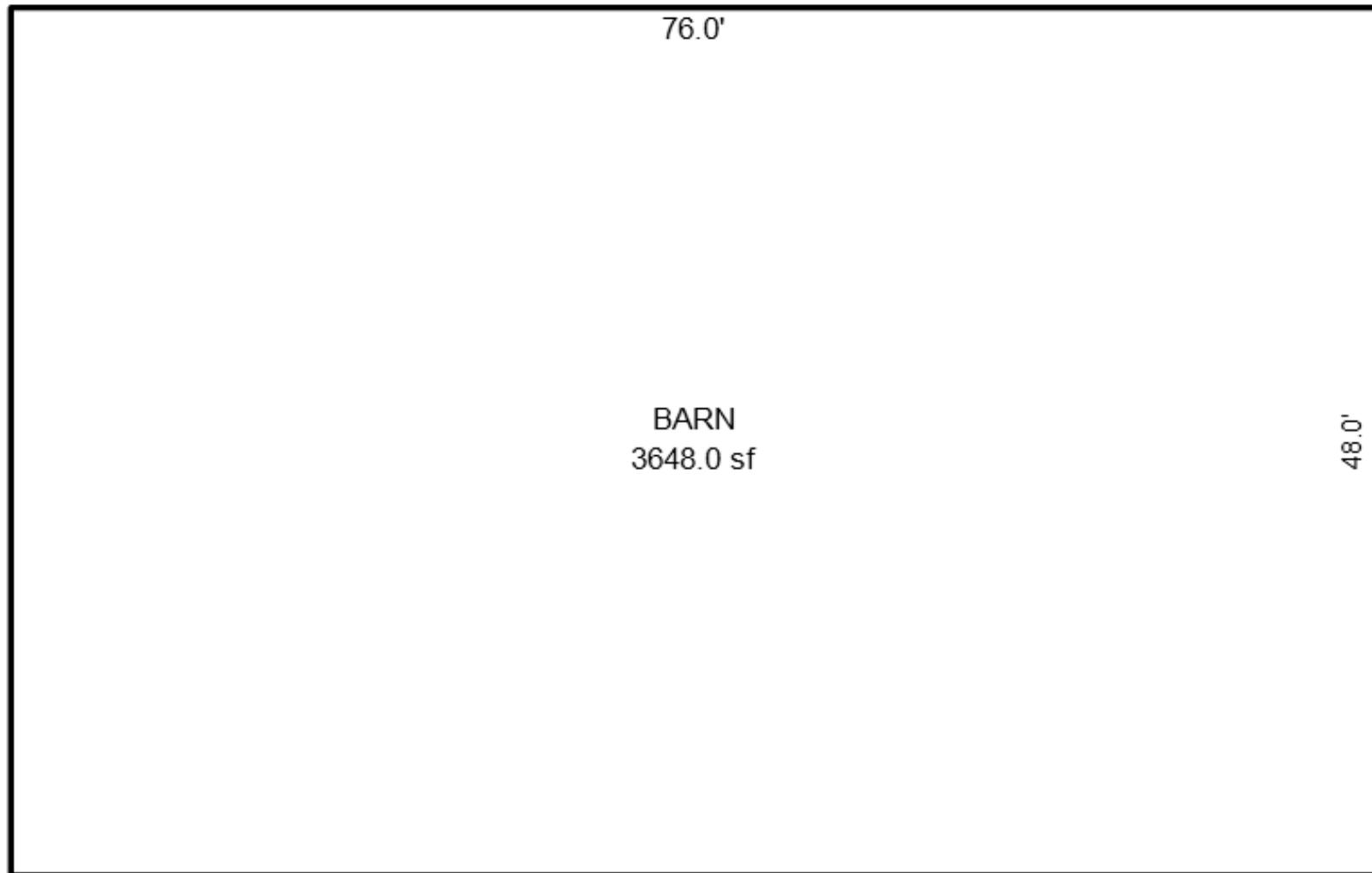
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 96	Type WCP (1 Story)	Year Built: 1947 Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 806 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame Block	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 1,762 Total Base New : 232,358 Total Depr Cost: 139,413 Estimated T.C.V: 129,654			E.C.F. X 0.930			
Building Style: 1S		Yr Built 1947		Remodeled 2016		Condition: Average			Room List			Basement 1st Floor 2nd Floor 4 Bedrooms			(1) Exterior			
Condition: Average		Ex		X Ord		Min		Size of Closets			Lg			X Ord		Small		
Room List		Doors		Solid		X H.C.		(5) Floors			Kitchen: Other: Other:			(12) Electric				
Basement 1st Floor 2nd Floor 4 Bedrooms		Ex		X Ord		Min		No./Qual. of Fixtures			100 Amps Service			No. of Elec. Outlets				
(1) Exterior		Ex		X Ord		Min		Many			X Ave.		Few		(13) Plumbing			
Wood/Shingle Aluminum/Vinyl Brick Block Insulation		X Drywall						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 = 1762 SF Floor Area = 1762 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,762 Total: 186,251 111,750			Cls CD Blt 1947				
(2) Windows		Many Avg. X Avg. Few Small		Large Avg. X Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1762 S.F. Height to Joists: 0.0		(7) Excavation			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,195 717 Water/Sewer 1000 Gal Septic 1 4,420 2,652 Water Well, 50 Feet 1 2,585 1,551 Porches WCP (1 Story) 96 4,087 2,452 Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 806 26,179 15,707 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Totals: 232,358 139,413			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 129,654				
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 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			
(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			Chimney: Block			Joists: Unsupported Len: Cntr.Sup:				

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



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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 248			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	76 x 48 = 3648			
Cost New	\$ 53,261			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 23,967			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	45			
Est. True Cash Value	\$ 22,290			
Comments:	MTL/MTL GABLE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 22290 / All Cards: 22290				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON LEWIS L		0	06/15/2010	QC	09-FAMILY	2010-2153 QC &	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3264 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/22/1994				
Owner's Name/Address	MAP #:					
PETERSON LEWIS L & PETERSON-LANG KATHY K J/T 4060 N HINKLEY ROAD LAKE CITY MI 49651	2024 Est TCV 100,291 TCV/TFA: 84.42					

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 24 T22N R8W N 10 RDS; OF E 16 RDS; OF S 1/2 OF NE 1/4. 1 A.	X	Dirt Road		A 200' @ 90/FF	165.00	264.00	1.0493	0.9013	90	100	14,044
Comments/Influences		Gravel Road		165 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =	14,044	
	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



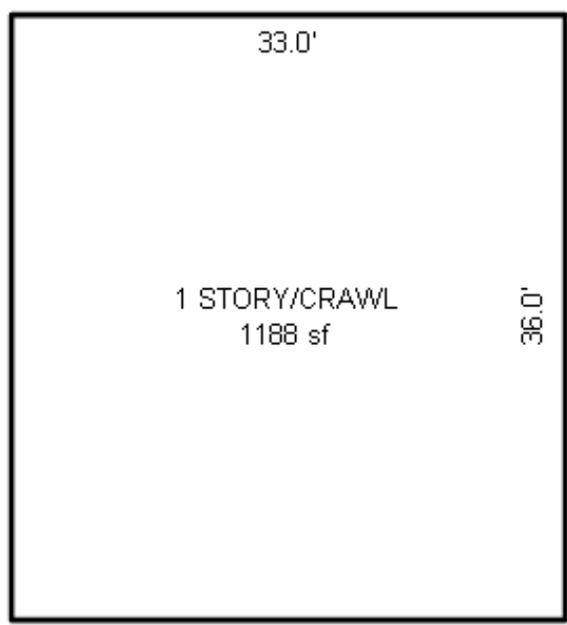
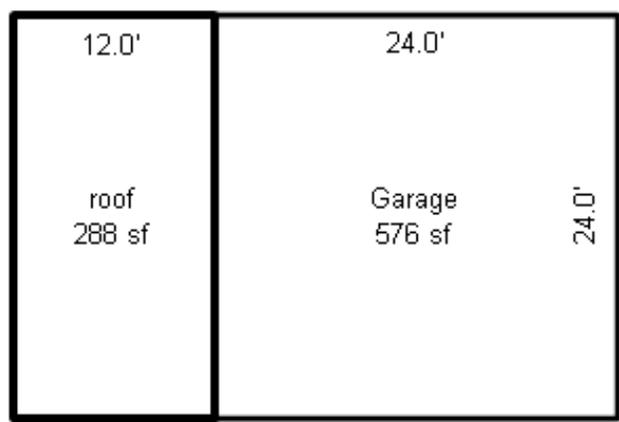
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	7,000	43,100	50,100			23,900C
Rolling	2023	5,500	41,800	47,300			22,762C
Low	2022	2,500	35,000	37,500			21,679C
High	2021	2,800	31,900	34,700			20,987C
Landscaped							
Swamp							
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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 288	Type Roof Cover Onl	Year Built: 1945 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: 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: 1,188 Total Base New : 154,565 Total Depr Cost: 92,739 Estimated T.C.V: 86,247		E.C.F. X 0.930		Bsmnt Garage:						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 154,565 Total Depr Cost: 92,739 Estimated T.C.V: 86,247		E.C.F. X 0.930		Carpport Area: Roof:						
Yr Built 1945	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 = 1188 SF Floor Area = 1188 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls D		Blt 1945						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1 Story	Siding	Crawl Space	1,188	125,413	75,247	
	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			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	1,025	615	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1188 S.F. Slab: 0 S.F. Height to Joists: 0.0			100 Amps Service			Water/Sewer			1000 Gal Septic		1		4,263	2,558		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement Finish			(14) Water/Sewer			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		528	16,056	9,634	
(2) Windows		(8) Basement		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	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Lump Sum Items:			Deck			w/Roof (Roof portion)		288		3,672		2,203			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			86,247		Totals:		154,565	92,739		
(3) Roof		Gable	Gambrel	Total: 125,413			Total: 154,565			Total: 154,565			Total: 154,565		Total: 154,565		Total: 154,565			
X	Hip	Mansard	Total: 125,413			Total: 154,565			Total: 154,565			Total: 154,565		Total: 154,565		Total: 154,565		Total: 154,565		
X	Flat	Shed	Total: 125,413			Total: 154,565			Total: 154,565			Total: 154,565		Total: 154,565		Total: 154,565		Total: 154,565		
X	Asphalt Shingle	Total: 125,413			Total: 154,565			Total: 154,565			Total: 154,565		Total: 154,565		Total: 154,565		Total: 154,565		Total: 154,565	

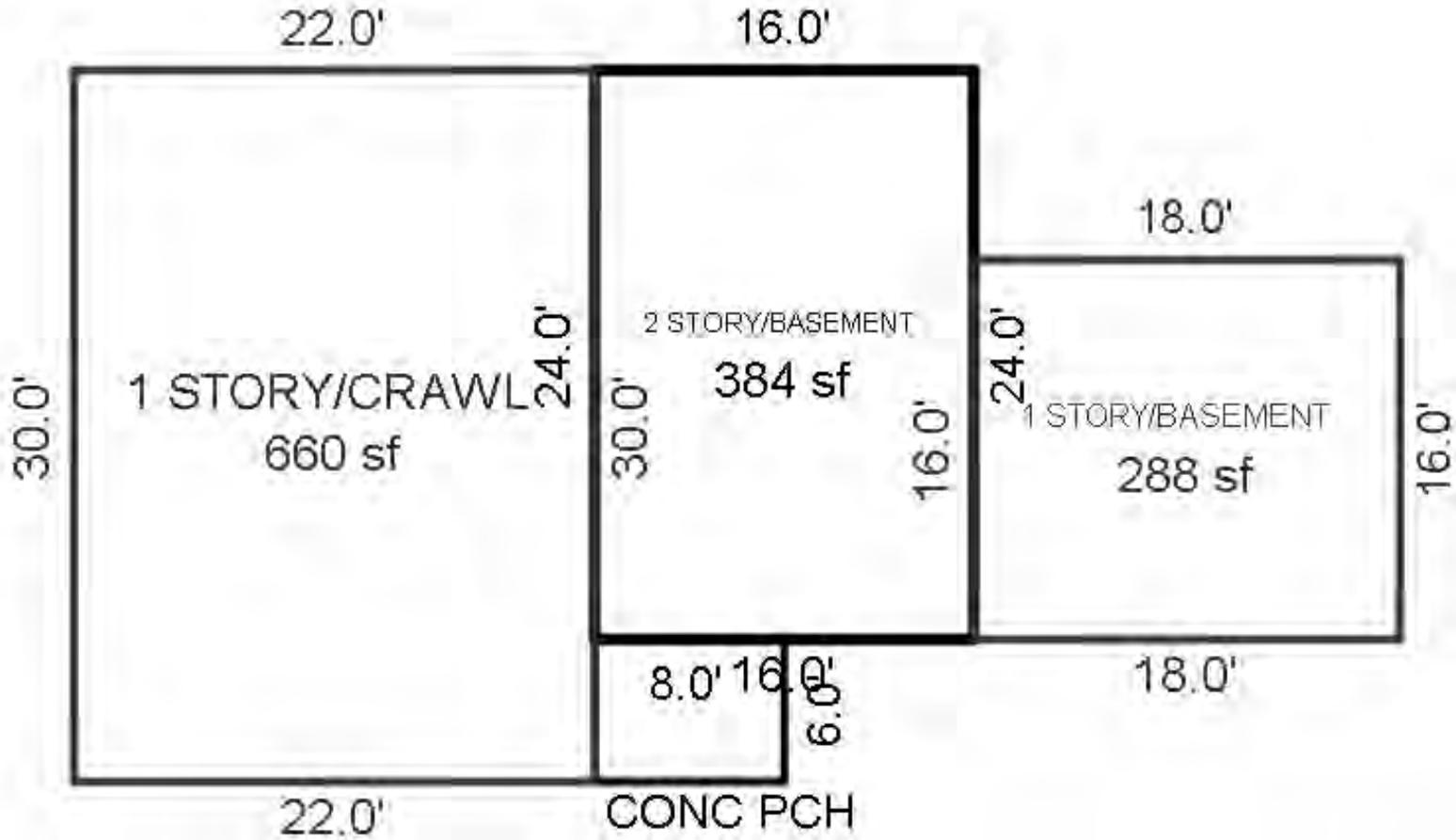
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*





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: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				Class: C -5 Effec. Age: 40 Floor Area: 1,716 Total Base New : 229,334 Total Depr Cost: 137,596 Estimated T.C.V: 127,964			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			E.C.F. X 0.930					
Yr Built 0	Remodeled 1968	Ex	X	Ord	Min	Size of Closets									
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures									
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		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1332 SF Floor Area = 1716 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60					Cls C -5 Blt 0			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Plaster	Many			X	Ave.	Few	Building Areas					
(2) Windows		(7) Excavation		(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. X Few	Large Avg. Small	Basement: 672 S.F. Crawl: 660 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 Basement 384 1 Story Siding Basement 288 1 Story Siding Crawl Space 660 Total: 210,138 126,078						
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Average Fixture(s) 2 Fixture Bath			Other Additions/Adjustments								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Water/Sewer			Plumbing									
(3) Roof		(9) Basement Finish		14) Water/Sewer			Average Fixture(s) 2 Fixture Bath								
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			Water/Sewer 1000 Gal Septic Water Well, 100 Feet						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches CPP Built-Ins Appliance Allow.								
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:					Notes:  ECF (101 AGRICULTURE) 0.930 => TCv: 127,964								
							Totals: 229,334 137,596								

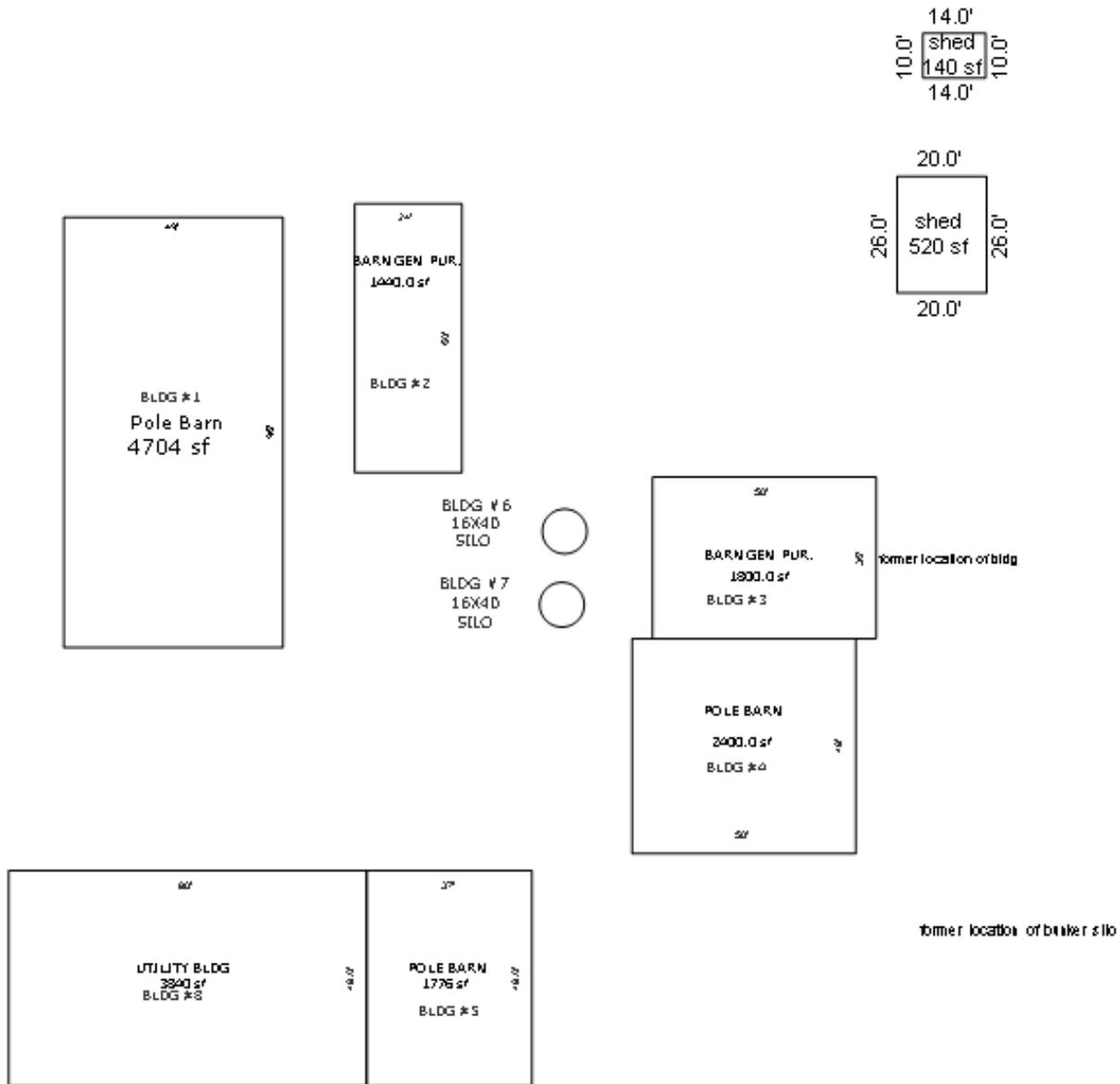
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Barn - General Purpose	Barn - General Purpose			
Year Built	1986	1950	1972	1981	1983
Class/Construction	D,Pole	C	C	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 288	4 Wall, 168	4 Wall, 184	4 Wall, 196	4 Wall, 154
Height	10	10	24	14	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 x 48 = 4608	60 x 24 = 1440	50 x 36 = 1800	50 x 48 = 2400	48 x 37 = 1776
Cost New	\$ 86,354	\$ 47,996	\$ 73,350	\$ 51,096	\$ 35,574
Phy./Func./Econ. %Good	55/100/100 55.0	25/100/100 25.0	35/100/100 35.0	35/100/100 35.0	53/100/100 53.0
Depreciated Cost	\$ 47,495	\$ 6,000	\$ 25,673	\$ 17,884	\$ 18,854
+ 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	55	25	35	35	53
Est. True Cash Value	\$ 31,347	\$ 3,960	\$ 16,944	\$ 11,803	\$ 12,444
Comments:			ORIGINAL WOOD BARN	ADJ ORIGINAL WOODEN BARN	SOUTH POLE BARN NEAR CONC
Total Estimated True Cash Value of Agricultural Improvements / This Card: 76498 / All Cards: 108850					

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



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

Building Type	Cylindrical Silo	Cylindrical Silo	Farm Utility Buildings		
Year Built	1966	1966	1996		
Class/Construction	Concrete Stave	Concrete Stave	C		
Quality/Exterior	Diameter: 16	Diameter: 16	Average		
# of Walls, Perimeter	Roof: No Roof	Roof: Dome Roof	4 Wall, 256		
Height	40	40	8		
Heating System	N/A	N/A	No Heating/Cooling		
Length/Width/Area	1	1	80 x 48 = 3840		
Cost New	\$ 23,307	\$ 25,628	\$ 98,035		
Phy./Func./Econ. %Good	20/0/100 0.0	20/0/100 0.0	50/100/100 50.0		
Depreciated Cost	\$ 0	\$ 0	\$ 49,018		
+ Unit-In-Place Items	\$ 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		
% Good	20	20	50		
Est. True Cash Value	\$ 0	\$ 0	\$ 32,352		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 32352 / All Cards: 108850					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN R TRUST	MILLER CASEY JOHN	0	10/12/2016	QC	09-FAMILY	2016-03467	DEED	100.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	21-NOT USED/OTHER	2011-03239 QCD	PROPERTY TRANSFER	0.0
JENEMA JUDY A FKA MILLER	MILLER JOHN R	0	05/19/2010	QC	21-NOT USED/OTHER	2010-1717QC	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6857 W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Commercial	12/31/2020	2020-3390	80%

Owner's Name/Address	MAP #:
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 168,618 TCV/TFA: 32.30

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Rate	%Adj.	Reason	Value
. SEC 24 T22N R8W N 20 RDS; OF W 1/2 OF NW 1/4. 10 A.	X			Dirt Road						
				Gravel Road						
				Paved Road						
				Storm Sewer						
Comments/Influences				10.00 Total Acres Total Est. Land Value = 68,000						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water Sewer	Wood Frame	19.82	200 50	1,982
		Electric	Total Estimated Land Improvements True Cash Value = 1,982			
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	34,000	50,300	84,300			65,657C
Rolling	X	2023	14,700	55,600	70,300			62,531C
Low		2022	12,200	60,700	72,900			59,554C
High		2021	12,100	45,600	57,700			57,652C
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	05/23/2022	INSPECTED	2023	14,700	55,600	70,300			62,531C
TPC	04/30/2021	INSPECTED	2022	12,200	60,700	72,900			59,554C
TPC	07/29/2020	INSPECTED	2021	12,100	45,600	57,700			57,652C

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

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

Class: D,Pole  
 Floor Area: 5,220  
 Gross Bldg Area: 5,220  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 1  
 Physical %Good: 96  
 Func. %Good : 100  
 Economic %Good: 100

Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:  
 4/2022 NO CONCRETE  
 FLOOR, NO HEAT, NO  
 GARAGE DOORS.

Construction Cost

High	Above Ave.	Ave.	X	Low
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\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: No Heating or Cooling 100  
 Heat#2: Electric, Cable or Baseboard 0%  
 Ave. SqFt/Story: 5220  
 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: Average

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

Class: D,Pole Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 328

Base Rate for Upper Floors = 25.67

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 25.67

Total Floor Area: 5,220 Base Cost New of Upper Floors = 133,998

Reproduction/Replacement Cost = 133,998  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 128,638

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

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

Item Description	Cost	# or Height	Storys	Col.	Rate	SqFt	Adj.	Adj.	Cost
Total Cost New = 0									

Architectural Multiplier: 0.00

Reproduction/Replacement Cost = 0  
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0  
 Total Depreciated Cost = 0

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
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.
MILLER JOHN R TRUST	MILLER CASEY JOHN	1	06/20/2019	QC	09-FAMILY	2019-01982	DEED	100.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	21-NOT USED/OTHER	2011-03239 QCD	PROPERTY TRANSFER	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	21-NOT USED/OTHER	2011-03238 QCD	PROPERTY TRANSFER	0.0
FRISE RICHARD & MURIEL	MILLER JOHN & JUDY	12,000	10/04/1996	WD	03-ARM'S LENGTH	2011-03194	PROPERTY TRANSFER	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% 10/15/2010 Qual. Ag.					

Owner's Name/Address	MAP #:
MILLER CASEY JOHN 6870 W KELLY RD LAKE CITY MI 49651	2024 Est TCV 119,690

X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason	Value

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

Tax Description	X	Value
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. SEC 24 T22N R8W NW 1/4 OF NW 1/4 EXC N 1/2 OF N 1/2 TH OF. 30A.	X	117,000
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Comments/Influences	Value
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AG TO RES FOR 05 PER STATE	
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Topography of Site	X	Value
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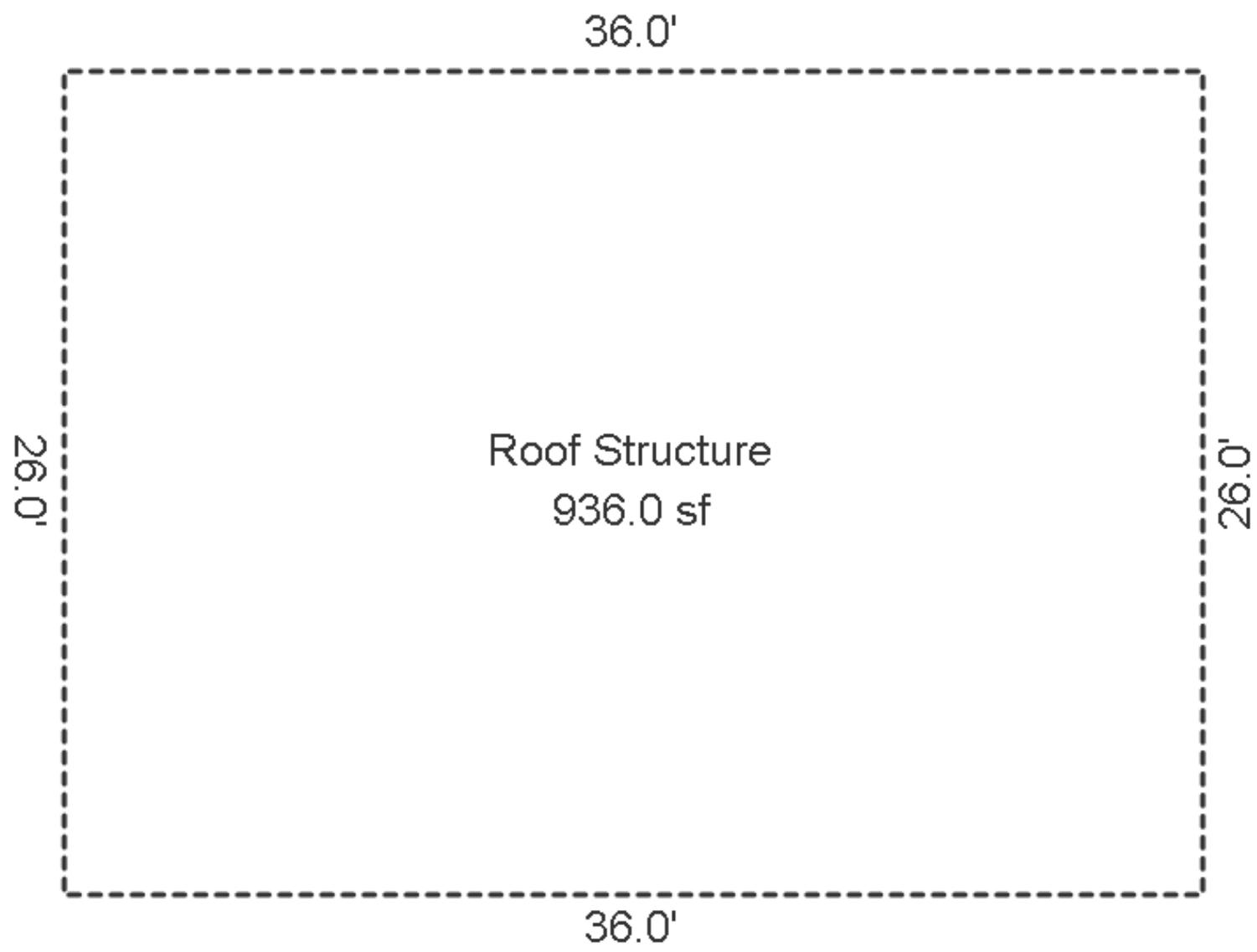
X Level		
X Rolling		
X Low		
X High		
X Landscaped		
X Swamp		
X Wooded		
X Pond		
X Waterfront		
X Ravine		
X Wetland		
X Flood Plain		



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	58,500	1,300	59,800			56,999C
2023	52,500	1,800	54,300			54,285C
2022	50,300	1,400	51,700			51,700S
2021	49,500	1,400	50,900			50,900S

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

Building Type	Loafing Sheds			
Year Built	2001			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 124			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	36 x 26 = 936			
Cost New	\$ 6,794			
Phy./Func./Econ. %Good	60/100/100 60.0			
Depreciated Cost	\$ 4,076			
+ 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	\$ 2,690			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2690 / All Cards: 2690				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOLODZIEJ ROSALIA TRUST	KOLODZIEJ PATRICIA	0	05/02/2019	QC	09-FAMILY	2019-02204	PROPERTY TRANSFER	0.0
KOLODZIEJ PATRICIA	KOLODZIEJ PATRICIA TRUST	0	05/02/2019	QC	09-FAMILY	2019-03175	PROPERTY TRANSFER	0.0
KOLODZIEJ ROSALIA	KOLODZIEJ ROSALIA TRUST	1	11/03/2017	QC	09-FAMILY	2017-03853	PROPERTY TRANSFER	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 04/04/2007 Qual. Ag.

Owner's Name/Address: KOLODZIEJ PATRICIA TRUST  
 3055 GILLFORD DRIVE SE  
 LOWELL MI 49331  
 MAP #: 2024 Est TCV 54,225

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
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			20.00 Total Acres	Total Est. Land Value =				54,000

Tax Description: SEC 24 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A.

Comments/Influences: RES TO AG 3-06 BOR

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Wood Frame		23.41	96	10	225
Total Estimated Land Improvements True Cash Value =					225

Topography of Site

Level	
X Rolling	
Low	
X 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	27,000	100	27,100			9,349C
2023	24,500	100	24,600			8,904C
2022	24,500	100	24,600			8,480C
2021	24,500	100	24,600			8,210C

Who: TPC 04/30/2021 INSPECTED  
 When: TPC 05/06/2018 INSPECTED  
 What: TPC 12/27/2017 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.
MILLER JOHN R (NOT AS TRU	MILLER JOHN R	0	01/03/2021	QC	09-FAMILY	2021-0015	DEED	0.0
MILLER JOHN R	MILLER JOHN R TRUST	1	10/18/2011	QC	21-NOT USED/OTHER	2011-03239	PROPERTY TRANSFER	0.0
MILLER JUDY A	MILLER JOHN R	1	05/04/2005	QC	21-NOT USED/OTHER	2011-03238 QCD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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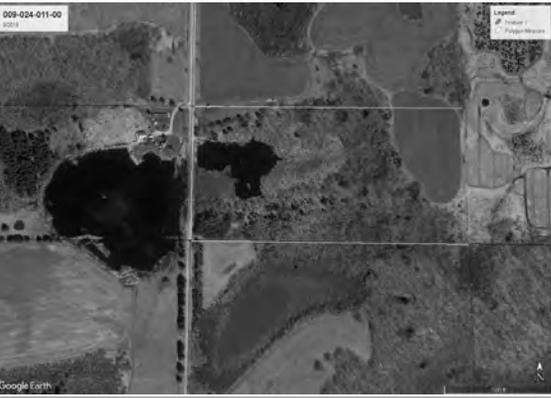
S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/15/2010 Qual. Ag.					

Owner's Name/Address	MAP #:
MILLER JOHN R TRUST MILLER JOHN R TTEE 3390 S GREEN ROAD LAKE CITY MI 49651	2024 Est TCV 60,000

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 24 T22N R8W S 1/2 OF SW 1/4 OF NW 1/4. 20A.		X		* Factors *							
		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		Residentia 18	-29 @\$3000	20.00	Acres	3000	100		60,000
		X		20.00 Total Acres			Total Est. Land Value =				60,000

Comments/Influences	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
X Rolling
X 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	30,000	0	30,000			10,145C
2023	26,000	0	26,000			9,662C
2022	20,000	0	20,000			9,202C
2021	18,000	0	18,000			8,909C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTIE JOSEPH E	CHRISTIE JOSEPH E	0	12/13/2023	QC	15-LADY BIRD	2023-03314	PROPERTY TRANSFER	0.0
HARRINGTON LILLIAN LE		0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-00158	DEED	0.0
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-0115	DEED	0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	21-NOT USED/OTHER	2009/3346	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/02/2015 Qual. Ag.					

Owner's Name/Address	MAP #:
CHRISTIE JOSEPH E 6490 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 173,728

X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
		* Factors *
Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road	AGRICULTRU 30 - 65 ACRES	20.00 Acres	3900	100		78,000
2015-00723 AGAFF SEC 24 T22N R8W E 1/2 OF SW 1/4. 80 A.		Gravel Road	AGRICULTRU INFERIOR	60.00 Acres	1500	100		90,000
Comments/Influences		Paved Road	80.00 Total Acres		Total Est. Land Value =			168,000

LOW WET & WOODED	X	Storm Sewer						
		Sidewalk						
		Water						
		Sewer						
	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

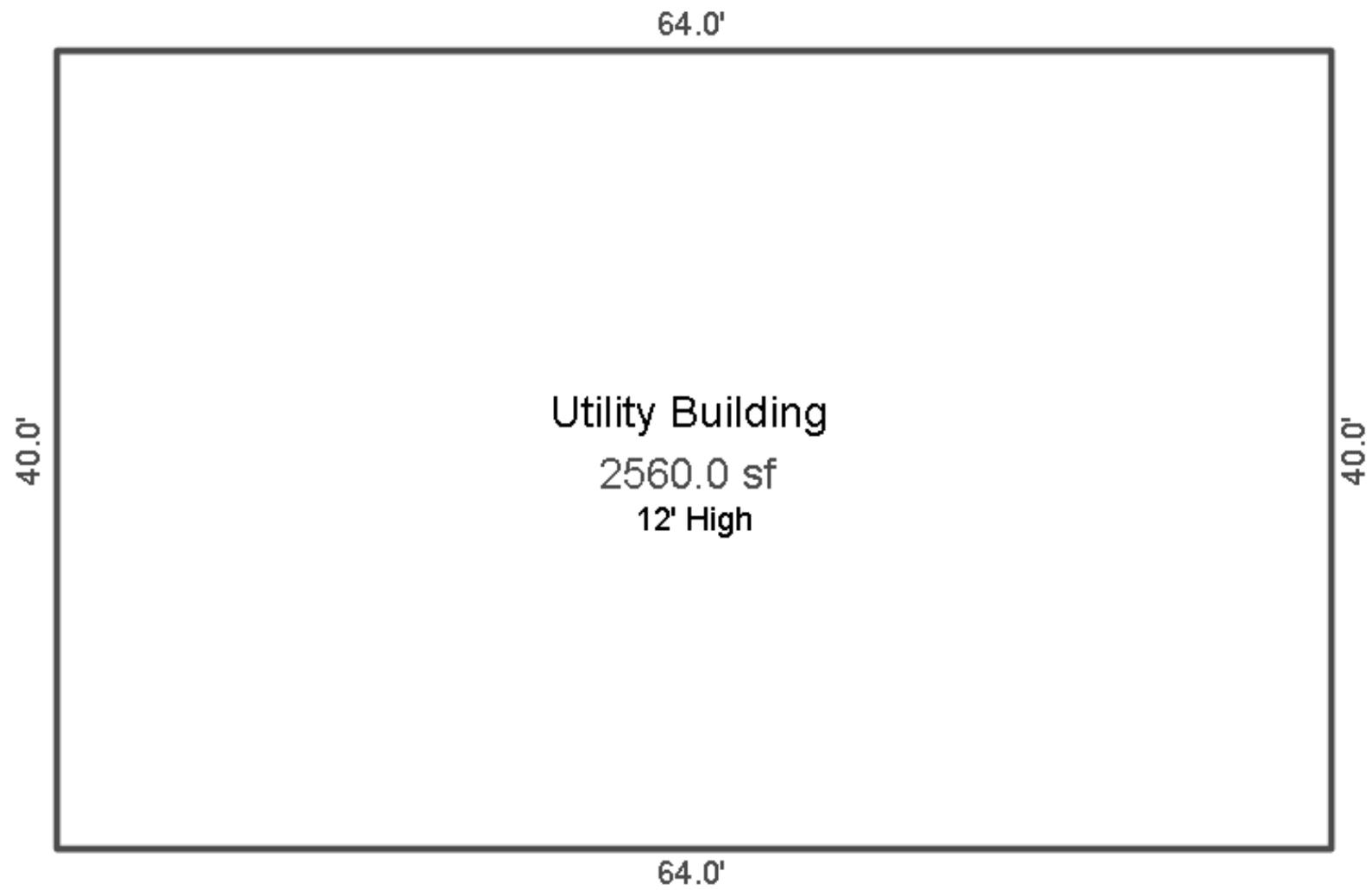
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	84,000	2,900	86,900			38,754C
X Rolling	2023	77,000	3,900	80,900			36,909C
X Low	2022	89,000	3,000	92,000			35,152C
X High	2021	87,000	3,000	90,000			34,030C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



Who	When	What	2024	84,000	2,900	86,900		38,754C
TPC	04/28/2022	INSPECTED	2023	77,000	3,900	80,900		36,909C
TPC	03/27/2019	INSPECTED	2022	89,000	3,000	92,000		35,152C
TPC	05/06/2018	INSPECTED	2021	87,000	3,000	90,000		34,030C

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

Building Type	Farm Utility Buildings			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 196			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	60 x 40 = 2400			
Cost New	\$ 21,696			
Phy./Func./Econ. %Good	40/100/100 40.0			
Depreciated Cost	\$ 8,678			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.660			
% Good	40			
Est. True Cash Value	\$ 5,728			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5728 / All Cards: 5728				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		106,000	08/01/2000	WD	33-TO BE DETERMINED	339:854	DEED	0.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status
6860 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 08/01/1994		MAP #:						
ECKHOUT GARY P & VALERIE J 6860 W LOTAN ROAD LAKE CITY MI 49651		2024 Est TCV 139,727 TCV/TFA: 113.41								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
NORTHWESTERN SAVINGS BANK & P O BOX 809 625 S GARFIELD AVE TRAVERSE CITY MI 49685-0809		X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 3 - 7 @\$3000 4.03 Acres 3000 100 12,087 4.03 Total Acres Total Est. Land Value = 12,087						
Tax Description		X		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: 3.5 Concrete 6.16 304 50 936 Wood Frame 22.67 180 50 2,040 Total Estimated Land Improvements True Cash Value = 2,976						
Comments/Influences		Topography of Site								
00 SPLIT 41.66 AC TO 014-60 FOR 01 (EXEMPT) ALSO 33.38 AC TO 014-20 1 DIV REMAINING		X								
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	6,000	63,900	69,900			46,168C
		Low		2023	6,000	61,800	67,800			43,970C
		High		2022	5,000	56,800	61,800			41,877C
		Landscaped		2021	6,000	51,900	57,900			40,540C
Swamp		Who When What								
Wooded		TPC 03/27/2019 INSPECTED								
Pond		TPC 12/27/2017 INSPECTED								
Waterfront		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan								
Ravine		*** Information herein deemed reliable but not guaranteed***								
Wetland										
Flood Plain										

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 216 126	Type CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2112 % 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: 38 Floor Area: 1,232 Total Base New : 216,206 Total Depr Cost: 134,048 Estimated T.C.V: 124,664			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.25S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1064 SF Floor Area = 1232 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62 Building Areas			Cls CD Blt 1926		
Yr Built 1926	Remodeled 1960	Ex	X	Ord		Min	100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			1.25 Story Siding Mich Bsmnt. 672						
Room List		Doors		Solid	X	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			1 Story Siding Basement 392						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			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			Total: 147,309 95,040						
(1) Exterior		(6) Ceilings		(7) Excavation			(14) Water/Sewer			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 763 Water/Sewer 1000 Gal Septic 1 4,550 2,821 Water Well, 50 Feet 1 2,585 1,603 Porches CCP (1 Story) 120 3,042 1,886 WCP (1 Story) 216 7,549 4,680 Deck Treated Wood 126 2,989 1,853 Built-Ins Appliance Allow. 1 1,934 1,199 Fireplaces Interior 1 Story 1 4,700 2,914 Garages Class: D Exterior: Pole (Unfinished) Base Cost 2112 40,318 24,997			Totals: 216,206 134,048			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Basement: 1064 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 124,664						
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(11) Roof														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle															

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS C & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	21-NOT USED/OTHER	05-0/2261	DEED	0.0
		47,000	04/01/2001	WD	33-TO BE DETERMINED	01-0:1337	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. 100% 08/30/2000 Qual. Ag.					
NEBLOCK THOMAS & MOLLY TRUSTS 3652 E V AVE VICKSBURG MI 49097	MAP #: 2024 Est TCV 84,074					

Tax Description	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
SEC 24 T22N R8W (4*2000) THAT PART OF W 1/2 OF SW 1/4 LYING N'LY OF A LINE BEG N 01 DEG 04'06"W 1396.45 FT FROM SW COR TH S 89 DEG 44'29"E 457.52 FT, N 16 DEG 46'35"W 153.08 FT, N 84 DEG 20'52"W 815.95 FT TO W 1/8 LINE 33.38A.	X			Dirt Road								
	X			Gravel Road								
				Paved Road								
				Storm Sewer								
				Sidewalk								
				Water								
				Sewer								
	X			Electric								
				Gas								
				Curb								
				Street Lights								
				Standard Utilities								
				Underground Utils.								
				33.38 Total Acres Total Est. Land Value = 84,074								

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
00 SPLIT FROM 014-000 FOR 01 4 DIV	2024	42,000	0	42,000			40,003C

00 SPLIT FROM 014-000 FOR 01 4 DIV



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Who	When	What
X		Level
		Rolling
		Low
		High
		Landscaped
X		Swamp
X		Wooded
		Pond
		Waterfront
		Ravine
X		Wetland
		Flood Plain
		Topography of Site
		TPC 04/30/2021 INSPECTED
		TPC 12/27/2017 INSPECTED
		TPC 11/04/2016 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	42,000	0	42,000			40,003C
2023	43,700	0	43,700			38,099C
2022	41,800	0	41,800			36,285C
2021	41,300	0	41,300			35,126C

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

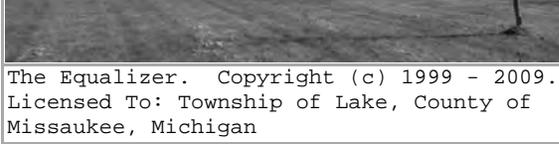
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY TR	KINKEMA RYAN C & LYNNMARI	198,000	02/24/2017	WD	31-SPLIT IMPROVED	2017-00574	PROPERTY TRANSFER	100.0
NEBLOCK THOMAS & MOLLY	NEBLOCK THOMAS & MOLLY TR	0	06/06/2005	QC	21-NOT USED/OTHER	05-0/2261	DEED	0.0
		58,500	08/01/2000	WD	33-TO BE DETERMINED	01-0:0337	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/28/2017					
Owner's Name/Address	MAP #:		2024 Est TCV 305,138 TCV/TFA: 139.72			
KINKEMA RYAN C & LYNNMARIE A 3845 S GREEN RD 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	Rate %Adj.	Reason	Value
SEC 24 T22N R8W (4*2000) BEG AT SW COR OF SW 1/4 TH N 01 DEG 04' 06"W 1396.45 FT, S 89 DEG 44'29"E 457.52FT, N 16 DEG 46'35"E 153.08 FT, N 84 DEG 20'52"E 815.95 FT, S 0 DEG 59'33"E 1619.46 FT, S 89 DEG 55'09"W 131.70 FT, N 0 DEG 04'51"W 225 FT S 89 DEG 55'09"W780 FT, S 0 DEG 04'51"E 225 FT, S 89 DEG 55'09"W 404 FT TO POB. 41.66A.	X			Residentia 3 - 7 @\$3000	5.07 Acres	3000	100		15,210
				5.07 Total Acres Total Est. Land Value =				15,210	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
00 SPLIT FROM 014-00 FOR 01 FORM 3676 IN 01.WILL NOT UNCAP	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc.	8.18	400 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc.	8.18	432 0	0
			D/W/P: 4in Ren. Conc.	8.18	275 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value =			2,375

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Low	2024	7,600	145,000	152,600			123,389C
		High	2023	7,600	140,500	148,100			117,514C
		Landscaped	2022	6,300	124,100	130,400			111,919C
		Swamp	2021	7,600	118,200	125,800			108,344C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

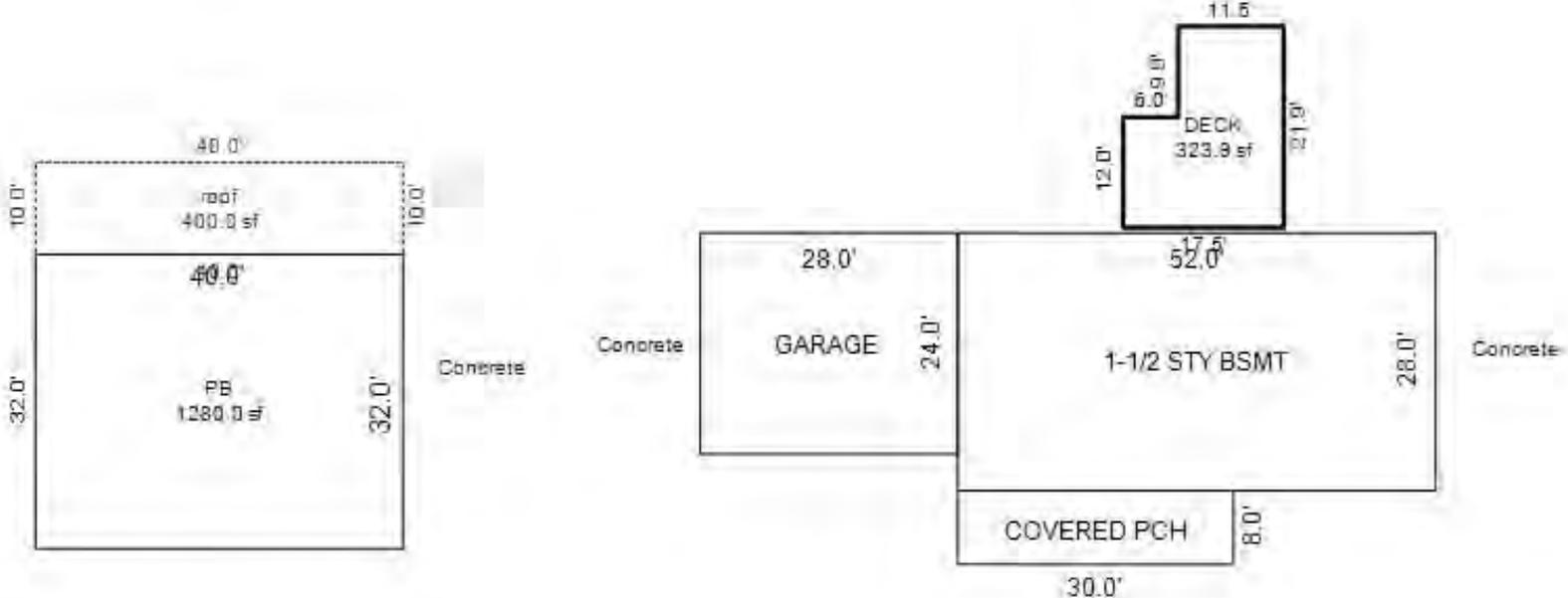


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			240	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1.5S		Trim & Decoration		Ex	X	Ord		Min	Central Air Wood Furnace			323	Treated Wood	Carport Area: Roof:		
Yr Built 2001	Remodeled 0	Size of Closets		Lg	X	Ord		Small	No Heating/Cooling			400	Roof Cover Onl	Bsmnt Garage:		
Condition: Average		Doors				Solid	X	H.C.	Central Air Wood Furnace			E.C.F. X 0.930		Bsmnt Garage:		
Room List		(5) Floors		(12) Electric			No./Qual. of Fixtures			Class: C Effec. Age: 15 Floor Area: 2,184 Total Base New : 363,762 Total Depr Cost: 309,197 Estimated T.C.V: 287,553			Bsmnt Garage:			
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200 Amps Service			Ex. X Ord. Min			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 Blt 2001			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	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			1.5 Story Siding Basement 1,456			Total: 263,939 224,347			
(2) Windows		(7) Excavation		Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 1 2,560 2,176			
X	Many Avg. X Few	Large Avg. X Small		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949			
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			Water/Sewer			Water/Sewer			1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937			
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Porches			WCP (1 Story) 240 8,926 7,587			
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Decks			Treated Wood 323 5,675 4,824 w/Roof (Roof portion) 400 6,148 5,226			
X	Asphalt Shingle	Chimney: Metal		Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 23,511 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465 Class: C Exterior: Pole (Unfinished) Door Opener 1 547 465 Base Cost 1280 30,886 26,253			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.
NEBLOCK THOMAS & MOLLY TR	NEBLOCK THOMAS & MOLLY TR	0	03/19/2020	QC	09-FAMILY	2020-01179	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
3845 S GREEN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/14/2016 Qual. Ag.					
NEBLOCK THOMAS & MOLLY TRUST 3652 EAST V AVE VICKSBURG MI 49097	MAP #: 2024 Est TCV 130,816					

Tax Description	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	
LEGAL DESCRIPTION: PARCEL 'A' AS RECORDED ON SURVEY RECORDED IN LIBER S-5 P A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, T22N-R.08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION: THENCE N00°28'39"E ALONG THE WEST SECTION LINE, 543.38 FEET; THENCE S90°00'00"E, 141.50 FEET; THENCE N26°43'19"E, 107.13 FEET; THENCE S90°00'00"E, 238.00 FEET; THENCE N00°00'00"W. 301.57 FEET; THENCE	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.									
				36.59 Total Acres					Total Est. Land Value =				130,816

THENCE ; THENCE TO SAID WEST 28'39"E ALONG THENCE : THENCEN THENCE T TO THE WEST N ON FILE\*\*\*



LETED 10/14/2016 ; 4-014-60; -014-90; -----  
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	65,400	0	65,400			54,353C
			2023	64,000	0	64,000			51,765C
			2022	61,300	0	61,300			49,300C
			2021	60,400	0	60,400			47,726C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY MAX & TERESA L &	FRIENDS MINISTRY	200,000	01/15/2010	WD	03-ARM'S LENGTH	2010-00138WD	PROPERTY TRANSFER	100.0
EUBANK JOHN A (DECEASED)	FENBY & BARTOSZ TC	0	04/19/2009	OTH	21-NOT USED/OTHER	2009/1768	DEED	100.0
EUBANK JOHN A	SELF (LE), FENBY & BARTOSZ	0	06/03/2002	QC	21-NOT USED/OTHER	2009/1769	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
3636 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 0					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
BEG S0°45'01"W 599.99 FT, & N88°39'55"W 335 FT FROM E1/4 COR, TH N 88°39'55"W 986.59FT, N88°40'01"W 78.87 FT, S04°4'26"W 211.65FT, N85°41'21"E 211.19FT S63°13'39"E 101.36FT, S22°28'38"E 246.19FT, S54°41'47"E 145.83FT, S0°38'17"W 170.37FT, S88°36'07"E 143.67FT N°0'45'01"E 425FT, S88°36'10"E 750.05FT, N0°45'01"E 92.23FT, 88°39'55"W 335FT, N0°45'01"E 195 FT TO POB. SEC24 T22N R8W 9.34AC SPLIT ON 11/2020 43.18 A TO 009-024-015-20	X		* Factors *				
			Description	Frontage	Depth	Rate %Adj. Reason	Value
			AGRICULTRU 8 - 17 Acres	9.34 Acres		3900 100	36,426
			9.34 Total Acres			Total Est. Land Value =	36,426

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
	X		Description	Rate	Size % Good	Cash Value
	X		Water	27.06	80 50	1,082
	X		Sewer	23.17	128 50	1,483
	X		Total Estimated Land Improvements True Cash Value =			2,565

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

Tax Description	X Improved	Vacant	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
	X		2022	0	0	0			0
	X		2021	0	0	0			0

Tax Description	X Improved	Vacant	Who	When	What
	X		JWV	12/12/2022	INSPECTED
	X		TPC	05/06/2018	INSPECTED
	X		TPC	12/27/2017	INSPECTED

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Building Type	Greenhouses Shade Shelte	Greenhouses Shade Shelte	Greenhouses Shade Shelte		
Year Built	2012	2012	2013		
Class/Construction	S	S	S		
Quality/Exterior	Average	Average	Average		
# of Walls, Perimeter	4 Wall, 200	4 Wall, 96	4 Wall, 144		
Height	14	12	14		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	70 x 30 = 2100	24 x 24 = 576	48 x 24 = 1152		
Cost New	\$ 7,749	\$ 2,091	\$ 4,251		
Phy./Func./Econ. %Good	96/100/100 96.0	94/100/100 94.0	96/100/100 96.0		
Depreciated Cost	\$ 7,439	\$ 1,966	\$ 4,081		
+ Unit-In-Place Items	\$ 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		
% Good	96	94	96		
Est. True Cash Value	\$ 4,910	\$ 1,297	\$ 2,693		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8900 / All Cards: 8900					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIENDS MINISTRY	ARLENE PROPERTIES LLC	108,360	11/24/2020	WD	03-ARM'S LENGTH	2020-03542	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
3636 S MOREY RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
ARLENE PROPERTIES LLC 9689 W WALKER RD MANTON MI 49663	P.R.E. 100% 12/04/2020 Qual. Ag.					
	MAP #:					
	2024 Est TCV 106,002					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			AGRICULTRU 18 - 29 Acres	17.18	Acres	3900	100		67,002
			AGRICULTRU INFERIOR	26.00	Acres	1500	100		39,000
			43.18 Total Acres			Total Est. Land Value =			106,002

**Tax Description**  
 BEG N88°39'52"W 1322.24FT FROM E1/4 COR TH N88°39'52"W 1322.23FT, S0°37'38"W 1309.39FT, S88°36'10"E 1747.96FT, N0°38'17"E 170.37FT, N54°41'47"W 145.83FT N22°28'38"W 246.19FT, N63°13'39"W 101.36FT, S85°41'21"W 211.19FT, N 04°04'26E 211.63 FT, S88°40'01"E 78.87FT, N0°41'19"E 600FT TO POB. SEC24 T22N R8W 43.18 A 2021-00017 EASE ACCESS SPLIT ON 11/02/2020 FROM 009-024-015-00

**Comments/Influences**

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

**Split/Comb. on 11/02/2020 completed**  
 009-024-015-00; 009-024-015-20;



- Topography of Site**
- X Level
  - Rolling
  - X 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	53,000	0	53,000			48,399C
2023	48,300	0	48,300			46,095C
2022	43,900	0	43,900			43,900S
2021	43,900	0	43,900			43,900S

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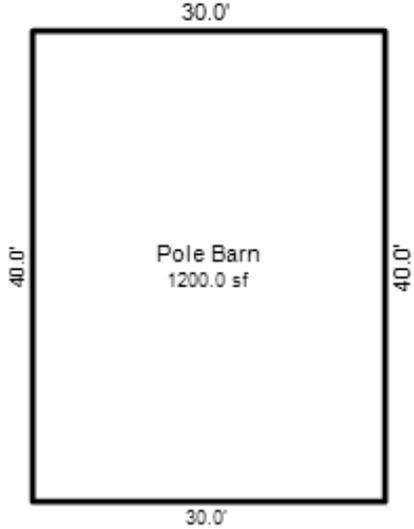
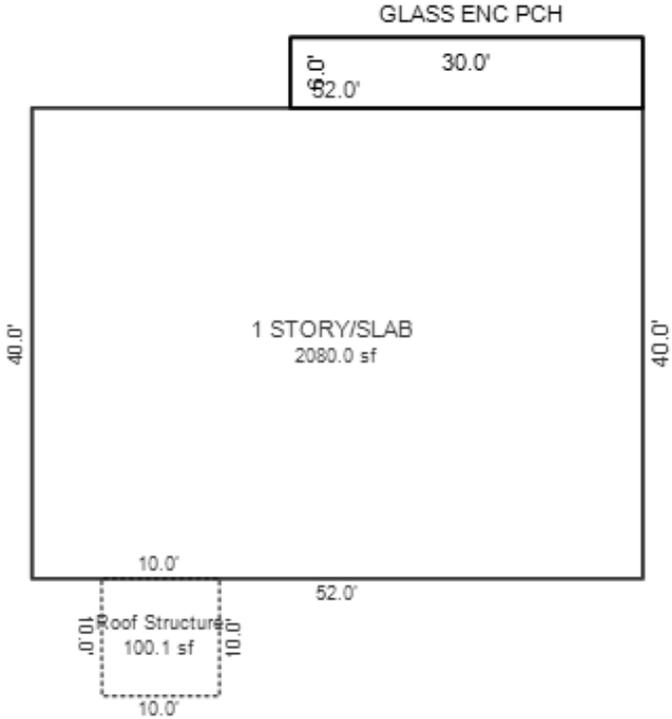
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
3636 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 206,932 TCV/TFA: 99.49									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		Public Improvements				* Factors *											
Tax Description		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value			
BEG 600FT S OF NE CNR OF SE 1/4 THENCE SOUTH 195FT W 335FT N 195 FT E 335FT TO POB SEC 24 T22N R8W 1.50 AC MOL 2010 PARCEL 009-024-015-00 SPLIT ON 12/22/2010 - 2011 SPLIT - CHILD 009-024-015-60 1.50 AC 54.5007A. 2010 PARCEL 009-024-015-00 SPLIT ON 10/04/2010 2011 SPLIT - CHILD PARCEL 009-024-015-65 3.0303 AC FORMER -SEC 24 T22N R8W N 1/2 OF SE 1/4		X Paved Road				A 200' @ 90/FF		195.00	335.00	1.0063	0.9566	90	100	16,896			
		X Storm Sewer				195 Actual Front Feet, 1.50 Total Acres						Total Est. Land Value =		16,896			
		X Sidewalk				Land Improvement Cost Estimates											
		X Water				Description		Rate	Size	% Good	Cash Value						
		X Sewer				D/W/P: Asphalt Paving		2.89	4400	0	0						
		X Electric				D/W/P: 4in Concrete		6.49	1600	0	0						
		X Gas				Residential Local Cost Land Improvements											
		X Curb				Description		Rate	Size	% Good	Cash Value						
		Street Lights				LAND IMPROVE 5000		5,000.00	1	95	4,750						
		Standard Utilities				Total Estimated Land Improvements True Cash Value =					4,750						
		Underground Utilis.															
		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		8,400		95,100		103,500		63,034C	
		TPC 12/27/2017		INSPECTED				2023		6,600		92,100		98,700		60,033C	
		TPC 12/04/2012		INSPECTED				2022		4,900		84,900		89,800		57,175C	
								2021		3,900		77,800		81,700		55,349C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 180 100	Type CGEP (1 Story) Roof Cover Onl	Year Built: 1988 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
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: 25 Floor Area: 2,080 Total Base New : 265,645 Total Depr Cost: 199,232 Estimated T.C.V: 185,286			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average		Room List Doors Solid X H.C.				
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	Kitchen: Other: Other:			200 Amps Service			Building Areas		Cls CD		Blt 1989				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2080 SF Floor Area = 2080 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 Slab 2,080 Total: 213,652 160,238			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, 50 Feet 1 2,585 1,939 Porches CGEP (1 Story) 180 10,249 7,687 Built-Ins Appliance Allow. 1 1,934 1,450 Deck w/Roof (Roof portion) 100 1,665 1,249 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1200 25,920 19,440 Totals: 265,645 199,232		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 185,286					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 2080 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			(2) Windows Many Avg. X Large Avg. Small		(9) Basement Finish		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed X Asphalt Shingle		Chimney: Metal	
(2) Windows		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 185,286			Condition: Average		Room List					

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY TERESA L TRUST	FRIENDS CHRISTIAN COMMUNI	5,000	12/05/2017	WD	03-ARM'S LENGTH	2017-03851	PROPERTY TRANSFER	100.0
FENBY TERESA L	FENBY TERESA L TRUST	0	03/14/2017	WD	09-FAMILY	2017-01010	DEED	0.0
FENBY MAX & TERESA L &	FENBY MAX & TERESA L	0	10/15/2000	QC	09-FAMILY	2010-170QC	PROPERTY TRANSFER	0.0

Property Address: 3636 S MOREY RD A/K/A/ M 66  
 Class: AGRICULTURAL-VACA Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 0%  
 Owner's Name/Address: FRIENDS CHRISTIAN COMMUNITY DEVELOP  
 3728 S MOREY RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 0

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		Dirt Road	100.00	1322.00	1.0000	0.0000	0	100*		0
	X		Gravel Road	3.05	Acres	3900	100				11,895
	X		Paved Road	* denotes lines that do not contribute to the total acreage calculation.							
	X		Storm Sewer	100	Actual Front Feet,	3.05	Total Acres			Total Est. Land Value =	11,895
	X		Sidewalk								
	X		Water								
	X		Sewer								
	X		Electric								
	X		Gas								
	X		Curb								
	X		Street Lights								
	X		Standard Utilities								
	X		Underground Utils.								

Tax Description: SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010 - EXEMPT LOT LINE TRANSFER TO ADJ OWNER - NOT CONFORMING TO STATE OF MICHIGAN LAND DIVISION ACT REGARDING > 1:4 DEPTH RATIO HISTORY-SEC 24 T22N R8W N 600 FT OF NE 1/4 OF SE 1/4 EXC N 500 FT THOF. 3.0303A. 2010 SPLIT OF 009-024-015-00 ON 10/04/2010

Comments/Influences: Topography of Site



Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
Low		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
High		2022	0	0	0			0
Landscaped		2021	0	0	0			0
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.
		80,000	06/01/2000	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
3728 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	11/14/2022	2022-0827	100%
Owner's Name/Address	P.R.E. 0%		Commercial	04/02/2013	2013-0069	100%

FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:	2024 Est TCV 0 TCV/TFA: 0.00
--	--------	------------------------------

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
Public Improvements			Description	Frontage	Depth	Value
			COMMERCIAL 4-6A	15000	7.32 Acres	109,755
			7.32 Total Acres		Total Est. Land Value =	109,755

Tax Description	X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value
SEC 24 T22N R8W E 750 FT OF S 425 FT OF NE 1/4 OF SE 1/4. EXCEPT PIN 024-015-79 EXC .229A COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. 7.3175A. SPLIT ON 10/24/2018 INTO 009-024-015-79	X	Dirt Road		D/W/P: Asphalt Paving	3.15	23500	50	37,012
	X	Gravel Road		D/W/P: Asphalt Paving	3.15	6000	50	9,450
	X	Paved Road		D/W/P: 4in Ren. Conc.	8.29	1036	50	4,294
	X	Storm Sewer		Total Estimated Land Improvements True Cash Value =				50,756
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
	X	Standard Utilities						
	X	Underground Utils.						

MICHIGAN ID # 800807255

Office  
Office

839-4511

@yahoo.com  
009-024-015-79



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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							
Who When What							
JWV 09/06/2023 INSPECTED							
TPC 04/30/2021 INSPECTED							
TPC 03/26/2019 INSPECTED							

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

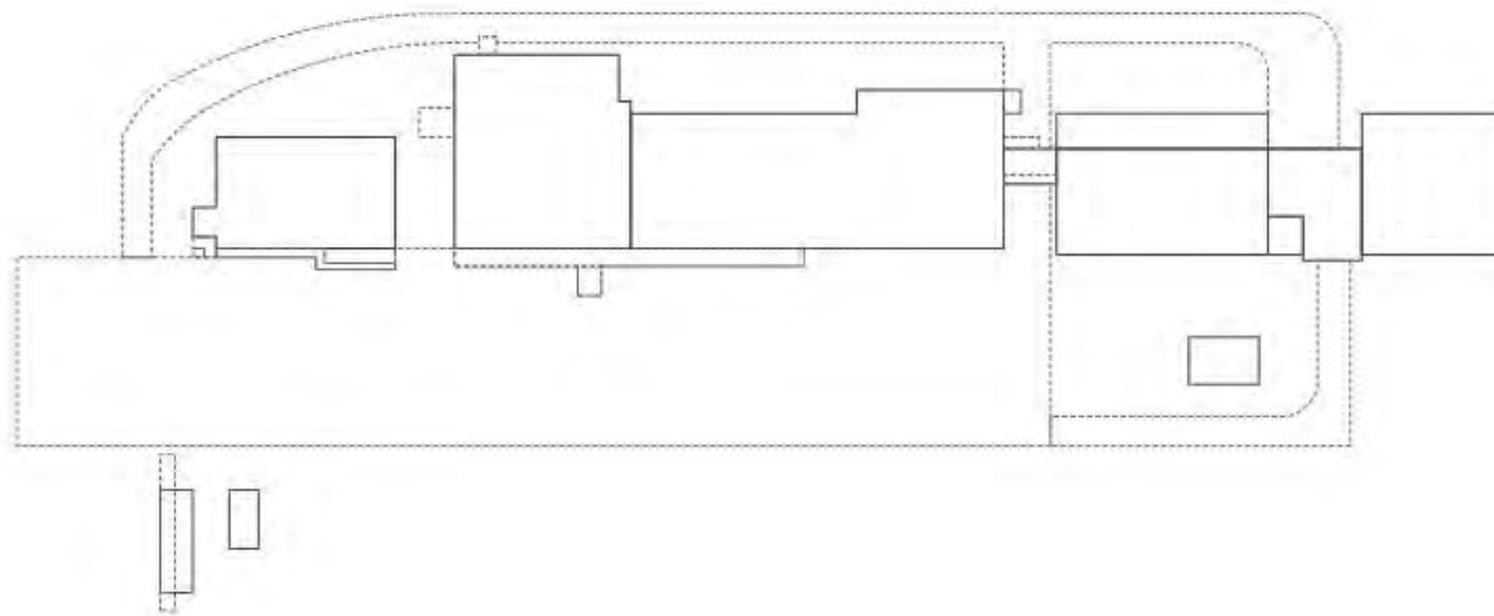
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			Car 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 2 Story		Exterior:			
	A-Frame	(4) Interior					Prefab 1 Story		Prefab 2 Story		Heat Circulator		Auto. Doors:			
	Wood Frame	Drywall	Plaster				Heat Pump		Raised Hearth		Wood Stove		Mech. Doors:			
	Building Style:	Paneled	Wood T&G				Unvented Hood		Direct-Vented Ga		Class: Low		% Good:			
	HUD	Trim & Decoration					Vented Hood		Floor Area:		Effec. Age: 40		Storage Area:			
	Yr Built	Remodeled	Ex				Ord	Min	Intercom		Total Base New : 37,648		No Conc. Floor:			
	0	0	Size of Closets				Jacuzzi Tub		Total Depr Cost: 13,177		Bsmnt Garage:					
Condition: Average		Lg	Ord				Small	Jacuzzi repl.Tub		Estimated T.C.V: 10,542		Carport Area:				
Room List		Doors	Solid				H.C.	Oven		E.C.F.		Roof:				
Basement		(5) Floors		Central Air			Microwave			Cls Low		Blt 0				
1st Floor		Kitchen:		Wood Furnace			Standard Range			X 0.800						
2nd Floor		Other:		(12) Electric			Self Clean Range									
Bedrooms		Other:		0 Amps Service			Sauna									
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Trash Compactor									
Wood/Shingle		Ex.		Ord.		Min		Central Vacuum								
Aluminum/Vinyl		Many		Ave.		Few		Security System								
Brick		(6) Ceilings		(13) Plumbing			Cost Est. for Res. Bldg: 1 Mobile Home HUD									
Insulation		No. of Elec. Outlets		Average Fixture(s)			(11) Heating System: Forced Warm Air									
(2) Windows		1		3 Fixture Bath			Ground Area = 660 SF Floor Area = 660 SF.									
Many		Basement: 0 S.F.		2 Fixture Bath			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35									
Avg.		Crawl: 0 S.F.		Softener, Auto			Building Areas									
Few		Slab: 0 S.F.		Softener, Manual			Type									
Large		Height to Joists: 0.0		Solar Water Heat			Ext. Walls									
Avg.		(8) Basement		No Plumbing			Roof/Fnd.									
Small		Conc. Block		Extra Toilet			Size									
Wood Sash		Poured Conc.		Extra Sink			Cost New									
Metal Sash		Stone		Separate Shower			Depr. Cost									
Vinyl Sash		Treated Wood		Ceramic Tile Floor			Total:									
Double Hung		Concrete Floor		Ceramic Tile Wains			Totals:									
Horiz. Slide		(9) Basement Finish		Ceramic Tub Alcove			Notes:									
Casement		1		Vent Fan			ECF (201A GENERAL COMMERCIAL ) 0.800 => TCV:									
Double Glass		(14) Water/Sewer		Public Water			Other Additions/Adjustments									
Patio Doors		Public Sewer		Water Well			Totals:									
Storms & Screens		1000 Gal Septic		2000 Gal Septic			Notes:									
(3) Roof		Lump Sum Items:														
Gable		Recreation SF														
Hip		Living SF														
Flat		Walkout Doors (B)														
Asphalt Shingle		No Floor SF														
Chimney:		Walkout Doors (A)														
		(10) Floor Support														
		Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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

Desc. of Bldg/Section: TWICE AS NICE: MIDDLE BLDGS Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>>	
Class: D Floor Area: 10,138 Gross Bldg Area: 17,432 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 522	
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 44.07	
Year Built Remodeled Overall Bldg Height Comments: MIDDLE BUILDNGS 3986 14' HIGH & 6242 SQFT 10' HIGHT		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.11 100% Adjusted Square Foot Cost for Upper Floors = 48.18 Total Floor Area: 10,138 Base Cost New of Upper Floors = 488,449 Reproduction/Replacement Cost = 488,449 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 239,340 ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 1 = 331,725 Replacement Cost/Floor Area= 48.18 Est. TCV/Floor Area= 32.72	
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: 10138 Ave. Perimeter: 522 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:			

(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 Oil		Coal Stoker			
		Hand Fired Boiler					

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

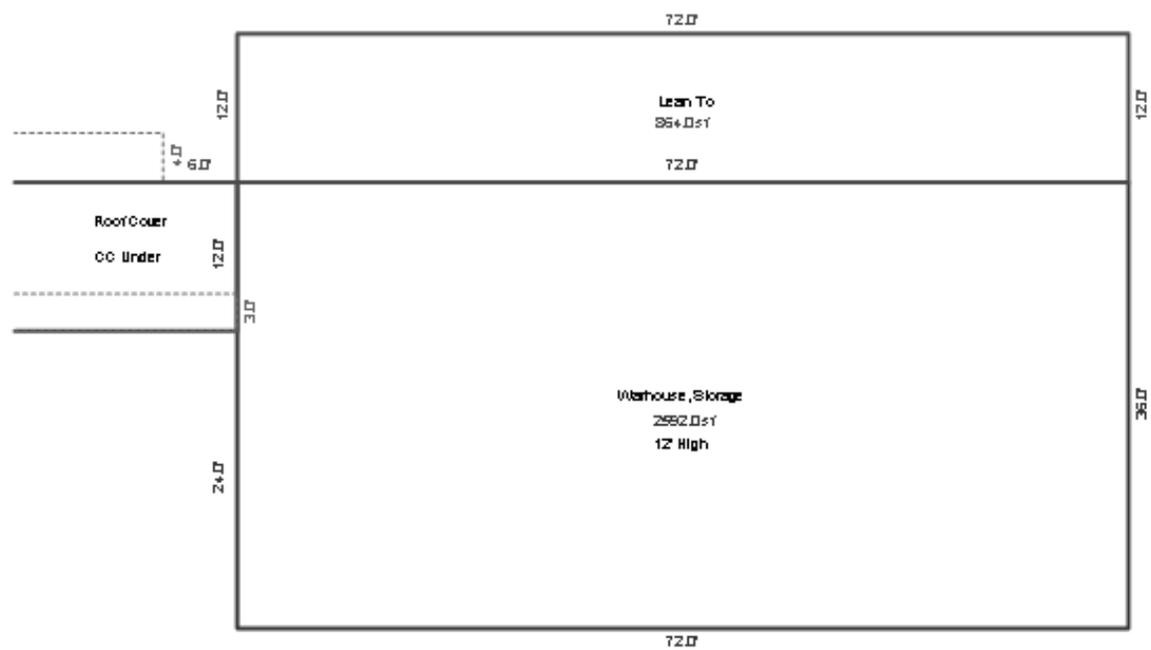


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

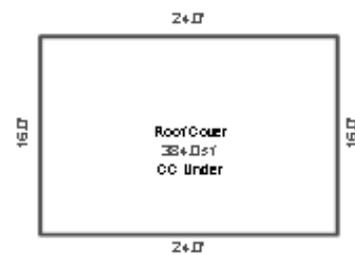
Desc. of Bldg/Section: FRIENDS MINISTRY: EAST BLDG Calculator Occupancy: Stores - Warehouse Discount		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,592 Gross Bldg Area: 17,432 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 216 Base Rate for Upper Floors = 47.10	
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.69 100% Adjusted Square Foot Cost for Upper Floors = 51.79	
Year Built Remodeled Overall Bldg Height Comments: EAST BUILDING NEAREST M66		Total Floor Area: 2,592 Base Cost New of Upper Floors = 134,239 Reproduction/Replacement Cost = 134,239 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 65,777	
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: 2592 Ave. Perimeter: 216 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 (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 2 = 91,167 Replacement Cost/Floor Area= 51.79 Est. TCV/Floor Area= 35.17	

(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 Oil		Coal Stoker			
		Hand Fired Boiler					

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



Tractor Trailer  
46' x 8'  
38' x 8'



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

Desc. of Bldg/Section: BUILDING @ REAR/WEST  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole  
 Floor Area: 2,398  
 Gross Bldg Area: 17,432  
 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

Year Built Remodeled  
 Overall Bldg Height  
 Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 100					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2398					
Ave. Perimeter: 214					
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: 214

Base Rate for Upper Floors = 26.60

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.39 100%  
 Adjusted Square Foot Cost for Upper Floors = 29.99

Total Floor Area: 2,398 Base Cost New of Upper Floors = 71,916

Reproduction/Replacement Cost = 71,916  
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0  
 Total Depreciated Cost = 47,465

ECF (201A GENERAL COMMERCIAL ) 1.386 => TCV of Bldg: 3 = 65,786  
 Replacement Cost/Floor Area= 29.99 Est. TCV/Floor Area= 27.43

(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	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\*\*\*



Desc. of Bldg/Section: WEST BLDG 2023 ADJ CANOPY Calculator Occupancy: Sheds - Equipment 4 Wall Building				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 2,304 Gross Bldg Area: 17,432 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 192 Overall Building Height: 12			
		High	Above Ave.	X	Ave.	Low			
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2304 Ave. Perimeter: 192 Has Elevators:		Base Rate for Upper Floors = 26.15  (10) Heating system: Wall or Floor Furnace Cost/SqFt: 3.09 100% Adjusted Square Foot Cost for Upper Floors = 29.24			
2023		Year Built Remodeled		*** Basement Info ***		Total Floor Area: 2,304 Base Cost New of Upper Floors = 67,369  Reproduction/Replacement Cost = 67,369 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 64,674			
12		Overall Bldg Height		* Mezzanine Info *		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
Comments:				Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost			
Area: Perimeter: Type: Heat:				* Sprinkler Info *		(13) Roof Structure: Steel Joist, Wood or Composite Deck 1 Up 5.98 1036 1.030 1.000 6,381  Total Cost of Upper Stories = 6,381 1 Stories Above Ground, Number of stories multiplier for upper stories = 1.000 Total Cost New = 6,381			
Area: Type: Average				<<<<< 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		
(4) Floor Structure:		(9) Sprinklers:			Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:		
(5) Floor Cover:		(10) Heating and Cooling:			(13) Roof Structure: Slope=3 1036 SqFt, Steel Joist, Wood or Co		Thickness Bsmnt Insul.		
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:			

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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																																																																																																																					
3728 S MOREY RD TOWER		School: LAKE CITY AREA SCHOOL DIST		Commercial		05/28/2018		2018-0196	100%																																																																																																																						
Owner's Name/Address		P.R.E. 0%		MAP #:																																																																																																																											
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651		2024 Est TCV 3,006																																																																																																																													
Tax Description		Improved X Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																																																																																																											
SEC 24 T22N R8W COMM AT NE COR OF SE 1/4 OF SE 1/4, TH N 00 DEG 35'43"E ALONG E LINE OF SAID SE 1/4 24.73 FT, TH N 89 DEG 24'17"W 225.44 FT TO POB, TH N 89 DEG 50'52"W 100 FT, TH N 00 DEG 09'08"E 100 FT, TH S 89 DEG 50'52"E 100 FT, TH S 00 DEG 09'08"W 100 FT TO POB. .229A. SPLIT/COMBINED ON 10/24/2018 FROM 009-024-015-70;		X		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <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 colspan="2">Dirt Road</td> <td colspan="2"></td> <td>COMMERCIAL</td> <td>\$.30/SQFT</td> <td></td> <td>0.23</td> <td>Acres</td> <td>13068</td> <td>100</td> <td></td> <td>3,006</td> </tr> <tr> <td colspan="2">Gravel Road</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2">0.23</td> <td>Total Acres</td> <td colspan="2">Total Est. Land Value =</td> <td></td> <td>3,006</td> </tr> </tbody> </table>							Public Improvements		* Factors *		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Dirt Road				COMMERCIAL	\$.30/SQFT		0.23	Acres	13068	100		3,006	Gravel Road						0.23		Total Acres	Total Est. Land Value =			3,006																																																																														
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FENBY MAX R	HILL JOHN & MICHELLE	185,000	11/10/2016	WD	03-ARM'S LENGTH	2016-03694	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3580 S MOREY RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/05/2016					
Owner's Name/Address	MAP #:		2024 Est TCV 260,944 TCV/TFA: 219.83			
HILL JOHN & MICHELLE 3580 S MOREY RD LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				Value
		Public Improvements		Description	Frontage	Depth	* Factors *	
. SEC 24 T22N R8W N 500 FT OF NE 1/4 OF SE 1/4. 15.1515 A.				500' X 1319.868				
Comments/Influences				Residentia 8 - 17 @\$3000 15.15 Acres 3000 100				45,450
				15.15 Total Acres Total Est. Land Value =				45,450

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value	
							Land Improvement Cost Estimates
		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric	Fencing: Wd, Split, 2 Rail	16.48	50	0	
		Gas	Fencing: Wire Mesh, #9	3.79	240	0	
	X	Curb	D/W/P: 4in Ren. Conc.	8.18	480	0	
		Street Lights	D/W/P: Asphalt Paving	3.10	2000	0	
		Standard Utilities	Wood Frame	24.47	218	50	
		Underground Utils.	Wood Frame	24.41	224	50	
			Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1	95	2,375
			Total Estimated Land Improvements True Cash Value =				7,776

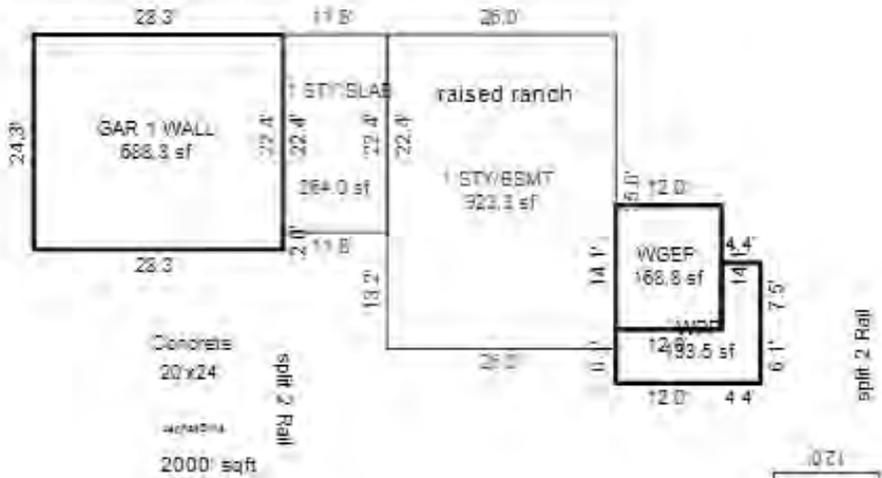
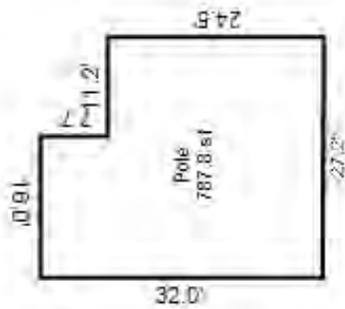


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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	22,700	107,800	130,500			102,236C
Rolling	2023	21,200	104,300	125,500			97,368C
Low	2022	15,200	95,900	111,100			92,732C
High	2021	15,200	87,800	103,000			89,770C
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 168 133 240	Type WGEP (1 Story) WPP Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 576 % 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			1									
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,187 Total Base New : 319,076 Total Depr Cost: 223,353 Estimated T.C.V: 207,718			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1982				
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1187 SF Floor Area = 1187 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
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 923									
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	No. of Elec. Outlets			3 Fixture Bath			264									
(2) Windows		(7) Excavation		Basement: 923 S.F. Crawl: 0 S.F. Slab: 264 S.F. Height to Joists: 0.0			2			Total: 176,988 123,891									
X	Many Avg. X Few	Large Avg. Small	(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Recreation Room 1000 19,330 13,531								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			3 Fixture Bath 4,646 3,252			Exterior			Brick Veneer 396 6,807 4,765						
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Water/Sewer			Plumbing			Average Fixture(s) 1 1,476 1,033						
(3) Roof		1000		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			3 Fixture Bath 1 4,646 3,252						
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WGEP (1 Story) 168 13,506 9,454								
X	Asphalt Shingle	(15) Fireplaces		Chimney: Unsupported Len: Cntr.Sup:			Deck			Foundation: Shallow			WPP 133 3,551 2,486						
		(16) Porches/Decks		Chimney: Unsupported Len: Cntr.Sup:			Garages			WGEP (1 Story) 168 13,506 9,454									
		(17) Garage		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Foundation: Shallow			WPP 133 3,551 2,486						
		(18) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(19) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(20) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(21) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(22) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(23) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(24) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(25) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(26) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(27) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(28) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(29) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(30) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(31) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(32) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(33) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(34) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(35) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(36) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(37) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(38) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(39) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(40) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(41) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(42) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(43) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(44) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(45) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(46) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(47) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(48) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(49) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(50) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(51) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(52) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(53) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(54) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(55) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(56) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(57) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(58) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(59) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(60) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(61) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(62) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(63) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(64) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(65) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(66) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(67) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(68) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(69) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(70) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(71) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(72) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(73) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(74) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(75) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(76) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(77) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(78) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(79) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(80) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(81) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(82) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(83) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(84) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(85) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(86) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(87) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(88) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(89) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(90) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(91) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(92) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump Sum Items:			WGEP (1 Story) 168 13,506 9,454									
		(93) Other		Chimney: Unsupported Len: Cntr.Sup:			Lump												



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBISKA BASIL & ETHEL TRU	FIRENDS CHRISTIAN COMMUNI	65,000	11/30/2020	WD	03-ARM'S LENGTH	2020-03584	PROPERTY TRANSFER	100.0
KOBISKA BASIL & ETHEL TRU	KOBISKA BASIL & ETHEL TRU	1	09/10/2010	QC	21-NOT USED/OTHER	2013-03368	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRIENDS CHRISTIAN COMMUNITY DEVELOP PO BOX 399 LAKE CITY MI 49651	MAP #:					
		2024 Est TCV 0				

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 8 - 17 Acres			11.24 Acres		3900	100		43,836
							Total Est. Land Value =	43,836

**Tax Description**  
 REMAINDER PARCEL OF THE SURVEY SHOWN IN LIBER S-5 P0138 SEC 24 T22N R82W 11.24 A DESCRIBED ON SURVEY AS: A PARCEL OF LAND SITUATED IN THE SOUTHEAST ¼ OF SECTION 24 T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE S00°45'01 "W ALONG THE EAST SECTION LINE, 1607.26 FEET TO THE POINT OF BEGINNING; THENCE N88°35' 14"W, 330.13 FEET; THENCE N00°44'06"E, 294.97 TO THE SOUTH 1/16TH LINE; THENCE N88°36'10"W ALONG SAID LINE, 42' 15"W, 715.16

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



585.05 FEET;  
 9 FEET; THENCE  
 ; THENCE  
 ; THENCE S88°35'  
 EAST SECTION  
 E ALONG SAID LINE  
 OF BEGINNING.  
 N ON FILE\*\*\*

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

2 completed ;  
 4-016-00;  
 -016-40;  
 The Equalizer. Copyright (c) 1999 - 2009.  
 Licensed To: Township of Lake, County of  
 Missaukee, Michigan

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

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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRIENDS CHRISTIAN COMMUNI	FOSTER BROS TRANSFER & ST	35,000	05/11/2023	QC	03-ARM'S LENGTH	2023-01244	DEED	100.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
6082 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	Commercial		06/20/2023	2023-0367	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
FOSTER BROS TRANSFER & STORAGE CO 1003 5TH AVENUE CADILLAC MI 49601		121,675	43.46

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
		Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value
PCL B OF THE SURVEY 2022-03245 AS SHOWN IN LIBER S- P SEC 24 T22N R8W 8AC DESCRIBED ON SURVEY AS A PARCEL OF LAND SITUATED IN THE SOUTHEAST¼ OF SECTION 24, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED A5: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S88°32'27"E ALONG THE SOUTH SECTION LINE, 1649.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S88°32'27"E ALONG SAID LINE, 584.73 FEET; THENCE N00°44'0G"E, 596.00 FEET; THENCE N88°32'29"W 585.05	X	Dirt Road		AGRICULTRU 8 - 17 Acres	7.56 Acres		3900	100		29,472
		Gravel Road		AGRICULTRU ROW	0.44 Acres		0	100		0
		Paved Road		8.00 Total Acres Total Est. Land Value =						29,472
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	8.53	560 50	2,388
Total Estimated Land Improvements True Cash Value =			2,388

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/02/2023	INSPECTED	2024	14,700	46,100	60,800			60,800C
TPC	04/30/2021	INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
			2022	0	0	0			0
			2021	0	0	0			0

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

Desc. of Bldg/Section: 20230367: 14 UNIT BLDG Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>						
Class: S Floor Area: 2,800 Gross Bldg Area: 2,800 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: S      Quality: Low Cost Stories: 1      Story Height: 8      Perimeter: 320 Overall Building Height: 8						
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 39.31  Adjusted Square Foot Cost for Upper Floors = 39.31						
2023 Year Built Remodeled 8 Overall Bldg Height		Total Floor Area: 2,800      Base Cost New of Upper Floors = 110,068  Reproduction/Replacement Cost = 110,068 Eff.Age:1      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 105,665						
Comments:		ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 1 = 89,815 Replacement Cost/Floor Area= 39.31      Est. TCV/Floor Area= 32.08						
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <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: No Heating or Cooling      0% Heat#2: No Heating or Cooling      0% Ave. SqFt/Story: 2800 Ave. Perimeter: 320 Has Elevators:		High	Above Ave.	Ave.	X	Low	*** Basement Info *** Area: Perimeter: Type: Heat:	
High	Above Ave.	Ave.	X	Low				
* 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	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:		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: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status		
3922 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
HOLTON'S L P GAS CO LAKE CITY AMERIGAS P B OBX 965 VALLEY FORGE PA 19482		MAP #:		2024 Est TCV 3,750								
Tax Description		Improved X Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 24 T22N R8W E 75 FT OF W 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 1.1364A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		GROUP C	50/FF	75.00	656.00	1.0000	1.0000	50	100	3,750
		Paved Road		75 Actual Front Feet, 1.13 Total Acres Total Est. Land Value = 3,750								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	1,900	0	1,900			1,707C		
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	1,900	0	1,900		1,707C		
		TPC	04/30/2021	INSPECTED	2023	1,900	0	1,900		1,626C		
		TPC	12/27/2017	INSPECTED	2022	1,900	0	1,900		1,549C		
		TPC	06/15/2015	INSPECTED	2021	1,500	0	1,500		1,500S		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRYER SHAWN P & JUANITA K	FRIENDS MINISTRY	55,000	08/29/2023	WD	03-ARM'S LENGTH	2023-02328	PROPERTY TRANSFER	100.0
DRYER SHAWN P & JUANITA K	DRYER SHAWN P & JUANITA K	0	05/24/2022	WD	09-FAMILY	2022-1865	DEED	0.0
BRONKEMA JAY H ETAL	DRYER SHAWN & JUANITA	35,000	05/06/2013	WD	03-ARM'S LENGTH	2013-01622 WD	PROPERTY TRANSFER	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD A/K/A M 66	School: LAKE CITY AREA SCHOOL DIST		Shed	04/26/2022	2022-0210	100%
Owner's Name/Address	P.R.E. 0%		Shed	06/24/2021	2021-0401	100%
FRIENDS MINISTRY PO BOX 399 LAKE CITY MI 49651	MAP #:		Garage	06/21/2018	2018-0268	100%
2024 Est TCV 0 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 24 T22N R8W NE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXCS 33 FT THOF. 2.25A.	X	Dirt Road		A 200' @ 90/FF	294.97	330.13	0.9074	0.9531	90 100	22,961	
Comments/Influences		Gravel Road		295 Actual Front Feet, 2.24 Total Acres						Total Est. Land Value =	22,961

Comments/Influences	X	Electric	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
	X	Gas	Wood Frame	22.57	504	50		5,687
		Curb	Wood Frame	22.57	1040	50		11,736
		Street Lights	Ad-Hoc Unit-In-Place Items					
		Standard Utilities	Description	Rate	Size	% Good	Cash Value	
		Underground Utils.	/CI16/YARI/CHALF/04'/211	9.70	119	100	1,154	
			/CI16/YARI/CHALF/04'/GATW5	330.00	1	100	330	
			Total Estimated Land Improvements True Cash Value =					23,101



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

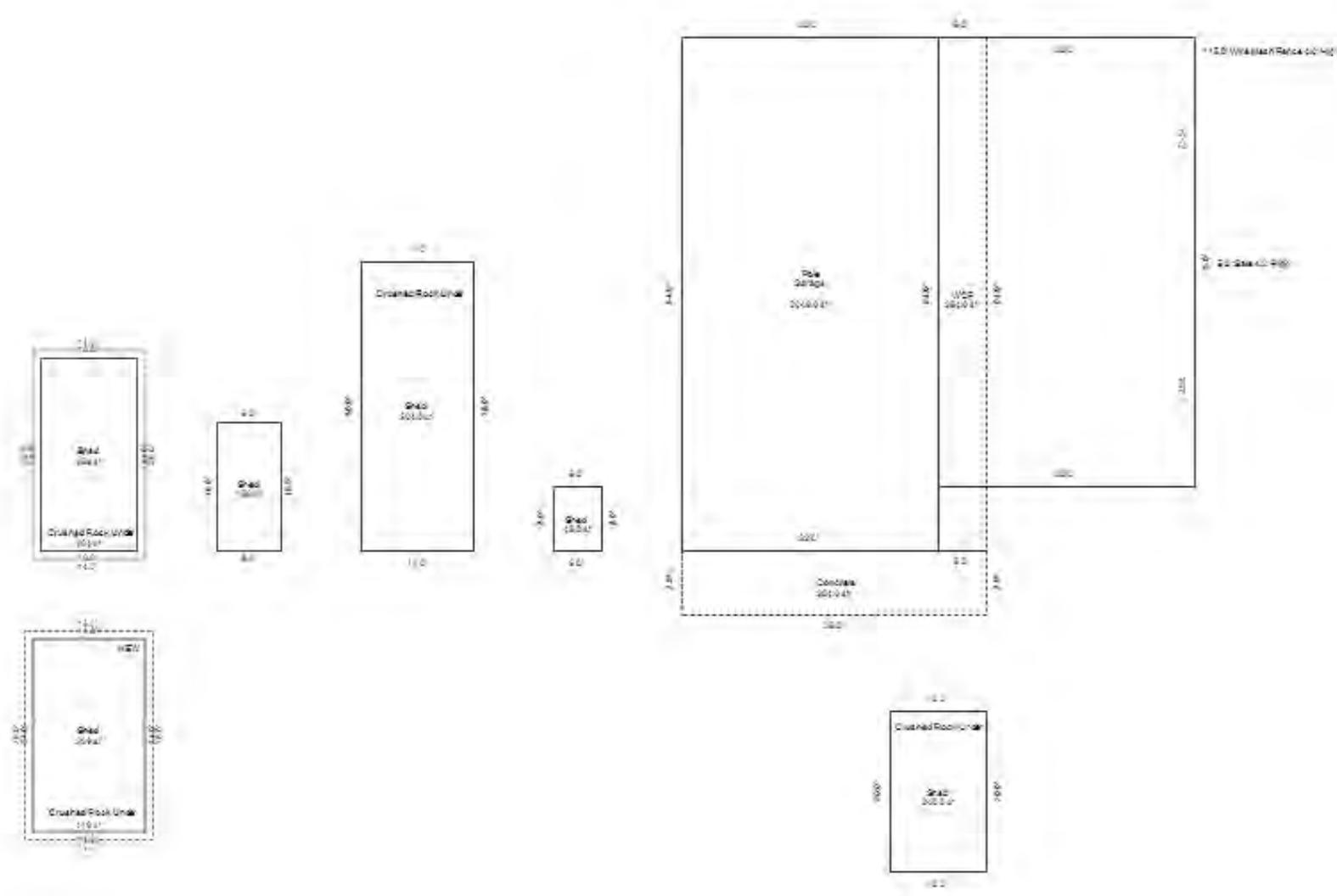
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	05/24/2022	INSPECTED	2023	8,900	28,300	37,200			31,294C
JWV	07/14/2021	INSPECTED	2022	9,000	24,700	33,700			28,566C
JWV	08/16/2018	INSPECTED	2021	7,200	20,300	27,500			24,169C

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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: 1987 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: 2048 % 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: 25 Floor Area: 0 Total Base New : 51,657 Total Depr Cost: 38,743 Estimated T.C.V: 36,031			384	WCP (1 Story)	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:				
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace							(12) Electric			
	Yr Built 1987	Remodeled 0	Ex		Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls C Blt 1987			
	Condition: Average	Size of Closets								No. of Elec. Outlets			Building Areas			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		
	Room List	Doors	Solid	H.C.	(5) Floors			0 Amps Service			Stories Exterior Foundation			Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		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			Porches WCP (1 Story)			384 12,561 9,421					
	(1) Exterior	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Notes: POLE BARN			Class: D Exterior: Pole (Unfinished) Base Cost			2048 39,096 29,322		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Totals: 51,657 38,743			Totals: 51,657 38,743		
	(2) Windows	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Lump Sum Items:			E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCV: 36,031					
	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																
	Gable Hip Flat	Gambrel Mansard Shed																
	Asphalt Shingle																	

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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				
3960 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
HOLTON'S LP GAS CO LAKE CITY AMERIGAS P O BOX 965 VALLEY FORGE PA 19482		MAP #:		2024 Est TCV 601,893 TCV/TFA: 152.30								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 24 T22N R8W E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4. 5A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		X	Gravel Road	GROUP C	50/FF	656.00	330.00	1.0000	1.0000	50	100	32,800
		X	Paved Road	656 Actual Front Feet, 4.97 Total Acres					Total Est. Land Value =		32,800	
		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 5in Ren. Conc.	8.28	2000	50	8,280				
		X	Sewer	Fencing: Wire Mesh, #9	3.87	1280	50	2,477				
		X	Electric	Commercial Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Arch	Mult	Cash Value		
		X	Curb	PAVING	0.40	8505	87	100		2,960		
		X	Street Lights	Total Estimated Land Improvements True Cash Value =					13,717			
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		TPC 12/27/2017	INSPECTED		2024	16,400	284,500	300,900			162,693C	
		TPC 06/24/2015	INSPECTED		2023	16,400	239,600	256,000			154,946C	
		TPC 11/15/2013	INSPECTED		2022	16,400	221,700	238,100			147,568C	
					2021	13,100	207,200	220,300			142,854C	



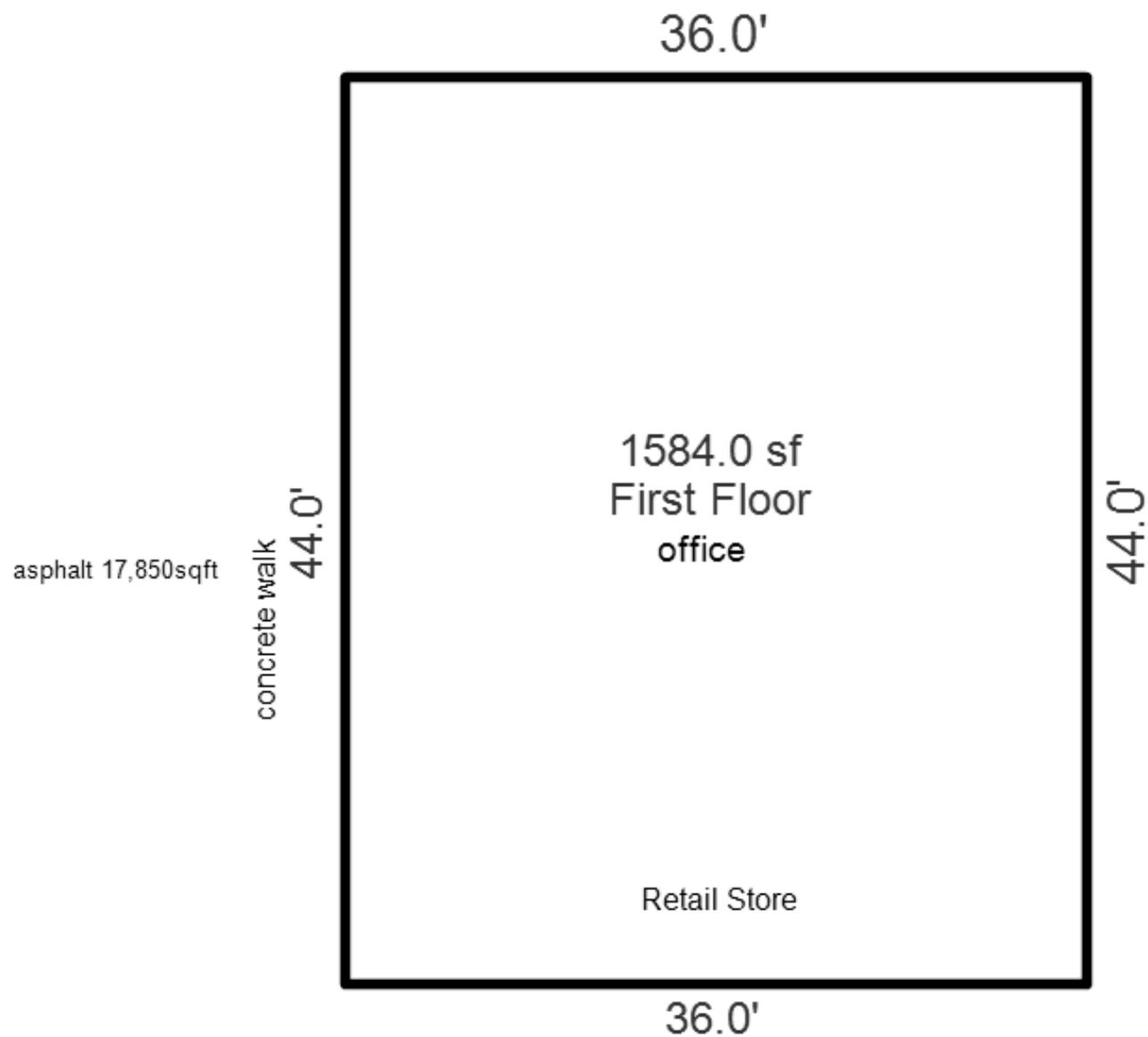
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Desc. of Bldg/Section: CAL 196 Calculator Occupancy: Stores - Retail		<<<<< Calculator Cost Computations >>>>>					
Class: C Floor Area: 1,584 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: C      Quality: Low Cost Stories: 1      Story Height: 8      Perimeter: 160		Base Rate for Upper Floors = 82.48	
Depr. Table : 2.5% Effective Age : 30 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		High      Above Ave.      Ave.      X      Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling      100 Heat#2: Package Heating & Cooling      0% Ave. SqFt/Story: 1584 Ave. Perimeter: 160 Has Elevators:		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 19.17      100% Adjusted Square Foot Cost for Upper Floors = 101.65		Total Floor Area: 1,584      Base Cost New of Upper Floors = 161,013 Reproduction/Replacement Cost = 161,013 Eff. Age: 30      Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 75,676	
1987 Year Built Remodeled		Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>>		Costs taken from Segregated Cost Section 3: Stores & Commercial	
Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info *		Item Description      Cost      # or Height      Storys Col.      Rate      SqFt      Adj.      Adj.      Cost		(39) Miscellaneous Canopies & Marquees: Wood Frame      2 Up      40.81      400      1.000      1.000      16,324 Total Cost of Lump-Sum Items = 16,324 Total Cost New = 16,324	
Comments: BLOCK CONSTRUCTION WITH REATIL DISPLAY WINDOW		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average		Architectural Multiplier: 0.50 <<<<< 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:				400 Wood Frame							
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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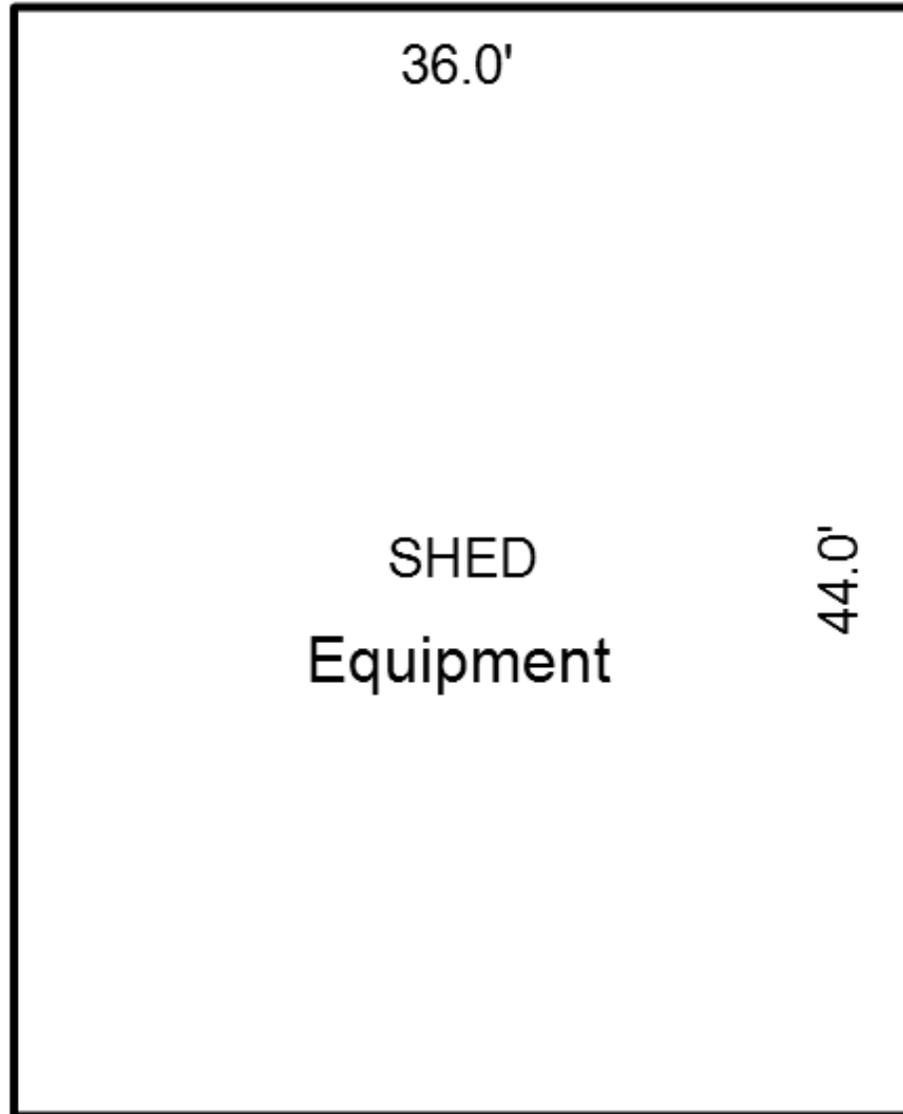


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: CAL 168 - REPAIR GARAGE Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>															
Class: D,Pole Floor Area: 1,584 Gross Bldg Area: 3,952 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost		Class: D,Pole    Quality: Average Stories: 1    Story Height: 12    Perimeter: 160		Base Rate for Upper Floors = 27.38											
Depr. Table : 4% Effective Age : 15 Physical %Good: 54 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: 3.49    100% Adjusted Square Foot Cost for Upper Floors = 30.87		Total Floor Area: 1,584    Base Cost New of Upper Floors = 48,898	
High	Above Ave.	Ave.	X	Low													
1987 Year Built Remodeled Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan    100 Heat#2: Space Heaters, Gas with Fan    0% Ave. SqFt/Story: 1584 Ave. Perimeter: 160 Has Elevators:		Total Floor Area: 1,584    Base Cost New of Upper Floors = 48,898 Reproduction/Replacement Cost = 48,898 Eff.Age:15    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 26,405		ECF (201A GENERAL COMMERCIAL )    1.386 => TCV of Bldg: 2 = 36,597 Replacement Cost/Floor Area= 30.87    Est. TCV/Floor Area= 23.10											
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type:											

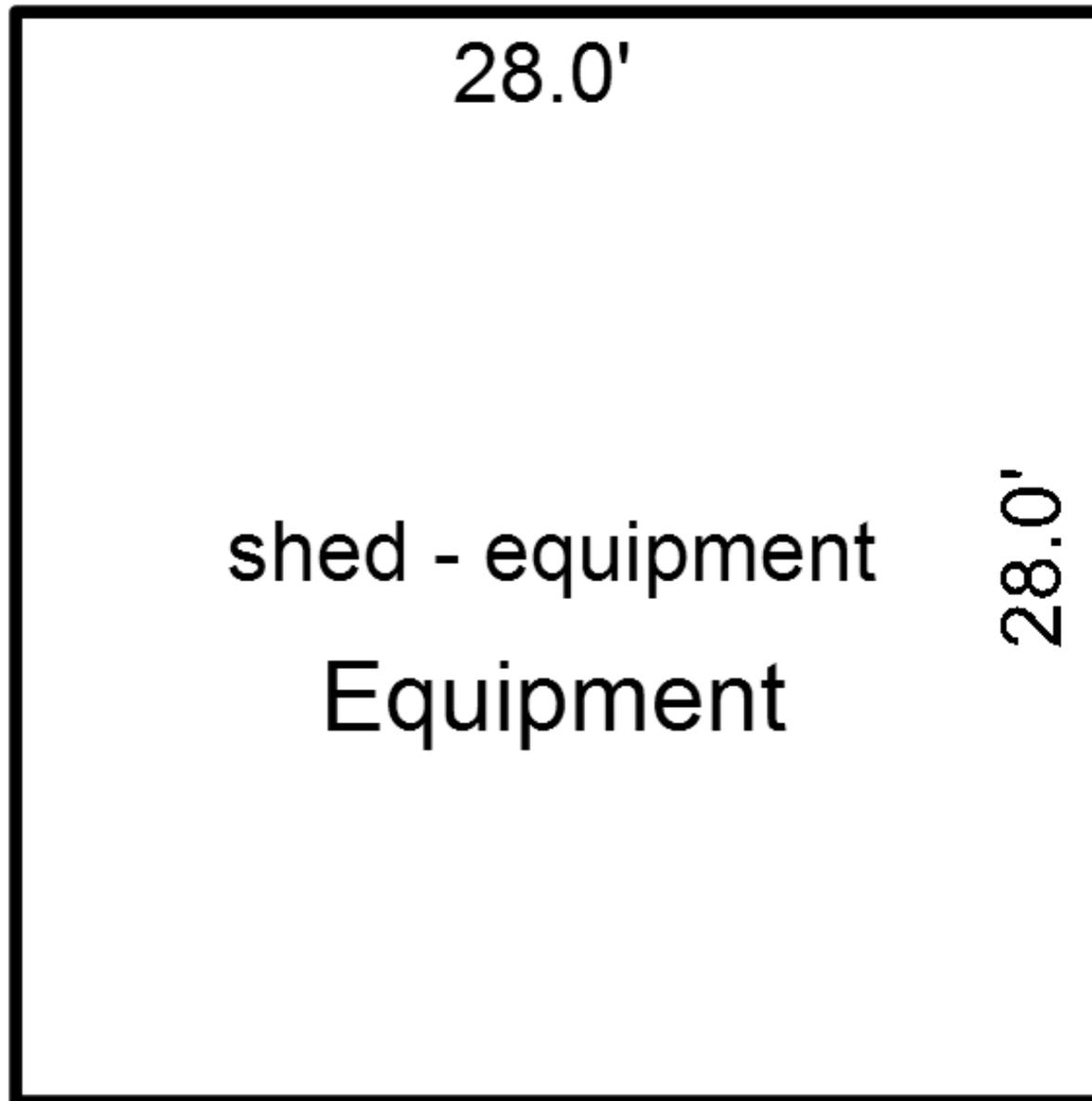
(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:					
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical						
(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\*\*\*



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOPMAN RANDY W & MARCIA	HILL LUCAS A & BODE ALYSS	215,000	06/23/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01731	PROPERTY TRANSFER	100.0
KOOPMAN WILLIAM A DC 2014	KOOPMAN RANDY W & MARCIA	0	04/02/2015	QC	21-NOT USED/OTHER	2015-01053	DEED	0.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	0	06/30/2009	WD	20-MULTI PARCEL SALE REF	2009/2487	DEED	100.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2487	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 10/27/2023

Owner's Name/Address: HILL LUCAS A & BODE ALYSSA J  
 17040 200TH AVE  
 LEROY MI 49655  
 MAP #: 2024 Est TCV 23,850

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
X	Gravel Road								
X	Paved Road								
X	Storm Sewer								
X	Sidewalk								
X	Water								
X	Sewer								
X	Electric								
X	Gas								
X	Curb								
X	Street Lights								
X	Standard Utilities								
X	Underground Utils.								
* Factors *									
Residentia 3 - 7 @\$3000									23,850
7.95 Acres									3000 100
7.95 Total Acres									Total Est. Land Value = 23,850

Tax Description: . SEC 24 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S300 FT OF W 297 FT THOF. 7.9545A.

Comments/Influences:



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,900	0	11,900			11,900S
2023	11,900	0	11,900		11,900A	10,395C
2022	9,900	0	9,900			9,900S
2021	11,900	0	11,900			11,468C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOOPMAN RANDY W & MARCIA	HILL LUCAS A & BODE ALYSS	215,000	06/23/2023	WD	19-MULTI PARCEL ARM'S LE	2023-01731	PROPERTY TRANSFER	100.0
KOOPMAN WILLIAM A DC 2014	KOOPMAN RANDY W & MARCIA	0	04/02/2015	QC	21-NOT USED/OTHER	2015-01053	DEED	0.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2487	DEED	100.0
HANYON BEVERLY, PER REP S	KOOPMAN WILLIAM A & RANDY	51,000	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2487	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6240 W LOTAN RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/10/2023					
Owner's Name/Address	MAP #:		2024 Est TCV 114,303 TCV/TFA: 119.07			
HILL LUCAS A & BODE ALYSSA J 17040 200TH AVE LEROY MI 49655						

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 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.	X			Dirt Road	300.00	297.00	0.9036	0.9283	90	100	22,647	
Comments/Influences	X			Gravel Road	300 Actual Front Feet, 2.04 Total Acres						Total Est. Land Value =	22,647
	X			Paved Road								
	X			Storm Sewer								
	X			Sidewalk								
	X			Water								
	X			Sewer								
	X			Electric								
	X			Gas								
	X			Curb								
	X			Street Lights								
	X			Standard Utilities								
	X			Underground Utils.								

Tax Description  
. SEC 24 T22N R8W S 300 FT OF W 297 FT OF SE 1/4 OF SE 1/4. 2.0455A.  
Comments/Influences



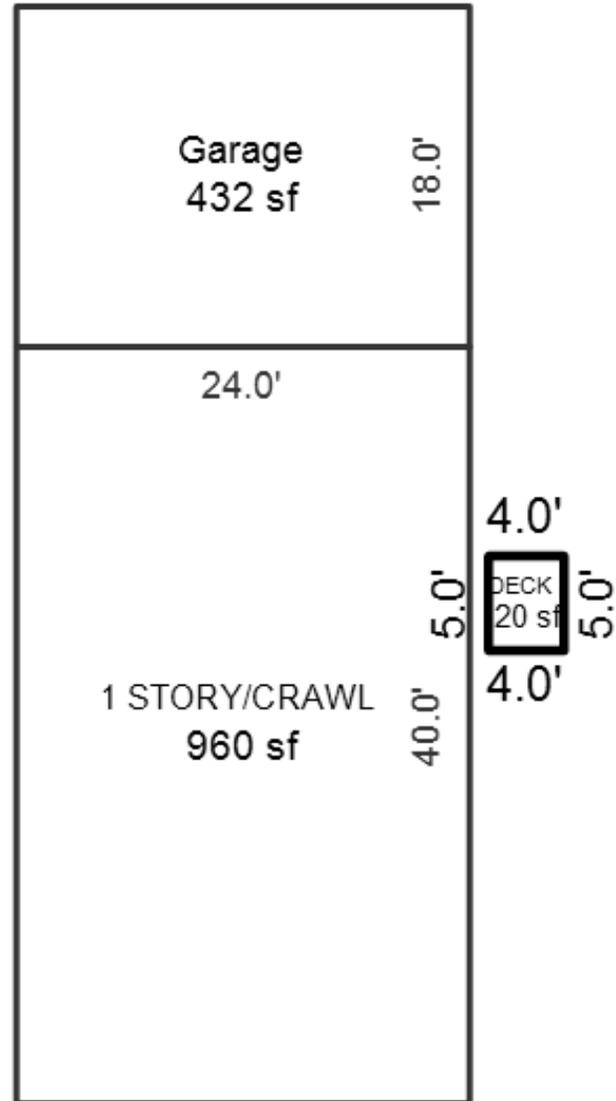
Topography of Site				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling		2024	11,300	45,900	57,200			57,200S
	Low	High		2023	8,800	38,800	47,600		47,600A	30,229C
	Landscaped	Swamp		2022	7,500	35,700	43,200			28,790C
	Wooded	Pond		2021	6,000	34,500	40,500			27,871C
	Waterfront	Ravine								
	Wetland	Flood Plain								
Who	When	What								
TPC	05/24/2023	INSPECTED								
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 20	Type Treated Wood	Year Built: 1979 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: 432 % 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 -5 Effec. Age: 30 Floor Area: 960 Total Base New : 156,436 Total Depr Cost: 98,555 Estimated T.C.V: 91,656			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.930					
Yr Built 1979	Remodeled 2009	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 = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/90/63			Cls C -5 Blt 1979				
Condition: Average		Size of Closets		100 Amps Service			Building Areas			Total: 122,315		77,058			
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:		Many X Ave. Few			1 Story Siding Crawl Space 960							
(1) Exterior		(6) Ceilings			(13) Plumbing			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 1 1,476 930 2 Fixture Bath 1 3,108 1,958 Water/Sewer 1000 Gal Septic 1 4,864 3,064 Water Well, 50 Feet 1 2,686 1,692							
(2) Windows		(7) Excavation	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 432 20,447 12,882 Common Wall: 1 Wall 1 -2,686 -1,692 Door Opener 1 547 345							
X	Many Avg. X Avg. Few	Large Avg. X Avg. Small			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 1,743 Deck Treated Wood 20 913 575							
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:			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 91,656							
(3) Roof		(9) Basement Finish	(10) Floor Support					Totals: 156,436 98,555							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle 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.
FEDERAL HOME LOAN MORTGAG	FAGERMAN SCOTT M (SM)	66,000	03/30/2007	WD	21-NOT USED/OTHER	2007/2196	DEED	100.0
HARRIS BECKY (SW)	FEDERAL HOME LOAN MORTGAG	89,974	01/28/2007	SD	21-NOT USED/OTHER	2006/2909	DEED	0.0
		42,500	08/01/1994	WD	33-TO BE DETERMINED	03-0:4199	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
3880 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	08/04/2020	2020-0384	100%

Owner's Name/Address	MAP #:
FAGERMAN SCOTT M PO BOX 422 LAKE CITY MI 49651	2024 Est TCV 170,938 TCV/TFA: 105.78

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																											
. SEC 24 T22N R8W SE 1/4 OF NE 1/4 OF SE 1/4 OF SE 1/4 EXC N 33 FT THOF. 2.25A.	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>295.00</td> <td>330.00</td> <td>0.9074</td> <td>0.9530</td> <td>90</td> <td>100</td> <td></td> <td>22,960</td> </tr> <tr> <td colspan="8">295 Actual Front Feet, 2.23 Total Acres</td> <td>Total Est. Land Value = 22,960</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	295.00	330.00	0.9074	0.9530	90	100		22,960	295 Actual Front Feet, 2.23 Total Acres								Total Est. Land Value = 22,960
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	295.00	330.00	0.9074	0.9530	90	100		22,960																						
295 Actual Front Feet, 2.23 Total Acres								Total Est. Land Value = 22,960																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	<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 Concrete</td> <td>6.97</td> <td>576</td> <td>0</td> <td>0</td> </tr> <tr> <td>Metal Prefab</td> <td>17.64</td> <td>130</td> <td>50</td> <td>1,146</td> </tr> <tr> <td>Wood Frame</td> <td>27.67</td> <td>128</td> <td>50</td> <td>1,771</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.97	576	0	0	Metal Prefab	17.64	130	50	1,146	Wood Frame	27.67	128	50	1,771
Description	Rate	Size	% Good	Cash Value																			
D/W/P: 4in Concrete	6.97	576	0	0																			
Metal Prefab	17.64	130	50	1,146																			
Wood Frame	27.67	128	50	1,771																			
	X	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>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>100</td> <td>1,000</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,917</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	100	1,000	Total Estimated Land Improvements True Cash Value =				3,917					
Description	Rate	Size	% Good	Cash Value																			
LAND IMPROVE 1000	1,000.00	1	100	1,000																			
Total Estimated Land Improvements True Cash Value =				3,917																			



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

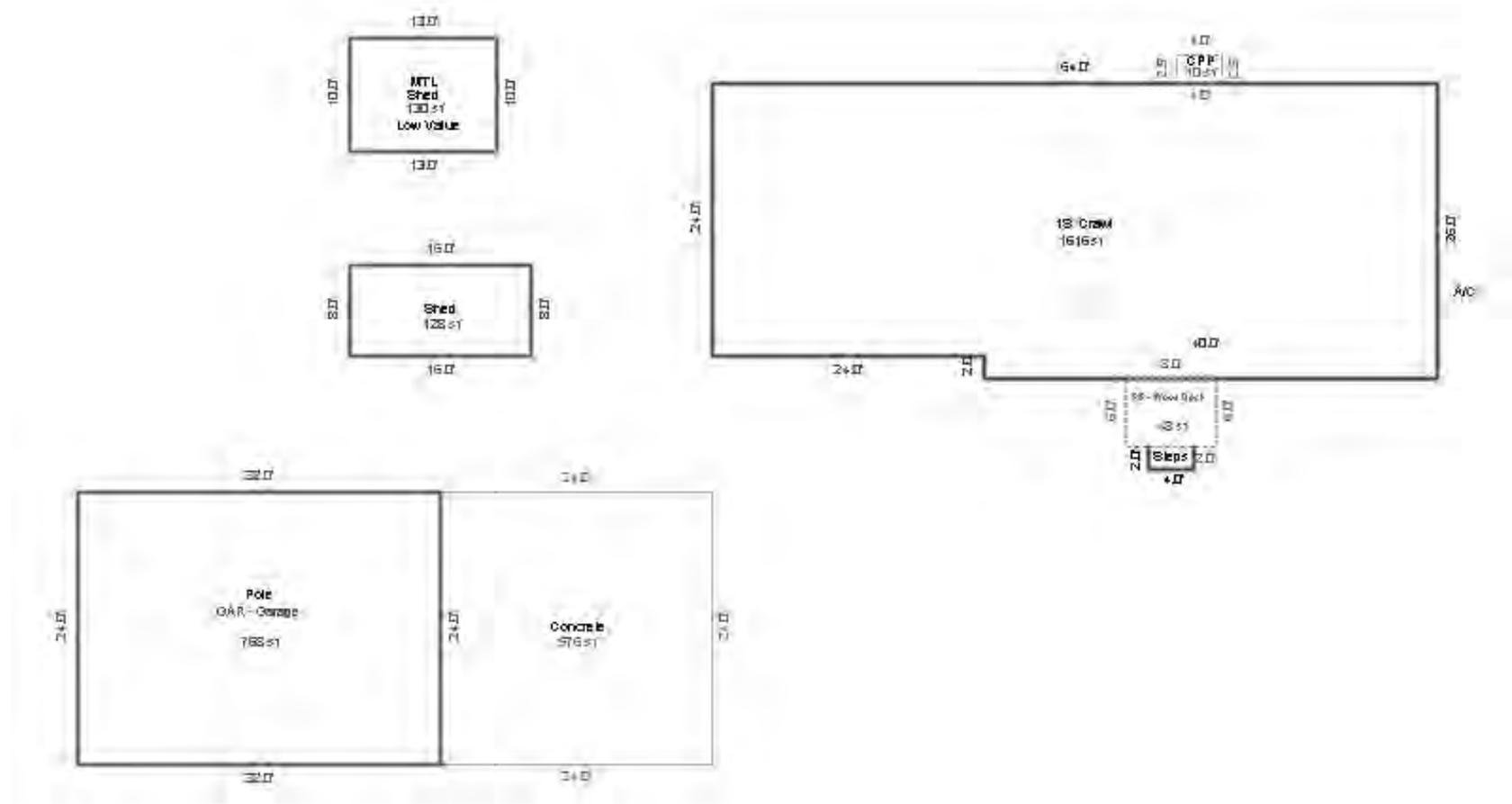
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,500	74,000	85,500			46,583C
2023	8,900	71,700	80,600			44,365C
2022	7,400	65,900	73,300			42,253C
2021	5,900	60,200	66,100			40,904C

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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 10 48	Type CPP Treated Wood	Year Built: 1997 Car Capacity: 2 Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 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: 35 Floor Area: 1,616 Total Base New : 238,332 Total Depr Cost: 154,904 Estimated T.C.V: 144,061			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Ex	Ord	X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C -5 Blt 1976		
1976	200					Ex. X Ord. Min			(11) Heating System: Forced Heat & Cool							
Condition: Average		Lg		Ord	X	Small	No. of Elec. Outlets			Ground Area = 1616 SF Floor Area = 1616 SF.						
Room List		Doors	Solid	X	H.C.	Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			100 Amps Service			Building Areas						
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		100 Amps Service			Ex. X Ord. Min			1 Story Siding Crawl Space 1,616						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few			Total: 199,539 129,689						
X	Many Avg. X Few	Large Avg. X Small	Basement: 0 S.F. Crawl: 1616 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			Plumbing			Other Additions/Adjustments						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		2 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			Plumbing						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2 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			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Porches CPP			1 Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Garages Class: C Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow. Porches CPP						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:			Totals: 238,332 154,904						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			Totals: 238,332 154,904						
ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 144,061																

\*\*\* 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.
CHRISTIE JOSEPH E	CHRISTIE JOSEPH E & JULIE	0	12/06/2023	QC	15-LADY BIRD	2023-03315	PROPERTY TRANSFER	0.0
HARRINGTON LILLIAN LE	CHRISTIE JOSEPH E	0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-0115	DEED	0.0
HARRINGTON LILLIAN & EDGA	HARRINGTON LILLIAN & EDGA	0	02/22/2006	WD	21-NOT USED/OTHER	2006-00536	DEED	0.0
HARRINGTON LILLIAN K & ED	HARRINGTON LILLIAN & EDGA	0	06/18/2003	QC	21-NOT USED/OTHER	2003-03061	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
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6490 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/02/2015					

Owner's Name/Address	MAP #:
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CHRISTIE JOSEPH E & JULIE A 6490 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 178,881 TCV/TFA: 145.20
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X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements		* Factors *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
AGRICULTRU 18 - 29 Acres	10.00 Acres				3900 100	39,000
AGRICULTRU INFERIOR	25.00 Acres				1500 100	37,500
					35.00 Total Acres	Total Est. Land Value = 76,500

Tax Description  
 . SEC 24 T22N R8W SW 1/4 OF SE 1/4 EXC S  
 208 FT 8 IN OF E 1043 FT 4 IN THEREOF.  
 35.0021 A.

Comments/Influences

X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
X	Wood Frame	22.57	1040 20	4,695
Total Estimated Land Improvements True Cash Value =				4,695

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



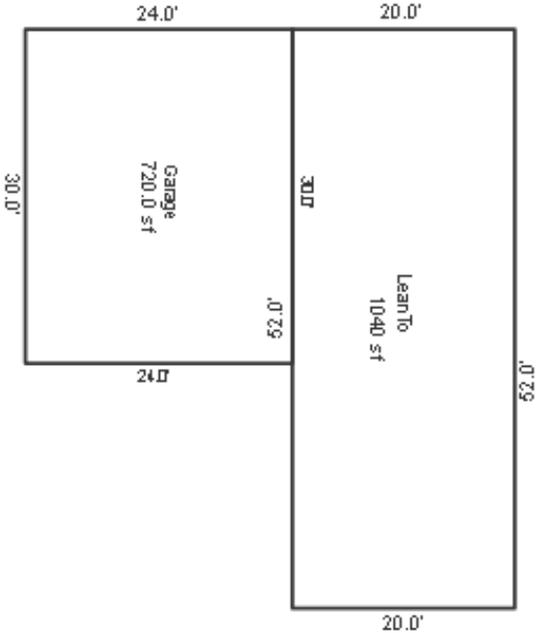
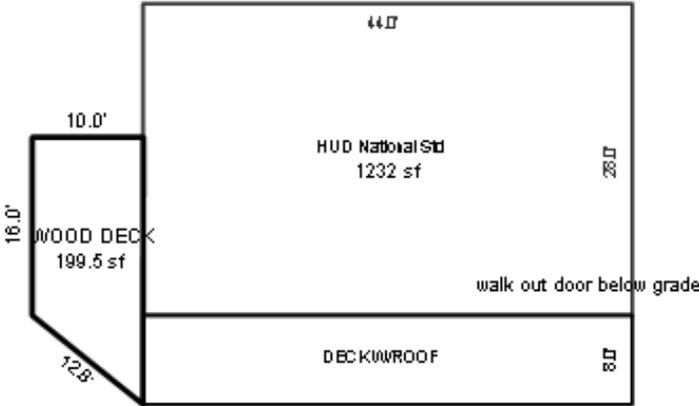
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 Licensed To: Township of Lake, County of  
 Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	38,300	51,100	89,400			56,786C
		TPC 04/28/2022 INSPECTED	2023	35,000	43,300	78,300			54,082C
		TPC 04/30/2021 INSPECTED	2022	39,600	47,100	86,700			51,507C
		TPC 05/13/2019 INSPECTED	2021	39,000	44,400	83,400			49,862C

\*\*\* Information herein deemed reliable 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 352 199	Type Pine Treated Wood	Year Built: 1983 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 40 Floor Area: 1,232 Total Base New : 217,097 Total Depr Cost: 130,248 Estimated T.C.V: 97,686		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		Cls C -5		Blt 1977										
Yr Built 1977	Remodeled 0	Ex	X Ord	Min	200 Amps Service			No./Qual. of Fixtures			Ground Area = 1232 SF		Floor Area = 1232 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60									
Condition: Average		Size of Closets		Lg	X Ord	Small	No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		
Room List		Doors	Solid	X H.C.	(13) Plumbing			Many			1 Story		Siding		Crawl Space		1,232		Total:		152,648		91,577	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade		1		2,560		1,536					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1			Average Fixture(s)			Plumbing		Average Fixture(s)		1		1,476		886			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	(7) Excavation			2			2 Fixture Bath			Water/Sewer		1000 Gal Septic		1		4,864		2,918			
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1232 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Solar Water Heat			Water Well, 50 Feet		1		2,686		1,612					
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1			No Plumbing			Deck		Pine w/Roof (Deck Portion)		352		4,780		2,868			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			Extra Toilet			Fireplaces		Exterior 1 Story		1		6,513		3,908			
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		720		26,165		15,699			
X	Gable Hip Flat	Gambrel Mansard Shed	1	(14) Water/Sewer			1			2000 Gal Septic			Built-Ins		Appliance Allow.		1		2,766		1,660			
X	Asphalt Shingle	(15) Fireplaces		Lump Sum Items:			1			Public Water			Fireplaces		Exterior 1 Story		1		6,513		3,908			
Chimney: Metal		(16) Porches/Decks		Joists: Unsupported Len: Cntr.Sup:			1			Public Sewer			Totals:		217,097		130,248							
		(17) Garage					1			Water Well			Notes:		ECF (101 AGRICULTURE) 0.750 => TCV:		97,686							

\*\*\* 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.
VANDERMEULEN SURVIVOR OF	CHRISTIE JOSEPH H	1	01/28/2015	QC	21-NOT USED/OTHER	2015-00403	PROPERTY TRANSFER	0.0
HARRINGTON LILLIAN LE	VANDERMEULEN JUDITH A	0	11/28/2014	AFF	07-DEATH CERTIFICATE	2015-0115	DEED	0.0
HARRINGTON LILLIAN	VANDERMEULEN JUDITH (POA)	0	06/18/2003	OTH	21-NOT USED/OTHER	2009/3346	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME	10/11/2013	2013-0519	100%

Owner's Name/Address	MAP #:
CHRISTIE JOSEPH H 6350 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 141,045 TCV/TFA: 75.75

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 24 T22N R8W S 208 FT 8 IN OF E 1043 FT 4 IN OF SW 1/4 OF SE 1/4. 4.9979 A.	X		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentia 3 - 7 @\$3000 4.99 Acres 3000 100 14,970 4.99 Total Acres Total Est. Land Value = 14,970

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value Wood Frame 18.89 280 50 2,644 Total Estimated Land Improvements True Cash Value = 2,644



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

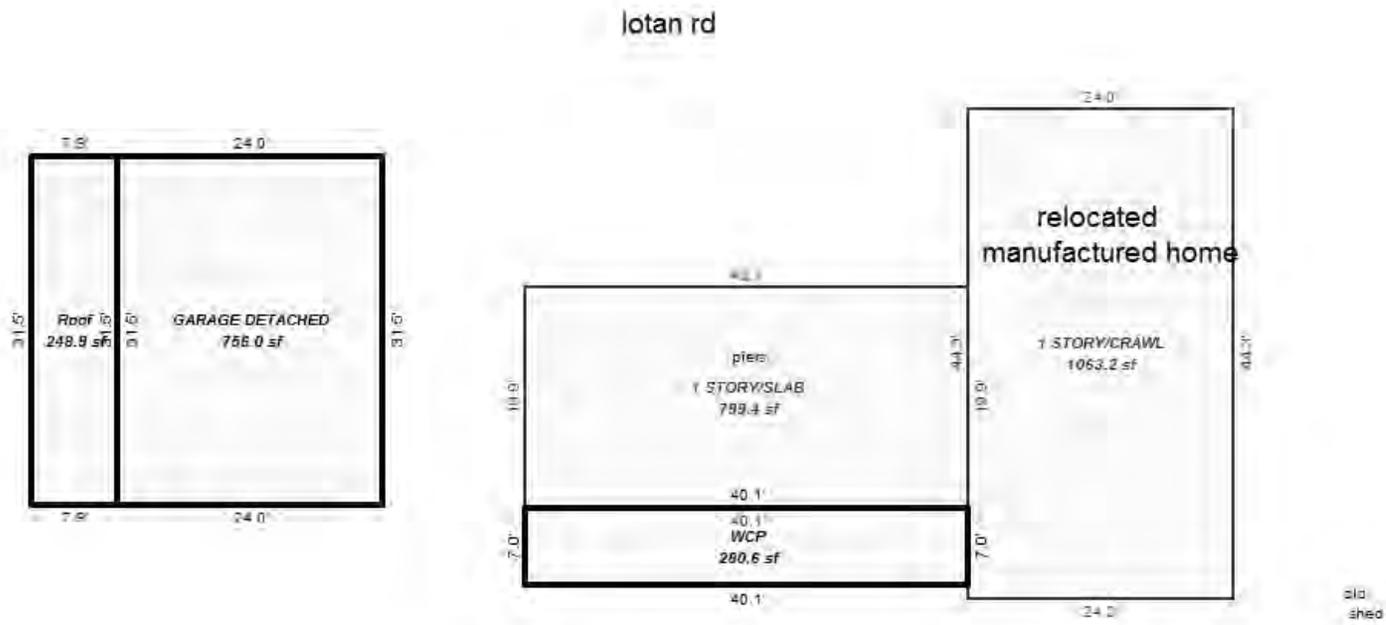
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,500	63,000	70,500			34,877C
2023	7,500	56,700	64,200			33,217C
2022	6,200	48,900	55,100			31,636C
2021	7,500	46,100	53,600			30,626C

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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 280 248	Type WCP (1 Story) Roof Cover Onl	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 756 % 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: 1,862 Total Base New : 221,202 Total Depr Cost: 132,722 Estimated T.C.V: 123,431			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 1945			
Yr Built	Remodeled	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1862 SF Floor Area = 1862 SF.								
1945 USE	2013						Many	X	Ave.		Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Fair		Size of Closets		Lg			X	Ord		(13) Plumbing								
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Building Areas								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding			Foundation Crawl Space Piers		Size 1,063 799		Cost New 179,776 107,865	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1063 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Water/Sewer								
(2) Windows		Many	X	Large			1000 Gal Septic Water Well, 100 Feet			Porches								
X	Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			WCP (1 Story)								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well			1			Garages								
(3) Roof		(10) Floor Support		Lump Sum Items:			1			Class: CD Exterior: Pole (Unfinished)								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1			1			Base Cost							
X	Asphalt Shingle	Chimney: Metal		Deck w/Roof (Roof portion)			1			Built-Ins								
				Notes:			1			Appliance Allow.								
				ECF (416 RURAL METES & BOUNDS) 0.930 => TC			1			Deck								
				Totals:			221,202			1,638								
				123,431						983								

\*\*\* 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.
VANDERSTOW GARDNER E & SH	DUTCHMAN PROPERTIES LLC	0	08/29/2019	WD	16-LC PAYOFF	2019-02941	DEED	0.0
DUTCHMAN PROPERTIES LLC	ARLENE PROPERTIES LLC	0	12/31/2015	LC	09-FAMILY	2016-00396	DEED	0.0
VANDERWEIDE STEPHEN J	DUTCHMAN PROPERTIES LLC	0	05/16/2003	QC	21-NOT USED/OTHER	04-0/1128	DEED	0.0
		20,000	04/01/1997	WD	33-TO BE DETERMINED		DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W KELLY RD	School: LAKE CITY AREA SCHOOL DIST		Commercial, Add/Alter/Repa	04/17/2018	2018-01561	100%
	P.R.E. 100% 07/22/1994 Qual. Ag.		Commercial, Add/Alter/Repa	04/14/2017	PB17-0116	

Owner's Name/Address	MAP #:	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
ARLENE PROPERTIES LLC 9689 WALKER ROAD MANTON MI 49663	2024 Est TCV 509,370		X		
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Value
. SEC 25 T22N R8W (14*1997) NE 1/4 EXC N 225 FT OF E 210 FT THOF & EXC BEG 25 FT N OF SE COR OF NE 1/4, TH N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB & EXC S 330 FT OF W 1320 FT OF NE 1/4 & EXC BEG 212.5 FT S OF N 1/4 CORTH S 375 FT, E 375 FT, N 375 FT, W 375 FT TO POB. 143.3414A.	X	439,370
		70,000
		0
		509,370

Comments/Influences	X	Value
SW CNR LOTAN & M 66 NO VALUE GIVEN TO BLDG 97 SPLIT 10 AC TO 001-85 FOR 98	X	



Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	254,700	0	254,700			76,592C
Rolling		2023	192,900	0	192,900			72,945C
Low		2022	146,900	0	146,900			69,472C
High		2021	143,300	0	143,300			67,253C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
7085 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	11/05/2015	2015-0581	100%	

Owner's Name/Address	MAP #:	2024 Est TCV 176,552 TCV/TFA: 0.00
UNISITE INC C/O AMERICAN TOWER CORP P O BOX 723597 ATLANTA GA 31139		

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 3	-7 Acres		3.23 Acres		3900	100		12,597
			3.23 Total Acres		Total Est. Land Value =			12,597

**Tax Description**  
 SEC 25 T22N R8W (0\*1999) BEG 212.5 FT S OF N 1/4 COR TH S 375 FT,E 375 FT, N 375 FT, W 375 FT TO POB. 3.2283A.  
 SITE NAME: VANDERWIEDE  
 SITE NUMBER: 91800  
  
 ADDRESS: 6489 LOTAN RD.  
 STATE: MICHIGAN  
 ZIP CODE: 49651-8929  
 LATITUDE: 44 - 16 - 47.5 N 44.27986  
 LONGITUDE: 85 - 13 - 28.3 W -85.22454

- 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	6,300	82,000	88,300			34,162C
2023	5,700	63,600	69,300			32,536C
2022	5,300	58,400	63,700			30,987C
2021	5,300	54,800	60,100			29,998C



ST IN 2000: VACA  
 .COM/ATCWEB

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Desc. of Bldg/Section: AT BASE OF STEEL TOWER  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

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

Depr. Table : 4%  
 Effective Age : 20  
 Physical %Good: 44  
 Func. %Good : 100  
 Economic %Good: 100

2000 Year Built  
 Remodeled

Overall Bldg  
 Height

Comments:  
 2/11/16 STATEMENT TOWER  
 #9180-TWR IS IDLE OR  
 NOT IN USE REQUESTING  
 5% OF COST. SENT EMAIL  
 REQUESTING INFORMATION  
 ABOUT 2015 PERMIT TO  
 ADD ANTENNA. -TIM

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  
 Ave. Perimeter  
 Has Elevators:

\*\*\* Basement Info \*\*\*

Area:  
 Perimeter:  
 Type:  
 Heat: No Heating or Cooling

\* Mezzanine Info \*

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

\* Sprinkler Info \*

Area:  
 Type: Average

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
COM TOWER STEEL 181FT COST	1.36	80220	1.00	100	109,099
/CI16/YARI/CHALF/06'/29	22.41	302	1.00	100	6,768
/CI16/YARI/CHALF/06'/GATW15	1205.29	1	1.00	100	1,205
/CI16/YARI/CHALF/06'/3	3.82	320	1.00	100	1,222
ECF (201A GENERAL COMMERCIAL )	1.386 =>	TCV of Bldg:	1	=	163,955

(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	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		

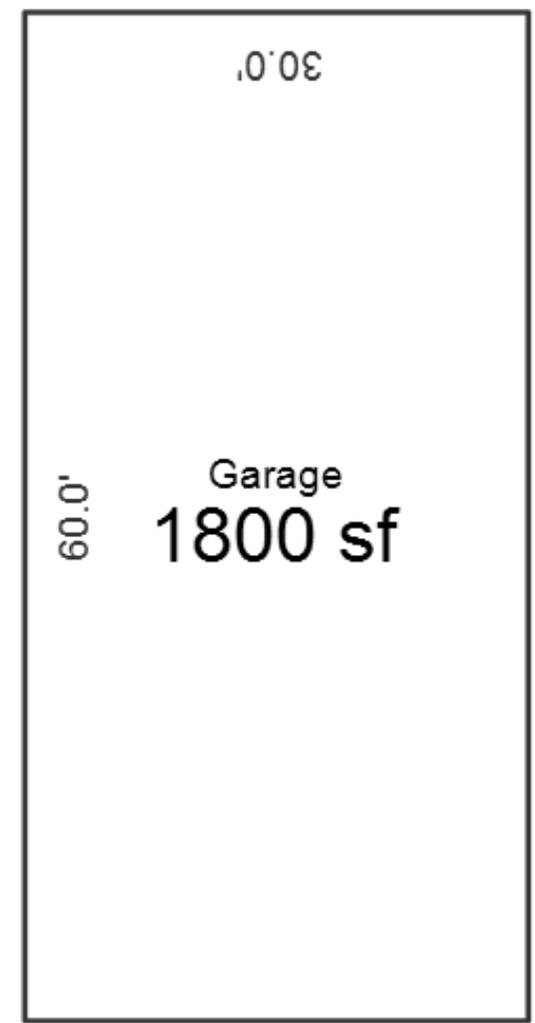
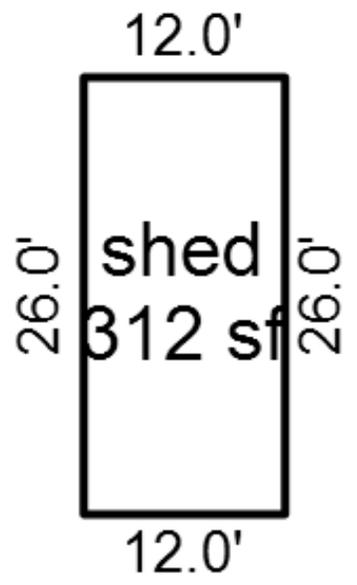
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
CASSADY MARSHALL EUGENE T	ANDERSON SCOTT & THERESE	35,000	07/11/2016	WD	03-ARM'S LENGTH	2016-02331	PROPERTY TRANSFER	100.0				
ALDERDEN WILLIAM & SUSAN	CASSADY MARSHALL EUGENE T	45,000	10/01/2010	WD	31-SPLIT IMPROVED	2010-4542WD	PROPERTY TRANSFER	100.0				
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	0	01/03/2006	LC	20-MULTI PARCEL SALE REF	06-0/0047	DEED	100.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
S MOREY RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
ANDERSON SCOTT & THERESE 4790 S WISE RD SHEPHERD MI 48883-9385		MAP #:										
		2024 Est TCV 57,531 TCV/TFA: 0.00										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 25 T22N R8W (0*1997) S 330 FT OF W 1320 FT OF NE 1/4. 10A. INCLUDING EASEMENT SPLIT 2010 EASEMENT SPLIT OFF PARENT PARCEL 025-011-00 SAME OWNER NORTH 33FT OF SE1/4, 1470FT BEG AT E 1/4 CNR OF SEC 25		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	330.00	1470.00	1.0000	0.0000	90	100*		0
		Paved Road		Residentia INFERIOR@\$1400	11.14	Acres	1400	100				15,590
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk		330 Actual Front Feet, 11.14 Total Acres Total Est. Land Value = 15,590								
		Water		Land Improvement Cost Estimates								
		Sewer		Description								
		Electric		Rate								
		Gas		Size % Good								
		Curb		Cash Value								
		Street Lights		D/W/P: 4in Ren. Conc. 8.18 3000 50 12,270								
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 12,270								
		Underground Utils.										
STORAGE BARN		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Rolling		2024	7,800	21,000	28,800			20,554C		
		X Low		2023	7,800	16,300	24,100			19,576C		
		X High		2022	6,700	13,200	19,900			18,644C		
		X Landscaped		2021	6,700	11,400	18,100			18,049C		
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain										
		Who	When	What	2024	7,800	21,000	28,800		20,554C		
		TPC	04/30/2021	INSPECTED	2023	7,800	16,300	24,100		19,576C		
		TPC	12/27/2017	INSPECTED	2022	6,700	13,200	19,900		18,644C		
		TPC	07/19/2016	INSPECTED	2021	6,700	11,400	18,100		18,049C		

\*\*\* Information herein deemed reliable 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: 1998 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: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage:	Roof:		
	Mobile Home													0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling
	Town Home	0 Other Overhang	X			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 1998			
	Duplex	(4) Interior	No./Qual. of Fixtures			(12) Electric		(11) Heating System: Space Heater		Ground Area = 0 SF		Floor Area = 0 SF.			
	A-Frame	Drywall Paneled	Ex. Ord Min			0 Amps Service		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Wood Frame	Plaster Wood T&G	Many Ave. Few			(13) Plumbing		Plumbing		Other Additions/Adjustments		Other Additions/Adjustments			
	Building Style: GRG	Trim & Decoration	Average Fixture(s)			3 Fixture Bath		3 Fixture Bath		1		-4,646		-3,717	
	Yr Built 1998	Ex Ord Min	No. of Elec. Outlets			2 Fixture Bath		Softener, Auto		2		1,093		874	
	Remodeled 0	Lg Ord Small	Many Ave. Few			Softener, Manual		Solar Water Heat		1800		43,434		34,747	
	Condition: Average	Doors Solid H.C.	(14) Water/Sewer			No Plumbing		No Plumbing		Totals:		39,881		31,904	
	Room List	(5) Floors	Public Water			Extra Toilet		Extra Sink		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		29,671	
	Basement	Kitchen:	Public Sewer			Extra Toilet		Separate Shower							
	1st Floor	Other:	Water Well			Extra Sink		Ceramic Tile Floor							
	2nd Floor	Other:	1000 Gal Septic			Separate Shower		Ceramic Tile Wains							
	Bedrooms	(6) Ceilings	2000 Gal Septic			Ceramic Tile Floor		Ceramic Tile Wains							
	(1) Exterior	(7) Excavation	Lump Sum Items:			Ceramic Tile Floor		Ceramic Tub Alcove							
	Wood/Shingle	Basement: 0 S.F.				Vent Fan		Vent Fan							
	Aluminum/Vinyl	Crawl: 0 S.F.													
	Brick	Slab: 0 S.F.													
	Insulation	Height to Joists: 0.0													
	(2) Windows	(8) Basement													
	Many Avg. Few	Conc. Block													
	Large Avg. Small	Poured Conc.													
	Wood Sash	Stone													
	Metal Sash	Treated Wood													
	Vinyl Sash	Concrete Floor													
	Double Hung	(9) Basement Finish													
	Horiz. Slide	Recreation SF													
	Casement	Living SF													
	Double Glass	Walkout Doors (B)													
	Patio Doors	No Floor SF													
	Storms & Screens	Walkout Doors (A)													
	(3) Roof	(10) Floor Support													
	Gable	Joists:													
	Hip	Unsupported Len:													
	Flat	Cntr.Sup:													
	Asphalt Shingle														
	Chimney:														

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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	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							
FLAGSTAR BANK FSB	ROOT DEAN (MM)	14,500	10/09/2009	WD	21-NOT USED/OTHER	2009/3624	DEED	100.0							
MORTGAGE ELECTRONIC REGIS	FLAGSTAR BANK FSB	0	10/08/2009	QC	21-NOT USED/OTHER	2009/3623	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
4030 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Garage		06/03/2010		20100255	100%						
Owner's Name/Address		P.R.E. 0%		Remodel		10/23/2009		20090583	100%						
ROOT RENTALS LLC 2750 N HILBRAND RD MANTON MI 49663		MAP #:		2024 Est TCV 155,419 TCV/TFA: 83.56											
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
. SEC 25 T22N R8W N 225 FT OF E 210 FT OF NE 1/4 OFNE 1/4.1.0847A.		X		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MLS 20903237 \$14,900		X		Paved Road		A 200' @ 90/FF		210.00	225.00	1.0000	0.0000	90	100*		0
		X		Storm Sewer		Residentia 1 - 2.99 @\$7000		1.09	Acres	7000	100				7,595
		X		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.		210 Actual Front Feet, 1.09 Total Acres		Total Est. Land Value =					7,595
		X		Water		Land Improvement Cost Estimates									
		X		Sewer		Description		Rate	Size	% Good		Cash Value			
		X		Electric		D/W/P: 4in Ren. Conc.		7.35	285	94		1,969			
		X		Gas		Wood Frame		28.72	80	0		0			
				Curb		Total Estimated Land Improvements True Cash Value =						1,969			
				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	3,800	73,900	77,700			44,465C	
				TPC 12/27/2017		INSPECTED		2023	3,800	71,600	75,400			42,348C	
				TPC 11/02/2010		INSPECTED		2022	2,700	65,800	68,500			40,332C	
								2021	3,000	60,100	63,100			39,044C	

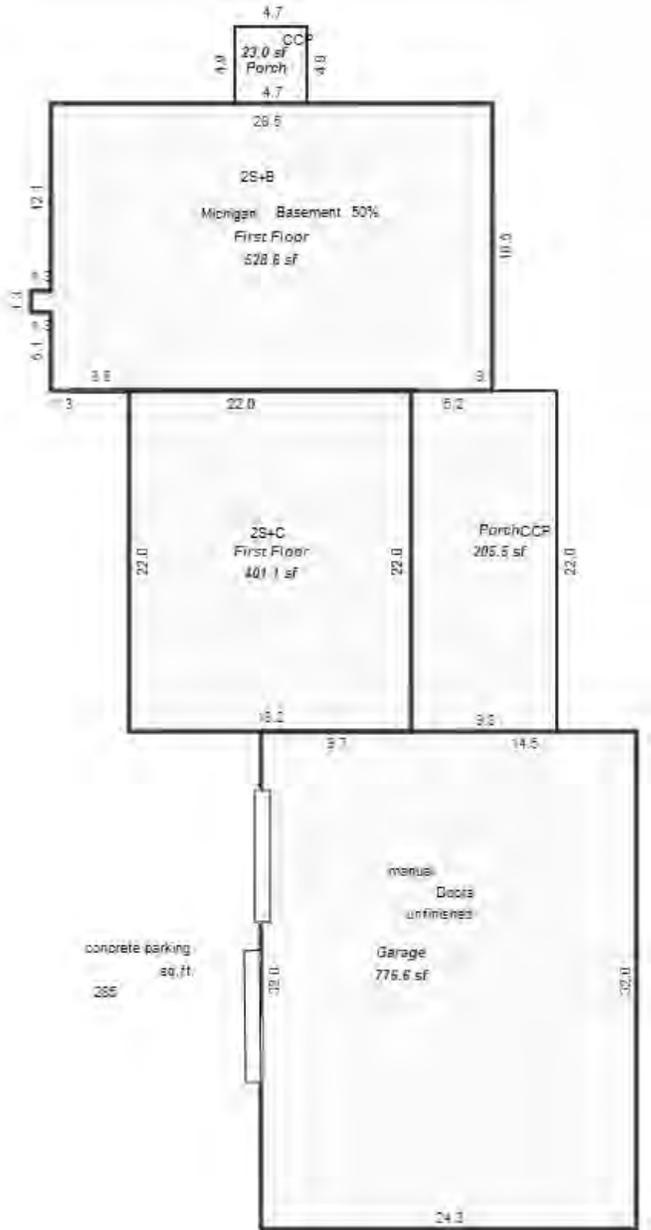


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: Car Capacity: 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: 776 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							205	CCP (1 Story)	23	CCP (1 Story)			
Building Style: 2S		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: 1,860 Total Base New : 241,286 Total Depr Cost: 156,834 Estimated T.C.V: 145,855			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:					
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 930 SF Floor Area = 1860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD			Blt 1928					
1928	198	2009	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Lg		X	Ord	Small	100 Amps Service			2 Story Siding Mich Bsmnt. 528			402					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			2 Story Siding Crawl Space 402			Total: 196,214 129,869					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			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 Plumbing Average Fixture(s) 1 1,230 799 3 Fixture Bath 1 3,860 2,509 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 50 Feet 1 2,585 1,680 Porches CCP (1 Story) 205 4,902 3,186 CCP (1 Story) 23 1,084 705 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 776 27,439 17,835 Common Wall: 1 Wall 1 -2,512 -1,633 Built-Ins Appliance Allow. 1 1,934 1,257 Totals: 241,286 156,834					
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		(7) Excavation			1 Average Fixture(s) 2 3 Fixture Bath			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 145,855					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement: 528 S.F. Crawl: 402 S.F. Slab: 0 S.F. Height to Joists: 0.0			2											
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											
(2) Windows	Many Avg. X Few	Large Avg. Small					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:											
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:																

\*\*\* 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.
CASSADY MARSHALL E TRUST	ZUBACK DARIN	58,000	11/30/2017	WD	08-ESTATE	2017-03839	PROPERTY TRANSFER	100.0
CASSADY MARSHALL E	CASSADY MARSHALL E TRUST	0	04/04/2015	AFF	07-DEATH CERTIFICATE	2015-01646	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4478 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/17/2005	20050366	Complete
	P.R.E. 100% 12/08/2017		Deck/Porch	11/10/2003	20030435	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 114,703 TCV/TFA: 66.46
ZUBACK DARIN 4478 S MOREY RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 25 T22N R8W BEG 220 FT N OF SE COR OF NE 1/4 N 110 FT, W 120 FT, S 110 FT, E 120 FT TO POB. .3030A.	X		* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A 200' @ 90/FF	110.00	120.00	1.1612	0.7401	90	100		8,508
			110 Actual Front Feet, 0.30 Total Acres Total Est. Land Value = 8,508								

SPLIT BARN FROM HOUSE FOR 94	X Electric	X Gas	Curb	Street Lights	Standard Utilities	Underground Utils.

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

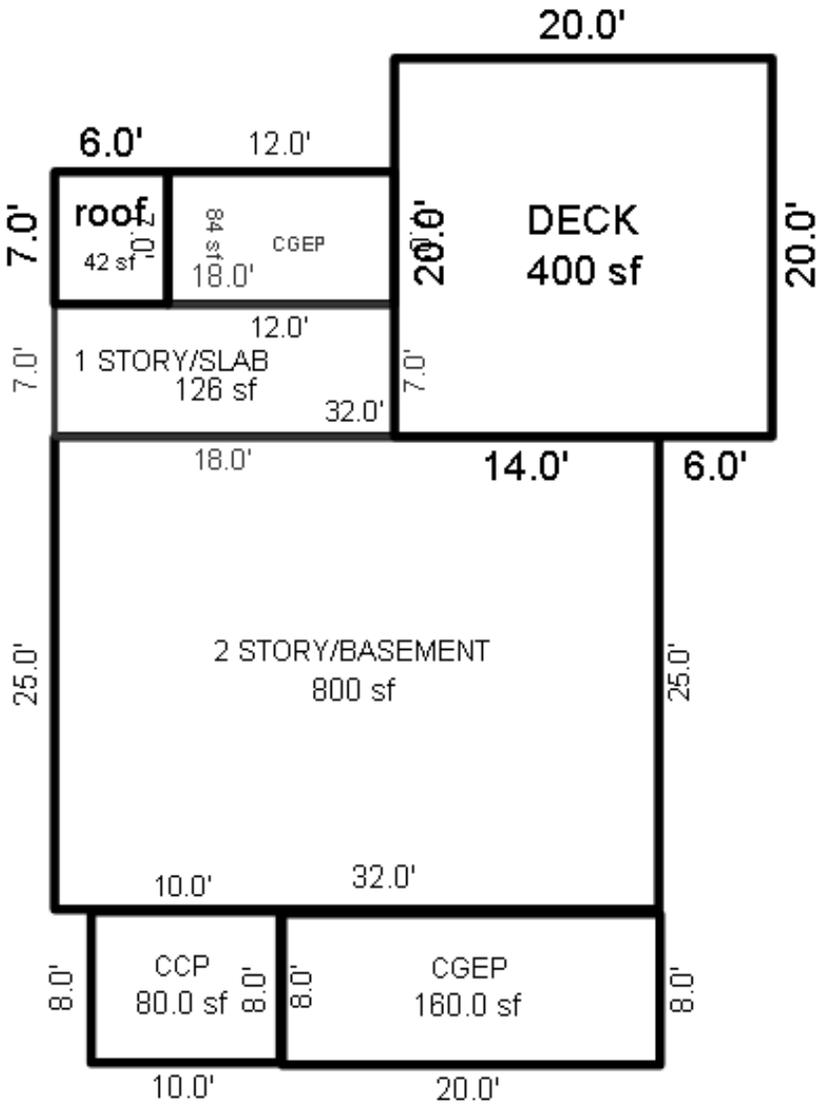
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,300	53,100	57,400			42,951C
2023	3,300	51,500	54,800			40,906C
2022	3,000	46,500	49,500			37,816C
2021	2,500	42,500	45,000			36,608C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage						
X	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	X	Drywall Paneled		Plaster Wood T&G						160	CGEP (1 Story)	80	CCP (1 Story)	84	CGEP (1 Story)	400	Treated Wood	42	Roof Cover Onl	
Building Style: 2S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 1,726 Total Base New : 207,614 Total Depr Cost: 114,188 Estimated T.C.V: 106,195			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:						
Yr Built 1938	Remodeled 1998	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures											
Condition: Average		Size of Closets		X			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 2S											
Room List		Doors		Solid	X	H.C.	200 Amps Service			Ground Area = 926 SF Floor Area = 1726 SF.											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55											
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Building Areas											
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Many			X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost											
(2) Windows		(7) Excavation		1			Average Fixture(s)			1 Story Siding Slab											
X	Many Avg. X Few	Large Avg. X Small		Basement: 800 S.F. Crawl: 0 S.F. Slab: 126 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								
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			Plumbing											
(3) Roof		(9) Basement Finish		X			Average Fixture(s)			Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic			Plumbing								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			2000 Gal Septic			Water/Sewer								
Chimney: Brick				Lump Sum Items:						Deck											
										Treated Wood											
										w/Roof (Roof portion)											
										Notes:											
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:											
										Totals:											
										177,171											
										97,444											
										1,025											
										4,263											
										2,498											
										8,397											
										1,940											
										5,367											
										6,224											
										729											
										114,188											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSADY MARSHALL E TRUST	ZUBACK DARIN	58,000	11/30/2017	WD	08-ESTATE	2017-03839	PROPERTY TRANSFER	100.0
CASSADY MARSHALL E	CASSADY MARSHALL E TRUST	0	04/04/2015	AFF	07-DEATH CERTIFICATE	2015-01646	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ZUBACK DARIN 4478 S MOREY RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 45,563 TCV/TFA: 19.03					

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 25 T22N R8W BEG 25 FT N OF SE COR OF NE 1/4, N 305 FT, W 335 FT, S 305 FT, E 335 FT TO POB EXC BEG 220 FT N OF SE COR OF NE 1/4, N 110 FT, W 120 FT, S 110 FT, E 120 FT TO POB. 2.0426A.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
SPLIT BARN & MAJORITY OF PROPERTY FOR 94	X	D/W/P: 4in Ren. Conc.	7.45	580	50	2,160	
		Wood Frame	25.55	112	94	2,690	
		Total Estimated Land Improvements True Cash Value =				4,850	

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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/13/2022	INSPECTED	2023	7,100	13,400	20,500			11,765C
TPC	12/27/2017	INSPECTED	2022	4,900	7,300	12,200			11,205C
TPC	06/24/2015	INSPECTED	2021	4,900	7,300	12,200			10,848C

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Desc. of Bldg/Section: GENE'S FULL SERVICE  
 Calculator Occupancy: Sheds - Equipment 4 Wall Building

Class: D,Pole  
 Floor Area: 2,394  
 Gross Bldg Area: 2,394  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 4%  
 Effective Age : 30  
 Physical %Good: 35  
 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: Space Heaters, Gas with Fan				50%	
Heat#2: No Heating or Cooling				0%	
Ave. SqFt/Story: 2394					
Ave. Perimeter: 198					
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: 198

Base Rate for Upper Floors = 27.10

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.46 50%  
 Adjusted Square Foot Cost for Upper Floors = 28.83

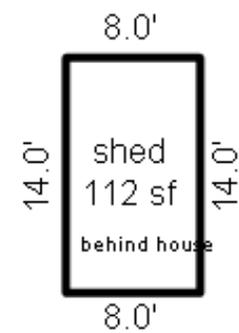
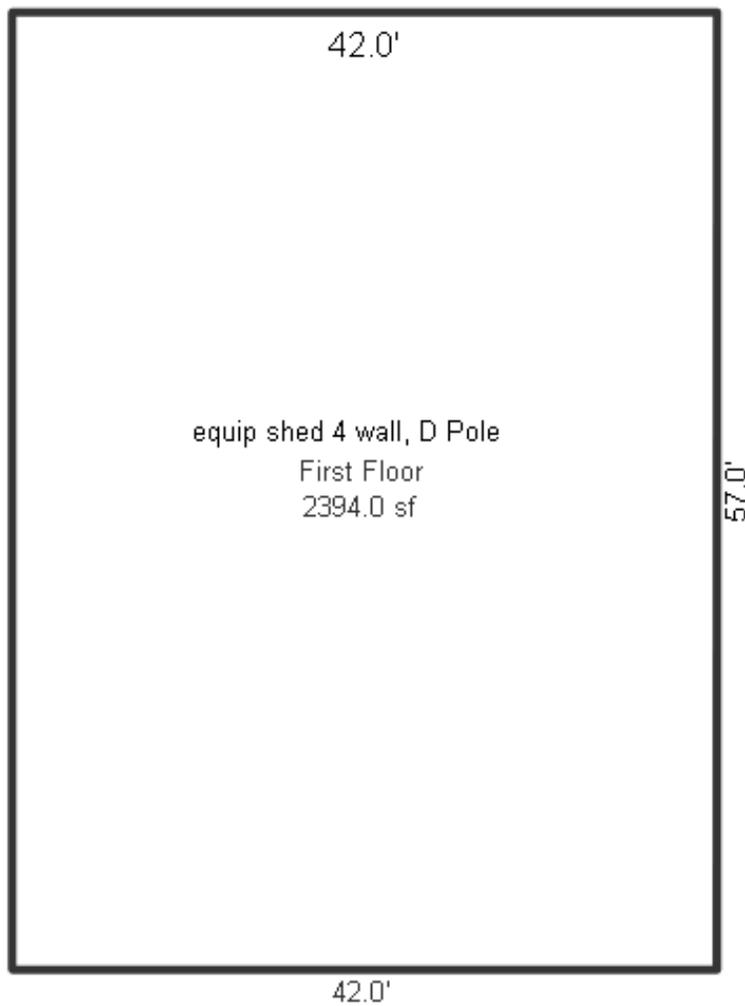
Total Floor Area: 2,394 Base Cost New of Upper Floors = 69,019

Reproduction/Replacement Cost = 69,019  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0  
 Total Depreciated Cost = 24,157

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 22,466  
 Replacement Cost/Floor Area= 28.83 Est. TCV/Floor Area= 9.38

(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	
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.
JOHNSTON JEFFREY & JOHNST	JOHNSTON JOHN & JOHNSTON	0	06/08/2019	QC	09-FAMILY	2019-01903	PROPERTY TRANSFER	0.0
JOHNSTON TEDDY R & EDNA E	JOHNSTON JOHN & JOHNSTON	0	04/30/2019	AFF	07-DEATH CERTIFICATE	2019-01679 & 0	PROPERTY TRANSFER	0.0
JOHNSTON ROBERT R ETAL*	JOHNSTON TEDDY , JOHN & J	0	07/16/2007	QC	09-FAMILY	2007/3184	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/17/2007 Qual. Ag.					
Owner's Name/Address	MAP #:					
JOHNSTON JOHN & JOHNSTON JEFFREY & BLOUNT SUSAN J & GILLOW SANDRA K 3241 W HOUGHTON LAKE RD LAKE CITY MI 49651	2024 Est TCV 274,486					

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 66 - 120 Acres	45.00 Acres		3900	100			175,500
AGRICULTRU SURPLUS 2800/	35.00 Acres		2800	100			98,000
			80.00 Total Acres			Total Est. Land Value =	273,500

Tax Description		Land Improvement Cost Estimates			
. SEC 25 T22N R8W E 1/2 OF NW 1/4. 80 A.		Description	Rate	Size % Good	Cash Value
X	Dirt Road	Wood Frame	26.29	75 50	986
	Gravel Road	Total Estimated Land Improvements True Cash Value = 986			

Comments/Influences		Topography of Site			
X	Storm Sewer	Level			
	Sidewalk	Rolling			
X	Water	Low			
	Sewer	High			
X	Electric	Landscaped			
	Gas	Swamp			
X	Curb	Wooded			
	Street Lights	Pond			
X	Standard Utilities	Waterfront			
	Underground Utils.	Ravine			
X		Wetland			
		Flood Plain			



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	136,800	400	137,200			42,830C
2023	112,000	500	112,500			40,791C
2022	107,800	400	108,200			38,849C
2021	105,800	300	106,100			37,608C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW BRIAN P & DALE M	FARMLAND DEVELOPEMTN RIGH	0	03/10/2023	OTH	21-NOT USED/OTHER	2023-00601	DEED	0.0
DEZEEUW BRIAN P & DALE M	DEZEEUW BRIAN P & DALE M	0	01/14/2021	QC	09-FAMILY	2021-00631	DEED	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN & DALE	380,000	06/01/2011	WD	03-ARM'S LENGTH	2011-01842	PROPERTY TRANSFER	0.0
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN & DALE M	380,000	02/01/2003	LC	16-LC PAYOFF	2003-00898	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 07/22/1994 Qual. Ag.

Owner's Name/Address: DEZEEUW BRIAN P & DALE M TRUST  
 7079 W LOTAN RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 327,750

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 66 - 120 Acres	80.00 Acres		3900	100		312,000
			80.00 Total Acres		Total Est. Land Value =	312,000

Tax Description: PA 116 2003 SEC 25 T22N R8W W 1/2 OF NW 1/4. 80 A.

Comments/Influences: Land Improvement Cost Estimates

Description	Rate	Size % Good	Cash Value
Agricultural Local Cost Land Improvements			
8' DIAMETER WELL	15,750.00	1 100	15,750
Total Estimated Land Improvements True Cash Value =			15,750



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	156,000	7,900	163,900			89,489C
2023	140,000	0	140,000			85,228C
2022	134,000	0	134,000			81,170C
2021	132,000	0	132,000			78,577C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON ROBERT R ETAL TC	JOHNSTON VICTOR ETAL JT	0	07/16/2007	QC	21-NOT USED/OTHER	2007/3161	DEED	28.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
	MAP #:					
	2024 Est TCV 292,056					

Owner's Name/Address	X Improved		Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
	Public Improvements			Description	Frontage	Depth	Rate	%Adj.	Reason	Value
JOHNSTON VICTOR R & DEBORAH K & ROBERT W, TIMOTHY R, JEREMY & JODY 2895 INDIAN LAKES RD Cedar Springs MI 49319	Dirt Road			AGRICULTRU 66 - 120 Acres	56.46 Acres		3900	100		220,194
	Gravel Road			AGRICULTRU SURPLUS 2800/	20.00 Acres		2800	100		56,000
	Paved Road			76.46 Total Acres			Total Est. Land Value =			276,194
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Tax Description  
 . SEC 25 T22N R8W E 1/2 OF SW 1/4 EXC THAT PART S OF A LINE 75 FT N OF BEG S 52' 56" W 2.55 FT FROM SW COR BEING ON THE ARC OF A 17188.734 FT RADIUS CURVE SE'LY & TO THE RIGHT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH ALONG SAID CURVE 225.19 FT TH S 89 DEG 7' 4" E 2500 FT TO POE & EXC S 416 FT OF E 208 FT THOF. 76.4573A.

Comments/Influences  
 SPLIT 1.27 AC TO 007-95 FOR 96



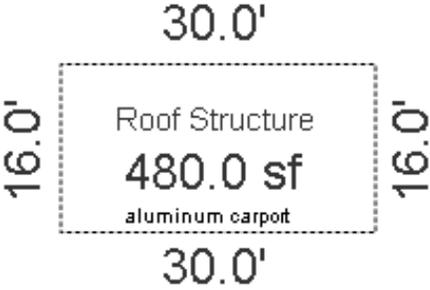
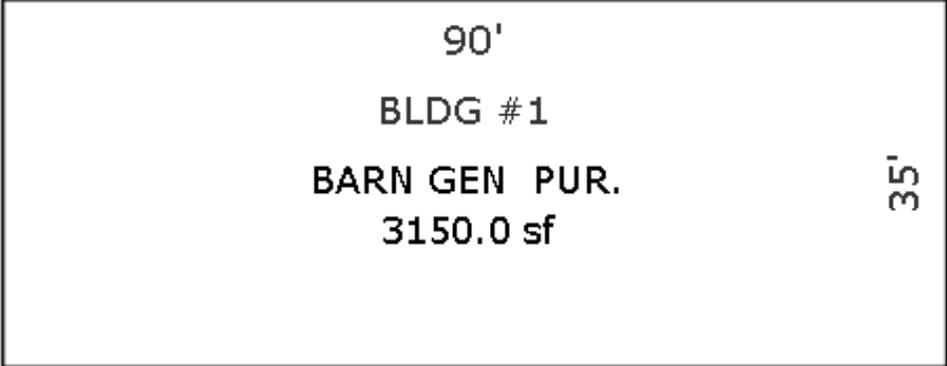
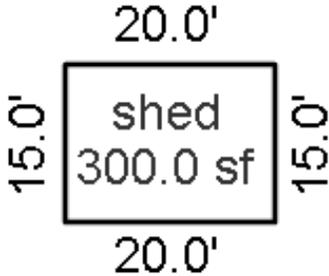
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Topography of Site		
X	Level	
	Rolling	
	Low	
	High	
	Landscaped	
	Swamp	
	Wooded	
	Pond	
	Waterfront	
	Ravine	
	Wetland	
	Flood Plain	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	138,100	7,900	146,000			66,562C
2023	117,800	9,400	127,200			63,393C
2022	113,100	7,600	120,700			60,375C
2021	111,200	7,400	118,600			58,447C

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

Building Type	Barn - General Purpose			
Year Built	1926			
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 250			
Height	30			
Heating System	No Heating/Cooling			
Length/Width/Area	90 x 35 = 3150			
Cost New	\$ 104,045			
Phy./Func./Econ. %Good	35/40/100 14.0			
Depreciated Cost	\$ 14,566			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.660			
% Good	35			
Est. True Cash Value	\$ 9,614			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 9614 / All Cards: 9614				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON VICTOR R & DEBOR	OLE RED BARN SELF STORAGE	0	09/01/2020	QC	09-FAMILY	2020-02870	DEED	100.0
JOHNSTON JERRY J & VICTOR	JOHNSTON VICTOR R & DEBOR	22,000	01/01/2004	QC	21-NOT USED/OTHER	04-0/1345	DEED	50.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
OLE RED BARN SELF STORAGE LLC 2650 S 17 RD HARRIETTA MI 49638	MAP #:					
	2024 Est TCV 98,610 TCV/TFA: 32.87					

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 25 T22N R8W S 416 FT OF E 208 FT O E 1/2 OF SW 1/4 LYING N'LY OF HWY M-55 R/W. 1.27A.	X		Dirt Road	208.00	416.00	0.9902	1.0099	200	100	41,600
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			208 Actual Front Feet, 1.99 Total Acres Total Est. Land Value = 41,600							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		D/W/P: Crushed Rock	2.15	2000 50	2,150
		Total Estimated Land Improvements True Cash Value =			2,150

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	20,800	28,500	49,300			32,001C
2023	7,800	30,900	38,700			30,478C
2022	7,800	24,400	32,200			29,027C
2021	7,800	20,300	28,100			28,100S



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Who	When	What
TPC	05/06/2018	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/07/2013	INSPECTED

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

Desc. of Bldg/Section: CAL 208  
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole		Construction Cost				
Floor Area: 3,000	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 3,000	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 8	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 2%	Ave. SqFt/Story: 3000					
Effective Age : 20	Ave. Perimeter: 260					
Physical %Good: 67	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1995 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: No Heating or Cooling					
Comments:	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
	* Sprinkler Info *					
	Area:					
	Type: Average					

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

Class: D,Pole Quality: Low Cost  
 Stories: 1 Story Height: 8 Perimeter: 260

Base Rate for Upper Floors = 32.11

Adjusted Square Foot Cost for Upper Floors = 32.11

Total Floor Area: 3,000 Base Cost New of Upper Floors = 96,330

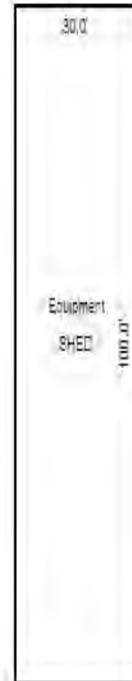
Reproduction/Replacement Cost = 96,330

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 64,541

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 54,860  
 Replacement Cost/Floor Area= 32.11 Est. TCV/Floor Area= 18.29

(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	
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\*\*\*



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.

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

W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
-----------	------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:					
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MICH STATE HWY COMM	2024 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
--	----------	---	--------	--	--	--

	Public Improvements	* Factors *					
--	---------------------	-------------	--	--	--	--	--

		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
--	--	-------------	----------	-------	-------	-------	------	-------	--------	-------

		Residentia 8 - 17	@\$3000	9.96	Acres	3000	100			29,877
--	--	-------------------	---------	------	-------	------	-----	--	--	--------

		9.96 Total Acres Total Est. Land Value =							29,877
--	--	--	--	--	--	--	--	--	--------

Tax Description	X	Dirt Road	Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value
-----------------	---	-----------	--

. SEC 25 T22N R8W S 75 FT OF SECTION ALSO THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS DESC. 9.9590 A.		Gravel Road
--	--	-------------

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

Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
-----	------	------	------	--------	--------	--------	--	--	--------

TPC 12/27/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
--------------------------	--	--	------	--------	--------	--------	--	--	--------

			2022	0	0	0			0
--	--	--	------	---	---	---	--	--	---

			2021	0	0	0			0
--	--	--	------	---	---	---	--	--	---



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALVORSEN DELORES ANN	BENTHEM PROPERTIES LLC	265,000	09/12/2012	WD	03-ARM'S LENGTH	2012-03059	PROPERTY TRANSFER	0.0
HALVORSEN DON R (HER SPOU	HALVORSEN DELORES ANN (MW	0	06/27/2008	QC	21-NOT USED/OTHER	2008/2413	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
6900 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/01/2013 Qual. Ag.					
Owner's Name/Address	MAP #:					
BENTHEM PROPERTIES LLC 10380 S DICKERSON RD MC BAIN MI 49657	2024 Est TCV 288,951					

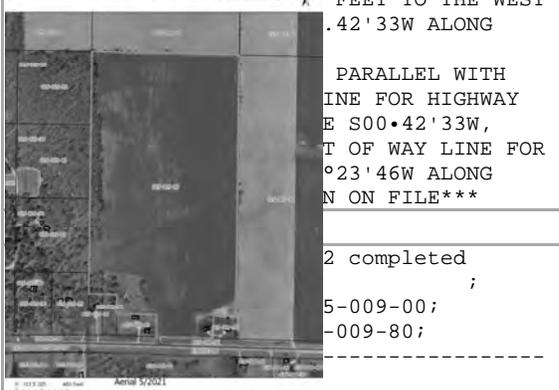
Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
AGRICULTRU 66 - 120 Acres	74.09 Acres		3900	100				288,951
74.09 Total Acres Total Est. Land Value =								288,951

**Tax Description**

LEGAL DESCRIPTION: PARCEL 'B' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE N00.44'41''E ALONG THE WEST SECTION LINE, 448.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00.44'41''E ALONG THE WEST SECTION LINE, 2169.66 FEET TO THE EAST-WEST 1/4 LINE; THENCE S88.40'01''E FEET TO THE WEST

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

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	144,500	0	144,500			58,579C
X Rolling	2023	129,700	0	129,700			55,790C
X Low	2022	124,100	0	124,100			53,134C
X High	2021	122,200	0	122,200			51,437C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							



PARALLEL WITH LINE FOR HIGHWAY E S00.42'33W, T OF WAY LINE FOR °23'46W ALONG N ON FILE\*\*\*

2 completed

5-009-00;

009-80;

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	129,700	0	129,700			55,790C
TPC	12/27/2017	INSPECTED	2022	124,100	0	124,100			53,134C
			2021	122,200	0	122,200			51,437C

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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.
BENTHEM PROPERTIES LLC	BYARD JAMES B & ANNETTE Y	0	02/28/2024	WD	16-LC PAYOFF	2024-00403	DEED	0.0
BENTHEM PROPERTIES LLC	BYARD JAMES B & ANNETTE Y	90,000	12/12/2012	LC	16-LC PAYOFF	2012-04047 LCT	PROPERTY TRANSFER	100.0
HALVORSEN DELORES ANN	BENTHEM PROPERTIES LLC	265,000	09/12/2012	WD	03-ARM'S LENGTH	2012-03059	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6900 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/21/2012					

Owner's Name/Address	MAP #:
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BYARD JAMES B & ANNETTE Y 6900 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 231,953 TCV/TFA: 91.18
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
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Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	

X	Dirt Road		356.00	196.00	0.8658	0.8367	90	100	23,208
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.								
			356 Actual Front Feet, 1.60 Total Acres			Total Est. Land Value =		23,208	

Tax Description	Topography of Site
-----------------	--------------------

LEGAL DESCRIPTION: PARCEL 'A' A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE 00.44'41"E ALONG THE WEST SECTION LINE, 448.98 FEET; THENCE S88.23'05"E PARALLEL WITH THE SOUTH SECTION LINE, 250.00 FEET; THENCE 500044'4 I "W PARALLEL WITH THE WEST SECTION LINE. I 78.44 FEET TO THE



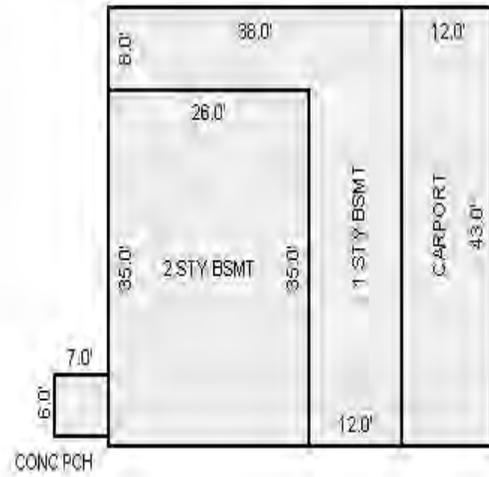
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Level								
Rolling								
Low								
High								
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
Who	When	What	2024	11,600	104,400	116,000		63,357C
TPC 12/27/2017	INSPECTED		2023	9,000	101,100	110,100		60,340C
			2022	8,900	92,200	101,100		57,467C
			2021	7,100	84,300	91,400		55,632C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42	Type CPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X	Drywall	Plaster		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C +5 Effec. Age: 40 Floor Area: 2,544 Total Base New : 344,578 Total Depr Cost: 206,748 Estimated T.C.V: 192,276			Bsmnt Garage: Carport Area: 516 Roof: Comp.Shingle			
Building Style: 2S		X	Trim & Decoration		Ex	X	Ord	Min								
Yr Built 1954	Remodeled 1972		Size of Closets		Lg	X	Ord	Small								
Condition: Average			Doors			Solid	X	H.C.								
Room List		(5) Floors		(12) Electric			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S		Cls C 5 Blt 1954				
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		200 Amps Service			Ex.	X	Ord.	Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1634 SF Floor Area = 2544 SF. 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	X	Drywall	(13) Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story	Siding	Foundation Basement Basement	Size 910 724	Cost New 320,151	Depr. Cost 192,091	
(2) Windows		(7) Excavation		Basement: 1634 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer			1 1,476 886 1 3,108 1,865			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			1000 Gal Septic Water Well, 50 Feet			1 4,864 2,918 1 2,686 1,612			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.			42 1,075 645 1 2,766 1,660			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Carports			Comp.Shingle			516 8,452 5,071 Totals: 344,578 206,748			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 192,276					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:														

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



Sketch by Apex Medina™

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

Building Type	Barn - General Purpose			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 184			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	61 x 31 = 1891			
Cost New	\$ 39,352			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 17,708			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	45			
Est. True Cash Value	\$ 16,469			
Comments:	DIRT FLOOR			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 16469 / All Cards: 16469				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDSON LAWRENCE	VANPOLEN RICK & BRANDY	215,000	02/11/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00509	PROPERTY TRANSFER	100.0
HALVORSEN DELORES ANN	RICHARDSON LAWRENCE	1	01/06/2009	QC	32-SPLIT VACANT	2009/050	DEED	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 02/14/2022

Owner's Name/Address: VANPOLEN RICK & BRANDY  
 6980 W BLUE RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 12,450

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road	125.00	375.00	1.1247	0.9840	90	100		12,450
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
* Factors *									
125 Actual Front Feet, 1.08 Total Acres									
Total Est. Land Value =									12,450

Tax Description  
 . SEC 25 T22N R8W, W 250 FT OF S 375 FT OF W/2 OF SW/4 LYING N'LY OF HWY M55 EXC W 125 FT THEREOF. 1.0761 Ac. M/L  
 Split on 06/24/2009 from 009-025-009-00;  
 Comments/Influences  
 Split/Comb. on 06/24/2009 completed 06/24/2009 RAY ;  
 Parent Parcel(s): 009-025-009-00;  
 Child Parcel(s): 009-025-009-90;  
 -----



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

Who	When	What
TPC	02/07/2022	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	03/26/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,200	0	6,200			5,040C
2023	4,800	0	4,800			4,800S
2022	5,300	0	5,300			3,673C
2021	4,100	0	4,100			3,556C

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

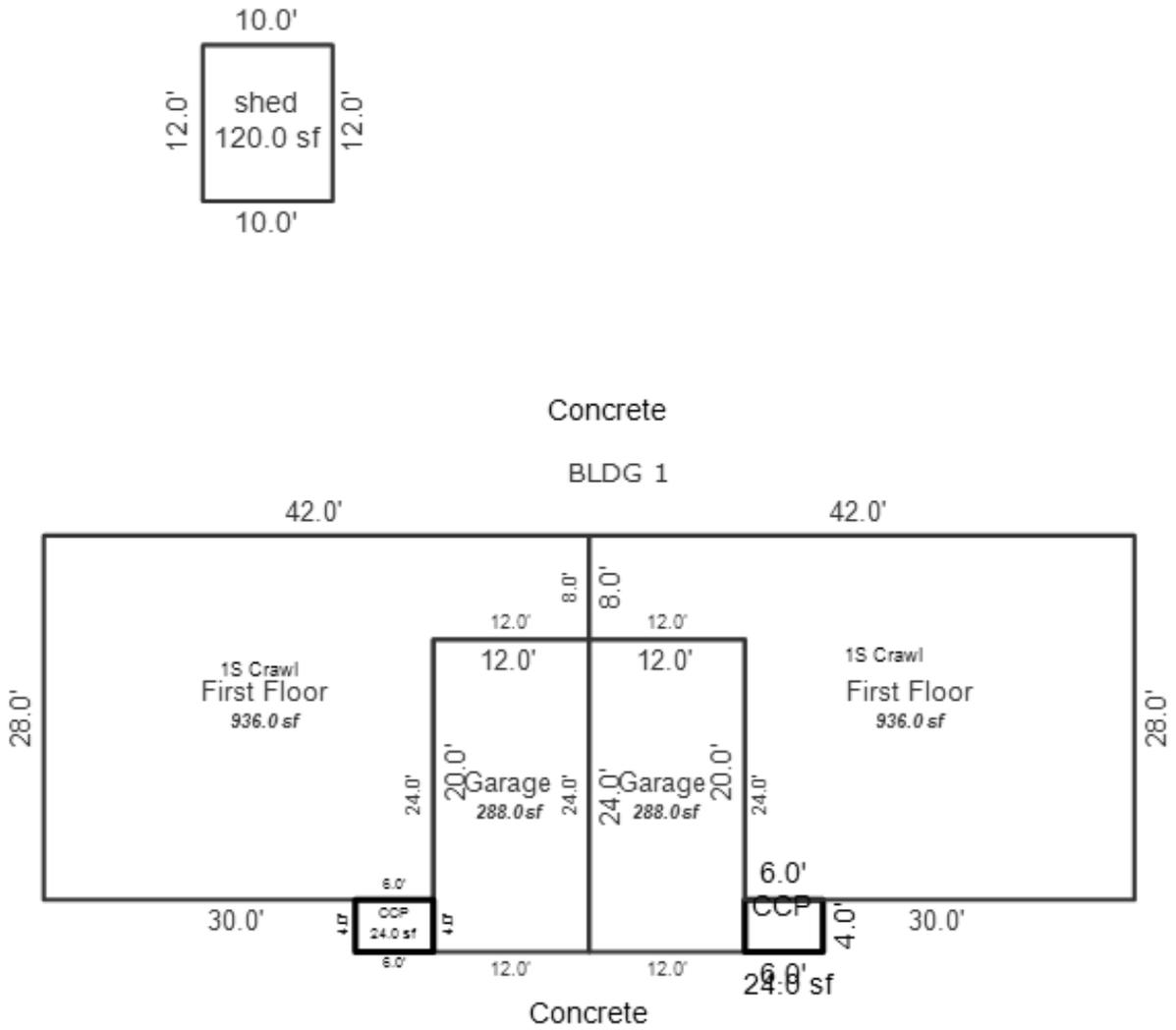
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
RICHARDSON ELAINE L & DON	FOUTCH JACOB & JESSICA L	300,000	07/02/2019	WD	03-ARM'S LENGTH	2019-02280	PROPERTY TRANSFER	100.0		
HALVORSEN DON R & MILLER	RICHARDSON ELAINE L	0	09/11/2014	AFF	07-DEATH CERTIFICATE	2014-03312	DEED	0.0		
HALVORSEN DELORES	HALVORSEN DON R (S/M)	0	11/11/2008	QC	09-FAMILY	2008/4202	DEED	0.0		
HALVORSEN DON R	HALVORSEN DON R	0	07/31/2008	QC	09-FAMILY	2014-03312	DEED	0.0		
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status
6786 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 25% 03/02/2021		MAP #:		2024 Est TCV 413,862 TCV/TFA: 103.67		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
FOUTCH JACOB & JESSICA L 6786 W BLUE RD LAKE CITY MI 49651		Public Improvements		* Factors *		200 X 200				
Tax Description		Dirt Road		Description		Frontage		Depth		Value
. SEC 25 T22N R8W BEG AT INT OF N LINE HWY M-55 & E LINE OF W 1/2 OF SW 1/4 TH N 200 FT, W 200 FT S 200 FT, E 200 FT TO POB. .9183A.		X Gravel Road		GROUP C 50/FF		200.00		200.00		10,000
Comments/Influences		X Paved Road		200 Actual Front Feet, 0.92 Total Acres		Total Est. Land Value =		10,000		
2 DUPLEXES		X Storm Sewer		Land Improvement Cost Estimates		Description		Rate		Cash Value
		X Sidewalk		D/W/P: Asphalt Paving		3.10		5200		0
		X Water		D/W/P: 4in Ren. Conc.		8.18		800		0
		X Sewer		D/W/P: 4in Ren. Conc.		8.18		600		0
		X Electric		Residential Local Cost Land Improvements		Description		Rate		Cash Value
		X Gas		LAND IMPROVE 5000		5,000.00		1		95
		X Curb		Total Estimated Land Improvements True Cash Value =		4,750		4,750		
		X Street Lights		Topography of Site		Level		Rolling		
		X Standard Utilities		X Low		X High		Landscaped		
		X Underground Utils.		Swamp		Wooded		Pond		
				Waterfront		Ravine		Wetland		
				Flood Plain		Year		Land Value		Building Value
				Who		When		What		2024
				TPC 12/27/2017 INSPECTED		2023		5,000		180,900
				TPC 05/10/2016 INSPECTED		2022		5,000		163,100
				TPC 03/26/2012 INSPECTED		2021		4,000		152,200
										206,900
										185,900
										168,100
										156,200
										168,026C
										160,025C
										152,405C
										147,537C



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

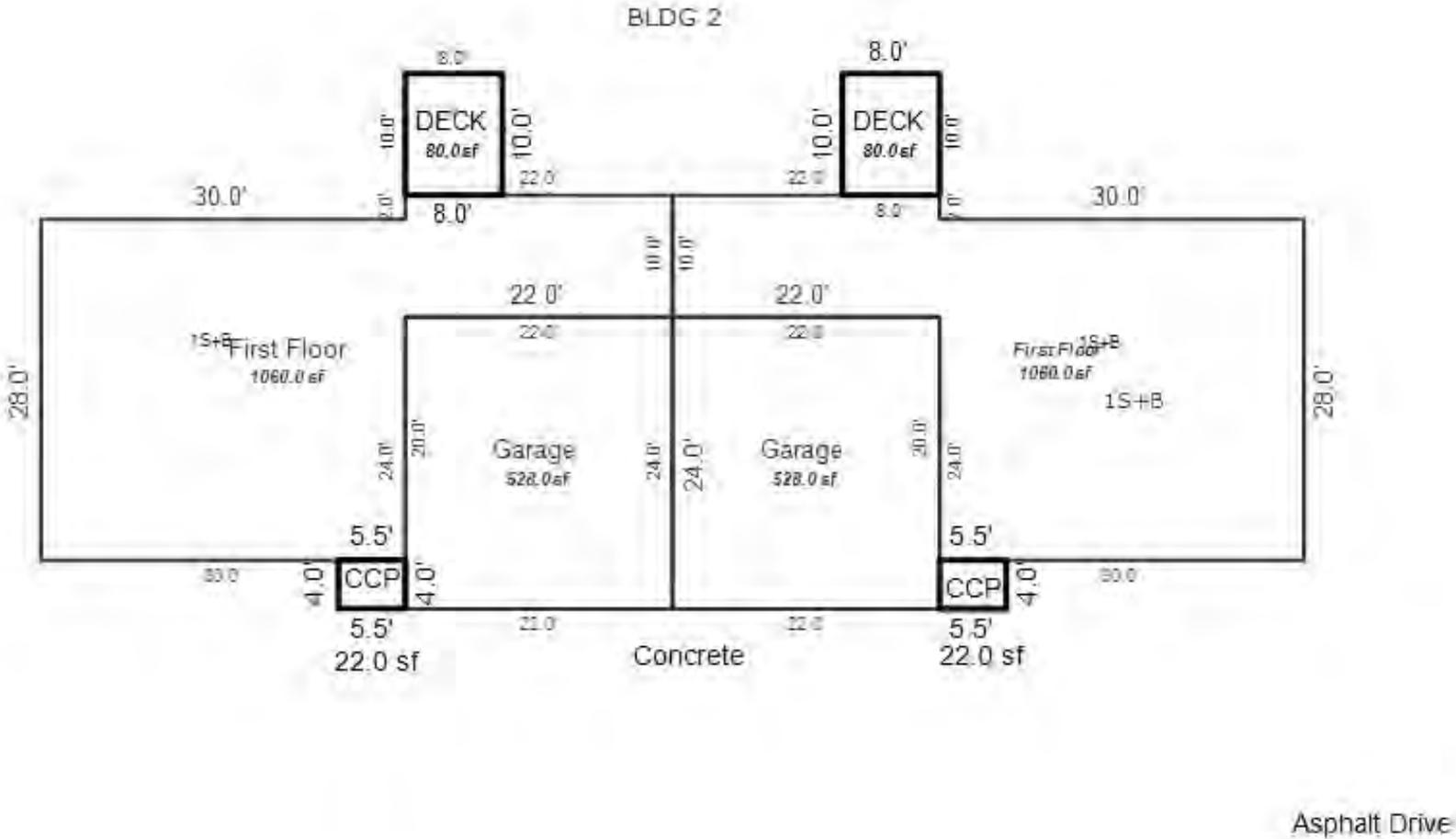




Asphalt Drive

\*\*\* 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.
RICHARDSON LAWRENCE	VANPOLEN RICK & BRANDY	215,000	02/11/2022	WD	19-MULTI PARCEL ARM'S LE	2022-00509	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6980 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/17/2014	2014-0073	100%
Owner's Name/Address	P.R.E. 100% 02/14/2022		Remodel	04/05/2005	20050044	100%
VANPOLEN RICK & BRANDY 6980 W BLUE RD LAKE CITY MI 49651	MAP #:		Pole Barn	05/09/2003	20030095	Complete
	2024 Est TCV 216,999 TCV/TFA: 136.48					

	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
			A 200' @ 90/FF	125.00	375.00	1.1247	0.9840	90 100	12,450
			125 Actual Front Feet, 1.08 Total Acres				Total Est. Land Value =		12,450

Tax Description  
 . SEC 25 T22N R8W W 125 FT OF S 375 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M 55. 1.0771A.

Comments/Influences



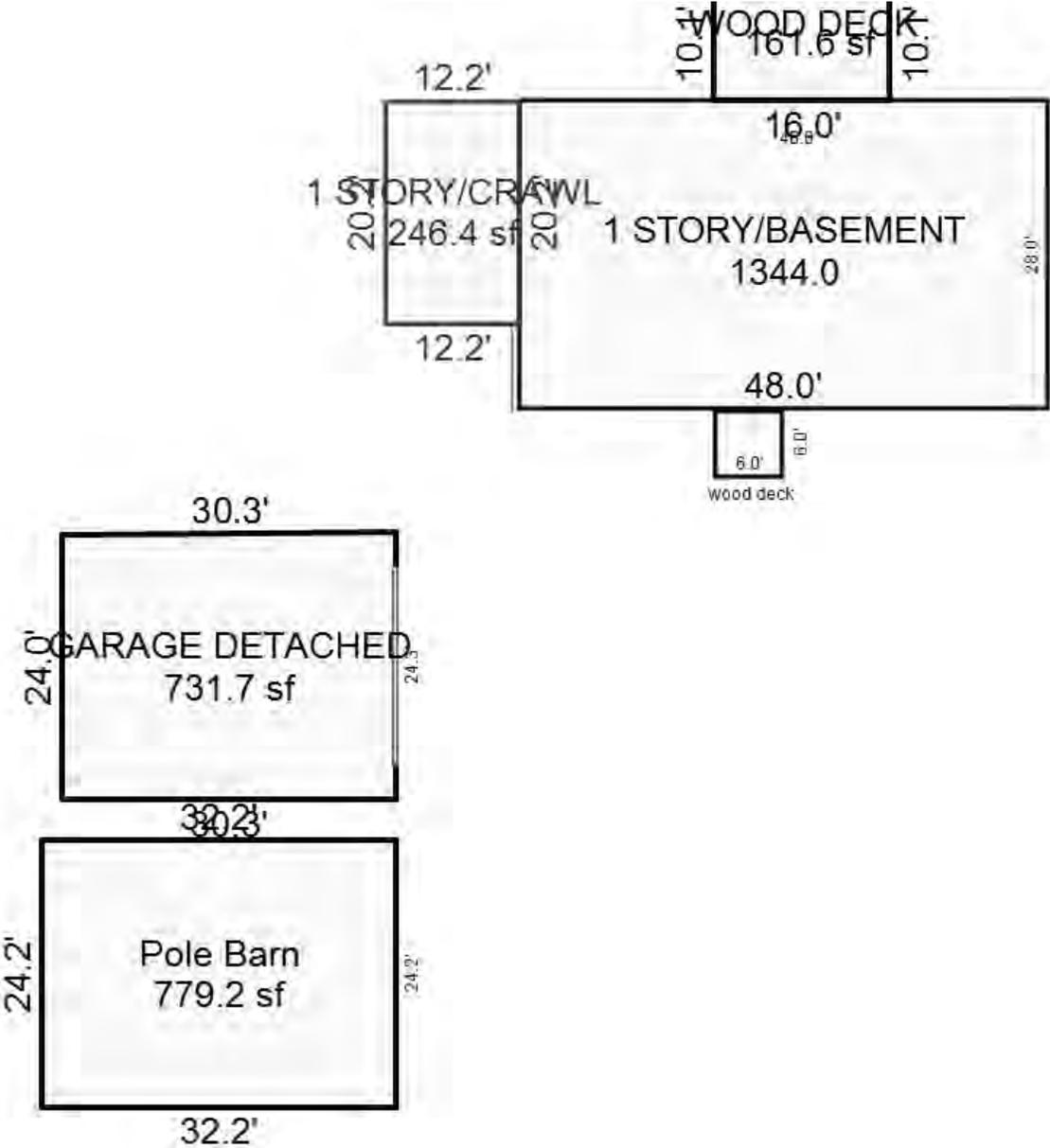
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- X Dirt Road
  - X Gravel Road
  - X Paved Road
  - X Storm Sewer
  - X Sidewalk
  - X Water Sewer
  - X Electric
  - X Gas
  - X Curb
  - X Street Lights
  - X Standard Utilities
  - X Underground Utils.
- Topography of Site
- X Level
  - X Rolling
  - 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	6,200	102,300	108,500			108,500S
2023	4,800	99,200	104,000		104,000A	104,000S
2022	5,300	84,400	89,700			54,513C
2021	4,100	81,800	85,900			52,772C

\*\*\* 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.			
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	19-MULTI PARCEL ARM'S LE	2017-0392	DEED	100.0			
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/20/2011	WD	03-ARM'S LENGTH	2011-01990	PROPERTY TRANSFER	100.0			
TRIM RALPH A TRUSTEE	ALDERDEN WILLIAM & SUSAN	135,441	06/19/2011	WD	03-ARM'S LENGTH	2011-01989	DEED	0.0			
TRIM RALPH A & JOANNE L T	ALDERDEN WILLIAM & SUSAN	265,383	01/03/2006	LC	19-MULTI PARCEL ARM'S LE	06-0/0047	DEED	100.0			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:		Building Permit(s)		Date	Number	Status	
4664 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Demolition/Removal		11/17/2017		2017-0592	100%		
Owner's Name/Address		P.R.E. 0%		MAP #:							
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		2024 Est TCV 76,550									
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
SEC 25 T22N R8W BEG AT E 1/4 COR, TH S 0 DEG 56'30"E 1016.31 FT, S 89 DEG 54'25"W 767.59 FT, N 06 DEG E 343.63 FT, N 44 DEG 11'19"W 277.59 FT, N 03 DEG 25'07"W 473.69 FT, N 89 DEG 46'07"E 936.7 FT TO POB. 19.7A. 2011 PARCEL 009-025-011-00 SPLIT ON 01/03/2011 12/2010 SPLIT- PARCEL"A" PART OF NORTH 1/2 OF SE 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS BEG EAST 1/4 CCNR SEC. 25, THENCE S00056'30"E 1016.31 FT ALONG EAST LINE OF		Public Improvements		* Factors *		1013' ON M66					
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		AGRICULTRU SURPLUS	2800/	19.70	Acres	2800	100		55,160
		Paved Road		19.70 Total Acres		Total Est. Land Value =					55,160
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		Wood Frame	17.91	2000	50	17,910			
		Sewer		Commercial Local Cost Land Improvements							
		Electric		Description	Rate	Size	% Good	Arch	Mult	Cash Value	
		Gas		PAVING	0.40	10000	87	100		3,480	
		Curb		ITEM 13	0.00	18	0	100		0	
		Street Lights		Ad-Hoc Unit-In-Place Items							
		Standard Utilities		Description	Rate	Size	% Good	Cash Value			
		Underground Utils.		IRRIGATION SYSTEM	1.00	3000	0	0			
		Topography of Site		Total Estimated Land Improvements True Cash Value = 21,390							
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
		Rolling		2024	27,600	10,700	38,300			29,065C	
		Low		2023	18,700	10,100	28,800			27,681C	
		High		2022	18,200	9,300	27,500			26,363C	
		Landscaped		2021	17,700	8,800	26,500			25,521C	
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Who	When	What							
		TPC	10/01/2018	INSPECTED							
		JWV	12/16/2017	INSPECTED							
		TPC	08/08/2017	INSPECTED							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	19-MULTI PARCEL ARM'S LE	2017-0392	PROPERTY TRANSFER	100.0
ALDERDEN WILLIAM & SUSAN	BAKER COLLEGE OF CADILLAC	410,000	06/21/2011	WD	03-ARM'S LENGTH	2011-01990	PROPERTY TRANSFER	100.0
TRIM RALPH A TRUSTEE	ALDERDEN SUSAN J & WILLIA	135,441	06/20/2011	WD	03-ARM'S LENGTH	2011-01989	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0% Qual. Ag.					
Owner's Name/Address	MAP #:					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATEGATE RD CADILLAC MI 49601	2024 Est TCV 189,889					

Tax Description	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
	Dirt Road			AGRICULTRU 30 - 65 ACRES	41.51	Acres	3900	100				161,889
	Gravel Road			AGRICULTRU SURPLUS 2800/	10.00	Acres	2800	100				28,000
	Paved Road			51.51 Total Acres			Total Est. Land Value =					189,889

PARCEL "B" PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, SECTION 25, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SEC. 25, THENCE S00DEG56'30"E 1016.31 FEET ALONG THE EAST LINE OF SAID SEC. 25, THENCE S89°54'25"W 660.00 FEET TO THE POINT OF BEGINNING, THENCE S00DEG56'30E 222.87 FEET PARALLEL TO SAID EAST SECTION LINE, THENCE S89°54'25W 1969.48 FEET PARALLEL TO THE SOUTH 1/8 LINE TO A POINT ON THE NORTH & SOUTH 1/4 LINE OF SAID SECTIOIN 25, THENCE N00DEG53'46W 1232.82 FEET ALONG



- 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	94,900	0	94,900			86,205C
2023	82,100	0	82,100			82,100S
2022	78,800	0	78,800			78,800S
2021	77,500	0	77,500			77,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARGUE MASON & LISA	BLUE ROAD, LLC	347,000	06/03/2011	WD	03-ARM'S LENGTH	2011-01818	PROPERTY TRANSFER	100.0
JOHNSON MICHAEL B	ARGUE MASON & LISA	500,000	06/03/2004	WD	03-ARM'S LENGTH	04-0/2516	DEED	100.0
HUB COMMUNITY MINISTRIES	JOHNSON MICHAEL B	0	02/27/2004	OTH	21-NOT USED/OTHER	04-0/0768	DEED	0.0
		313,500	10/01/2001	WD	03-ARM'S LENGTH	02-0:5913	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6344 M-55	School: LAKE CITY AREA SCHOOL DIST		Commercial	07/01/2011	2011-9997	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
BLUE ROAD, LLC 1965 BARRETT TROY MI 48084	2024 Est TCV 789,808 TCV/TFA: 53.11

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
			* Factors *
	Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	X	Dirt Road	GROUP H 75/FF	329.70	1328.70	1.0000	0.0000	75	100*	0
SEC 25 T22N R8W W 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S 75 FT THOF. ALSO S 83 FT OF W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.		Gravel Road	COMMERCIAL 10A M/L	10000	6.57	Acres	10000	100		65,700
		Paved Road	COMMERCIAL AGRICULTURE		4.00	Acres	4500	100		18,000
		Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.							

Comments/Influences	X	Electric	Land Improvement Cost Estimates
MLS 2082389 \$799K EXPIRED2008, 367 DOM 13 SINGLE POLE LIGHTS 5 DOUBLES	X	Gas	Description Rate Size % Good Cash Value
	X	Curb	Commercial Local Cost Land Improvements
		Street Lights	Description Rate Size % Good Arch Mult Cash Value
		Standard Utilities	PAVING 0.40 40000 84 100 13,440
		Underground Utils.	Outdoor Lighting 590.00 18 84 110 9,770

Topography of Site	Description	Rate	Size	% Good	Cash Value
X	/CI16/YARI/CHALF/08'/211	18.40	500	84	7,728
	/CI16/YARI/CHALF/08'/GATW25	1,340.00	1	84	1,126
	Total Estimated Land Improvements True Cash Value = 32,064				



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	41,900	353,000	394,900			272,183C
		TPC 12/27/2017 INSPECTED	2023	17,100	380,700	397,800			259,222C
		TPC 08/28/2017 INSPECTED	2022	16,300	299,500	315,800			246,879C
		TPC 12/19/2012 INSPECTED	2021	18,700	261,100	279,800			238,993C

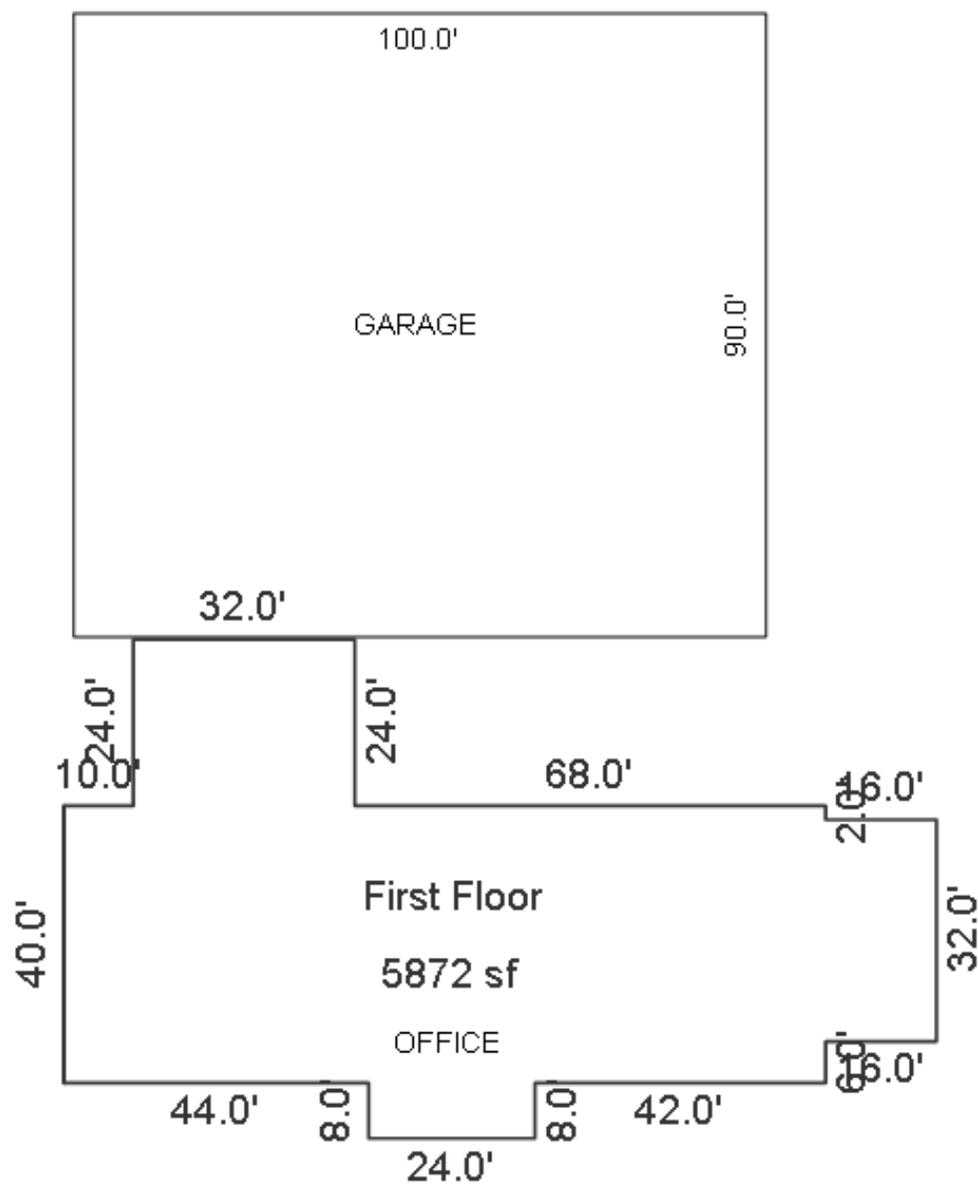
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Desc. of Bldg/Section: Calculator Occupancy: Office Buildings		Class: C      Quality: Low Cost		Calculator Cost Computations		>>>>	
Class: C		Construction Cost		Stories: 1      Story Height: 12      Perimeter: 396		Overall Building Height: 12	
Floor Area: 5,872		High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 14,872		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 101.16			
Stories Above Grd: 1		Quality: Low Cost		(10) Heating system: Package Heating & Cooling      Cost/SqFt: 26.76      100%		Adjusted Square Foot Cost for Upper Floors = 127.92	
Average Sty Hght : 12		Heat#1: Package Heating & Cooling      100		Total Floor Area: 5,872		Base Cost New of Upper Floors = 751,147	
Bsmnt Wall Hght		Heat#2: Wall or Floor Furnace      0%		4,640 Sq.Ft. of Sprinklers @ 4.91,      Cost New = 22,782		Reproduction/Replacement Cost = 773,929	
Depr. Table : 2%		Ave. SqFt/Story: 5872		Eff.Age:25      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0		Total Depreciated Cost = 464,357	
Effective Age : 25		Ave. Perimeter: 396		ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 1 = 394,704		Replacement Cost/Floor Area= 131.80      Est. TCV/Floor Area= 67.22	
Physical %Good: 60		Has Elevators:					
Func. %Good : 100		*** Basement Info ***					
Economic %Good: 100		Area:					
1996 Year Built		Perimeter:					
2011 Remodeled		Type:					
12 Overall Bldg Height		Heat: Hot Water, Radiant Floor					
Comments:		* Mezzanine Info *					
		Area #1:					
		Type #1:					
		Area #2:					
		Type #2:					
		* Sprinkler Info *					
		Area: 4640					
		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 Average	
		2-Piece Baths		Water Heaters		Many Many	
		Shower Stalls		Wash Fountains		Unfinished Unfinished	
		Toilets		Water Softeners		Typical 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	Hand Fired			Thickness
		Oil	Stoker	Boiler			Bsmnt Insul.
(6) Ceiling:				(14) Roof Cover:			

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

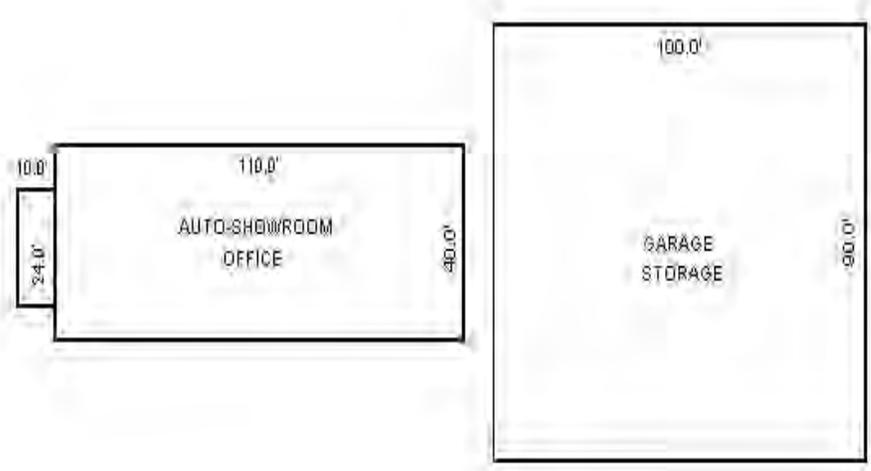


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>					
Class: S Floor Area: 9,000 Gross Bldg Area: 14,872 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost		Class: S      Quality: Average Stories: 1      Story Height: 14      Perimeter: 380		Base Rate for Upper Floors = 49.62	
Depr. Table : 2% Effective Age : 20 Physical %Good: 67 Func. %Good : 100 Economic %Good: 100		High      Above Ave.      Ave.      X      Low ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 9000 Ave. Perimeter: 380 Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.88      100% Adjusted Square Foot Cost for Upper Floors = 54.50		Total Floor Area: 9,000      Base Cost New of Upper Floors = 490,500 Reproduction/Replacement Cost = 490,500 Eff.Age:20      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 328,635	
2004 Year Built Remodeled		Area: Perimeter: Type:		ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 2 = 279,340 Replacement Cost/Floor Area= 54.50      Est. TCV/Floor Area= 31.04		Heat: Hot Water, Radiant Floor	
Overall Bldg Height		Heat: Hot Water, Radiant Floor		* Mezzanine Info *		* Sprinkler Info *	
Comments:		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:			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:						Thickness      Bsmnt Insul.					
(6) Ceiling:			Gas Oil      Coal Stoker      Hand Fired Boiler			(14) Roof Cover:								

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Sketch by Apex VM

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE KATHIE I LIVING TRU	PRICE JAY W & KATHIE I TR	1	10/28/2015	QC	09-FAMILY	2015-03708	DEED	0.0
PRICE JAY W & KATHI I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6400 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PRICE JAY W & KATHIE I TRUST 490 S LAKESHORE DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 757,126 TCV/TFA: 37.80					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SW1/4 OF SE 1/4 EXC S 75 FT THOF & ALSO S 83 FT OF E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X		Dirt Road	328.70	1325.80	1.0000	0.0000	75	100*	0
	X		Gravel Road	10000	5.04	Acres	10000	100		50,440
	X		Paved Road	5.00	Acres	4500	100			22,500
			Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.						
			Sidewalk	329	Actual Front Feet,	10.04	Total Acres		Total Est. Land Value =	72,940

Comments/Influences	X Electric	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Gas	2.93	9400	0	0
		Curb	7.45	235	0	0
		Street Lights	Ad-Hoc Unit-In-Place Items			
		Standard Utilities	Description	Rate	Size % Good	Cash Value
		Underground Utils.	/CI16/YARI/PAV/495A	5.53	235 80	1,040
		Topography of Site	/CI16/SUBDC/RESSI/STRI/PAVACSA	2.13	9400 80	16,018
			Total Estimated Land Improvements True Cash Value = 17,058			



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	36,500	342,100	378,600			193,528C
JWV	08/06/2018	INSPECTED	2023	16,600	338,900	355,500			184,313C
TPC	12/27/2017	INSPECTED	2022	15,600	291,500	307,100			175,537C
			2021	17,800	247,100	264,900			169,930C

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Desc. of Bldg/Section: CAL 94  
 Calculator Occupancy: Industrial - Light Manufacturing

Class: D  
 Floor Area: 20,028  
 Gross Bldg Area: 20,028  
 Stories Above Grd: 1  
 Average Sty Hght : 10  
 Bsmnt Wall Hght

Depr. Table : 2%  
 Effective Age : 17  
 Physical %Good: 71  
 Func. %Good : 100  
 Economic %Good: 100

1989 Year Built  
 1999 Remodeled

12 Overall Bldg Height

Comments:  
 MEZZANINE IS AREA BETWEEN BLDGS 1 & 2  
 HISTORICAL SKETCH OF BLDG1 IS 3456 SQFT - 2013 SITE VISIT 6960SQFT

Construction Cost					
High	X	Above Ave.	Ave.		Low
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 100					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 20028					
Ave. Perimeter: 1247					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1: Good Storage (No Rates)					
Area #2:					
Type #2: Good Storage (No Rates)					
* Sprinkler Info *					
Area:					
Type: Average					

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

Class: D Quality: Average  
 Stories: 1 Story Height: 10 Perimeter: 1247  
 Overall Building Height: 12

Base Rate for Upper Floors = 60.34

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.82 100%  
 Adjusted Square Foot Cost for Upper Floors = 65.16

Total Floor Area: 20,028 Base Cost New of Upper Floors = 1,305,024

Reproduction/Replacement Cost = 1,305,024  
 Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0  
 Total Depreciated Cost = 926,567

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

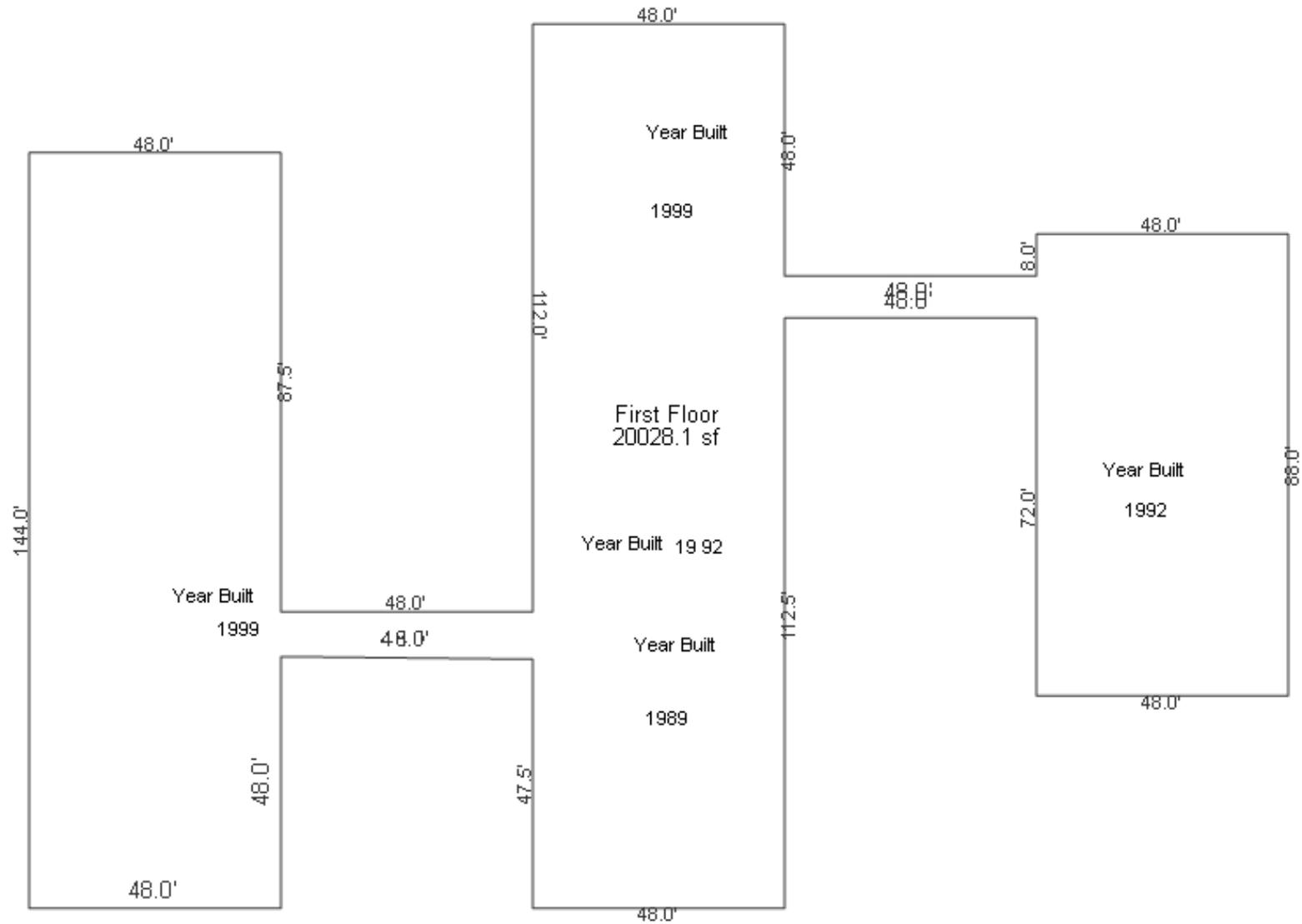
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost	# or Height	Storys	Cost
	Col.	Rate	SqFt	Adj. Adj.
Total Cost New = 0				
Architectural Multiplier: 0.66				
Reproduction/Replacement Cost = 0				
Eff.Age:17 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0				
Total Depreciated Cost = 0				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	X Mezzanines, Open Area
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	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(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\*\*\*

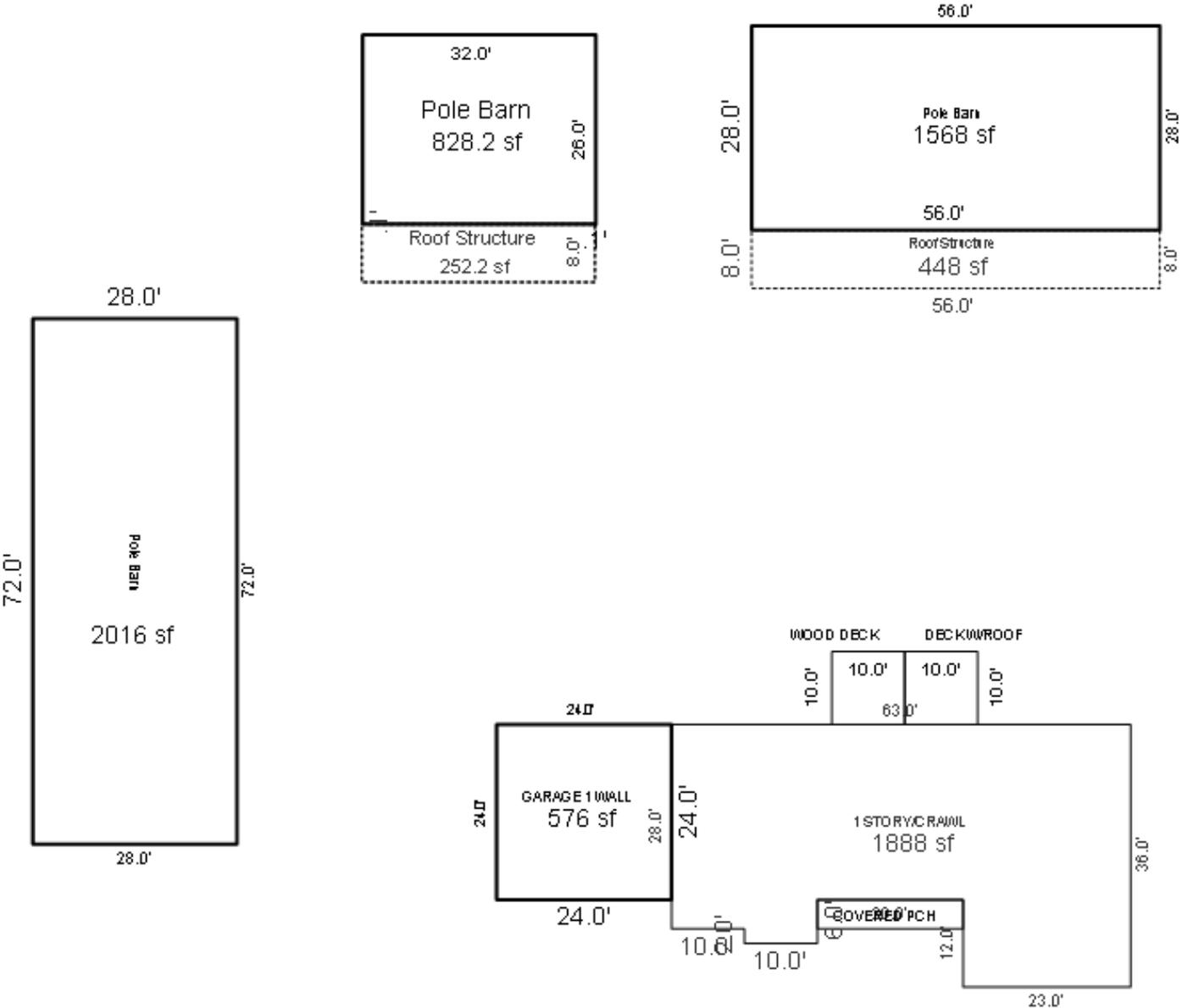


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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				
6470 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
DUVALL A SANDRA TRUSTEE 6470 W BLUE RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 344,762 TCV/TFA: 183.58								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF W 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4. 10.06 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
28X56 PB FOR 95		Gravel Road		GROUP H 75/FF	328.00	1336.02	1.0000	0.0000	75	100*		0
		Paved Road		COMMERCIAL 10A M/L	10000		7.06	Acres	10000	100		70,600
		Storm Sewer		COMMERCIAL AGRICULTURE			3.00	Acres	4500	100		13,500
		Sidewalk		* denotes lines that do not contribute to the total acreage calculation.								
		Water		328 Actual Front Feet, 10.06 Total Acres				Total Est. Land Value =		84,100		
		Sewer		Land Improvement Cost Estimates								
		Electric		Description	Rate	Size	% Good	Cash Value				
		Gas		D/W/P: Asphalt Paving	3.10	2570	0	0				
		Curb		D/W/P: 4in Concrete	6.97	1600	0	0				
		Street Lights		Residential Local Cost Land Improvements								
		Standard Utilities		Description	Rate	Size	% Good	Cash Value				
		Underground Utils.		LAND IMPROVE	2500		2,500.00	2	95	4,750		
		Topography of Site		Total Estimated Land Improvements True Cash Value =				4,750				
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	42,100	130,300	172,400			106,451C		
		Low		2023	16,000	126,400	142,400			101,382C		
		X High		2022	15,400	116,400	131,800			96,555C		
		X Landscaped		2021	17,800	106,400	124,200			93,471C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	05/06/2018	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	05/08/2017	INSPECTED								

\*\*\* 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.									
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	19-MULTI PARCEL ARM'S LE	2017-0392	PROPERTY TRANSFER	100.0									
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	40,000	05/17/2010	PTA	03-ARM'S LENGTH		DEED	100.0									
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	03-ARM'S LENGTH	2010-1708WD	DEED	0.0									
Property Address		Class: COMMERCIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status							
M 66		School: LAKE CITY AREA SCHOOL DIST		Commercial		10/20/2011		2011-0593	100%								
Owner's Name/Address		P.R.E. 0%		Commercial		04/29/2010		20100169	100%								
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601		MAP #:		2024 Est TCV 71,165													
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES												
. SEC 25 T22N R8W BEG S 0 DEG 56'30" E 1016.31 FT FROM E 1/4 COR, TH S 0 DEG 56'30" E 212.88 FT, S 89 DEG 54'25" W 660 FT, N 0 DEG 56' 30" W 212.88 FT, N 89 DEG 54'25" E 660 FT TO POB. 3.23A.		Public Improvements		* Factors *													
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value					
PARKING LOT		Gravel Road		M-55/66	\$300	212.88	660.00	1.0000	1.0000	300	100	63,864					
X		Paved Road		213 Actual Front Feet, 3.23 Total Acres								Total Est. Land Value =	63,864				
X		Storm Sewer		Land Improvement Cost Estimates													
X		Sidewalk		Description								Rate	Size	% Good	Cash Value		
X		Water		Commercial Local Cost Land Improvements													
X		Sewer		Description								Rate	Size	% Good	Arch	Mult	Cash Value
X		Electric		PAVING								0.40	10000	88	100	3,520	
X		Gas		Outdoor Lighting								590.00	9	67	100	3,558	
X		Curb		Ad-Hoc Unit-In-Place Items													
X		Street Lights		Description								Rate	Size	% Good	Cash Value		
X		Standard Utilities		/CI16/YARI/OUTL/2AVG/POLA								131.00	2	85	223		
X		Underground Utils.		Total Estimated Land Improvements True Cash Value =								7,301					
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		31,900		3,700		35,600					
TPC 05/06/2018		INSPECTED		2023		31,900		3,700		35,600		35,600S					
TPC 12/27/2017		INSPECTED		2022		31,900		3,700		35,600		35,600S					
TPC 08/08/2017		INSPECTED		2021		31,900		3,700		35,600		35,600S					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	16-LC PAYOFF	2013-02968 WD	DEED	0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	09-FAMILY	2010-1706QC	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6262 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 694,366 TCV/TFA: 66.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 25 T22N R8W E 1/2 OF E 1/2 OF SW 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4. 10.06A.	X	Dirt Road			GROUP H 75/FF	329.80	1328.70	1.0000	0.0000	75	100*		0
		Gravel Road			COMMERCIAL 10A M/L	10000		7.06	Acres	10000	100		70,600
		Paved Road			COMMERCIAL AGRICULTURE			3.00	Acres	4500	100		13,500
		Storm Sewer			* denotes lines that do not contribute to the total acreage calculation.								
		Sidewalk			330 Actual Front Feet, 10.06 Total Acres			Total Est. Land Value =					84,100

Comments/Influences	X	Land Improvement Cost Estimates			
CLASSIC CHEVROLET NORTH	X	Description	Rate	Size % Good	Cash Value
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		PAVING	0.40	41230 87 100	14,348
		Total Estimated Land Improvements True Cash Value =			14,348

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	42,100	305,100	347,200			144,717C
2023	16,000	257,200	273,200			137,826C
2022	15,400	227,700	243,100			131,263C
2021	17,800	214,400	232,200			127,070C

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Desc. of Bldg/Section: CAL 8 Calculator Occupancy: Automotive Centers		<<<<< Calculator Cost Computations >>>>>																																	
Class: S Floor Area: 10,500 Gross Bldg Area: 10,500 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost		Class: S      Quality: Average Stories: 1      Story Height: 14      Perimeter: 440 Overall Building Height: 14																															
		High	Above Ave.	Ave.	X	Low																													
Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 10500 Ave. Perimeter: 440 Has Elevators:		Base Rate for Upper Floors = 89.66  (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.88      100% Adjusted Square Foot Cost for Upper Floors = 94.54  Total Floor Area: 10,500      Base Cost New of Upper Floors = 992,670  Eff.Age:28      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0 Reproduction/Replacement Cost = 992,670 Total Depreciated Cost = 426,848																															
1984 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 3: Stores & Commercials																															
14 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Item Description</th> <th style="text-align: center;">Cost Col.</th> <th style="text-align: center;">Rate</th> <th style="text-align: center;"># or SqFt</th> <th style="text-align: center;">Height Adj.</th> <th style="text-align: center;">Storys Adj.</th> <th style="text-align: center;">Cost</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Canopies &amp; Marquees: Steel Frame</td> <td style="text-align: center;">1</td> <td style="text-align: center;">40.60</td> <td style="text-align: center;">178</td> <td style="text-align: center;">1.000</td> <td style="text-align: center;">1.000</td> <td style="text-align: right;">7,227</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost of Lump-Sum Items =</td> <td style="text-align: right;">7,227</td> </tr> <tr> <td colspan="6" style="text-align: right;">Total Cost New =</td> <td style="text-align: right;">7,227</td> </tr> </tbody> </table>				Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost	(39) Miscellaneous Canopies & Marquees: Steel Frame	1	40.60	178	1.000	1.000	7,227	Total Cost of Lump-Sum Items =						7,227	Total Cost New =						7,227
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost																													
(39) Miscellaneous Canopies & Marquees: Steel Frame	1	40.60	178	1.000	1.000	7,227																													
Total Cost of Lump-Sum Items =						7,227																													
Total Cost New =						7,227																													
Comments: CHRYSYLER SALES & SERVICE BLDG AT BONNY MOTOR SALES		* Sprinkler Info * Area: Type: Average		<<<<< 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:				178 Steel Frame							
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Average	Unfinished Typical	Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer
(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:				(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\*\*\*



Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	WOLVERINE POWER SUPPLY CO	900,000	07/31/2017	WD	03-ARM'S LENGTH	2017-0392	DEED	100.0
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	21-NOT USED/OTHER	2011-582OTHER	PROPERTY TRANSFER	0.0
PETTY DEVELOPMENT LLC &	BAKER COLLEGE OF CADILLAC	170,000	05/17/2010	WD	03-ARM'S LENGTH	2010-1708WD	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
4800 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	03/15/2012	2012-0061	100%
Owner's Name/Address	P.R.E. 0%		Commercial	07/02/2010	20100340	100%
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 911,936 TCV/TFA: 48.86					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 25 T22N R8W BEG 1229 FT 2 1/4 IN S OF NE CORNER OF THE SE 1/4 SECTION TH W 660 FT S 330 FT E 660 FT N 330 FT TO POB. 5 A.	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.								

Comments/Influences	X	Land Improvement Cost Estimates						
		Description	Rate	Size	% Good	Arch	Mult	Cash Value
	X	PAVING	0.40	12000	86	100		4,128
	X	Outdoor Lighting	590.00	4	55	66		850
		Total Estimated Land Improvements True Cash Value =						4,978

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	49,500	385,300	434,800			232,775C
														2022	49,500	293,400	342,900			221,691C
														2021	49,500	245,600	295,100			214,609C



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Desc. of Bldg/Section:  
 Calculator Occupancy: Industrial - Light Manufacturing

Class: S  
 Floor Area: 18,666  
 Gross Bldg Area: 18,666  
 Stories Above Grd: 1  
 Average Sty Hght : 11  
 Bsmnt Wall Hght

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

Construction Cost					
High	Above Ave.	Ave.	X	Low	

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 80%  
 Heat#2: Space Heaters, Gas with Fan 20%  
 Ave. SqFt/Story: 18666  
 Ave. Perimeter: 846  
 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: 19000  
 Type: Low

1974 Year Built  
 2012 Remodeled

14 Overall Bldg Height

Comments:  
 Showroom & office space

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

Class: S Quality: Average  
 Stories: 1 Story Height: 11 Perimeter: 846  
 Overall Building Height: 14

Base Rate for Upper Floors = 56.89

(10) Heating system: Package Heating & Cooling Cost/SqFt: 17.98 80%  
 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.66 20%  
 Combined Heating System adjustment: 15.32 100%

Adjusted Square Foot Cost for Upper Floors = 72.21

Total Floor Area: 18,666 Base Cost New of Upper Floors = 1,347,800  
 19,000 Sq.Ft. of Sprinklers @ 3.21, Cost New = 60,990

Reproduction/Replacement Cost = 1,408,790  
 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0  
 Total Depreciated Cost = 943,889

Local Cost Items	Rate	Quantity/Area	%Good	Depr.Cost
WATER WELL	5000.00	1	95	4,750
SEPTIC SYSTEM	2000.00	1	95	1,900

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 807,958  
 Replacement Cost/Floor Area= 75.83 Est. TCV/Floor Area= 43.29

(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	
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.

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6100 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST	Commercial	11/13/2020	2020-0681	100%	
Owner's Name/Address	P.R.E. 0%	Commercial	12/23/2014	2014-0592	100%	
PEARSON WILLIAM F 3985 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 604,613 TCV/TFA: 40.74					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
			Description	Frontage	Depth	Value
. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.			* Factors * 315 X 998.423			
			COMMERCIAL \$ .50/SQFT	7.22 Acres	21780 100	157,252
			7.22 Total Acres	Total Est. Land Value =	157,252	

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
. SEC 25 T22N R8W SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75 FT THEREOF & EXC THAT PART SE'LY OF BEG 350 FT N OF SE COR TH S 45 DEG 23' 4" W TO INTERSECTION WITH PREVIOUS EXC & EXC S 240.01 FT OF W 175 FT THOF & EXC BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG 55' 49"W 75.01 FT FROM SE COR OF SE 1/4 TH N0 DEG 55'49"W 165 FT, N 89 DEG 57'17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. 7.2207A.			Commercial Local Cost Land Improvements			
			PAVING	0.40	3500 87 100	1,218
			CONCRETE	0.40	5255 87 100	1,829
			Ad-Hoc Unit-In-Place Items			
			Description	Rate	Size % Good	Cash Value
			/CI16/YARI/CHALF/06'/211	14.00	1800 100	25,200
			Total Estimated Land Improvements True Cash Value =			28,247



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	78,600	223,700	302,300
			2023	19,700	252,900	272,600			223,680C										
			2022	19,700	201,000	220,700			213,029C										
			2021	19,700	99,200	118,900			116,001C										

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Desc. of Bldg/Section: CAL 210: NORTH BLDG W/3WALL  
 Calculator Occupancy: Warehouses - Storage

Class: D  
 Floor Area: 3,000  
 Gross Bldg Area: 14,840  
 Stories Above Grd: 1  
 Average Sty Hght : 16  
 Bsmnt Wall Hght

Depr. Table : 1.5%  
 Effective Age : 30  
 Physical %Good: 64  
 Func. %Good : 100  
 Economic %Good: 100

1974 Year Built  
 Remodeled

16 Overall Bldg  
 Height

Comments:  
 WAREHOUSE..NO PBG..NO  
 HTG.

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 100					
Heat#2: Space Heaters, Gas with Fan 0%					
Ave. SqFt/Story: 3000					
Ave. Perimeter: 260					
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 Quality: Low Cost  
 Stories: 1 Story Height: 16 Perimeter: 260  
 Overall Building Height: 16

Base Rate for Upper Floors = 42.46

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%  
 Adjusted Square Foot Cost for Upper Floors = 42.46

Total Floor Area: 3,000 Base Cost New of Upper Floors = 127,380

Reproduction/Replacement Cost = 127,380  
 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0  
 Total Depreciated Cost = 81,523

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

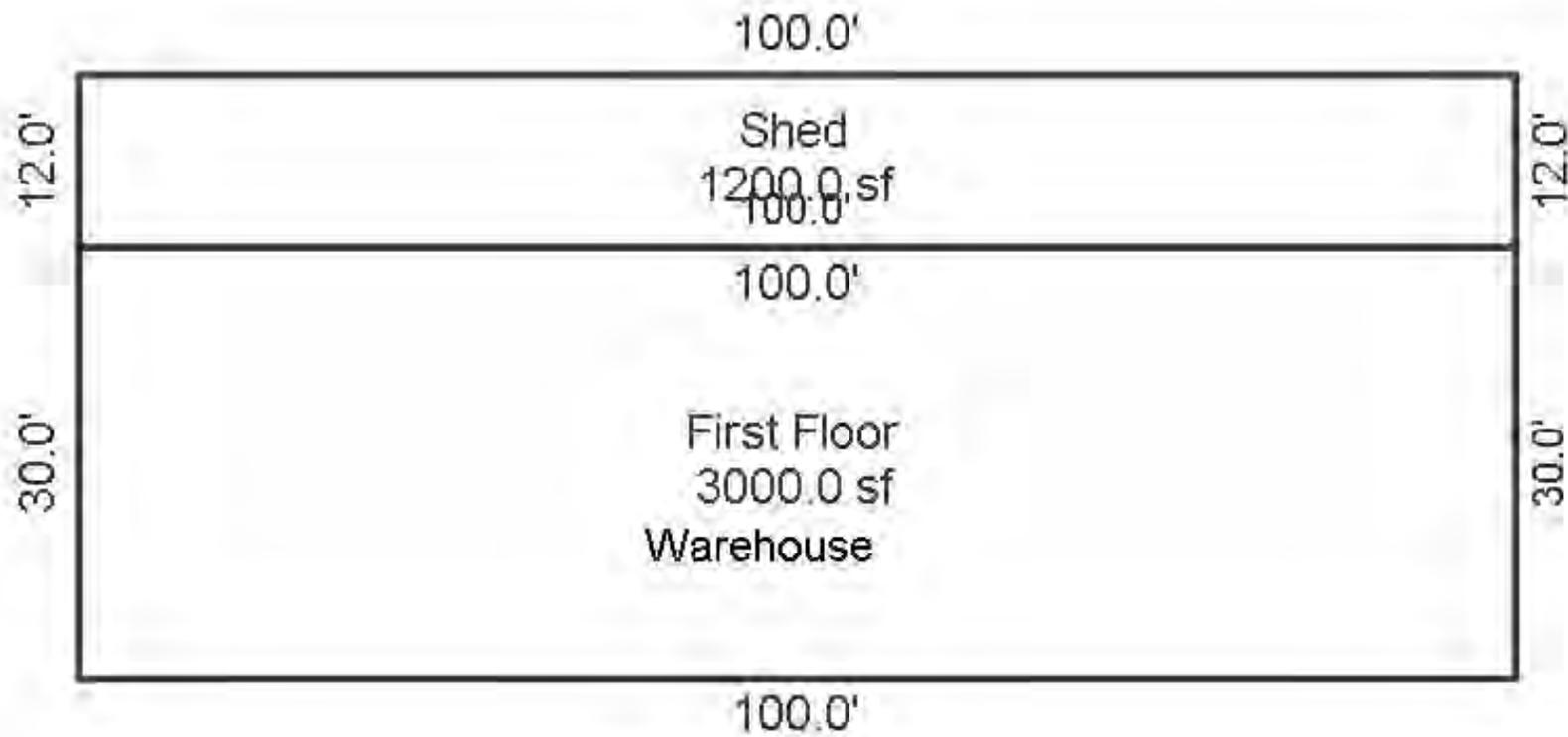
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(4) Floor Structure: Concrete, On Ground	1 Up	4.72	1200	1.000	1.000	5,664
(13) Roof Structure: Wood Joists, Add for Snow Roof	1 Up	2.55	1200	1.000	1.000	3,060

<<<<< 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-Metallic				Sodium Vapor			
				Toilets				Bus Duct				Transformer			
(4) Floor Structure: 1200 SqFt, Concrete, On Ground				(9) Sprinklers:				(13) Roof Structure: Slope=0 1200 SqFt, Wood Joists, Add for Sn				(40) Exterior Wall:			
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover: 1200 SqFt, Alum./Steel Corrugated				Thickness			
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler					Bsmnt Insul.				

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

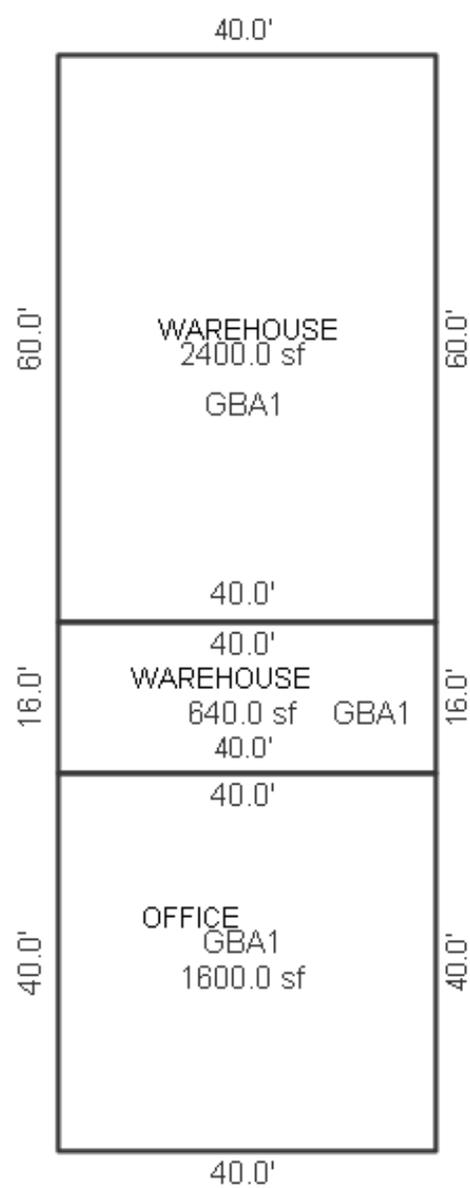


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: CAL 210: N PT OF S BLDG Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>																																																																																																														
Class: D Floor Area: 2,400 Gross Bldg Area: 14,840 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost		Class: D      Quality: Low Cost Stories: 1      Story Height: 16      Perimeter: 200 Overall Building Height: 16		Base Rate for Upper Floors = 41.91																																																																																																										
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 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 style="text-align: center;">**</td> <td style="text-align: center;">**</td> <td colspan="2" style="text-align: center;">Calculator Cost Data</td> <td style="text-align: center;">**</td> </tr> <tr> <td colspan="5">Quality: Low Cost</td> </tr> <tr> <td colspan="5">Heat#1: No Heating or Cooling      100</td> </tr> <tr> <td colspan="5">Heat#2: Space Heaters, Gas with Fan      0%</td> </tr> <tr> <td colspan="5">Ave. SqFt/Story: 2400</td> </tr> <tr> <td colspan="5">Ave. Perimeter: 200</td> </tr> <tr> <td colspan="5">Has Elevators:</td> </tr> <tr> <td colspan="5" style="text-align: center;">*** Basement Info ***</td> </tr> <tr> <td colspan="5">Area:</td> </tr> <tr> <td colspan="5">Perimeter:</td> </tr> <tr> <td colspan="5">Type:</td> </tr> <tr> <td colspan="5">Heat: Hot Water, Radiant Floor</td> </tr> <tr> <td colspan="5" style="text-align: center;">* Mezzanine Info *</td> </tr> <tr> <td colspan="5">Area #1:</td> </tr> <tr> <td colspan="5">Type #1:</td> </tr> <tr> <td colspan="5">Area #2:</td> </tr> <tr> <td colspan="5">Type #2:</td> </tr> <tr> <td colspan="5" style="text-align: center;">* Sprinkler Info *</td> </tr> <tr> <td colspan="5">Area:</td> </tr> <tr> <td colspan="5">Type: Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	**	**	Calculator Cost Data		**	Quality: Low Cost					Heat#1: No Heating or Cooling      100					Heat#2: Space Heaters, Gas with Fan      0%					Ave. SqFt/Story: 2400					Ave. Perimeter: 200					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					(10) Heating system: No Heating or Cooling      Cost/SqFt: 0.00      100% Adjusted Square Foot Cost for Upper Floors = 41.91		Total Floor Area: 2,400      Base Cost New of Upper Floors = 100,584  Reproduction/Replacement Cost = 100,584 Eff.Age:30      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 64,374	
High	Above Ave.	Ave.	X	Low																																																																																																												
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Type: Low																																																																																																																
1976 Year Built Remodeled		16 Overall Bldg Height		ECF (201B COMMERCIAL GROUP B)      0.850 => TCV of Bldg: 2 = 54,718 Replacement Cost/Floor Area= 41.91      Est. TCV/Floor Area= 22.80																																																																																																												
Comments: THIS BLDG 2400SQ + NEWER ADDITION, WITH OFFICE.																																																																																																																

(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%;">Few Average</th> </tr> <tr> <td>Many Unfinished Typical</td> <td>Many Unfinished Typical</td> </tr> <tr> <th style="width:10%;">Flex Conduit</th> <th style="width:10%;">Incandescent</th> </tr> <tr> <td>Rigid Conduit</td> <td>Fluorescent</td> </tr> <tr> <td>Armored Cable</td> <td>Mercury</td> </tr> <tr> <td>Non-Metalic</td> <td>Sodium Vapor</td> </tr> <tr> <td>Bus Duct</td> <td>Transformer</td> </tr> </table>			Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical	Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer
X	Poured Conc	Brick/Stone	Block																																				
Many Above Ave.	Average Typical	Few None																																					
Few Average	Few Average																																						
Many Unfinished Typical	Many Unfinished Typical																																						
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Non-Metalic	Sodium Vapor																																						
Bus Duct	Transformer																																						
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners																																	
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure:      Slope=0			(40) Exterior Wall:																														
(5) Floor Cover:			(10) Heating and Cooling:						<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.																										
Thickness	Bsmnt Insul.																																						
(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:																											
Gas Oil	Coal Stoker	Hand Fired Boiler																																					

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

Desc. of Bldg/Section: CAL 210 CENTER OF BLDG Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 640 Gross Bldg Area: 14,840 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 32 Overall Building Height: 14	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 35.34  (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.96 100% Adjusted Square Foot Cost for Upper Floors = 40.30  Total Floor Area: 640 Base Cost New of Upper Floors = 25,791  Reproduction/Replacement Cost = 25,791 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Total Depreciated Cost = 16,506  ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 14,030 Replacement Cost/Floor Area= 40.30 Est. TCV/Floor Area= 21.92
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		** ** 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: 640 Ave. Perimeter: 32 Has Elevators:					
1976 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type:					
14 Overall Bldg Height		Heat: Hot Water, Radiant Floor  * Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
Comments: OLD OFFICE..CONVERTED TO STORAGE		* 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	(40) Exterior Wall:		
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Thickness	Bsmnt Insul.			
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(14) Roof Cover:		
(5) Floor Cover:			(10) Heating and Cooling:								
(6) Ceiling:			Gas Oil	Coal Stoker	Hand Fired Boiler						

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

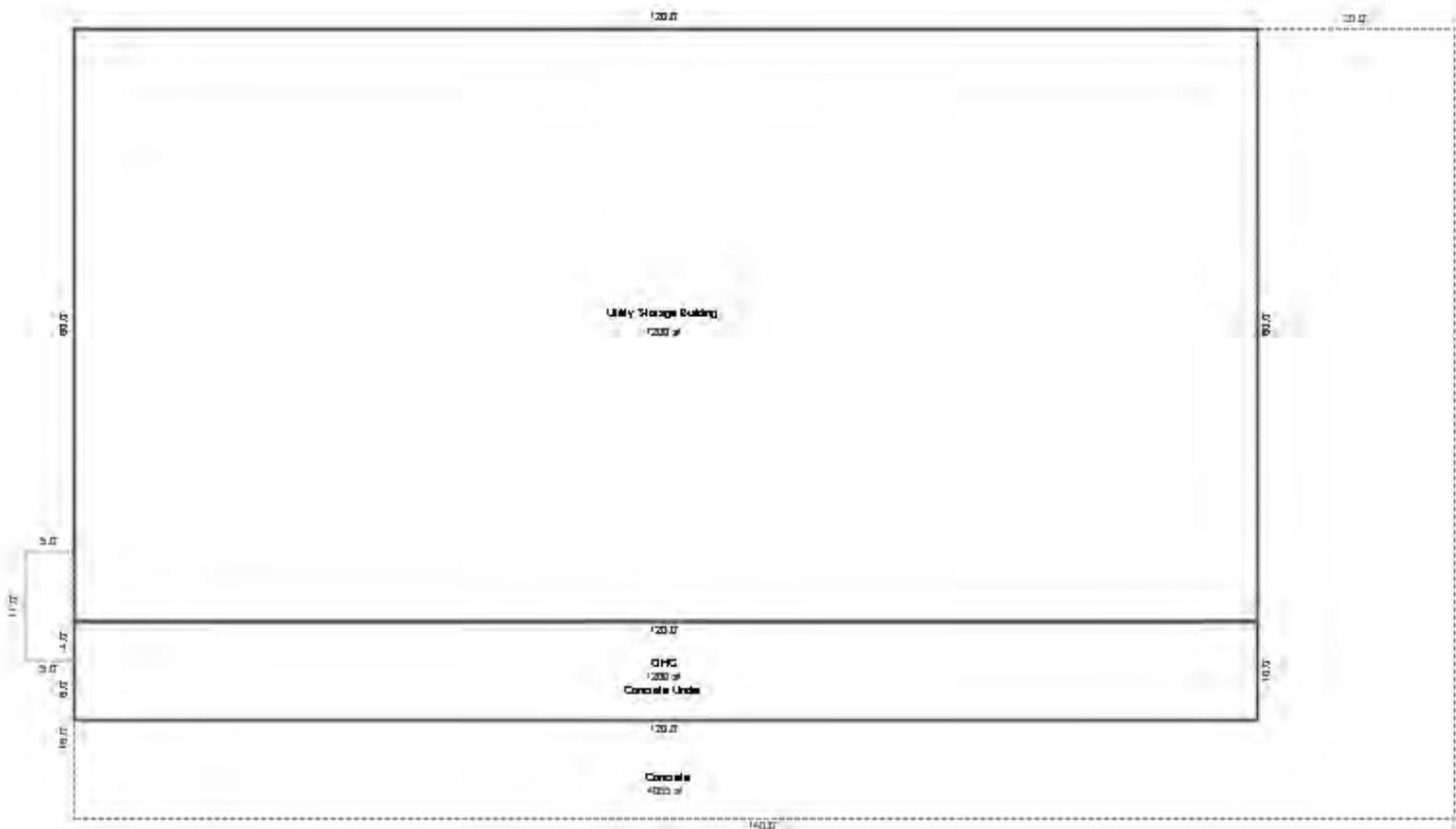
Desc. of Bldg/Section: CAL 140: FRONT OF BLDG Calculator Occupancy: Office Buildings				<<<< Calculator Cost Computations >>>>			
Class: S Floor Area: 1,600 Gross Bldg Area: 14,840 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Class: S    Quality: Low Cost Stories: 1    Story Height: 12    Perimeter: 160 Overall Building Height: 12			
Construction Cost							
	High	Above Ave.	Ave.	X	Low		
** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling    100 Heat#2: Package Heating & Cooling    0% Ave. SqFt/Story: 1600 Ave. Perimeter: 160 Has Elevators:				Base Rate for Upper Floors = 94.84  (10) Heating system: Package Heating & Cooling    Cost/SqFt: 28.81    100% Adjusted Square Foot Cost for Upper Floors = 123.65			
Depr. Table : 1.5% Effective Age : 30 Physical %Good: 64 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,600    Base Cost New of Upper Floors = 197,840  Eff.Age:30    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 64 /100/100/100/64.0 Reproduction/Replacement Cost = 197,840 Total Depreciated Cost = 126,618			
2001	Year Built						
	Remodeled						
12	Overall Bldg						
	Height						
Comments: NEW OFFICE BLDG FOR 02..OLD OFFICE CONVERTED TO WAREHOUSE.				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			
				* Sprinkler Info * Area: Type: Average			
(1) Excavation/Site Prep:				(7) Interior:			
(2) Foundation:				(8) Plumbing:			
	Footings						
	Poured Conc	Brick/Stone	Block	Many	Average	Few	
				Above Ave.	Typical	None	
(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:							
(5) Floor Cover:				(9) Sprinklers:			
				(10) Heating and Cooling:			
				Gas	Coal	Hand Fired	
				Oil	Stoker	Boiler	
(6) Ceiling:							
				(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: PERMIT 20200681 60'X120'		Calculator Cost Computations	
Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<<>>>>>	
Class: S		Class: S Quality: Average	
Floor Area: 7,200		Stories: 1 Story Height: 14 Perimeter: 360	
Gross Bldg Area: 14,840		Overall Building Height: 14	
Stories Above Grd: 1		Base Rate for Upper Floors = 28.89	
Average Sty Hght : 14		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.24 100%	
Bsmnt Wall Hght		Adjusted Square Foot Cost for Upper Floors = 32.13	
Depr. Table : 4%		Total Floor Area: 7,200 Base Cost New of Upper Floors = 231,336	
Effective Age : 4		Reproduction/Replacement Cost = 231,336	
Physical %Good: 85		Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 85 /100/100/100/85.0	
Func. %Good : 100		Total Depreciated Cost = 196,636	
Economic %Good: 100		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 5 = 167,140	
2021 Year Built Remodeled		Replacement Cost/Floor Area= 32.13 Est. TCV/Floor Area= 23.21	
14 Overall Bldg Height			
Comments:			

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	
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	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(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\*\*\*



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

Property Address: W BLUE RD  
 Class: COMMERCIAL-VACANT Zoning: P.R.E. 0%  
 Building Permit(s): MAP #: 2024 Est TCV 2,352  
 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: PEARSON DEBRA L TRUSTEE  
 3985 S LACHONCE ROAD  
 LAKE CITY MI 49651

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 COMMERCIAL \$.30/SQFT 0.18 Acres 13068 100 2,352  
 0.18 Total Acres Total Est. Land Value = 2,352

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

Tax Description: . SEC 25 T22N R8W BEG N 89 DEG 57'17"W 482.67 FT & N 0 DEG55'49"W 75.01 FT FROM SE COR OF SE 1/4, TH N 0 DEG 55'49"W 165 FT, N 89 DEG 57' 17"W 175 FT, N 66 DEG 26'23"E 51.20 FT, N 86 DEG 39'35"E 140.80 FT, S 02 DEG 53'57"W 194.03 FT TO POB. .18A.

Comments/Influences: SMALL STRIP OF LAND BEHIND 013-70

- X Improved
- X Vacant
- 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	1,200	0	1,200			1,200S
2023	1,600	0	1,600			1,600S
2022	1,600	0	1,600			1,600S
2021	2,000	0	2,000			2,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	01/01/2002	WD	33-TO BE DETERMINED	02-0:0066	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PEARSON DEBRA L TRUSTEE 3985 S LA CHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 157,187 TCV/TFA: 54.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
			* Factors *						
. SEC 25 T22N R8W S 240.01 FT OF W 175 FT OF SE 1/4 OF SE 1/4 OF SE 1/4 EXC S 75.01 FT THOF. .6629A.	X		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
			BACK STREETS	175.00	165.00	1.0000	0.0000	200 100*	0
			COMMERCIAL \$1.8/SQFT	0.66 Acres		78408	100		51,985
			* denotes lines that do not contribute to the total acreage calculation.						
			175 Actual Front Feet, 0.66 Total Acres						Total Est. Land Value = 51,985

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
STEEPLE STORAGE CHURCH..SOLD RETURNED TO ROLL FOR 03	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
		Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
			PAVING	0.40	12000	88 100	4,224
			Total Estimated Land Improvements True Cash Value =				4,224



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	26,000	52,600	78,600			55,084C
Rolling	2023	10,100	58,100	68,200			52,461C
Low	2022	10,100	46,200	56,300			49,963C
High	2021	10,800	38,700	49,500			48,367C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	10,100	58,100	68,200			52,461C
TPC	12/27/2017	INSPECTED	2022	10,100	46,200	56,300			49,963C
TPC	09/25/2015	INSPECTED	2021	10,800	38,700	49,500			48,367C

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

Desc. of Bldg/Section: CAL 140  
 Calculator Occupancy: Warehouses - Mini

Class: D		Construction Cost				
Floor Area: 2,910		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 2,910		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: Package Heating & Cooling 100				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 2%		Ave. SqFt/Story: 2910				
Effective Age : 25		Ave. Perimeter: 254				
Physical %Good: 60		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1973 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* 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: 254  
 Overall Building Height: 8

Base Rate for Upper Floors = 48.45

(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.59 100%  
 Adjusted Square Foot Cost for Upper Floors = 68.04

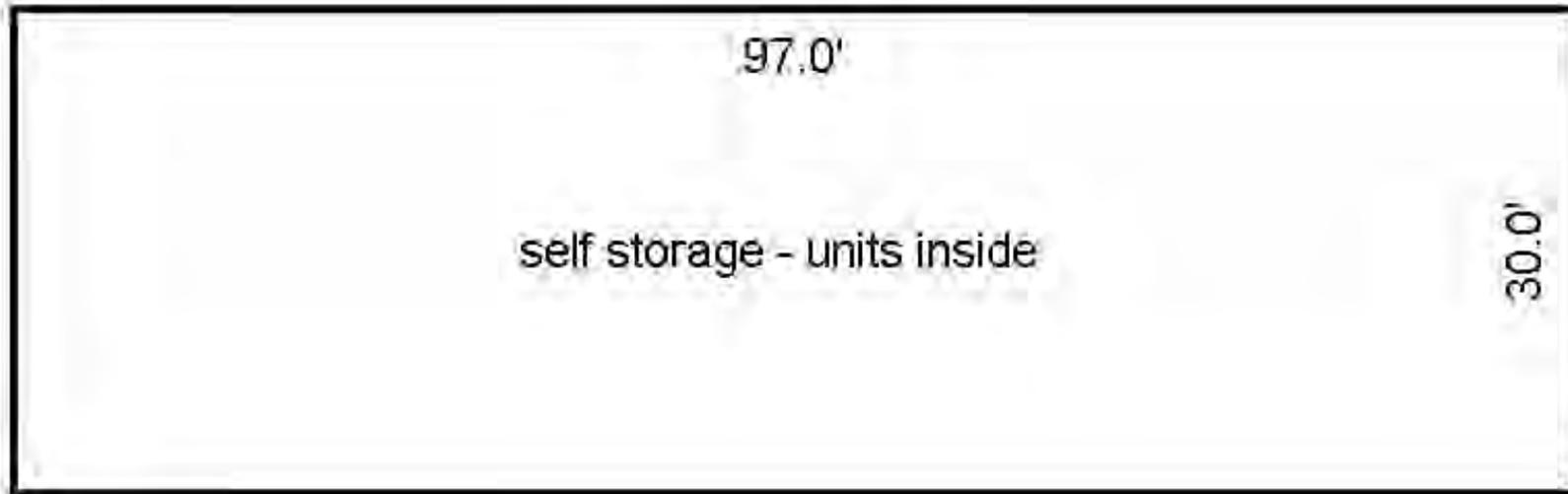
Total Floor Area: 2,910 Base Cost New of Upper Floors = 197,996

Reproduction/Replacement Cost = 197,996  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0  
 Total Depreciated Cost = 118,798

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 100,978  
 Replacement Cost/Floor Area= 68.04 Est. TCV/Floor Area= 34.70

(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 Average	Unfinished Typical	Unfinished Typical
(3) Frame:		Total Fixtures			Urinals			Flex Conduit		
		3-Piece Baths			Wash Bowls			Rigid Conduit		
		2-Piece Baths			Water Heaters			Armored Cable		
		Shower Stalls			Wash Fountains			Non-Metallic		
		Toilets			Water Softeners			Bus Duct		
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure:			(40) Exterior Wall:		
					Slope=0			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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER COLLEGE OF CADILLAC	CONSUEMRS ENERGY CO	0	08/09/2010	OTH	33-TO BE DETERMINED	2011-582OTHER	PROPERTY TRANSFER	0.0
HELSEL EARL JR & SYLVIA D	EARL TRUST 50% & SYLVIA T	0	11/13/2009	WD	21-NOT USED/OTHER	2009/3983	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HELSEL EARL J JR TRUST & HELSEL SYLVIA D TRUST 9100 BURKETT RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 23,626					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 25 T22N R8W S 420 FT 9 3/4 IN OF NE 1/4 OF SE 1/4 OFSE 1/4. 6.3759 A.	X			* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				B GRADE 125/FF	420.80	660.01	1.0000	0.0000	125	100*		0
				COMMERCIAL 20A M/L	3900	6.06	Acres	3900	100			23,626
				COMMERCIAL ROW		0.32	Acres	0	100			0
				* denotes lines that do not contribute to the total acreage calculation.								
				421 Actual Front Feet, 6.38 Total Acres Total Est. Land Value = 23,626								



Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water							
Sewer							
X Electric							
X Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
X Level							
Rolling							
X Low							
High							
Landscaped							
Swamp							
Wooded							
Pond							
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	11,800	0	11,800			9,555C
TPC 12/27/2017	INSPECTED		2023	9,100	0	9,100			9,100S
TPC 05/08/2017	INSPECTED		2022	9,100	0	9,100			9,100S
			2021	10,600	0	10,600			8,909C

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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.
KOORN MARTINUS & BARBARA	RDS REAL PROPERTY LLC	280,000	11/27/2023	MLC	03-ARM'S LENGTH	2023-03193	PROPERTY TRANSFER	100.0
KOORN MARTINUS & BARBARA	KOORN MARTINUS & BARBARA	0	10/09/2015	QC	09-FAMILY	2015-03418	PROPERTY TRANSFER	0.0
FOWLER SAMUEL J TRUST	KOORN MARTINUS & BARBARA	0	07/24/2015	WD	16-LC PAYOFF	2015-02549	DEED	0.0
FOWLER KAY L	KOORN MARTINUS & BARBARA	0	02/08/2013	LC	16-LC PAYOFF	2013-01439	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6170 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RDS REAL PROPERTY LLC PO BOX 128 SAINT JOHNS MI 48879	MAP #:					
	2024 Est TCV 248,730 TCV/TFA: 29.41					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 25 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC S75 FT THOF, ALSO S 83 FT OF E 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X			Dirt Road	328.00	1336.02	1.0000	0.0000	75 100*	0
				Gravel Road			3.00	Acres	10000 100	30,000
				Paved Road			7.06	Acres	4500 100	31,770
				Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.					
				Sidewalk	328 Actual Front Feet, 10.06 Total Acres Total Est. Land Value =					61,770
				Water						
				Sewer						

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
4-16-09..Samuel Fowler conveyed to his Trust. However, Northern Michigan Harvestore has long term lease so that conveyance has no effect on ownership.	X		D/W/P: 4in Ren. Conc.	7.45	3044 94	21,317
	X		Street Lights			
			Standard Utilities			
			Underground Utils.			
			PAVING	0.40	10520 88 100	3,703
			Total Estimated Land Improvements True Cash Value =			25,020



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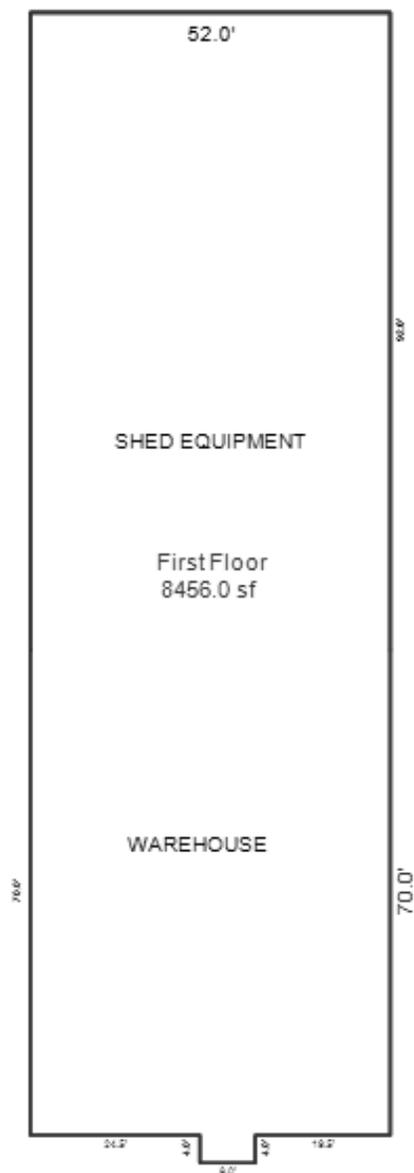
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	30,900	93,500	124,400			124,400S
Rolling	2023	17,200	67,000	84,200			68,408C
Low	2022	15,800	54,000	69,800			65,151C
High	2021	18,000	46,000	64,000			63,070C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Desc. of Bldg/Section: CAL 174		Calculator Cost Computations >>>>																																		
Calculator Occupancy: Sheds - Equipment 4 Wall Building		Class: D		Quality: Average		Stories: 1		Story Height: 12		Perimeter: 436																										
Class: D		Construction Cost																																		
Floor Area: 8,456		High	Above Ave.	Ave.	X	Low	Overall Building Height: 12																													
Gross Bldg Area: 8,456		** ** Calculator Cost Data ** **																																		
Stories Above Grd: 1		Quality: Average																																		
Average Sty Hght : 12		Heat#1: Space Heaters, Gas with Fan 100																																		
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan 0%																																		
Depr. Table : 4%		Ave. SqFt/Story: 8456																																		
Effective Age : 20		Ave. Perimeter: 436																																		
Physical %Good: 44		Has Elevators:																																		
Func. %Good : 100		*** Basement Info ***																																		
Economic %Good: 100		Area:																																		
1975 Year Built		Perimeter:																																		
Remodeled		Type:																																		
12 Overall Bldg Height		Heat: Hot Water, Radiant Floor																																		
Comments:		* Mezzanine Info *																																		
		Area #1:																																		
		Type #1:																																		
		Area #2:																																		
		Type #2:																																		
		* Sprinkler Info *																																		
		Area:																																		
		Type: Average																																		
<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Item Description</th> <th>Cost</th> <th># or Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <th></th> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj. Adj. Cost</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Canopies &amp; Marquees: Wood Frame</td> <td>1 Up</td> <td>30.64</td> <td>400</td> <td>1.000 1.000 12,256</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Cost of Lump-Sum Items =</td> <td>12,256</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Cost New =</td> <td>12,256</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>												Item Description	Cost	# or Height	Storys	Cost		Col.	Rate	SqFt	Adj. Adj. Cost	(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	30.64	400	1.000 1.000 12,256	Total Cost of Lump-Sum Items =				12,256	Total Cost New =				12,256
Item Description	Cost	# or Height	Storys	Cost																																
	Col.	Rate	SqFt	Adj. Adj. Cost																																
(39) Miscellaneous Canopies & Marquees: Wood Frame	1 Up	30.64	400	1.000 1.000 12,256																																
Total Cost of Lump-Sum Items =				12,256																																
Total Cost New =				12,256																																

(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	400 Wood Frame				
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		(40) Exterior Wall:			
				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent					
(4) Floor Structure:				2-Piece Baths		Water Heaters		Armored Cable		Mercury					
				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor					
				Toilets		Water Softeners		Bus Duct		Transformer					
(5) Floor Cover:				(9) Sprinklers:				(13) Roof Structure: Slope=0							
				(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\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BONNEY JERRY M REV TRUST	PETTY DEVELOPMENT LLC	1,028,861	08/26/2013	WD	16-LC PAYOFF	2013-02968 WD	DEED	0.0
CLASSIC LAND COMPANY	PETTY DEVELOPMENT LLC	0	05/05/2010	QC	09-FAMILY	2010-1706QC	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6190 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		SIGN	08/17/2021	2021-0549	100%
Owner's Name/Address	P.R.E. 0%		SIGN	11/08/2013	2013-0566	100%
PETTY DEVELOPMENT LLC 6190 W BLUE RD LAKE CITY MI 49651	MAP #:		Commercial	08/27/2013	2013-0404	100%
	2024 Est TCV 1,375,490 TCV/TFA: 91.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason
. SEC 25 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SE 1/4 EXC THAT PORTION M-55 AS SHOWN IN LIBER 180 PAGE 1134 MISSAUKEE COUNTY RECORDS ALSO S 83 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF SE 1/4. 10.06A.	X	Dirt Road		GROUP H 75/FF	329.80	1327.80	1.0000	0.0000	75	100*	0
		Gravel Road		COMMERCIAL 10A M/L	10000	3.00	Acres	10000	100		30,000
		Paved Road		COMMERCIAL AGRICULTURE		7.05	Acres	4500	100		31,739
		Storm Sewer		* denotes lines that do not contribute to the total acreage calculation.							
		Sidewalk		330 Actual Front Feet, 10.05 Total Acres			Total Est. Land Value =				61,739
		Water									
		Sewer									

Comments/Influences	X	Electric	Land Improvement Cost Estimates						
PREV BONNEY	X	Gas	Description	Rate	Size	% Good	Cash Value		
		Curb <td>Fencing: Wd, Basket, 6 ft.</td> <td>32.92</td> <td>288</td> <td>50</td> <td>4,740</td>	Fencing: Wd, Basket, 6 ft.	32.92	288	50	4,740		
		Street Lights <td>Commercial Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td>	Commercial Local Cost Land Improvements						
		Standard Utilities <td>Description <td>Rate <td>Size <td>% Good <td>Arch <td>Mult <td>Cash Value</td> </td></td></td></td></td></td>	Description <td>Rate <td>Size <td>% Good <td>Arch <td>Mult <td>Cash Value</td> </td></td></td></td></td>	Rate <td>Size <td>% Good <td>Arch <td>Mult <td>Cash Value</td> </td></td></td></td>	Size <td>% Good <td>Arch <td>Mult <td>Cash Value</td> </td></td></td>	% Good <td>Arch <td>Mult <td>Cash Value</td> </td></td>	Arch <td>Mult <td>Cash Value</td> </td>	Mult <td>Cash Value</td>	Cash Value
		Underground Utils. <td>PAVING</td> <td>0.40</td> <td>14340</td> <td>88</td> <td>100</td> <td></td> <td>5,048</td>	PAVING	0.40	14340	88	100		5,048
			Outdoor Lighting	590.00	5	88	100		2,596
			Total Estimated Land Improvements True Cash Value =					12,384	



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	Who	When	What	2024	30,900	656,800	687,700						2024	30,900	656,800	687,700			327,833C
		JWV	12/12/2021	INSPECTED	2023	17,200	551,100	568,300						2023	17,200	551,100	568,300			312,222C
		TPC	04/30/2021	INSPECTED	2022	15,800	486,300	502,100						2022	15,800	486,300	502,100			297,355C
		TPC	12/27/2017	INSPECTED	2021	17,900	457,300	475,200						2021	17,900	457,300	475,200			287,856C

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

Desc. of Bldg/Section: CAL 8  
 Calculator Occupancy: Auto Dealerships - Complete

Class: S  
 Floor Area: 15,000  
 Gross Bldg Area: 15,000  
 Stories Above Grd: 1  
 Average Sty Hght : 14  
 Bsmnt Wall Hght

Depr. Table : 2.5%  
 Effective Age : 25  
 Physical %Good: 53  
 Func. %Good : 100  
 Economic %Good: 100

1977 Year Built  
 2014 Remodeled

14 Overall Bldg Height

Comments:  
 CHEVY SALES & SERVICE BLDG.

Construction Cost

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

\*\* \*\* Calculator Cost Data \*\* \*\*  
 Quality: Average  
 Heat#1: Package Heating & Cooling 100  
 Heat#2: Package Heating & Cooling 0%  
 Ave. SqFt/Story: 15000  
 Ave. Perimeter: 542  
 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: S Quality: Average  
 Stories: 1 Story Height: 14 Perimeter: 542  
 Overall Building Height: 14

Base Rate for Upper Floors = 97.20

(10) Heating system: Package Heating & Cooling Cost/SqFt: 18.34 100%  
 Adjusted Square Foot Cost for Upper Floors = 115.54

Total Floor Area: 15,000 Base Cost New of Upper Floors = 1,733,100  
 Reproduction/Replacement Cost = 1,733,100  
 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/100/100/53.0  
 Total Depreciated Cost = 918,543

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

Costs taken from Segregated Cost Section 3: Stores & Commercial

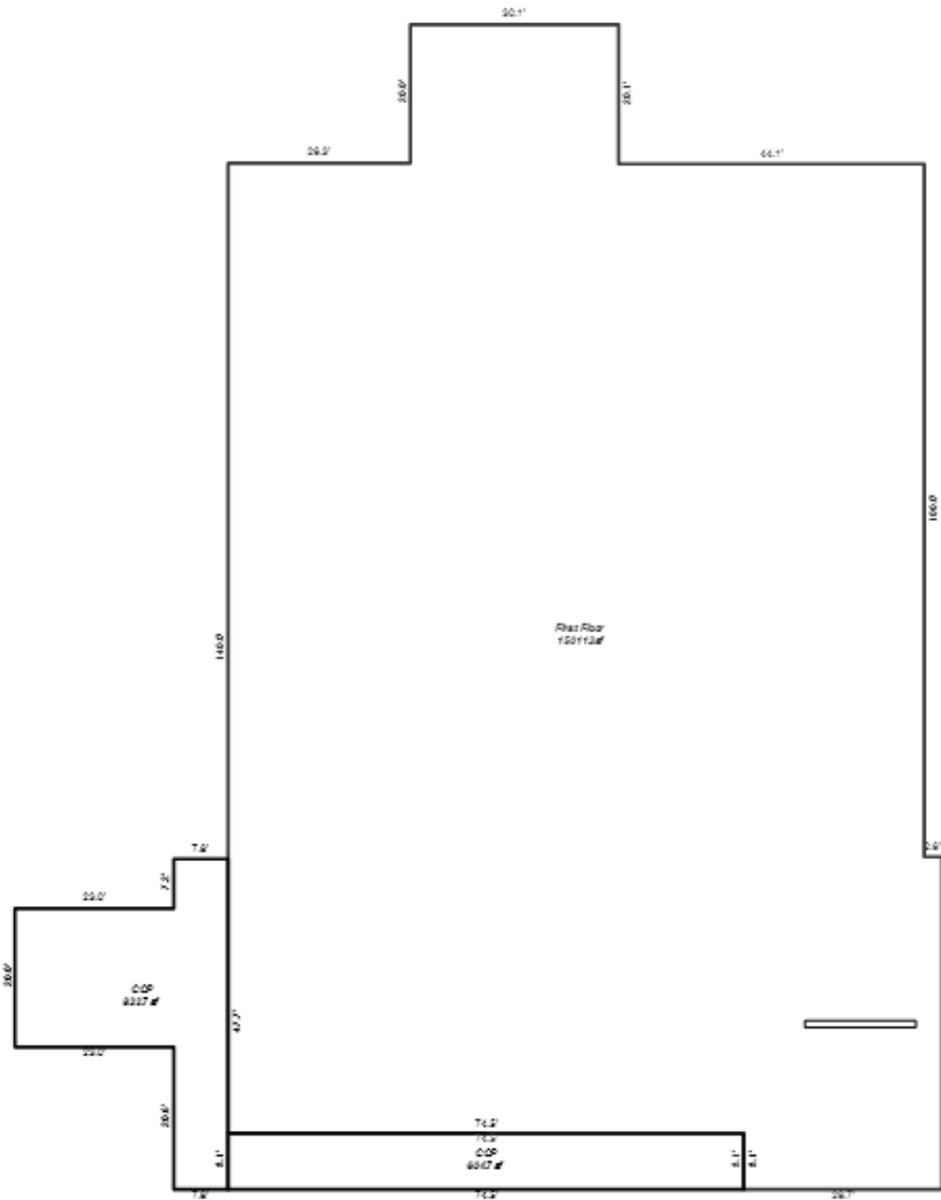
Item Description	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous Canopies & Marquees: Steel Frame	1	40.60	1436	1.000	1.000	58,302

Total Cost of Lump-Sum Items = 58,302  
 Total Cost New = 58,302

<<<<< 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:	1436 Steel Frame
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	(40) Exterior Wall:
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Thickness Bsmnt Insul.
(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\*\*\*



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

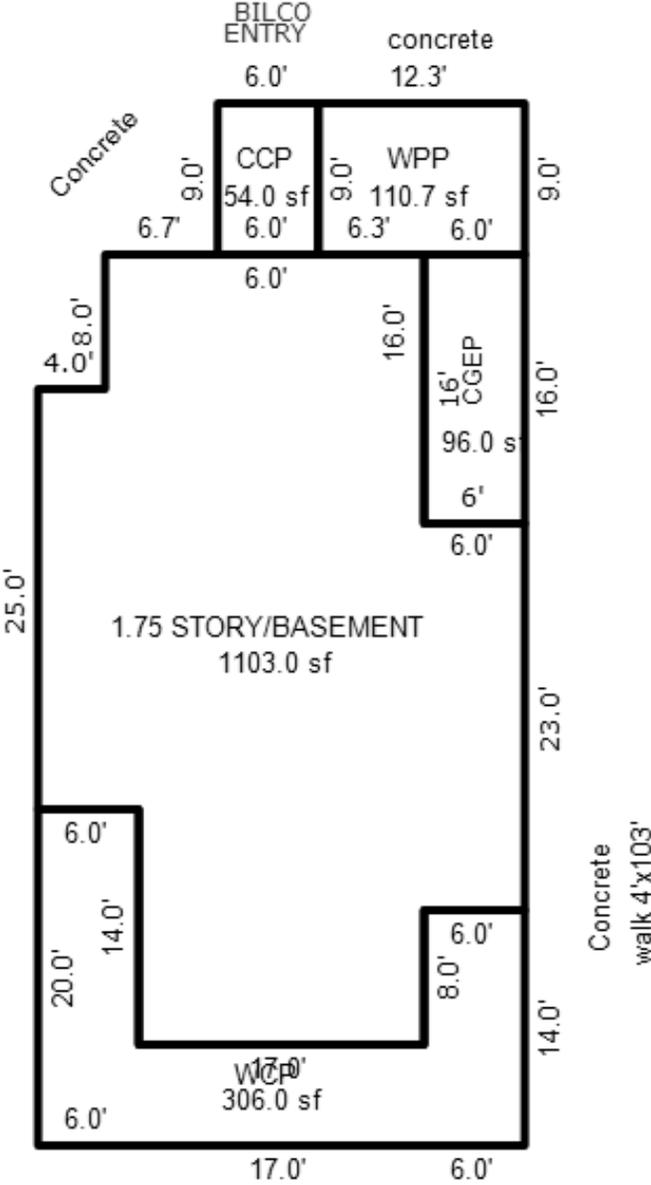
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
DEZEEUW BRIAN P & DALE M	FARMLAND DEVELOPEMTN RIGH	0	03/10/2023	OTH	21-NOT USED/OTHER	2023-00601	DEED	0.0				
DEZEEUW BRIAN P & DALE M	DEZEEUW BRIAN P & DALE M	0	01/14/2021	QC	09-FAMILY	2021-00631	DEED	0.0				
DEZEEUW BRIAN P & DALE M	EASEMENT FOR OVERHEAD ELE	0	09/11/2013	OTH	33-TO BE DETERMINED	2013-03545 EAS	DEED	0.0				
WILTZER ELLEN MARIE ESTAT	DEZEEUW BRIAN P & DALE M	380,000	06/01/2011	WD	03-ARM'S LENGTH	2011-01842	PROPERTY TRANSFER	0.0				
Property Address		Class: AGRICULTURAL-IMPR		Zoning:		Building Permit(s)		Date	Number	Status		
7079 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/22/1994 Qual. Ag.								
Owner's Name/Address		MAP #:		2024 Est TCV 499,387 TCV/TFA: 258.75								
DEZEEUW BRIAN P & DALE M TRUST 7079 W LOTAN RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *								
PA 116 2003 SEC 26 T22N R8W E 1/2 OF NE 1/4. 80 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	AGRICULTRU 66 - 120 Acres	40.00	Acres	3900	100				156,000
		X	Paved Road	AGRICULTRU UNTILLABLE	39.00	Acres	3000	100				117,000
		X	Storm Sewer	AGRICULTRU ROW	1.00	Acres	0	100				0
		X	Sidewalk	80.00 Total Acres			Total Est. Land Value =					273,000
		X	Water Sewer	Land Improvement Cost Estimates								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	D/W/P: 3.5 Concrete	6.51	412	0	0				
		X	Curb	Residential Local Cost Land Improvements								
		X	Street Lights	Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities	LAND IMPROVE 1000	1,000.00	2	95	1,900				
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value =					1,900			
Topography of Site		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
X Level			Rolling	2024	136,500	113,200	249,700			150,299C		
X Low			High	2023	107,100	126,700	233,800			143,142C		
X Landscaped			Swamp	2022	98,200	99,700	197,900			136,326C		
X Wooded			Pond	2021	97,200	96,500	193,700			131,971C		
X Waterfront			Ravine									
X Wetland			Flood Plain									
X Flood Plain			Who	When	What							
The Equalizer. Copyright (c) 1999 - 2009.			TPC 04/30/2021	INSPECTED								
Licensed To: Township of Lake, County of			TPC 12/27/2017	INSPECTED								
Missaukee, Michigan			TPC 05/10/2016	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	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 306 96 110 54	Type WCP (1 Story) CGEP (1 Story) WPP CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X										
Building Style: 1.75S		Drywall Paneled	X	Plaster Wood T&G										
Yr Built 1914		Remodeled 1968		Ex	Ord	X	Min							
Condition: Average		Trim & Decoration		Size of Closets										
Room List		Doors		Solid	X	H.C.								
	Basement 1st Floor 2nd Floor 6 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior		Kitchen: Other: Other:		100 Amps Service										
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures										
X	Insulation	X	Plaster	Ex.	X	Ord.	Min							
(2) Windows		(7) Excavation		No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1157 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing										
X		(8) Basement		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		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer										
X		(9) Basement Finish		1 Public Water 1 Public Sewer 1 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)		Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support											
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:												
Chimney: Brick														
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Electric Baseboard Ground Area = 1103 SF Floor Area = 1930 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.75 Story Brick Basement 1,103 Total: 206,006 123,605										Cls CD		Blt 1914		
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 Porches WCP (1 Story) 306 8,951 5,371 CGEP (1 Story) 96 6,590 3,954 WPP 110 2,763 1,658 CCP (1 Story) 54 1,479 887 Foundation: Basement 54 1,315 789 Built-Ins Appliance Allow. 1 1,934 1,160 Totals: 243,054 145,834										E.C.F. X 0.930				
Notes: ECF (101 AGRICULTURE) 0.930 => TCV: 135,625														

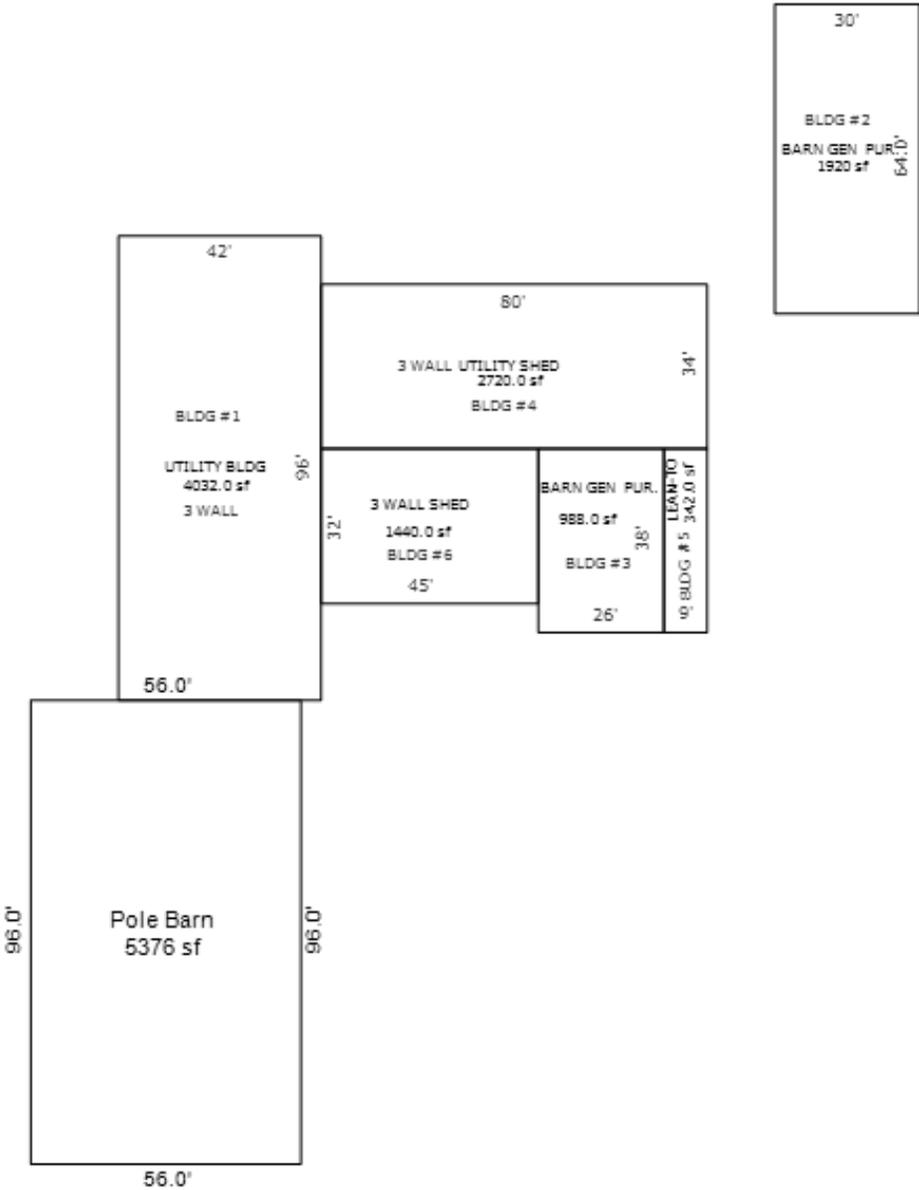
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Barn - Free-Stall	Barn - General Purpose	Barn - General Purpose	Farm Utility Storage Shed	Utility Lean-Tos
Year Built	1973	1972	1950	1975	1962
Class/Construction	D,Pole	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, 276	4 Wall, 188	4 Wall, 154	4 Wall, 228	Lean-To, 92
Height	10	8	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 x 42 = 4032	64 x 30 = 1920	45 x 32 = 1440	80 x 34 = 2720	38 x 9 = 342
Cost New	\$ 56,004	\$ 38,112	\$ 30,427	\$ 20,754	\$ 3,135
Phy./Func./Econ. %Good	40/100/100 40.0	40/100/100 40.0	35/80/100 28.0	40/100/100 40.0	40/100/100 40.0
Depreciated Cost	\$ 22,402	\$ 15,245	\$ 8,520	\$ 8,302	\$ 1,254
+ Unit-In-Place Items	\$ 15,185	\$ 0	\$ 0	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost	/A22/UCONYMRT4A, 3,800 X 6.26 X 45 = 15,185				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.660	X 0.660	X 0.660	X 0.660	X 0.660
% Good	40	40	35	40	40
Est. True Cash Value	\$ 24,807	\$ 10,062	\$ 5,623	\$ 5,479	\$ 828
Comments:	3 WALL..CONCRETE FLOOR			3 WALL	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 46799 / All Cards: 88862					

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



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

Building Type	Utility Lean-Tos	Farm Utility Buildings	Commodity Shelters (Hay		
Year Built	1962	2013	2013		
Class/Construction	D,Pole	D,Pole	D,Frame		
Quality/Exterior	Low Cost	Average	Average		
# of Walls, Perimeter	Lean-To, 154	4 Wall, 228	4 Wall, 304		
Height	10	10	14		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	45 x 32 = 1440	34 x 80 = 2720	96 x 56 = 5376		
Cost New	\$ 9,356	\$ 40,582	\$ 34,406		
Phy./Func./Econ. %Good	40/100/100 40.0	80/100/100 80.0	80/100/100 80.0		
Depreciated Cost	\$ 3,742	\$ 32,466	\$ 27,525		
+ Unit-In-Place Items	\$ 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		
% Good	40	80	80		
Est. True Cash Value	\$ 2,470	\$ 21,427	\$ 18,166		
Comments:	2 WALL				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 42063 / All Cards: 88862					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		256,000	10/01/2000	WD	33-TO BE DETERMINED	03-0:4973	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 08/01/1994 Qual. Ag.					
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Owner's Name/Address	MAP #:
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VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601	2024 Est TCV 268,000
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Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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AGRICULTRU 66 - 120 Acres	40.00	Acres	3900	100				156,000
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AGRICULTRU SURPLUS 2800/	40.00	Acres	2800	100				112,000
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	80.00	Total Acres	Total Est.	Land Value =				268,000
--	-------	-------------	------------	--------------	--	--	--	---------

Tax Description	X	Value
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SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF NE 1/4. 80A.	X	
---	---	--

Comments/Influences	X
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FILED FROM 3676 IN 2001 WILL NOT UNCAP	X
--	---

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

		Gas
--	--	-----

		Curb
--	--	------

		Street Lights
--	--	---------------

		Standard Utilities
--	--	--------------------

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

Topography of Site	X
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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
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2024	134,000	0	134,000			38,367C
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2023	108,000	0	108,000			36,540C
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2022	104,000	0	104,000			34,800C
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2021	102,000	0	102,000			33,689C
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Who	When	What
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TPC	04/30/2021	INSPECTED
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TPC	05/13/2019	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.
		95,000	11/01/2002	WD	33-TO BE DETERMINED	03-0:0578	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7747 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/13/2005	20050308	Complete
	P.R.E. 100% 11/02/2004		New House	04/26/2004	20040083	Complete

Owner's Name/Address	MAP #:
ROZEVELD CARL & DEBRA 7747 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 337,889 TCV/TFA: 211.18

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
Residentia 30 - 65	\$3000	41.00	Acres	3000	100			123,000
41.00 Total Acres Total Est. Land Value =								123,000

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 26 T22N R8W SE 1/4 OF NW 1/4 & W 2 RDS OF NE 1/4 OF NW 1/4. 41 A.	X	Dirt Road				
	X	Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric	7.35	560	0	0
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
839-8922	X	Residential Local Cost Land Improvements				
		LAND IMPROVE 1000	1,000.00	1	95	950
		Total Estimated Land Improvements True Cash Value =				950

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	61,500	107,400	168,900			108,984C
	Rolling	2023	49,200	104,100	153,300			103,795C
	Low	2022	36,900	95,800	132,700			98,853C
	High	2021	36,900	92,200	129,100			95,696C
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



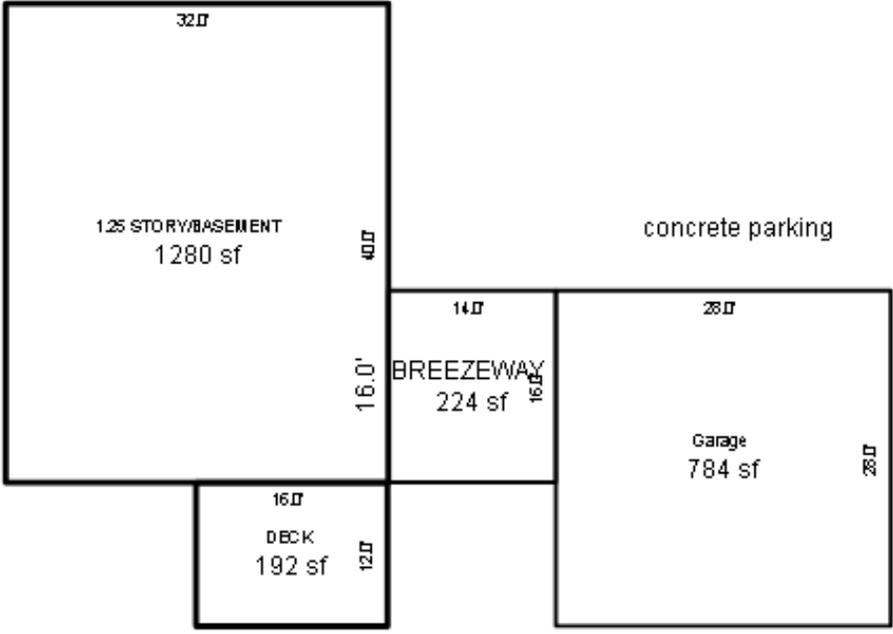
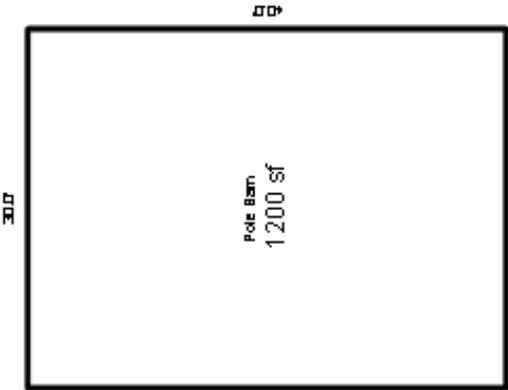
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2024	61,500	107,400	168,900			108,984C
			2023	49,200	104,100	153,300			103,795C
			2022	36,900	95,800	132,700			98,853C
			2021	36,900	92,200	129,100			95,696C

\*\*\* Information herein deemed reliable 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 192 224	Type Treated Wood Brzwy, FW	Year Built: 2004 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: 700 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 15 Floor Area: 1,600 Total Base New : 270,641 Total Depr Cost: 230,042 Estimated T.C.V: 213,939			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 2004	
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1280 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Condition: Average		Size of Closets		Lg			X	Ord		Building Areas						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1.25 Story Siding Basement 1,280			Total:		186,418 158,454	
(1) Exterior		(6) Ceilings		No. of Fixtures			Plumbing			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Ex.			X	Ord.		Plumbing						
(2) Windows		(8) Basement		Many			X	Ave.		Average Fixture(s)						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1280 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			Average Fixture(s)						
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			Water/Sewer						
(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			1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Garages						
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1			Notes:			Class: CD Exterior: Pole (Unfinished)						
Chimney:										Base Cost 700 25,550 21,717 Door Opener 2 970 824 Base Cost 1200 25,920 22,032						
										Appliance Allow. 1 1,934 1,644 Breezeways Frame Wall 224 10,633 9,038						
										Totals: 270,641 230,042						
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 213,939						

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

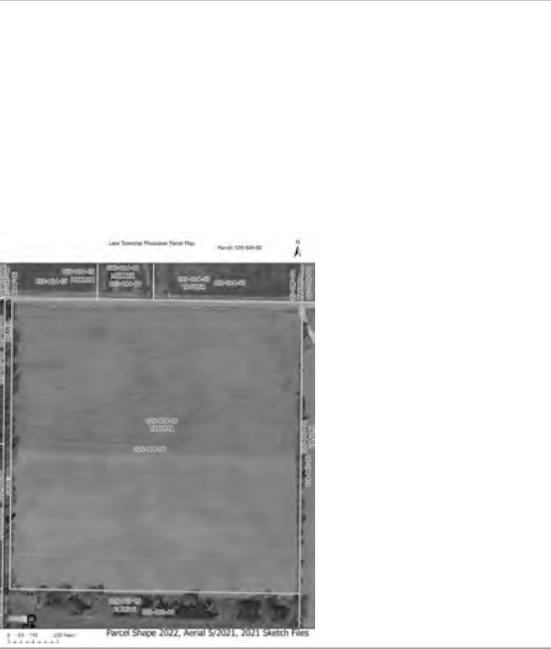


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOETJE CHARLES	TACOMA ROY & MARILYN TRUS	0	04/04/2022	WD	16-LC PAYOFF	2022-01123	PROPERTY TRANSFER	0.0
TACOMA ROY & MARILYN TRUS	STATE OF MICHIGAN	0	10/05/2018	OTH	03-ARM'S LENGTH	2018-03244	PROPERTY TRANSFER	0.0
KOETJE CHARLES LE	TACOMA ROY & MARILYN TRUS	144,300	03/02/2018	LC	03-ARM'S LENGTH	2018-00630	PROPERTY TRANSFER	0.0
KOETJE CHARLES	TACOMA ROY & MARILYN TRUS	144,300	03/01/2018	LC	16-LC PAYOFF	2018-02206	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/02/2018 Qual. Ag.					
Owner's Name/Address	MAP #:					
TACOMA ROY & MARILYN TRUSTS 454 W BLUE RD FALMOUTH MI 49632	2024 Est TCV 148,200					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					Value	
				Description	Frontage	Depth	Front	Depth		Rate %Adj. Reason
. SEC 26 T22N R8W NE 1/4 OF NW 1/4 EXC W 2 RDS THEREOF. 39 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.						
				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	74,100	0	74,100			24,607C
2023	66,500	0	66,500			23,436C
2022	65,300	0	65,300			22,320C
2021	64,400	0	64,400			21,607C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER RICK E	MILLER RICK E & JULIA A	0	08/24/2022	QC	09-FAMILY	2022-02702	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7811 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/17/2013	2013-0448	100%

Owner's Name/Address	MAP #:
MILLER RICK E & JULIA A 7811 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 210,385 TCV/TFA: 190.57

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 26 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 EXC W 1/2 OF W1/2 THEREOF. 15 A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates			* Factors *			
Description	Rate	Size	% Good	Cash Value		
D/W/P: 3.5 Concrete	6.16	480	0	0		
Residential Local Cost Land Improvements						
Description	Rate	Size	% Good	Cash Value		
LAND IMPROVE 1000	1,000.00	1	95	950		
Total Estimated Land Improvements True Cash Value =				950		

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	22,500	82,700	105,200			72,522C
Rolling	2023	21,000	80,200	101,200			69,069C
Low	2022	15,000	73,700	88,700			65,780C
High	2021	15,000	67,400	82,400			63,679C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



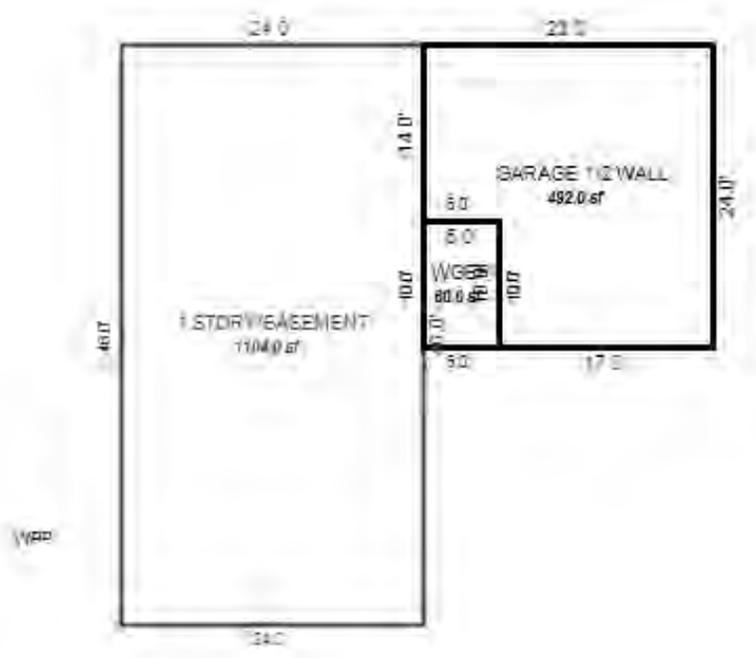
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2023	21,000	80,200	101,200			69,069C
TPC 11/15/2013 INSPECTED			2022	15,000	73,700	88,700			65,780C
			2021	15,000	67,400	82,400			63,679C

\*\*\* 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	Type	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 492 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,104 Total Base New : 252,588 Total Depr Cost: 176,812 Estimated T.C.V: 164,435			60 192	CGEP (1 Story) WPP	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (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			E.C.F. X 0.930		Cls CD Blt 1978				
Yr Built 1978	Remodeled 0	Trim & Decoration		(12) Electric			Building Areas			Total: 146,658		102,661				
Condition: Average		Ex	X Ord	Min	200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			1 2,160 1,512					
Room List		Lg	X Ord	Small	No./Qual. of Fixtures			1 Story Siding Basement 1,104			1 1,230 861		1 3,860 2,702			
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		
2nd Floor	4 Bedrooms	Kitchen: Other: Other:		Ex. X Ord. Min			Basement Living Area			3 Fixture Bath		Softener, Auto		Softener, Manual		
(1) Exterior		(6) Ceilings		Many X Ave. Few			Basement, Outside Entrance, Below Grade			Solar Water Heat		No Plumbing		Extra Toilet		
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		(13) Plumbing			Plumbing			1000 Gal Septic		Water Well, 50 Feet		Ceramic Tile Floor		
(2) Windows		(7) Excavation		1 Average Fixture(s)			Porches			Water/Sewer		Ceramic Tile Wains		Ceramic Tub Alcove		
Many Avg. X Few	Large Avg. X Small	Basement: 1104 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath			CGEP (1 Story)			1000 Gal Septic		Vent Fan		Vent Fan		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 1000 Gal Septic			Garages			1 4,550 3,185		1 2,585 1,809		1 3,327 2,782		
(3) Roof		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			1 4,753 3,327		1 3,974 2,782		1 1,934 1,354		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Base Cost			1 19,980 13,986		1 -2,512 -1,758		1 33,329 23,330	
X	Asphalt Shingle	900 Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Pole (Unfinished)			1543 33,329 23,330		1 1,934 1,354		1 1,354 1,354		
Chimney:		(10) Floor Support		Notes: RAISED RANCH			Built-Ins			1 1,934 1,354		1 1,354 1,354		1 1,354 1,354		
		Joists: Unsupported Len: Cntr.Sup:		Totals: 252,588 176,812			Appliance Allow.			1 1,934 1,354		1 1,354 1,354		1 1,354 1,354		
				ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			Totals: 252,588 176,812			1 1,934 1,354		1 1,354 1,354		1 1,354 1,354		

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILES BEVERLY K	STILES BEVERLY KAY	0	09/03/2021	QC	09-FAMILY	2021-03054	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/1997					
Owner's Name/Address	MAP #:					
STILES BEVERLY KAY 4341 S DICKERSON ROAD LAKE CITY MI 49651		2024 Est TCV 58,500				

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 26 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4. 20 A.	X			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia 18 -29 @\$3000	19.50	Acres	3000	100				58,500
				Residentia ROAD @ ZERO	0.50	Acres	0	100				0
				20.00 Total Acres			Total Est. Land Value =					58,500

Comments/Influences	Public Improvements	* Factors *								
	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	Gravel Road	Residentia 18 -29 @\$3000	19.50	Acres	3000	100				58,500
	Paved Road	Residentia ROAD @ ZERO	0.50	Acres	0	100				0
	Storm Sewer	20.00 Total Acres			Total Est. Land Value =					58,500
	Sidewalk									
	Water									
	Sewer									
	X Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	29,300	0	29,300			8,948C
	X Low	2023	25,400	0	25,400			8,522C
	X High	2022	19,500	0	19,500			8,117C
	X Landscaped	2021	17,600	0	17,600			7,858C
	X 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	29,300	0	29,300			8,948C
			2023	25,400	0	25,400			8,522C
			2022	19,500	0	19,500			8,117C
			2021	17,600	0	17,600			7,858C

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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.
PALMER CONNIE JO	COX ALLISON A	1	07/25/2013	WD	09-FAMILY	2013-02501 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4041 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	10/24/2006	20060386	Complete

Owner's Name/Address	MAP #:
COX ALLISON A 2116 LAKESHORE DR MUSKEGON MI 49441	2024 Est TCV 111,390 TCV/TFA: 137.35

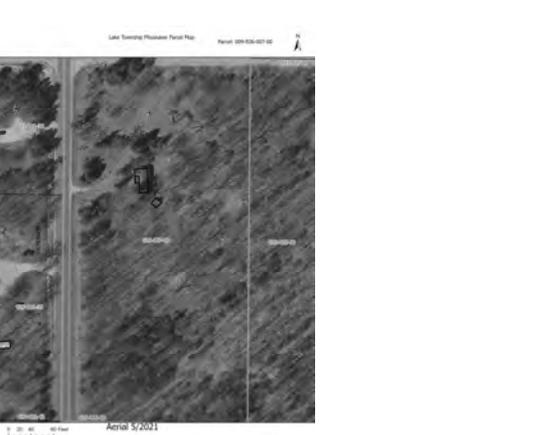
X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements		* Factors *						

Tax Description	X	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2013-02501 TheW 112 of NW 1/4 of NW 114 of NW 1/4 of Section 26, T22N, R8W (5 Acres) . SEC 26 T22N R8W W 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4. 5 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	330.00	660.00	0.8823	1.1334	90	100		29,700

Comments/Influences	X	Land Improvement Cost Estimates								
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size	% Good	Cash Value			

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
	X	Metal Prefab	24.09	49	25	295
		Total Estimated Land Improvements True Cash Value =				295

Topography of Site	X	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	X	2024	14,900	40,800	55,700			31,873C

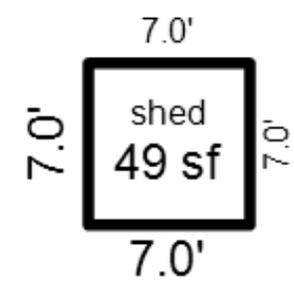
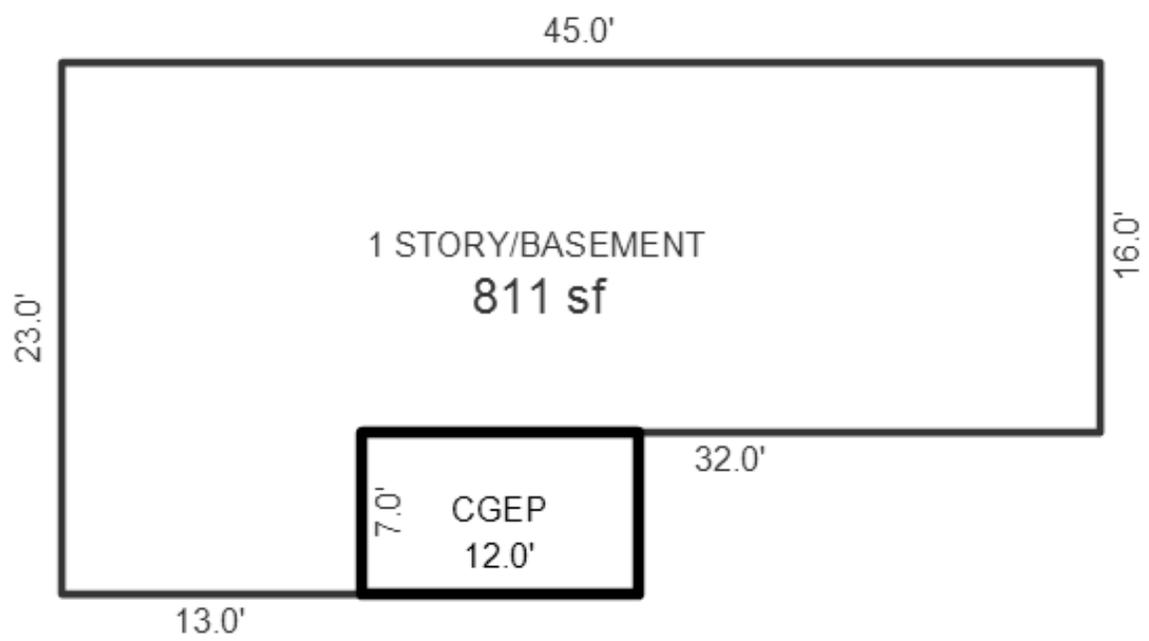


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	11,600	39,700	51,300			30,356C
TPC	05/06/2018	INSPECTED	2022	8,300	36,500	44,800			28,911C
TPC	12/27/2017	INSPECTED	2021	6,600	33,400	40,000			27,988C

\*\*\* Information herein deemed reliable 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 84	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 40 Floor Area: 811 Total Base New : 145,868 Total Depr Cost: 87,522 Estimated T.C.V: 81,395		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 C		Blt 1965			
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 811 SF		Floor Area = 811 SF.			
Room List		(5) Floors		No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories		Exterior		Foundation	
1	Basement 1st Floor 2nd Floor Bedrooms	Kitchens: Other: Other:		Many		X		Ave.		Few		1		Average Fixture(s)	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		No. of Elec. Outlets		Many		X		Ave.		Few		2 Fixture Bath	
(2) Windows		(7) Excavation		No. of Elec. Outlets		Many		X		Ave.		Few		Softener, Auto	
X	Many Avg. Few	X	Large Avg. Small	Basement: 811 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many		X		Ave.		Few		Softener, Manual	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		No. of Elec. Outlets		Many		X		Ave.		Few		Solar Water Heat	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets		Many		X		Ave.		Few		No Plumbing	
X	Storms & Screens	(9) Basement Finish		No. of Elec. Outlets		Many		X		Ave.		Few		Extra Toilet	
(3) Roof		(10) Floor Support		No. of Elec. Outlets		Many		X		Ave.		Few		Extra Sink	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	No. of Elec. Outlets		Many		X		Ave.		Few		Separate Shower	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets		Many		X		Ave.		Few		Ceramic Tile Floor	
Chimney: Metal		(14) Water/Sewer		No. of Elec. Outlets		Many		X		Ave.		Few		Ceramic Tile Wains	
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No. of Elec. Outlets		Many		X		Ave.		Few		Ceramic Tub Alcove	
		Lump Sum Items:		No. of Elec. Outlets		Many		X		Ave.		Few		Vent Fan	
				Notes:										E.C.F (416 RURAL METES & BOUNDS) 0.930 => TCY: 81,395	
				Other Additions/Adjustments										Plumbing	
				Average Fixture(s)										1	
				Water/Sewer										1,476	
				1000 Gal Septic										1	
				Water Well, 50 Feet										4,864	
				Porches										2,918	
				CGEP (1 Story)										1,612	
				Built-Ins										84	
				Appliance Allow.										6,780	
				Totals:										2,766	
				145,868										87,522	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 101,400			
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
KING LARRY WELLS 40315 FIRESTEEL DR STERLING HEIGHTS MI 48313		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Tax Description		Dirt Road		Residentia 30 - 65		\$3000		33.80 Acres		3000 100	101,400
. SEC 26 T22N R8W SW 1/4 OF NW 1/4 EXC N 450 FT OF W 600 FT. 33.8017 A.		X Paved Road		33.80 Total Acres		Total Est. Land Value =		101,400			
Comments/Influences		X Storm 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	
		Who		When		What		2024		50,700	
		2023		40,600		0		40,600		18,770C	
		2022		30,400		0		30,400		17,877C	
		2021		30,400		0		30,400		17,306C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILES BEVERLY K	STILES BEVERLY KAY	0	09/03/2021	QC	09-FAMILY	2021-03055	OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4341 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
STILES BEVERLY KAY 4341 S DICKERSON LAKE CITY MI 49651	MAP #: 2024 Est TCV 61,973 TCV/TFA: 54.46					

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 26 T22N R8W N 450 FT OF W 600 FT OF SW 1/4 OF NW 1/4EXC N 150 FT OF W 300 FT THEREOF. 5.1652 A.	X	Dirt Road		A 200' @ 90/FF	300.00	749.96	0.9036	1.1702	90	100	28,549
Comments/Influences		Paved Road		300 Actual Front Feet, 5.17 Total Acres			Total Est. Land Value =		28,549		

Comments/Influences	X	Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
		Description	Rate	Size				
	X	Water	Wood Frame	17.91	468	50	4,191	
		Total Estimated Land Improvements True Cash Value =						4,191

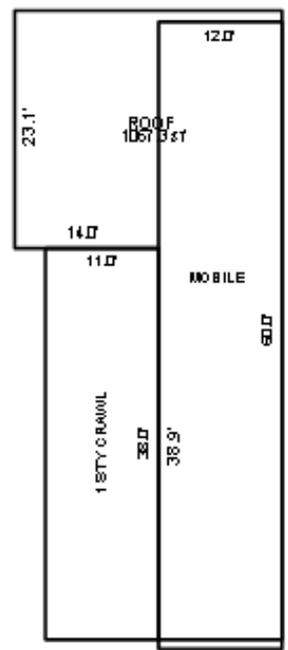
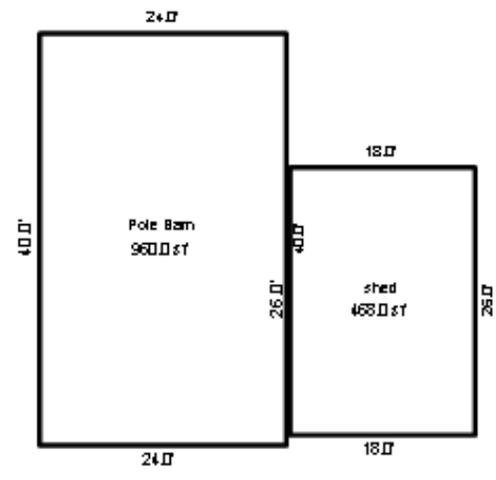
Topography of Site	X	Year							
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
	X	Level	2024	14,300	16,700	31,000			15,187C



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	09/18/2018	INSPECTED	2023	11,100	17,900	29,000			14,464C
TPC	12/27/2017	INSPECTED	2022	7,500	14,900	22,400			13,776C
TPC	05/18/2015	INSPECTED	2021	6,000	13,600	19,600			13,336C

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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	1067	Roof Cover Onl	Year Built: 1964	Car Capacity:	Class: D																														
	Mobile Home			Wood	Coal	Steam											Interior 2 Story	2nd/Same Stack	Two Sided	Exterior 1 Story	Exterior 2 Story	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Wood Stove	Direct-Vented Ga	Class: Low	Effec. Age: 45	Floor Area:	Total Base New : 104,405	Total Depr Cost: 36,541	Estimated T.C.V: 29,233	E.C.F. X 0.800	Storage Area: 0	No Conc. Floor: 0										
Town Home	0	Front Overhang	X	Forced Warm Air			Hot Tub	Unvented Hood	Vented Hood	Intercom	Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna																				Trash Compactor	Central Vacuum	Security System	Cost Est. for Res. Bldg: 1 Mobile Home HUD	Cls Low	Blt 1964				
Duplex	0	Other Overhang		Wall Furnace														No. of Elec. Outlets	Ground Area = 1138 SF	Floor Area = 1138 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																		
A-Frame	(4) Interior		Warm & Cool Air			Many	X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual												Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove	Vent Fan	(14) Water/Sewer	Public Water	Public Sewer	Water Well	1	1000 Gal Septic	1	2000 Gal Septic	Lump Sum Items:
Wood Frame	Drywall	Plaster	Heat Pump															X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many																		
Building Style: HUD	Paneled	Wood T&G	Trim & Decoration			X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X												Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains	Ceramic Tub Alcove
Yr Built 1964	Remodeled 0	Ex	X	Ord	Min													X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many																		
Condition: Average	Size of Closets		Lg	X	Ord	Small	X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Room List	Doors	Solid	X	H.C.	X	Ex.												Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X	Ave.																		
Basement	(5) Floors		(12) Electric				X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
1st Floor	Kitchen:		0			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		
2nd Floor	Other:		Amps Service				X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Bedrooms	Other:		No. of Fixtures			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		
(1) Exterior	(6) Ceilings		No. of Elec. Outlets				X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Wood/Shingle	(7) Excavation		No. of Elec. Outlets			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		
Aluminum/Vinyl	(8) Basement		No. of Elec. Outlets				X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Brick	(9) Basement Finish		No. of Elec. Outlets			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		
Insulation	(10) Floor Support		No. of Elec. Outlets				X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
(2) Windows	(11) Heating/Cooling		No. of Elec. Outlets			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		
Many	Large	(12) Electric		No. of Elec. Outlets			X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Avg.	Avg.	(13) Plumbing		No. of Elec. Outlets														X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many																		
Few	Small	(14) Water/Sewer		No. of Elec. Outlets			X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Wood Sash	(15) Fireplaces		No. of Elec. Outlets			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		
Metal Sash	(16) Porches/Decks		No. of Elec. Outlets				X	Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many												X	Ave.	Few	(13) Plumbing	1	Average Fixture(s)	1	3 Fixture Bath	2 Fixture Bath	Softener, Auto	Softener, Manual	Solar Water Heat	No Plumbing	Extra Toilet	Extra Sink	Separate Shower	Ceramic Tile Floor	Ceramic Tile Wains
Vinyl Sash	(17) Garage		No. of Elec. Outlets			X												Ex.	Ord.	Min	No./Qual. of Fixtures	X	Ex.	Ord.	Min	No. of Elec. Outlets	Many	X																		



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS ANNETTE MARIE ESTA	MORRIS-SIMS AMBER H	1	02/08/2021	QC	09-FAMILY	2021-00628	DEED	0.0
MORRIS ANNETTE M & MORRIS	MORRIS-SIMS AMBER H &	0	02/02/2021	QC	09-FAMILY	2021-00629	PROPERTY TRANSFER	0.0
MORRIS ANNETTE M	MORRIS ANNETTE M ETAL	0	12/28/2010	QC	09-FAMILY	2010-5577QC	PROPERTY TRANSFER	0.0
STILES FREDERICK GEROGE &	MORRIS ANNETTE M	19,500	10/10/2010	WD	03-ARM'S LENGTH	2010-5576	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4301 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	12/13/2011	2011-0654	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MORRIS-SIMS AMBER H & MORRIS LANCE ELRIC 8131 S CALL RD MC BAIN MI 49657	2024 Est TCV 49,937 TCV/TFA: 41.61

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A 200' @ 90/FF	150.00	299.98	1.0746	0.9306	90	100	13,500	
	Gravel Road		150 Actual Front Feet, 1.03 Total Acres							Total Est. Land Value =	13,500

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 26 T22N R8W N 150 FT OF W 300 FT OF SW 1/4 OF NW 1/4. 1.0331 A.	X	Description			
Comments/Influences		Residential Local Cost Land Improvements			

X	Electric	Rate	Size % Good	Cash Value
X	Gas	0.00	0 95	950
	Curb	Total Estimated Land Improvements True Cash Value = 950		

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

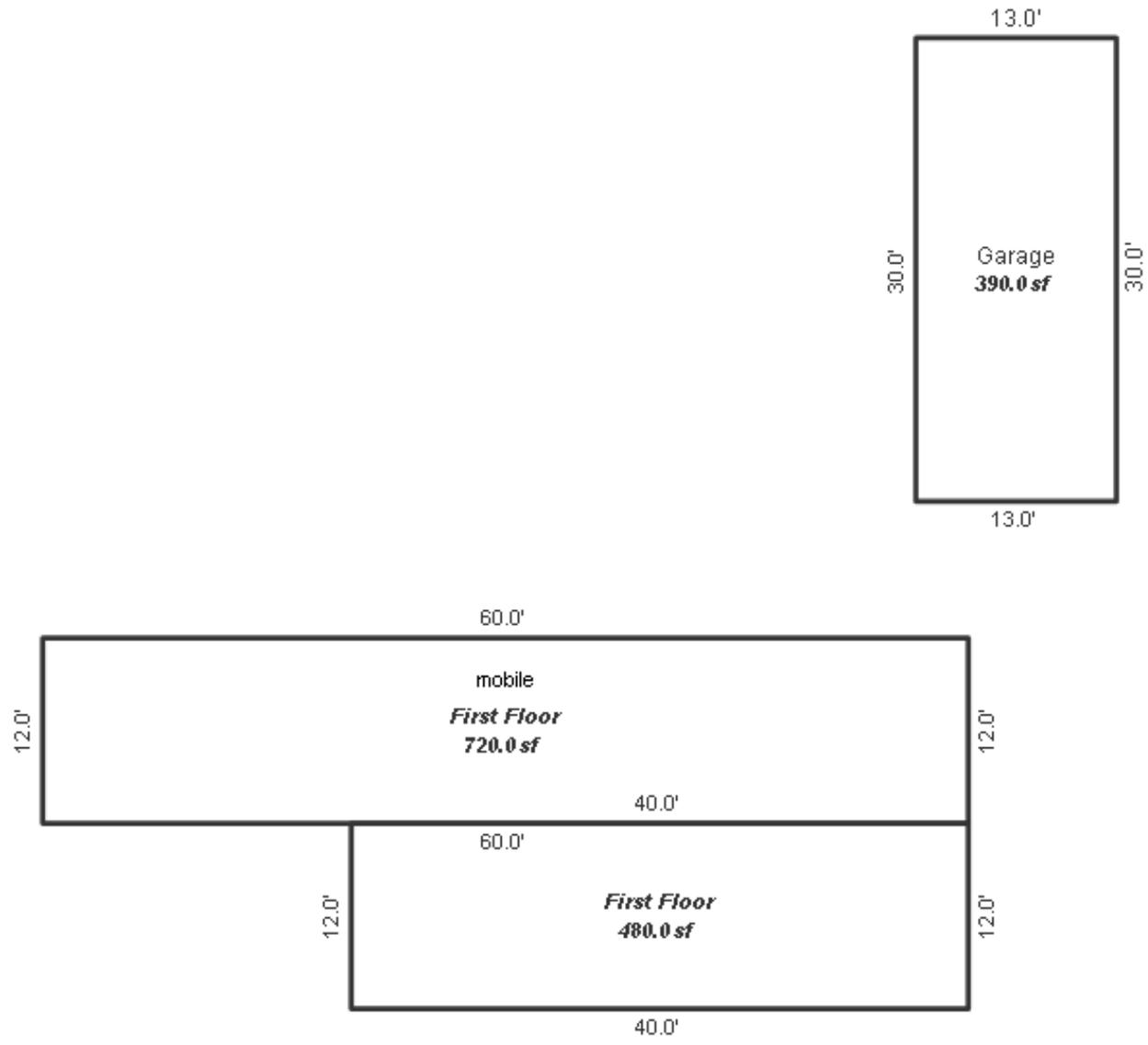
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,800	18,200	25,000			12,446C
2023	5,300	19,800	25,100			11,854C
2022	3,800	16,400	20,200			11,290C
2021	3,000	15,000	18,000			10,930C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Roof Cover Onl	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 390 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Average Effec. Age: 40 Floor Area: Total Base New : 126,742 Total Depr Cost: 44,359 Estimated T.C.V: 35,487			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			Cls Average		Blt 1967	
Yr Built 1967 ADD	Remodeled 2012	Ex	X	Ord		Min	No./Qual. of Fixtures			Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		0 Amps Service			X Ex.			Building Areas						
Room List		Doors		Solid	X	H.C.	X Ex.			Type						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			X Ex.			Type						
(1) Exterior		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			X Ex.			Type						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		1 1000 Gal Septic 1 2000 Gal Septic			X Ex.			Type						
(2) Windows		(7) Excavation		(14) Water/Sewer			X Ex.			Type						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Ex.			Type						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Lump Sum Items:			X Ex.			Type						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X Ex.			Type						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			X Ex.			Type					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			X Ex.			Type						
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			X Ex.			Type						
<p>Notes: 1967 ROLO HOME MOBILE S/N 22462 ECF (416 RURAL METES &amp; BOUNDS) 0.800 =&gt; TCY: 35,487</p>																

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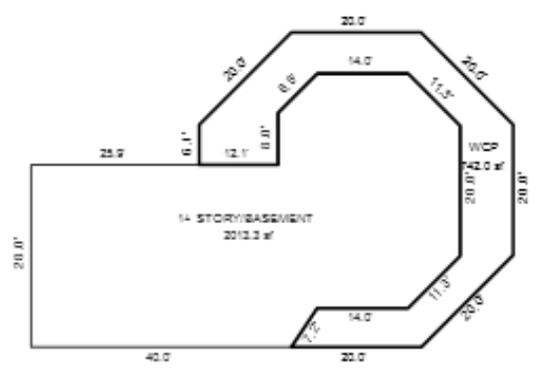
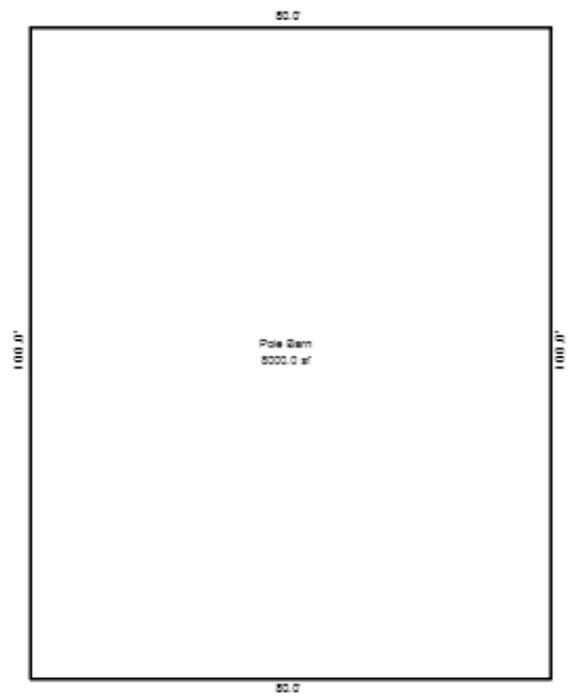
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	225,000	06/10/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01887	PROPERTY TRANSFER	100.0
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	21-NOT USED/OTHER	2007/3667	DEED	100.0

Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7670 W BLUE RD X 300		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 219,236 TCV/TFA: 108.91					
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
Tax Description		Dirt Road		Residentia PARTOF>80@\$2800		18.75 Acres		2800 100		52,508			
SEC 26 T22N R8W E 624 FT OF NE 1/4 OF SW 1/4. SPLIT ON 12/20/2018 PART TO 026-011-50 FORMERLY SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.		Gravel Road		18.75 Total Acres		Total Est. Land Value =				52,508			
Comments/Influences		Paved Road											
80X120 STEEL FRAME WAREHOUSE U/C FOR 00 WITH USED MATERIALS USED CAL 128 FOR PRICING. Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ; Parent Parcel(s): 009-026-011-00; 009-026-011-50;		Storm Sewer											
		X Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		X Rolling											
		Low											
		X High											
		Landscaped											
		Swamp											
		X Wooded											
		X Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Year		Land Value		Building Value		Assessed Value		Board of Review	Tribunal/Other	Taxable Value	
		Who		When		What		2024		26,300	83,300	109,600	109,600S
		TPC 04/30/2021		INSPECTED				2023		22,500	107,400	129,900	129,900S
		TPC 05/06/2018		INSPECTED				2022		18,900	98,700	117,600	95,423C
		TPC 12/27/2017		INSPECTED				2021		17,000	90,200	107,200	92,375C

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Building Type	Barn - General Purpose			
Year Built	1978			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 360			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	100 x 80 = 8000			
Cost New	\$ 142,480			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 24,934			
+ 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	\$ 23,189			
Comments:	DEFERRED MAINTENANCE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 23189 / All Cards: 23189				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	74,000	01/09/2019	WD	32-SPLIT VACANT	2019-00071	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/11/2019					
PARKER TYRRELL JAMES 7878 W BLUE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 64,750					

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 PARTOF>40@\$3000 20.93 Acres 3000 100							62,796
20.93 Total Acres						Total Est. Land Value =	62,796

Tax Description	Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value
SEC 26 T22N R8W NE 1/4 OF SW 1/4 EXC E 624 FT THOF. SPLIT ON 12/20/2018 FROM 009-026-011-00; FORMERLY PART OF SEC 26 T22N R8W NE 1/4 OF SW 1/4. 40 A.				
Wood Frame	19.54	200	50	1,954
Total Estimated Land Improvements True Cash Value =				1,954

Comments/Influences

Split/Comb. on 12/20/2018 completed 12/20/2018 TIM ;

Parent Parcel(s): 009-026-011-00;

Child Parcel(s): 009-026-011-50;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	31,400	1,000	32,400			21,892C
TPC	04/30/2021	INSPECTED	2023	25,100	900	26,000			20,850C
			2022	19,000	0	19,000			19,000S
			2021	19,000	0	19,000			19,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status	
7700 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Reroof		06/28/2019	2019-0296	100%	
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 0 TCV/TFA: 0.00				
FAITH CHRISTIAN FELLOWSHIP K/N/A LIVING LIGHT CHRISTIAN CHURCH 7700 W BLUE 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 26 T22N R8W W 696 FT OF SE 1/4 OF SW 1/4 EXC BEG 690FT W OF S 1/4 POST TH N 316 FT W 312 FT S 316 FT E 312 FT TO POB. 18.8275 A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		Residentia 18 -29 @\$3000	18.83 Acres	3000	100		56,484
MICHIGAN ID # 800788285 NEW STEEL; FRAME WAREHOUSE..USED MATERIALS U/C 80X120 CAL 128		Paved Road		18.83 Total Acres				Total Est. Land Value =	56,484
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving	2.73	32500	50	44,362	
		Sewer		Total Estimated Land Improvements True Cash Value =				44,362	
		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	
		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT	
		2022	0	0	0			0	
		2021	0	0	0			0	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What					
		TPC 08/27/2019	INSPECTED						
		TPC 12/27/2017	INSPECTED						
		TPC 05/18/2015	INSPECTED						

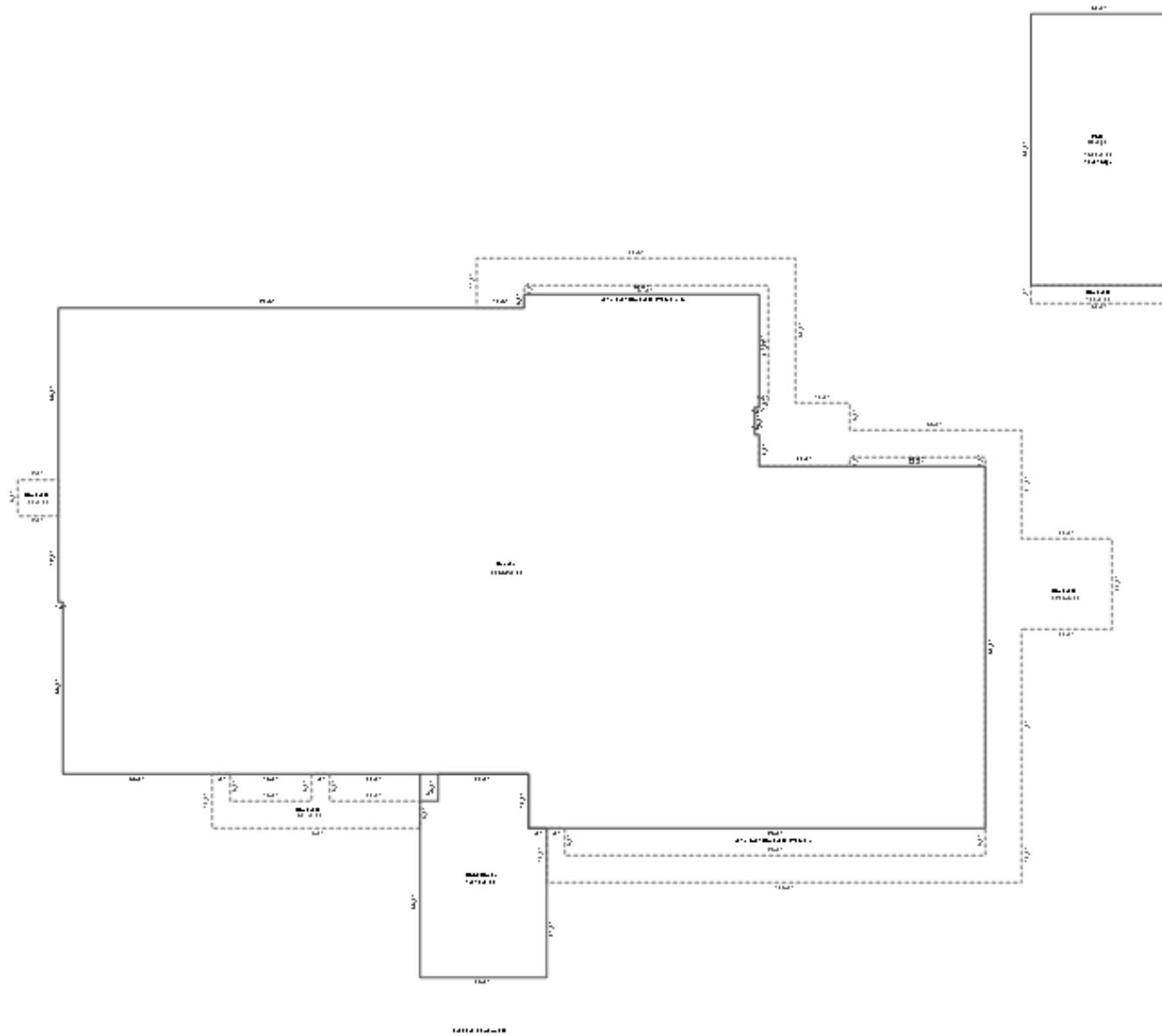


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Desc. of Bldg/Section: Calculator Occupancy: Auditoriums		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 648		
Class: D Floor Area: 20,689 Gross Bldg Area: 22,489 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 118.90  (10) Heating system: Package Heating & Cooling Cost/SqFt: 22.86 100% Adjusted Square Foot Cost for Upper Floors = 141.76	
	High	Above Ave.		Ave.
Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 20689 Ave. Perimeter: 648 Has Elevators:		Total Floor Area: 20,689 Base Cost New of Upper Floors = 2,932,873  Reproduction/Replacement Cost = 2,932,873 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0 Total Depreciated Cost = 1,759,724	
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			
Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 1,495,765 Replacement Cost/Floor Area= 141.76 Est. TCV/Floor Area= 72.30	
Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			
Comments: REVIEW FILE FOR HISTORICAL PERMITS -TIM	* Sprinkler Info * Area: Type: Average			

(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	
	Average Typical	Few Average Many Unfinished Typical	Bsmnt Insul.
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
	3-Piece Baths	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\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,800 Gross Bldg Area: 22,489 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 10 Perimeter: 180 Base Rate for Upper Floors = 26.30 Adjusted Square Foot Cost for Upper Floors = 26.30	
Depr. Table : 4% Effective Age : 1 Physical %Good: 96 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,800 Base Cost New of Upper Floors = 47,340 Reproduction/Replacement Cost = 47,340 Eff. Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/100/100/96.0 Total Depreciated Cost = 45,446	
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: Average	

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

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

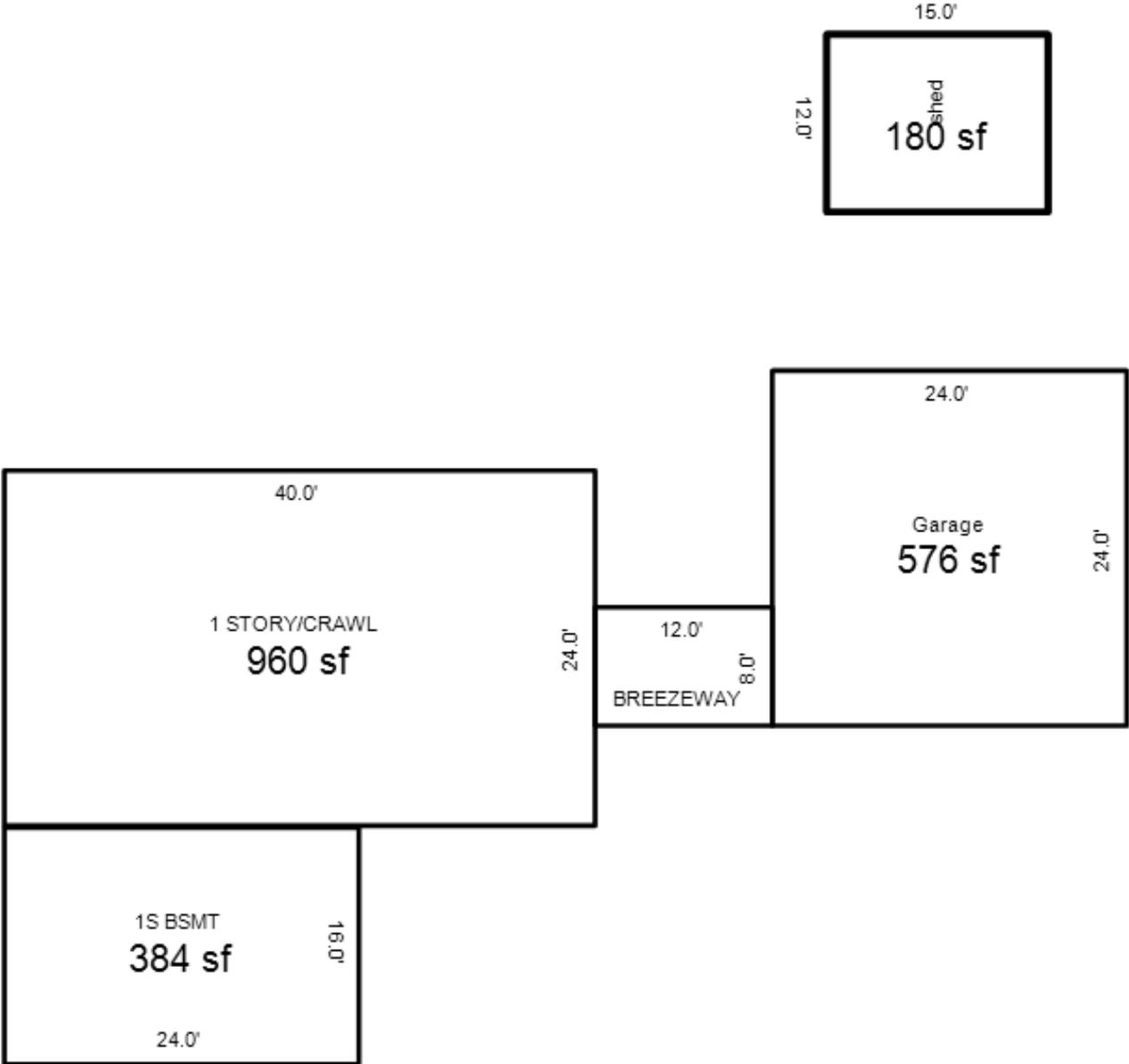
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
HARJU ROBERT W & VIRGINIA	HARJU ROBERT W & VIRGINIA	0	08/08/2022	QC	09-FAMILY	2022-02574	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
7690 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
HARJU ROBERT W & VIRGINIA M 7690 W BLUE ROAD LAKE CITY MI 49651		MAP #:										
Tax Description		2024 Est TCV 145,339 TCV/TFA: 108.14										
. SEC 26 T22N R8W BEG 690 FT W OF SE COR OF SE 1/4 OF SW 1/4 N 316 FT W 312 FT S 316 FT E 312 FT TO BEG. 2.2634 A.		X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Comments/Influences		Public Improvements		* Factors *								
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A 200' @ 90/FF	312.00	316.00	0.8948	0.9428	90	100		23,688
		Paved Road		312 Actual Front Feet, 2.26 Total Acres				Total Est. Land Value =		23,688		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	22.67	180	50	2,040				
		Sewer		Total Estimated Land Improvements True Cash Value =				2,040				
		X Electric										
		X Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	11,800	60,900	72,700			44,465C		
		Low		2023	9,200	58,900	68,100			42,348C		
		High		2022	7,800	53,800	61,600			40,332C		
		Landscaped		2021	6,200	49,200	55,400			39,044C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	11,800	60,900	72,700			44,465C	
		TPC	04/30/2021	INSPECTED	2023	9,200	58,900	68,100			42,348C	
		TPC	12/27/2017	INSPECTED	2022	7,800	53,800	61,600			40,332C	
		TPC	05/21/2013	INSPECTED	2021	6,200	49,200	55,400			39,044C	



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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 Brzwy, FW	Year Built: 1971 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 Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,344 Total Base New : 197,869 Total Depr Cost: 128,614 Estimated T.C.V: 119,611		E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 197,869 Total Depr Cost: 128,614 Estimated T.C.V: 119,611		E.C.F. X 0.930		Carport Area:	
Yr Built 1971	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 = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1971	
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas		Depr. Cost			
Room List		Doors		Solid	X	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			Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding 960 1 Story Siding 384		Total: 162,024		105,316	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments		Plumbing			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 1 1,230 1 4,550 1 2,585		Water/Sewer			
(2) Windows		Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			Lump Sum Items:			Water/Sewer		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
X	Many Avg. Few	X	Large Avg. Small	Basement: 384 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8			1			Water/Sewer		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		X			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s) 1 1,230 1 4,550 1 2,585			
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		8			1			Garages		Average Fixture(s			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HESS PETER K & CAMILLE K	SMITH DOUGLAS A & MARCELL	184,000	08/09/2018	WD	03-ARM'S LENGTH	2018-02580	PROPERTY TRANSFER	100.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	09-FAMILY	2017-03048	DEED	0.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	1	09/25/2017	QC	09-FAMILY	2017-03050	DEED	0.0					
HESS PETER K & CAMILLE K	HESS PETER K & CAMILLE K	0	08/28/2008	WD	21-NOT USED/OTHER	2008/3113	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7650 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		POOL		05/28/2019		2019-0218	100%				
Owner's Name/Address		P.R.E. 100% 08/20/2018		MAP #:									
SMITH DOUGLAS A & MARCELLE A 7650 W BLUE ROAD LAKE CITY MI 49651		2024 Est TCV 237,473 TCV/TFA: 163.55											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 26 T22N R8W (4*1999) BEG 312 FT W OF SE COR OF SE 1/4 OF SW 1/4 TH N 622 FT, W 156 FT, S 622 FT, E 156 FT TO POB. 2.2275A.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
99 EXEMP10' SPLIT TO 017-85 FOR 00		X	Gravel Road		A 200' @ 90/FF	156.00	622.00	1.0641	1.1167	90	100		16,683
		X	Paved Road		156 Actual Front Feet, 2.23 Total Acres Total Est. Land Value = 16,683								
		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		Fencing: Wd, Solid, 6 ft.	30.88	40	50	617				
		X	Sewer		Fencing: Wire Mesh, #9	3.79	776	50	1,470				
		X	Electric		D/W/P: Asphalt Paving	3.10	2800	0	0				
		X	Gas		D/W/P: 5in Ren. Conc.	8.94	529	0	0				
		X	Curb		D/W/P: 3.5 Concrete	6.58	2873	0	0				
		X	Street Lights		D/W/P: Brick on Sand	18.02	174	0	0				
		X	Standard Utilities		Pool: Concrete	85.87	648	50	27,822				
		X	Underground Utils.		Wood Frame	28.83	100	50	1,441				
		X	Topography of Site		Pool Equipment	1,410.00	1	50	705				
		X	Level		Residential Local Cost Land Improvements								
		X	Rolling		Description	Rate	Size	% Good	Cash Value				
		X	Low		LAND IMPROVE 5000	5,000.00	1	100	5,000				
		X	High		Total Estimated Land Improvements True Cash Value = 37,055								
		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	8,300	110,400	118,700			107,965C		
					2023	6,500	106,400	112,900			102,824C		
					2022	6,600	97,800	104,400			97,928C		
					2021	5,100	89,700	94,800			94,800S		



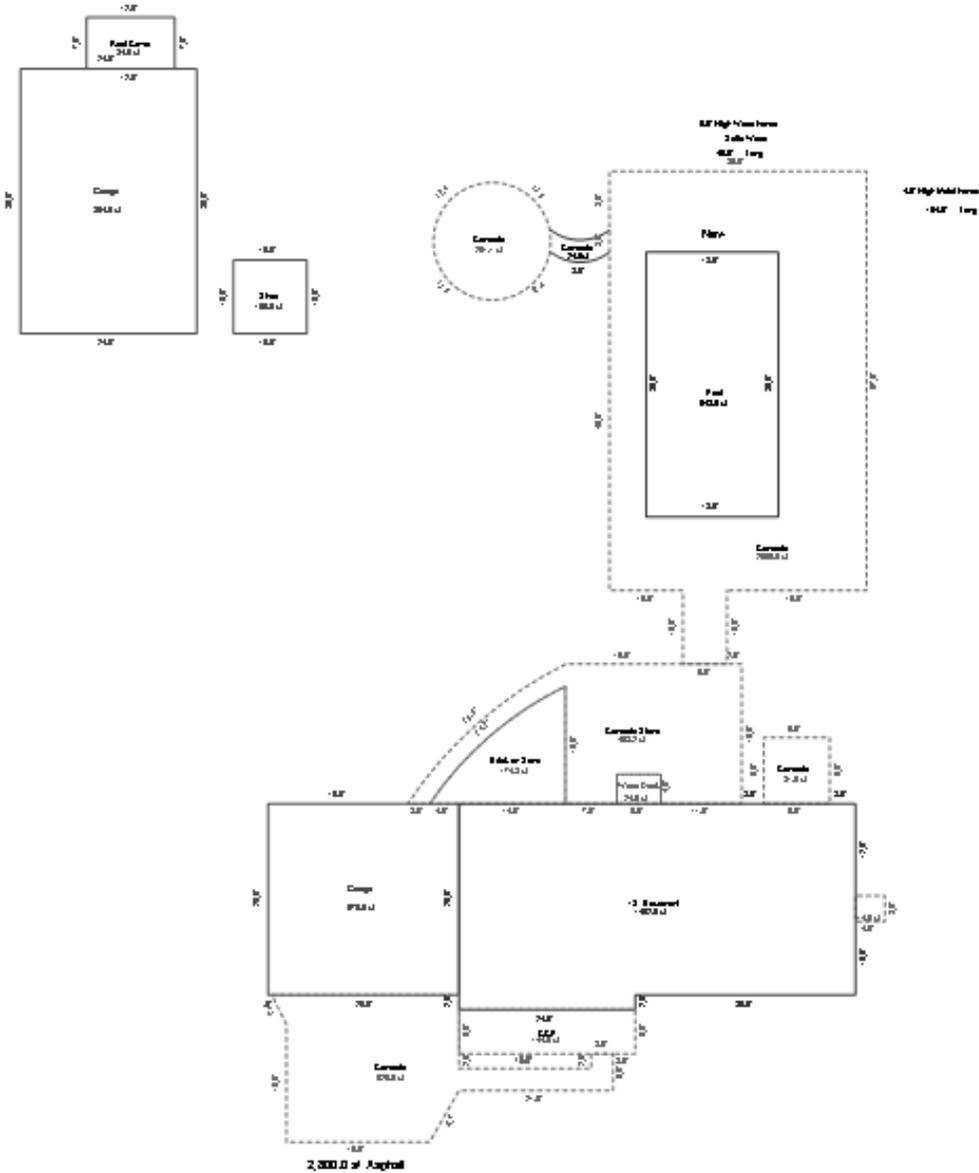
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga		Area Type	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 676 % 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				144 192 84	CCP (1 Story) Treated Wood Roof Cover Onl		
Building Style: 1S		Trim & Decoration		Ex X Ord Min			Size of Closets			Class: C Effec. Age: 35 Floor Area: 1,452 Total Base New : 303,945 Total Depr Cost: 197,564 Estimated T.C.V: 183,735						
Yr Built 1974	Remodeled 201	Condition: Average		Lg X Ord Small			Central Air Wood Furnace			E.C.F. X 0.930						
Room List		Doors		Solid X H.C.			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1452 SF Floor Area = 1452 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1974			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Building Areas			Total:		209,714 136,314	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Ex. X Ord. Min			Many X Ave. Few			1 Story Siding Basement 1,452						
(2) Windows		(7) Excavation		(13) Plumbing			(14) Water/Sewer			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. X Small		Basement: 1452 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CCP (1 Story) Deck Treated Wood w/Roof (Roof portion)			1000 19,330 12,564			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		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			Water/Sewer			1 1,476 959 1 3,108 2,020 1 4,864 3,162 1 2,686 1,746			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 676 27,777 18,055 Common Wall: 1 Wall 1 -2,686 -1,746 Class: C Exterior: Pole (Unfinished) Base Cost 864 22,360 14,534 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces			144 3,927 2,553 192 4,028 2,618 84 1,574 1,023			
(3) Roof		1000 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Joists: Unsupported Len: Cntr.Sup:			1 1000 Gal Septic 1 2000 Gal Septic			Garages			144 3,927 2,553			
X	Gable Hip Flat	Gambrel Mansard Shed								w/Roof (Roof portion)			84 1,574 1,023			
X	Asphalt Shingle									Class: C Exterior: Pole (Unfinished) Base Cost 864 22,360 14,534			192 4,028 2,618			
Chimney:										Built-Ins Appliance Allow. 1 2,766 1,798			84 1,574 1,023			

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

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDERLAAN MATTHEW	SAWMILLER JEREMY & HILARY	127,000	08/14/2014	WD	03-ARM'S LENGTH	2014-02819	PROPERTY TRANSFER	100.0
COVENANT CAPITAL INC	VANDERLAAN JAMES A & TERI	145,000	01/28/2011	WD	09-FAMILY	2011-332WD	PROPERTY TRANSFER	100.0
VANDERLAAN MATTHEW		0	01/28/2011	CD	11-FROM LENDING INSTITUT	2011-333CD	PROPERTY TRANSFER	100.0
FANNIE MAE	COVENANT CAPITAL	60,000	07/14/2010	CD	21-NOT USED/OTHER	2010-2884CD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7600 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/19/2014					
Owner's Name/Address	MAP #:					
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 237,065 TCV/TFA: 163.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
					* Factors *							
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		20900529 \$125,000		Dirt Road		Residentia 8 - 17	@\$3000	9.46	Acres	3000	100	
		Gravel Road		9.46 Total Acres		Total Est. Land Value =						28,365

Tax Description	X	Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
		. SEC 26 T22N R8W E 312 FT OF SE 1/4 OF SW 1/4. 9.4545 A.		D/W/P: Asphalt Paving	3.10	4000	0	0
Comments/Influences	X	Residential Local Cost Land Improvements		Description	Rate	Size	% Good	Cash Value
20900529 \$125,000			Gas	2,500.00	LAND IMPROVE 2500	2,500.00	1	97
		Total Estimated Land Improvements True Cash Value =						2,425

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level		2024	14,200	104,300	118,500			84,413C
Rolling		2023	13,200	101,200	114,400			80,394C
Low		2022	9,500	93,100	102,600			76,566C
High		2021	9,500	85,100	94,600			74,121C
Landscaped	X							
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

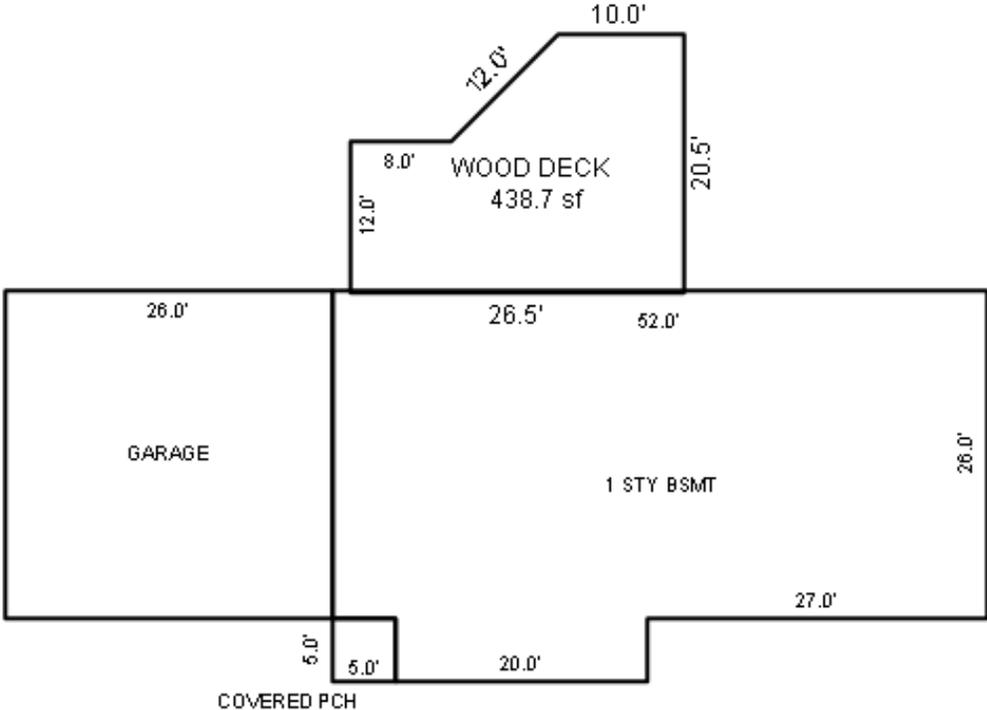
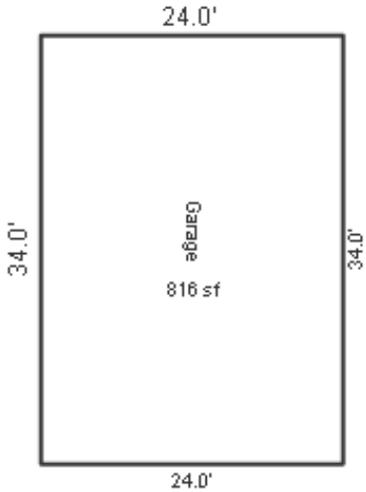


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	2	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 25 438	Type CCP (1 Story) Treated Wood	Year Built: 1971 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: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 25 Floor Area: 1,452 Total Base New : 295,736 Total Depr Cost: 221,801 Estimated T.C.V: 206,275			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		No. of Elec. Outlets		
Yr Built 1971	Remodeled 2012	Ex	X	Ord	Min	Size of Closets			Lg X Ord Small			Doors Solid X H.C.		(5) Floors		
Condition: Average		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing	
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchens: Other: Other:			Amps Service			No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets	
(1) Exterior		(6) Ceilings		X Drywall			(12) Electric			0 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1452 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1452 SF Floor Area = 1452 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 1,452 Total: 215,348 161,510	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Other Additions/Adjustments			Plumbing		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Many Avg. X Avg. Few Small	(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			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Storms & Screens	(15) Fireplaces		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
(3) Roof		(16) Porches/Decks		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Gable Hip Flat	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Gambrel Mansard Shed	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
X	Asphalt Shingle	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	
Chimney: Brick		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages			Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages		Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches Deck Garages	

\*\*\* 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.			
REED EMMA & AUSTIN	CLARK ANNA M	195,000	12/08/2022	WD	03-ARM'S LENGTH	2022-03807	PROPERTY TRANSFER	100.0			
REED EMMA	REED EMMA & AUSTIN	0	10/28/2021	QC	09-FAMILY	2021-03831	DEED	0.0			
CLARKE & COOK & SWARTZ JT	MEYERING EMMA	67,500	08/13/2015	WD	03-ARM'S LENGTH	2015-02745	PROPERTY TRANSFER	100.0			
GROESSER WANDA S	CLARKE & COOK & SWARTZ JT	0	04/27/2015	CD	07-DEATH CERTIFICATE	2015-02745	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
7668 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 12/08/2022									
CLARK ANNA M 7668 W BLUE RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 146,963 TCV/TFA: 122.47									
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *							
. SEC 26 T22N R8W BEG 468 FT W OF S 1/4 POST TH N 632 FT W 156 FT S 632 FT E 156 FT TO POB. 2.2634 A.		X Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		X Gravel Road		A 200' @ 90/FF 156.00 632.00 1.0641 1.1212 90 100 16,750							
		X Paved Road		156 Actual Front Feet, 2.26 Total Acres Total Est. Land Value = 16,750							
		X Storm Sewer		Land Improvement Cost Estimates							
		X Sidewalk		Description	Rate	Size	% Good	Cash Value			
		X Water		D/W/P: 3.5 Concrete 6.58 322 50 1,059							
		X Sewer		Total Estimated Land Improvements True Cash Value = 1,059							
		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	8,400	65,100	73,500			73,080C
		TPC 07/12/2022 INSPECTED			2023	6,500	63,100	69,600			69,600S
		TPC 12/27/2017 INSPECTED			2022	6,600	51,600	58,200			44,635C
		TPC 08/28/2015 INSPECTED			2021	5,100	47,000	52,100			43,210C

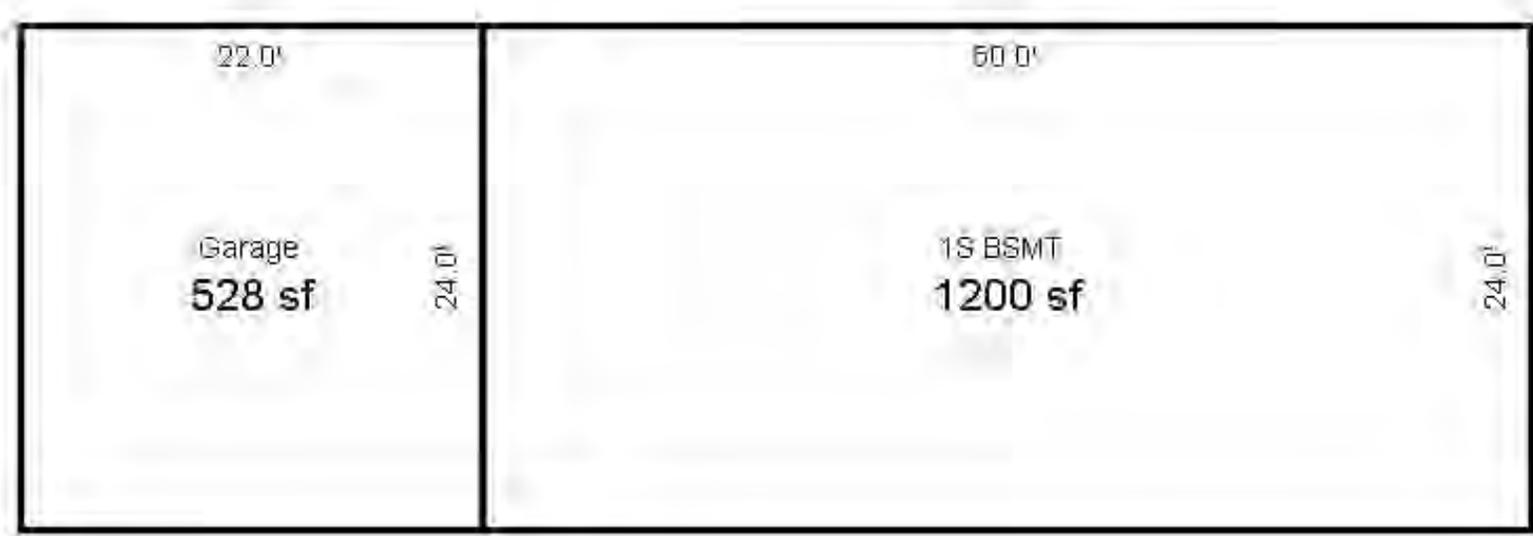


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Ex X Ord Min Lg X Ord Small			Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(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 Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1200 SF Floor Area = 1200 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,200 Total: 178,045 115,729 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 50 Feet 1 2,686 1,746 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,396 15,207 Common Wall: 1 Wall 1 -2,686 -1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 213,655 138,875	
Building Style: 1S		Yr Built Remodeled 1975 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 3 Bedrooms		(1) Exterior 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 X Gable Hip Flat Gambrel Mansard Shed		Chimney: Metal		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 129,154					

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALSH PATRICK W TRUST	WALSH TRUDIE J	0	09/12/2016	WD	16-LC PAYOFF	2016-03337	DEED	0.0
WALSH PATRICK	FRASER TRUDIE J	36,394	04/13/2004	LC	21-NOT USED/OTHER	04-0/2993	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7670 W 7670 X 150 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/13/2004					
WALSH TRUDIE J 7670 X 150 W BLUE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 127,065 TCV/TFA: 94.54					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
			Public Improvements		* Factors *				Value			
SEC 26 T22N R8W 1.2534 A M/L W 312 FT OF E 624 FT OF SE 1/4 OF SW 1/4 EXC S 732 FT THEREOF AND EXC N 413 FT THEREOF.			Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences			Gravel Road		A 200' @ 90/FF	162.00	312.00	1.0541	0.9398	90	100	14,443
Chg land rate form 3-7 ac. to 1-2.99 for 08. 04 SPLIT TO 026-017-40 TOGETHER WITH OLD HOUSE & BLDGS	X		Paved Road		162 Actual Front Feet, 1.16 Total Acres					Total Est. Land Value =		14,443



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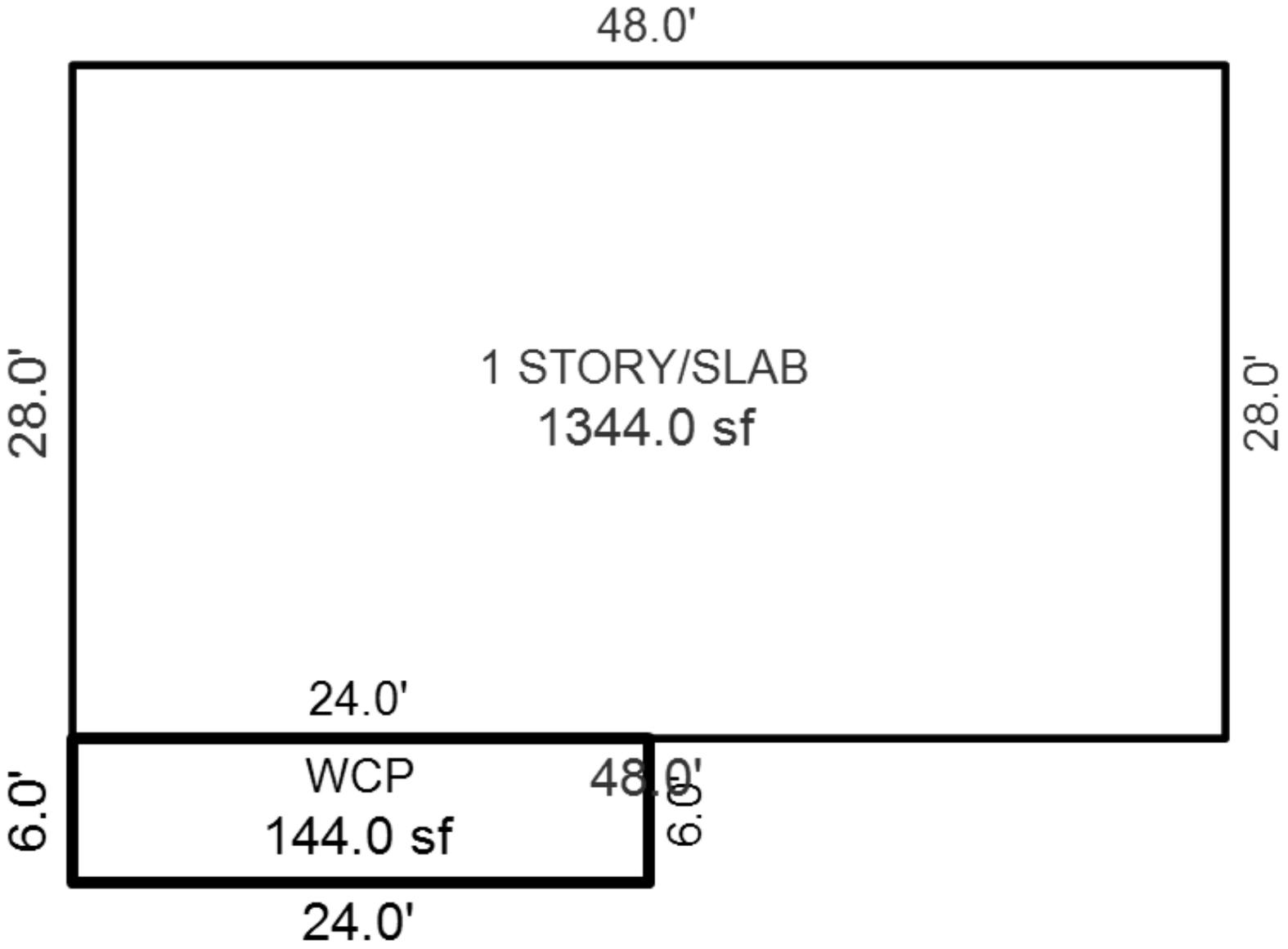
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Topography of Site							
		Level							
		X Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		X Private Road							
			2024	7,200	56,300	63,500			38,039C
		TPC 12/27/2017 INSPECTED	2023	5,600	54,600	60,200			36,228C
		TPC 10/17/2016 INSPECTED	2022	4,100	50,100	54,200			34,503C
			2021	3,200	48,700	51,900			33,401C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144	Type Pine	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration			Class: D Effec. Age: 20 Floor Area: 1,344 Total Base New : 151,374 Total Depr Cost: 121,099 Estimated T.C.V: 112,622			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric 150 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=80/100/100/100/80			Cls D Blt 2002		
Yr Built 2002	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Condition: Average		Size of Closets Lg X Ord 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			1 Story Siding Slab 1,344 Total: 134,286 107,429					
Room List		Doors Solid X H.C.		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 820 Water/Sewer 1000 Gal Septic 1 4,263 3,410 Water Well, 100 Feet 1 5,506 4,405 Deck Pine w/Roof (Deck Portion) 144 2,549 2,039 Pine w/Roof (Roof portion) 144 2,107 1,686 Built-Ins Appliance Allow. 1 1,638 1,310 Totals: 151,374 121,099			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 112,622					
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		
Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. X Large Avg. Small		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			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.
MELDRUM CHRISTINE & WALKE	PEER DANIELLE	205,000	11/04/2021	WD	03-ARM'S LENGTH	2021-03979	PROPERTY TRANSFER	100.0
WALSH PATRICK TRUST	MELDRUM CHRISTINE & WALKE	115,000	07/20/2018	WD	03-ARM'S LENGTH	2018-02326	PROPERTY TRANSFER	100.0
WALSH PATRICK	WALSH PATRICK TRUSTEE	0	04/15/2010	QC	09-FAMILY	2010_1269QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7670 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	09/18/2018	2018-0483	100%

Owner's Name/Address	MAP #:
PEER DANIELLE 7670 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 240,678 TCV/TFA: 143.26

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
SEC 26 T22N R8W 2.9581 A M/L N 413 FT OF W 312 FT OF E 624 FT OF SE/4 OF SW/4.			

Comments/Influences	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road		A 200' @ 90/FF	312.00	413.00	0.8948	1.0080	90	100		25,327	
	Gravel Road		312 Actual Front Feet, 2.96 Total Acres								Total Est. Land Value =	25,327
	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	X Private Road

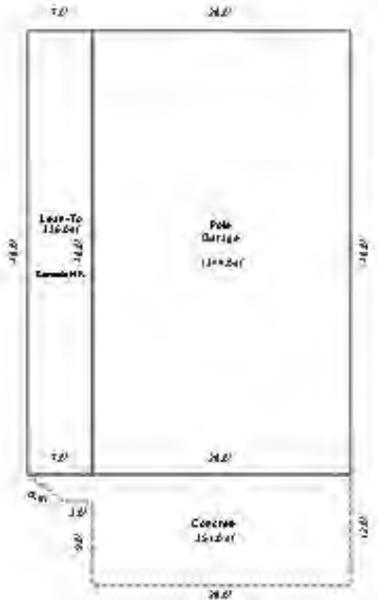
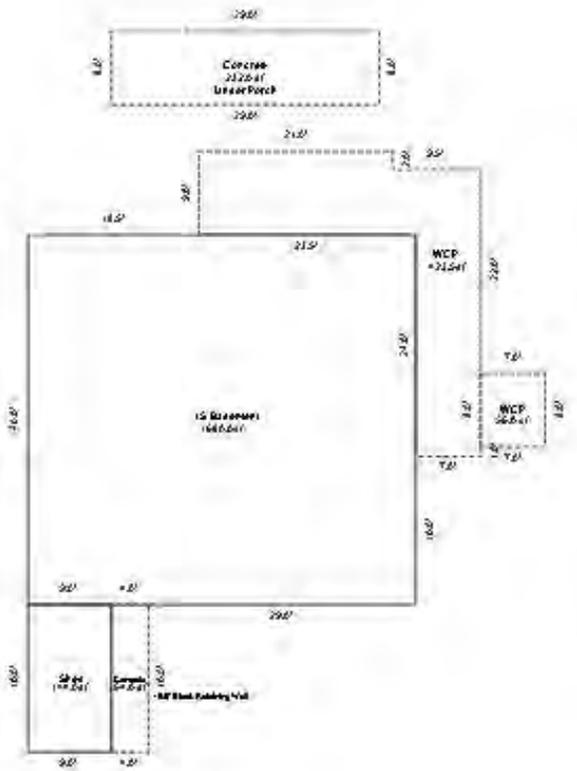
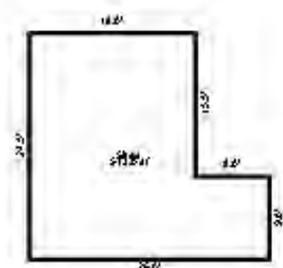
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,700	107,600	120,300			114,108C
2023	9,800	104,200	114,000			108,675C
2022	7,800	95,700	103,500			103,500S
2021	6,200	89,900	96,100			88,860C

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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 479	Type WCP (1 Story) 384 Roof Cover Onl	Year Built: 2000 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1344 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,680 Total Base New : 344,334 Total Depr Cost: 221,382 Estimated T.C.V: 205,885			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.930			Bsmnt Garage:			
Yr Built 1978	Remodeled 2018	Ex	X Ord	Min	100 Amps Service			No./Qual. of Fixtures			Cls C Blt 1978					
Condition: Average		Size of Closets		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S			Ground Area = 1680 SF Floor Area = 1680 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			
Room List		Doors	Solid	X H.C.	100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Basement	1st Floor	(5) Floors		No. of Elec. Outlets			1 Story Siding Basement 1,680 Total: 237,532 154,397			Other Additions/Adjustments			Recreation Room 840 16,237 8,118			
5 Bedrooms	2nd Floor	Kitchen: Other: Other:		Many X Ave. Few			Exterior Stone Veneer 150 5,694 3,701			Plumbing			Average Fixture(s) 1 1,476 959			
(1) Exterior		(6) Ceilings		1 Separate Shower			Plumbing			3 Fixture Bath 2 9,291 6,039			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		1 1000 Gal Septic			Water/Sewer			Separate Shower 1 1,360 884			3 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
	Insulation	(8) Basement		1 2000 Gal Septic			Ceramic Tile Floor			Water Well, 100 Feet 1 4,864 3,162			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
(2) Windows		(9) Basement Finish		Lump Sum Items:			Ceramic Tile Wains			Water Well, 100 Feet 1 5,808 3,775			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Many Avg. Few	X Large Avg. Small	Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Public Water			Ceramic Tub Alcove			Porches			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Public Sewer			Vent Fan			WCP (1 Story) 479 15,635 10,163			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
(3) Roof		840 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water Well			Ceramic Tile Alcove			Built-Ins			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			Ceramic Tub Alcove			Appliance Allow. 1 2,766 1,798			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink		
X	Asphalt Shingle	Chimney: Metal		2000 Gal Septic			Vent Fan			Fireplaces			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			Interior 1 Story 1 5,338 3,470			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			Deck			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			w/Roof (Roof portion) 384 5,902 3,836			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			Garages			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			Class: C Exterior: Pole (Unfinished) Base Cost 1344 32,431 21,080			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Vent Fan			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			

\*\*\* 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
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7674 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 100% 07/22/1994				
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Owner's Name/Address	MAP #:					
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ROSENBERRY DOUGLAS L	2024 Est TCV 114,367 TCV/TFA: 100.32					
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7674 W BLUE ROAD	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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LAKE CITY MI 49651	Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
312 Actual Front Feet, 0.72 Total Acres								Total Est. Land Value = 12,000

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
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Description	Rate	Size	% Good	Cash Value
SEC 26 T22N R8W (4*1999) BEG 312 FT W & 622 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 110 FT, W 312 FT, S 100 FT, E 156 FT, S 10 FT, E 156 FT TO POB. .7521A.	17.91	448	50	4,012
Total Estimated Land Improvements True Cash Value =				4,012

Comments/Influences	X	Water					
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99 SPLIT 10' FROM 014-00 FOR 00	X	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					
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	X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		PRIVATE RD	2024	6,000	51,200	57,200			30,658C
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		TPC 05/06/2018 INSPECTED	2023	5,500	49,500	55,000			29,199C
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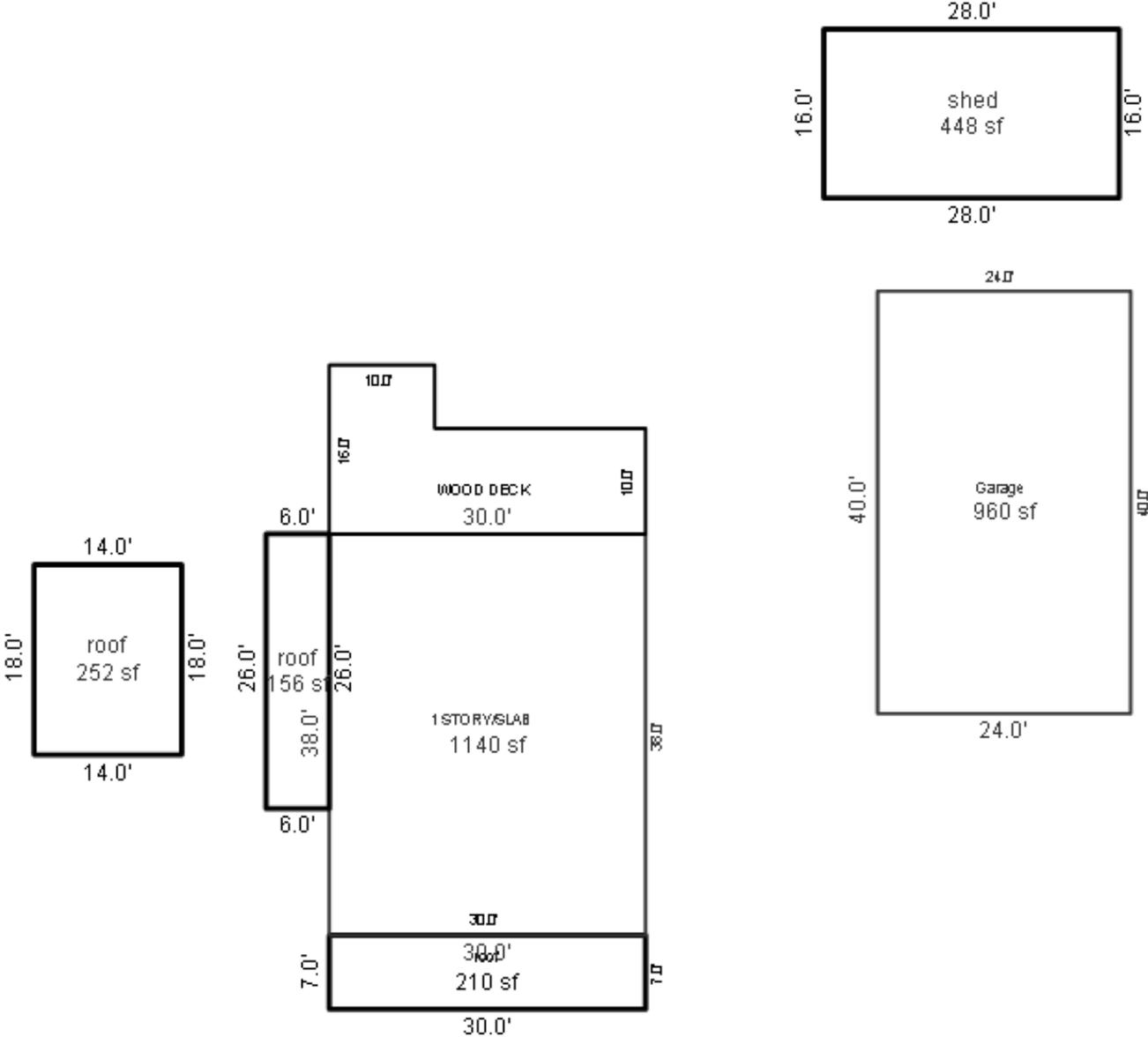
		TPC 12/27/2017 INSPECTED	2022	4,500	45,500	50,000			27,809C
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			2021	4,000	41,600	45,600			26,921C
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 360 156 252 210	Type Treated Wood Roof Cover Onl Roof Cover Onl Roof Cover Onl	Year Built: 1992 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 960			
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: 35 Floor Area: 1,140 Total Base New : 162,598 Total Depr Cost: 105,758 Estimated T.C.V: 98,355			E.C.F. X 0.930		Bsmnt Garage:	
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D Blt 1983		Roof:	
Yr Built 1983	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Building Areas			Total: 117,483		Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			117,483		76,363	
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Slab 1,140			117,483		76,363		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			117,483		76,363	
(1) Exterior		Kitchen: Other:		Ex. X Ord. Min			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet			1,025		666	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Many X Ave. Few			(14) Water/Sewer			Deck Treated Wood w/Roof (Roof portion) Ceramic Tile Floor w/Roof (Roof portion) w/Roof (Roof portion)			5,814		3,779	
(2) Windows		(7) Excavation		1			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost No Concrete Floor			25,594		16,636	
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1140 S.F. Height to Joists: 0.0	1			Lump Sum Items:			Built-Ins Appliance Allow. Unit-in-Place Cost Items ROOF STRUCT. (SQ FT)			1,638		1,065	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1			Notes:			210			1,176		835	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			Totals:			162,598		105,758	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Totals:			162,598			105,758			
X	Asphalt Shingle	(9) Basement Finish		1			Notes:			162,598			105,758			
Chimney:		(10) Floor Support		1			Notes:			162,598			105,758			
		Joists: Unsupported Len: Cntr.Sup:		1			Notes:			162,598			105,758			

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



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

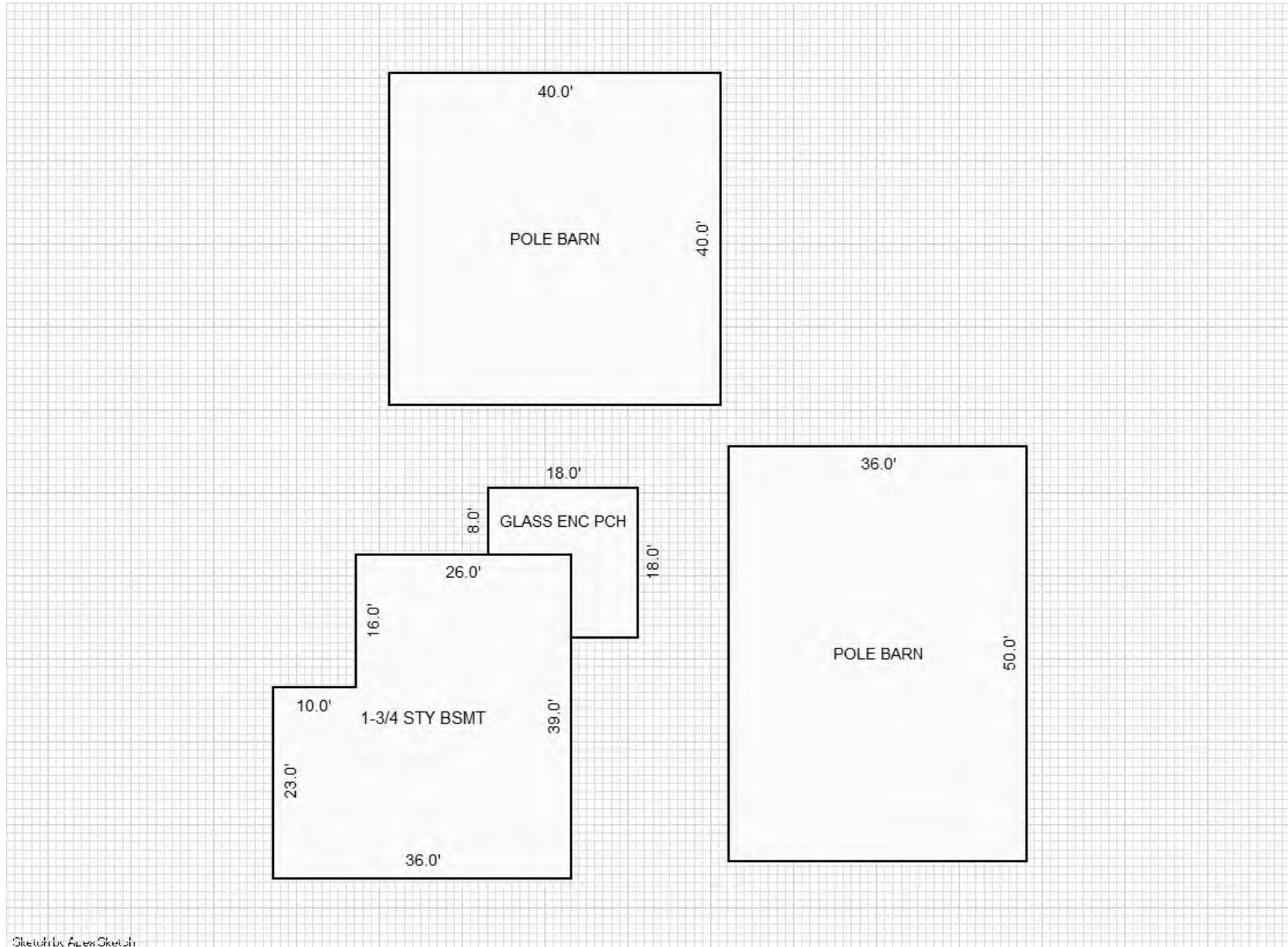
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
7878 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		03/31/2015	2015-0331	EXPIRED					
Owner's Name/Address		P.R.E. 100% 07/07/2022											
PARKER TYRRELL J 7878 W BLUE RD LAKE CITY MI 49651		MAP #: 2024 Est TCV 286,481 TCV/TFA: 59.72											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
. SEC 26 T22N R8W SW 1/4 OF SW 1/4. 40A.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
1800 SQ FT BARN PRICE FROM PG 204 FV		Gravel Road		Residentia PARTOF>80@\$2800	38.00	Acres	2800	100				106,400	
QUANSET IS 1600 SQ FT.		Paved Road		Residentia ROW @ ZERO	2.00	Acres	0	100				0	
HOUSE/GRG MOVED ON FROM CAD. NOT COMPLETE FOR 00		Storm Sewer		40.00 Total Acres				Total Est. Land Value =		106,400			
ADD WW SS1 TO CHILD MH FOR 01		Sidewalk		Land Improvement Cost Estimates									
		Water		Description	Rate	Size	% Good	Cash Value					
		Sewer		D/W/P: 4in Ren. Conc.	6.61	504	0	0					
		Electric		Residential Local Cost Land Improvements									
		Gas		Description	Rate	Size	% Good	Cash Value					
		Curb		LAND IMPROVE 1000	1,000.00	2	95	1,900					
		Street Lights		Total Estimated Land Improvements True Cash Value =				1,900					
		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	53,200	90,000	143,200				96,194C		
		Low		2023	45,600	87,300	132,900				91,614C		
		High		2022	36,000	95,000	131,000		131,000W		87,252C		
		Landscaped		2021	36,000	86,500	122,500			84,465C			
		Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TPC	04/30/2021	INSPECTED									
		TPC	12/27/2017	INSPECTED									
		TPC	05/18/2015	INSPECTED									

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224	Type 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 Drywall Paneled X Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump										
	Building Style: 1.75S		Trim & Decoration		X No Heating/Cooling										
	Yr Built 1938	Remodeled 0	Ex Ord X Min		Central Air Wood Furnace										
	Condition: Poor Part. Construct.: 40%		Size of Closets Lg Ord X Small		(12) Electric 100 Amps Service										
	Room List		Doors Solid X H.C.		No./Qual. of Fixtures Ex. Ord. X Min										
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many Ave. X Few										
	(1) Exterior		(6) Ceilings X Plaster		(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: 1244 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1										
X	(2) Windows Many Avg. X Large Avg. Small		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash		(9) Basement Finish		Lump Sum Items:										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens				(10) Floor Support Joists: Unsupported Len: Cntr.Sup:										
X	(3) Roof Gable Hip Flat Gambrel Mansard Shed														
X	Asphalt Shingle														
	Chimney:														
<p>Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls D Blt 1938                  (11) Heating System: No Heating/Cooling                  Ground Area = 1244 SF Floor Area = 2177 SF.                  Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55                  Building Areas                  Stories Exterior Foundation Size Cost New Depr. Cost                  1.75 Story Siding Mich Bsmnt. 1,244                  Total: 194,996 110,519                  Other Additions/Adjustments                  Porches                  WGEP (1 Story) 224 13,662 7,514                  Totals: 208,658 114,763                  Notes: 5/18/15 INTERIOR STRIPPING TO STUDS IN PROGRESS. -TIM                  3/10/2015MBOR TYRRELL MET WITH ASSESSOR AT THE TOWNSHIP HALL. WITHOUT PERMITS, TH                  ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCv: 106,730                  40% Completed =&gt; Est. True Cash Value 2024 =</p>															

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

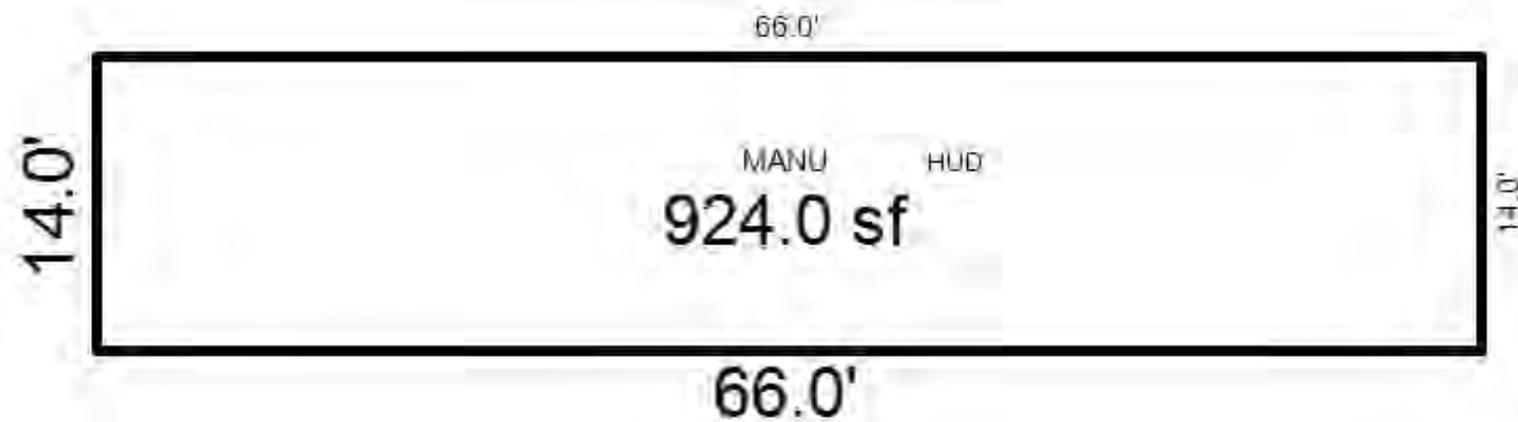


Sketch by Apex Sketch

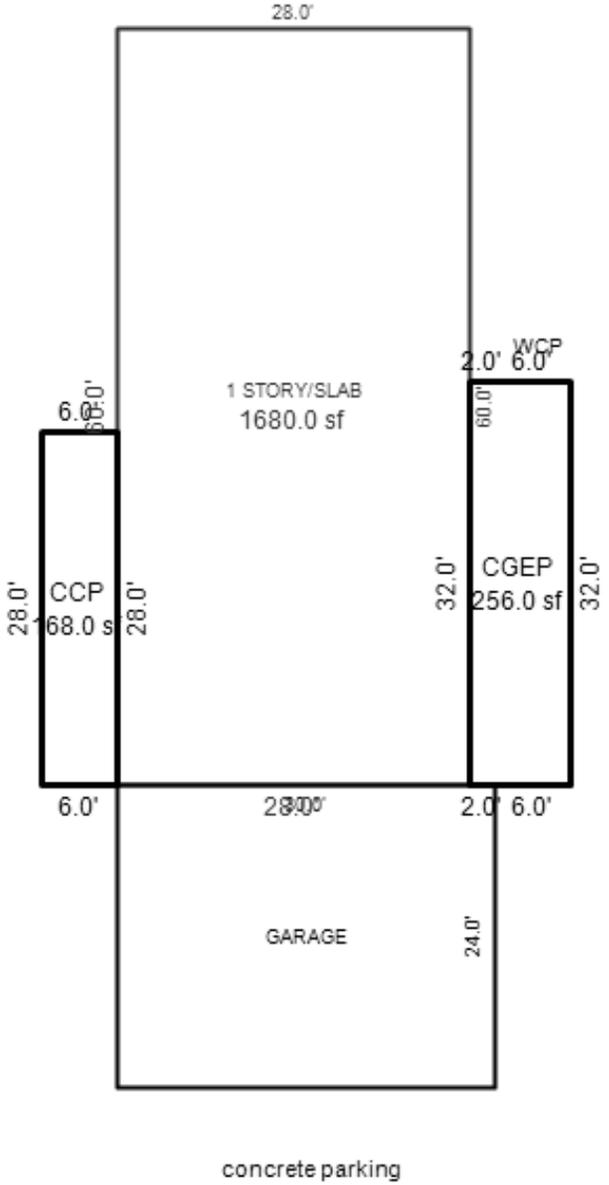
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family	Eavestrough		X	Gas	Oil	Elec.	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:												
	Mobile Home	Insulation			Wood	Coal						Steam	Cook Top	Interior 2 Story	Car Capacity:									
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	2nd/Same Stack	Two Sided	Class:													
	Duplex	0	Other Overhang		Wall Furnace				Bath Heater		Exterior 1 Story	Exterior:												
	A-Frame	(4) Interior		Warm & Cool Air			Vent Fan	Exterior 2 Story	Prefab 1 Story	Stone Ven.:														
	Wood Frame	Drywall	Plaster	Heat Pump			Hot Tub	Prefab 2 Story	Heat Circulator	Common Wall:														
	Building Style:	Paneled	Wood T&G				Unvented Hood	Raised Hearth	Wood Stove	Foundation:														
	HUD	Trim & Decoration					Vented Hood	Direct-Vented Ga		Finished ?:														
Yr Built	Remodeled	Ex	X	Ord	Min				Jacuzzi Tub	Auto. Doors:														
1994 VAC	0	Size of Closets					Jacuzzi repl.Tub	Oven	Class: Low -10	Mech. Doors:														
Condition: Unsound		Lg	X	Ord	Small				Microwave	Effec. Age: 45	% Good:													
Part. Construct.: 1%		Doors		Solid	X	H.C.				Standard Range	Total Base New : 42,057	Storage Area:												
Room List		(5) Floors		Central Air						Self Clean Range	Estimated T.C.V: 11,776	No Conc. Floor:												
	Basement	Kitchen:		Wood Furnace						Sauna	Bsmnt Garage:													
	1st Floor	Other:		(12) Electric						Trash Compactor	Carport Area:													
	2nd Floor	Other:		100 Amps Service						Central Vacuum	Roof:													
	3 Bedrooms			No./Qual. of Fixtures						Security System														
(1) Exterior		(6) Ceilings		Ex. X Ord. Min						Cost Est. for Res. Bldg: 2 Mobile Home HUD		Cls Low-10 Blt 1994												
X	Wood/Shingle			No. of Elec. Outlets						(11) Heating System: Wall Furnace														
	Aluminum/Vinyl			Many X Ave. Few						Ground Area = 924 SF Floor Area = 924 SF.														
	Brick			(13) Plumbing						Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35														
	Insulation	(7) Excavation		Average Fixture(s)						Building Areas														
(2) Windows		Basement: 0 S.F.		3 Fixture Bath						Type		Ext. Walls		Roof/Fnd.		Size		Cost New		Depr. Cost				
X	Many	X	Large	Crawl: 0 S.F.		2 Fixture Bath					Main Home		Siding		Metal		924		Total:		42,702		14,946	
	Avg.	X	Avg.	Slab: 0 S.F.		Softener, Auto					Other Additions/Adjustments					Skirting, Metal or Vinyl, Vertical		160		1,726		604		
	Few		Small	Height to Joists: 0.0		Softener, Manual					Plumbing					3 Fixture Bath		1		-2,371		-830		
X	Wood Sash	(8) Basement		No Plumbing						Notes: HUD						Totals:		42,057		14,720				
	Metal Sash	Conc. Block		Extra Toilet						ECF (416 RURAL METES & BOUNDS) 0.800 => TCv:						11,776								
	Vinyl Sash	Poured Conc.		Extra Sink						1% Completed => Est. True Cash Value 2024 =														
	Double Hung	Stone		Separate Shower																				
	Horiz. Slide	Treated Wood		Ceramic Tile Floor																				
	Casement	Concrete Floor		Ceramic Tile Wains																				
	Double Glass	(9) Basement Finish		Ceramic Tub Alcove																				
	Patio Doors			Vent Fan																				
	Storms & Screens																							
(3) Roof		(14) Water/Sewer																						
X	Gable	Recreation SF		Public Water																				
	Hip	Living SF		Public Sewer																				
	Flat	Walkout Doors (B)		Water Well																				
	Asphalt Shingle	No Floor SF		1000 Gal Septic																				
	Chimney: Metal	Walkout Doors (A)		2000 Gal Septic																				
		(10) Floor Support		Lump Sum Items:																				
		Joists:																						
		Unsupported Len:																						
		Cntr.Sup:																						

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 168 160	Type CGEP (1 Story) CCP (1 Story) WCP (1 Story)	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0								
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,680 Total Base New : 235,935 Total Depr Cost: 141,561 Estimated T.C.V: 131,652			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: 3 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1680 SF Floor Area = 1680 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD			Blt 1969					
Yr Built 1969	Remodeled 2001	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Fair		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			1 Story Siding Slab 1,680			Total: 178,205 106,923						
Room List		Doors		Solid	X	H.C.	(12) Electric			Other Additions/Adjustments											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			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			Plumbing		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(14) Water/Sewer			Water/Sewer			Average Fixture(s)					
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1680 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Water/Sewer			Average Fixture(s)					
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			Lump Sum Items:			Water/Sewer			Average Fixture(s)					
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 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Water/Sewer			Average Fixture(s)					
(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			Public Water Public Sewer Water Well			Water/Sewer			Average Fixture(s)					
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Water/Sewer			Average Fixture(s)							
X	Asphalt Shingle	Chimney:		1 1000 Gal Septic 1 2000 Gal Septic			Public Water Public Sewer Water Well			Water/Sewer			Average Fixture(s)								
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Barn - General Purpose			
Year Built	1935			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 170			
Height	24			
Heating System	No Heating/Cooling			
Length/Width/Area	50 x 35 = 1750			
Cost New	\$ 45,693			
Phy./Func./Econ. %Good	35/25/100 8.8			
Depreciated Cost	\$ 3,998			
+ 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	\$ 3,718			
Comments:	DEFERRED MAINTENANCE			
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3718 / All Cards: 3718				

Desc. of Bldg/Section: UNSOUND  
 Calculator Occupancy: Sheds - Arch-Rib (Quonset), Light Commercial

Class: S		Construction Cost				
Floor Area: 1,600	High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 1,600	** ** Calculator Cost Data ** **					
Stories Above Grd: 1	Quality: Low Cost					
Average Sty Hght : 12	Heat#1: No Heating or Cooling 0%					
Bsmnt Wall Hght	Heat#2: No Heating or Cooling 0%					
Depr. Table : 4%	Ave. SqFt/Story: 1600					
Effective Age : 45	Ave. Perimeter					
Physical %Good: 35	Has Elevators:					
Func. %Good : 100	*** Basement Info ***					
Economic %Good: 100	Area:					
1935 Year Built	Perimeter:					
Remodeled	Type:					
Overall Bldg Height	Heat: Hot Water, Radiant Floor					
Comments: UN SOUND	* Mezzanine Info *					
	Area #1:					
	Type #1:					
	Area #2:					
	Type #2:					
* Sprinkler Info *						
Area:						
Type: Low						

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

Class: S Quality: Low Cost  
 Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 24.24  
 Adjusted Square Foot Cost for Upper Floors = 24.24

Total Floor Area: 1,600 Base Cost New of Upper Floors = 38,784  
 Reproduction/Replacement Cost = 38,784  
 Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /1 /100/100/0.4  
 Total Depreciated Cost = 136  
 Weighting Factor (%): 1.00 Contribution to Total Building Cost = 1

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 1  
 Replacement Cost/Floor Area= 24.24 Est. TCV/Floor Area= 0.00

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:		
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished Typical	Few Average	Many Unfinished Typical	
(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:			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.							
SEYER ROBERT & DRENDA (H/	SEYER ROBERT & DRENDA & H	0	12/17/2007	QC	21-NOT USED/OTHER	2007/4373	DEED	0.0							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%											
Owner's Name/Address		MAP #:		2024 Est TCV 27,000											
SEYER DRENDA L (L/E) 5150 W RHOBY ROAD LAKE CITY MI 49651		Improved X Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
Tax Description		Public Improvements		* Factors *											
SEC 26 T22N R8W N 300 FT OF W 600 FT OF NW 1/4 OF SW 1/44.1322A.		X		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Gravel Road		A 200' @ 90/FF		300.00	600.00	0.9036	1.1067	90	100		27,000
				Paved Road		300 Actual Front Feet, 4.13 Total Acres						Total Est. Land Value =		27,000	
				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											
				Who		When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
				TPC 04/30/2021		INSPECTED	2023	13,500	0	13,500				5,404C	
				TPC 12/27/2017		INSPECTED	2022	10,500	0	10,500				5,147C	
				TPC 05/18/2015		INSPECTED	2022	7,500	0	7,500				4,902C	
							2021	6,000	0	6,000				4,746C	



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	74,000	01/09/2019	WD	19-MULTI PARCEL ARM'S LE	2019-00071	PROPERTY TRANSFER	100.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 01/11/2019

Owner's Name/Address: PARKER TYRRELL JAMES  
 7878 W BLUE RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 60,623

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS  
 \* Factors \*  
 Description Frontage Depth Front Depth Rate %Adj. Reason Value  
 Residentia PARTOF>80@\$2800 21.65 Acres 2800 100 60,623  
 21.65 Total Acres Total Est. Land Value = 60,623

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

Tax Description: SEC26 T22N R8W NW1/4 OF SW1/4 EXC W 600 FT THOF 21 A M/L

12/2018 SPLIT FROM 026-018-70

Comments/Influences: 12/2018 SPLIT FROM 026-017-70

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 30,300 0 30,300 21,609C

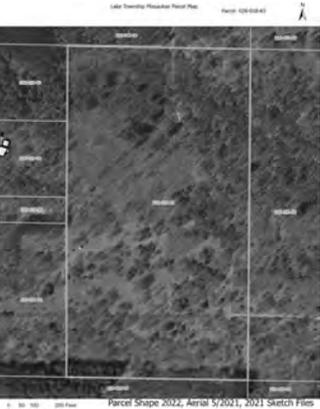
2023 26,000 0 26,000 20,580C

2022 19,600 0 19,600 19,600S

2021 19,600 0 19,600 19,600S

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER ENTERPRISES LLC	PARKER TYRRELL JAMES	225,000	06/10/2022	WD	19-MULTI PARCEL ARM'S LE	2022-01887	PROPERTY TRANSFER	100.0
PROFFER JACK W TRUST*	PROFFER ENTERPRISES LLC	0	10/03/2007	QC	21-NOT USED/OTHER	2007/3667	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/21/2022					
	MAP #:					
	2024 Est TCV 22,190					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 700 FT THOF. 8.5399 A COMBINE ON 12/26/2018 WITH 009-026-018-95 FORMERLY SEC 26 T22N R8W W 600 FT OF NW 1/4 OF SW 1/4 EXC N 900 FT TH OF 5.785 A SPLIT ON 12/20/2018 TO 009-026-018-65 FORMERLY PART OF SEC 26 T22N R8W NW 1/4 OF SW 1/4 EXC N 900 FT OF W 600 FT THOF. 27.6033A.		X		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				Residentia PARTOF	>80	\$2800	7.92	Acres	2800	100		22,190
				Residentia ROW @	ZERO		0.46	Acres	0	100		0
				8.39 Total Acres Total Est. Land Value = 22,190								

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

Comments/Influences  
 MOVED ALL BLDGS TO 011-00 FOR 00  
 009-026-018-70; 009-026-018-65; COMPLETED 12/20/2018



009-026-018-70;  
 009-026-018-65;

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							
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	11,100	0	11,100			9,975C
TPC	04/30/2021	INSPECTED	2023	9,500	0	9,500			9,500S
TPC	05/06/2018	INSPECTED	2022	10,700	0	10,700		10,700W	9,428C
TPC	12/27/2017	INSPECTED	2021	12,800	0	12,800			9,127C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRYER ANN	SCHRYER STEVEN JR	228,000	07/27/2023	WD	06-COURT JUDGEMENT	2023-02040	DEED	0.0
SCHRYER ANN FKA BIRDWELL	SCHRYER ANN	0	02/19/2021	QC	09-FAMILY	2021-01064	PROPERTY TRANSFER	0.0
FIFTH THIRD BANK*	BIRDWELL ANN	89,910	08/12/2009	OTH	21-NOT USED/OTHER	2009/3247	DEED	100.0
BOLLES AMY S & MUSSELMAN	MUSSELMAN FRANK	0	06/19/2007	QC	21-NOT USED/OTHER	2007/2331	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4661 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/08/2004	2004-9996	Complete
	P.R.E. 100% 07/27/2023					

Owner's Name/Address	MAP #:
SCHRYER STEVEN JR 4661 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 193,567 TCV/TFA: 119.78

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		<Site Value A> GROUP A	\$10000	10000	100				10,000
	Gravel Road		167 Actual Front Feet, 1.84 Total Acres Total Est. Land Value =							10,000

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 26 T22N R8W BEG 500 FT S OF NW COR OF SW 1/4 TH S 200 FT E 600 FT N 100 FT W 400 FT N 100 FT W 200 FT TO POB. 1.8365 A.	X	Description			
Comments/Influences		D/W/P: 4in Ren. Conc.	7.35	288 94	1,990
NEW HOUSE FOR 99 NEW PC GRG FOR 01	X	Total Estimated Land Improvements True Cash Value =			1,990



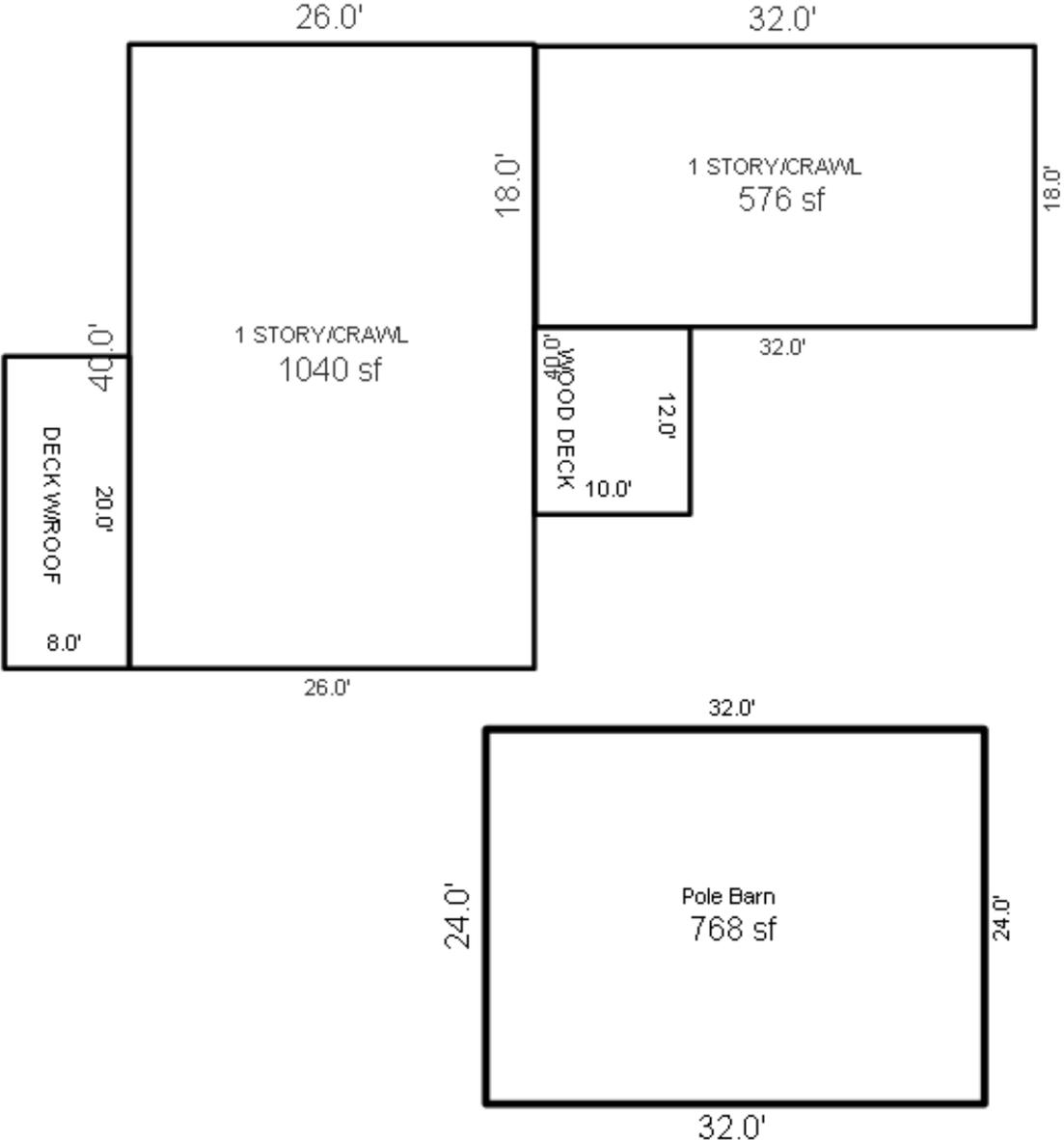
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	5,000	91,800	96,800			61,356C
X	Rolling	2023	3,500	88,900	92,400			58,435C
X	Low	2022	3,000	81,700	84,700			55,653C
X	High	2021	2,500	76,500	79,000			53,876C
	Landscaped							
	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	Type	Year Built: 2001 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							160	WCP (1 Story)					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 1997		Remodeled 0		Trim & Decoration														
Condition: Average		Ex	X	Ord														
Room List		Lg	X	Ord														
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		150 Amps Service														
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures														
(2) Windows		X Drywall		Ex. X Ord. Min														
Many Avg. X Large Avg. Small		(7) Excavation		No. of Elec. Outlets														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 1616 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few														
X	Gable Hip Flat	(8) Basement		(13) Plumbing														
X	Asphalt Shingle	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														
Chimney: Metal		(9) Basement Finish		(14) Water/Sewer														
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:													
(3) Roof		(10) Floor Support		(14) Water/Sewer														
X	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Notes:														
Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1997		Ground Area = 1616 SF		Floor Area = 1616 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 576		1 Story Siding Crawl Space 1,040		Total: 178,337		156,547		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				
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		Porches WCP (1 Story) 160 6,200 5,270		Deck Treated Wood 120 2,880 2,448		Garages		
Class: CD		Effec. Age: 15		Floor Area: 1,616		Total Base New : 223,864		Total Depr Cost: 195,244		Estimated T.C.V: 181,577		E.C.F. X 0.930		Bsmnt Garage:		Carport Area:		
Totals:		223,864		195,244		181,577		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		181,577								

\*\*\* 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.
LANGE DAVID E	LANGE DONALD A	0	09/20/2019	OTH	07-DEATH CERTIFICATE	2021-01197	DEED	0.0
LANGE DAVID E	LANGE DAIVD E	0	11/15/2016	QC	09-FAMILY	2016-03768	PROPERTY TRANSFER	0.0
WIKOFF MARVIN K	LANGE DAVID E	86,920	10/31/2011	WD	03-ARM'S LENGTH	2011-03360	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4611 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/01/2021					
Owner's Name/Address	MAP #:					
LANGE DONALD A 4611 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 154,102 TCV/TFA: 142.69					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	* Factors *	2012 COMBINED SITE 018-68	
SEC 26 T22N R8W A PCL OF LAND BEG 400 FT S OF NW COR OF SW 1/4 OF SEC TH S 100 FT TH E 200 FT TH S 100 FT TH E 400 FT TH N 300 FT TH W 400 FT TH S 100 FT TH W 200 FT TO POB. 3.2139 A	X	Dirt Road		A 200' @ 90/FF	200.00	600.00	0.9036 1.1067	90 100	18,000
& SEC 26 T22N R8W BEG 300 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 100 FT, E 200 FT N 100 FT, W 200 FT TO POB. .4591A. 2012 COMINATION 009-026-018-68	X	Gravel Road		A 200' @ 90/FF	100.00	400.00	0.9036 1.0000	90 100	8,132
		Paved Road		300 Actual Front Feet, 3.67 Total Acres				Total Est. Land Value =	26,132
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: Asphalt Paving	2.89	3700	0	0	
		Sewer		Wood Frame	26.25	96	50	1,260	
		Electric		Residential Local Cost Land Improvements					
		Gas		Description	Rate	Size	% Good	Cash Value	
		Curb		LAND IMPROVE 5000	5,000.00	1	95	4,750	
		Street Lights		Total Estimated Land Improvements True Cash Value =				6,010	
		Standard Utilities							
		Underground Utils.							



2012 COMBINATION WITH 018-68

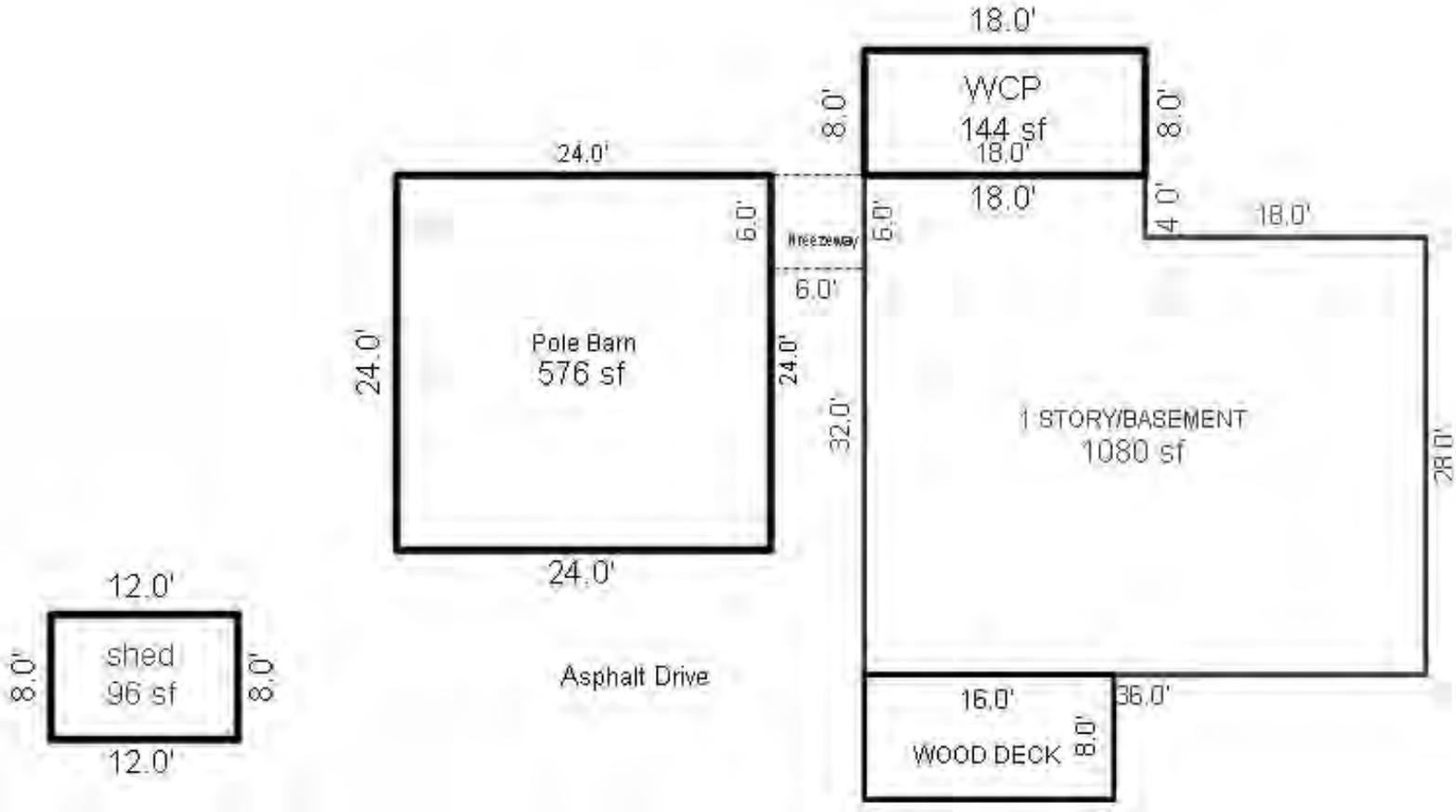
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	13,100	64,000	77,100			50,764C
Rolling	2023	10,200	62,000	72,200			48,347C
Low	2022	7,500	57,200	64,700			46,045C
High	2021	6,000	52,500	58,500		58,500A	44,575C
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: 1984 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			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							144 WCP (1 Story) 128 Treated Wood 36 Brzwy, FW					
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,080 Total Base New : 206,372 Total Depr Cost: 131,140 Estimated T.C.V: 121,960			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cls CD		Blt 1977		
Condition: Average		Size of Closets		X			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S							
Room List		Doors		Solid	X	H.C.	0 Amps Service			Ground Area = 1080 SF Floor Area = 1080 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Building Areas							
(1) Exterior		(6) Ceilings		X			Many			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall				X			1 Story Siding Basement 1,080			Total: 147,547		95,906		
(2) Windows		(7) Excavation		Basement: 1080 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 Recreation Room 1080 20,012 10,006 Plumbing Average Fixture(s) 1 1,230 799 3 Fixture Bath 1 3,860 2,509 Water/Sewer 1000 Gal Septic 1 4,550 2,957 Water Well, 50 Feet 1 2,585 1,680 Porches Ceramic Tile Floor 144 5,736 3,728 Foundation: Shallow 144 -1,110 -721 Deck Treated Wood 128 3,021 1,964 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 576 14,849 9,652 Built-Ins Appliance Allow. 1 1,934 1,257 Breezeways Frame Wall 36 2,158 1,403			Totals: 206,372		131,140		
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing			Notes:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (416 RURAL METES & BOUNDS) 0.930 => TC		121,960		
(3) Roof		1080	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1													
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle																
Chimney: Metal																	

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



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

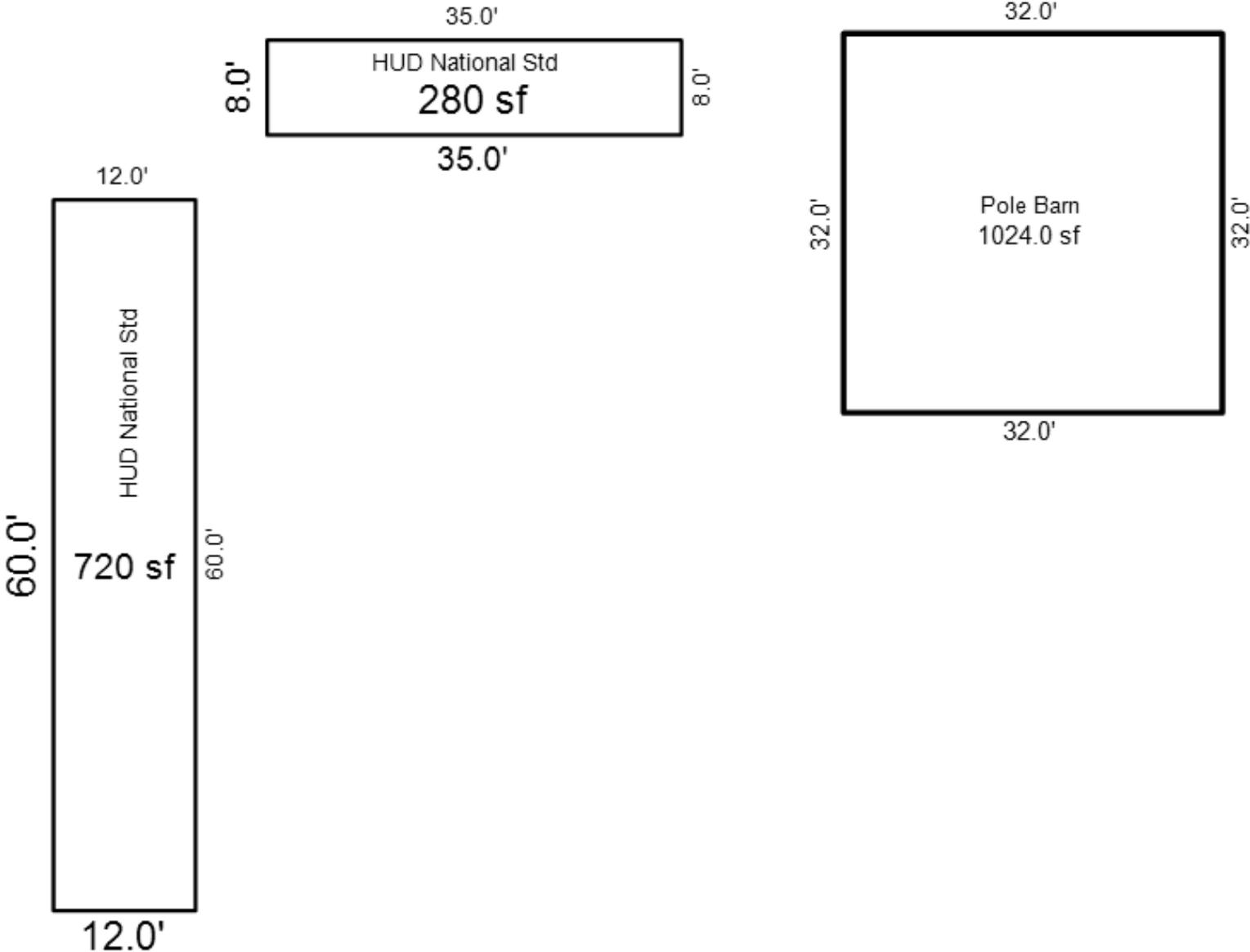
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BROWN JOHN	NEWELL NATHAN T & JAMIE T	26,000	10/19/2018	WD	09-FAMILY	2018-03386	PROPERTY TRANSFER	100.0				
SALAZAR PATRICIA	BROWN JOHN	0	10/31/2017	QC	07-DEATH CERTIFICATE	2018-00369	PROPERTY TRANSFER	0.0				
SALAZAR PATRICIA	SALAZAR PATRICIA	1	03/15/2017	WD	09-FAMILY	2018-00369	PROPERTY TRANSFER	0.0				
SALAZAR REYMUNDO ESTATE	SALAZAR PATRICIA	0	01/25/2017	WD	06-COURT JUDGEMENT	2018-00368	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 12/06/2018								
Owner's Name/Address		MAP #:		2024 Est TCV 52,299 TCV/TFA: 52.30								
NEWELL NATHAN T & JAMIE T TRUST 7140 W BLUE 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 26 T22N R8W PCL A OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.05 A.		X		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X		Residentia 8 - 17 @\$3000	10.05 Acres	3000	100					30,150
ADD'D FV MH FOR 94 (WINDSOR)		X		10.05 Total Acres Total Est. Land Value =					30,150			
ADD'D FV MH FOR 94 (WINDSOR)		X		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
ADD'D FV MH FOR 94 (WINDSOR)		X		Topography of Site Level X Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain X Private Road								
ADD'D FV MH FOR 94 (WINDSOR)		X		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
ADD'D FV MH FOR 94 (WINDSOR)		X		2024	15,100	11,000	26,100			19,650C		
ADD'D FV MH FOR 94 (WINDSOR)		X		2023	14,100	14,000	28,100			18,715C		
ADD'D FV MH FOR 94 (WINDSOR)		X		2022	10,100	11,500	21,600			17,824C		
ADD'D FV MH FOR 94 (WINDSOR)		X		2021	10,100	10,500	20,600			17,255C		



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\*\*\* 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		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:	
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	Two Sided		Exterior 1 Story		Class:		
	Duplex	0	Other Overhang		Wall Furnace			Garbage Disposal	Exterior 2 Story		Exterior Ven.:		Stone Ven.:		
	A-Frame	(4) Interior			Warm & Cool Air			Bath Heater	Prefab 1 Story		Exterior Ven.:		Common Wall:		
	Wood Frame	Drywall			Heat Pump			Vent Fan	Prefab 2 Story		Heat Circulator		Foundation:		
	Building Style:	Paneled						Hot Tub	Heat Circulator		Raised Hearth		Finished ?		
	HUD	Plaster						Unvented Hood	Raised Hearth		Wood Stove		Auto. Doors:		
	Yr Built	Trim & Decoration						Vented Hood	Wood Stove		Direct-Vented Ga		Mech. Doors:		
	Remodeled	Ex	Ord		Min				Intercom	Class: Low		Storage Area:			
1972	0	Size of Closets						Jacuzzi Tub	Effec. Age: 45		No Conc. Floor:				
Condition: Average	Lg	Ord	Small					Jacuzzi repl.Tub	Floor Area:		Bsmnt Garage:				
Room List	Doors	Solid	H.C.	Central Air			Oven	Total Base New : 19,746		E.C.F.		Roof:			
Basement	(5) Floors			Wood Furnace			Microwave	Total Depr Cost: 6,911		X 0.800					
1st Floor	Kitchen:			(12) Electric			Standard Range	Estimated T.C.V: 5,529							
2nd Floor	Other:			0 Amps Service			Self Clean Range								
Bedrooms	Other:			No./Qual. of Fixtures			Sauna								
(1) Exterior	(6) Ceilings			Ex. Ord. Min			Trash Compactor								
Wood/Shingle	No. of Elec. Outlets			Many Ave. Few			Central Vacuum								
Aluminum/Vinyl	(7) Excavation			(13) Plumbing			Security System								
Brick	Basement: 0 S.F.			Average Fixture(s)											
Insulation	Crawl: 0 S.F.			3 Fixture Bath											
(2) Windows	Slab: 0 S.F.			2 Fixture Bath											
Many	Height to Joists: 0.0			Softener, Auto											
Avg.	(8) Basement			Softener, Manual											
Few	Conc. Block			Solar Water Heat											
Large	Poured Conc.			No Plumbing											
Small	Stone			Extra Toilet											
Wood Sash	Treated Wood			Extra Sink											
Metal Sash	Concrete Floor			Separate Shower											
Vinyl Sash	(9) Basement Finish			Ceramic Tile Floor											
Double Hung				Ceramic Tile Wains											
Horiz. Slide				Ceramic Tub Alcove											
Casement				Vent Fan											
Double Glass				(14) Water/Sewer											
Patio Doors				Public Water											
Storms & Screens				Public Sewer											
(3) Roof				Water Well											
Gable				1000 Gal Septic											
Hip				2000 Gal Septic											
Flat				Lump Sum Items:											
Asphalt Shingle	(10) Floor Support														
Chimney:	Joists:														
	Unsupported Len:														
	Cntr.Sup:														

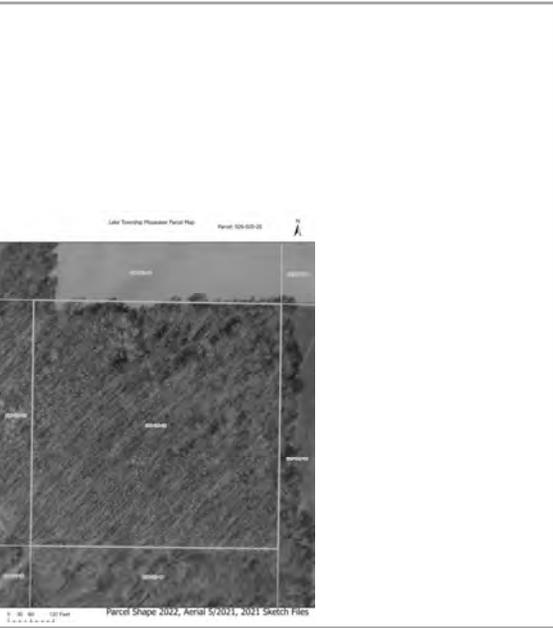
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANEKE KEITH G & GLENNA J	NEWELL NATHAN & JAMIE	22,000	10/10/2014	WD	03-ARM'S LENGTH	2014-03461	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/31/2014					
Owner's Name/Address	MAP #:					
NEWELL NATHAN & JAMIE 7140 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 30,030					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
Tax Description	X			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
. SEC 26 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	X			Residentia 8 - 17 @\$3000	10.01 Acres	3000	100			30,030
Comments/Influences				10.01 Total Acres Total Est. Land Value = 30,030						

Comments/Influences



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

Topography of Site

- Level
- X Rolling
- Low
- X 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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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		23,500	03/01/2003	WD	33-TO BE DETERMINED	03-0:1322	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7140 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER	10/26/2017	2017-9997	100%
Owner's Name/Address	P.R.E. 100% 03/01/2004		New House	08/19/2003	20030296	Complete
NEWELL NATHAN 7140 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 266,087 TCV/TFA: 221.74					

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 26 T22N R8W PCL C OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.	X	Dirt Road		Residentia 8 - 17 @\$3000	10.01 Acres		3000	100		30,030
Comments/Influences		Gravel Road		10.01 Total Acres			Total Est. Land Value =		30,030	

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Gas	D/W/P: 4in Concrete	6.97	889 0	0
	X	Curb	Residential Local Cost Land Improvements			
		Street Lights	LAND IMPROVE 2500	2,500.00	1 97	2,425
		Standard Utilities	Total Estimated Land Improvements True Cash Value =			2,425
		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	15,000	118,000	133,000			91,963C
	X	High	2023	14,000	114,400	128,400			87,584C
		Landscaped	2022	10,000	105,300	115,300			83,414C
		Swamp	2021	10,000	101,900	111,900			80,750C
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		PRIVATE RD							



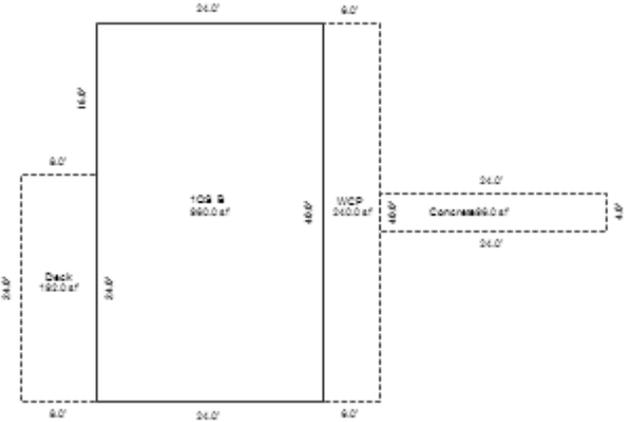
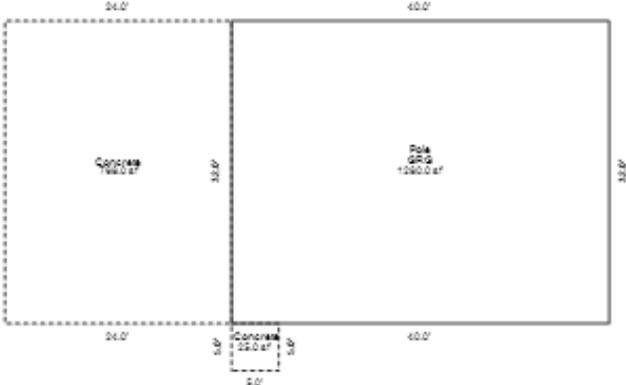
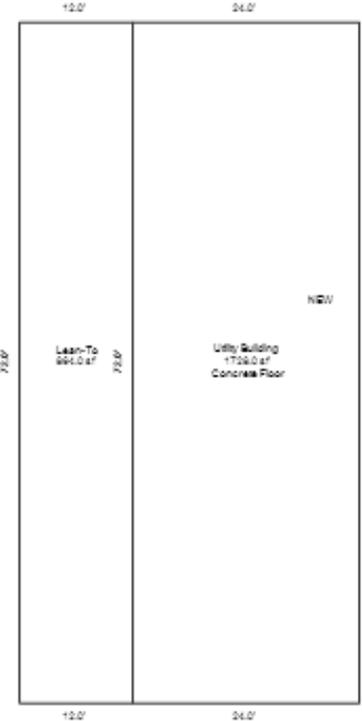
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2009 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C +5 Effec. Age: 15 Floor Area: 1,200 Total Base New : 295,571 Total Depr Cost: 251,217 Estimated T.C.V: 233,632			240	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.930			192	Treated Wood	Carpport Area:	
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	No. Heating/Cooling			200 Amps Service			864	Roof Cover Onl	Roof:		
Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 2003					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors	Kitchen: Other: Other:			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
(1) Exterior		(6) Ceilings	No. of Elec. Outlets			No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall			Many	X	Ave.	Few	1.25 Story Siding Basement 960						
(2) Windows		(7) Excavation	Basement: 960 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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade			Total: 174,260 148,103				
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1 2,560 2,176						
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			Porches Ceramic Tile Floor Deck Treated Wood w/Roof (Roof portion)			1 1,476 1,255 1 4,646 3,949 1 4,864 4,134 1 5,808 4,937						
(3) Roof		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages Class: C Exterior: Pole (Unfinished) Door Opener Base Cost			240 8,926 7,587					
X	Gable Hip Flat		Gambrel Mansard Shed	1 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished) Base Cost			192 4,028 3,424 864 13,107 11,141						
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:			Built-Ins Appliance Allow.			1728 41,697 35,442					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Pole (Unfinished) Base Cost			1 2,766 2,351					
								Totals: 295,571 251,217								

<<<<< 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.
QUILLIAM DAVID C & CATHER	NEWELL LYNN & EILEEN	30,000	10/22/2004	WD	03-ARM'S LENGTH	04-0/4413	DEED	100.0

Property Address: W BLUE 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: NEWELL LYNN & EILEEN  
 5383 DICKERSON RD  
 LAKE CITY MI 49651  
 2024 Est TCV 30,030

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

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

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

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

Tax Description: SEC 26 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 10.01 A.  
 Comments/Influences:

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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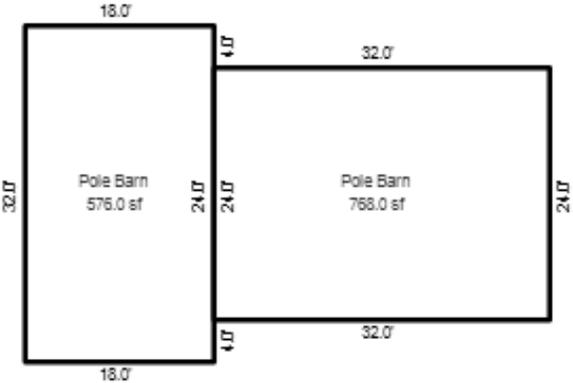
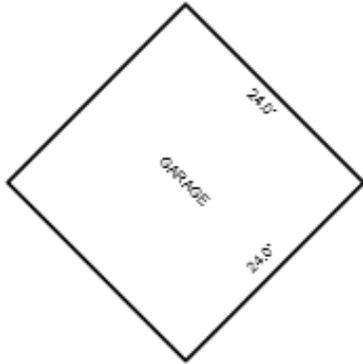
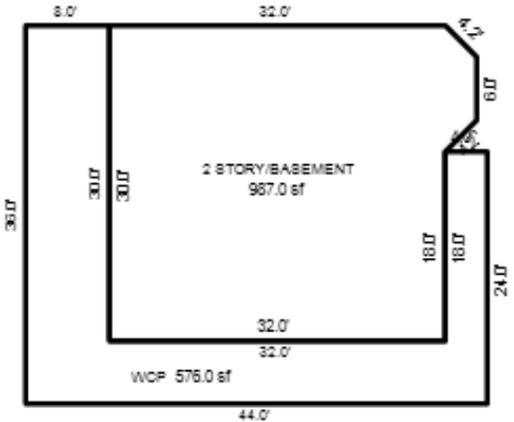
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
7200 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/22/1994										
MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 202,664 TCV/TFA: 102.67								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 26 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PG65. 10.1A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 8 - 17 @\$3000		10.01	Acres	3000	100			30,030
		Paved Road				10.01 Total Acres		Total Est. Land Value =				30,030
		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			
		X	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										
		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		
		X	PRIVATE RD	2024	15,000	86,300	101,300			70,684C		
		TPC 12/27/2017 INSPECTED		2023	14,000	83,700	97,700			67,319C		
		TPC 11/06/2017 INSPECTED		2022	10,000	77,000	87,000			64,114C		
				2021	10,000	70,300	80,300			62,066C		



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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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MOORE PATRICIA J 7200 W BLUE ROAD LAKE CITY MI 49651	2024 Est TCV 16,500					
--	---------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		
--	----------	---	--------	--	--	--

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

		GROUP C 50/FF	330.00	594.00	1.0000 1.0000	50 100 16,500
		330 Actual Front Feet, 4.50 Total Acres				Total Est. Land Value = 16,500

Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
. SEC 26 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A.									

Comments/Influences									
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	8,300	0	8,300			4,765C
TPC	12/27/2017	INSPECTED	2023	8,300	0	8,300			4,539C
TPC	11/06/2017	INSPECTED	2022	8,300	0	8,300			4,323C
TPC	06/10/2013	INSPECTED	2021	6,600	0	6,600			4,185C

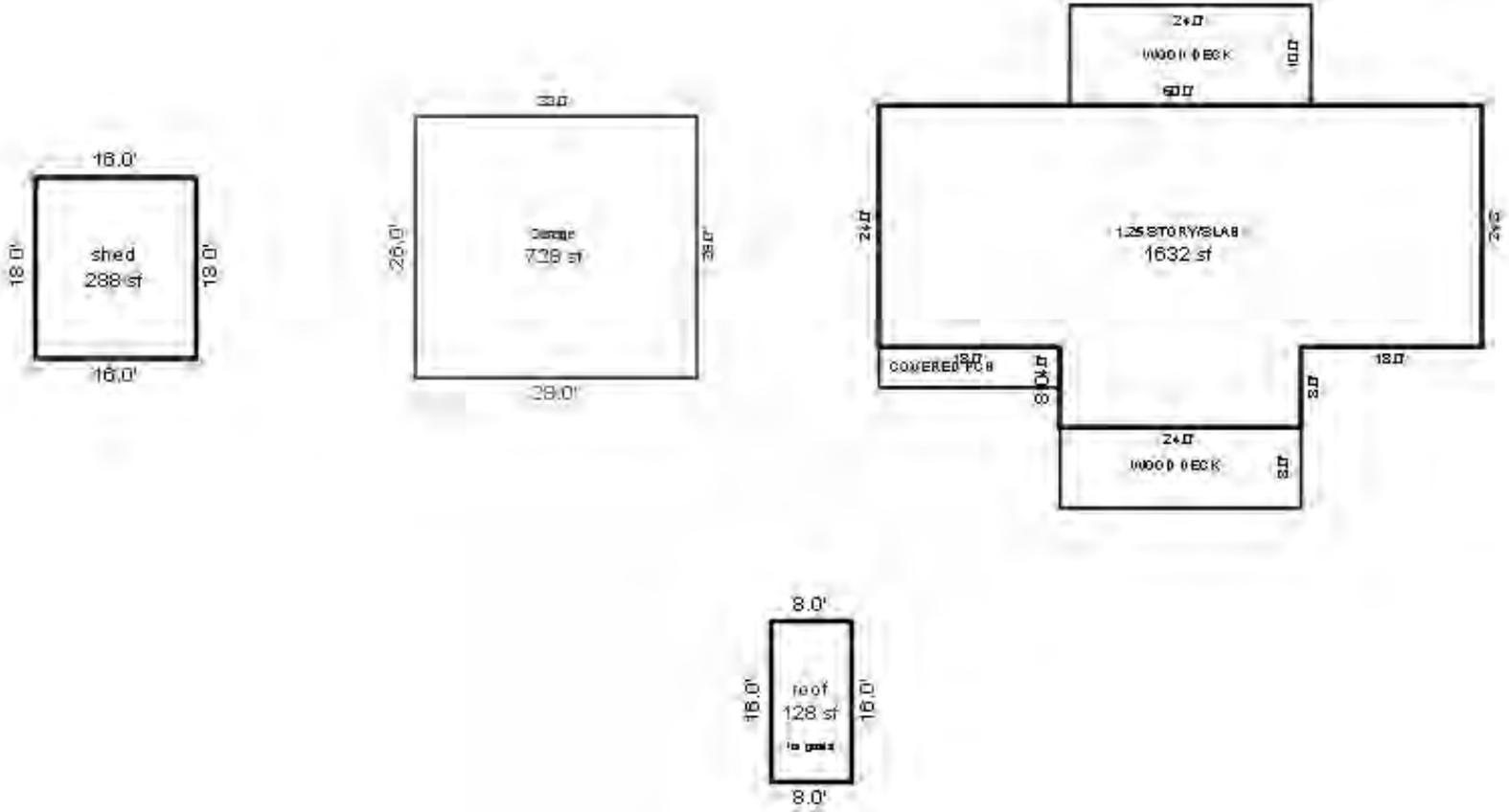
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.														
QUILLIAM DAVID C & CATHER	LANGWORTHY DOUGLAS K JR &	210,000	10/22/2020	WD	03-ARM'S LENGTH	2020-03210	PROPERTY TRANSFER	100.0														
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status												
7110 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 10/22/2020		MAP #:		2024 Est TCV 270,123 TCV/TFA: 149.57														
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																
LANGWORTHY DOUGLAS K JR & JANA L 7110 W BLUE RD LAKE CITY MI 49651		Public Improvements		* Factors *																		
Tax Description		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value		
		X Gravel Road		Residentia 8 - 17 @\$3000		10.01 Acres		3000		100		10.01		Total Acres		Total Est. Land Value =		30,030		30,030		
SEC 26 T22N R8W PCL G OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. THAT PART OF THE EAST½ OF THE SOUTHEAST¼ OF SECTION 26, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST¼ CORNER OF SAID SECTION 26; THENCE S00°00'54"W, ALONG THE EAST LINE OF SAID SECTION 26, 1317.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S00°00'54"W ALONG THE EAST LINE, 660.50 FEET; THENCE S89°57'49"W, 660.00 FEET; THENCE N00°02'11"W, 660.50 FEET; THENCE N89°57'49"E, 660.50 FEET TO		X Paved Road		Land Improvement Cost Estimates																		
		X Storm Sewer		Description		Rate		Size		% Good		Cash Value										
		X Sidewalk		D/W/P: 4in Concrete		6.97		450		0		0										
		X Water		Wood Frame		23.74		288		0		0										
		X Sewer		Wood Frame		27.67		128		25		885										
		X Electric		Residential Local Cost Land Improvements																		
		X Gas		Description		Rate		Size		% Good		Cash Value										
		X Curb		LAND IMPROVE 1000		1,000.00		1		95		950										
		X Street Lights		Total Estimated Land Improvements True Cash Value =							1,835											
		X Standard Utilities																				
		X Underground Utils.																				
		Topography of Site																				
		Level																				
		X Rolling																				
		Low																				
		X High																				
		Landscaped																				
		Swamp																				
		X Wooded																				
		Pond																				
		Waterfront																				
		Ravine																				
		Wetland																				
		Flood Plain																				
		X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value												
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2024	15,000	120,100	135,100		122,770C												
		TPC 06/30/2020 INSPECTED	2023	14,000	116,300	130,300			116,924C													
		TPC 12/27/2017 INSPECTED	2022	10,000	107,000	117,000			111,357C													
			2021	10,000	97,800	107,800			107,800S													

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 192 240	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % 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		X Lg Ord Small		Central Air Wood Furnace				
Building Style: 1+S		Yr Built 1996		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric			
Yr Built 1996		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service			
Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min			
Room List		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets			
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 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) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(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+S (11) Heating System: Forced Air w/ Ducts Ground Area = 1632 SF Floor Area = 1806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			
(2) Windows		(7) Excavation		Basement: 1632 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		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Building Areas	
(3) Roof		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X 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 System: Forced Air w/ Ducts		Ground Area = 1632 SF Floor Area = 1806 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75	
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:		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1632 SF Floor Area = 1806 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas			
X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1632 SF Floor Area = 1806 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 1,632 1 Story Siding Overhang 174 Total: 269,913 202,437			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1632 SF Floor Area = 1806 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 1,632 1 Story Siding Overhang 174 Total: 269,913 202,437		Other Additions/Adjustments			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1632 SF Floor Area = 1806 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 1,632 1 Story Siding Overhang 174 Total: 269,913 202,437		Plumbing			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1632 SF Floor Area = 1806 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 1,632 1 Story Siding Overhang 174 Total: 269,913 202,437		Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 2 Fixture Bath 1 3,108 2,331 Separate Shower 1 1,360 1,020 Water/Sewer 1000 Gal Septic 1 4,864 3,648 Ceramic Tile Floor 1 5,808 4,356 Porches CCP (1 Story) 72 2,098 1,573 Deck Treated Wood 192 4,028 3,021 Treated Wood 240 4,670 3,502 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 29,244 21,933 Door Opener 2 1,093 820 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\*\*\*



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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 BLUE RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 07/22/1994									
DELBELLO FLOYD L & JAN M 7100 W BLUE RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 16,500							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES						
. SEC 26 T22N R8W PCL H OF SURVEY RECORDED IN LIBER S-2 PG65. 4.5A. Comments/Influences		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		GROUP C 50/FF		330.00	594.00	1.0000	1.0000	50 100	16,500
		Paved Road		330 Actual Front Feet, 4.50 Total Acres		Total Est. Land Value =				16,500	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X	Electric								
		X	Gas								
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X	Level								
		X	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	8,300	0	8,300		4,765C	
		TPC 12/27/2017 INSPECTED			2023	8,300	0	8,300		4,539C	
		TPC 11/06/2017 INSPECTED			2022	8,300	0	8,300		4,323C	
		TPC 06/10/2013 INSPECTED			2021	6,600	0	6,600		4,185C	



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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	
7100 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 07/22/1994							
Owner's Name/Address		MAP #:		2024 Est TCV 184,579 TCV/TFA: 133.75							
DELBELLO FLOYD L 7100 W BLUE 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 26 T22N R8W PCL I OF SURVEY RECORDED IN LIBER S-1 PGS 479-482 INCL. 4.35 A.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		GROUP C	50/FF	330.00	574.20	1.0000	1.0000	50 100	16,500
		Paved Road		330 Actual Front Feet, 4.35 Total Acres Total Est. Land Value = 16,500							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.58	320	50	1,053			
		Sewer		Wood Frame	25.50	180	50	2,295			
		Electric		Total Estimated Land Improvements True Cash Value = 3,348							
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		X High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	8,300	84,000	92,300		63,373C	
		TPC 12/27/2017 INSPECTED			2023	8,300	81,300	89,600		60,356C	
					2022	8,300	74,700	83,000		57,482C	
					2021	6,600	71,100	77,700		55,646C	

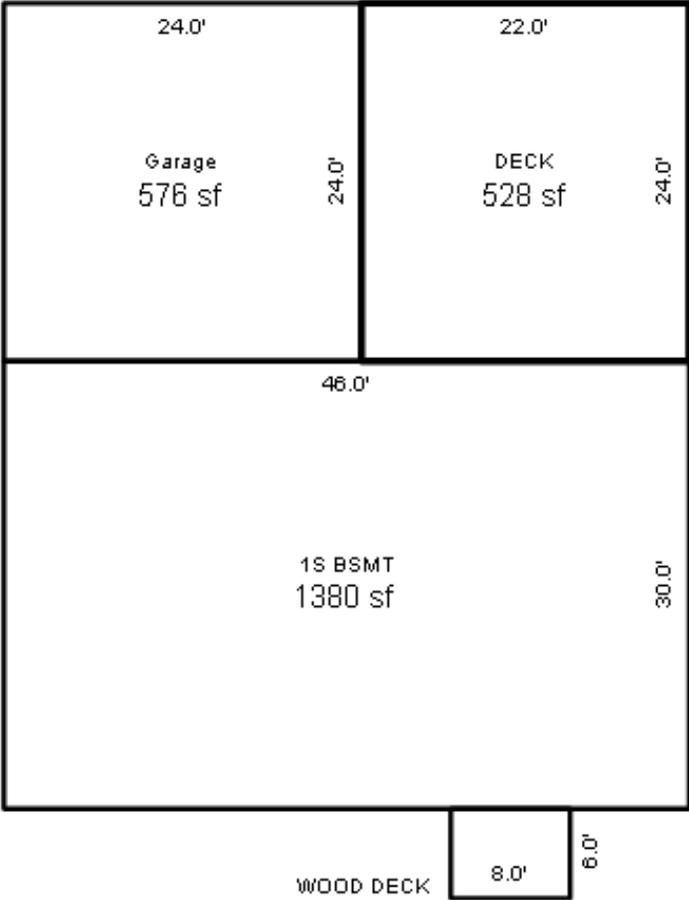
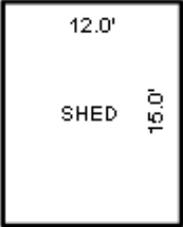


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 528 48	Type Treated Wood Treated Wood	Year Built: 1986 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 X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C -5 Effec. Age: 30 Floor Area: 1,380 Total Base New : 255,283 Total Depr Cost: 177,130 Estimated T.C.V: 164,731		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall	Plaster											
Yr Built 1985		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:			(12) Electric								
(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: 1380 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1380 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,380 Total: 190,787 133,528					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Basement Finish			(14) Water/Sewer			Other Additions/Adjustments Recreation Room 400 7,732 3,866 Plumbing Average Fixture(s) 1 1,476 1,033 2 Fixture Bath 1 3,108 2,176 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 100 Feet 1 5,808 4,066 Deck Treated Wood 528 7,830 5,481 Treated Wood 48 1,730 1,211 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 17,366 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 1 547 383 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Exterior 1 Story 1 6,513 4,559 Totals: 255,283 177,130					
(3) Roof		400		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			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCVC: 164,731					
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(10) Floor Support			Lump Sum Items:							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAIR RUBY E ESTATE	TRAVELBEE JOYCE M & BALDW	0	07/25/2017	WD	06-COURT JUDGEMENT	2017-02366	DEED	0.0
BLAIR RUBY E	TRAVELBEE JOYCE M & BALDW	0	05/15/2013	CD	07-DEATH CERTIFICATE	WWW.TRIBUTES.C	DEED	33.0
BLAIR RUBY	BLAIR RUBY E & TRAVELBEE	1	11/18/2006	QC	21-NOT USED/OTHER	2013-01834 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7026 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
TRAVELBEE JOYCE M & BALDWIN LOIS E 7026 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 181,656 TCV/TFA: 130.50					

X Improved		Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
GROUP C	50/FF	330.00	574.20	1.0000	1.0000	50	100	16,500
330 Actual Front Feet, 4.35 Total Acres						Total Est. Land Value =		16,500

X		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good	Cash Value			
LAND IMPROVE 1000	1,000.00	1	95	950			
Total Estimated Land Improvements True Cash Value =				950			

X		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good	Cash Value			
LAND IMPROVE 1000	1,000.00	1	95	950			
Total Estimated Land Improvements True Cash Value =				950			

X		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good	Cash Value			
LAND IMPROVE 1000	1,000.00	1	95	950			
Total Estimated Land Improvements True Cash Value =				950			

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,300	82,500	90,800			63,869C
2023	8,300	80,000	88,300			60,828C
2022	8,300	73,600	81,900			57,932C
2021	6,600	72,400	79,000			56,082C

Who When What

TPC 12/27/2017 INSPECTED

TPC 08/08/2017 INSPECTED

TPC 10/29/2013 INSPECTED

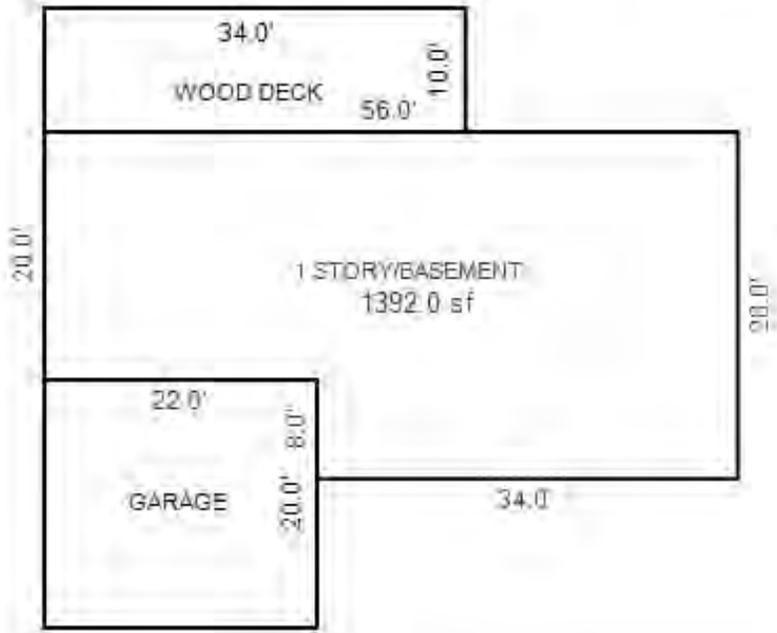
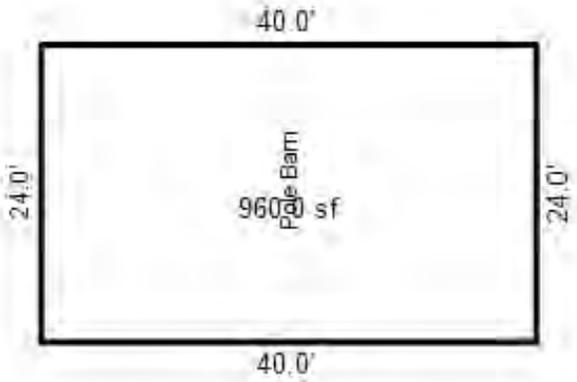
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 340 240	Type Treated Wood Roof Cover Onl	Year Built: 1978 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: 440 % 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			E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C		Blt 1978	
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1392 SF Floor Area = 1392 SF.						
Condition: Average		Lg		X	Ord		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			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						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Basement: 1392 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			Exterior Siding Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		(8) Basement			Lump Sum Items:			Deck						
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood w/Roof (Roof portion)						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Notes:			Garages						
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Class: C Exterior: Pole (Unfinished)			Base Cost						
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Class: C Exterior: Pole (Unfinished)			Built-Ins						
X	Asphalt Shingle	Chimney: Brick		Totals:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			Appliance Allow.						

\*\*\* 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
M-55	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	MAP #:					
	2024 Est TCV 0					

	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	1.76	Acres	7000	100		12,320
						1.76	Total Acres	Total Est. Land Value =			12,320	

Tax Description  
 . SEC 26 T22N R8W THAT PART OF E 1/2 OF SE 1/4 S OF A LINE 75 FT N OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ON A CURVE OF 17188.734 FT RADIUS SW'LY & TO THE LEFT THE CHORD BEARING S 85 DEG 47' 11.5" W A DISTANCE OF 3053.39 FT, TH ALG THE CURVE 3057.41 FT TO PT OF ENDING ALSO COMM 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG 7' 4" E OF SE COR TH ALONG ABOVE DESC. CURVE 1082.41 FT, TH N 02 DEG 43' 33"W 75 FT TO POB, TH N 02 DEG 43'33"W 40 FT, TH ON A CURVE OF 17303.734 FT RADIUS SW'LY & TO LEFT THE

- 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



1'27"W 50.33 FT, T, TH ON A CURVE E'LY & TO THE 87 DEG 11'27"E

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 12/27/2017 INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
		TPC 08/23/2017 INSPECTED	2022	0	0	0			0
		TPC 03/14/2016 INSPECTED	2021	0	0	0			0

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

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

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 12/18/2013 Qual. Fr. PA 42					
--	--	--	--	--	--	--

Owner's Name/Address	MAP #:					
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VANDRIE BUILDING COMPANY INC 7591 S US 131 CADILLAC MI 49601	2024 Est TCV 216,300					
--	----------------------	--	--	--	--	--

	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture		
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	Public Improvements			* Factors *		
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				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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				AGRICULTRU SURPLUS	2800/	77.25	Acres	2800	100			216,300
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												77.25 Total Acres	Total Est. Land Value =	216,300
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Taxpayer's Name/Address	X	Dirt Road											
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VANDR	X	Gravel Road											
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	X	Paved Road											
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	X	Storm Sewer											
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	X	Sidewalk											
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	X	Water											
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	X	Sewer											
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Tax Description	X	Electric											
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SEC 26 T22N R8W (15*TRACT*2003) W 1/2 OF SE 1/4 EXC S 400 FT OF W 300 FT THOF. 77.2452A.	X	Gas											
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Comments/Influences		Curb											
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		Street Lights											
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		Standard Utilities											
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		Underground Utils.											
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QFP 2014		Topography of Site											
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03 SPLIT 2.75 AC TO 022-95 FOR 04	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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	X	Wooded											
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		Pond											
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		Waterfront											
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		Ravine											
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		Wetland											
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		Flood Plain											
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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		Who	When	What	2024	108,200	0	108,200	72,723C
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		TPC 04/30/2021	INSPECTED		2023	73,400	0	73,400	69,260C
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		TPC 05/13/2019	INSPECTED		2022	71,500	0	71,500	65,962C
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		TPC 12/27/2017	INSPECTED		2021	69,500	0	69,500	63,855C
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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.
WINKLE TRAVIS G & KRISTA	WINKLE TRAVIS G & KRISTA	0	07/14/2016	WD	09-FAMILY	2016-02400	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7490 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	08/27/2018	2018-0439	100%
Owner's Name/Address	P.R.E. 100% 09/01/2003		Pole Barn	07/10/2014	2014-0239	100%
WINKLE TRAVIS G & KRISTA M TRUST 7490 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 491,930 TCV/TFA: 160.39					

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 26 T22N R8W (0*2003) S 400 FT OF W 300 FT OF W 1/2 OF SE 1/4.2.7548A.	X	Dirt Road		A 200' @ 90/FF	300.00	400.00	0.9036	1.0000	90	100	24,397
Comments/Influences		Gravel Road		300 Actual Front Feet, 2.75 Total Acres						Total Est. Land Value =	24,397

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size % Good	Cash Value		
UIP = 4X30 ROOF & SLAB ON END OF GRG	X	Water	D/W/P: Patio Blocks	15.61	887 0	0	
	X	Sewer	D/W/P: 4in Concrete	6.97	139 0	0	
	X	Electric	D/W/P: 4in Ren. Conc.	8.18	3849 0	0	
		Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size % Good	Cash Value	
		Street Lights	LAND IMPROVE 10000	10,000.00	1 100	10,000	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				10,000
		Underground Utils.					

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



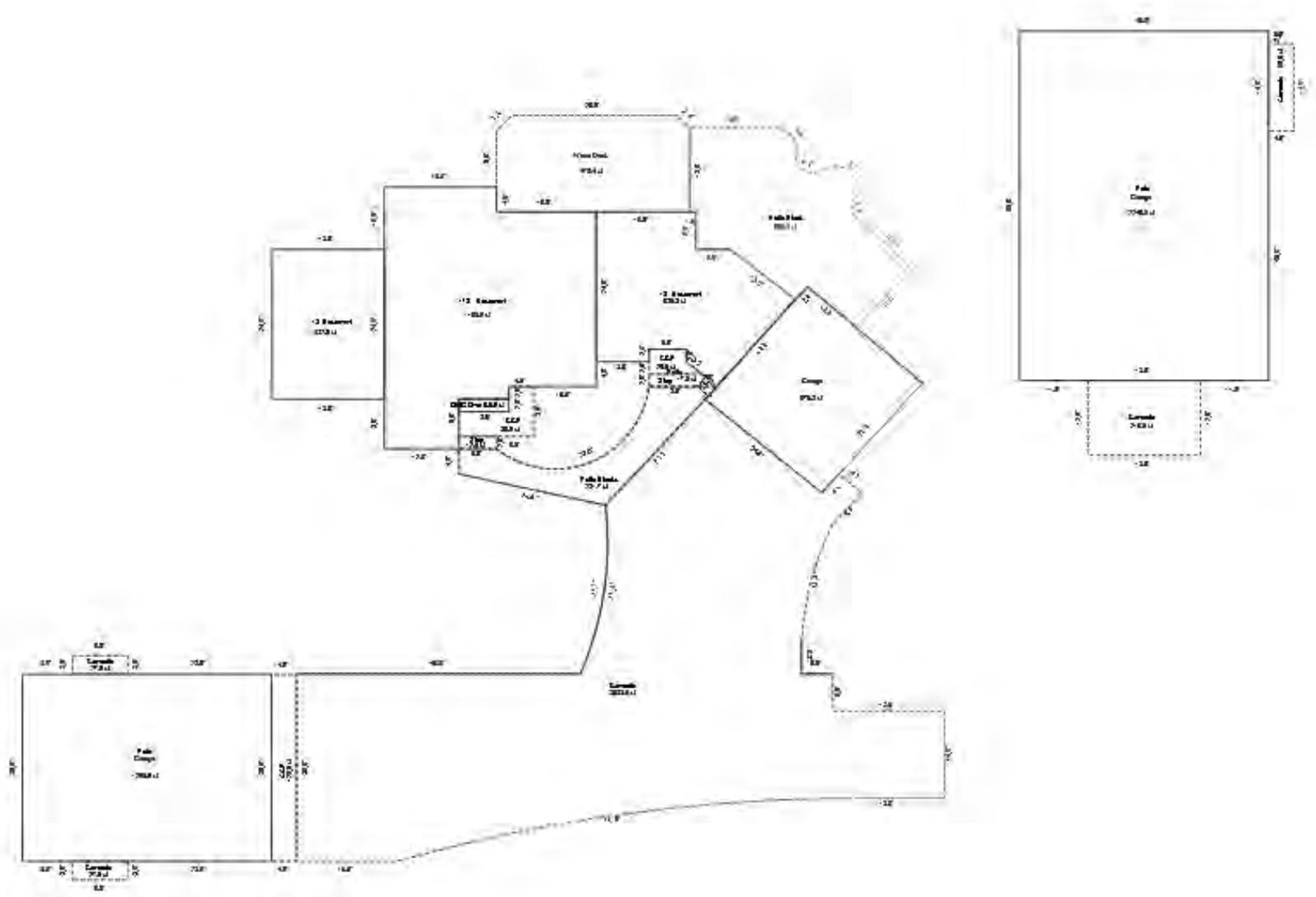
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,200	233,800	246,000			212,692C
2023	9,500	234,500	244,000			202,564C
2022	12,800	215,900	228,700			192,919C
2021	11,300	197,600	208,900			186,757C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 26 475	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: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 579 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +10 Effec. Age: 15 Floor Area: 3,067 Total Base New : 578,728 Total Depr Cost: 491,971 Estimated T.C.V: 457,533			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2003	Remodeled 2018	X	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S					Cls C 10 Blt 2003				
Condition: Average		X	Lg	Ord	Small	No. of Elec. Outlets			Ground Area = 2181 SF Floor Area = 3067 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85									
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Building Areas								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.75 Story Siding 1 Story Siding 1 Story Siding 1 Story Siding								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Basement: 2181 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			Recreation Room Exterior Stone Veneer Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			1200 60 1 2 1 1		23,196 2,278 1,476 9,291 4,864 5,808		19,717 1,936 1,255 7,897 4,134 4,937	
(2) Windows		(7) Excavation		(8) Basement			Lump Sum Items:			Porches								
X	Many Avg. X Few	Large Avg. Small	Basement: 2181 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) CCP (1 Story)									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			Deck			Treated Wood								
X	Gable Hip Flat	Gambrel Mansard Shed	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 1000 Gal Septic 1 2000 Gal Septic			Deck									
(3) Roof		1200		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Garages								
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
Chimney:										Base Cost Common Wall: 1 Wall			579 1		24,897 -2,686		21,162 -2,283	
<p>&lt;&lt;&lt;&lt;&lt; Calculations too long. See Valuation printout for complete pricing. &gt;&gt;&gt;&gt;&gt;</p>																		

\*\*\* 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.
HOEKWATER JACK D & DIANE	MORRIS FLOYD M JR & KACI	0	02/15/2010	WD	21-NOT USED/OTHER	2010/406	DEED	100.0
LEFEVRE MARK J & LAUREEN	HOEKWATER JACK D & DIANE	29,500	05/15/2009	WD	03-ARM'S LENGTH	2009/2152	DEED	100.0
		18,950	04/01/1999	WD	33-TO BE DETERMINED	327:222	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8455 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/02/2009	20090528	100%
	P.R.E. 100% 05/01/2010					

Owner's Name/Address	MAP #:
MORRIS FLOYD M JR & KACI L 8455 W LOTAN RD Lake City MI 49651	2024 Est TCV 318,403 TCV/TFA: 138.32

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

Tax Description	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	A 200' @ 90/FF 332.701309.00 1.0000 0.0000 90 100* Residentia 8 - 17 @\$3000 10.00 Acres 3000 100 * denotes lines that do not contribute to the total acreage calculation. 333 Actual Front Feet, 10.00 Total Acres Total Est. Land Value = 30,000
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X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates
Comments/Influences							Description Rate Size % Good Cash Value
FOR 12/31/2011 - 100% - TIM 12/31/2010- NEW CONTRUCTION AT 45% 99 SPLIT TO 14 PCLS FOR 00							D/W/P: 4in Ren. Conc. 8.18 1318 0 0 D/W/P: 3.5 Concrete 6.58 428 0 0

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							



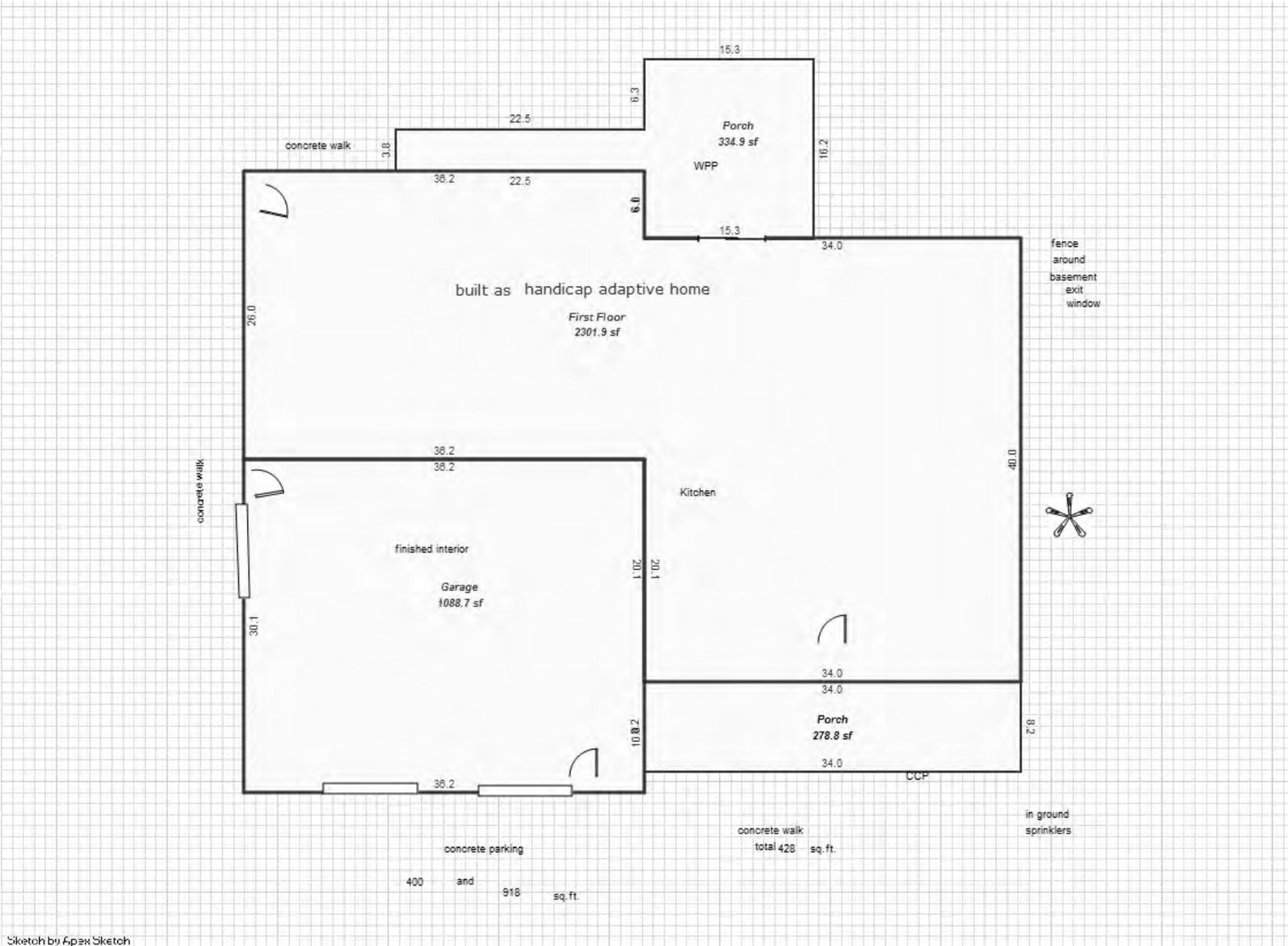
Who	When	What	2024	15,000	144,200	159,200		106,929C
		TPC 12/27/2017 INSPECTED	2023	14,000	139,800	153,800		101,838C
		TPC 06/08/2010 INSPECTED	2022	10,000	128,600	138,600		96,989C
			2021	10,000	125,500	135,500		93,891C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 278 334	Type CCP (1 Story) WPP			Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1088 % 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 Effec. Age: 12 Floor Area: 2,302 Total Base New : 388,259 Total Depr Cost: 307,503 Estimated T.C.V: 285,978			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2009	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C			Blt 2009		
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 2302 SF Floor Area = 2302 SF.								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/90/100/79.2								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(6) Ceilings			Many			Functional Depreciation because of: HANDICAP ADAPTED								
(1) Exterior		Kitchen: Other: Other:		X Drywall			X Ave.			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1360 S.F. Crawl: 942 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding 1 Story Siding			Size 942 1,360 Total: 308,925			Depr. Cost 1,169 3,680 2,462		
(2) Windows		Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Plumbing			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 1,476 1 4,646 1 3,108			1,169 3,680 2,462		
(3) Roof		Public Water		(10) Floor Support			Lump Sum Items:			Water/Sewer								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Sewer Water Well			Porches									
X	Asphalt Shingle	Garages		Chimney:			1000 Gal Septic 2000 Gal Septic			CCP (1 Story) WPP								
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)					1 1000 Gal Septic 1 2000 Gal Septic			Garages								
		Common Wall: 1.5 Wall					1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet								
		Door Opener					1 1000 Gal Septic 1 2000 Gal Septic			Porches								
		Base Cost					1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) WPP								
		Built-Ins					1 1000 Gal Septic 1 2000 Gal Septic			Garages								
		Appliance Allow.					1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet								
							1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) WPP								
		Totals:					1 1000 Gal Septic 1 2000 Gal Septic			Garages								
		388,259					1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet								
		307,503					1 1000 Gal Septic 1 2000 Gal Septic			CCP (1 Story) WPP								
		285,978					1 1000 Gal Septic 1 2000 Gal Septic			Garages								
		285,978					1 1000 Gal Septic 1 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet								

\*\*\* 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.
COWDREY PHILLIP & LINDA K	REDMAN ROBERT & SHAWN	360,000	07/13/2023	WD	09-FAMILY	2023-01872	PROPERTY TRANSFER	0.0
DEVINNEY ROBERT H & DONNA	COWDREY PHILLIP & LINDA K	31,900	06/13/2005	WD	03-ARM'S LENGTH	05-0/2371	DEED	100.0
		18,700	04/01/1999	WD	33-TO BE DETERMINED	337:100	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8373 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	09/19/2023	2023-0622	100%
	P.R.E. 100% 07/13/2023		New House	08/15/2005	20050270	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 311,620 TCV/TFA: 183.74
REDMAN ROBERT & SHAWN 8373 W LOTAN RD Lake City MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																											
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1965.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1308.5 FT, N 89 DEG 57'59"W 332.82 FT, N 0 DEG 18'30"W 1309.16 FT, S 89 DEG 51'08"E 332.83 FT TO POB. 10A.	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>Residentia 8 - 17</td> <td>@\$3000</td> <td>10.00</td> <td>Acres</td> <td>3000</td> <td>100</td> <td></td> <td></td> <td>30,000</td> </tr> <tr> <td colspan="8" style="text-align: right;">10.00 Total Acres Total Est. Land Value =</td> <td>30,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 8 - 17	@\$3000	10.00	Acres	3000	100			30,000	10.00 Total Acres Total Est. Land Value =								30,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																							
Residentia 8 - 17	@\$3000	10.00	Acres	3000	100			30,000																							
10.00 Total Acres Total Est. Land Value =								30,000																							
	X			<p>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>3.10</td> <td>4900</td> <td>50</td> <td>7,595</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>1151</td> <td>50</td> <td>4,011</td> </tr> <tr> <td colspan="4" style="text-align: right;">Total Estimated Land Improvements True Cash Value =</td> <td>11,606</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Asphalt Paving	3.10	4900	50	7,595	D/W/P: 4in Concrete	6.97	1151	50	4,011	Total Estimated Land Improvements True Cash Value =				11,606							
Description	Rate	Size	% Good	Cash Value																											
D/W/P: Asphalt Paving	3.10	4900	50	7,595																											
D/W/P: 4in Concrete	6.97	1151	50	4,011																											
Total Estimated Land Improvements True Cash Value =				11,606																											

Comments/Influences	X	Public Improvements
99 SPLIT FROM 001-00 FOR 00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	15,000	140,800	155,800			105,805C
X Rolling	2023	14,000	115,800	129,800			87,148C
Low	2022	10,000	106,500	116,500			82,999C
High	2021	10,000	103,000	113,000			80,348C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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





Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOVELL FAMILY HOUSE TRUST	GILLOW JOSH	24,900	08/24/2018	WD	03-ARM'S LENGTH	2018-02770	PROPERTY TRANSFER	100.0
LOVELL TERRY J & TINA G (	LOVELL FAMILY HOUSE TRUST	0	04/02/2008	QC	21-NOT USED/OTHER	2008/1078	DEED	0.0
		19,450	04/01/1999	WD	33-TO BE DETERMINED	327:805	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8321 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		New House	11/30/2021	2021-0834	100%
	P.R.E. 100% 09/13/2022					

Owner's Name/Address	MAP #:
GILLOW JOSH 8270 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 349,625 TCV/TFA: 187.97

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
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1632.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.83FT, N 89 DEG 57'59"W 332.99 FT, N 0 DEG 18'30"W 1308.5 FT, S 89 DEG 51'08"E 333 FT TO POB. 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						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
99 SPLIT FROM 001-00 FOR 00	X	Level	D/W/P: 3.5 Concrete	6.58	120	50	395
		Rolling	D/W/P: 4in Ren. Conc.	8.18	1197	50	4,895
		Low	Total Estimated Land Improvements True Cash Value = 5,290				
		High					
		Landscaped					
		Swamp					
		Wooded					
		Pond					
		Waterfront					
		Ravine					
		Wetland					
		Flood Plain					



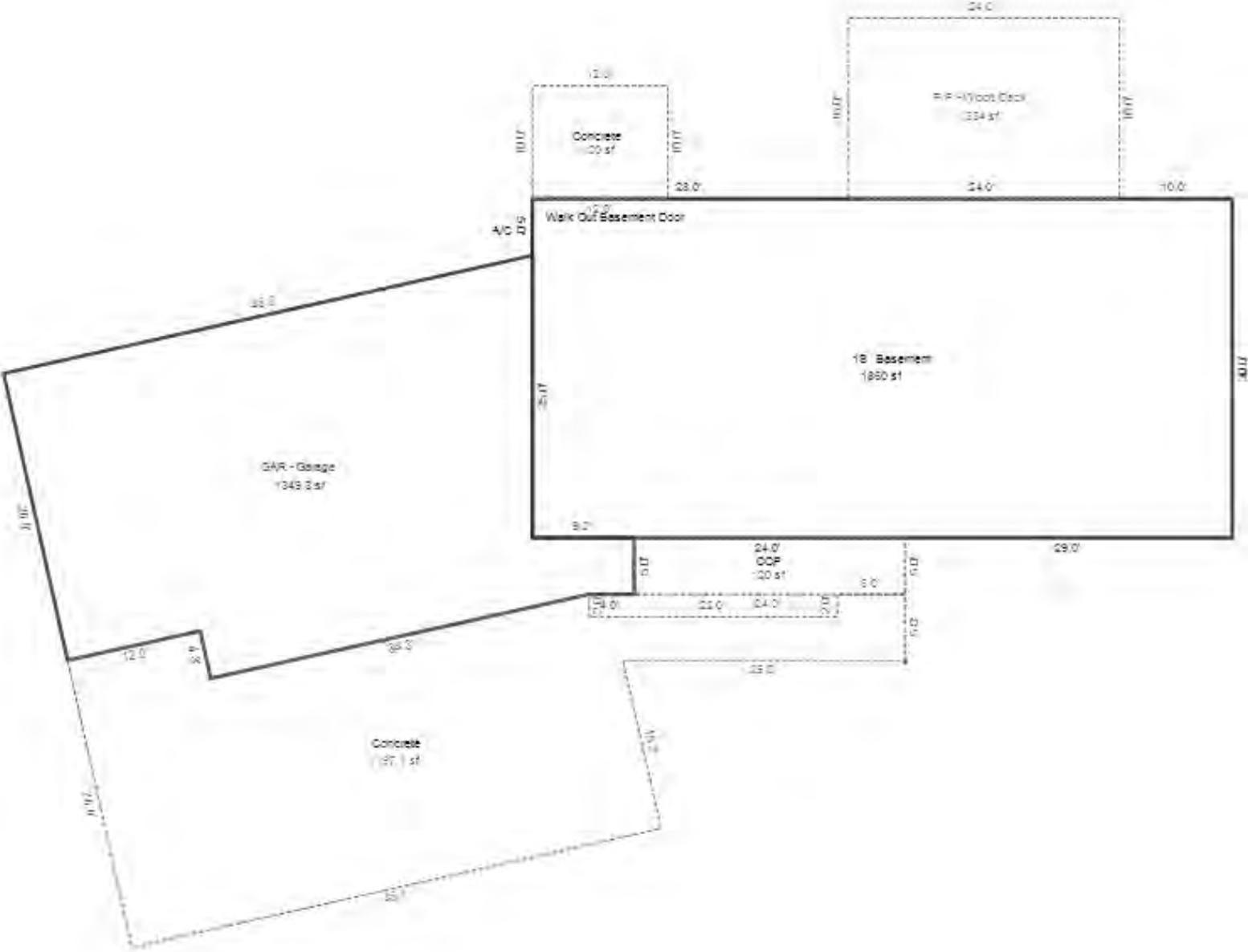
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	159,800	174,800			174,800S
2023	14,000	157,900	171,900			168,400C
2022	10,000	0	10,000		10,000W	10,000S
2021	10,000	0	10,000			10,000S

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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 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 120 384	Type CCP (1 Story) Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1349 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: C Effec. Age: 3 Floor Area: 1,860 Total Base New : 348,448 Total Depr Cost: 337,995 Estimated T.C.V: 314,335			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1860 SF Floor Area = 1860 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97 Building Areas			Cls C		Blt 2022		
Yr Built 2022	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Ex. Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			1 Story Siding Basement 1,860			266,472		258,478		
Room List		Doors	Solid	H.C.	(13) Plumbing			Average Fixture(s)			Total: 266,472 1,870 1,814						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 2000 Gal Septic Water Well, 100 Feet			1 1,476 1,432 2 9,291 9,012 1 9,667 9,377 1 5,808 5,634				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches CCP (1 Story) Deck Treated Wood			120 3,324 3,224		384 6,355 6,164		
	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1860 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Common Wall: 2 Wall Door Opener Base Cost			1 -5,371 -5,210 3 1,640 1,591 1349 47,916 46,479		Totals: 348,448 337,995		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:					314,335		
Many Avg. Few	Large Avg. Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
X	Gable Hip Flat	Gambrel Mansard Shed															
X	Asphalt Shingle																

\*\*\* 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.
TEED PATRICK A	TEED PATRICK A & NANCY A	0	08/07/2020	QC	09-FAMILY	2020-02378	DEED	0.0
ATKINS CHIP R	TEED PATRICK A	130,000	07/27/2018	WD	03-ARM'S LENGTH	2018-02416	PROPERTY TRANSFER	100.0
		20,450	03/01/2001	WD	33-TO BE DETERMINED	327:1169	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8277 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	04/22/2010	20100158	100%
	P.R.E. 100% 08/01/2018					

Owner's Name/Address	MAP #:
TEED PATRICK A & NANCY A 8277 W LOTAN ROAD LAKE CITY MI 49651	2024 Est TCV 167,871 TCV/TFA: 107.61

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia 8 - 17	@\$3000	10.00	Acres	3000	100		30,000
10.00 Total Acres						Total Est. Land Value =	30,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 1299.26 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1307.17FT, N 89 DEG 57'59"W 333.16 FT, N 0 DEG 18'30"W 1307.83 FT, S 89 DEG 51'08"E 333.17 FT TO POB. 10A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	6.49	600 0	0
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	21.93 34.90	200 50 24 50	2,193 419

Comments/Influences	X	Description	Rate	Size % Good	Cash Value
99 SPLIT FROM 001-00 FOR 00 99 SKYLINE FOR 01	X	Residential Local Cost Land Improvements	2,500.00	1 95	2,375
		LAND IMPROVE 2500			2,375
		Total Estimated Land Improvements True Cash Value =			4,987

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

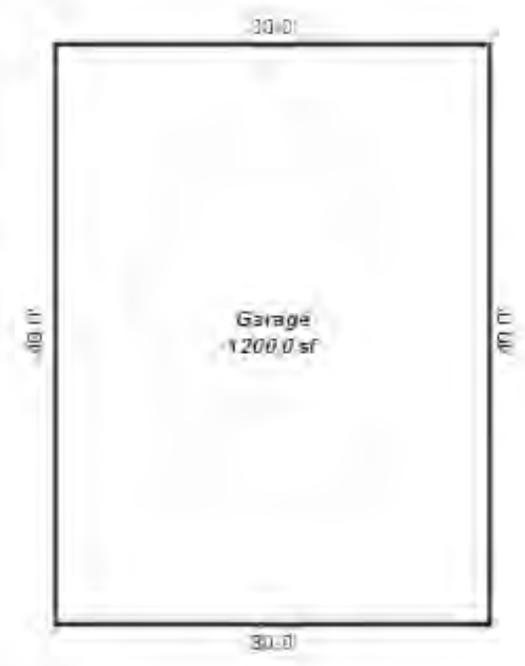
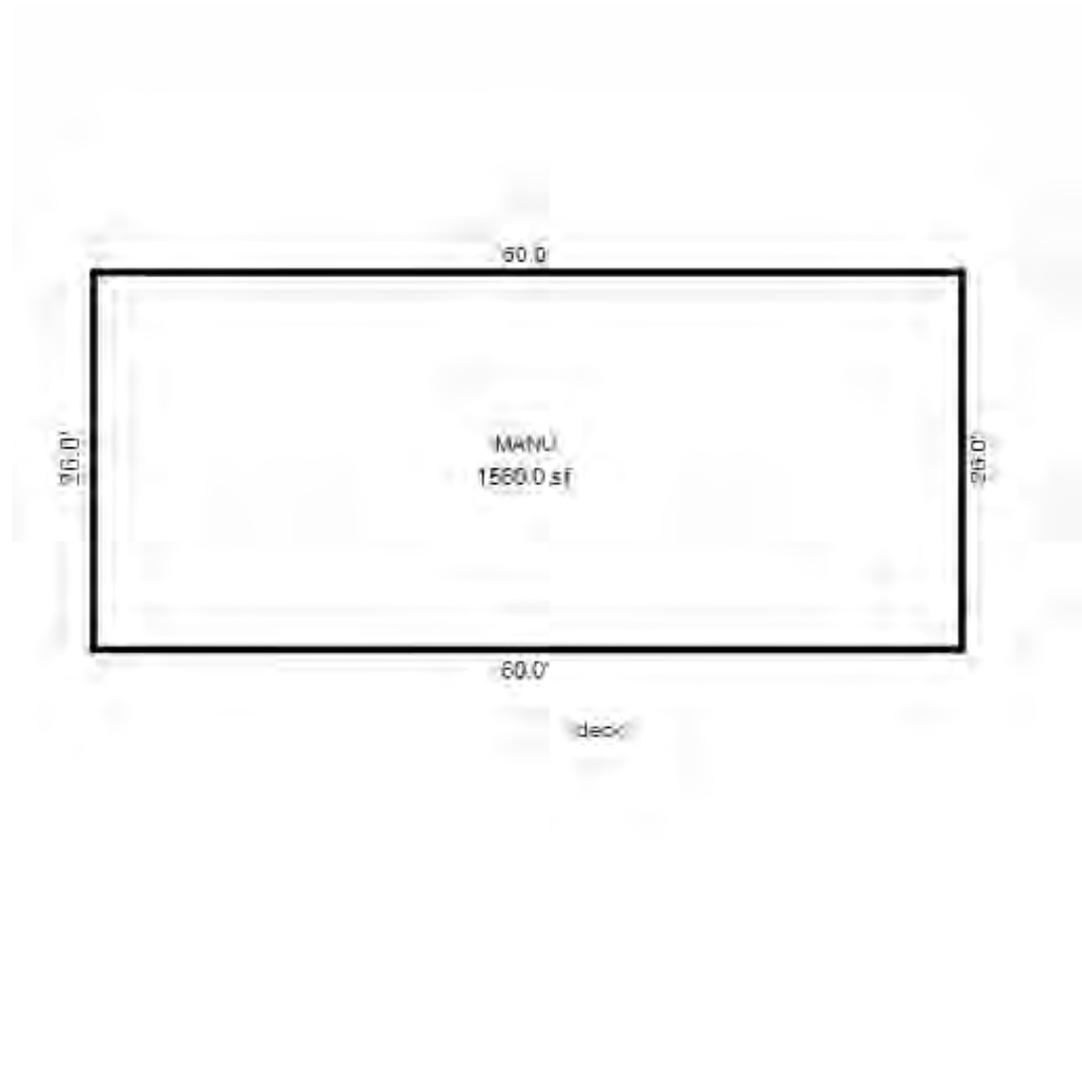
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	68,900	83,900			54,129C
2023	14,000	60,000	74,000			51,552C
2022	10,000	52,700	62,700			49,098C
2021	10,000	47,100	57,100			47,530C

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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 72 140	Type Treated Wood Treated Wood	Year Built: 2010 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																							
	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: 20 Floor Area: 1,560 Total Base New : 221,472 Total Depr Cost: 177,178 Estimated T.C.V: 132,884		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:																								
	Building Style: HUD	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace		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=80/100/100/100/80		Cls CD		Blt 1999																							
Yr Built	Remodeled	Ex	X	Ord		Min	No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost															
1999	0						Ex. X Ord. Min		1 Story		Siding		Crawl Space		1,560		Total:		173,039		138,431															
Condition: Average		Size of Closets		Lg X Ord Small			(12) Electric		Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat													
Room List		Doors		Solid	X	H.C.	150 Amps Service		1		2		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Many X Ave. Few		1		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat															
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few		(13) Plumbing		1		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat															
	Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1560 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															
(2) Windows	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1560 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													
	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)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink										
(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink											
X Asphalt Shingle	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2000 Gal Septic		1		Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink							
Chimney:	Joists: Unsupported Len: Cntr.Sup:		(9) Basement Finish			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	
(14) Water/Sewer		Public Water Public Sewer Water Well			1			1000 Gal Septic		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		
Lump Sum Items:		Garages			Class: CD Exterior: Pole (Unfinished) Base Cost			1200		25,920		20,736		Totals:		221,472		177,178		Notes: 1999 SKYLINE MHD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		132,884														

\*\*\* 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.
		20,950	04/01/1999	WD	33-TO BE DETERMINED	327:443	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LOTAN 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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WOODWARD WALTER R 208 N CHRISTINE CIR MOUNT CLEMENS MI 48043	2024 Est TCV 30,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 8 - 17 @\$3000	10.00 Acres				3000 100		30,000
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	10.00 Total Acres				Total Est. Land Value =		30,000
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
SEC 27 T22N R8W (0*1999) BEG N 89 DEG 51'08"W 965.93 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 1306.5 FT, N 89 DEG 57'59"W 333.33 FT, N 0 DEG 18'30"W 1307.17 FT, S 89 DEG 51'08"E 333.33 FT TO POB. 10A.	

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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Topography of Site	
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Level	
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X Rolling	
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Low	
-----	--

High	
------	--

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

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

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

Wetland	
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Flood Plain	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	15,000	0	15,000			11,025C
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TPC 12/27/2017 INSPECTED			2023	14,000	0	14,000			10,500C
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TPC 08/08/2017 INSPECTED			2022	10,000	0	10,000			10,000S
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			2021	10,000	0	10,000			10,000S
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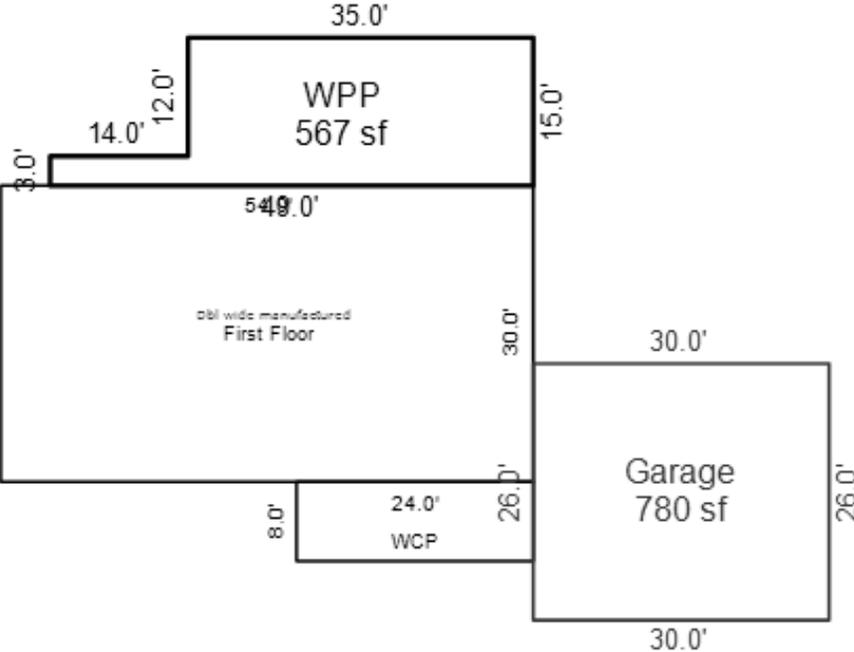
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
KAMRATH RODNEY R & BETTY	KAMRATH RODNEY ROSWELL TR	0	08/26/2014	QC	09-FAMILY	2014-02998	PROPERTY TRANSFER	0.0					
BROWN GEORGE CHARLES II &	KAMRATH RODNEY R & BETTY	172,000	09/29/2008	WD	03-ARM'S LENGTH	2008/3371	DEED	100.0					
LERG TRUST & BROWN	BROWN GEO C II & KAREN	0	07/20/2007	QC	21-NOT USED/OTHER	2007/2668	DEED	100.0					
LERG CARL J & PENNY L	LERG CARL J & PENNY L TRU	0	05/10/2005	QC	23-PART OF REF	05-0/1902	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
8131 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST											
		P.R.E. 100% 09/29/2008											
Owner's Name/Address		MAP #:											
KAMRATH RODNEY ROSWELL TRUST 8131 W LOTAN ROAD LAKE CITY MI 49651		2024 Est TCV 262,007 TCV/TFA: 161.73											
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
		Public Improvements		* Factors *									
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
				Residentia 8 - 17	@\$3000	10.00	Acres	3000	100			30,000	
				10.00 Total Acres			Total Est. Land Value =					30,000	
Tax Description				Land Improvement Cost Estimates									
				Description	Rate	Size	% Good			Cash Value			
				D/W/P: 4in Ren. Conc.	7.35	960	50			3,528			
				Total Estimated Land Improvements True Cash Value =							3,528		
Comments/Influences													
20808549 \$199,900 2007 DOM299 99 SPLIT FROM 001-00 FOR 00 44X48 PC FOR 00 COMP FOR 01 MHD ETC FOR 04													
		Topography of Site											
				Level									
		X	Rolling										
				Low									
				High									
		Landscaped											
		Swamp											
		X	Wooded										
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	15,000	116,000	131,000		64,765C			
		TPC 04/30/2021 INSPECTED		2023	14,000	104,400	118,400			61,681C			
		TPC 12/27/2017 INSPECTED		2022	10,000	87,000	97,000			58,744C			
		TPC 05/18/2015 INSPECTED		2021	10,000	86,000	96,000			56,868C			

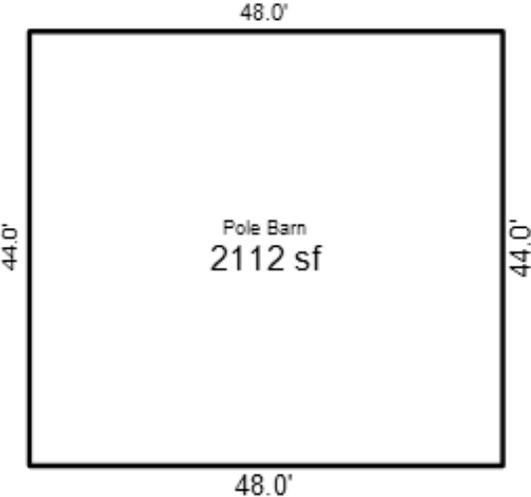
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: 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	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				192 567 420	WCP (1 Story) WPP Treated Wood																				
Building Style: BOCA/STATE		Trim & Decoration		Ex		X	Ord	Min	Central Air Wood Furnace		Class: CD Effec. Age: 15 Floor Area: 1,620 Total Base New : 289,030 Total Depr Cost: 245,676 Estimated T.C.V: 228,479		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																		
Yr Built 2003	Remodeled 0	Size of Closets		Lg		X	Ord	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1620 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls CD		Blt 2003																		
Condition: Average		Doors		Solid		X	H.C.	(12) Electric		150 Amps Service		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost									
Room List		(5) Floors		Kitchen:		Other:		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		1 Story		Siding		Crawl Space		1,620		Total:		178,718		151,911	
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchens:		Other:		Other:		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Plumbing		Average Fixture(s)		1		1,230		1,045		3 Fixture Bath		1		3,860		3,281					
(1) Exterior		(6) Ceilings		X Drywall				(13) Plumbing		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Porches		WCP (1 Story) WPP		192 567		7,023 8,363		5,970 7,109		Deck		Treated Wood		420		6,586		5,598	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1620 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		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		780		27,534		23,404		Common Wall: 1 Wall		1		-2,512		-2,135					
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:		Lump Sum Items:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		2112		45,619		38,776		Appliance Allow.		1		1,934		1,644			
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		Class: CD Exterior: Pole (Unfinished)		Base Cost		2112		45,619		38,776		Appliance Allow.		1		1,934		1,644		Totals:		289,030		245,676			
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		2112		45,619		38,776		Appliance Allow.		1		1,934		1,644			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		2112		45,619		38,776		Appliance Allow.		1		1,934		1,644		Totals:		289,030		245,676	
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		2112		45,619		38,776		Appliance Allow.		1		1,934		1,644		Totals:		289,030		245,676			

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



concrete



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICKERSON SARAH	FRIAR SHANE M	220,000	11/05/2021	WD	03-ARM'S LENGTH	2021-03758	PROPERTY TRANSFER	100.0
HENRY JESSICA L	NICKERSON SARAH	170,500	01/27/2020	WD	03-ARM'S LENGTH	2020-00234	PROPERTY TRANSFER	100.0
DAVIS VALOYCE ANITA TRUST	HENRY JESSICA L	0	10/31/2016	QC	09-FAMILY	2016-03647	PROPERTY TRANSFER	0.0
DAVIS VALOYCE ANITA	DAVIS VALOYCE ANITA TRUST	0	07/10/2014	QC	21-NOT USED/OTHER	2014-02463	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4028 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Remodel	12/17/2021	2021-9995	100%
Owner's Name/Address	P.R.E. 50% 11/05/2021					
FRIAR SHANE M 4028 S DICKERSON RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 245,239 TCV/TFA: 108.32					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value C>	.50	-1.0	AC	M/L	12000	100	12,000
			250 Actual Front Feet, 1.36 Total Acres						Total Est. Land Value =	12,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC27T22NR8W Beginning at NE CORNER OF NE 1/4 THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 1' 8" West, a distance of 237.43 Feet; THENCE North 0° 18' 30" West, a distance of 250.00 Feet; THENCE South 89° 1' 8" East, a distance of 237.43 Feet to point of beginning; 1.36 acres OF land, more or less.	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.			
		Ad-Hoc Unit-In-Place Items			
		Description	Rate	Size % Good	Cash Value
		/CI16/YARI/WOOF/6SL	20.15	18 50	181
		Total Estimated Land Improvements True Cash Value =			2,849



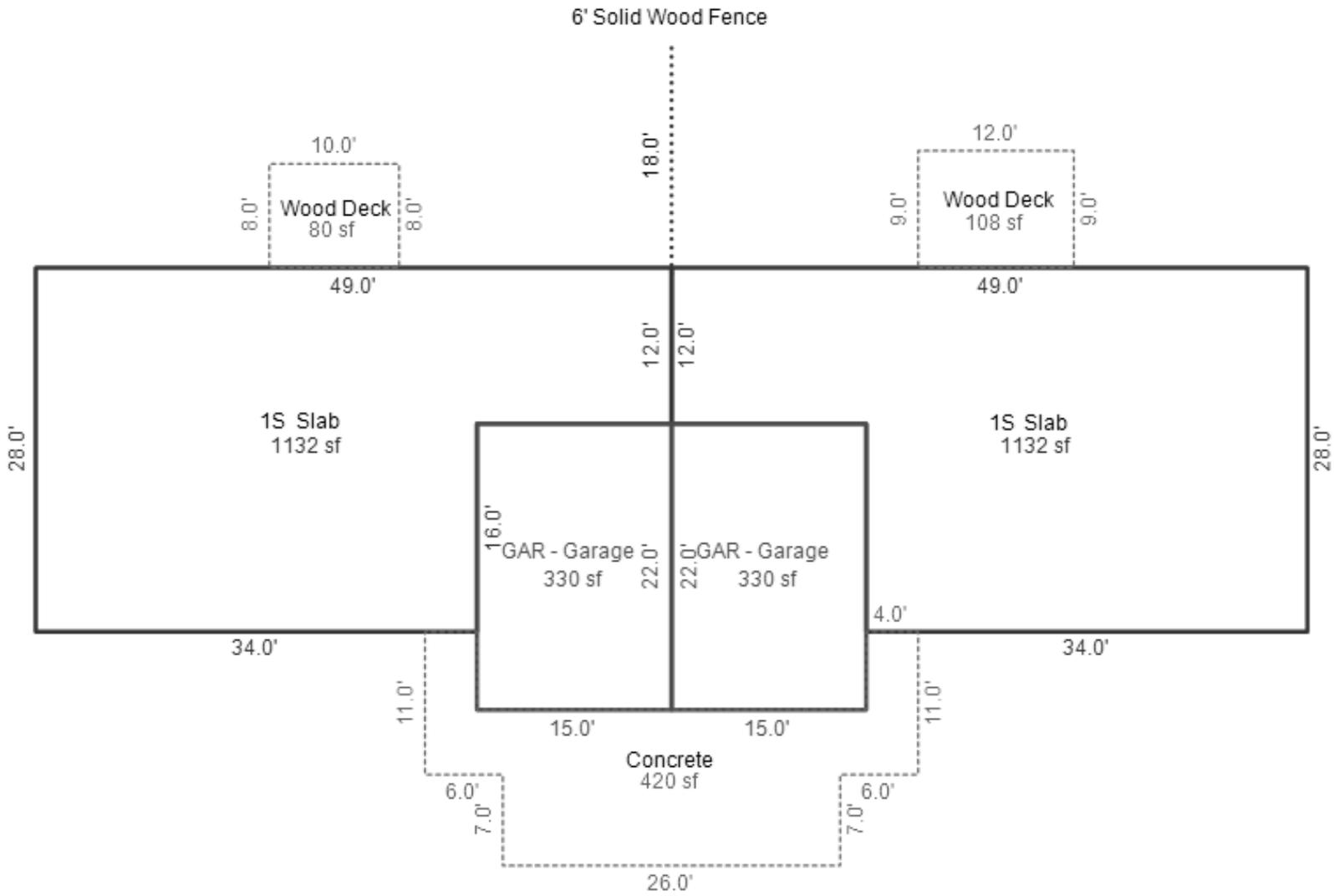
Topography of Site	X	Level
	X	Rolling
	X	Low
	X	High
	X	Landscaped
	X	Swamp
	X	Wooded
	X	Pond
	X	Waterfront
	X	Ravine
	X	Wetland
	X	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	116,600	122,600			115,652C
2023	5,500	108,400	113,900			110,145C
2022	4,500	100,400	104,900			104,900S
2021	4,000	85,300	89,300			89,300S

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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.
LAFFERTY DANNY J & DONNA	BRANDT TRAVIS	8,500	02/19/2021	WD	03-ARM'S LENGTH	2021-00581	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8075 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST	BOCA PREMANF STATE APPROVE	06/25/2021	2021-0406	100%	
P.R.E. 100% 01/11/2023						

Owner's Name/Address	MAP #:	2024 Est TC	TCV/TFA:
BRANDT TRAVIS 8075 W LOTAN RD LAKE CITY MI 49651		175,996	116.40

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			<Site Value C>	.50	-1.0	AC	M/L	12000	100	12,000
Gravel Road			220 Actual Front Feet, 1.26 Total Acres						Total Est. Land Value =	12,000

**Tax Description**  
 BEG N 89°51'08"W 237.43 FEET FROM NE COR SEC27 T22N R8W THENCE South 0° 18' 30" East, a distance of 250.00 Feet; THENCE North 89° 51' 8" West, a distance of 220.00 Feet; THENCE North 0° 18' 30" West a distance of 250.00 Feet; THENCE South 89° 51' 8" East, a distance of 220.00 Feet to point of beginning; Said tract containing 1.26 acres M/L SPLIT/COMBINED ON 06/05/2012 FROM 009-027-001-36; PARENT 009-027-001-36 SEC 27 T22N R8W (0\*1999) BEG AT NE COR OF NE 1/4 TH S 0



X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
	Topography of Site												
	Land Improvement Cost Estimates												
	Description	Rate	Size	% Good	Cash Value								
	Wood Frame	25.50	180	97	4,452								
	Total Estimated Land Improvements True Cash Value =				4,452								

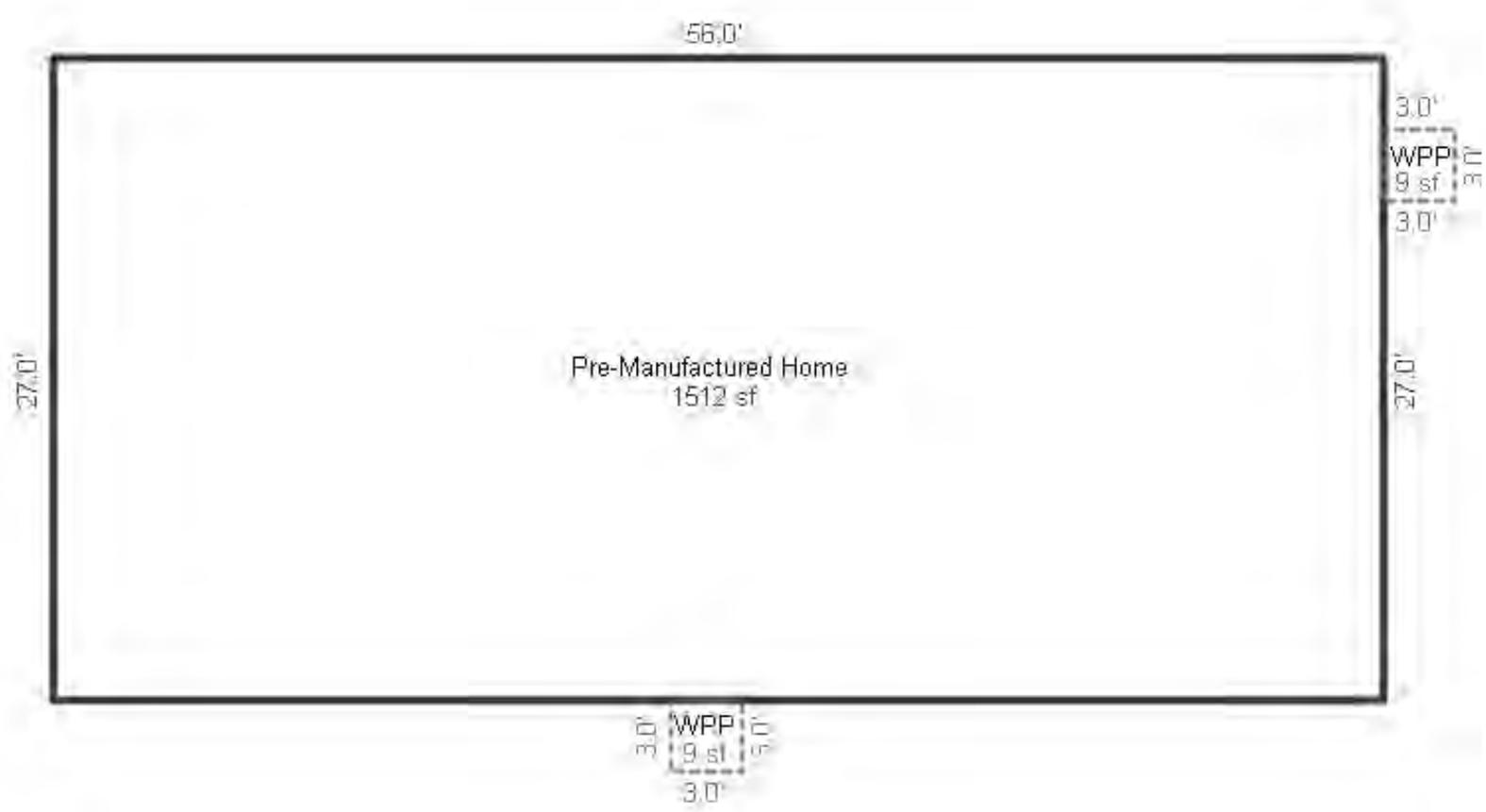
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	82,000	88,000			84,351C
2023	5,500	82,400	87,900			79,275C
2022	4,500	71,000	75,500			75,500S
2021	4,000	0	4,000			2,508C

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Who	When	What
TPC	01/29/2024	INSPECTED
JWV	09/13/2021	INSPECTED
TPC	12/27/2017	INSPECTED

\*\*\* 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.
LAFFERTY DANNY J & DONNNA	SLACK SAMUEL & WILLIAMS M	0	01/09/2023	WD	16-LC PAYOFF	2023-00639	DEED	0.0
LAFFERTY DANNY J & DONNA	WILLIAMS MEGAN & SLACK SA	8,500	07/06/2021	LC	03-ARM'S LENGTH	MLS1882906	PROPERTY TRANSFER	100.0

Property Address: 8097 W LOTAN 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: SLACK SAMUEL & WILLIAMS MEGAN  
 2455 W DAVID RD  
 LAKE CITY MI 49651

2024 Est TCV 15,331

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

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

<Site Value C> .50 -1.0 AC M/L 12000 100 12,000  
 175 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 12,000

Tax Description

SEC 27 T22N R8W BEG AT N89° 51' 8" W  
 457.43 THEN FROM NE COR SEC 27  
 THENCE SOUTH 0° 18' 30" EAST, A DISTANCE  
 OF 250.00 FEET; THENCE NORTH 89° 51' 8"  
 WEST, A DISTANCE OF 175.00 FEET; THENCE  
 NORTH 0° 18' 30" WEST, A DISTANCE OF  
 250.00 FEET; THENCE SOUTH 89° 51' 8" EAST  
 A DISTANCE OF 175.00 FEET TO POINT OF  
 BEGINNING; SAID TRACT CONTAINING 1.00  
 ACRES M/L  
 SPLIT/COMBINED ON 06/05/2012 FROM  
 009-027-001-36;  
 PARENT FORMERLY AS SEC 27 T22N R8W  
 (0\*1999) BEG AT NE COR OF NE 1/4 TH S 0  
 DEG 18' 30"E 250 FT, N 89 DEG 51'08"W  
 632.43 FT,N 0 DEG 18'30"W 250 FT, S 89  
 DEG 51'08" E 632.43 FT TO POB. 3.63A.

X Dirt Road  
 Gravel Road  
 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

Wood Frame 20.82 320 50 3,331  
 Total Estimated Land Improvements True Cash Value = 3,331

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	6,000	1,700	7,700			6,551C
2023	5,500	0	5,500			4,620C
2022	4,400	0	4,400			4,400S
2021	3,500	0	3,500			1,989C

Who When What

TPC 12/27/2017 INSPECTED  
 TPC 05/18/2015 INSPECTED

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 Missaukee, Michigan



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORE GREG ROY (SM)	DORE DEREK	47,500	11/07/2007	WD	03-ARM'S LENGTH	2007/3979	DEED	100.0
SCHERR ELI A & GERALD D (	DORE GREG ROY (SM)	36,950	11/05/2007	OTH	21-NOT USED/OTHER	2007/3914	DEED	0.0
		36,950	04/01/1999	LC	33-TO BE DETERMINED	327:182	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4058 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DORE DEREK 5121 CROSBY RD CADILLAC MI 49601-9572	MAP #:					
	2024 Est TCV 65,410 TCV/TFA: 81.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X		Dirt Road	402.00	633.90	34,093
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
Comments/Influences	X		Electric			
99 SPLIT FROM 001-00 FOR 00			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X		Dirt Road	402.00	633.90	34,093
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
Comments/Influences	X		Electric			
99 SPLIT FROM 001-00 FOR 00			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X		Dirt Road	402.00	633.90	34,093
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
Comments/Influences	X		Electric			
99 SPLIT FROM 001-00 FOR 00			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			



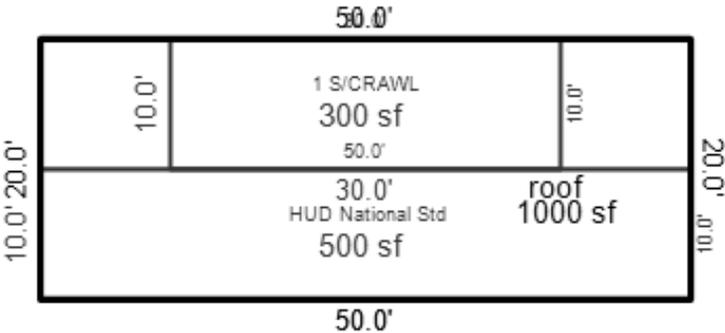
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X		Dirt Road	402.00	633.90	34,093
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
Comments/Influences	X		Electric			
99 SPLIT FROM 001-00 FOR 00			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 250 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 402.29 FT, N 89 DEG 54'33"W 632.43 FT, N 0 DEG 18' 30"W 402.92 FT, S 89 DEG 51'08"E 632.43 FT TO POB. 5.85A.	X		Dirt Road	402.00	633.90	34,093
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
Comments/Influences	X		Electric			
99 SPLIT FROM 001-00 FOR 00			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

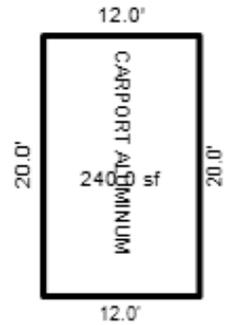
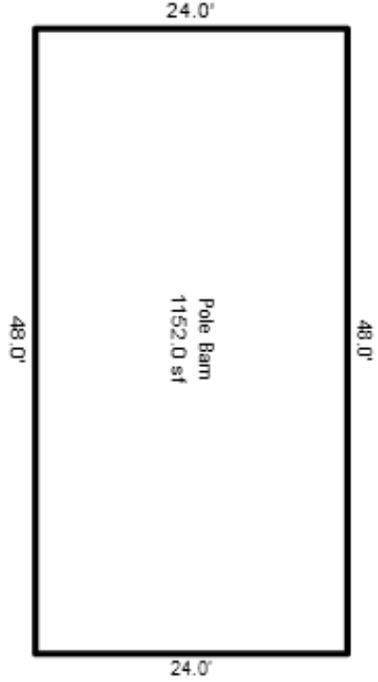
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																			
X	Single Family	0	Eavestrough	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Area	Type	Year Built:																																			
	Mobile Home		Insulation		Wood								Coal	Steam	Cook Top	Interior 2 Story	1000	Roof Cover Onl	Car Capacity:																													
	Town Home	0	Front Overhang	X	Forced Warm Air			Garbage Disposal	Bath Heater	Exterior 1 Story	Exterior 2 Story	2nd/Same Stack	Two Sided	Class: D																																		
	Duplex	0	Other Overhang		Wall Furnace									Vent Fan	Hot Tub	Prefab 1 Story	Prefab 2 Story	Heat Circulator	Raised Hearth	Exterior: Pole																												
	A-Frame			Warm & Cool Air			Unvented Hood	Vented Hood	Intercom	Wood Stove	Direct-Vented Ga	Class: Low	Effec. Age: 40							Brick Ven.: 0																												
X	Wood Frame	(4) Interior		Heat Pump										Jacuzzi Tub	Jacuzzi repl.Tub	Oven	Microwave	Standard Range	Self Clean Range	Sauna	Trash Compactor	Central Vacuum	Security System	Floor Area:	Total Base New : 102,110	Total Depr Cost: 35,738	Estimated T.C.V: 28,590	E.C.F. X 0.800	Stone Ven.: 0																			
		Drywall	Paneled	Plaster	Wood T&G	Trim & Decoration		No./Qual. of Fixtures	Ex.	X	Ord.	Min	Common Wall: Detache																																			
	Building Style:												100	Amps Service		Size of Closets		Lg	X	Ord	Small	Condition: Average	Foundation: 18 Inch		Finished ?:	Auto. Doors: 0	Mech. Doors: 1	Area: 1152	% Good: 0	Storage Area: 0	No Conc. Floor: 0																	
	HUD							Central Air		Doors		Solid		X	H.C.	(5) Floors							(12) Electric									No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		1	Average Fixture(s)		1	3 Fixture Bath		2	Fixture Bath	
	Yr Built	Remodeled						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X		Ave.	Few		(13) Plumbing			1	Average Fixture(s)		1	3 Fixture Bath		2			Fixture Bath			Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1	Average Fixture(s)		1	3 Fixture Bath		2		Fixture Bath							Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2	Fixture Bath						Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1	3 Fixture Bath		2		Fixture Bath					Softener, Auto		
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		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
	0	0						Central Air		Doors		Solid	X	H.C.	(5) Floors		(12) Electric		No. of Elec. Outlets						Many	X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)			1												



concrete sidewalk



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELONG DAROLD G & MARIE J	GALLUP CASSY S	149,900	10/17/2014	WD	03-ARM'S LENGTH	2014-03557	PROPERTY TRANSFER	100.0
		18,500	09/01/2000	WD	33-TO BE DETERMINED	341:452	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4144 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/08/2014					
Owner's Name/Address	MAP #:					
GALLUP CASSY S 4144 DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 266,003 TCV/TFA: 213.14					

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 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 652.29 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.14 FT, N 89 DEG 56'18"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 54'33"E 632.43 FT TO POB. 4.74A.	X	Dirt Road		A 200' @ 90/FF	326.00	633.36	0.8850	1.1218	90	100	29,128
		Gravel Road		326 Actual Front Feet, 4.74 Total Acres						Total Est. Land Value =	29,128
		Paved Road		* Factors *							
		Storm Sewer		Description							
		Sidewalk		Rate							
		Water		Size % Good							
		Sewer		Cash Value							
		Electric		D/W/P: 4in Concrete							
		Gas		6.49							
		Curb		20.08							
		Street Lights		12.17							
		Standard Utilities		448 50							
		Underground Utils.		448 50							

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE & 30X40 PB FOR 02 GRG COMP FOR 03	X	Level	2024	14,600	118,400	133,000			76,073C
		Rolling	2023	11,300	114,600	125,900			72,451C
		Low	2022	8,200	104,500	112,700			69,001C
		High	2021	6,500	95,600	102,100			66,797C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

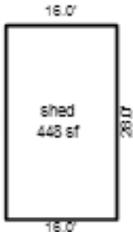
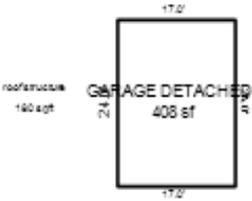
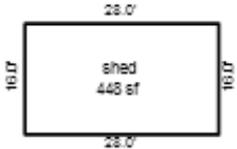


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176 144 180	Type WSEP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 884 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 18 Floor Area: 1,248 Total Base New : 290,697 Total Depr Cost: 238,370 Estimated T.C.V: 221,684			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 290,697 Total Depr Cost: 238,370 Estimated T.C.V: 221,684								
Condition: Average		Size of Closets		Lg			X	Ord		Small								
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Class: CD Effec. Age: 18 Floor Area: 1,248 Total Base New : 290,697 Total Depr Cost: 238,370 Estimated T.C.V: 221,684			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			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82			Cls CD		Blt 2001			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			150 Amps Service			Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X Drywall		Ex.			X	Ord.		Min	Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,248 Total: 166,630 136,636							
(2) Windows		(7) Excavation		No. of Elec. Outlets			Many			X	Ave.		Few					
X	Many Avg. Few	X	Large Avg. Small	Basement: 1248 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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 Recreation Room 1000 18,530 15,195 Plumbing Average Fixture(s) 1 1,230 1,009 Water/Sewer 1000 Gal Septic 1 4,550 3,731 Water Well, 100 Feet 1 5,640 4,625 Porches WSEP (1 Story) 176 8,256 6,770 Deck Treated Wood 144 3,264 2,676 w/Roof (Roof portion) 180 2,804 2,299 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 884 36,934 30,286 Common Wall: 1 Wall 1 -2,512 -2,060 Door Opener 2 970 795 Class: CD Exterior: Pole (Unfinished) Door Opener 2 970 795 Base Cost 1200 25,920 21,254 Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 408 15,577 12,773								
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			1000 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing								
(3) Roof		(9) Basement Finish		(14) Water/Sewer			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			Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
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.
DEUTSCHE BANK NATION TRUS	DAVIDSON MARK E	34,000	09/19/2011	CD	11-FROM LENDING INSTITUT	2011-03130 CD	PROPERTY TRANSFER	100.0
DEUTSCHE BANK NATION TRUS		0	07/20/2011	AFF	05-CORRECTING TITLE		DEED	0.0
ATKINS DAVID J	DEUTSCHE BANK NATION TRUS	1	04/16/2011	QC	21-NOT USED/OTHER	2011-1463QC	PROPERTY TRANSFER	0.0
ATKINS DAVID J	SHERIFF	0	01/21/2011	SD	10-FORECLOSURE	2011-325SD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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4218 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/06/2011					

Owner's Name/Address	MAP #:
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DAVIDSON MARK E 4218 S DICKERSON ROAD LAKE CITY MI 49651	2024 Est TCV 114,879 TCV/TFA: 84.97
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front	Rate %Adj.	Reason	Value

			<Site Value A> GROUP A	\$10000	10000	100			10,000
			326 Actual Front Feet, 4.74 Total Acres			Total Est. Land Value =			10,000

Tax Description	X	Improved	Vacant
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 978.43 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 326.15 FT, N 89 DEG 57'59"W 632.42 FT, N 0 DEG 18'30"W 326.46 FT, S 89 DEG 56'18"E 632.42FT TO POB. 4.74A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	

Comments/Influences
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21101406 \$47,100 REDUCED DOM 147 99 SPLIT FROM 001-00 FOR 00 MHD FOR 00
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp	2024	5,000	52,400	57,400			22,105C
X Wooded Pond Waterfront Ravine Wetland Flood Plain	2023	3,500	45,500	49,000			21,053C
	2022	3,000	39,800	42,800			20,051C
	2021	2,500	37,700	40,200			19,411C

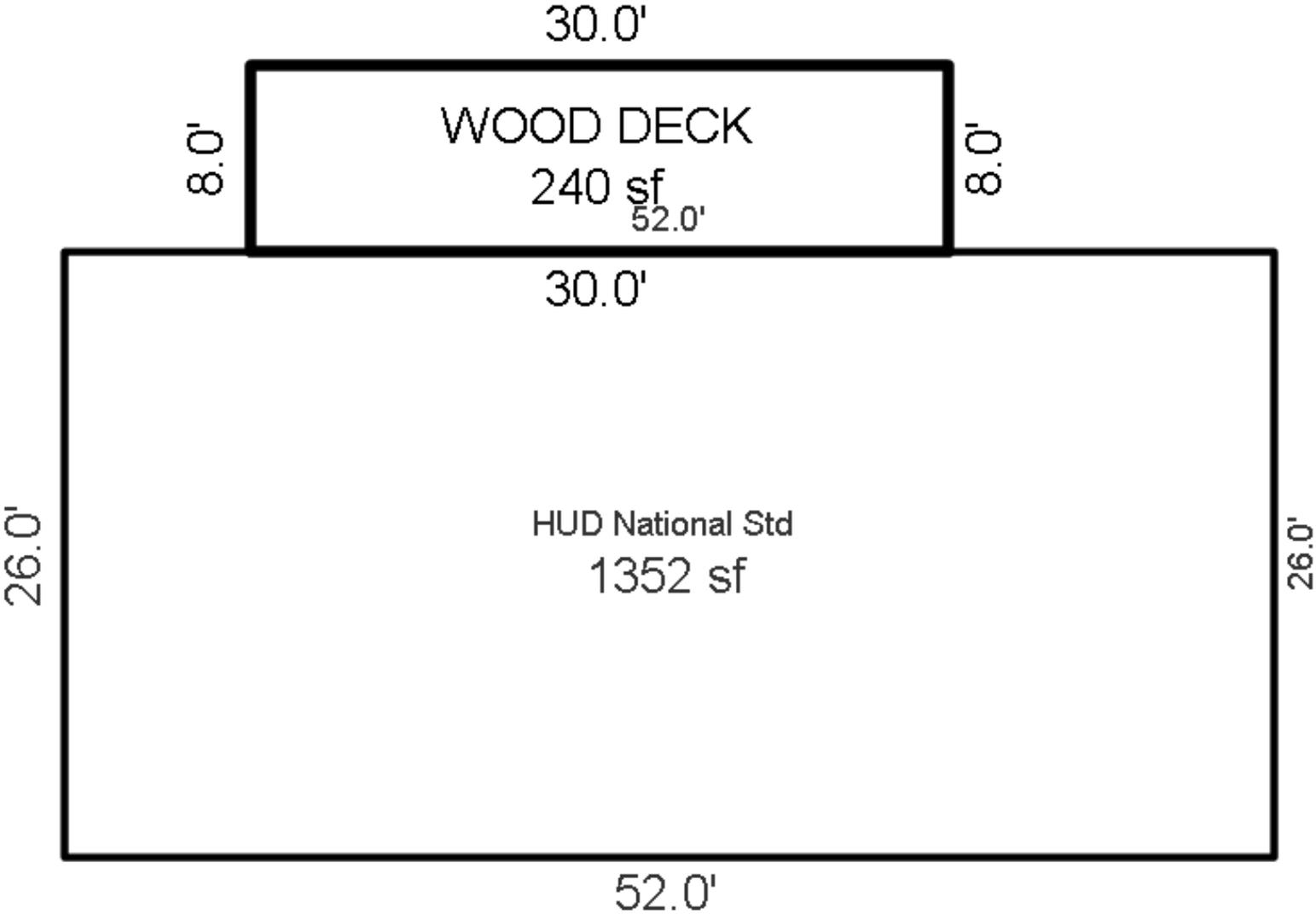
Who	When	What
TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 05/18/2015	INSPECTED	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 0.750		Bsmnt Garage:		
Building Style: HUD		Trim & Decoration		Size of Closets			No. of Elec. Outlets			Class: CD Effec. Age: 20 Floor Area: 1,352 Total Base New : 174,799 Total Depr Cost: 139,839 Estimated T.C.V: 104,879			Storage Area: No Conc. Floor:			
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls CD Blt 1999			
Condition: Average		Lg	X	Ord		Small	150 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:			150 Amps Service			1 Story Siding Crawl Space 1,352			153,020 122,416			
(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						
(2) Windows		(7) Excavation		Average Fixture(s)			Plumbing			Plumbing						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto 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 Water Well, 100 Feet Deck Treated Wood Built-Ins Appliance Allow.			1 1,230 984 1 3,860 3,088 1 4,550 3,640 1 5,640 4,512 240 4,565 3,652 1 1,934 1,547 Totals: 174,799 139,839			
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			(13) Plumbing			Notes: '99 DUTCH						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing			ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:			104,879			
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			Plumbing							
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Plumbing									
Chimney:		Joists: Unsupported Len: Cntr.Sup:														

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



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

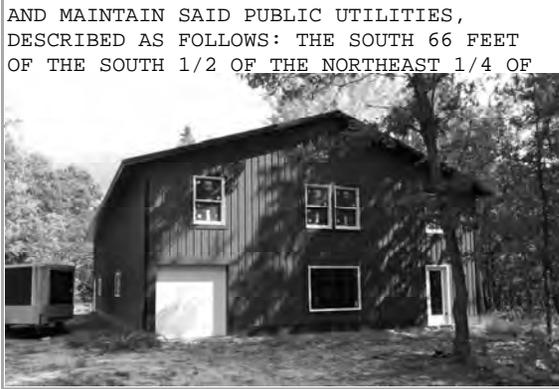
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRYANT DONALD L & WYNN AN	TREASE JOHN J & CHERYL A	18,000	09/15/2017	WD	03-ARM'S LENGTH	2017-02926	PROPERTY TRANSFER	100.0
		24,500	08/01/2002	WD	33-TO BE DETERMINED	02-0:3911	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4264 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST			07/02/2018	2018-0296	100%
Owner's Name/Address	P.R.E. 0%		Pole Barn	10/10/2017	2017-0508	100%
TREASE JOHN J & CHERYL A 1439 GREENLEAF BLVD ELKHART IN 46514	MAP #:					
	2024 Est TCV 87,432 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
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT,N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF									

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 1304.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 500 FT,N 89 DEG 57'59"W 965.92 FT, N 0 DEG 18' 30"W 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. TOGETHER WITH AND SUBJET TO A 66 FOOT WIDE PRIVATE ROD EASEMETN DESCRIBED BELOW. SUBJECT TO THE RIGHT OF WAY OF DICKERSON RD. PRIVATE ROAD EASEMENT A 66 FOOT WIDE NON-EXCLUSIVE PRIVATE ESEMENT FOR IGRES D EGRESS AND THE INSTALLATION ND MAINTENANCE OF PUBLIC UTILITIES. TOGETHER WITH THE RIGHT TO TRIM ND REMOVE TREES ND BRUSH AS NECESSARY TO INSTALL AND MAINTAIN SAID PUBLIC UTILITIES, DESCRIBED AS FOLLOWS: THE SOUTH 66 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF								

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value



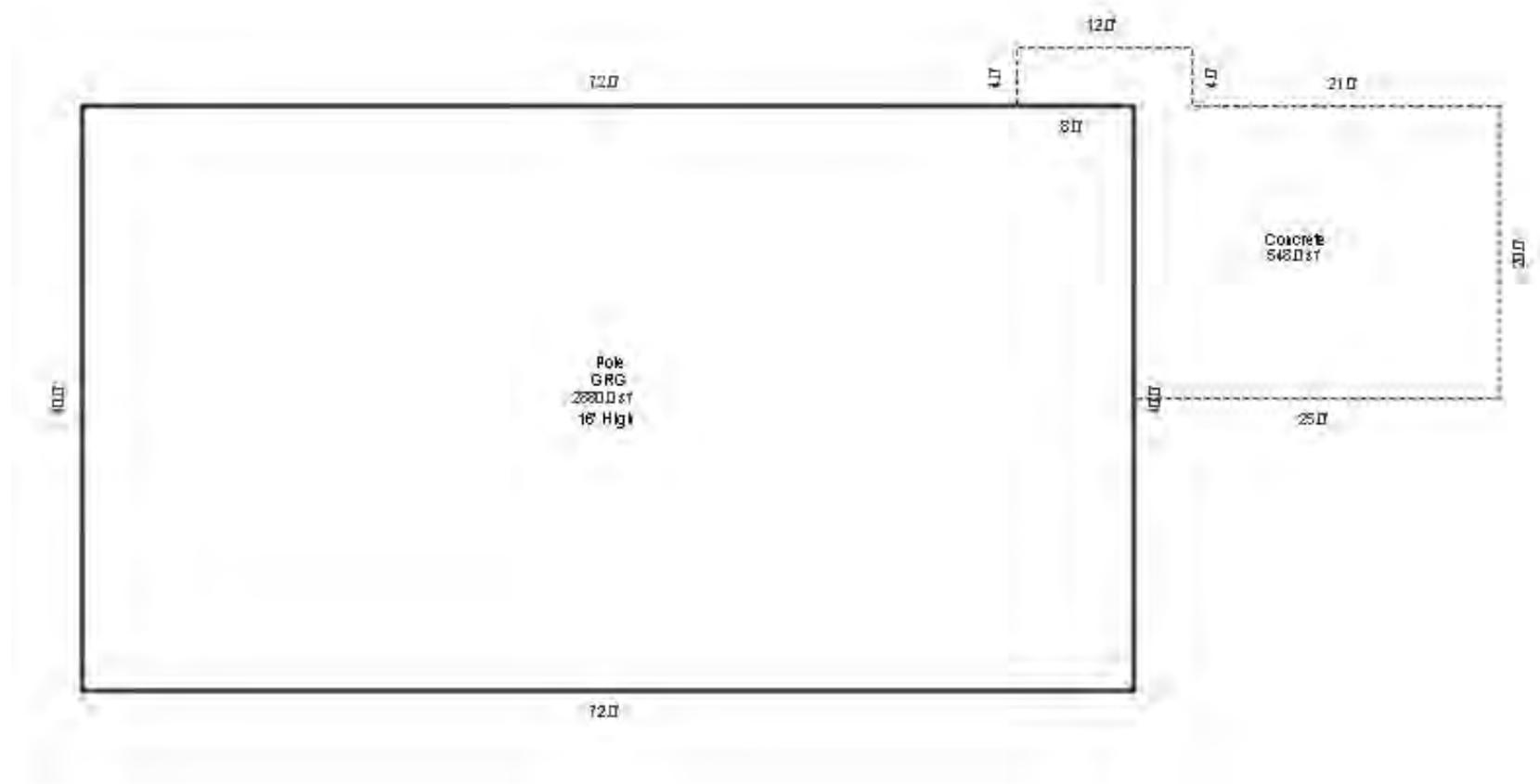
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
JWV	10/06/2020	INSPECTED	2024	12,400	31,300	43,700			35,083C
TPC	09/24/2018	INSPECTED	2023	11,800	31,200	43,000			33,413C
JWV	12/24/2017	INSPECTED	2022	8,900	28,700	37,600			31,822C
			2021	8,900	26,200	35,100			30,806C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 2 Area: 2880 % 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: 4 Floor Area: 0 Total Base New : 68,081 Total Depr Cost: 65,358 Estimated T.C.V: 60,783
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 2020		
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=96/100/100/100/96				
Building Style: GRG		Size of Closets		Average Fixture(s)			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Building Areas				
Yr Built Remodeled 2020 0		Lg Ord Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Doors Solid H.C.		Lump Sum Items:			3 Fixture Bath		Other Additions/Adjustments		Garages				
Room List		(5) Floors		Lump Sum Items:			3 Fixture Bath		Plumbing		Class: C Exterior: Pole (Unfinished)				
Basement		Kitchen:		Lump Sum Items:			3 Fixture Bath		Plumbing		Door Opener		1 547 525		
1st Floor		Other:		Lump Sum Items:			3 Fixture Bath		Plumbing		Base Cost		2880 69,494 66,714		
2nd Floor		Other:		Lump Sum Items:			3 Fixture Bath		Plumbing		Water/Sewer		1 2,686 2,579		
Bedrooms		Other:		Lump Sum Items:			3 Fixture Bath		Plumbing		Water Well, 50 Feet		1 2,686 2,579		
(1) Exterior		(6) Ceilings		Lump Sum Items:			3 Fixture Bath		Plumbing		Totals:		68,081 65,358		
Wood/Shingle		(7) Excavation		Lump Sum Items:			3 Fixture Bath		Plumbing		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 60,783		
Aluminum/Vinyl		Basement: 0 S.F.		Lump Sum Items:			3 Fixture Bath		Plumbing						
Brick		Crawl: 0 S.F.		Lump Sum Items:			3 Fixture Bath		Plumbing						
Insulation		Slab: 0 S.F.		Lump Sum Items:			3 Fixture Bath		Plumbing						
(2) Windows		Height to Joists: 0.0		Lump Sum Items:			3 Fixture Bath		Plumbing						
Many Avg. Few		(8) Basement		Lump Sum Items:			3 Fixture Bath		Plumbing						
Large Avg. Small		Conc. Block		Lump Sum Items:			3 Fixture Bath		Plumbing						
Wood Sash		Poured Conc.		Lump Sum Items:			3 Fixture Bath		Plumbing						
Metal Sash		Stone		Lump Sum Items:			3 Fixture Bath		Plumbing						
Vinyl Sash		Treated Wood		Lump Sum Items:			3 Fixture Bath		Plumbing						
Double Hung		Concrete Floor		Lump Sum Items:			3 Fixture Bath		Plumbing						
Horiz. Slide		(9) Basement Finish		Lump Sum Items:			3 Fixture Bath		Plumbing						
Casement		Recreation SF		Lump Sum Items:			3 Fixture Bath		Plumbing						
Double Glass		Living SF		Lump Sum Items:			3 Fixture Bath		Plumbing						
Patio Doors		Walkout Doors (B)		Lump Sum Items:			3 Fixture Bath		Plumbing						
Storms & Screens		No Floor SF		Lump Sum Items:			3 Fixture Bath		Plumbing						
(3) Roof		Walkout Doors (A)		Lump Sum Items:			3 Fixture Bath		Plumbing						
Gable		(10) Floor Support		Lump Sum Items:			3 Fixture Bath		Plumbing						
Hip		Joists:		Lump Sum Items:			3 Fixture Bath		Plumbing						
Flat		Unsupported Len:		Lump Sum Items:			3 Fixture Bath		Plumbing						
Asphalt Shingle		Cntr.Sup:		Lump Sum Items:			3 Fixture Bath		Plumbing						
Chimney:				Lump Sum Items:			3 Fixture Bath		Plumbing						

\*\*\* 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.
		47,900	06/01/2000	WD	33-TO BE DETERMINED	338:862	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY COURT HOLLY MI 48442	MAP #:					
	2024 Est TCV 83,730					

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	27.91	Acres	3000	100		83,730
							Total Est. Land Value =	83,730

**Tax Description**  
 SEC 27 T22N R8W (0\*1999) BEG S 0 DEG 18'30"E 1804.58 FT FROM NE COR OF NE 1/4 TH S 0 DEG 18'30"E 804.58 FT, S 89 DEG 55'10"W 1300.33 FT, N 0 DEG 21'40"W 1307.18 FT, S 89 DEG 57'59"E 335.62 FT, S 0 DEG 18'30"E 500 FT, S 89 DEG 57'59"E 965.92 FT TO POB. 27.91A.

**Comments/Influences**  
 99 SPLIT FROM 001-00 FOR 00 WATER INFLUENCE (POND)

- 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	41,900	0	41,900			28,585C
2023	36,300	0	36,300			27,224C
2022	27,900	0	27,900			25,928C
2021	25,100	0	25,100			25,100S



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Who	When	What
TPC	12/27/2017	INSPECTED
TPC	06/05/2017	INSPECTED
TPC	05/18/2015	INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		36,950	04/01/1999	WD	33-TO BE DETERMINED	328:303	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8350 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SERRA MICHAEL J & ELLYN G 18105 OTTIEWAY HOLLY MI 48442	MAP #:					
	2024 Est TCV 282,618 TCV/TFA: 174.46					

	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
	X		Residentia 18	-29 @\$3000	20.00 Acres	3000 100 60,000
			20.00 Total Acres			Total Est. Land Value = 60,000

Tax Description			Land Improvement Cost Estimates			
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1300.33 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 666.14 FT, N 0 DEG 21'40"W 1308.51 FT, S 89 DEG 57'59"E666.15 FT, S 0 DEG 21'40"E 1307.18 TO POB. 20A.	X		Description	Rate	Size % Good	Cash Value
			Wood Frame	24.99	192 50	2,399
			Total Estimated Land Improvements True Cash Value =			2,399

Comments/Influences	X	Electric Gas				
99 SPLIT FROM 001-00 FOR 00 NEW HOUSE FOR 04		Curb Street Lights Standard Utilities Underground Utils.				



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Topography of Site									
Level	X	Rolling							
		Low High							
		Landscaped Swamp							
	X	Wooded							
		Pond Waterfront Ravine Wetland Flood Plain							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who When What	2024	30,000	111,300	141,300			95,104C
		TPC 12/27/2017 INSPECTED	2023	26,000	107,800	133,800			90,576C
		TPC 06/05/2017 INSPECTED	2022	20,000	99,100	119,100			86,263C
			2021	18,000	95,800	113,800			83,508C

\*\*\* Information herein deemed reliable 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 90 288 414	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1.5S		Trim & Decoration																
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min												
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																
X	X	Drywall																
(2) Windows		(7) Excavation																
X	Many Avg. Few	X	Large Avg. Small	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement																
X	X	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor																
(3) Roof		(9) Basement Finish																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(10) Floor Support																
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
				(12) Electric														
				150 Amps Service														
				No./Qual. of Fixtures														
				Ex. X Ord. Min														
				No. of Elec. Outlets														
				Many X Ave. Few														
				(13) Plumbing														
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
				(14) Water/Sewer														
				Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
				Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family 1.5S										Cls C 10		Blt 2004						
(11) Heating System: Forced Heat & Cool																		
Ground Area = 1080 SF Floor Area = 1620 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85																		
Building Areas																		
Stories Exterior Foundation Size Cost New Depr. Cost																		
1.5 Story Siding Basement 1,080																		
Total: 231,073 196,419																		
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																		
WGEP (1 Story) 90 9,022 7,669																		
WCP (1 Story) 288 9,694 8,240																		
Deck																		
Treated Wood 414 6,674 5,673																		
Built-Ins																		
Appliance Allow. 1 2,766 2,351																		
Fireplaces																		
Wood Stove 1 2,551 2,168																		
Totals: 278,574 236,795																		
Notes:																		
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:																		

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



Sketch by Apex IV™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHERR ELI A & GERALD D	CUNNINGHAM ROBERT L & CAR	36,700	06/29/2010	WD	16-LC PAYOFF	2010-2513WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8434 W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 102,079 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 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 1966.47 FT FROM NE COR OF NE 1/4 TH S 89 DEG 55'10"W 665.47 FT, N 0 DEG 21'40"W 1309.83 FT, S 89 DEG 57' 59"E 665.48 FT, S 0 DEG 21'40"E 1308.51 FT TO POB. 20A.	X			Residentia 18 -29 @\$3000	20.00 Acres	3000	100		60,000
				20.00 Total Acres Total Est. Land Value =				60,000	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
99 SPLIT FROM 001-00 FOR 00 ADD TT,SHD WW, SS1 FOR 02 GRG U/C NV FOR 02 COMP 03	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	28.00	120 50	1,680
			Wood Frame	32.30	80 50	1,292
			Total Estimated Land Improvements True Cash Value =			2,972



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	X	Low	2024	30,000	21,000	51,000			33,152C
	X	High	2023	26,000	20,500	46,500			31,574C
	X	Landscaped	2022	20,000	19,000	39,000			30,071C
	X	Swamp	2021	18,000	19,500	37,500			29,111C
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

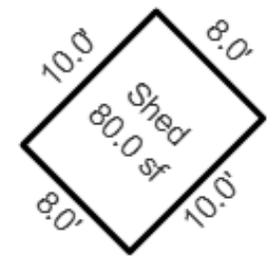
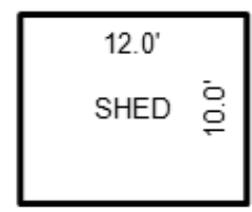
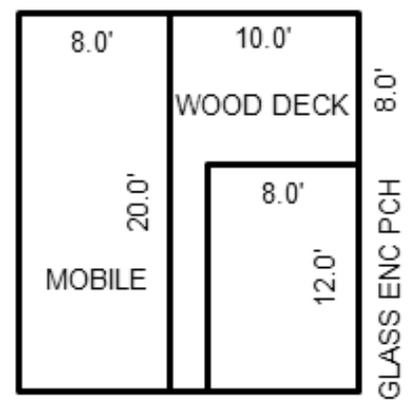
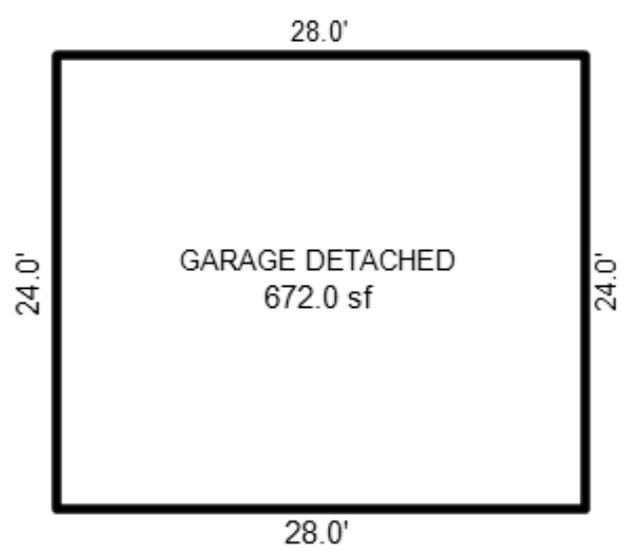
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	26,000	20,500	46,500			31,574C
TPC	06/05/2017	INSPECTED	2022	20,000	19,000	39,000			30,071C
TPC	10/11/2015	INSPECTED	2021	18,000	19,500	37,500			29,111C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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 96 104	Type WGEP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 52,563 Total Depr Cost: 42,051 Estimated T.C.V: 39,107			E.C.F. X 0.930		Bsmnt Garage:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 2002	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures								
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C		Blt 2002	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service								
(1) Exterior		(6) Ceilings		No. of Fixtures			Ex. X Ord. Min								
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 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 50 Feet 1 2,686 2,149 Porches WGEP (1 Story) 96 9,421 7,537 Deck Treated Wood 104 2,635 2,108 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 672 27,660 22,128 Door Opener 1 547 438 Lump Sum Items 160 SQ FT FV TT 4,750 3,800 Totals: 52,563 42,051					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing								
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							
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:			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items: 5,000			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		39,107		
X	Asphalt Shingle														

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEJNAL STEVEN & TARA	KIMBEL TIMOTHY	257,000	08/13/2018	WD	03-ARM'S LENGTH	2018-02640	PROPERTY TRANSFER	100.0
NAPIER DALE W & CLARA I	HEJNAL STEVEN & TARA	230,000	03/21/2016	WD	03-ARM'S LENGTH	2016-00859	PROPERTY TRANSFER	100.0
		17,950	04/01/1999	WD	33-TO BE DETERMINED	327:1099	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8655 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/20/2018					
Owner's Name/Address	MAP #:					
KIMBEL TIMOTHY J & JAMIE M 8655 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 352,353 TCV/TFA: 196.41					

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 27 T22N R8W (0*1999) BEG S 89 DEG 36'23"W 654.66 FT FROM N 1/4 COR TH S 0 DEG 21'40"E 1308.06 FT, S89 DEG 45'48"W 667.94 FT, N 0 DEG 14'03" W 1306.24 FT, N 89 DEG 36'23"E 665.05 FT TO POB. 20A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Residentialia 18	-29	@\$3000	20.00	Acres	3000	100		60,000
				20.00 Total Acres					Total Est. Land Value =		60,000		

Comments/Influences	X	Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates									
			Description	Rate	Size	% Good	Cash Value					
99 SPLIT FROM 002-25 , 002-40, 002-50 FOR 00 PC GRG FOR 01 NEW HOUSE ETC FOR 02	X	Electric	D/W/P: Crushed Rock	2.27	1200	0	0					
		Residential Local Cost Land Improvements	D/W/P: 4in Ren. Conc.	8.18	288	0	0					
			LAND IMPROVE 1000					1,000.00	1	95	950	
			Total Estimated Land Improvements True Cash Value =					950				



Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2024	30,000	146,200	176,200			148,977C
High		Landscaped	2023	26,000	141,600	167,600			141,883C
Swamp		Wooded	2022	20,000	130,300	150,300			135,127C
Pond	X	Waterfront	2021	18,000	119,000	137,000			130,811C
Ravine		Wetland							
Flood Plain									

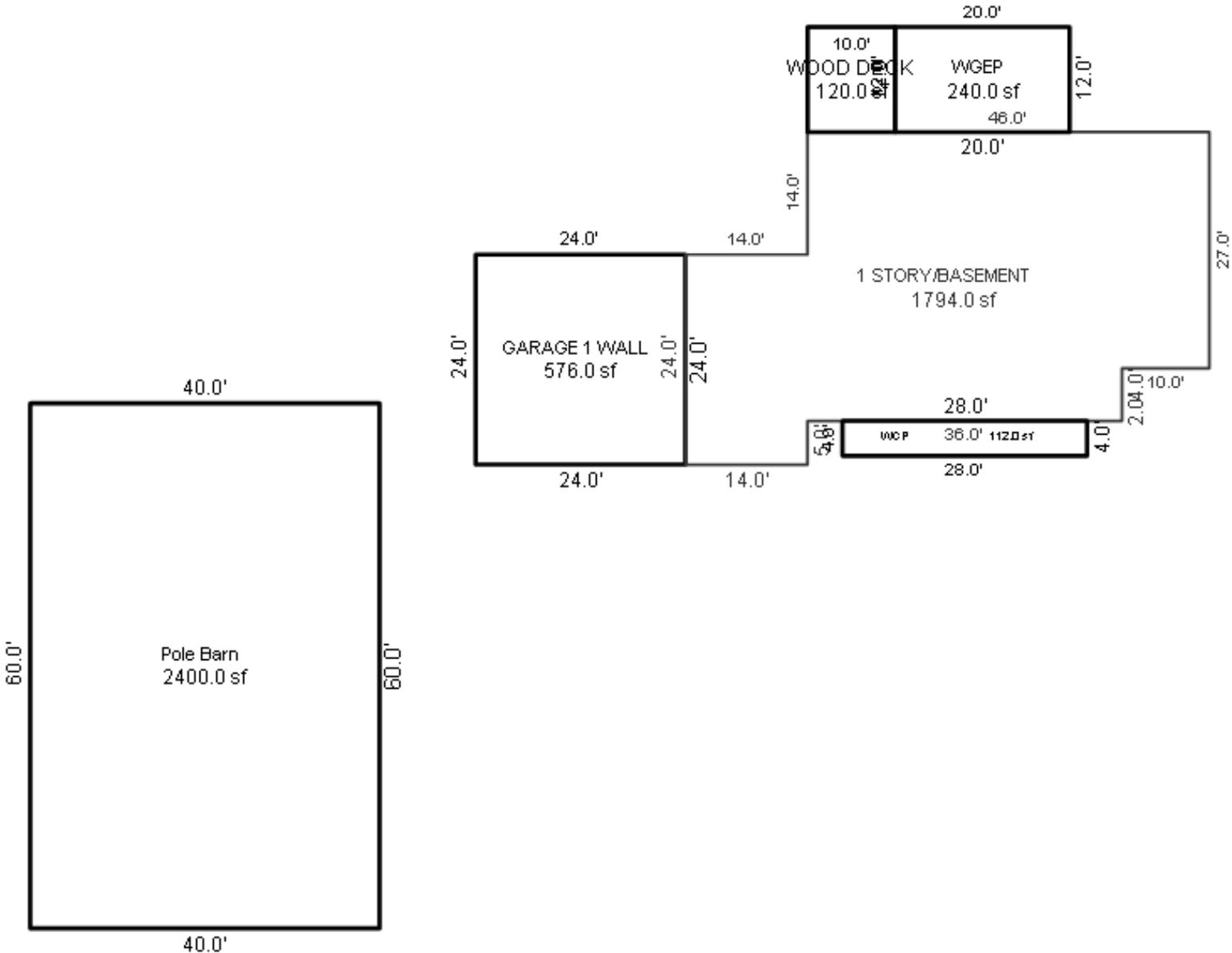
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	26,000	141,600	167,600			141,883C
TPC	04/08/2016	INSPECTED	2022	20,000	130,300	150,300			135,127C
TPC	11/05/2013	INSPECTED	2021	18,000	119,000	137,000			130,811C

\*\*\* Information herein deemed reliable 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 240 112 120	Type WGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G													
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C -5 Effec. Age: 20 Floor Area: 1,794 Total Base New : 391,673 Total Depr Cost: 313,337 Estimated T.C.V: 291,403			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling			No. Heating/Cooling								
Condition: Average		Lg		X	Ord		Small	200 Amps Service			No./Qual. of Fixtures							
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C -5 Blt 2001			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Ground Area = 1794 SF Floor Area = 1794 SF.								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall				Many	X	Ave.		Few	(13) Plumbing						
(2) Windows		(7) Excavation		Basement: 1794 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding			Exterior Siding			Foundation Basement		
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments			Recreation Room			Plumbing		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		675 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Water/Sewer			Water/Sewer		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet			Porches			Deck		
X	Gable Hip Flat		Gambrel Mansard Shed	1000 Gal Septic 2000 Gal Septic			Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WGEP (1 Story) WCP (1 Story)			Treated Wood		
X	Asphalt Shingle	Chimney:		675 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			1000 Gal Septic Water Well, 100 Feet			WGEP (1 Story) WCP (1 Story)			Treated Wood		
Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			576			24,808			19,846					
Common Wall: 1 Wall		Door Opener		1			-2,686			-2,149			438					
Class: C Exterior: Pole (Unfinished)		Base Cost		2400			57,912			46,330								
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\*\*\*

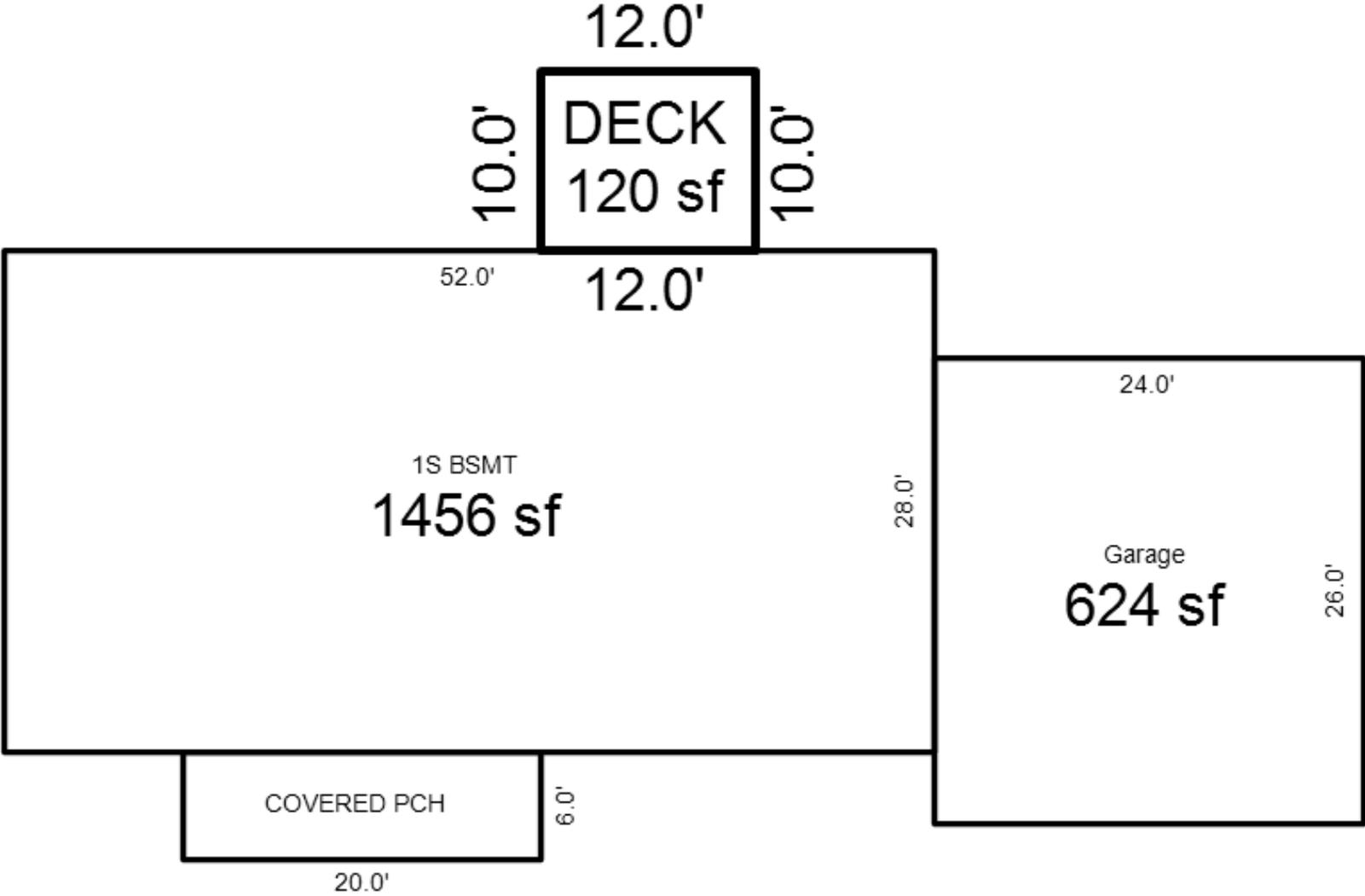
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
GALBRO LLC	BUGARD RYAN W	114,900	11/25/2014	WD	03-ARM'S LENGTH	2014-03930	PROPERTY TRANSFER	100.0				
GALVANEK CHARLES	GALBRO LLC	100	03/07/2014	QC	09-FAMILY	2014-00860	DEED	100.0				
HSBC BANK USA NATL ASSOC	GALVANEK CHARLES	61,954	02/19/2014	WD	11-FROM LENDING INSTITUT	2014-00730	PROPERTY TRANSFER	100.0				
COOK MICHAEL J & GLINDA K	HSBC BANK USA NATL ASSOC	0	01/15/2014	AFF	01-ABANDONMENT	2014-00325 AFF	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
8595 W LOTAN RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 12/08/2014										
BUGARD RYAN W 8595 W LOTAN RD LAKE CITY MI 49651		MAP #:										
		2024 Est TCV 237,001 TCV/TFA: 162.78										
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	10.00	Acres	3000	100			30,000
				10.00 Total Acres Total Est. Land Value = 30,000								
Comments/Influences		X	Electric									
99 SPLIT FROM 002-00 FOR 00 NEW HOME FOR02		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	15,000	103,500	118,500		84,536C			
TPC 02/29/2024 INSPECTED				2023	14,000	100,300	114,300		80,511C			
TPC 04/30/2021 INSPECTED				2022	10,000	92,200	102,200		76,678C			
TPC 12/27/2017 INSPECTED				2021	10,000	84,200	94,200		74,229C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITALIEN STEVE	LITALIEN STEVE & MARCI N	0	12/08/2014	QC	21-NOT USED/OTHER	2015-00159	DEED	0.0
	LITALIEN STEVE	17,527	08/01/1999	WD	33-TO BE DETERMINED	331:613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8533 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	10/29/2003	20030421	Complete

Owner's Name/Address	MAP #:
LITALIEN STEVE & MARCI N 8533 W LOTAN ROAD LAKE CITY MI 49651	2024 Est TCV 201,983 TCV/TFA: 117.71

X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$3000	10.00	Acres	3000	100			30,000
			10.00	Total Acres	Total Est. Land Value =			30,000

X		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Residential Local Cost Land Improvements							
Description	Rate	Size	% Good	Cash Value			
LAND IMPROVE 1000	1,000.00	1	95	950			
Total Estimated Land Improvements				True Cash Value = 950			

Comments/Influences  
 99SPLIT FROM 002-00 FOR 00  
 12/00 BOR MOVE MHD FROM 001-00 TO THIS PCL..  
 WRONG NUMBER ON PERMIT



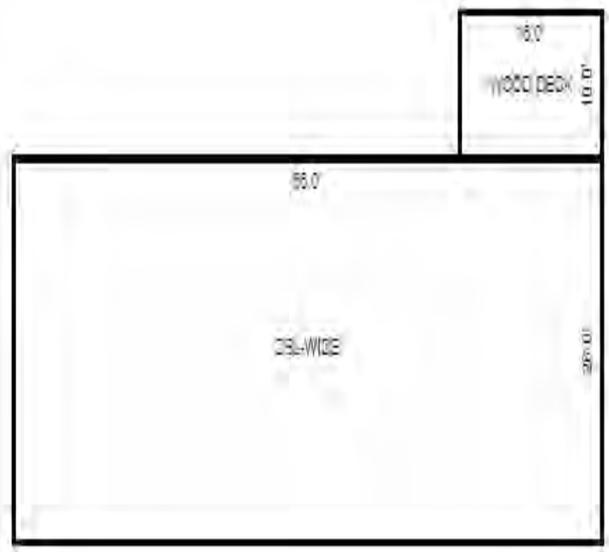
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	15,000	86,000	101,000			47,664C

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	77,400	91,400			45,395C
			2022	10,000	66,700	76,700			43,234C
			2021	10,000	62,900	72,900			41,853C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 100	Type Treated Wood	Year Built: 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: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 11 Floor Area: 1,716 Total Base New : 206,638 Total Depr Cost: 183,906 Estimated T.C.V: 171,033		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 1999																			
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1716 SF		Floor Area = 1716 SF.																					
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost															
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story		Siding	Crawl Space	1,716	Total:	169,333	150,705																
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			1			Average Fixture(s)		Plumbing		Other Additions/Adjustments		Average Fixture(s)		1	1,025	912													
(1) Exterior		(6) Ceilings		No. of Plumbing			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	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1716 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:		Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 171,033											
(2) Windows		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:			Treated Wood		100		2,428		2,161		Class: D Exterior: Pole (Unfinished) Base Cost 960		19,200		17,088						
X	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			Appliance Allow.			1		1,638		1,458		Totals:		206,638		183,906										
X	Asphalt Shingle	Chimney:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Notes: 2016-00149 AFFMAN 1999 NEW MOON S/N 143T2393 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 171,033																							

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



Sketch by Peter WTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTENSON LARRY L SURVI	CHRISTENSON LARRY L & BAR	0	06/23/2012	WD	09-FAMILY	2022-01956	DEED	0.0
		56,400	07/01/1999	WD	33-TO BE DETERMINED	329:986	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8528 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/27/2018	2018-0516	100%
	P.R.E. 0%		New House	04/19/2004	20040066	Complete

Owner's Name/Address	MAP #:
CHRISTENSON LARRY L & BARBARA TRUST 6877 N COCHRAN ROAD CHARLOTTE MI 48813	2024 Est TCV 336,934 TCV/TFA: 245.94

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 30 - 65	3000	40.00	Acres	3000	100			120,000
			40.00 Total Acres		Total Est. Land Value =						120,000

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 27 T22N R8W (0*1999) BEG S 0 DEG 18'30"E 2609.16 FT & S 89 DEG 55'10"W 2631.94 FT FROM NE COR OF NE1/4 TH S 89 DEG 55'10"W 1333.51 FT, N 0 DEG 14'03"W 1306.24 FT, N 89 DEG 45'48"E1322.6 FT, S 89 DEG 57'59"E 8,01 FT, S 0DEG 21'40"E 1309.83 FT TO POB. 40A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc. Wood Frame	8.18 28.00	172 120	50 50	703 1,680
			Total Estimated Land Improvements True Cash Value =				2,383

Comments/Influences	X	Gas Curb Street Lights Standard Utilities Underground Utils.
517-543-7156 99 SPLIT FROM 002-00 FOR 00 EXEMPT DIVISION	X	

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

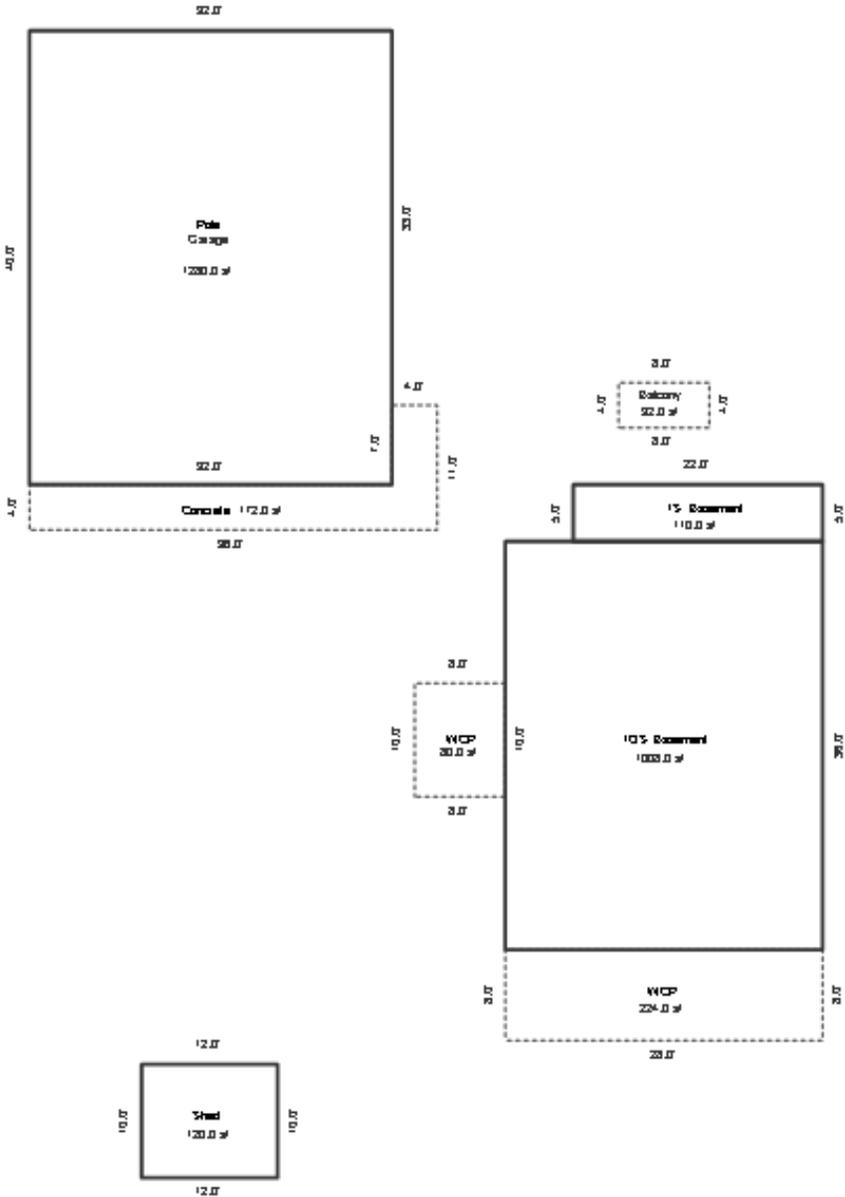
X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2024	60,000	108,500	168,500			109,907C
		2023	48,000	105,100	153,100			104,674C
		2022	36,000	96,600	132,600			99,690C
		2021	36,000	93,400	129,400			96,506C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 80 WCP (1 Story) 224 WCP (1 Story) 32 Wood Balcony		Year Built: 2020 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1280 % 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 +5 Effec. Age: 15 Floor Area: 1,370 Total Base New : 271,418 Total Depr Cost: 230,700 Estimated T.C.V: 214,551			E.C.F. X 0.930 Bsmnt Garage: Carport Area: Roof:			
Building Style: LOG		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls C 5 Blt 2004								
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min	(11) Heating System: Forced Air w/ Ducts			Ground Area = 1118 SF Floor Area = 1370 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas								
Room List		Doors		Solid	X	H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service			1.25 Story Pine Logs Basement 1,008								
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	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			Water/Sewer								
(2) Windows		(8) Basement		(9) Basement Finish			(13) Plumbing			1000 Gal Septic Water Well, 100 Feet								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1118 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath			Porches								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement		(10) Floor Support			(14) Water/Sewer			WCP (1 Story) WCP (1 Story)								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(11) Heating/Cooling			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Balcony								
X	Gable Hip Flat		Gambrel Mansard Shed	(12) Electric			Lump Sum Items:			Wood Balcony								
X	Asphalt Shingle	(13) Plumbing		(14) Water/Sewer			Class: C Exterior: Pole (Unfinished)			Garages								
Chimney:		Joists: Unsupported Len: Cntr.Sup:		(15) Fireplaces			Door Opener Base Cost			Built-Ins								
				(16) Porches/Decks			Appliance Allow.			Totals:								
				(17) Garage			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			214,551					

\*\*\* 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.
EMERY C KIM ESTATE	EMERY JANET E	0	11/10/2019	QC	09-FAMILY	2019-03527	DEED	0.0
EMERY JANET E	HOBBS DAVID J	250,000	11/10/2019	WD	03-ARM'S LENGTH	2019-03528	PROPERTY TRANSFER	100.0
		102,500	07/01/1999	WD	33-TO BE DETERMINED	330:48	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8755 W LOTAN RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/03/2013	2013-0593	100%

Owner's Name/Address	MAP #:	2024 Est TCV 298,858 TCV/TFA: 0.00
HOBBS DAVID J 9219 W LOTAN RD 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	Front	Depth	Rate	%Adj. Reason	Value	
. SEC 27 T22N R8W W 1/2 OF NW 1/4. 80 A.	X		Dirt Road	240.00	400.00	0.9554	1.0000	200	100	45,861	
Comments/Influences	X		Gravel Road	76.80	Acres	2800	100			215,029	
RIVER FRONTAGE	X		Paved Road	1.00	Acres	0	100			0	
			Storm Sewer	240 Actual Front Feet, 80.00 Total Acres						Total Est. Land Value =	260,890
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								



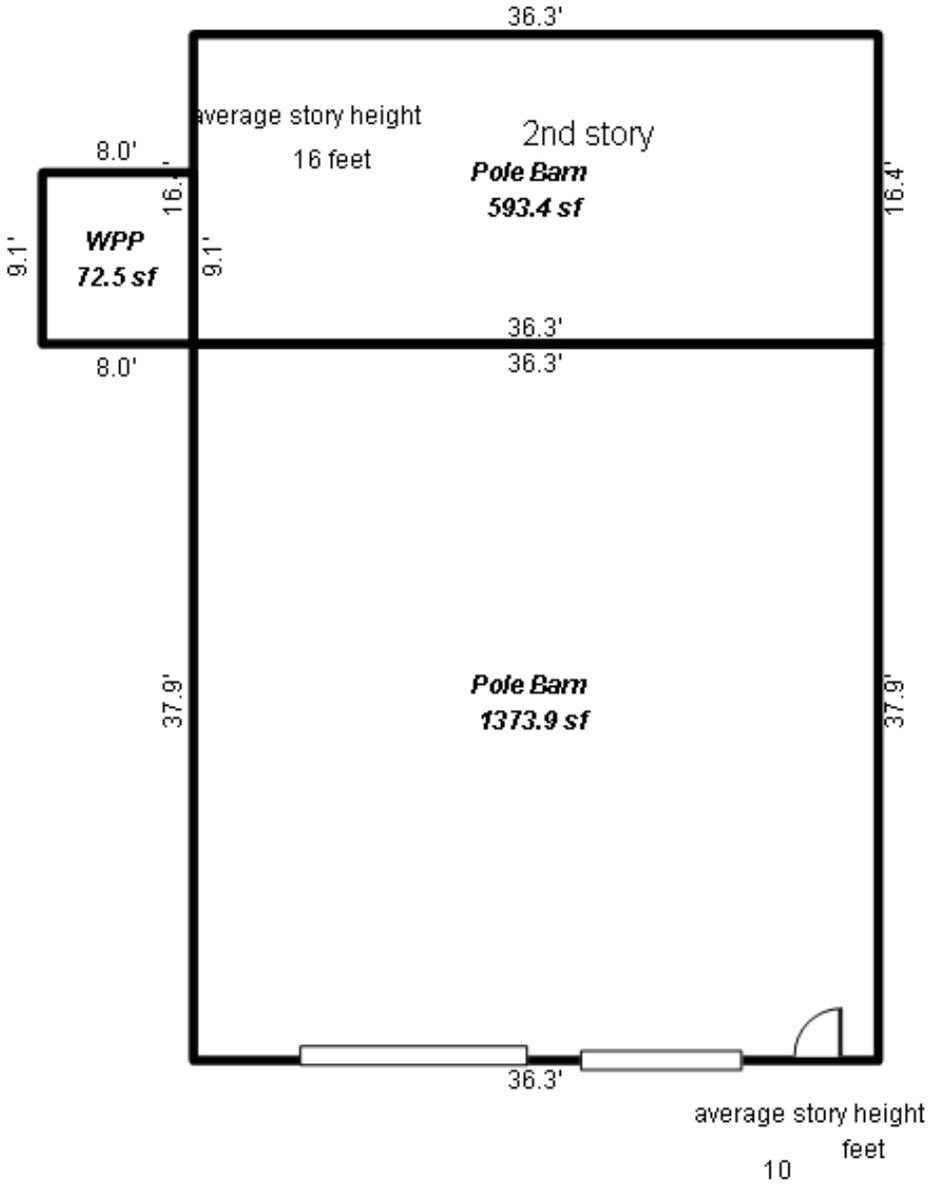
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
Level							
X Rolling	2024	130,400	19,000	149,400			128,465C
Low							
High							
Landscaped							
Swamp							
X Wooded	2023	115,100	19,400	134,500			122,348C
Pond							
X Waterfront	2022	99,000	17,800	116,800			116,522C
Ravine							
Wetland							
Flood Plain	2021	96,500	16,300	112,800		112,800W	112,800S
Who	When	What					
TPC	04/30/2021	INSPECTED					
JWV	11/18/2020	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	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 72	Type WPP	Year Built: 2013 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: 1966 % 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
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			No Heating/Cooling			Cost Est. for Res. Bldg: 1 Single Family GRG					
Building Style: GRG		Trim & Decoration		Central Air Wood Furnace			Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Total Base New : 45,362 Total Depr Cost: 40,826 Estimated T.C.V: 37,968		E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 2013	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:		
Condition: Average		Size of Closets		X No Heating/Cooling			Central Air Wood Furnace			Total Base New : 45,362 Total Depr Cost: 40,826 Estimated T.C.V: 37,968		E.C.F. X 0.930		Bsmnt Garage:	
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:		
Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets			Total Base New : 45,362 Total Depr Cost: 40,826 Estimated T.C.V: 37,968		E.C.F. X 0.930		Bsmnt Garage:		
	Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Wood/Shingle Aluminum/Vinyl Brick	Ex. Ord. Min		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:				
Insulation	Many Ave. Few		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:				
(2) Windows		(7) Excavation		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Asphalt Shingle		(9) Basement Finish		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:		(10) Floor Support		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:		Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:		(14) Water/Sewer		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:		Lump Sum Items:		No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			
Chimney:				No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family GRG			E.C.F. X 0.930		Bsmnt Garage:			

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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 WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 142,570							
Owner's Name/Address		Improved		X Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
SHERMAN CHARLES L 581 E PACKINGHAM ROAD LAKE CITY MI 49651		Public Improvements				* Factors * S'LY BOUNDARY IS RIVER									
Tax Description		X Dirt Road				Description Frontage Depth Front Depth Rate %Adj. Reason Value									
. SEC 27 T22N R8W THAT PART OF N 1/2 OF N 1/2 OF SW 1/4 LYING N OF CLAM RIVER EXC E 100 FT THEREOF. 22.6439 A.		X Gravel Road				I 200' @ 200/ 600.00 400.00 0.7598 1.0000 200 100 91,180									
Comments/Influences		X Paved Road				Residentia 8 - 17 @\$3000 17.13 Acres 3000 100 51,390									
RIVER FRONTAGE		X Storm Sewer				600 Actual Front Feet, 22.64 Total Acres Total Est. Land Value = 142,570									
		X Sidewalk													
		X Water													
		X Sewer													
		X Electric													
		X Gas													
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 04/30/2021		INSPECTED				2024		71,300	0	71,300			34,663C
		TPC 12/27/2017		INSPECTED				2023		69,600	0	69,600			33,013C
		TPC 06/05/2017		INSPECTED				2022		79,800	0	79,800			31,441C
								2021		66,500	0	66,500			30,437C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN KARY & MELISSA	AMIN KAREEM SAMIR & MELIS	0	03/26/2018	WD	09-FAMILY	2018-01328	PROPERTY TRANSFER	0.0

Property Address: W WORKMAN 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: AMIN KAREEM SAMIR & MELISSA LYNN  
 9115 WOODGROVE  
 PLYMOUTH MI 48170

2024 Est TCV 38,026

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

I 200' @ 200/ 200.00 326.70 1.0000 0.9507 200 100 38,026  
 200 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 38,026

Tax Description: . SEC 27 T22N R8W THAT PART OF N 1/2 OF SW 1/4 LYING E'LY & S'LY OF CLAM RIVER EXC INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S 30 FT, NW'LY TO A POINT IN C/L CLAM RIVER WHICH LIES 18 FT W OF N-S 1/4 LINE TH E'LY ALONG RIVER TO POB. ALSO PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS. ALSO BEG AT NW'LY MOST CORNER OF PCL RECORDEDIN LIBER 250 PG 1149 TH N 55 DEG 57' 02"E 18.04 FT TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB, TH S ALONG 1/4 LINE TO POB. APP 1.5A.

Comments/Influences: Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	19,000	0	19,000			4,962C
2023	19,000	0	19,000			4,726C
2022	17,500	0	17,500			4,501C
2021	17,500	0	17,500			4,358C

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

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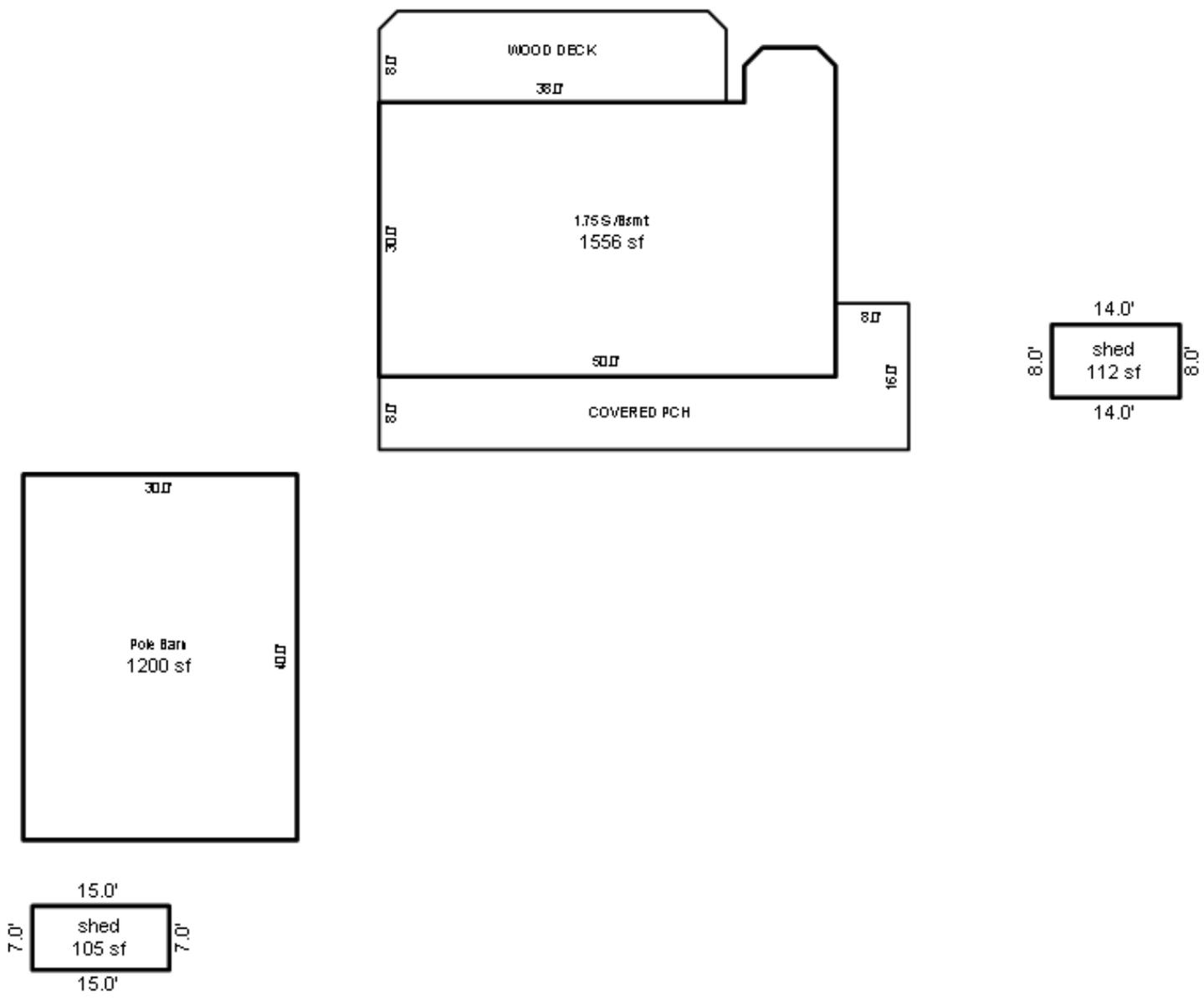
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
4735 S BLODGET RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/01/1995						
Owner's Name/Address		MAP #:		2024 Est TCV 350,808 TCV/TFA: 128.08						
WALLINGTON JIMMY D & NANCY L 4735 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 27 T22N R8W BEG AT INT OF S LINE OF N 1/2 OF SW 1/4 & CLAM RIVER TH W 550 FT N 170 FT E TO CTR OF SD RIVER TH S ALG CTR OF RIVER TO BEG. 1.7172 A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	I 200' @ 200/		170.00	440.73	1.0415 1.0245	200 100	36,279
				170 Actual Front Feet, 1.72 Total Acres				Total Est. Land Value =	36,279	
				Land Improvement Cost Estimates						
				Description	Rate	Size	% Good	Cash Value		
				Wood Frame	28.33	112	50	1,586		
				Wood Frame	28.63	105	50	1,503		
				Total Estimated Land Improvements True Cash Value =				3,089		
				Topography of Site						
				Level						
		X	Rolling							
			Low							
			High							
			Landscaped							
			Swamp							
		X	Wooded							
			Pond							
		X	Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
		X	SEASONAL RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2024	18,100	157,300	175,400		112,070C
		TPC 04/30/2021	INSPECTED		2023	18,100	152,400	170,500		106,734C
		TPC 12/27/2017	INSPECTED		2022	9,400	143,600	153,000		101,652C
					2021	8,500	131,200	139,700		98,405C



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Missaukee, Michigan

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

Property Address: W WORKMAN RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 24,659 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: SHERMAN CHARLES L  
 581 E PACKINGHAM RD  
 LAKE CITY MI 49651

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 100.00 462.17 1.1892 1.0368 200 100 24,659  
 Gravel Road  
 Paved Road  
 Storm Sewer  
 Sidewalk  
 Water  
 Sewer  
 Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

100 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 24,659

Tax Description: . SEC 27 T22N R8W E 100 FT OF N 1/2 OF SW 1/4 LYING N'LY OF CENTERLINE OF CLAM RIVER. 1.0606 A.

Comments/Influences: RIVER FRONTAGE

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 0 12,300 4,649C

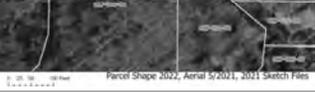
2023 12,300 0 12,300 4,428C

2022 10,000 0 10,000 4,218C

2021 7,300 0 7,300 4,084C

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBBINS ROBERT L	HOBBS DAVID J	271,000	11/12/2019	WD	03-ARM'S LENGTH	2019-03524	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4607 S BLODGETT RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 348,139 TCV/TFA: 320.28					

Owner's Name/Address	MAP #:	2024 Est TCV 348,139 TCV/TFA: 320.28
HOBBS DAVID J 9219 W LOTAN RD LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																																				
. SEC 27 T22N R8W THAT PT OF N 1/2 OF SW 1/4 LYING S'LY & W'LY OF CLAM RIVER EXC BEG AT INT OF S LINE THEREOF & CLAM R TH W 550 FT N 170 FT E TO RIVER S ALONG RIVER TO POB& EXC S 130 FT OF W 130 FT THOF. 52.6628A.	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>I 200' @ 200/</td> <td>800.00</td> <td>400.00</td> <td>0.7071</td> <td>1.0000</td> <td>200</td> <td>100</td> <td> </td> <td>113,137</td> </tr> <tr> <td>Residentia PARTOF&gt;80@\$2800</td> <td>45.31</td> <td>Acres</td> <td>2800</td> <td>100</td> <td> </td> <td> </td> <td> </td> <td>126,879</td> </tr> <tr> <td>800 Actual Front Feet, 52.66 Total Acres</td> <td> </td> <td> </td> <td>Total Est. Land Value =</td> <td> </td> <td> </td> <td> </td> <td> </td> <td>240,016</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	I 200' @ 200/	800.00	400.00	0.7071	1.0000	200	100		113,137	Residentia PARTOF>80@\$2800	45.31	Acres	2800	100				126,879	800 Actual Front Feet, 52.66 Total Acres			Total Est. Land Value =					240,016
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
I 200' @ 200/	800.00	400.00	0.7071	1.0000	200	100		113,137																															
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			<table border="1"> <thead> <tr> <th colspan="4">Land Improvement Cost Estimates</th> </tr> <tr> <th>Description</th> <th>Rate</th> <th>Size % Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Metal Prefab</td> <td>15.55</td> <td>100 25</td> <td>389</td> </tr> <tr> <td colspan="3">Total Estimated Land Improvements True Cash Value =</td> <td>389</td> </tr> </tbody> </table>	Land Improvement Cost Estimates				Description	Rate	Size % Good	Cash Value	Metal Prefab	15.55	100 25	389	Total Estimated Land Improvements True Cash Value =			389																				
Land Improvement Cost Estimates																																							
Description	Rate	Size % Good	Cash Value																																				
Metal Prefab	15.55	100 25	389																																				
Total Estimated Land Improvements True Cash Value =			389																																				

Comments/Influences	X Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
RENTAL HOUSE						



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

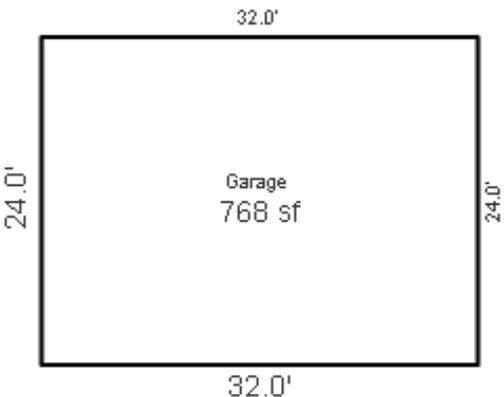
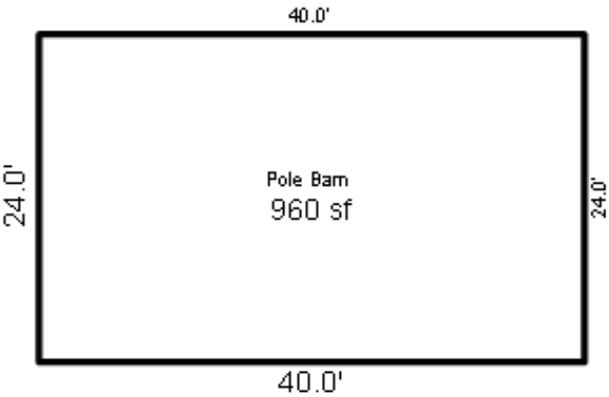
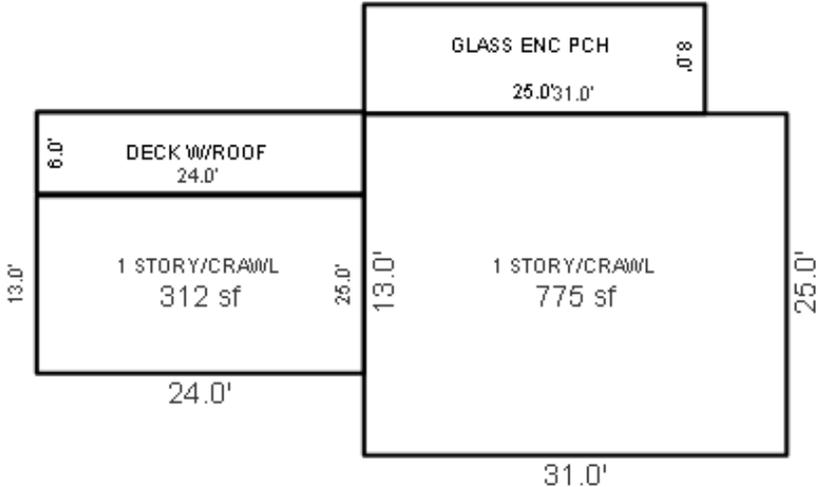
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	120,000	54,100	174,100			155,668C
			2023	110,900	52,400	163,300			148,256C
			2022	115,200	43,100	158,300			141,197C
			2021	102,700	39,400	142,100			136,687C

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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 200 144	Type CGEP (1 Story) Pine	Year Built: 1989 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: 768 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 1947		Remodeled 1984			Ex	X	Ord																
Condition: Average			Trim & Decoration																				
Room List			Lg		Ord	X	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		No. of Elec. Outlets				Ex.	X	Ord.														
(2) Windows			(7) Excavation				Many	X	Ave.														
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0				(13) Plumbing														
X	Wood Sash Metal Sash Vinyl Sash		(8) Basement			1	Average Fixture(s)																
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(3) Roof			(9) Basement Finish				(14) Water/Sewer																
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well																
X	Asphalt Shingle		(10) Floor Support			1	1000 Gal Septic 2000 Gal Septic																
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1947											
(11) Heating System: Wall/Floor Furnace										Ground Area = 1087 SF		Floor Area = 1087 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Crawl Space		775									
1 Story										Siding		Crawl Space		312									
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,230		676					
Water/Sewer										1000 Gal Septic		1		4,550		2,502							
Water Well, 50 Feet										1		2,585		1,422									
Porches										CGEP (1 Story)		200		11,006		6,053							
Deck										Pine w/Roof (Deck Portion)		144		2,605		2,240		*					
Deck										Pine w/Roof (Roof portion)		144		2,310		1,987							
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		768		24,361		13,399					
Storage Over Garage										768		9,393		5,166									
Class: CD Exterior: Pole (Unfinished)										Base Cost		960		21,754		11,965							
Built-Ins										Appliance Allow.		1		1,934		1,064							
Fireplaces										Wood Stove		1		2,149		1,182							
<<<<< 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: S BLODGET 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: WALLINGTON JIMMY D & NANCY L  
 4735 S BLODGET RD  
 LAKE CITY MI 49651  
 2024 Est TCV 9,838

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  
 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  
 X High  
 Landscaped  
 Swamp  
 X Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain  
 X SEASONAL RD

Tax Description: . SEC 27 T22N R8W S 130 FT OF W 130 FT OF N 1/2 OF SW 1/4..3880A.  
 Comments/Influences:



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,900	0	4,900			920C
2023	3,800	0	3,800			877C
2022	3,300	0	3,300			836C
2021	2,600	0	2,600			810C

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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	
8970 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		MH		10/31/2005	20050383	Complete	
Owner's Name/Address		P.R.E. 100% 07/22/1994							
ROBBINS JACK D 8970 W BLUE RD Lake City MI 49651		MAP #:		2024 Est TCV 307,705 TCV/TFA: 114.90					
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
SEC 27 T22N R8W W 575 FT OF SW 1/4 OF SW 1/4 EXC S 208 FT OF E 190 FT THOF. 16.5169A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
MH @8938 W BLUE RD		Gravel Road		Residentia 8 - 17	@\$3000	16.52 Acres	3000	100	49,551
		Paved Road		16.52 Total Acres Total Est. Land Value = 49,551					
		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 3.5 Concrete	6.16	351	50	1,081	
		Sewer		Total Estimated Land Improvements True Cash Value = 1,081					
		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	24,800	129,100	153,900		111,065C
TPC 05/13/2019 INSPECTED		2023	23,100	121,100	144,200			105,777C	
TPC 12/27/2017 INSPECTED		2022	16,500	109,800	126,300			100,740C	
		2021	16,500	99,600	116,100			97,522C	

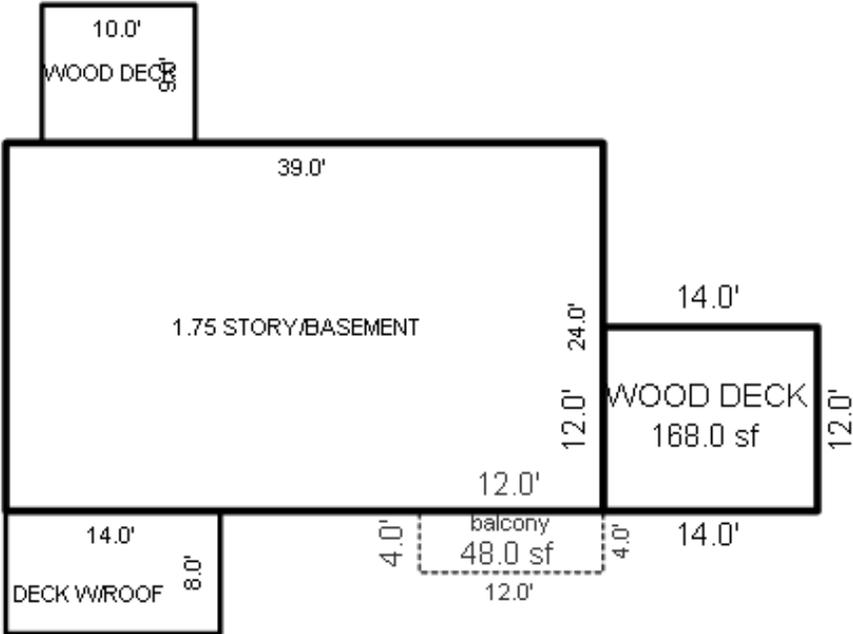
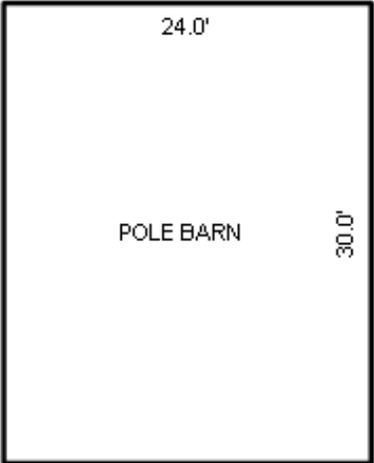
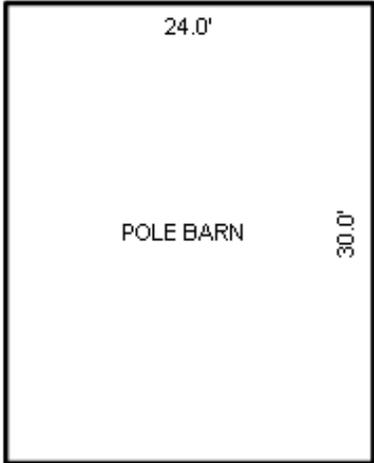


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 168 Treated Wood 90 Treated Wood 112 Pine 48 Wood Balcony		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: 720 % 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		Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,638 Total Base New : 295,715 Total Depr Cost: 192,217 Estimated T.C.V: 178,762								
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min								
Condition: Average		Size of Closets		200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 936 SF Floor Area = 1638 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets Many X Ave. Few								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Building Areas								
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures Ex. X Ord. Min			1.75 Story Siding Basement 936 Total: 212,175 137,916								
(2) Windows		(7) Excavation		No. of Elec. Outlets Many X Ave. Few			Other Additions/Adjustments Recreation Room 840 16,237 10,554 Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 50 Feet 1 2,686 1,746								
X	Many Avg. X Few	Large Avg. Small	Basement: 936 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	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			Deck Treated Wood 168 3,693 2,400 Treated Wood 90 2,423 1,575 Pine w/Roof (Deck Portion) 112 2,231 1,450 Pine w/Roof (Roof portion) 112 2,024 1,316								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(13) Plumbing			Balcony Wood Balcony 48 1,956 1,271								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(14) Water/Sewer			Garages Class: D Exterior: Pole (Unfinished) Base Cost 720 15,257 9,917 Class: D Exterior: Pole (Unfinished) Base Cost 720 15,257 9,917								
(3) Roof		840	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 1,798								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
X	Asphalt Shingle	(10) Floor Support		Chimney: Unsupported Len: Cntr.Sup:											

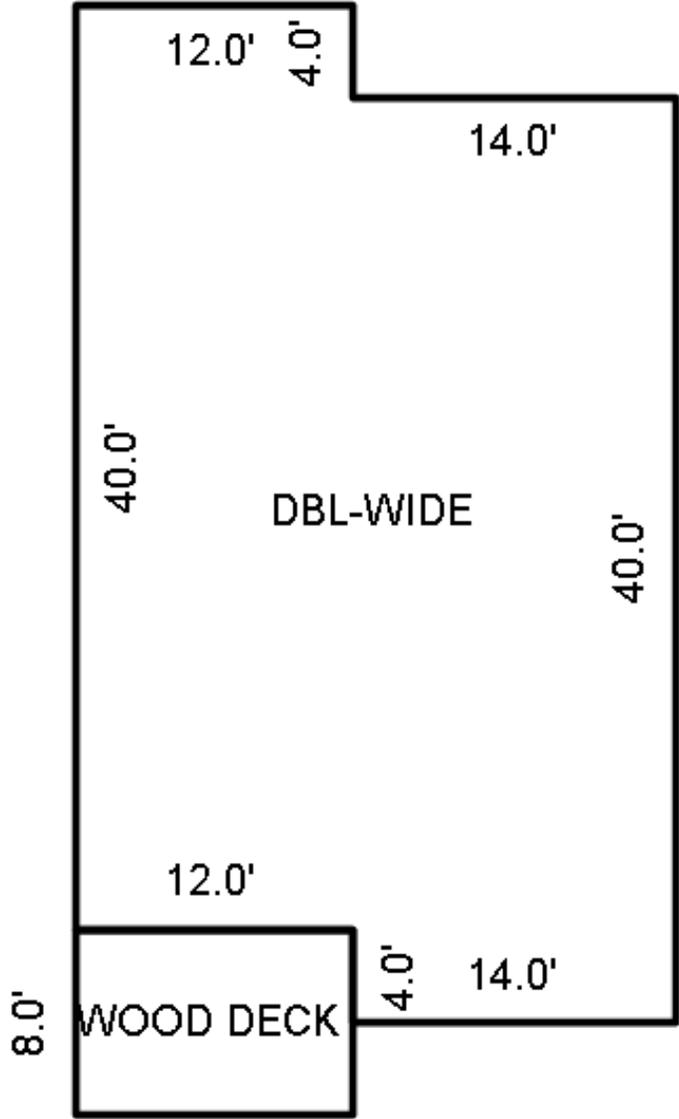
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Trim & Decoration		Size of Closets		Condition: Average			
	Building Style: HUD		Ex	X	Ord		Min	Lg		X	Ord		Small	Room List		
	Yr Built 1996	Remodeled 0	Doors		Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(12) Electric		Central Air Wood Furnace		
	Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		X Drywall		No./Qual. of Fixtures		Ex.		X	Ord.		Min	No. of Elec. Outlets	
	(1) Exterior		X Wood/Shingle Aluminum/Vinyl Brick		Insulation		Many		X	Ave.		Few	(13) Plumbing		Cost Est. for Res. Bldg: 2 Single Family HUD (11) Heating System: Forced Hot Water Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76	
	(2) Windows		Many Avg. X Avg. Few Small		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		1 Story		Exterior Siding	Foundation Piers	Size 1,040	Cost New 116,120	Depr. Cost 88,252	Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) Built-Ins Appliance Allow.
	(3) Roof		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 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer		Public Water Public Sewer Water Well		Notes: 1996 FAIRMONT MHD ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:	
	(3) Roof		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		Lump Sum Items:		Totals:		137,386	104,415
	X Asphalt Shingle		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Totals:		137,386		104,415		78,311			

\*\*\* 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.
GOODRICH FLOYD L	GOODRICH FLOYD L & JUDITH	0	02/08/2011	QC	09-FAMILY	2011-433QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8820 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/01/1995					
GOODRICH FLOYD L & JUDITH K TRUST 8820 W BLUE ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 221,720 TCV/TFA: 188.54					

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 27 T22N R8W SW 1/4 OF SW 1/4 EXC W 575 FT THOF. 22.5758A.	X	Dirt Road		Residential 18	-29	@\$3000	22.58 Acres	3000	100	67,740
Comments/Influences		Gravel Road		22.58 Total Acres Total Est. Land Value = 67,740						

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Water	D/W/P: 3.5 Concrete	6.16	400 0	0
	X	Sewer	D/W/P: Asphalt Paving	2.89	1500 0	0
	X	Gas	Residential Local Cost Land Improvements			
		Curb	Description	Rate	Size % Good	Cash Value
		Street Lights	LAND IMPROVE 2500	2,500.00	1 95	2,375
		Standard Utilities	Total Estimated Land Improvements True Cash Value = 2,375			
		Underground Utils.				



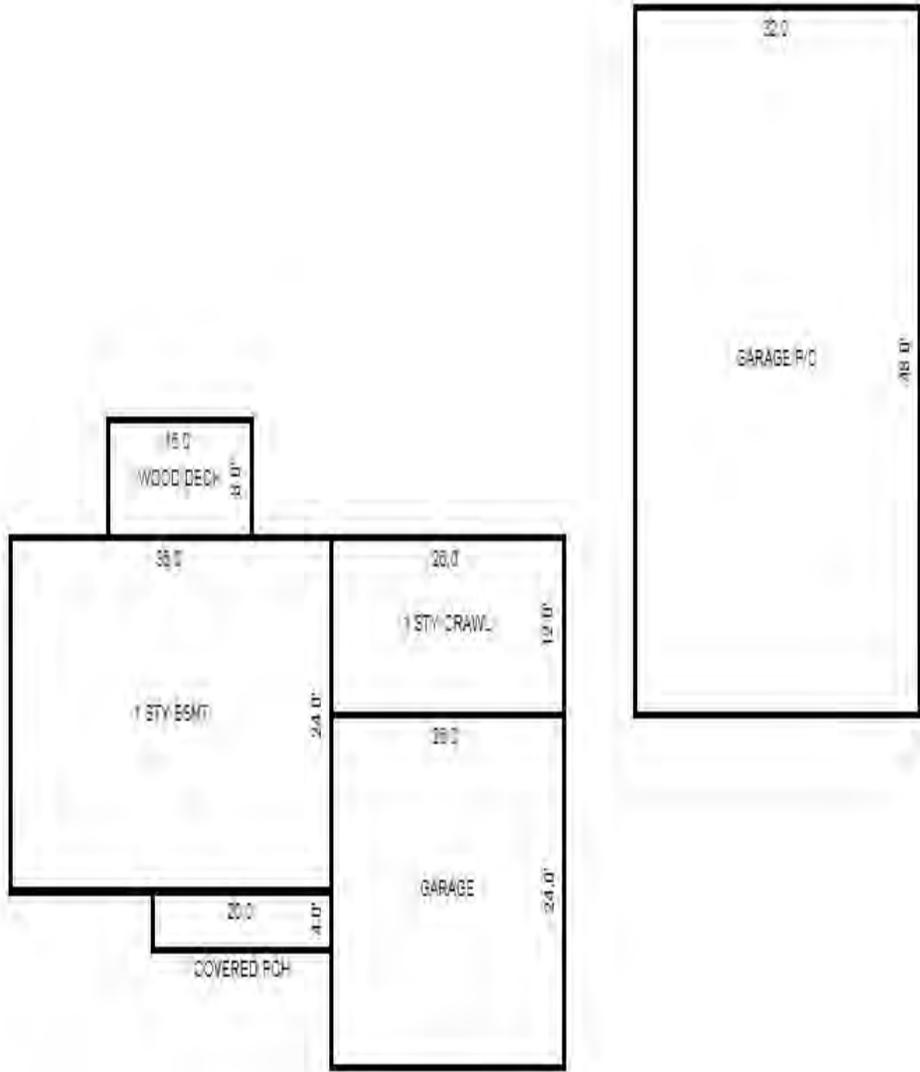
Topography of Site	X	Level
	X	Rolling
		Low
		High
		Landscaped
		Swamp
	X	Wooded
	X	Pond
		Waterfront
		Ravine
	X	Wetland
		Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	33,900	77,000	110,900			67,348C
2023	29,400	74,600	104,000			64,141C
2022	22,600	68,700	91,300			61,087C
2021	20,300	62,900	83,200			59,136C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBBINS JACK D & SHARON	ROBBINS JEFFREY D & LORI	0	04/29/2019	QC	09-FAMILY	2019-01372	PROPERTY TRANSFER	0.0
MACARTHUR DORIS	ROBBINS JACK & SHARON	0	10/16/2015	OTH	09-FAMILY	2021-01160	PROPERTY TRANSFER	0.0
ROBBINS JACK D & SHARON	ROBBINS JACK D & SHARON	1	05/07/1990	QC	09-FAMILY	262P779	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8900 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Roof Structure	03/16/2006	20060036	Complete

Owner's Name/Address	MAP #:
ROBBINS JEFFREY D & LORI KAY 8900 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 88,478 TCV/TFA: 90.28

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
. SEC 27 T22N R8W BEG 385 FT E OF SW COR OF SW 1/4 OF SW 1/4 TH E 190 FT, N 208 FT W 190 FT, S 208 FT TO POB. .9073A.	X		* Factors *					

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A 200' @ 90/FF	190.00	208.00	1.0129	0.8492	90	100		14,708	
Gravel Road	190 Actual Front Feet, 0.91 Total Acres								Total Est. Land Value =	14,708

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Land Improvement Cost Estimates				
	Wood Frame	27.81	64	45	801

Topography of Site	Total Estimated Land Improvements True Cash Value =				
X Level	801				

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	7,400	36,800	44,200			19,609C

		TPC 12/27/2017 INSPECTED	2023	5,700	33,200	38,900			18,676C
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			2022	4,800	28,500	33,300			17,787C
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			2021	3,800	26,900	30,700			17,219C
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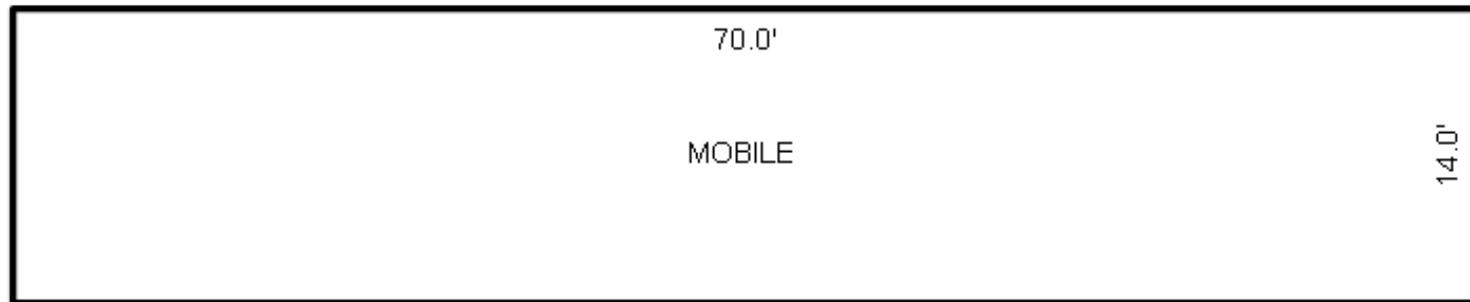
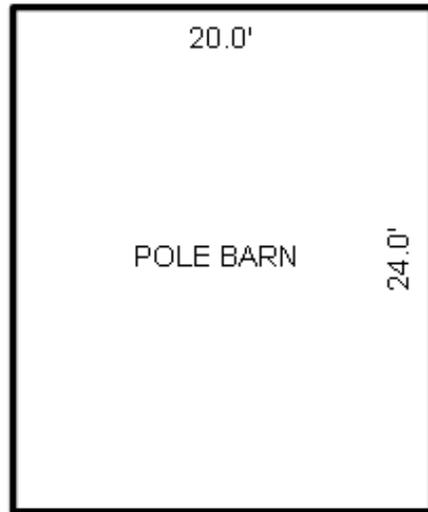


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 24	Type Treated Wood	Year Built: 1999 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 480											
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: 980 Total Base New : 120,709 Total Depr Cost: 78,461 Estimated T.C.V: 72,969		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 0										
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 980 SF		Floor Area = 980 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65										
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	Piers	980											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1,025		666						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Water/Sewer			1000 Gal Septic		4,263		2,771			
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			3 Fixture Bath 2 Fixture Bath Softener, Auto 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: CD Exterior: Pole (Unfinished)		Base Cost		480		13,075		8,499			
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Public Water Public Sewer Water Well			Built-Ins		Appliance Allow.		1		1,638		1,065			
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood w/Roof (Deck Portion)		24		1,052		684					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Treated Wood w/Roof (Roof portion)			24		459		298		Totals:		120,709		78,461	
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:			72,969												
X	Asphalt Shingle																							

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

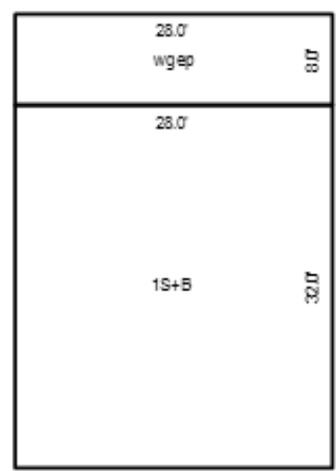
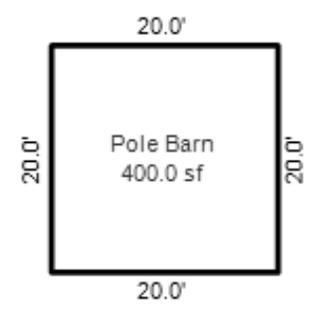
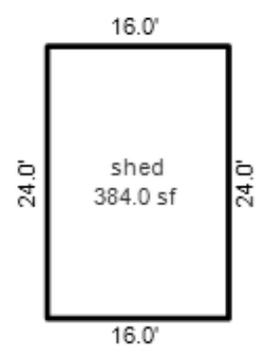


WOOD DECK

\*\*\* Information herein deemed reliable 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 224	Type CGEP (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: 0 Mech. Doors: 0 Area: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 400			
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: 896 Total Base New : 141,248 Total Depr Cost: 77,688 Estimated T.C.V: 72,249		E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 141,248 Total Depr Cost: 77,688 Estimated T.C.V: 72,249		E.C.F. X 0.930		Carpport Area:		
Yr Built 1926	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D		Blt 1926		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Ground Area = 896 SF Floor Area = 896 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Building Areas		
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Stories Exterior Foundation		Size		Cost New Depr. Cost		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1 Story Siding		896		Total: 112,797 62,038		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 896 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			Water/Sewer		Water/Sewer		1000 Gal Septic		
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Plumbing		Water Well, 50 Feet		Porches		
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well			Plumbing		CGEP (1 Story)		Garages		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			Plumbing		CGEP (1 Story)		Garages		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Chimney:			Notes:			Plumbing		CGEP (1 Story)		Garages		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Chimney:			Notes:			Plumbing		CGEP (1 Story)		Garages		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Notes:			Plumbing		CGEP (1 Story)		Garages	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Chimney:			Notes:			Plumbing		CGEP (1 Story)		Garages		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLET CARROLL D & DARLE	BILLET DARLENE TRUST	0	03/16/2022	WD	09-FAMILY	2022-01487	PROPERTY TRANSFER	0.0
BILLET AARON R & CARROLL	BILLET CARROLL D & DARLE	0	04/19/2006	QC	21-NOT USED/OTHER	06-0/1588	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 12/02/2011 Qual. Ag.

Owner's Name/Address: BILLET DARLENE TRUST  
 4677 7TH ST  
 CALEDONIA MI 49316  
 MAP #: 2024 Est TCV 71,595

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		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.						
			* Factors *						
			AGRICULTRU 18 - 29 Acres	16.05 Acres			3900 100		62,595
			AGRICULTRU UNTILLABLE	3.00 Acres			3000 100		9,000
			AGRICULTRU ROW	0.45 Acres			0 100		0
			19.50 Total Acres					Total Est. Land Value =	71,595

Tax Description: SEC 27 T22N R8W W/2 OF SE/4 FO SW/4 EXC E 72.5 FT OF S 300 FT THEREOF. --19.5007 A--  
 Split on 12/19/2005 from 009-027-010-00;  
 Comments/Influences: Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ;  
 Parent Parcel(s): 009-027-010-00;  
 Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;



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	35,800	0	35,800			10,798C
2023	30,900	0	30,900			10,284C
2022	28,900	0	28,900			9,795C
2021	28,900	0	28,900			9,483C

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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.
BILLET AARON R & SHIRLEY	BILLET AARON R & SHIRLEY	0	06/17/2014	QC	21-NOT USED/OTHER	2014-02314	DEED	0.0
BILLET AARON R & CARROLL	BILLET AARON R & SHIRLEY	0	04/19/2006	QC	21-NOT USED/OTHER	06-0/1589	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 12/31/2005

Owner's Name/Address: BILLET AARON & SHIRLEY LIFE ESTATE  
 PURSLEY MICHAEL & TRACY S  
 8510 W BLUE RD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 63,000

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
	X		Dirt Road						
	X		Gravel Road						
	X		Paved Road						
	X		Storm Sewer						
	X		Sidewalk						
	X		Water						
	X		Sewer						
	X		Electric						
	X		Gas						
	X		Curb						
	X		Street Lights						
	X		Standard Utilities						
	X		Underground Utils.						

Tax Description: SEC 27 T22N R8W E/2 OF SE/4 OF SW/4 EXC W 72.5 FT OF S 300 FT THEREOF & EXC E 225 FT OF S 484 FT THEREOF. 17.0007 A SPLIT ON 12/19/2005 FROM 009-027-010-00;

Comments/Influences: Split/Comb. on 12/19/2005 completed 12/19/2005 RAY ; Parent Parcel(s): 009-027-010-00; Child Parcel(s): 009-027-010-10, 009-027-010-50, 009-027-010-90;



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	31,500	0	31,500			9,410C
2023	27,700	0	27,700			8,962C
2022	26,000	0	26,000			8,536C
2021	26,000	0	26,000			8,264C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BILLETT AARON	BILLETT AARON R & SHIRLEY	1	09/28/2005	QC	21-NOT USED/OTHER	05-0/4039	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8510 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
BILLETT AARON R & SHIRLEY J 8510 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 200,057 TCV/TFA: 122.89					

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 27 T22N R8W S 484 FT OF E 225 FT OF SE/4 OF SW/4 2.5 Ac. M/L.	X			A 200' @ 90/FF	225.00	484.00	0.9710	1.0488	90	100	20,622
2006 Combined from 027-010-90 for 2007.				225 Actual Front Feet, 2.50 Total Acres		Total Est. Land Value =				20,622	
Comments/Influences											
2006 027-010-90 Combined with this pcl for 2007	X										

2006 027-010-90 Combined with this pcl for 2007



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

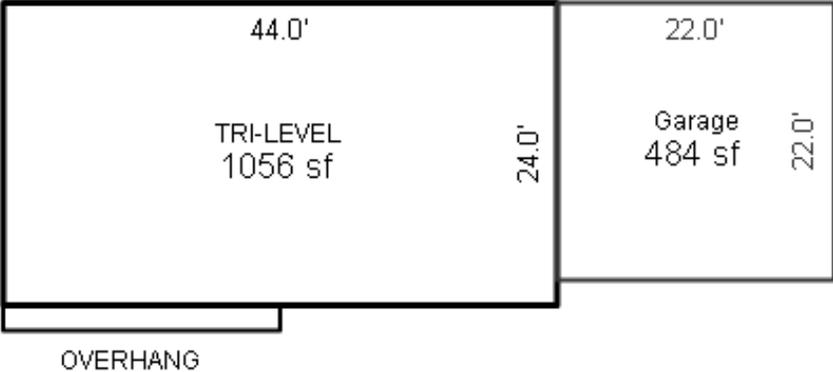
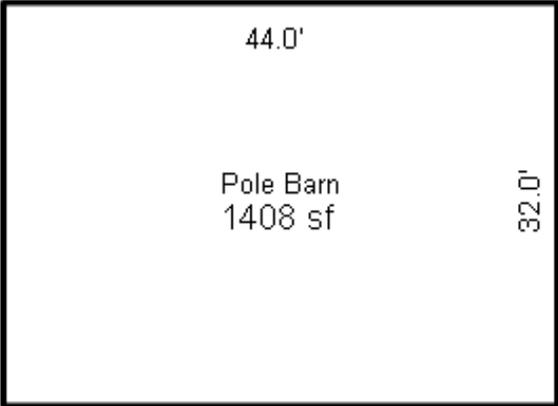
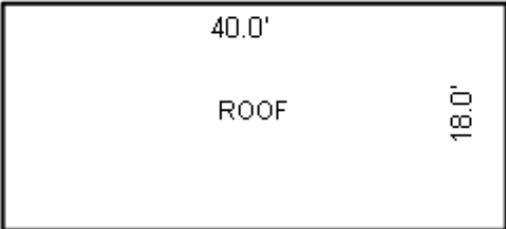
Topography of Site	X								
Level	X								
Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,300	89,700	100,000			64,256C
2023	8,000	86,900	94,900			61,197C
2022	5,600	79,800	85,400			58,283C
2021	4,500	76,500	81,000			56,422C

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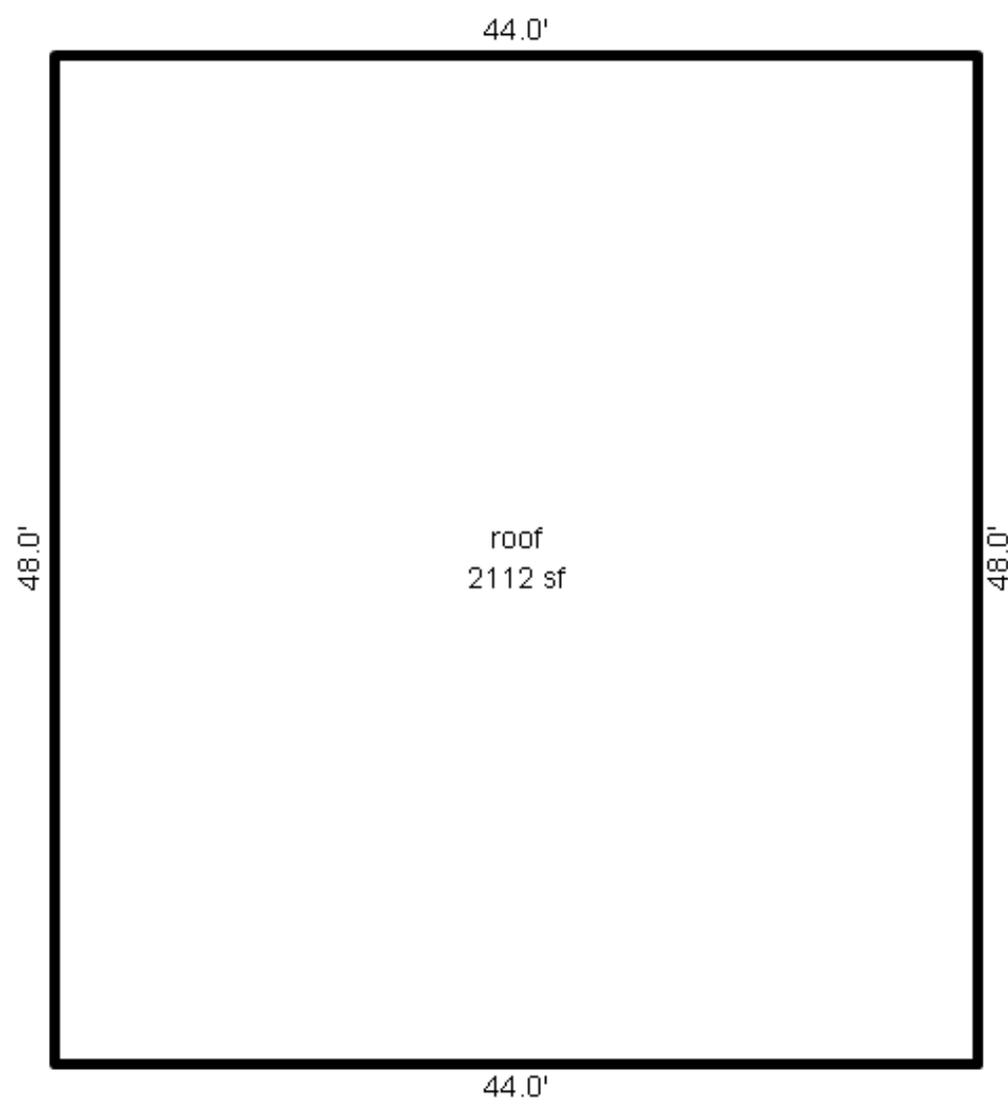




\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	No-Wall, 184			
Height	12			
Heating System	No Heating/Cooling			
Length/Width/Area	48 x 44 = 2112			
Cost New	\$ 6,737			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 3,032			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.930			
% Good	45			
Est. True Cash Value	\$ 2,819			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2819 / All Cards: 2819				

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

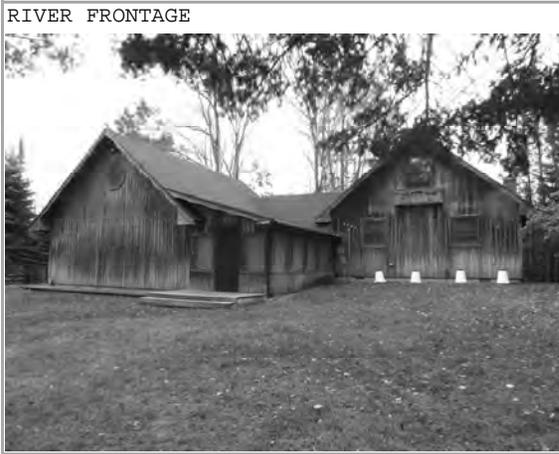


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AMIN KAREEM SAMIR	AMIN KAREEM SAMIR & MELIS	0	03/26/2018	QC	09-FAMILY	2018-01329	PROPERTY TRANSFER	0.0
AMIN SAMIR S ESTATE	AMIN ADAM & AMIN KAREEM &	0	08/17/2015	QC	06-COURT JUDGEMENT	2015-03338	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8261 W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 244,815 TCV/TFA: 188.90					

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 27 T22N R8W BEG N 0 DEG 19'00"W 1308.78 FT FROM SE COR OF SE 1/4 TH N 0 DEG 19'00"W 436.28 FT, N 89 DEG 00'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 56.41 FT, S 0 DEG 16'50"E 33.76 FT, S 35 DEG 31'29"W 490.72 FT, S 89 DEG 13' 25"E 38.6 FT, S 65 DEG 31'48"E 120.48 FT, S 49 DEG 31'22"E 172.94 FT, N 07 DEG 01'39"W 105.24 FT, N 89 DEG 54'40" E 1418.83 FT TO POB. 16.2A.	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.								



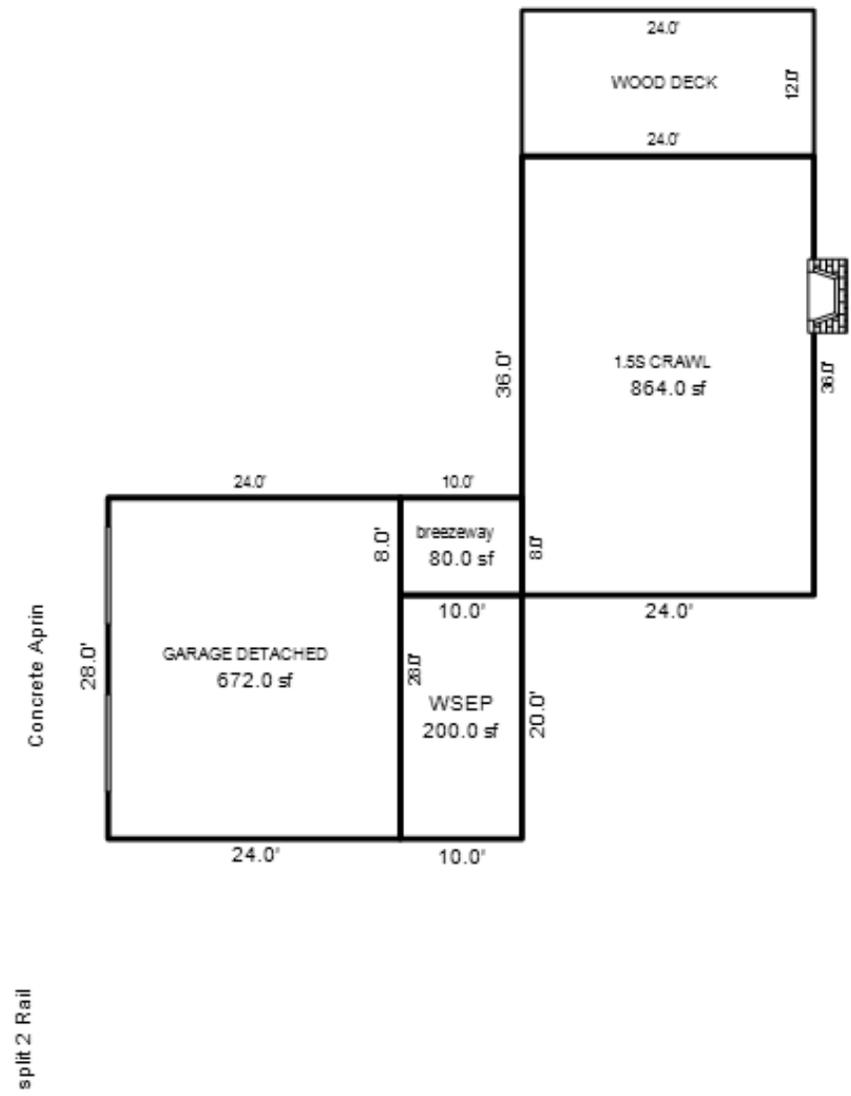
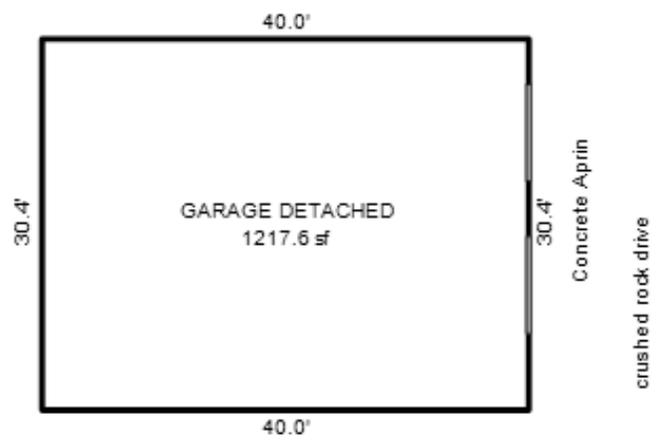
Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
RIVER FRONTAGE	Level							
	X Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2024	33,300	89,100	122,400	67,054C
	TPC 12/27/2017	INSPECTED		2023	31,700	86,300	118,000	63,861C
	TPC 10/20/2015	INSPECTED		2022	23,700	79,400	103,100	60,820C
				2021	22,500	72,500	95,000	58,878C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1986 Car Capacity: Class: C Exterior: Siding 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: 250 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling				200	WSEP (1 Story)			
Building Style: 1.5S		Trim & Decoration		Ex X Ord Min		Size of Closets		Central Air Wood Furnace		Class: C -5 Effec. Age: 25 Floor Area: 1,296 Total Base New : 254,149 Total Depr Cost: 190,608 Estimated T.C.V: 177,265				E.C.F. X 0.930	Bsmnt Garage:	
Yr Built 1984	Remodeled 0	Lg X Ord Small		Doors Solid X H.C.		(5) Floors		(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1296 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls C -5 Blt 1984				
Condition: Average						200 Amps Service		No./Qual. of Fixtures		Building Areas		Total:		145,204 108,902		
Room List		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		Ex. X Ord. Min		Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor Bedrooms	X Drywall		Many X Ave. Few		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding Crawl Space		864						
(1) Exterior		(7) Excavation		(8) Basement		(14) Water/Sewer		X Drywall		Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		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) 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 Porches WSEP (1 Story) 200 10,172 7,629 Deck Treated Wood 288 5,262 3,946 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 672 24,904 18,678 Storage Over Garage 250 3,435 2,576 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 1217 43,228 32,421 Built-Ins Appliance Allow. 1 2,766 2,074 Breezeways Frame Wall 80 5,506 4,129 Totals: 254,149 190,608								
(2) Windows		Many Avg. X Avg. Large Small		(9) Basement Finish		Lump Sum Items:				Plumbing						
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)		(10) Floor Support						Water/Sewer						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:								Chimney:						
X	Gable Hip Flat	Gambrel Mansard Shed								Chimney:						
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: W WORKMAN RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 43,769 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: SHERMAN CHARLES  
 581 E PACKINGHAM RD  
 LAKE CITY MI 49651

2024 Est TCV 43,769

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

Tax Description: . SEC 27 T22N R8W BEG AT NW COR OF SE 1/4 TH E 640 FT S 383 FT W TO CTR OF CLAM RIVER TH IN N'LY DIRECTION TO N & S 1/4 LINE TH N TO POB. 4.7767 A.  
 Comments/Influences: RIVER FRONTAGE

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

X Waterfront Ravine Wetland Flood Plain

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

2024 21,900 0 21,900 9,349C

2023 21,600 0 21,600 8,904C

2022 24,800 0 24,800 8,480C

2021 22,300 0 22,300 8,210C

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOOKER PATRICIA	BOOKER PATRICIA	0	08/30/2023	QC	15-LADY BIRD	202302953	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
BOOKER PATRICIA 8435 WORKMAN ROAD LAKE CITY MI 49651	MAP #: 2024 Est TCV 44,801					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS										
Tax Description	Public Improvements			* Factors *										
. SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT, TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE IVER TO POB.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			I 200' @ 200/	200.00	629.44	1.0000	1.1200	200	100			44,801
	Topography of Site			200 Actual Front Feet, 2.89 Total Acres Total Est. Land Value = 44,801										

. SEC 27 T22N R8W BEG 640 FT E & 583 FT S OF CEN POST TH S 200 FT W 200 FT SW'LY TO A PT ON N & S 1/4 LINE 1562 FT N OF S 1/4 POST N TO CLAM RIVER NE'LY ALONG RIVER TO A PT DIRECTLY W OF POB E TO POB EXC BEG AT NW'LY MOST CORNER OF A PCL RECORDED IN LIBER 250 PG 1149 MISSAUKEE CO RECORDS, TH N 55 DEG 57'02"E 18.04 FT, TH NW'LY TO A PT ON N-S 1/4 LINE LYING 30 FT N OF POB TH S ALONG N-S 1/4 LINE TO POB. ALSO BEG AT INT OF N-S 1/4 LINE & C/L CLAM RIVER TH S ON 1/4 LINE 30 FT TH NW'LY TO A PT IN C/L CLAM RIVER 18 FT W OF N-S 1/4 LINE IVER TO POB.



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X	Level													
X	Rolling													
	Low													
	High													
	Landscaped													
	Swamp													
	Wooded													
	Pond													
X	Waterfront													
	Ravine													
	Wetland													
	Flood Plain													
	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value				
				2024	22,400	0	22,400			6,363C				
	TPC 04/30/2021	INSPECTED		2023	22,400	0	22,400			6,060C				
	TPC 12/27/2017	INSPECTED		2022	17,500	0	17,500			5,772C				
				2021	17,500	0	17,500			5,588C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	08/01/1998	WD	32-SPLIT VACANT	321:1058	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KING LARRY W & BARBARA G 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313	MAP #:					
	2024 Est TCV 18,641					

	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	253.00	227.27	0.9429	0.8682	90 100	18,641
				253 Actual Front Feet, 1.32 Total Acres				Total Est. Land Value =	18,641	

Tax Description  
 SEC 27 T22N R8W (0\*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, & N 21 DEG 20' 20"W 30.02 FT FROM SE COR SEC 27 TH S 66 DEG 47'36"W 165 FT, N 29 DEG 02'21"W 153.17 FT, N 55 DEG 57'02"E 150 FT, N 89DEG 54'01"E 200 FT, S 0 DEG 18'59"E 55.7FT, S 74 DEG 29'17"W 14.28 FT, S 21 DEG 06'16"W 79.06 FT. S 70 DEG 31'44"E 59.89FT TO

- 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

OF A PCL DESC UN  
 IBER S-2PG 364  
 . APPROX 1.32A.



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,300	0	9,300			7,173C
2023	7,200	0	7,200			6,832C
2022	7,500	0	7,500			6,507C
2021	6,300	0	6,300			6,300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENSEN DAVID E & LAURIE L	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	15-LADY BIRD	2023-03339	PROPERTY TRANSFER	0.0
PAULSON BRENDA L & DUES R	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	09-FAMILY	2023-03338	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	PAULSON BRENDA L & DUES R	0	11/28/2023	QC	09-FAMILY	2023-03219	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JORDAN KIMBERLY ANN	80,000	03/10/2023	MLC	19-MULTI PARCEL ARM'S LE	2023-00662	PROPERTY TRANSFER	100.0

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

Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:
JORDAN KIMBERLY ANN 10450 S 49 RD CADILLAC MI 49601			

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
SEC 27 T22N R8W (0*1998) PCL D OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-154 DESC AS: BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.43 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 01'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, N 21 DEG 20'20"W 30.02 FT & S 66 DEG 47'36"W 165 FT FROM SE COR SEC 27, TH S 65 DEG 10'30"W 199.99 FT, S 87 DEG 34'48"W 206 FT, N 0 DEG 18'59"W 11.71 FT, N 55 DEG 57'02"E 379.19 FT. S 29 DEG 02'21"E				

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		A 200' @ 90/FF	153.17	355.48	1.0690	0.9709	90	100	14,308

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

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Wood Frame	24.12	252 94	5,713

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,200	2,800	10,000			10,000S

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2023	INSPECTED		2023	5,600	2,600	8,200			8,200S

TPC 12/27/2017	INSPECTED		2022	6,000	2,400	8,400			8,020C
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			2021	6,000	2,400	8,400			7,764C
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*** Information herein deemed reliable but not guaranteed***									
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ALL THAT PART OF RECORDED IN LIBER ADJ THERETO.									
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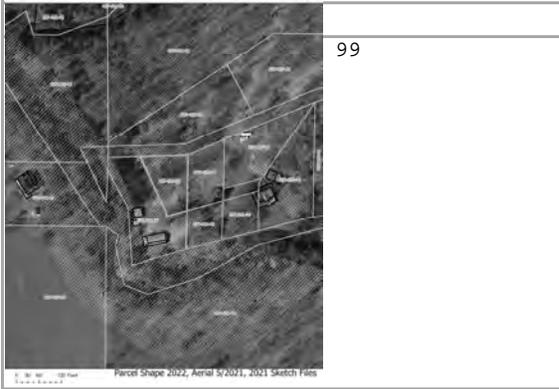
Parcel Shape 2022, Aerial 5/2021, Bldgs 2017									
--	--	--	--	--	--	--	--	--	--

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENAUD KAREN M	RAYMOND GREGORY P	1	05/25/2016	QC	09-FAMILY	2016-01948	PROPERTY TRANSFER	0.0
WHIPPLE DALE & SUSAN R	RAYMOND GREGORY P & RENAUD	0	07/02/2003	WD	03-ARM'S LENGTH	2003-03263	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 9,844					

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	148.00	88.30	1.0782	0.6854	90	100		9,844	
148 Actual Front Feet, 0.30 Total Acres Total Est. Land Value =								9,844	

Tax Description	X	Topography of Site
SEC 27 T22N R8W (0*1998) BEG N 0 DEG 19'0"W 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N 81 DEG 47'09"W 117.73 FT, N 74 DEG 33'23"W 132.58 FT, S 89 DEG 57'57"W 253 FT, S 74 DEG 29'17"W 271.26 FT, S 21 DEG 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72 FT, S 66 DEG 47'36"W 262.71 FT, S 65 DEG 10'30"W 106.4 FT FROM SE COR SEC 27 TH S 0 DEG 23'37"W 254.79 FT, S 74 DEG 01'35"W 148.40 FT, N0 DEG 25'55"W 158.77 FT, N 22 DEG 32'42"W 139.04 FT, N 87 DEG 34'48"E 167.09 FT, N 87 DEG 33'37"E 32.02 FT TO POB EXC LOTS 1-8 IN P. APPROX .3A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2024	4,900	0	4,900			3,415C
Low		2023	3,800	0	3,800			3,253C
High		2022	3,700	0	3,700			3,099C
Landscaped		2021	3,000	0	3,000			3,000S
Swamp								
Wooded	X							
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	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.
JENSEN DAVID E & LAURIE L	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	15-LADY BIRD	2023-03339	PROPERTY TRANSFER	0.0
PAULSON BRENDA L & DUES R	JENSEN DAVID E & LAURIE L	0	12/13/2023	QC	09-FAMILY	2023-03338	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	PAULSON BRENDA L & DUES R	0	11/28/2023	QC	09-FAMILY	2023-03219	PROPERTY TRANSFER	0.0
JENSEN DAVID E & LAURIE L	JORDAN KIMBERLY ANN	80,000	03/10/2023	MLC	19-MULTI PARCEL ARM'S LE	2023-00662	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status						
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT	01/18/2018	2018-99998	100%						
	P.R.E. 0%											
Owner's Name/Address	MAP #:											
JORDAN KIMBERLY ANN 10450 S 49 RD CADILLAC MI 49601	2024 Est TCV 20,316											
	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors * PART OF F EXC LOT 9 & 10								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X			A 200' @ 90/FF	100.00	143.00	1.1892	0.7732	90	100		8,276
				<Site Value A> GROUP A	\$10000				10000	100		10,000
				130 Actual Front Feet, 0.45 Total Acres					Total Est. Land Value =			18,276
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
	X			Wood Frame	22.67	180	50	2,040				
				Total Estimated Land Improvements True Cash Value = 2,040								
	Topography of Site											
	Level											
	X			Rolling								
				Low								
				High								
				Landscaped								
				Swamp								
	X			Wooded								
				Pond								
	X			Waterfront								
				Ravine								
				Wetland								
				Flood Plain								
	X			PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
	Who	When	What	2024	9,100	1,100	10,200				10,200S	
	TPC	12/07/2022	INSPECTED	2023	6,700	300	7,000				2,566C	
	TPC	04/30/2021	INSPECTED	2022	7,000	900	7,900				2,444C	
	TPC	12/27/2017	INSPECTED	2021	6,000	800	6,800				2,366C	

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

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

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 02/10/2000

Owner's Name/Address: LANGMESSER JEAN M  
 8415 WORKMAN ROAD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 8,081

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	100.00	129.98	1.1892	0.7550	90	100		8,081
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	8,081

Tax Description  
 . SEC 27 T22N R8W COMM N 0 DEG 19'0"W  
 1745.06 FT, N 89 DEG 0'56"W 1227.92 FT, N  
 81 DEG 47'09"W 117.43 FT, N 74 DEG  
 33'23"W 132.58 FT, S89 DEG 57'57"W 253 FT  
 S 74 DEG 28'17"W 271.26 FT, S 21 DEG  
 06'16"W 77.79 FT, S 70 DEG 31'44"W 72.72  
 FT FROM SE COR SEC 27, TH S 33 DEG  
 28'26"W 264.72 FT, S 0 DEG 24'42"W 130 FT  
 S 74 DEG 53'35"W 99.92 FT, N 0 DEG  
 24'42"E 273.33 FT, N 66 DEG 47'36"E  
 262.71 FT TO POB EXC LOTS 11 & 12 GRAYS  
 TROUT CAMP. .2984A.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,000	0	4,000			1,533C
2023	3,100	0	3,100			1,460C
2022	3,500	0	3,500			1,391C
2021	3,000	0	3,000			1,347C

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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			
8357 W WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		2024 Est TCV 192,096 TCV/TFA: 128.75									
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		I 200' @ 200/	192.00	421.53	1.0103	1.0132	200	100	39,306
		Paved Road		192 Actual Front Feet, 1.86 Total Acres				Total Est. Land Value =		39,306	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
Comments/Influences		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		X Waterfront									
		Ravine									
		Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	19,700	76,300	96,000		66,441C	
		TPC 04/30/2021 INSPECTED			2023	19,700	74,000	93,700		63,278C	
		TPC 12/27/2017 INSPECTED			2022	17,500	68,100	85,600		60,265C	
		TPC 10/11/2015 INSPECTED			2021	17,500	62,200	79,700		58,340C	

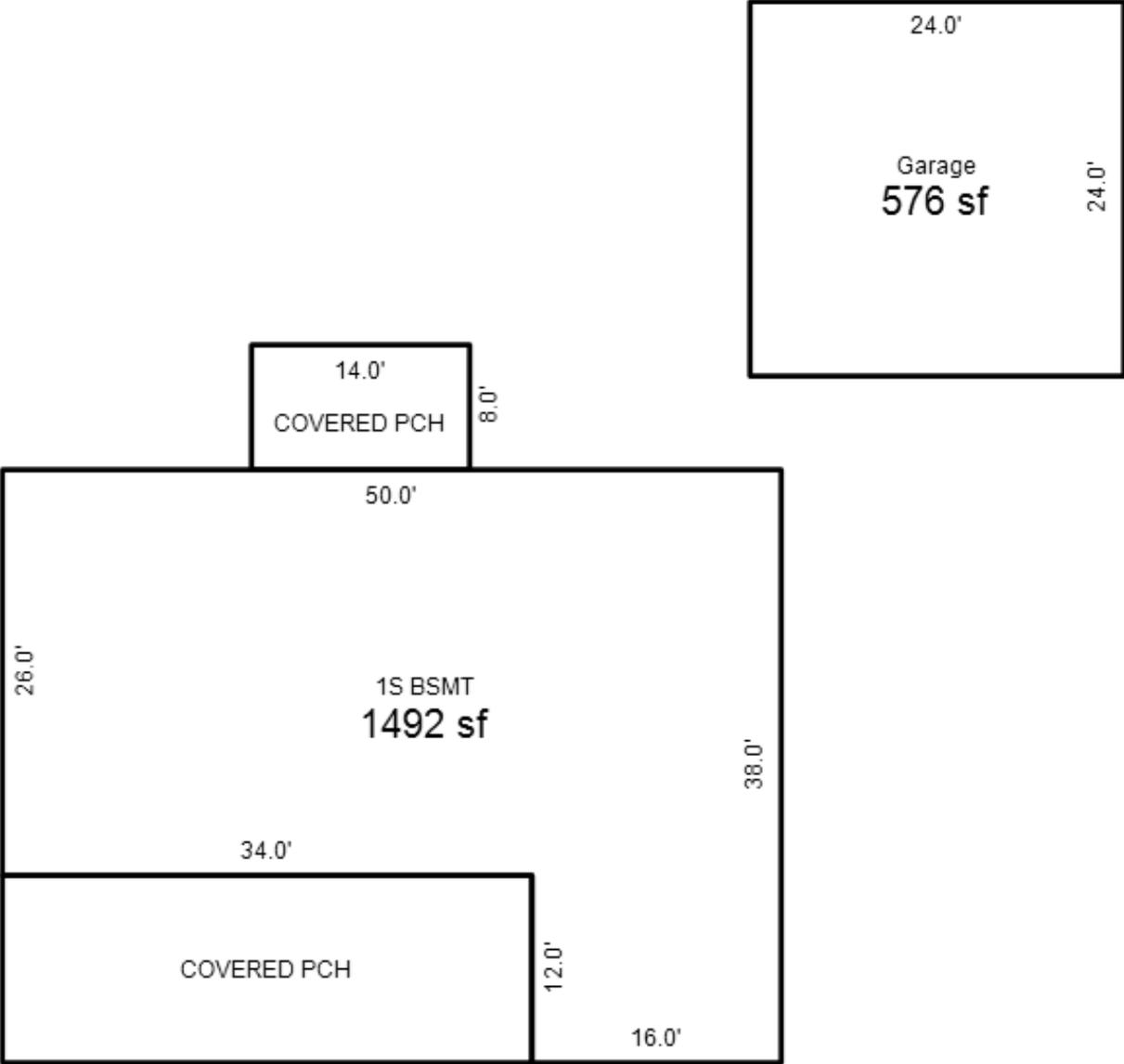


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil 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 408 112	Type WCP (1 Story) CCP (1 Story)	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	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								Bsmnt Garage:					
Building Style: 1S		X	Drywall Paneled											Plaster Wood T&G	Trim & Decoration			
Yr Built 1968		Remodeled 0		Ex	X	Ord	Min	Size of Closets		Lg	X	Ord	Small	E.C.F. X 0.930				
Condition: Average				Doors		Solid	X	H.C.	(5) Floors				Cls C					
Room List		Basement 1st Floor 2nd Floor Bedrooms		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	Blt 1968	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few		(13) Plumbing		1		Average Fixture(s)		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1492 SF Floor Area = 1492 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 1,492 Total: 213,659 128,196
X		Wood/Shingle Aluminum/Vinyl Brick	X		Drywall													
(2) Windows		(7) Excavation		Basement: 1492 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		Average Fixture(s)	1		3 Fixture Bath	1		2 Fixture Bath	Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 886 2 Fixture Bath 1 3,108 1,865 Water/Sewer 1000 Gal Septic 1 4,864 2,918 Water Well, 50 Feet 1 2,686 1,612 Porches WCP (1 Story) 408 13,338 8,003 CCP (1 Story) 112 3,118 1,871 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 13,371 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces Exterior 1 Story 1 6,513 3,908 Totals: 273,813 164,290	
X	Many Avg. X Few	Large Avg. X Small	(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		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 152,790			
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		(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: 152,790				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:										
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle																	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status	
W WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 135,921			
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
KING LARRY & BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		Public Improvements		* Factors *		CLAM RIVER IRR & ACRS					
Tax Description		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 27 T22N R8W BEG 28 RDS S OF NE COR NW 1/4 OF SE 1/4 TH W 40 RDS S 485 FT TH E BY N 190 FT E 225 FT N 100 FT E TO N & S 1/8 LINE TH N TO POB & BEG 850 FT S & 230 FT W OF NE COR OF NW 1/4 OF SE 1/4TH W 225 FT TH SW PAR TO E LINE GRAY'S TROUT CAMP PLAT TO THRD OF RIVER TH E 30 FT TH NE TO PT 100 FT S OF POB TH N TO POB. ALSO E 41 RDS OF N 28 RDS OF NW 1/4 OF SE 1/4, ALSO N 880 FT OF NE 1/4 OF SE 1/4 EXC N 130 FT OF E 300 FT THOF. 38.2967A.		Dirt Road		100.00	400.00	1.1892	1.0000	200	100		23,784
Comments/Influences		Gravel Road		Residentia 30 - 65 \$3000		37.38 Acres		3000 100		112,137	
FOR 92		Paved Road		100 Actual Front Feet, 38.30 Total Acres		Total Est. Land Value =				135,921	
Topography of Site		Storm Sewer		Electric		Gas		Curb		Street Lights	
X Level		Sidewalk		Water		Sewer		Standard Utilities		Underground Utilis.	
X Rolling		Waterfront		Ravine		Wetland		Flood Plain		Year	
Low		Who		When		What		2024		68,000	
High		X Wooded		X Pond		X Waterfront		2023		56,700	
Landscaped		X Ravine		X Wetland		X Flood Plain		2022		42,000	
Swamp		TPC 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED		TPC 06/05/2017 INSPECTED		2021		40,700	
X Pond		The Equalizer. Copyright (c) 1999 - 2009.		Licensed To: Township of Lake, County of Missaukee, Michigan		*** Information herein deemed reliable but not guaranteed***					
X Waterfront		Year		Land Value		Building Value		Assessed Value		Board of Review	
Ravine		2024		68,000		0		68,000			
Wetland		2023		56,700		0		56,700			
Flood Plain		2022		42,000		0		42,000			
Year		2021		40,700		0		40,700			
Taxable Value		22,902C		21,812C		20,774C		20,111C			



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLNEY THOMAS & MABEL	OLNEY THOMAS JR & OLNEY R	0	09/24/2010	QC	09-FAMILY	2010-4445QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%				
Owner's Name/Address	MAP #:					
OLNEY THOMAS JR & OLNEY ROBERT 9257 WILBUR HIGHWAY EATON RAPIDS MI 48827	2024 Est TCV 11,712					

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
I 200' @ 200/	30.00	871.20	1.6069	1.2148	200	100		11,712
30 Actual Front Feet, 0.60 Total Acres								Total Est. Land Value = 11,712

Tax Description  
 . SEC 27 T22N R8W BEG AT PT 850 FT S & 80 FT W OF NE COR NW 1/4 OF SE 1/4 W 150 FT S 100 FT SW TO CTR OF CLAM RIVER, E 30 FT NE TO BEG ALSO BEG 850 FT S & 80 FT W OF NE COR OF NW 1/4 OF SE 1/4 TH W 150 FT, N TO COUNTY RD E TO A PT DUE N OF POB; S TO POB. APP .6A.

Comments/Influences

RIVER FRONT



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,900	0	5,900			4,554C
2023	5,900	0	5,900			4,338C
2022	4,500	0	4,500			4,132C
2021	4,000	0	4,000			4,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS KIM	STEVENS KIM & STEVENS BRI	1	07/24/2019	QC	09-FAMILY	2019-02293	PROPERTY TRANSFER	0.0
	STEVENS	77,500	09/01/2001	WD	33-TO BE DETERMINED	01-0:3780	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4520 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	12/08/2014	2014-0568	100%

Owner's Name/Address	MAP #:
STEVENS KIM & STEVENS BRIAN JR & FULTS VINCENT JR 4520 DICKERSON ROAD LAKE CITY MI 49651	2024 Est TCV 122,304 TCV/TFA: 121.45

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 27 T22N R8W N 130 FT OF E 300 FT OF NE 1/4 OF SE 1/4. .8953A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
20800089 \$79,900 2001		Fencing: Wd, Solid, 6 ft.	28.81	60	50	864	
		D/W/P: 4in Concrete	6.49	960	50	3,115	
	X	D/W/P: 3.5 Concrete	6.16	324	50	998	
		Wood Frame	22.22	192	50	2,133	
		Wood Frame	24.37	134	50	1,633	
		Total Estimated Land Improvements True Cash Value =				8,743	



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	6,100	55,100	61,200			41,599C
2023	4,700	53,200	57,900			39,619C
2022	3,300	48,800	52,100			37,733C
2021	2,600	44,700	47,300			36,528C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2015 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 951 % 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: 35 Floor Area: 1,007 Total Base New : 167,803 Total Depr Cost: 109,070 Estimated T.C.V: 101,435		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Yr Built 1978 201		Remodeled 0		Condition: Average		Room List		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1007 SF Floor Area = 1007 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1978											
Yr Built 1978 201		Remodeled 0		Condition: Average		Room List		No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Condition: Average		Room List		No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		Total:		118,643		77,118	
Room List		No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost		Total:		118,643		77,118			
Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:											
Wood/Shingle Aluminum/Vinyl Brick  Insulation		X Drywall		Many		X Ave.		Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1007 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:									
Many Avg. X Avg. Few		Large Avg. X Avg. Small		Basement: 0 S.F. Crawl: 1007 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:									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																	
X Gable Hip Flat		Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																	
X Asphalt Shingle		Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:																			
Totals:		167,803		109,070		101,435		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:																	

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GABAY ROSTYSLAV	GABAY ROSTYSLAV & WELLMAN	1	01/05/2022	QC	09-FAMILY	2022-00047	PROPERTY TRANSFER	50.0
BEVANS JOHN W	GABAY ROSTYSLAV	240,000	09/02/2011	WD	03-ARM'S LENGTH	2011-02799	PROPERTY TRANSFER	100.0
BEVANS JANICE K	BEVANS JOHN W	0	04/08/2009	QC	21-NOT USED/OTHER	2009/1248	DEED	0.0
		168,000	05/01/1996	WD	33-TO BE DETERMINED	303:896	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8370 W BLUE RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 06/09/2022					

Owner's Name/Address	MAP #:
GABAY ROSTYSLAV & WELLMAN RHEANNA 8370 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 478,949 TCV/TFA: 254.76

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
SEC 27 T22N R8W THAT PART OF SW 1/4 OF SE 1/4 LYING S & W OF CLAM RIVER.	X		

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	* Factors *	CLAM RIVER	Value
2011 \$21000818\$229,500 DOM 430 BEEN LISTED SINCE 2008 20809462 \$309,900 6.2008	X	Dirt Road	A 200' @ 90/FF	1320.00	1136.36	0.6239 1.2983	90 100	96,227
	X	Gravel Road	Residentia 30 - 65	\$3000	34.00	Acres	3000 100	102,000
	X	Paved Road	1320 Actual Front Feet, 68.44 Total Acres			Total Est. Land Value =		198,227

Comments/Influences	X	Water	Description	Rate	Size % Good	Cash Value
	X	Sewer	Fencing: Wd, Split, 3 Rail	18.28	230 50	2,102
	X	Electric	Fencing: Wd, Split, 2 Rail	16.48	80 50	659
	X	Gas	Fencing: Wire Mesh, #9	3.79	448 50	849
		Curb	D/W/P: Asphalt Paving	3.10	1040 0	0
		Street Lights	D/W/P: 3.5 Concrete	6.58	770 0	0
		Standard Utilities	D/W/P: 3.5 Concrete	6.58	210 0	0
		Underground Utils.	Wood Frame	32.30	80 50	1,292

Comments/Influences	X	Topography of Site	Description	Rate	Size % Good	Cash Value
	X	Level	LAND IMPROVE 10000	10,000.00	1 97	9,700
	X	Rolling	Total Estimated Land Improvements True Cash Value =			14,602

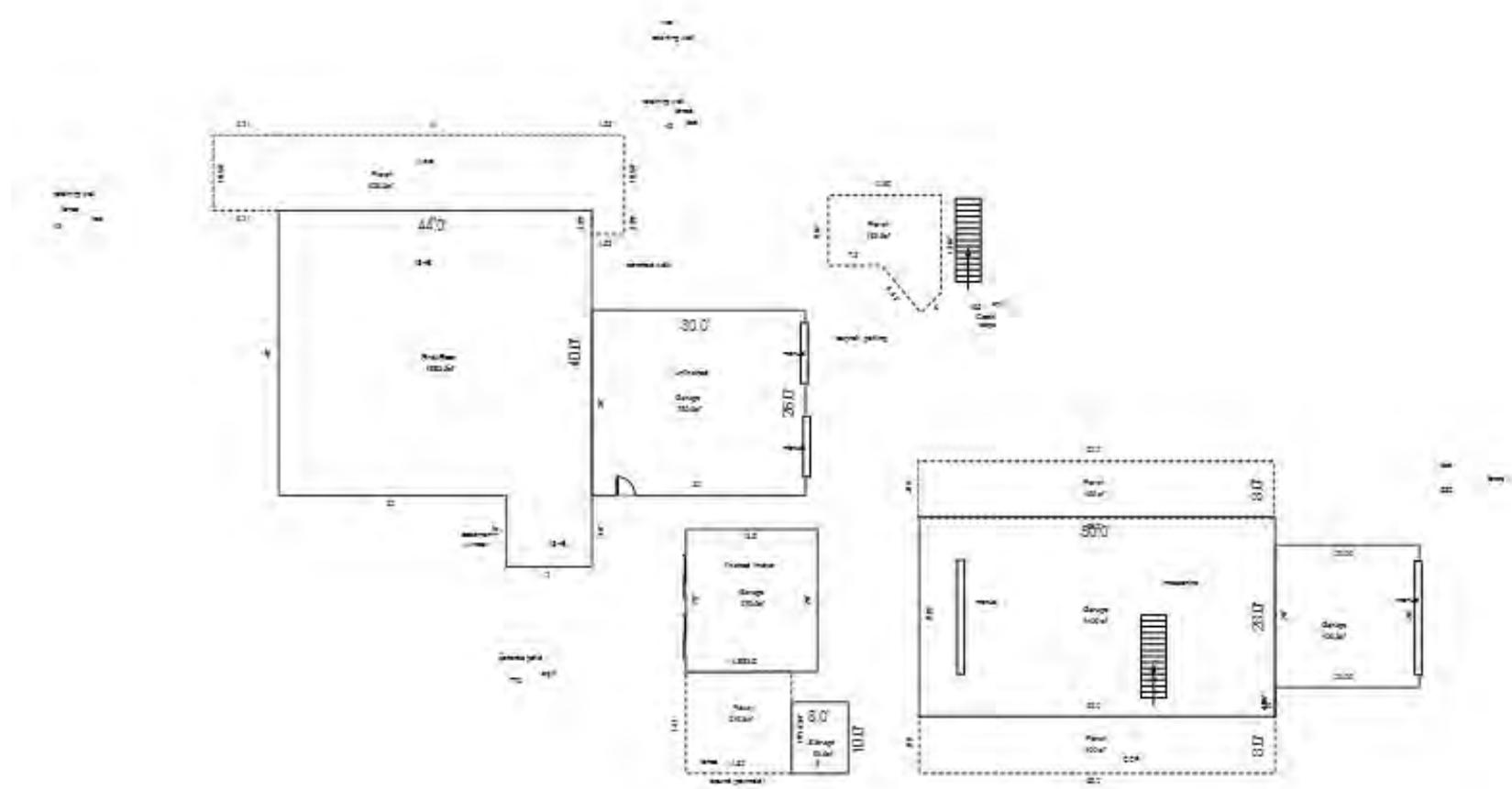
Comments/Influences	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2024	99,100	140,400	239,500			186,996C
	X	High	2023	78,200	136,100	214,300			178,092C
	X	Landscaped	2022	63,600	129,900	193,500		193,500W	135,128C
	X	Swamp	2021	57,000	119,500	176,500		176,500A	130,812C
	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	1	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 626 189	Type WPP WPP	Year Built: 1958 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 780 % 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: 40 Floor Area: 1,880 Total Base New : 476,935 Total Depr Cost: 286,150 Estimated T.C.V: 266,120			E.C.F. X 0.930		Bsmnt Garage:									
Building Style: 1S		Drywall	Plaster	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1880 SF Floor Area = 1880 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C 5 Blt 1958		Carpport Area: 432 Roof: Comp.Shingle									
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1958	REM 0	Ex	Ord	X	Min	Ex.	X	Ord.	Min	Many	X	Ave.	Few	1	2	1	1	1	1,880	Total:	274,862	164,903		
Condition: Average		Lg	Ord	X	Small	(13) Plumbing			Plumbing			Water/Sewer		Porches		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		Common Wall: 1 Wall		
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments			Water/Sewer		Plumbing		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Finished)		Base Cost		Common Wall: 1 Wall		
	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			Recreation Room			Water/Sewer		Plumbing		Garages		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		Basement: 1880 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic 2000 Gal Septic			1000 Gal Septic			Water Well, 50 Feet		Plumbing		Garages		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		Basement			Lump Sum Items:			Built-Ins			Porches		Garages		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(8) Basement			Public Water Public Sewer Water Well			Appliance Allow.			WPP		WPP		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	
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			1000 Gal Septic 2000 Gal Septic			Appliance Allow.			WPP		WPP		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	
(3) Roof	1880	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			Lump Sum Items:			Appliance Allow.			WPP		WPP		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	
X	Gable Hip Flat	Gambrel Mansard Shed		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.			WPP		WPP		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.			WPP		WPP		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.			WPP		WPP		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		Base Cost		Base Cost	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON MATTHEW	CICCHELLI RYAN	426,285	07/31/2019	LC	03-ARM'S LENGTH	2019-02355	PROPERTY TRANSFER	100.0
GILLOW JAMES L & LESLIE	GUNNERSON MATTHEW	390,000	07/29/2019	WD	03-ARM'S LENGTH	2019-02350	PROPERTY TRANSFER	100.0
RIVER WOODS ESTATES LLC	GILLOW JAMES L & LESLIE	41,000	03/21/2005	WD	03-ARM'S LENGTH	05-0/1053	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8270 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		New House	10/12/2005	20050359	Complete
	P.R.E. 100% 07/31/2019					

Owner's Name/Address	MAP #:
CICCHELLI RYAN 8270 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 496,088 TCV/TFA: 225.19

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	
			I 200' @ 200/	296.00	160.41	0.9066	0.7958	200	100	42,712	
			296 Actual Front Feet, 1.09 Total Acres							Total Est. Land Value =	42,712

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value	
SEC 27 T22N R8W (1*1998) BEG N 82 DEG 58'26"W 1360.91 FT FROM SE COR SEC 27 TH N 23 DEG 07'45"W 172 FT,N 78 DEG 28'13"W 140.48 FT, S 14 DEG 56' 45"W 296.34 FT, N 81 DEG 53'02"E 33.06 FT, N 69 DEG 18'22"E 260.98 FT, N 56 DEG52'15"E 5.82 FT TO POB. 1.09A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc.	10.26	2000 0	0	
	X	Electric	Residential Local Cost Land Improvements				
	X	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

Comments/Influences	Topography of Site
RIVER FRONTAGE SPLIT 13 AC TO RIVER WOODS SUB FOR 98 SPLIT 16 AC TO SUB FOR 99 ALSO SPLIT 4 RIVERFRONT PCLS FOR 00	Level



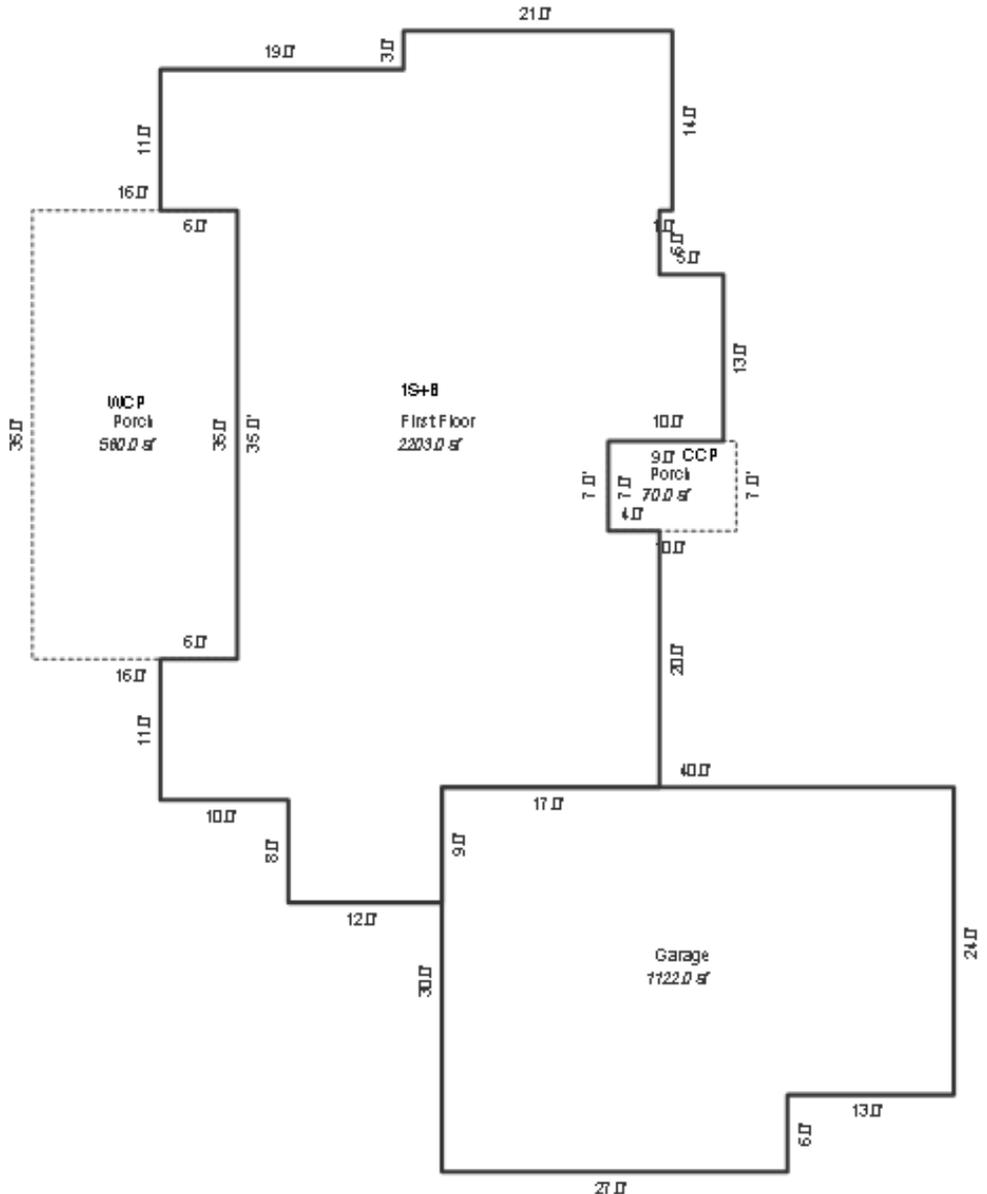
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	21,400	226,600	248,000			219,993C
		TPC 04/30/2021 INSPECTED	2023	21,400	219,700	241,100			209,518C
		TPC 07/02/2019 INSPECTED	2022	17,500	202,200	219,700			199,541C
		TPC 12/27/2017 INSPECTED	2021	15,000	184,900	199,900			193,167C

\*\*\* Information herein deemed reliable 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 560 70	Type WPP CCP (1 Story)	Year Built: 2006 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1122 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: BC Effec. Age: 15 Floor Area: 2,203 Total Base New : 567,207 Total Depr Cost: 482,125 Estimated T.C.V: 448,376			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2006	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 567,207 Total Depr Cost: 482,125 Estimated T.C.V: 448,376							
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2203 SF Floor Area = 2203 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					Cls BC Blt 2006			
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			Building Areas							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			1+ Story Siding Basement 2,203							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall	Many	X	Ave.		Few	Other Additions/Adjustments								
(2) Windows		(7) Excavation		Basement: 2203 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Recreation Room 1000 27,330 23,230 Exterior Stone Veneer 40 1,866 1,586 Basement, Outside Entrance, Above Grade 1 2,388 2,030 Plumbing Average Fixture(s) 1 2,172 1,846 3 Fixture Bath 2 13,663 11,614 2 Fixture Bath 1 4,577 3,890 Water/Sewer 1000 Gal Septic 1 5,636 4,791 Water Well, 100 Feet 1 6,244 5,307 Porches WPP 560 12,062 10,253 CCP (1 Story) 70 2,606 2,215 Garages							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Basement Finish			(14) Water/Sewer			Total: 421,411 358,198						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement		1000 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Recreation Room 1000 27,330 23,230 Exterior Stone Veneer 40 1,866 1,586 Basement, Outside Entrance, Above Grade 1 2,388 2,030 Plumbing Average Fixture(s) 1 2,172 1,846 3 Fixture Bath 2 13,663 11,614 2 Fixture Bath 1 4,577 3,890 Water/Sewer 1000 Gal Septic 1 5,636 4,791 Water Well, 100 Feet 1 6,244 5,307 Porches WPP 560 12,062 10,253 CCP (1 Story) 70 2,606 2,215 Garages							
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,117 -2,649 Door Opener 2 1,366 1,161 Base Cost 1122 61,362 52,158 Built-Ins Appliance Allow. 1 3,975 3,379							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total: 421,411 358,198						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total: 421,411 358,198							
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total: 421,411 358,198							

\*\*\* 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.
		37,000	05/01/2002	WD	33-TO BE DETERMINED	02-0:2546	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4777 RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST		Other	06/19/2007	20070341	Complete
	P.R.E. 100% 02/03/2004		New House	05/21/2003	20030106	Complete
Owner's Name/Address	MAP #:					
MOORE JOHN G & MARCIA E 4777 RIVER WOODS RD LAKE CITY MI 49651	2024 Est TCV 436,442 TCV/TFA: 139.35					

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
					I 200' @ 200/	165.00	264.00	1.0493	0.9013	200 100	31,209
					165 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 31,209						
					Land Improvement Cost Estimates						
					Description	Rate	Size	% Good	Cash Value		
					D/W/P: 4in Ren. Conc.	8.18	3400	0	0		
					Residential Local Cost Land Improvements						
					Description	Rate	Size	% Good	Cash Value		
					LAND IMPROVE 5000	5,000.00	2	95	9,500		
					Total Estimated Land Improvements True Cash Value = 9,500						

Comments/Influences  
RIVER FRONTAGE  
CHG FROM 1S TO 1+ FOR 2010.  
98 SPLIT FROM 021-40 FOR 99



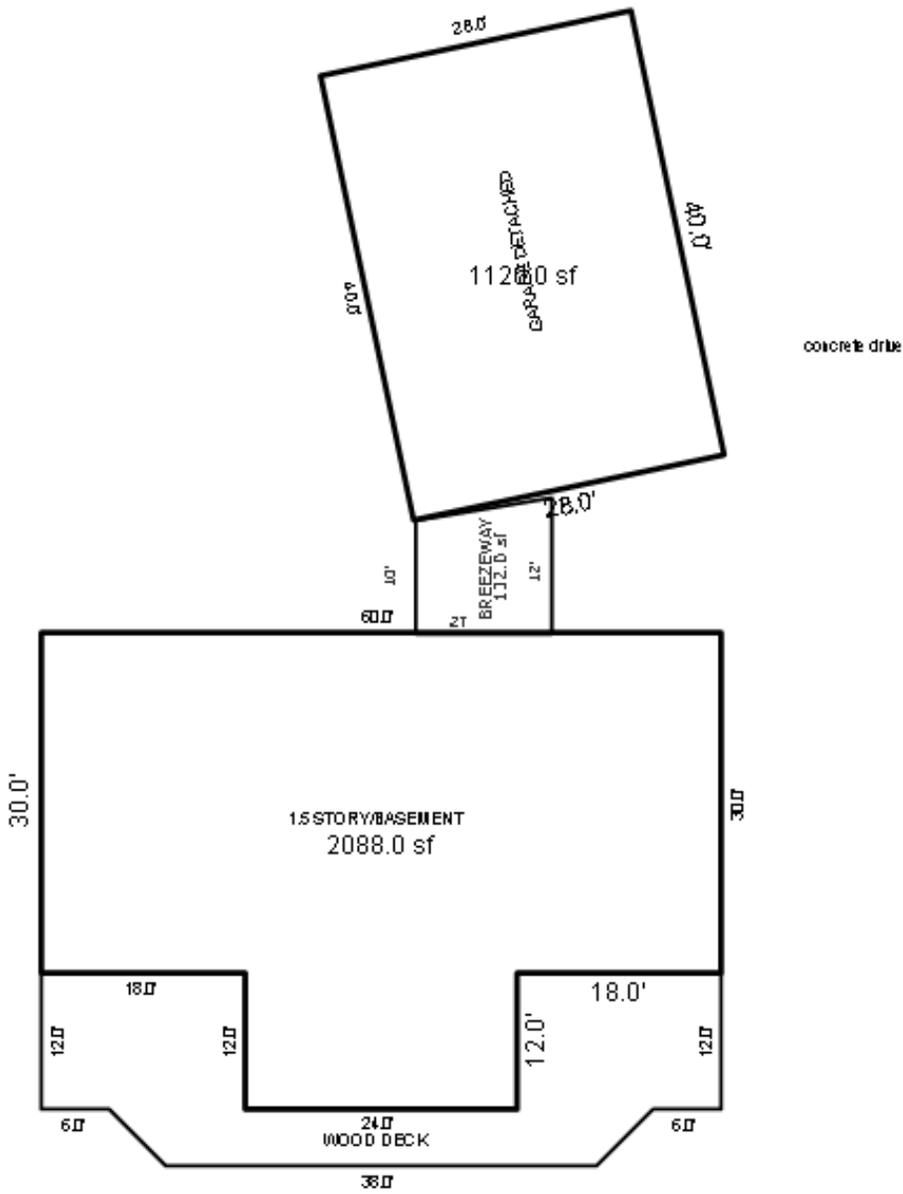
Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
X	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
X	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Who	When	What	2024	15,600	202,600	218,200		171,194C
TPC 12/27/2017	INSPECTED		2023	15,600	196,500	212,100		163,042C
TPC 08/26/2011	INSPECTED		2022	17,500	181,000	198,500		155,279C
			2021	15,000	165,700	180,700		150,319C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 918 132	Type WPP Brzwy, FW	Year Built: 2003 Car Capacity: 3 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1120 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
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: LOG		Drywall Paneled	Plaster Wood T&G		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 4 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings				(12) Electric											
	Wood/Shingle Aluminum/Vinyl Brick  Insulation							200	Amps Service								
(2) Windows		(7) Excavation				No./Qual. of Fixtures											
	Many Avg. Few	X		Large Avg. Small				Ex.	X	Ord.		Min					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement				No. of Elec. Outlets											
								Many	X	Ave.		Few					
(3) Roof		(9) Basement Finish				(13) Plumbing											
		1200		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)				1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Gable Hip Flat			Gambrel Mansard Shed		(14) Water/Sewer											
X	Asphalt Shingle			1				1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
Chimney:		(10) Floor Support				Lump Sum Items:											
		Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family LOG										Cls C 10		Blt 2003					
(11) Heating System: Forced Heat & Cool										Ground Area = 2088 SF		Floor Area = 3132 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost			
1.5 Story Pine Logs Basement										2,088		Total:		422,061 337,659			
Other Additions/Adjustments										Recreation Room		1200		23,196 18,557			
Plumbing										Basement, Outside Entrance, Below Grade		1		2,560 2,048			
Average Fixture(s)										3 Fixture Bath		1		1,476 1,181			
Water/Sewer										1000 Gal Septic		1		4,646 3,717			
Garages										Water Well, 100 Feet		1		4,864 3,891			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)										Door Opener		2		1,093 874			
Built-Ins										Base Cost		1120		39,782 31,826			
Appliance Allow.										1				2,766 2,213			
Porches										WPP		918		14,550 11,640			
Breezeways										Frame Wall		132		9,084 7,267			
Notes:										Totals:		531,886		425,519			
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:				395,733			

\*\*\* 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.
		35,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2961	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/11/2002					
WEISS LINDA K TRUST 4803 S RIVE WOODS RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 31,911					

	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
	I 200' @ 200/	172.76	251.38	1.0373	0.8904	200	100		31,911
	173 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 31,911

SEC 27 T22N R8W (0\*1998) BRG N 11 DEG 54'48"E 100 FT FROM NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 05'12"W 309.32 FT, N 36 DEG 14'40"E 172.76 FT, S 78 DEG 49'36"E 237.02 FT, S10 DEG 55'54"W 66.41 FT, S 11 DEG 54'48"W 94.08 FT TO POB. .997A.

Comments/Influences

RIVER FRONTAGE  
98 SPLIT FROM 021-40 FOR 99



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	16,000	0	16,000			13,310C
2023	16,000	0	16,000			12,677C
2022	17,500	0	17,500			12,074C
2021	15,000	0	15,000			11,689C

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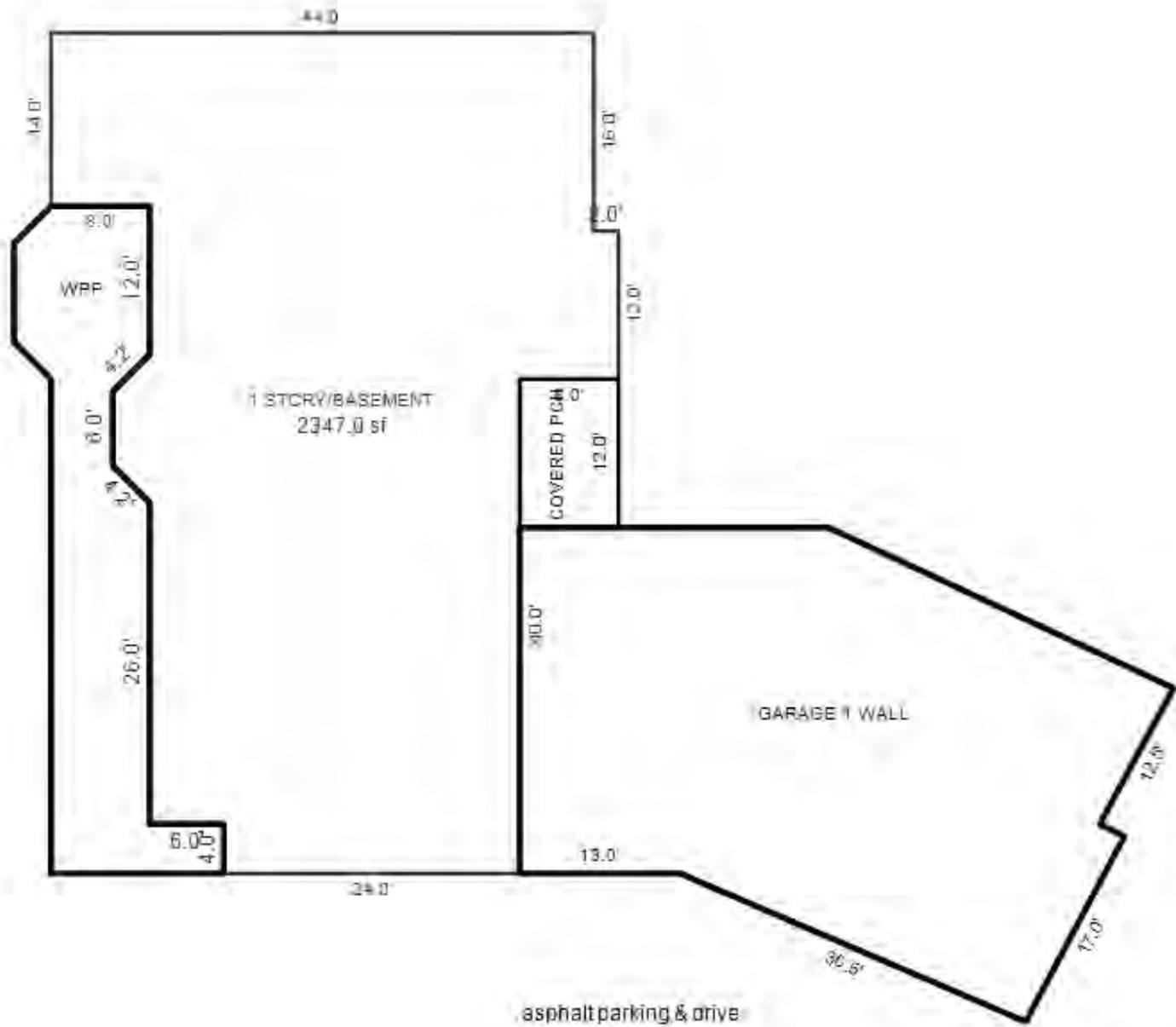
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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			
4803 RIVER WOODS RD		School: LAKE CITY AREA SCHOOL DIST		New House		10/18/2000	2000-0498	100%			
Owner's Name/Address		P.R.E. 100% 04/11/2002		MAP #:		2024 Est TCV 460,233 TCV/TFA: 196.09					
WEISS LINDA K TRUST 4803 RIVER WOODS 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 27 T22N R8W (0*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 66.41 FT FRO NE COR LOT 15 RIVER WOODS ESTATES TH N 78 DEG 49'36"W 237.02 FTM N 17 DEG 59'28"E 169.26 FT, S 79 DEG 20'24"E 216.22 FT, S 10 DEG 55'54"W 170 FT TO POB. .879A.		X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
Comments/Influences		X	Electric	I 200' @ 200/ 169 Actual Front Feet, 0.88 Total Acres					200 100	30,616	
RIVER FRONTAGE 98 SPLIT FROM 021-40 FOR 99 NEW HOUSE ETC FOR 02		X	Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates					Total Est. Land Value =	30,616	
		Topography of Site		Description	Rate	Size	% Good	Cash Value			
		X	Level Rolling Low High Landscaped Swamp	D/W/P: Asphalt Paving	3.61	3000	0	0			
		X	Wooded Pond	Residential Local Cost Land Improvements							
		X	Waterfront Ravine Wetland Flood Plain	Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 5000	5,000.00	1	95	4,750			
				Total Estimated Land Improvements True Cash Value =					4,750		
		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	15,300	214,800	230,100			148,004C
				TPC 12/27/2017 INSPECTED	2023	15,300	208,200	223,500			140,957C
				TPC 04/25/2017 INSPECTED	2022	17,500	191,600	209,100			134,245C
					2021	15,000	181,300	196,300			129,957C

\*\*\* Information herein deemed reliable 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 96 500	Type CCP (1 Story) WPP			Year Built: 2001 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 1453 % 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: BC Effec. Age: 15 Floor Area: 2,347 Total Base New : 537,465 Total Depr Cost: 456,846 Estimated T.C.V: 424,867			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:			
Yr Built 2001	Remodeled 0	X	Ex	Ord	Min	Size of Closets			Central Air Wood Furnace										
Condition: Average		X	Lg	Ord	Small				200										
Room List		Doors	Solid	X	H.C.				No./Qual. of Fixtures										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200			Amps Service									
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2347 SF Floor Area = 2347 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls BC Blt 2001						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		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 Size Cost New Depr. Cost 1 Story Siding Basement 2,347 Total: 417,729 355,070									
X	Many Avg. X Few	Large Avg. Small	Basement: 2347 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(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			Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 3,593 3,054 Plumbing Average Fixture(s) 1 2,172 1,846 3 Fixture Bath 1 6,832 5,807 Water/Sewer 1000 Gal Septic 1 5,636 4,791 Water Well, 100 Feet 1 6,244 5,307 Porches CCP (1 Story) 96 3,468 2,948 WPP 500 10,785 9,167 Garages Class: BC Exterior: Siding Foundation: 42 Inch (Finished) Common Wall: 1 Wall 1 -3,117 -2,649 Door Opener 1 683 581 Base Cost 1453 79,465 67,545 Built-Ins Appliance Allow. 1 3,975 3,379 Totals: 537,465 456,846								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Notes:									
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 424,867									
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.
WEISS LINDA K TRUST	WEISS RONALD G & LINDA K	0	11/29/2018	QC	09-FAMILY	2018-03973	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
RIVER WOODS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/11/2002					
Owner's Name/Address	MAP #:					
WEISS RONALD G & LINDA K TRUST 4803 S RIVER WOODS ROAD LAKE CITY MI 49651	2024 Est TCV 39,973					

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	
I 200' @ 200/	200.00	188.31	0.8470	0.8283	200	100		28,064	
A 200' @ 90/FF	188.61	188.31	0.8470	0.8283	90	100		11,909	
389 Actual Front Feet, 1.68 Total Acres Total Est. Land Value =								39,973	

Tax Description  
 SEC 27 T22N R8W (0\*1998) BEG N 11 DEG 54'48"E 194.08 FT & N 10 DEG 55'54"E 236.41 FT FROM NE COR LOT 15RIVER WOODS ESTATES TH N 79 DEG 20'24"W 216.22 FTM N 05 DEG 14'16"E 141.46 FT, N07 DEG 29'36"W 247.15 FT, S 54 DEG 21' 53"E 356.15 FT, S 23 DEG 17'01"W 71.02 FT,S 10 DEG 55'54"W 156 FT TO POB. 1.68A

Comments/Influences  
 RIVER FRONTAGE  
 98 SPLIT FROM 021-40 FOR 99



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	20,000	0	20,000			17,857C
2023	18,700	0	18,700			17,007C
2022	21,400	0	21,400			16,198C
2021	19,400	0	19,400			15,681C

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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.
MITCHELL JAMES E & LINDA	MITCHELL LINDA A	0	06/30/2015	WD	09-FAMILY	2015-02283	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8441 W WORKMAN RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MITCHELL LINDA A 26 CANFIELD CT LAKE SAINT LOUIS MO 63367	MAP #:					
	2024 Est TCV 126,076 TCV/TFA: 139.46					

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 27 T22N R8W COMM 640 FT E OF NW COR OF SE 1/4 OF SEC 27; TH S 383 FT; TO BEG TH S 100 FT; TH W TO CENTER OF CLAM RIVER N ALONG CENTER OF RIVER, TO A PT 383 FT; S OF N LINE OF TH SE 1/4 TH E & PAR TO 2ND COURSE TO BEG. .8333 A.	X		Dirt Road						
			Gravel Road						
RIVER FRONTAGE	X		Paved Road						
			Storm Sewer						

Comments/Influences	X	Public Improvements	* Factors *				Cash Value			
			Description	Rate	Size % Good					
RIVER FRONTAGE	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	I 200' @ 200/	100.00	362.85	1.1892	0.9759	200	100	23,212
			100 Actual Front Feet, 0.83 Total Acres						Total Est. Land Value =	23,212
			Land Improvement Cost Estimates							
			D/W/P: 3.5 Concrete	6.58	33	0		0		
			Metal Prefab	15.50	240	50		1,860		
			Total Estimated Land Improvements True Cash Value =						1,860	



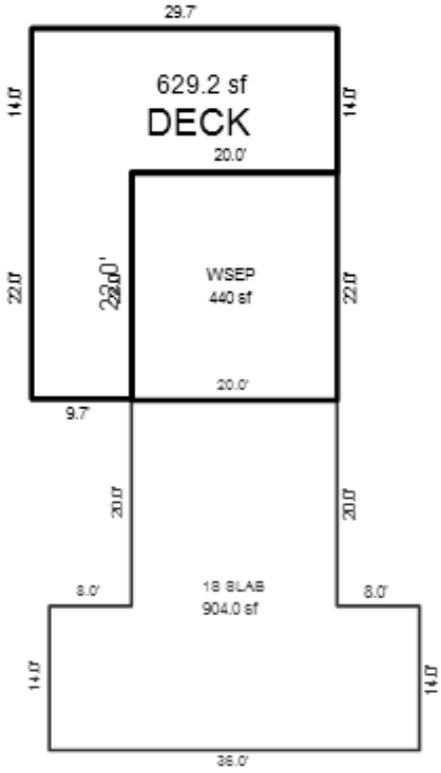
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,600	51,400	63,000			28,143C
2023	11,600	49,800	61,400			26,803C
2022	10,000	45,700	55,700			25,527C
2021	6,300	41,700	48,000			24,712C

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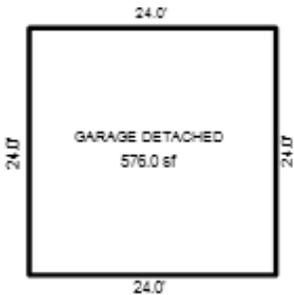
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 440 629	Type WSEP (1 Story) Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 904 Total Base New : 181,008 Total Depr Cost: 108,606 Estimated T.C.V: 101,004			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 Blt 1962		
Yr Built 1962	Remodeled 1972	Ex	Ord	X	Min	100 Amps Service			Ground Area = 904 SF Floor Area = 904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas				
Condition: Average		Size of Closets			No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Lg	X	Ord		Small	(13) Plumbing			1 Story Siding Slab 904		Total: 118,294		70,977		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments						
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1 1,476 886		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No./Qual. of Fixtures			Water/Sewer			Water/Sewer		1000 Gal Septic		2,918		
(2) Windows		(7) Excavation		Ex. X Ord. Min			Public Water Public Sewer Water Well			Porches		1 4,864		2,918		
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 904 S.F. Height to Joists: 0.0		Many X Ave. Few			1 1000 Gal Septic 1 2000 Gal Septic			WSEP (1 Story)		440 19,862		11,917		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Lump Sum Items:			Deck		Treated Wood		629 8,775		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic						Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:						Built-Ins		Appliance Allow.		1 2,766 1,660		
X	Asphalt Shingle	(10) Floor Support								Totals:		181,008		108,606		
Chimney:		Joists: Unsupported Len: Cntr.Sup:								Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		101,004		

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



walk



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOOKER PATRICIA	BOOKER PATRICIA	0	08/30/2023	QC	15-LADY BIRD	202302953	PROPERTY TRANSFER	0.0
		30,000	07/01/1999	WD	33-TO BE DETERMINED	02-0:3788	DEED	0.0

Property Address: 8435 W WORKMAN RD  
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: LAKE CITY AREA SCHOOL DIST  
 P.R.E. 100% 12/09/2008

Owner's Name/Address: BOOKER PATRICIA  
 8435 WORKMAN ROAD  
 LAKE CITY MI 49651  
 MAP #: 2024 Est TCV 86,372 TCV/TFA: 111.30

2024 Est TCV 86,372 TCV/TFA: 111.30

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

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

X I 200' @ 200/ 100.00 426.89 1.1892 1.0164 200 100 24,174  
 100 Actual Front Feet, 0.98 Total Acres Total Est. Land Value = 24,174

Tax Description: . SEC 27 T22N R8W COM 640 FT; E OF NW COR OF SE 1/4 OF SEC 27, TH S 483 FT; TO BEG TH S 100 FT; TH W TO CENTER LINE OF CLAM RIVER; TH N ALONG CENTER OF RIVER, TO A PT 483 FT; S OF SAID N LINE OF TH SE 1/4 TH E AND PAR TO 2ND COURSE TO BEG. .9773 A.

Comments/Influences: RIVER FRONTAGE

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,100	31,100	43,200			23,900C
2023	12,100	30,100	42,200			22,762C
2022	10,000	25,900	35,900			21,679C
2021	6,300	23,600	29,900			20,987C

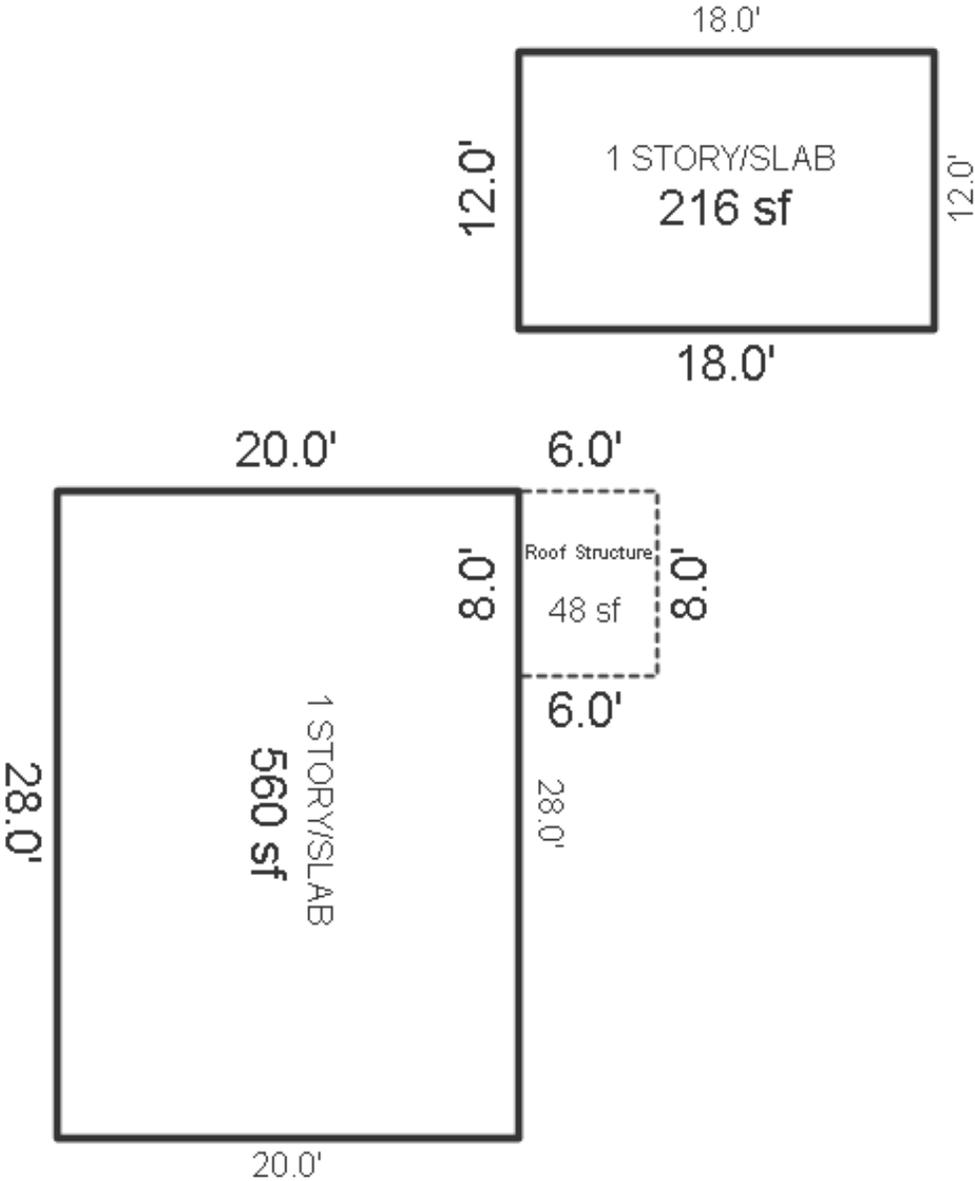


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 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	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 776 Total Base New : 102,894 Total Depr Cost: 66,880 Estimated T.C.V: 62,198		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 1965											
Yr Built 1965	Remodeled 0	Ex	X	Ord	Min	100 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 776 SF		Floor Area = 776 SF.											
Room List		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Basement	1st Floor	2	Bedrooms	(6) Ceilings		Average Fixture(s)		1 Story		Siding		Slab		560									
(1) Exterior		(7) Excavation		X Drywall		3 Fixture Bath		1 Story		Siding		Slab		216									
X Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 776 S.F. Height to Joists: 0.0		X Drywall		2 Fixture Bath Softener, Auto 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		799					
(2) Windows		(8) Basement		X Drywall		1000 Gal Septic Water Well, 50 Feet		Water/Sewer		1000 Gal Septic		1		4,550		2,957							
Many Avg.	X	Large Avg.	Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic Water Well, 50 Feet		Built-Ins		Appliance Allow.		1		1,934		1,257							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		X Storms & Screens		1000 Gal Septic Water Well, 50 Feet		Deck		w/Roof (Roof portion)		48		877		570							
(3) Roof		(10) Floor Support		X Asphalt Shingle		2000 Gal Septic		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 =>		TCV:		62,198									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		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.
O'HARA VERA ETAL	ROHLINGER CAROL ESTATE	0	07/11/2021	OTH	07-DEATH CERTIFICATE	2021-03435	OTHER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2024 Est TCV 2,380
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Owner's Name/Address	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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O'HARA VERA & ROHLINGER ETAL 1169 S LACHANCE ROAD LAKE CITY MI 49651	Public Improvements	* Factors *		
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia INFERIOR	\$1400	1.70 Acres	1400	100				2,380
1.70 Total Acres Total Est. Land Value =								2,380

Tax Description  
 . SEC 27 T22N R8W THAT PART OF NW 1/4 OF SE 1/4 LYING W'LYOF CLAM RIVER. APP 1.7A.  
 Comments/Influences

RIVER FRONTAGE UNKNOWN ACCESS  
 NO ROAD..LANDLOCKED?  
 ACREAGE NOT ON ROLL..ADD FOR 95

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

Topography of Site

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



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Who	When	What
TPC	04/30/2022	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	1,200	0	1,200			169C
2023	1,200	0	1,200			161C
2022	1,000	0	1,000			154C
2021	6,300	0	6,300			150C

\*\*\* 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 WORKMAN RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 20,306				
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
KING BARBARA 40315 FIRESTEEL DRIVE STERLING HEIGHTS MI 48313		Public Improvements		* Factors *								
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		
. SEC 27 T22N R8W COMM AT NE COR OF NW 1/4 OF SE 1/4, TH W676.5 FT, TH S 462 FT TO POB, TH E 16.5 FT, TH S 485 FT, TH E BY N 190 FT, TH E 225 FT, TH N 100 FT, TH E 300 FT MORE OR LESS TO N & S 1/8 LINE, TH S TO A POINT WHICH IS 850 FT S OF NE COR OF NW 1/4 OF SE 1/4, TH W 455 FT, TH SW'LY PARTO E LINE GRAY'S TROUT CAMP TO THREAD OFCLAM RIVER, TH SW'LY ALG RIVER 66 FT MORE OR LESS, TH N 231 FT MORE OR LESS, TH W 192.82 FT, TH S 77 DEG W 110 FT, THS 50 FT MORE OR LESS, TH S 78 DEG 15' W 150 FT TO A POINT DUE N OF NE COR		X		Electric		Gas		Curb		Street Lights		
TH N 224 FT, TH POB EXC BEG 850 OF NW 1/4 OF SE UNTY RD E TO A PT		X		Topography of Site		Level		Rolling		Low		
LIKE IT SERVES AS		X		High		Landscaped		Swamp		Wooded		
		X		Pond		Waterfront		Ravine		Wetland		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		X		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021 INSPECTED		Who		When		What		2024	10,200	0	10,200	580C
TPC 12/27/2017 INSPECTED		2023		10,200		0		10,200			553C	
		2022		7,000		0		7,000			527C	
		2021		7,700		0		7,700			511C	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ILER ALAN	BALL SAM & RACHEL	15,000	09/08/2017	WD	03-ARM'S LENGTH	2017-02776	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0% Cond. 2nd				
Owner's Name/Address	MAP #:					
BALL SAM & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 18,344					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors *				IRR SHAPE ACCESS		Value
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
I 200' @ 200/	100.00	100.00	1.1892	0.7071	200	100		16,818	
Residentia INFERIOR@\$1400	1.09 Acres		1400	100				1,526	
100 Actual Front Feet, 1.32 Total Acres								Total Est. Land Value = 18,344	

**Tax Description**  
 . SEC 27 T22N R8W BEG AT NE COR SEC 34, TH S 89 DEG 56'20"W 473.4 FT, N 53 DEG 0'28" W 102 FT, S 45 DEG 59'32" W 135 FT TO THREAD OF CLAM RIVER WHICH IS THE POB, TH N 45 DEG59'32" E 135 FT. TH ALG C/L OF BLUE ROAD, TH N 53 DEG 0'28" W 251.63 FT, N 77 DEG 45'28" W 319.8 FT, TH S 60 DEG 42'32" W 173.88 FT, S 35 DEG 17'28" E TOThread OF CLAM RIVER, TH FOLLOW RIVER DOWN STREAM TO POB.

Comments/Influences

**RIVER FRONTAGE**  
 DOES NOT APPEAR TO BE BUILDABLE. STEEP . NO PLACE FOR N CONTROL.  
 05



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,200	0	9,200			6,615C
2023	9,200	0	9,200			6,300C
2022	6,000	0	6,000			6,000S
2021	6,300	0	6,300			6,300S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAU JOHN H & MELBA G TRUS	HOBBS DAVID J & KAITLIN R	300,800	09/30/2020	QC	19-MULTI PARCEL ARM'S LE	2020-02991	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9219 W LOTAN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	11/10/2020	2020-0660	100%
	P.R.E. 100% 10/26/2021					

Owner's Name/Address	MAP #:
HOBBS DAVID J & KAITLIN R 9219 W LOTAN RD LAKE CITY MI 49651	2024 Est TCV 866,146 TCV/TFA: 195.25

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *		W'LY PARCEL LINE IS RIVER	
			Description	Frontage	Depth	Rate %Adj. Reason
X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000 1.0000 200 100 CLAM RIVER
X	Gravel Road		Residentia PARTOF>80@\$2800	39.02	Acres	2800 100 + 1/2 THE RIVER
X	Paved Road		200 Actual Front Feet, 40.86 Total Acres			Total Est. Land Value = 149,264
X	Storm Sewer					
X	Sidewalk					
X	Water					
X	Sewer					
X	Electric					
X	Gas					
X	Curb					
X	Street Lights					
X	Standard Utilities					
X	Underground Utils.					

Tax Description	Rate	Size % Good	Cash Value
SEC 28 T22N R8W THAT PART OF N 1/2 OF NE 1/4 LYING E'LY OF CLAIM RIVER (PART OF PCL 4 ON 2020-00766 CSUR) 40.86A M/L SPLIT ON 4/1/2020 PART TO 009-028-001-50 FORMERLY SEC 28 T22N R8W N 1/2 OF NE 1/4 & E 180.6 FT OF N 1/2 OF NW 1/4. 85.4545A.	6.97	4229 94	27,707

Comments/Influences	Description	Rate	Size % Good	Cash Value
RIVER FRONTAGE Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ; Parent Parcel(s): 009-028-001-00;	D/W/P: 4in Concrete	14.13	580 100	8,195
	Ad-Hoc Unit-In-Place Items			
	/CI16/YARI/METFR/HANFWA			
	Total Estimated Land Improvements True Cash Value =			35,902

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	74,600	358,500	433,100			425,925C
X Rolling	2023	66,800	354,400	421,200			405,643C
X Low	2022	60,900	326,000	386,900			386,327C
X High	2021	58,400	0	58,400		58,400W	58,400S



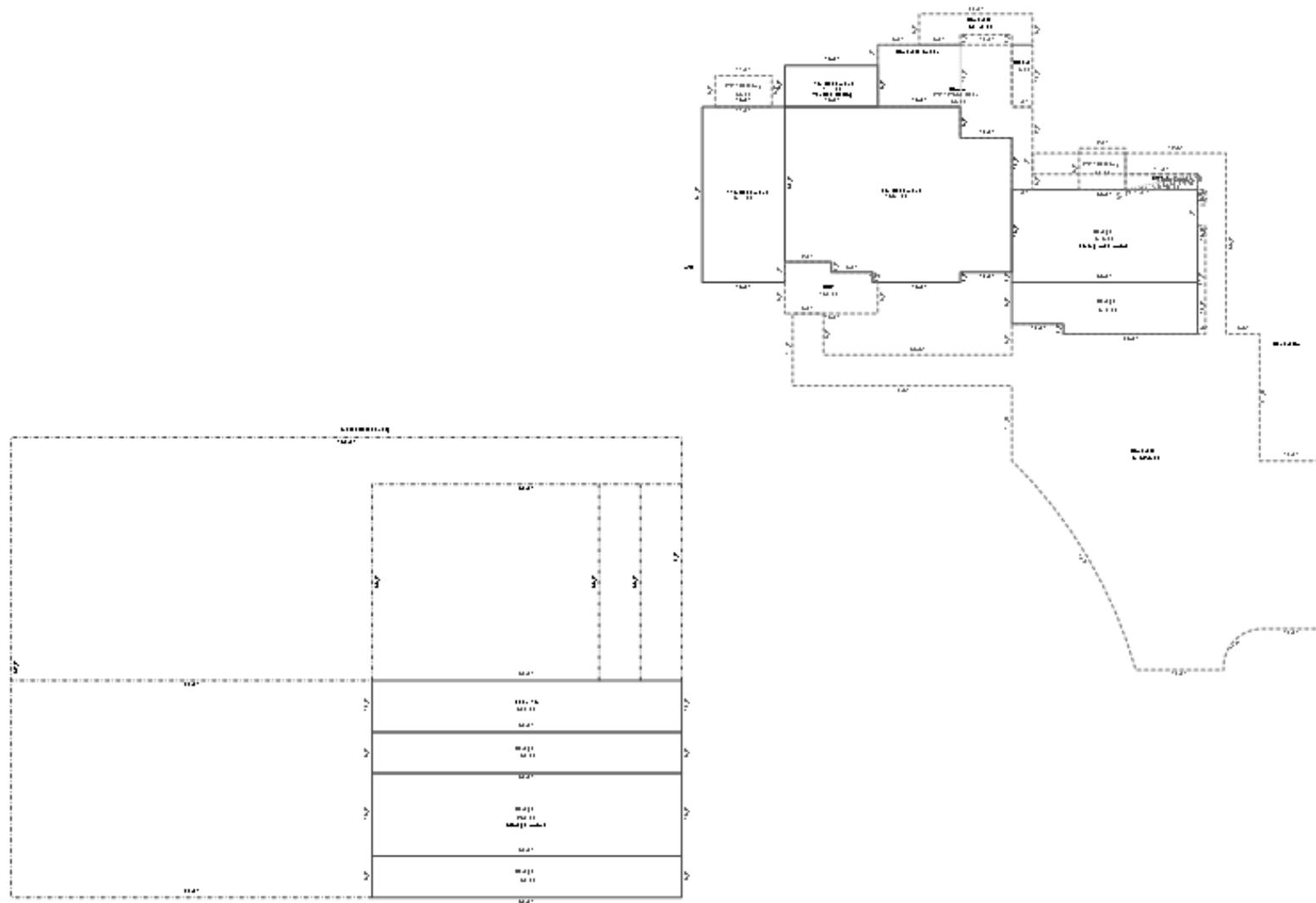
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	10/05/2021	INSPECTED	2024	74,600	358,500	433,100			425,925C
TPC	12/27/2017	INSPECTED	2023	66,800	354,400	421,200			405,643C
TPC	06/05/2017	INSPECTED	2022	60,900	326,000	386,900			386,327C
			2021	58,400	0	58,400		58,400W	58,400S

\*\*\* Information herein deemed reliable 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 160 436 66 72	Type CCP (1 Story) Composite Wood Balcony Wood Balcony	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Yes Auto. Doors: 3 Mech. Doors: 0 Area: 988 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 3 Floor Area: 4,436 Total Base New : 754,879 Total Depr Cost: 732,237 Estimated T.C.V: 680,980			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 2021	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 10 Blt 2021						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			No./Qual. of Fixtures			Ground Area = 2052 SF Floor Area = 4436 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Many Ave. Few			(13) Plumbing			2 Story Siding Basement 1,364 1.75 Story Siding Basement 544 1 Story Siding Basement 144 1 Story Siding Overhang 612 Total: 535,733 519,665						
Many Avg. Few	Large Avg. Small	Basement: 2052 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 4 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Recreation Room 2052 39,665 38,475 Basement, Outside Entrance, Above Grade 1 1,870 1,814						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer			Plumbing			Average Fixture(s) 1 1,476 1,432 3 Fixture Bath 3 13,937 13,519 2 Fixture Bath 1 3,108 3,015						
(3) Roof		2052 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer			2000 Gal Septic 1 9,667 9,377 Water Well, 100 Feet 1 5,808 5,634						
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Porches			CCP (1 Story) 160 4,320 4,190					
X	Asphalt Shingle	(10) Floor Support					Balcony			Wood Balcony 66 2,689 2,608 Wood Balcony 72 2,933 2,845						
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Garages			Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 988 41,091 39,858 Common Wall: 1 Wall 1 -2,219 -2,152						

\*\*\* 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.					
RAU JOHN H & MELBA G TRUS	HOBBS DAVID J & KAITLIN R	300,800	09/30/2020	QC	32-SPLIT VACANT	2020-02991	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
W LOTAN RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 10/26/2021		MAP #:		2024 Est TCV 88,164					
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
HOBBS DAVID J & KAITLIN R 9219 W LOTAN RD LAKE CITY MI 49651		Public Improvements		* Factors *		E'LY PARCEL LINE IS RIVER							
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk			
SEC21 T22N R8W THAT PART OF N1/2 OF NE1/4 LYING W'LY OF CLAIM RIVER & BEG AT N 1/4 COR TH N88°50'24"W 181.22FT. S0°23'06"W 1309.50FT, S88°51'22"E 180.68 FT, N'LY TO POB (PART OF PCL 5 2020-00766 CSUR) 36.24 A		Water		Sewer		Electric		Gas		Curb			
SPLIT 04/01/2020 FROM 009-028-001-00;		Street Lights		Standard Utilities		Underground Utils.		Description		Frontage			
Comments/Influences		Topography of Site		Level		Rolling		Low		High			
Split/Comb. on 04/01/2020 completed 04/01/2020 TIM ;		Landscaped		Swamp		Wooded		Pond		Waterfront			
Parent Parcel(s): 009-028-001-00;		Ravine		Wetland		Flood Plain		Year		Land Value			
Child Parcel(s): 009-028-001-50;		Who		When		What		2024		44,100			
 <p>The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan</p>		TPC 04/30/2021 INSPECTED		2023		44,100		0		44,100			
		TPC 05/06/2018 INSPECTED		2022		36,200		0		36,200			
				2021		36,200		0		36,200		36,200W	
												36,200S	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PECKHAM LOLA MAE ESTATE	PECKHAM COTTAGE HOLDINGS	330,000	06/17/2016	WD	03-ARM'S LENGTH	2016-02155	PROPERTY TRANSFER	100.0
PECKHAM LOLA MAE	PECKHAM LOLA MAE ESTATE	0	04/23/2015	WD	06-COURT JUDGEMENT	2016-02153	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BLOGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PECKHAM COTTAGE HOLDINGS LLC 5565 LELAND WOODS RD LELAND MI 49654	MAP #:					
	2024 Est TCV 368,308					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description	Public Improvements			* Factors *								
	X			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 28 T22N R8W S 1/2 OF NE 1/4 & N 1/2 OF N 1/2 OF SE 1/4. 120A.	X			Dirt Road	200.00	400.00	1.0000	1.0000	200	100		40,000
Comments/Influences				Gravel Road								
RIVER FRONTAGE				Paved Road	120	\$2800	117.25	Acres	2800	100		328,308
				Storm Sewer	200 Actual Front Feet, 119.09 Total Acres Total Est. Land Value =							368,308
				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	184,200	0	184,200			153,357C
X Rolling	2023	160,700	0	160,700			146,055C
X Low	2022	139,100	0	139,100			139,100S
X High	2021	136,600	0	136,600			136,600S
Landscaped							
X Swamp							
X Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X SEASONAL RD							



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

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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	06/05/2017	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.
ZUMBROCK JOSEPH J	ZUMBROCK JOSEPH TRUST &	0	10/05/2004	QC	21-NOT USED/OTHER	04-0/4569	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9587 W CLAM RIVER DR	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/30/1999					
ZUMBROCK JOSEPH TRUST & ZUMBROCK SANDRA TRUST 9587 W CLAM RIVER DRIVE LAKE CITY MI 49651	MAP #: 2024 Est TCV 215,727 TCV/TFA: 197.55					

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
. SEC 28 T22N R8W PCL F OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.				Residentia 8 - 17 @\$3000	16.80 Acres	3000	100		50,400
Comments/Influences				16.80 Total Acres Total Est. Land Value = 50,400					

Comments/Influences	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Concrete	6.49	650 50	2,109
			Wood Frame	23.41	160 50	1,873
			Total Estimated Land Improvements True Cash Value = 3,982			

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



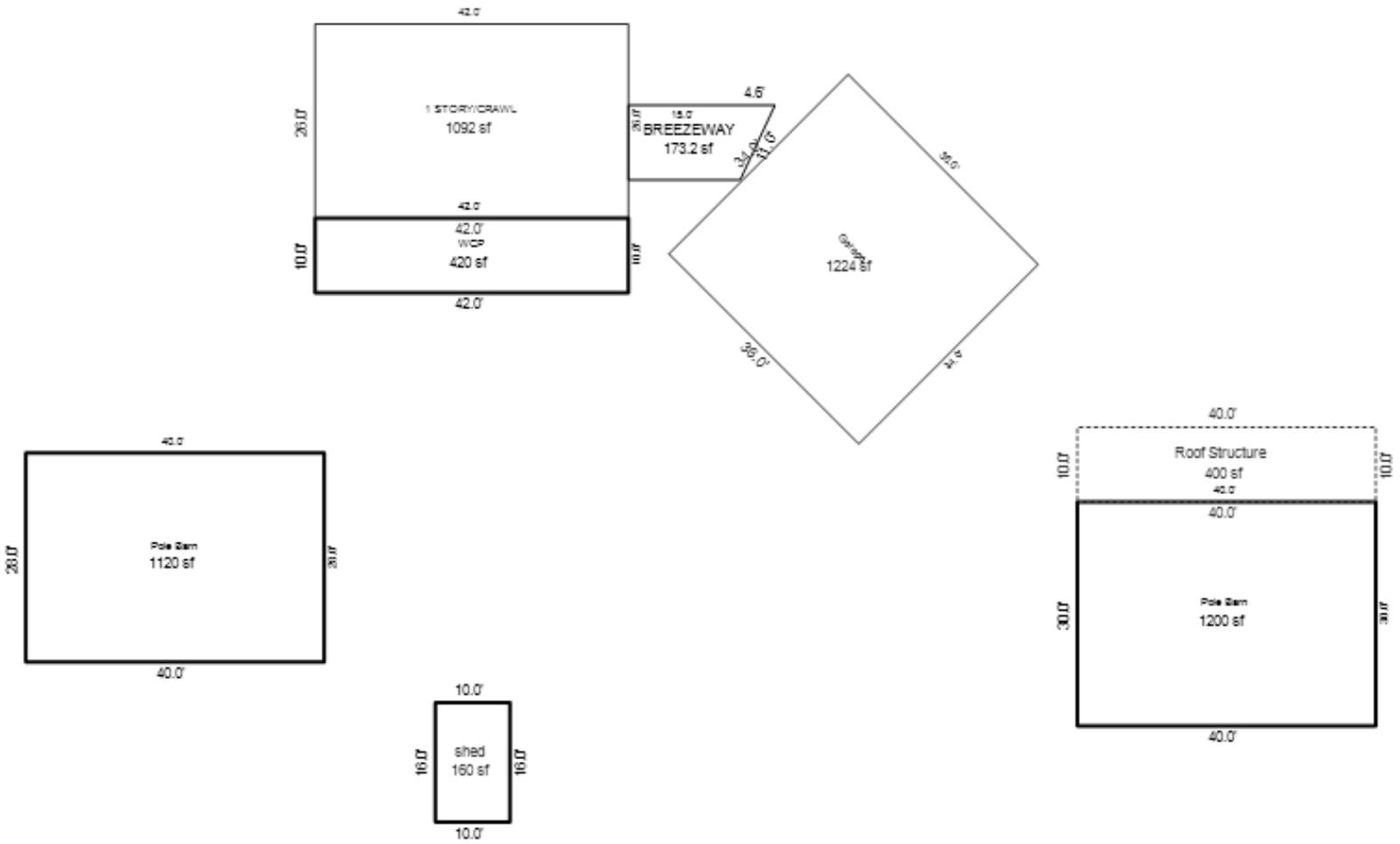
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,200	82,700	107,900			81,013C
2023	23,500	80,100	103,600			77,156C
2022	16,800	83,600	100,400			73,482C
2021	16,800	76,400	93,200			71,135C

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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: 1997 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 936 % 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: 30 Floor Area: 1,092 Total Base New : 247,841 Total Depr Cost: 173,489 Estimated T.C.V: 161,345			420	WCP (1 Story)	Bsmnt Garage:						
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			E.C.F. X 0.930			400	Roof Cover Onl	Carpport Area:					
Yr Built 1997	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 247,841 Total Depr Cost: 173,489 Estimated T.C.V: 161,345			173	Brzwy, FW	Roof:						
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1997						
Room List		Doors	Solid	X	H.C.	(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 1092 SF		Floor Area = 1092 SF.						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
(1) Exterior		Kitchen: Other:			No. of Elec. Outlets			Building Areas			1 Story		Siding	Crawl Space	1,092	Total:	127,277	89,094		
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			Many			X	Ave.	Few	Other Additions/Adjustments			Plumbing		Average Fixture(s)		1	1,230	861
	Insulation	X	Drywall	(7) Excavation			1			Average Fixture(s)			Water/Sewer		1000 Gal Septic		1	4,550	3,185	
(2) Windows		Basement: 0 S.F. Crawl: 1092 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath			Solar Water Heat		No Plumbing		Water Well, 100 Feet		1	5,640	3,948	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Extra Toilet			Porches		WCP (1 Story)		420	12,251	8,576	
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block Poured Conc. Stone			1			Separate Shower			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost		936	28,426	19,898	
X	Double Hung Horiz. Slide Casement	Treated Wood Concrete Floor			1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Pole (Unfinished)		Base Cost		1224	26,438	18,507			
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish			1			Lump Sum Items:			Class: CD Exterior: Pole (Unfinished)		Base Cost		1120	24,192	16,934			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well			Built-Ins		Appliance Allow.		1	1,934	1,354			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			1			1000 Gal Septic 2000 Gal Septic			Deck		w/Roof (Roof portion)		400	5,532	3,872		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			1			Lump Sum Items:			Breezeways		Frame Wall		173	10,371	7,260			
Chimney: Metal		Totals:			247,841			173,489			<<<<< 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.
MILLER RONALD G	MILLER RONALD G & CHERYL	0	05/28/2015	QC	21-NOT USED/OTHER	2015-01871	DEED	0.0
MILLER LAWRENCE & LOIS M	MILLER RONALD G	0	02/27/2015	QC	21-NOT USED/OTHER	2015-00772	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9695 W CLAM RIVER RD	School: MCBAIN RURAL AGR SCHOOL DIST		Addition	04/01/2016	2016-0086	100%
	P.R.E. 100% 08/31/2017		Addition	10/15/2015	2015-0520	100%

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
MILLER RONALD G & CHERYL E 9695 W CLAM RIVER DR LAKE CITY MI 49651		222,808	TCV/TFA: 194.08		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
. SEC 28 T22N R8W PCL E OF SURVEY RECORDED IN LIBER S-2 PP 334-335 INCL. 16.8A.	X			* Factors *				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
				Residentia 8 - 17	@\$3000	16.80 Acres	3000 100	50,400
				16.80 Total Acres				Total Est. Land Value = 50,400

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
	X	Dirt Road	Description	Rate	Size % Good	Cash Value
		Gravel Road	D/W/P: 4in Concrete	6.97	240 50	836
		Paved Road	Metal Prefab	18.23	108 50	984
		Storm Sewer	Ad-Hoc Unit-In-Place Items			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	/CI16/YARI/PATR/ALUOSBEL	7.77	228 50	886
		Sewer	/CI16/YARI/PATR/ALUOSBEL	7.77	192 50	746
	X	Electric	/CI16/YARI/PATR/ALUOSBEL	7.77	240 50	932
		Gas	/CI16/YARI/PATR/ALUOSBEL	7.77	160 50	621
		Curb	Total Estimated Land Improvements True Cash Value = 5,005			
		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
	X	Rolling	2024	25,200	86,200	111,400			72,732C
		Low	2023	23,500	83,600	107,100			69,269C
		High	2022	16,800	76,400	93,200			65,971C
		Landscaped	2021	16,800	69,800	86,600			63,864C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	23,500	83,600	107,100			69,269C
TPC	12/27/2017	INSPECTED	2022	16,800	76,400	93,200			65,971C
JWV	10/18/2016	INSPECTED	2021	16,800	69,800	86,600			63,864C

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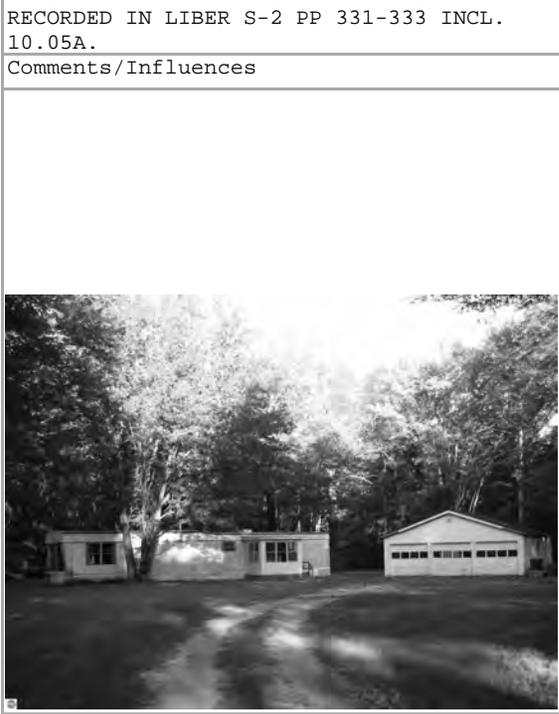




Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLUITER WAYNE A	LABEAU JONATHAN & KAITLYN	110,000	07/19/2022	LC	03-ARM'S LENGTH	2022-02370	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4231 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 08/14/2022					
LABEAU JONATHAN & KAITLYN 2371 SEELEY RD CADILLAC MI 49601	MAP #: 2024 Est TCV 71,531 TCV/TFA: 79.83					

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 28 T22N R8W PCL D OF SURVEY RECORDED IN LIBER S-2 PP 331-333 INCL. 10.05A.	X	Dirt Road		Residentia 8 - 17	@\$3000	10.05 Acres	3000	100		30,150
Comments/Influences		Paved Road		10.05 Total Acres Total Est. Land Value = 30,150						
		Storm Sewer		Land Improvement Cost Estimates						
		Sidewalk		Description	Rate	Size	% Good	Cash Value		
		Water		Wood Frame	29.53	96	50	1,417		
		Sewer		Wood Frame	29.53	96	50	1,417		
	X	Electric		Total Estimated Land Improvements True Cash Value =					2,834	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

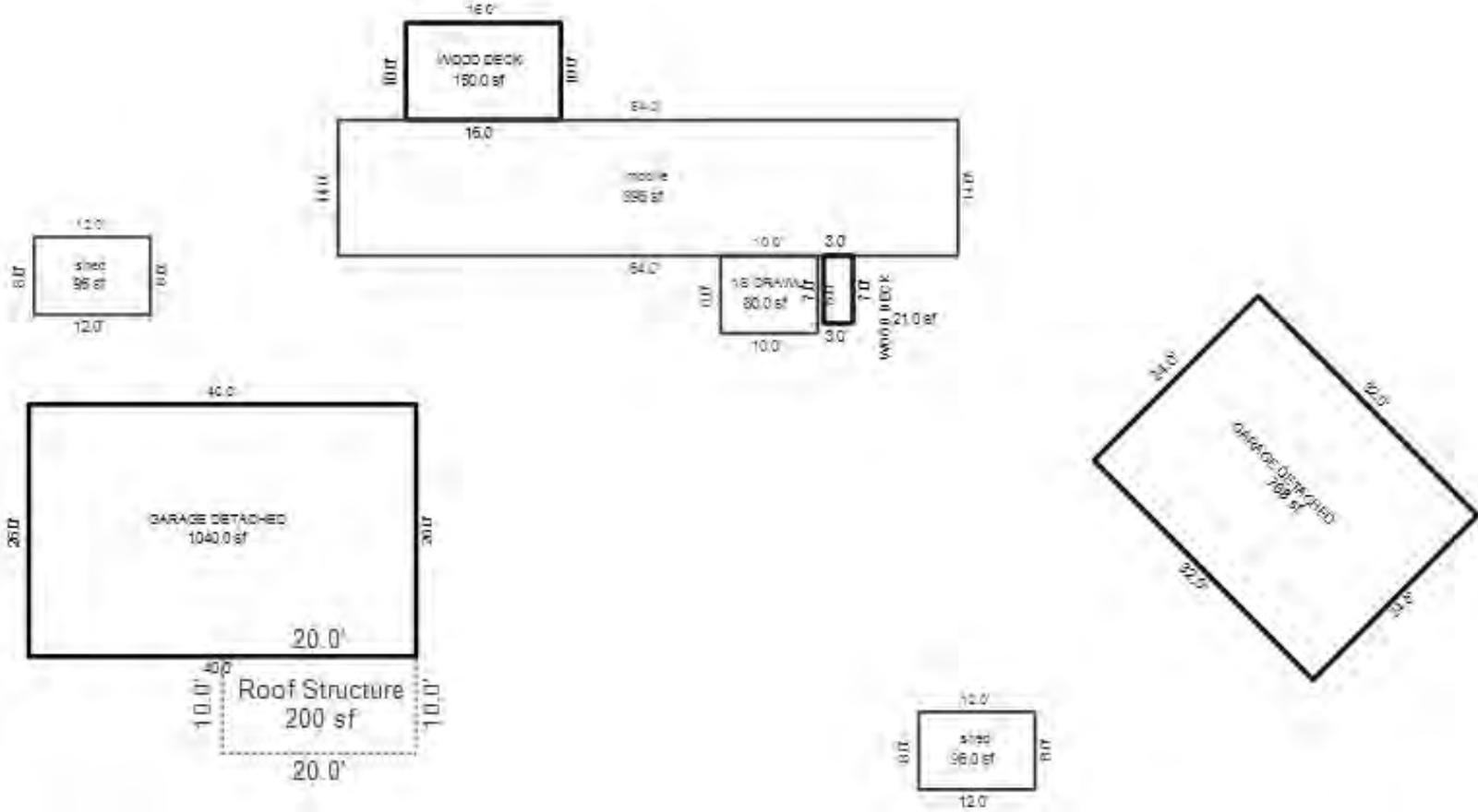


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	15,100	20,700	35,800			35,800S
X Rolling	2023	14,100	22,300	36,400			36,400S
Low	2022	10,100	19,200	29,300		29,300W	20,865C
High	2021	10,100	17,500	27,600			20,199C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	06/26/2022	INSPECTED					
TPC	04/30/2021	INSPECTED					
TPC	12/27/2017	INSPECTED					

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

Property Address: S LACHANCE RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/11/2011  
 Building Permit(s): MAP #: 2024 Est TCV 60,060  
 Date: Number: Status:

S LACHANCE RD School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: PEARSON WM F  
 3985 S LACHANCE RD  
 LAKE CITY MI 49651

2024 Est TCV 60,060

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

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

. SEC 28 T22N R8W PCLS A & B BOOK S-2 PGS 331-333. 20.02A. Residentia 18 -29 @\$3000 20.02 Acres 3000 100 60,060

Comments/Influences: POLE BARN ASSESSED ON PIN 250-072-00

20.02 Total Acres Total Est. Land Value = 60,060

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	30,000	0	30,000			11,936C
2023	26,000	0	26,000			11,368C
2022	20,000	0	20,000			10,827C
2021	18,000	0	18,000			10,482C

Who When What

TPC 12/27/2017 INSPECTED

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOBS FRANCES A & HAGSTROM	PAIGE SANDRA J	123,000	09/22/2016	WD	03-ARM'S LENGTH	2016-03187	PROPERTY TRANSFER	100.0
KOBS FRANCES A (WIDOW OF	SELF & HAGSTROM SHARON D	0	05/08/2006	QC	21-NOT USED/OTHER	06-0/1639	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4155 S LACHANCE RD	School: LAKE CITY AREA SCHOOL DIST		SOLAR	12/07/2017	2017-0626	100%

Owner's Name/Address	MAP #:
PAIGE SANDRA J 4155 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 206,789 TCV/TFA: 167.85

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 28 T22N R8W PCL C BOOK S-2 PGS 331-333. 10.01A.	X	Dirt Road		Residentia 8 - 17	@\$3000	10.01 Acres	3000 100		30,030
Comments/Influences		Gravel Road		10.01 Total Acres Total Est. Land Value =					30,030

Comments/Influences	X	Description	Land Improvement Cost Estimates			
			Rate	Size % Good	Cash Value	
	X	Water	D/W/P: 4in Ren. Conc.	8.18	215 0	0
	X	Sewer	Wood Frame	28.00	120 50	1,680
	X	Electric	Wood Frame	29.53	96 50	1,417
		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 =			4,047
		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	15,000	88,400	103,400			79,936C
High		Landscaped	2023	14,000	85,600	99,600			76,130C
Swamp		Wooded	2022	10,000	78,700	88,700			72,505C
Pond	X	Waterfront	2021	10,000	72,000	82,000			70,189C
Ravine		Wetland							
Flood Plain									

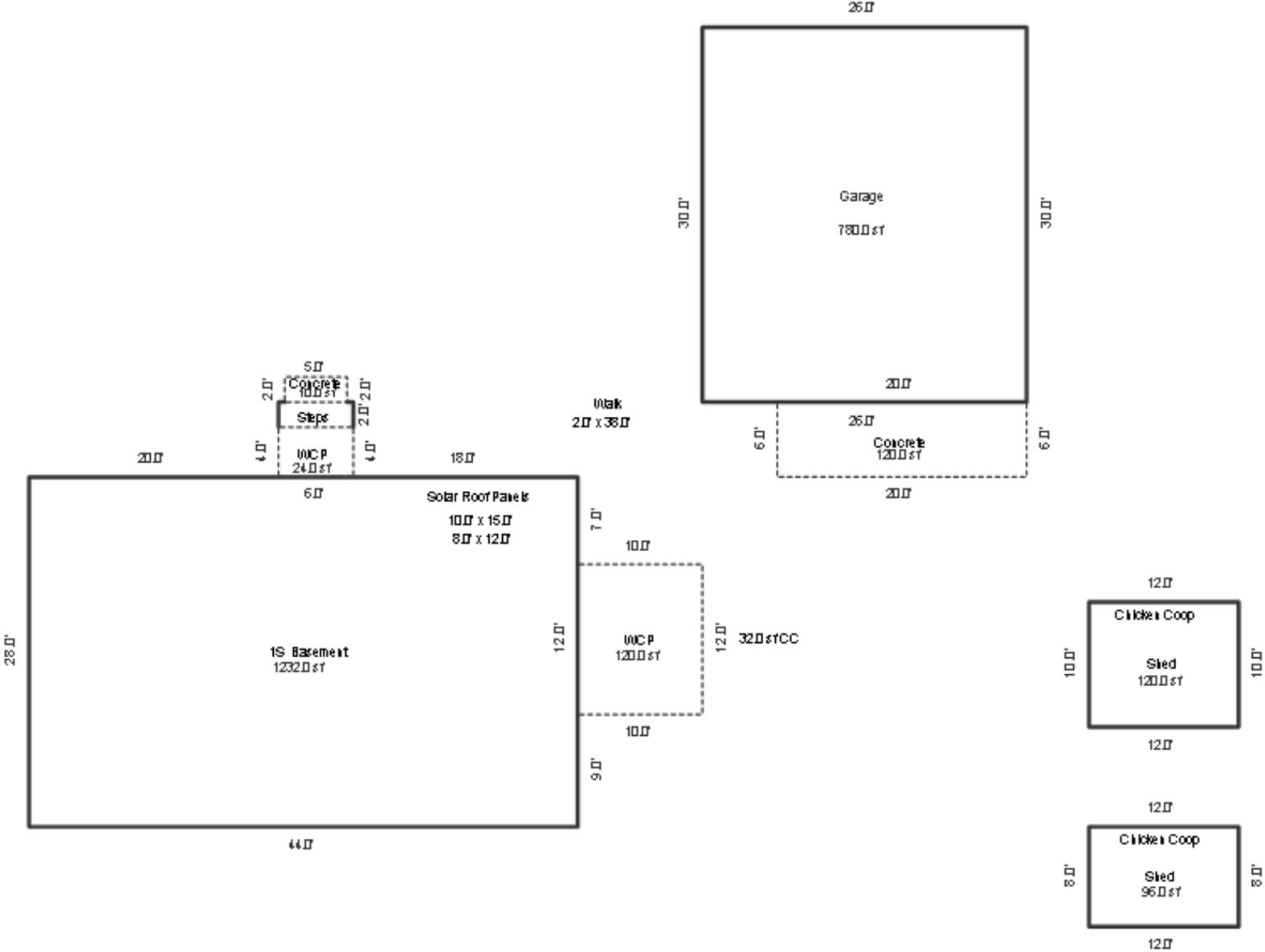


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Wood Stove Direct-Vented Ga		Area 120 WCP (1 Story) 24 WCP (1 Story)	Type	Year Built: 1996 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 22 Floor Area: 1,232 Total Base New : 238,091 Total Depr Cost: 185,712 Estimated T.C.V: 172,712			E.C.F. X 0.930			Bsmnt Garage:	
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		Kitchen: Other: Other:			(12) Electric										
(1) Exterior							200 Amps Service										
							No./Qual. of Fixtures										
							Ex. X Ord. Min										
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets													
		X	Drywall				Many X Ave. Few										
(2) Windows		(7) Excavation					(13) Plumbing										
X	Many Avg. X Avg. Few	Large Avg. Small	Basement: 1232 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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=78/100/100/100/78 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,232 Total: 182,145 142,074								
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement								Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,151 2 Fixture Bath 1 3,108 2,424 Water/Sewer 1000 Gal Septic 1 4,864 3,794 Water Well, 50 Feet 1 2,686 2,095 Porches WCP (1 Story) 120 5,521 4,306 WCP (1 Story) 24 1,811 1,413 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 30,615 23,880 Door Opener 1 547 427 Built-Ins Appliance Allow. 1 2,766 2,157 Fireplaces Wood Stove 1 2,551 1,990 Local Cost Items SOLAR POWER SYSTEM 1 1 1 *							
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone															
X	Double Glass Patio Doors Storms & Screens	Treated Wood Concrete Floor															
(3) Roof		(9) Basement Finish															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer											
X	Asphalt Shingle	(10) Floor Support					1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					Lump Sum Items:										
										Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 172,712				

\*\*\* 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.
SCHLIEP VAN L & LESLIE A	SCHLIEP VAN L & LESLIE A	0	07/02/2018	QC	09-FAMILY	2018-02155	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4451 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/30/1999					
SCHLIEP VAN L & LESLIE A 4451 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 483,060 TCV/TFA: 324.20					

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 28 T22N R8W (7*2007) S 1/2 OF NW 1/4 EX N 31 FT OF W 405.2 FT THOF AND EXC BEG @ SW CO, TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 5 FT, E 830 FT, 575 FT, W 1320 FT TO POB 74.4183 A. COMBINE ON 8/4/2020 009-028-004-90 FOMERLY SEC 28 T22N R8W S 1/2 OF NW 1/4 EXC N 500 FT OF W 405.2 FT THEREOF & EXC BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 72.75 AC. M/L. SPLIT ON 06/04/2007 INTO 009-028-004-89, 004-94;	X		Dirt Road								
	X		Gravel Road								

2020 Lake Township Parcel Map



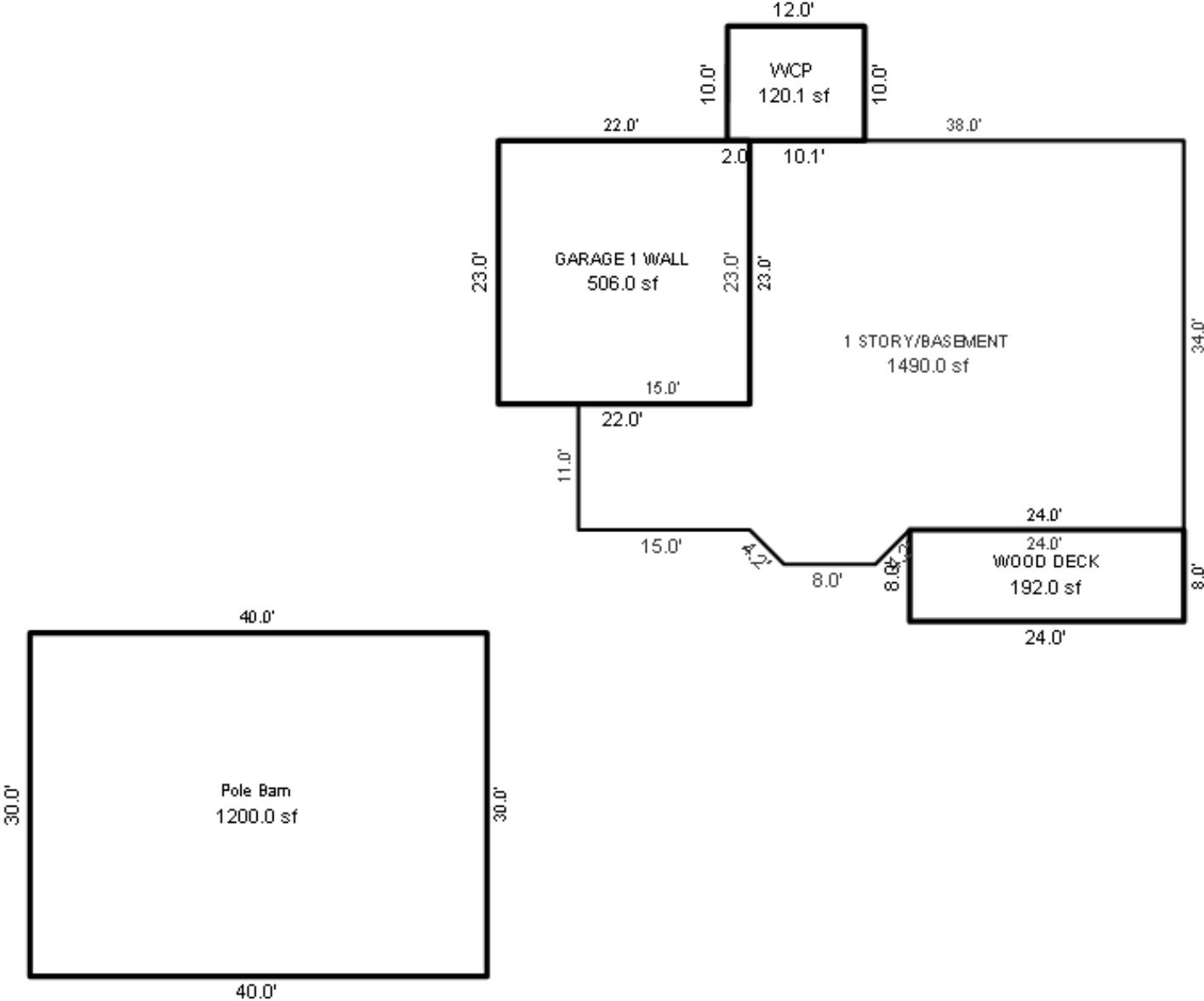
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	104,200	137,300	241,500			150,376C
TPC 12/27/2017	INSPECTED		2023	89,300	133,100	222,400			143,216C
			2022	74,400	122,400	196,800			136,397C
			2021	74,400	111,800	186,200			132,040C

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Building Type		(3) Roof (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 120 184	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 506 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior												
Building Style: 1S		X	Drywall Paneled			Plaster Wood T&G								
Yr Built 1996		Remodeled 0		X	Ex	Ord	Min							
Condition: Average		Size of Closets		X	Lg	Ord	Small							
Room List		Doors	Solid	X	H.C.									
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors												
(1) Exterior		Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings												
		X	Drywall											
(2) Windows		(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small	Basement: 1490 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												
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish												
X	Gable Hip Flat	1490	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle													
	Chimney: Metal	(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)											
		2	3 Fixture Bath											
		1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		(14) Water/Sewer												
		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 1S												
		(11) Heating System: Forced Heat & Cool												
		Ground Area = 1490 SF Floor Area = 1490 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1 Story Siding Basement 1,490 Total: 242,013 205,726												
		Other Additions/Adjustments												
		Recreation Room 1490 28,802 24,482												
		Plumbing												
		Average Fixture(s) 1 1,476 1,255												
		3 Fixture Bath 1 4,646 3,949												
		2 Fixture Bath 1 3,108 2,642												
		Water/Sewer												
		1000 Gal Septic 1 4,864 4,134												
		Water Well, 50 Feet 1 2,686 2,283												
		Porches												
		WCP (1 Story) 120 5,521 4,693												
		Deck												
		Treated Wood 184 3,917 3,329												
		Garages												
		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)												
		Base Cost 506 22,745 19,333												
		Common Wall: 1.5 Wall 1 -4,028 -3,424												
		Class: C Exterior: Pole (Unfinished)												
		Base Cost 1200 28,956 24,613												
		Built-Ins												
		Appliance Allow. 1 2,766 2,351												
		Totals: 347,472 295,366												
		<<<<< 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.
SCHLIEP VAN L & LESLIE A	HATT KENNETH L & JANE M (	7,500	08/03/2007	WD	32-SPLIT VACANT	2007/2840	DEED	100.0

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

S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 08/03/2007					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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HATT KENNETH L & JANE 4269 S LACHANCE RD LAKE CITY MI 49651	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
-------------	----------	-------	-------	-------	------	-------	--------	-------

<Site Value A> GROUP A	\$10000				10000	100		10,000
------------------------	---------	--	--	--	-------	-----	--	--------

100 Actual Front Feet, 0.93 Total Acres							Total Est. Land Value =	10,000
---	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Level
-----------------	---	-------

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT .9302 AC	X	Level
---	---	-------

2010 SPLIT FROM 028-004-95 INTO		Rolling
---------------------------------	--	---------

028-004-94 - RETIRED - REACTIVATED .9302 AC		Low
---	--	-----

SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4. 2.9302 AC. M/L	X	High
---	---	------

SEC 28 T22N R8W N 315 FT OF W 405.20 FT OF S/2 OF NW/4, EXC N 215 FT THEREOF. .9302 AC. M/L.		Landscaped
--	--	------------

SPLIT ON 06/04/2007 FROM 009-028-004-00; HISTORY-SEC 28 T22N R8W N 315 FT OF W 405.2 FT OF S 1/2 OF NW 1/4 EXC N 215 FT -028-004-94 SPLIT		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
------	-------	---	-------	--	--	--------

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

TPC 03/20/2018	INSPECTED	
----------------	-----------	--

TPC 05/25/2015	INSPECTED	
----------------	-----------	--

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7 completed ;  
8-004-00;  
-004-89,  
004-94;  
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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.
		45,000	12/01/1997	WD	32-SPLIT VACANT	315:1000	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4269 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/19/1998		MAP #:		2024 Est TCV 70,353 TCV/TFA: 61.71	
HAT KENNETH L & JANE 4269 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 *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A 200' @ 90/FF	215.00	405.20	0.9821	1.0032	90 100	19,065	
			215 Actual Front Feet, 2.00 Total Acres						Total Est. Land Value =	19,065

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
		Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Wood Frame	41.35	80	50		1,654	
			Wood Frame	41.35	80	50		1,654	
			Total Estimated Land Improvements True Cash Value =						3,308

SPLIT FROM 004-00 FOR 97  
08-27-2008 009-028-004-94 Combined with



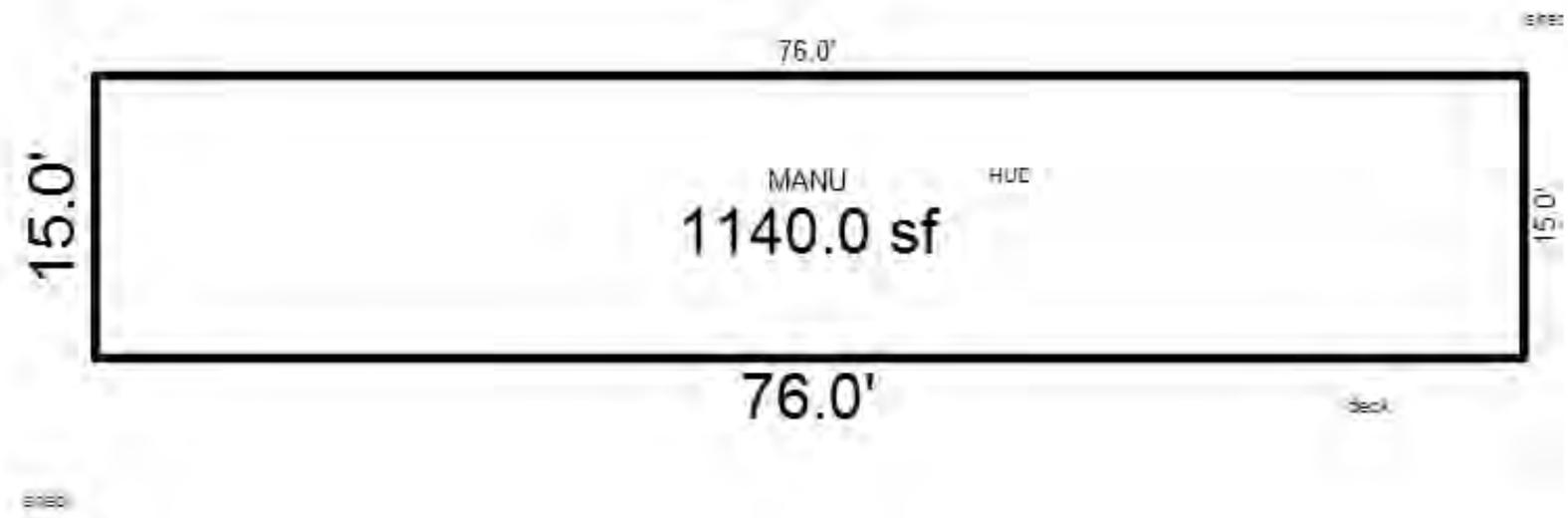
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Licensed To: Township of Lake, County of Missaukee, Michigan

Topography of Site								
Level	X	Rolling						
	X	Low						
	X	High						
	X	Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Who	When	What	2024	9,500	25,700	35,200		19,417C
		TPC 12/27/2017 INSPECTED	2023	7,400	27,700	35,100		18,493C
		TPC 05/25/2015 INSPECTED	2022	5,400	22,900	28,300		17,613C
			2021	4,300	20,900	25,200		17,051C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																																																																																													
	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 1996		Trim & Decoration																																																																																																										
	Remodeled 0		Ex	X	Ord		Min																																																																																																						
	Condition: Average		Size of Closets																																																																																																										
			Lg	X	Ord		Small																																																																																																						
	Room List	Doors		Solid	X	H.C.		Central Air Wood Furnace																																																																																																					
	Basement 1st Floor 2nd Floor 2 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			Ex.	X	Ord.	Min																																																																																																						
	(2) Windows	(7) Excavation		No. of Elec. Outlets																																																																																																									
	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.	Few																																																																																																	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		(13) Plumbing																																																																																																									
	Double Glass Patio Doors Storms & Screens		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																																																																																																									
	(3) Roof	(9) Basement Finish		(14) Water/Sewer																																																																																																									
	X Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																									
	X Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																									
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:																																																																																																											
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 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>Siding</td> <td>Comp.Shingle</td> <td>1140</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>82,070</td> <td>45,139</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td>Skirting, Metal or Vinyl, Vertical</td> <td></td> <td></td> <td>182</td> <td>2,173</td> <td>1,195</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td>1,237</td> <td>680</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>3,921</td> <td>2,157</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td>5,636</td> <td>3,100</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td></td> <td></td> <td>1</td> <td>6,244</td> <td>3,434</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td>Treated Wood</td> <td></td> <td></td> <td>160</td> <td>3,790</td> <td>2,084</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td>Appliance Allow.</td> <td></td> <td></td> <td>1</td> <td>3,975</td> <td>2,186</td> </tr> <tr> <td colspan="4">Totals:</td> <td>109,046</td> <td>59,975</td> </tr> </tbody> </table>														Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	Main Home	Siding	Comp.Shingle	1140			Total:				82,070	45,139	Other Additions/Adjustments						Skirting, Metal or Vinyl, Vertical			182	2,173	1,195	Plumbing						Average Fixture(s)			1	1,237	680	3 Fixture Bath			1	3,921	2,157	Water/Sewer						1000 Gal Septic			1	5,636	3,100	Water Well, 100 Feet			1	6,244	3,434	Deck						Treated Wood			160	3,790	2,084	Built-Ins						Appliance Allow.			1	3,975	2,186	Totals:				109,046	59,975
Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost																																																																																																								
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Total:				82,070	45,139																																																																																																								
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Appliance Allow.			1	3,975	2,186																																																																																																								
Totals:				109,046	59,975																																																																																																								
Notes: Dutch #6746D ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 47,980																																																																																																													

\*\*\* 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

4535 S LACHANCE RD      School: MCBAIN RURAL AGR SCHOOL DIST      P.R.E. 100% 05/06/1997

Owner's Name/Address      MAP #:      2024 Est TCV 632,512 TCV/TFA: 192.78

GEERS J DEAN & JANET L  
4535 S LACHANCE RD  
LAKE CITY MI 49651

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

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

. SEC 28 T22N R8W N 1/2 OF SW 1/4 & BEG AT SW COR OF S/2 OF NW/4; TH N 75 FT, E 190 FT, N 55 FT, E 300 FT, S 55 FT, E 830 FT, S 75 FT, W 1320 FT TO POB. 82.6515 Ac. M/L

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

LOWER SWAMP ADJ TO -5 FOR 05 TO BETTER REFLECT MARKET VALUE OF 80 ACRES. SOME SWAMP NOT A NEGATIVE FACTOR!!

08-27-2008 009-028-004-89 Combined with this parcel for 2009.

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      115,700      200,600      316,300                182,604C

TPC 04/30/2021 INSPECTED      2023      99,200      192,900      292,100                173,909C

TPC 12/27/2017 INSPECTED      2022      82,700      178,100      260,800                165,628C

2021      82,700      163,500      246,200                160,337C

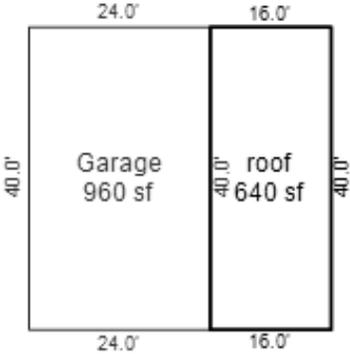
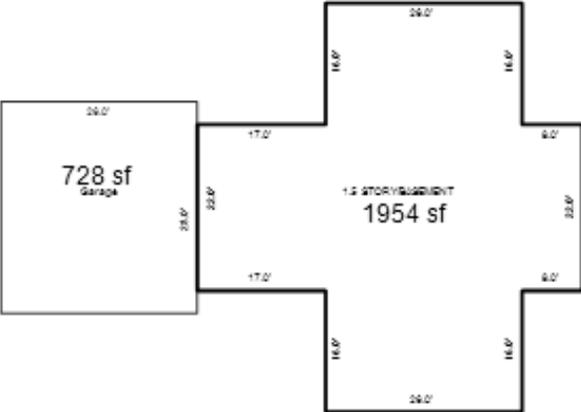
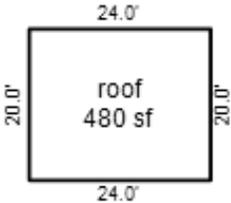
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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 300 288 640 480	Type WPP Roof Cover Onl Roof Cover Onl Roof Cover Onl	Year Built: 1996 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0
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: 20 Floor Area: 3,281 Total Base New : 513,542 Total Depr Cost: 410,852 Estimated T.C.V: 382,092		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: LOG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG		Cls C 10 Blt 1996				
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1954 SF Floor Area = 3281 SF.						
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
Room List		Doors		Solid	X	H.C.	Many X Ave. Few			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1.5 Story Pine Logs Basement 1,954						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 1954 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2 3 Fixture Bath			1 Story Siding Overhang 350		Total: 405,237		324,210		
(2) Windows		(8) Basement		Basement: 1954 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Plumbing						
(3) Roof		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 3 Fixture Bath			Average Fixture(s)						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(10) Floor Support		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 Fixture Bath		1 1,476 1,181				
Chimney: Brick		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			2 Fixture Bath		1 4,646 3,717				
Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Water/Sewer		1 3,108 2,486				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			1000 Gal Septic		1 4,864 3,891				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Water Well, 100 Feet		1 5,808 4,646				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Porches		300 5,058 4,046				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			WPP		960 24,317 19,454				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Garages		1 547 438				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		1 2,766 2,213				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Base Cost		728 29,244 23,395				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Common Wall: 1 Wall		1 -2,686 -2,149				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Door Opener		2 1,093 874				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Class: C Exterior: Pole (Unfinished)		960 24,317 19,454				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Base Cost		1 547 438				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Door Opener		1 547 438				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Built-Ins		1 2,766 2,213				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Appliance Allow.		1 2,766 2,213				
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			Fireplaces						
				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic			<<<<< 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.
GUNNERSON STEVEN	BAKER RICKY CHARLES ET EL	1	06/06/2012	QC	21-NOT USED/OTHER	2012-02143	DEED	100.0
GUNNESON STEVEN R	GUNNERSON JOANN	1	06/05/2012	QC	33-TO BE DETERMINED	2012-02082 EAS	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4789 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 05/01/2015					
Owner's Name/Address	MAP #:					
BAKER RICKY CHARLES ET EL 4789 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 130,665 TCV/TFA: 58.00					

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 28 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10A.				Residentia 8 - 17	@\$3000	10.00	Acres	3000	100		30,000
Comments/Influences				10.00 Total Acres			Total Est. Land Value =			30,000	

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	6.61	240 0	0	
			Wood Frame	17.91	960 25	4,298	
			Total Estimated Land Improvements True Cash Value =				4,298

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	15,000	50,300	65,300			32,740C
X Low	2023	14,000	43,800	57,800			31,181C
High	2022	10,000	38,400	48,400			29,697C
Landscaped	2021	10,000	34,300	44,300			28,749C
X Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

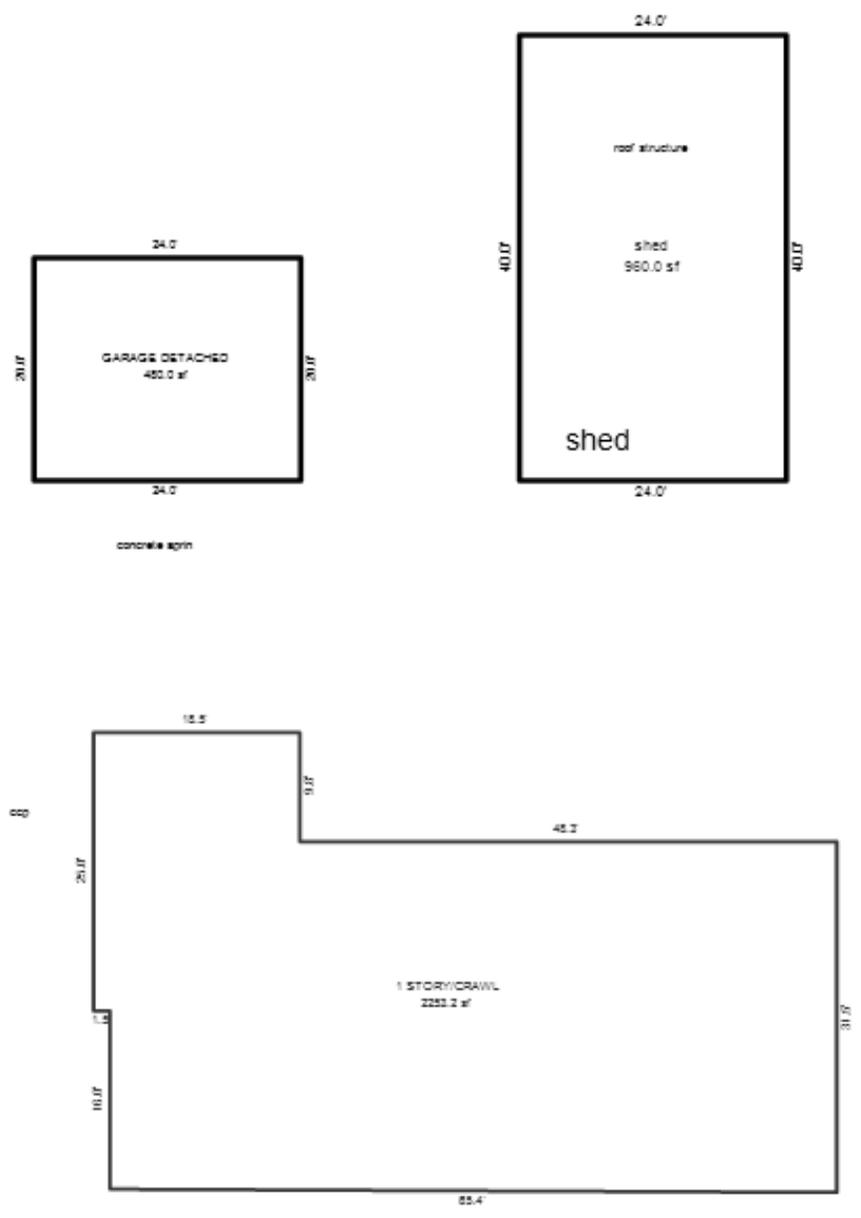


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20	Type CCP (1 Story)	Year Built: ? Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior		X			Central Air Wood Furnace			Class: D Effec. Age: 45 Floor Area: 2,253 Total Base New : 233,616 Total Depr Cost: 128,489 Estimated T.C.V: 96,367			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: Wall/Floor Furnace Ground Area = 2253 SF Floor Area = 2253 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D Blt 1975						
Yr Built 1975 EST	Remodeled 2005	Ex	Ord	Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg	Ord	Small	0 Amps Service			1 Story Siding Crawl Space			2,253 Total: 206,246 113,435								
Room List		Doors	Solid	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water Well, 50 Feet			Garages			
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 2253 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 50 Feet			Garages			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages			Base Cost 480 17,064 9,385						
(2) Windows	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer			Notes: ENCLOSED CONVERSION FROM MANUFACTURED WITH COVERED ROOF. ECF (416 RURAL METES & BOUNDS) 0.750 => TCv: 96,367			Built-Ins			Appliance Allow. 1 1,638 901					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			Porches			CCP (1 Story) 20 882 485			Totals: 233,616 128,489						
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Chimney:														
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HOEKWATER JAMES J ESTATE	RICHARDS DAREK M	171,000	04/28/2023	WD	03-ARM'S LENGTH	2023-01236	PROPERTY TRANSFER	100.0					
HOEKWATER JAMES J	HOEKWATER JAMES J	0	03/10/2023	OTH	07-DEATH CERTIFICATE	2023-00713	OTHER	0.0					
CUYKENDALL CHARLES T ESTA	HOEKWATER JAMES J	70,000	03/20/2020	WD	08-ESTATE	2020-00826	PROPERTY TRANSFER	100.0					
STAATS DONALD J JR	CUYKENDALL CHARLES T ESTA	0	01/22/2020	WD	09-FAMILY	2020-00347	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
4887 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		MISSING PERMIT		12/31/2009		2009-99999	100%				
Owner's Name/Address		P.R.E. 100% 05/15/2023		MAP #:		2024 Est TCV 174,802 TCV/TFA: 130.06							
RICHARDS DAREK M 4887 S LACHANCE RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
. SEC 28 T22N R8W S 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.		X		Dirt Road		A 200' @ 90/FF 330.00 660.00 0.8823 1.1334 90 100 29,700							
Comments/Influences		Gravel Road		Paved Road		330 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 29,700							
Some new construction SI for 09. 1S/CR @45% FOR 10 RECHECK 11 (NO PERMIT)		Storm Sewer		Sidewalk		Land Improvement Cost Estimates							
		Water		Wood Frame		Rate		Size % Good		Cash Value			
		Sewer		Wood Frame		17.91		480 20		1,719			
		X Electric		Total Estimated Land Improvements True Cash Value =		19.22		240 20		923			
		Gas								2,642			
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
Topography of Site		Level		Year		Land Value		Building Value		Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X Rolling		2024		14,900		72,500		87,400			87,400S
		Low		2023		11,600		57,100		68,700			49,351C
		High		2022		8,300		42,400		50,700			47,001C
		Landscaped		2021		6,600		38,900		45,500			45,500S
		X Swamp											
		X Wooded											
		Pond											
		Waterfront											
		Ravine											
		X Wetland											
		Flood Plain											
		X PRIVATE RD											
Who		When		What									
		TPC 01/15/2023		INSPECTED									
		TPC 12/27/2017		INSPECTED									
		TPC 05/25/2015		INSPECTED									

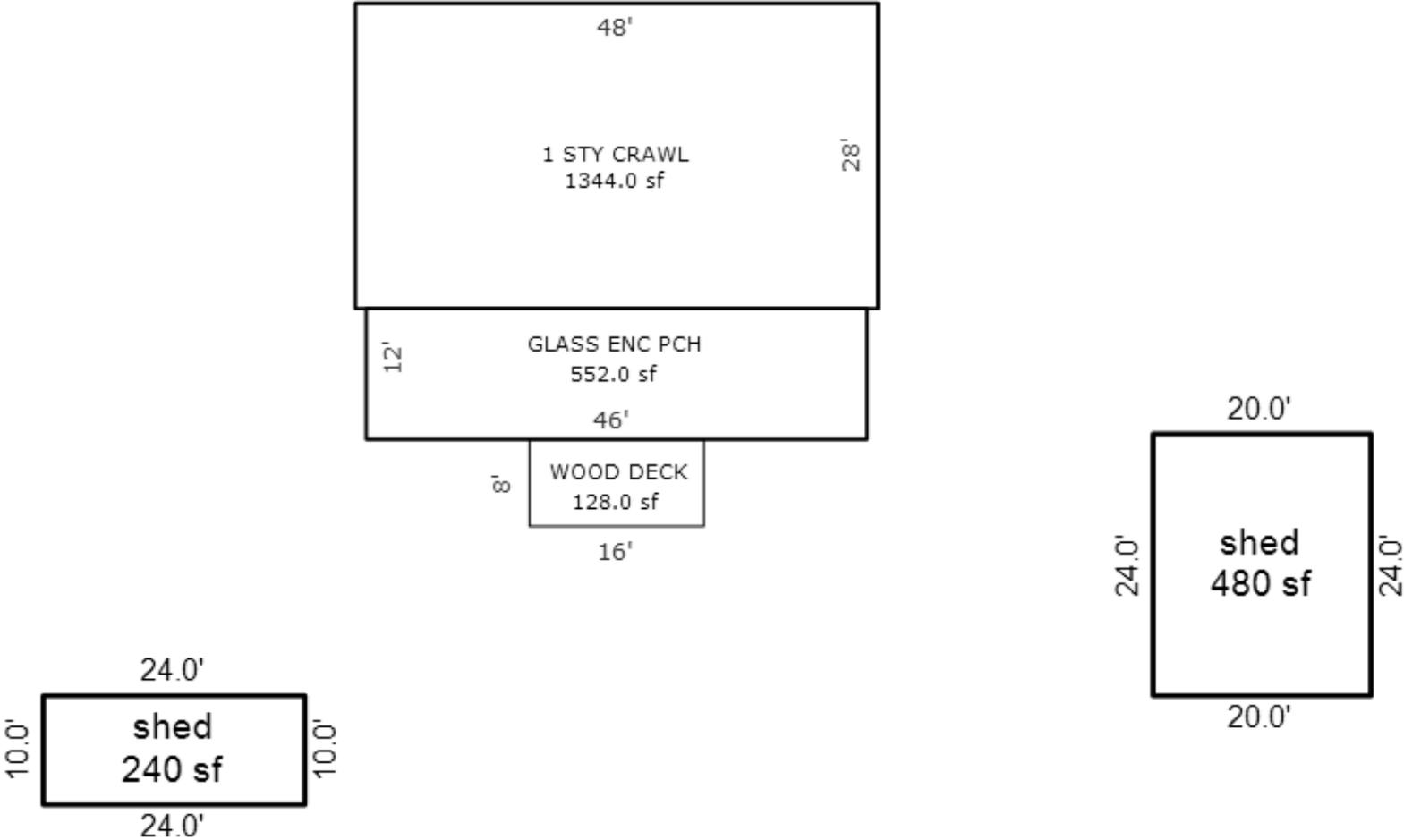


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 324 288 128	Type WGEP (1 Story) WGEP (2 Story) WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: D -10 Effec. Age: 14 Floor Area: 1,344 Total Base New : 178,119 Total Depr Cost: 153,183 Estimated T.C.V: 142,460			E.C.F. X 0.930			
Building Style: 1S		Yr Built 2009		Remodeled 0		Ex		Ord		Min		Size of Closets Lg			Ord		Small	
Condition: Poor		Doors		Solid		H.C.		(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min				
Room List Basement 1st Floor 2nd Floor 4 Bedrooms		(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			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=86/100/100/100/86			Cls D-10 Blt 2009					
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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 Crawl Space 1,344 Total: 124,870 107,389			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 881 Water/Sewer 1000 Gal Septic 1 4,263 3,666 Water Well, 50 Feet 1 2,498 2,148					
(2) Windows X Many Avg. X Large Avg. Few Small		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Porches WGEP (1 Story) 324 17,739 15,256 Foundation: Shallow 324 -1,707 -1,468 WGEP (2 Story) 288 25,698 22,100 Foundation: Shallow 288 -1,598 -1,374 WCP (1 Story) 128 4,721 4,060 Foundation: Shallow 128 -1,028 -884			Built-Ins Appliance Allow. 1 1,638 1,409 Totals: 178,119 153,183			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 142,460					
(3) Roof X Gable Hip Flat Gambrel Mansard Shed		Asphalt Shingle X Metal		Chimney:			Lump Sum Items:											

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCY HALE	HALE LUCY & MERCER JAMES	0	09/29/2023	QC	09-FAMILY	2023-02639		0.0
JESCHKE DEANNA	JESCHKE DEANNA &STEINEBAC	0	09/23/2022	QC	21-NOT USED/OTHER	2022-03007	DEED	25.0
MERCER STANLEY	JESCHKE DEANNA	0	04/04/2018	AFF	07-DEATH CERTIFICATE	2019-01352	PROPERTY TRANSFER	50.0
MERCER STANLEY M	MERCER STANLEY & JESCHKE	1	03/23/2018	QC	09-FAMILY	2018-00834	PROPERTY TRANSFER	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4849 S LACHANCE RD						
School: MCBAIN RURAL AGR SCHOOL DIST						
P.R.E. 0%						
MAP #:						
2024 Est TCV 61,238 TCV/TFA: 111.34						

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
HALE LUCY T & MERCER JAMES & JESCHKE DEANNA &STEINEBACH CASANDRA 4849 S LACHANCE RD LAKE CITY MI 49651			* Factors *						
	Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

Tax Description	X	Dirt Road	A	200'	@ 90/FF	330.00	660.00	0.8823	1.1334	90	100	29,700
. SEC 28 T22N R8W N 1/2 OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 5A.		Gravel Road										
Comments/Influences		Paved Road										
ADD WELL & SEPTIC FOR 06		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
			Wood Frame	22.46	112	50	1,258
Total Estimated Land Improvements True Cash Value =							1,258

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	14,900	15,700	30,600			18,314C
	Rolling		2023	11,600	17,100	28,700			17,442C
	Low		2022	8,300	14,100	22,400			13,039C
	High		2021	6,600	12,900	19,500			12,623C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
X	Wetland								
X	Flood Plain								
X	PRIVATE RD								



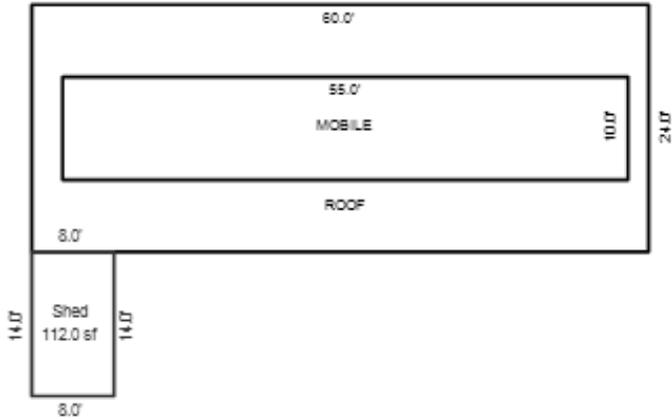
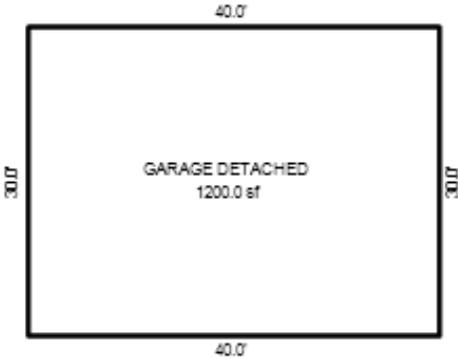
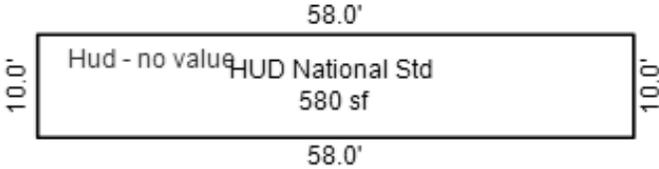
Who			When	What	2024	14,900	15,700	30,600			18,314C
TPC 04/30/2021			INSPECTED		2023	11,600	17,100	28,700			17,442C
TPC 04/03/2018			INSPECTED		2022	8,300	14,100	22,400			13,039C
TPC 05/25/2015			INSPECTED		2021	6,600	12,900	19,500			12,623C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1440	Type Roof Cover Onl	Year Built: 1993 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: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 1200
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 : 108,142 Total Depr Cost: 37,850 Estimated T.C.V: 30,280			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 0	
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 550 SF Floor Area = 550 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		Central Air Wood Furnace			0 Amps Service			Building Areas						
Room List		Doors		Solid	X	H.C.	(12) Electric			Type						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Ex. X Ord. Min			Ext. Walls						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Many X Ave. Few			Roof/Fnd.						
	Wood/Shingle Aluminum/Vinyl Brick Rib Siding Insulation	(6) Ceilings		No./Qual. of Fixtures			(13) Plumbing			Size						
X	(2) Windows	(7) Excavation		Ex. X Ord. Min			Average Fixture(s)			Total:						
	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 New						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Many X Ave. Few			(14) Water/Sewer			Depr. Cost						
X	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		No./Qual. of Fixtures			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments						
	Many Avg. X Few	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No./Qual. of Fixtures			Average Fixture(s)			Plumbing						
X	Asphalt Shingle	(9) Basement Finish		No./Qual. of Fixtures			Average Fixture(s)			Water/Sewer						
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:		No./Qual. of Fixtures			Average Fixture(s)			Built-Ins						
		(10) Floor Support		No./Qual. of Fixtures			Average Fixture(s)			Deck						
		Lump Sum Items:		No./Qual. of Fixtures			Average Fixture(s)			w/Roof (Roof portion)						
				No./Qual. of Fixtures			Average Fixture(s)			Garages						
				No./Qual. of Fixtures			Average Fixture(s)			Class: D Exterior: Pole (Unfinished)						
				No./Qual. of Fixtures			Average Fixture(s)			Base Cost						
				No./Qual. of Fixtures			Average Fixture(s)			No Concrete Floor						
				No./Qual. of Fixtures			Average Fixture(s)			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
				No./Qual. of Fixtures			Average Fixture(s)			Base Cost						
				No./Qual. of Fixtures			Average Fixture(s)			No Concrete Floor						
				No./Qual. of Fixtures			Average Fixture(s)			Totals:						
				No./Qual. of Fixtures			Average Fixture(s)			Notes:						
				No./Qual. of Fixtures			Average Fixture(s)			ECF (416 RURAL METES & BOUNDS) 0.800 => TCY:						

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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		
9660 W BUCK AVE		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994						
Owner's Name/Address		MAP #:		2024 Est TCV 121,794 TCV/TFA: 140.97						
FINNERTY LARRY J 9660 W BUCK AVE 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 28 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 & E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 20A.		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
Comments/Influences		Gravel Road		Residentia 18 -29 @\$3000	20.00 Acres	3000	100		60,000	
12X60 FV MH		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		Wood Frame	19.22	240	50	2,306		
		Sewer		Total Estimated Land Improvements True Cash Value = 2,306						
		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	30,000	30,900	60,900		29,629C
		TPC 04/30/2021 INSPECTED			2023	26,000	29,900	55,900		28,219C
		TPC 12/27/2017 INSPECTED			2022	20,000	26,500	46,500		26,876C
		TPC 05/25/2015 INSPECTED			2021	18,000	24,200	42,200		26,018C

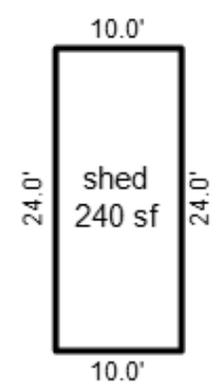
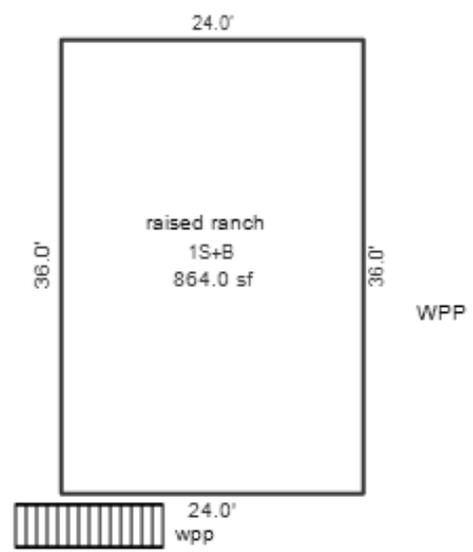


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 150	Type WPP WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 20 Floor Area: 864 Total Base New : 124,281 Total Depr Cost: 63,966 Estimated T.C.V: 59,488			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 1991	
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 864 SF Floor Area = 864 SF.						
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			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:			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 Basement 864			Total: 109,621 57,223		*	
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 864 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			Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Average Fixture(s) 1 1,025 471			
(2) Windows		Many Avg.	Large Avg.	Basement			Plumbing			Water/Sewer			1000 Gal Septic			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few	X Small	(8) Basement			Plumbing			Solar Water Heat			1 4,263 1,961			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Plumbing			Solar Water Heat			1 2,498 1,149			
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			(14) Water/Sewer			Porches			WPP 80 2,158 993 WPP 150 3,078 1,416				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Built-Ins			Appliance Allow.			1 1,638 753			
Chimney:		Lump Sum Items:		Notes:			Totals:			124,281 63,966			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 59,488			

\*\*\* 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.
GALLOP MICHAEL G & JOANNE	RUELL DANIEL & GLORIA (H/	52,500	06/16/2008	WD	03-ARM'S LENGTH	2008/2159	DEED	100.0
		45,000	09/01/1998	WD	33-TO BE DETERMINED	322:629	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4895 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RUELL DANIEL & GLORIA 4895 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 91,353 TCV/TFA: 75.13					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
			Description	Frontage	Depth	Value	
. SEC 28 T22N R8W N 1/2 OF S 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X		* Factors *				
			Residentialia 8 - 17 @\$3000	10.00 Acres	3000 100	30,000	
Comments/Influences			10.00 Total Acres Total Est. Land Value =			30,000	
20809256 \$55,700 6/2008DOM24			Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
			D/W/P: 4in Ren. Conc.	10.26	900 0	0	
			D/W/P: 3.5 Concrete	7.59	33 0	0	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 1000	1,000.00	1 95	950	
			Total Estimated Land Improvements True Cash Value =				950

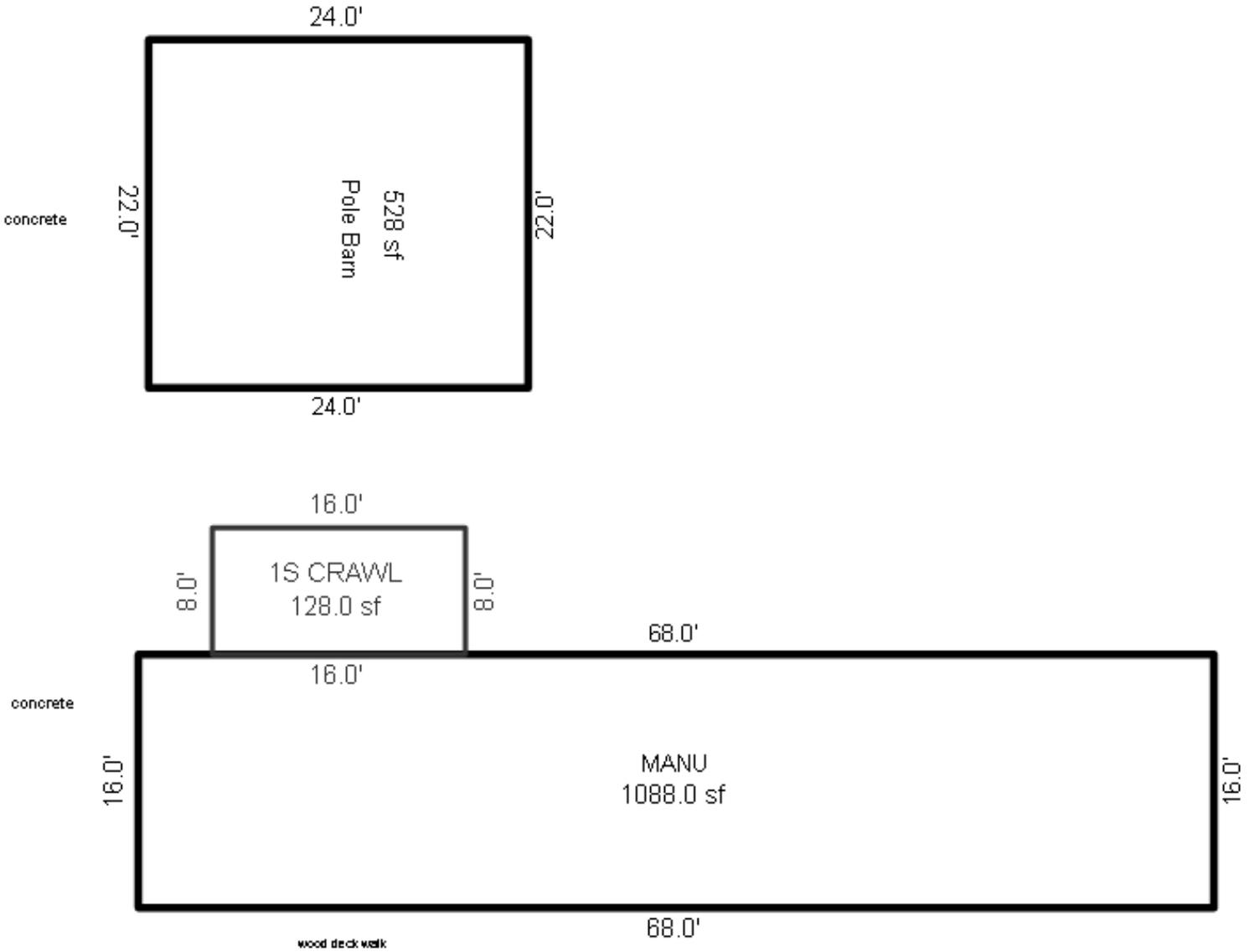


Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	15,000	30,700	45,700			37,691C
	Rolling								
X	Low		2023	14,000	33,400	47,400			35,897C
	High								
	Landscaped								
	Swamp								
X	Wooded		2022	10,000	27,600	37,600			34,188C
	Pond								
	Waterfront								
	Ravine								
X	Wetland		2021	10,000	25,200	35,200			33,096C
	Flood Plain								
Who	When	What							
TPC	05/06/2018	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	05/25/2015	INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WIGGINS ROBERT A & NOWLAN	NOWLAND STEPHEN & AMANDA	130,000	06/16/2021	WD	09-FAMILY	2021-02181	PROPERTY TRANSFER	100.0
WIGGINS ARLENE	WIGGINS ROBERT A &	0	10/29/2020	OTH	07-DEATH CERTIFICATE	2021-02048	DEED	0.0
WIGGINS ARLENE	WIGGINS ARLENE	0	05/06/2016	WD	18-LIFE ESTATE	2021-02048	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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4855 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 07/06/2021					
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Owner's Name/Address	MAP #:
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NOWLAND STEPHEN & AMANDA 4855 S LACHANCE RD LAKE CITY MI 49651-8971	2024 Est TCV 201,136 TCV/TFA: 138.14
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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 *				Value
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

	Residentialia 8 - 17 @\$3000	10.00 Acres	3000	100			30,000
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		10.00 Total Acres	Total Est. Land Value =				30,000
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Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates
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. SEC 28 T22N R8W S 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X	Dirt Road		Description	Rate	Size % Good	Cash Value
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Comments/Influences	X	Gravel Road		Fencing: Wd, Split, 2 Rail	16.48	50 0	0
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	X	Paved Road		D/W/P: 4in Ren. Conc.	8.18	200 0	0
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	X	Storm Sewer		Residential Local Cost Land Improvements			
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	X	Sidewalk		Description	Rate	Size % Good	Cash Value
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	X	Water		LAND IMPROVE 1000	1,000.00	1 95	950
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	X	Sewer		Total Estimated Land Improvements True Cash Value =			950
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	X	Electric					
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	X	Gas					
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	X	Curb					
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	X	Street Lights					
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	X	Standard Utilities					
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	X	Underground Utils.					
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	2024	15,000	85,600	100,600			95,145C
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	2023	14,000	82,900	96,900			90,615C
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	2022	10,000	76,300	86,300			86,300S
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	2021	10,000	69,900	79,900			59,808C
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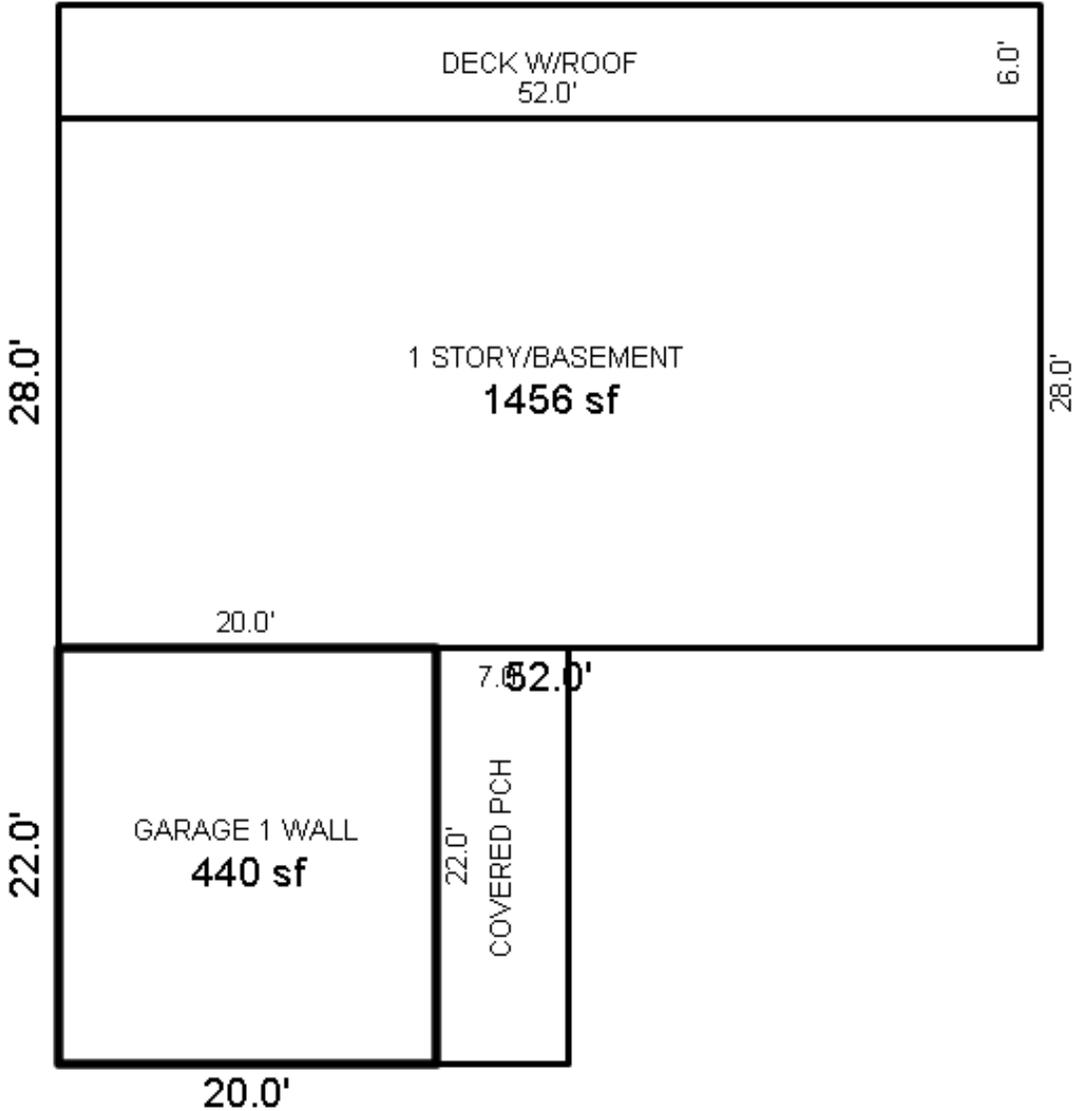
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Missaukee, Michigan

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 154 312	Type CCP (1 Story) WCP (1 Story)	Year Built: 1974 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: C Effec. Age: 35 Floor Area: 1,456 Total Base New : 281,532 Total Depr Cost: 182,996 Estimated T.C.V: 170,186		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace								
Yr Built 1974	Remodeled 0	Ex	X	Ord	Min	Size of Closets		200								
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C Blt 1974				
Room List		Doors		Solid	X	H.C.	(12) Electric		Ground Area = 1456 SF Floor Area = 1456 SF.							
	Basement 1st Floor 2nd Floor 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		No./Qual. of Fixtures		Building Areas								
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	X	Drywall			Many	X	Ave.	Few	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
(2) Windows		(7) Excavation		(8) Basement		(13) Plumbing		Plumbing		1 Story	Siding	Basement	1,456	209,285	136,035	
X	Many Avg. Few	X	Large Avg. Small	Basement: 1456 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		Other Additions/Adjustments					Total:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer		Recreation Room					724	13,995	9,097	
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Brick Veneer					96	1,650	1,072	
(3) Roof		724		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(14) Water/Sewer		Basement, Outside Entrance, Above Grade			1		1,870		1,215	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		Plumbing		Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet					1	1,476	959
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Exterior					1	4,646	3,020	
Chimney: Brick								Porches					154	4,173	2,712	
								Garages					312	10,224	6,646	
								Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
								Base Cost					440	20,698	13,454	
								Common Wall: 1 Wall					1	-2,686	-1,746	
								Door Opener					1	547	356	
								Built-Ins					1	2,766	1,798	
								Appliance Allow.					1	2,766	1,798	
								Fireplaces								
								<<<<< 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.
		28,000	04/01/2003	WD	33-TO BE DETERMINED	03-0:2008	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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LONSWAY JOHN & JUDITH C/O LONSWAY PROPERTIES 1012 PROFESSIONAL DRIVE FLINT MI 48532	2024 Est TCV 102,927 TCV/TFA: 0.00					
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X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements		* Factors *					
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value

	Residentia 8 - 17	@\$3000	10.00	Acres	3000	100	30,000
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	10.00 Total Acres					Total Est. Land Value =	30,000
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Tax Description	X	Dirt Road					
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. SEC 28 T22N R8W S 1/2 OF S 1/2 OF SW	X	Gravel Road					
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1/4 OF SW 1/4. 10 A.		Paved Road					
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Comments/Influences		Storm Sewer					
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GARAGE ONLY		Sidewalk					
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		Water					
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	X	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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	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	15,000	36,500	51,500			35,725C
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2023	14,000	35,300	49,300			34,024C
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2022	10,000	32,500	42,500			32,404C
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2021	10,000	29,800	39,800			31,369C
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Who When What

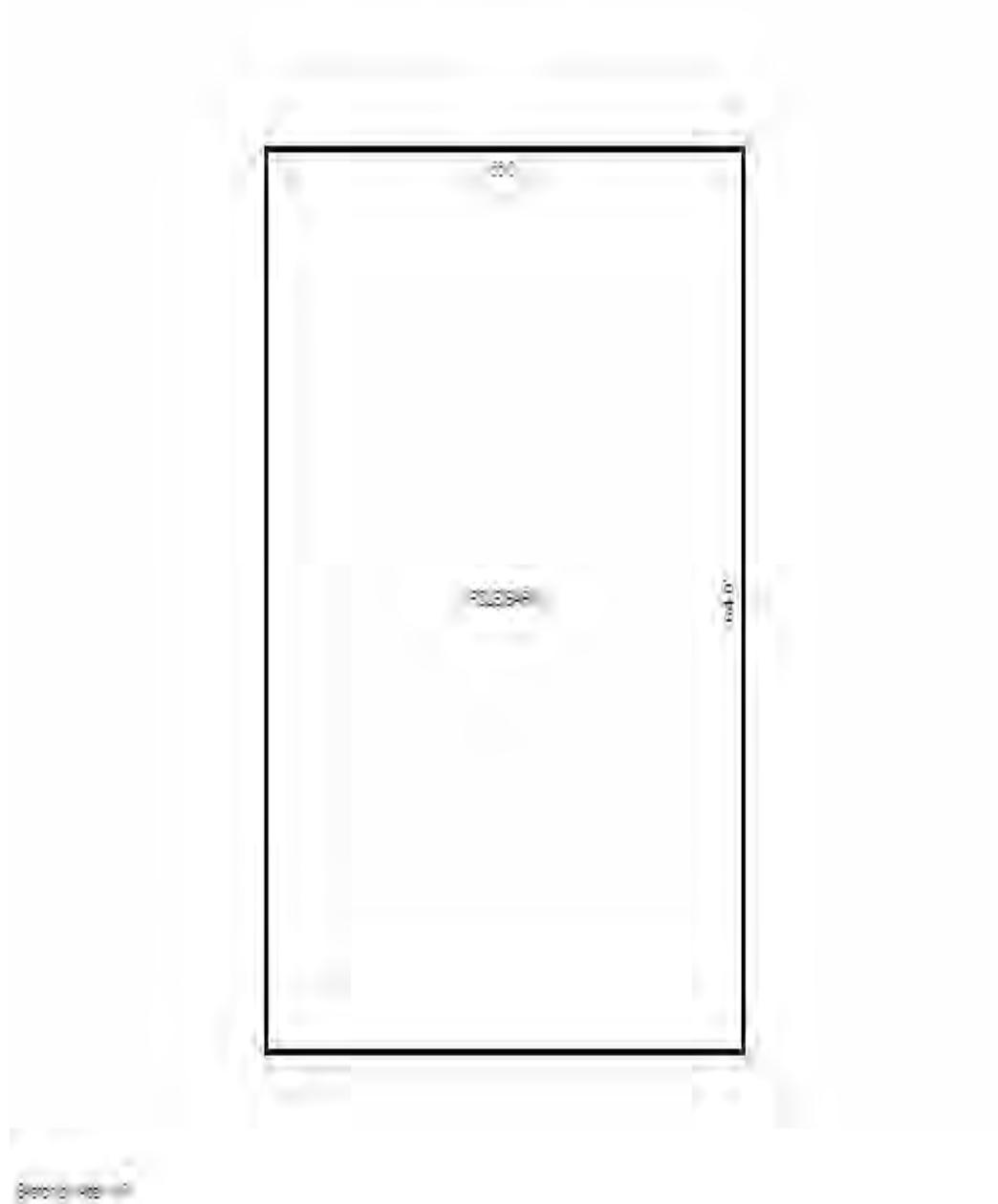
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																	
X	Single Family	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: 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: 0 Area: 3584 % Good: 93 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 No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 84,549 Total Depr Cost: 78,416 Estimated T.C.V: 72,927																															
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 2003																																				
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Space Heater		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90																																		
A-Frame		Trim & Decoration		Size of Closets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																												
Wood Frame		Ex		Ord		Min		No./Qual. of Fixtures		Average Fixture(s)		Water/Sewer		1000 Gal Septic		1		4,550		4,095																											
Building Style: GRG		Lg		Ord		Small		Ex.		Ord.		Min		Garages		Class: CD		Exterior: Pole (Unfinished)		Base Cost		3584		77,414		71,995		*																			
Yr Built 2003		Remodeled 0		Condition: Average		Room List		No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
Basement		(5) Floors		(12) Electric			0 Amps Service		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		72,927																																		
1st Floor		Kitchen:		Other:			Other:			Totals:		84,549		78,416																																	
2nd Floor		Other:		No. of Elec. Outlets			Many		Ave.		Few																																				
Bedrooms		(6) Ceilings		(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												
(1) Exterior		(7) Excavation		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish													
Wood/Shingle		(8) Ceilings		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													
Aluminum/Vinyl		(9) 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													
Brick		(10) Ceilings		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													
Insulation		(11) Ceilings		Basement: 0 S.F.			Crawl: 0 S.F.			Slab: 0 S.F.			Height to Joists: 0.0			(8) Basement			Conc. Block			Poured Conc.			Stone			Treated Wood			Concrete Floor			(9) Basement Finish													
(2) Windows		(12) 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													
Many		(13) 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													
Avg.		(14) 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													
Few		(15) 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													
Large		(16) 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													
Avg.		(17) 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													
Small		(18) 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													
Wood Sash		(19) 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													
Metal Sash		(20) 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													
Vinyl Sash		(21) 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													
Double Hung		(22) 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													
Horiz. Slide		(23) 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													
Casement		(24) 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													
Double Glass		(25) 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													
Patio Doors		(26) 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													
Storms & Screens		(27) 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													
(3) Roof		(28) 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													
Gable		(29) 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													
Hip		(30) 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													
Flat		(31) 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													
Gambrel		(32) 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													
Mansard		(33) 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													
Shed		(34) 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													
Asphalt Shingle		(35) 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													
Chimney:		(36) 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													
Joists:		(37) 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													
Unsupported Len:		(38) 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													
Cntr.Sup:		(39) 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													

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



600 x 600

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		93,000	08/01/1995	WD	33-TO BE DETERMINED	297:321	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4785 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
PATERSON JAMES D 4785 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 209,460 TCV/TFA: 138.53					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
	Public Improvements		* Factors *			
. SEC 28 T22N R8W N 1/2 OF N 1/2 OF SW 1/4 OF SW 1/4. 10 A.	X		Description	Frontage	Depth	Rate %Adj. Reason Value
Comments/Influences			Residentia 8 - 17 @\$3000	10.00 Acres	3000	100 30,000
			10.00 Total Acres		Total Est. Land Value = 30,000	

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Water	D/W/P: 4in Ren. Conc.	7.35	672 50	2,469
	X	Sewer	Wood Frame	24.89	120 50	1,493
		Electric	Total Estimated Land Improvements True Cash Value = 3,962			

Comments/Influences	X	Gas Curb Street Lights Standard Utilities Underground Utils.	Topography of Site			
			Level	Rolling	Low	High



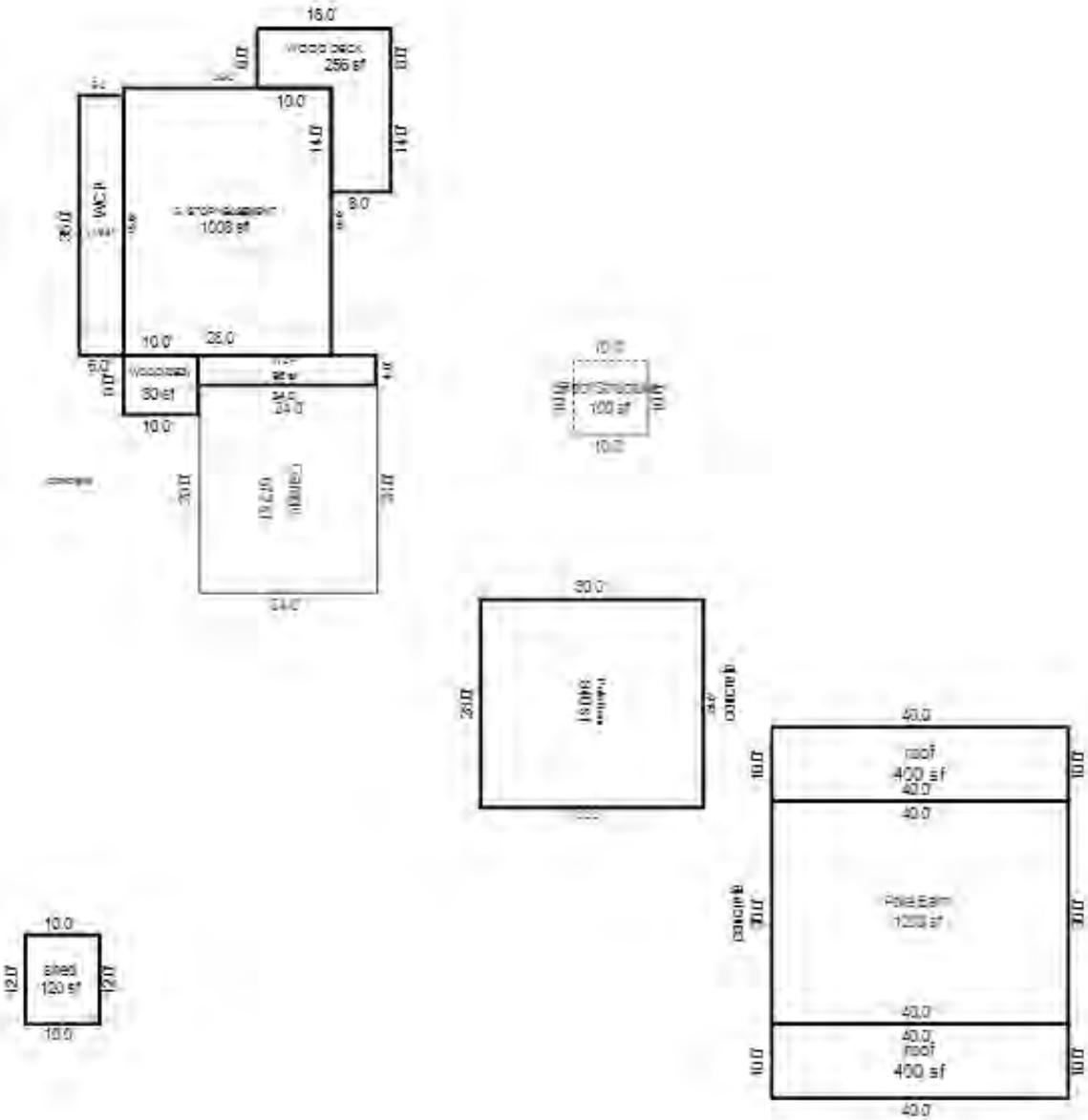
12 8 12:59

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	15,000	89,700	104,700			72,377C
			TPC 05/06/2018 INSPECTED	2023	14,000	86,900	100,900			68,931C
			TPC 12/27/2017 INSPECTED	2022	10,000	75,200	85,200			65,649C
			2021	10,000	68,700	78,700			63,552C	

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 210 96 80 256 800 100	Type WCP (1 Story) WCP (1 Story) Treated Wood Treated Wood Roof Cover Onl Roof Cover Onl	Year Built: 1979 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																					
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G																																																																																																												
Building Style: 1.5S		Trim & Decoration		Size of Closets																																																																																																														
Yr Built 1978	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		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: 1008 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		Basement Finish																																																																																																														
(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 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																														
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																																																																																																
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 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>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>169,416</td> <td>110,120</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1,230</td> <td>799</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3,860</td> <td>2,509</td> </tr> <tr> <td colspan="3">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td>4,550</td> <td>2,957</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>2,585</td> <td>1,680</td> </tr> <tr> <td colspan="3">Porches</td> </tr> <tr> <td>WCP (1 Story)</td> <td>7,426</td> <td>4,827</td> </tr> <tr> <td>WCP (1 Story)</td> <td>4,208</td> <td>2,735</td> </tr> <tr> <td colspan="3">Deck</td> </tr> <tr> <td>Treated Wood</td> <td>2,213</td> <td>1,438</td> </tr> <tr> <td>Treated Wood</td> <td>4,759</td> <td>3,093</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>10,952</td> <td>7,119</td> </tr> <tr> <td>w/Roof (Roof portion)</td> <td>1,665</td> <td>1,082</td> </tr> <tr> <td colspan="3">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>840</td> <td>26,048</td> <td>16,931</td> <td colspan="2"></td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td>672</td> <td>24,810</td> <td>16,126</td> <td colspan="2"></td> </tr> <tr> <td>Common Wall: 1/2 Wall</td> <td>1</td> <td>-1,252</td> <td>-814</td> <td colspan="2"></td> </tr> <tr> <td colspan="6">Class: CD Exterior: Pole (Unfinished)</td> </tr> </tbody> </table> <<<< Calculations too long. See Valuation printout for complete pricing. >>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,008			Total:				169,416	110,120	Average Fixture(s)	Cost	Depr.	1	1,230	799	3 Fixture Bath	3,860	2,509	Water/Sewer			1000 Gal Septic	4,550	2,957	Water Well, 50 Feet	2,585	1,680	Porches			WCP (1 Story)	7,426	4,827	WCP (1 Story)	4,208	2,735	Deck			Treated Wood	2,213	1,438	Treated Wood	4,759	3,093	w/Roof (Roof portion)	10,952	7,119	w/Roof (Roof portion)	1,665	1,082	Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						Base Cost	840	26,048	16,931			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						Base Cost	672	24,810	16,126			Common Wall: 1/2 Wall	1	-1,252	-814			Class: CD Exterior: Pole (Unfinished)					
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON JOANN	GUNNERSON JOANN ETAL AS J	0	01/26/2013	QC	21-NOT USED/OTHER	2013-00434	PROPERTY TRANSFER	0.0

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

W BUCK AVE	School: MCBAIN RURAL AGR SCHOOL DIST					
------------	--------------------------------------	--	--	--	--	--

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

Owner's Name/Address	MAP #:
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GUNNERSON JOANN ETAL AS J/T 9513 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 120,000
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 30 - 65	\$3000	40.00	Acres	3000	100		120,000
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						40.00 Total Acres	Total Est. Land Value =	120,000
--	--	--	--	--	--	-------------------	-------------------------	---------

Tax Description	X	Dirt Road
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. SEC 28 T22N R8W SW 1/4 OF SE 1/4. 40 A.		Gravel Road
---	--	-------------

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

HAS ACCESS THRU 006		Storm Sewer
---------------------	--	-------------

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

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

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

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

		Gas
--	--	-----

		Curb
--	--	------

		Street Lights
--	--	---------------

		Standard Utilities
--	--	--------------------

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

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

X Level
---------

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

X Low
-------

X High
--------

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

Swamp
-------

Wooded
--------

Pond
------

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

Ravine
--------

Wetland
---------

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

X PRIVATE RD
--------------

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

			2024	60,000	0	60,000			15,725C
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		TPC 12/27/2017 INSPECTED	2023	48,000	0	48,000			14,977C
--	--	--------------------------	------	--------	---	--------	--	--	---------

		TPC 05/25/2015 INSPECTED	2022	36,000	0	36,000			14,264C
--	--	--------------------------	------	--------	---	--------	--	--	---------

			2021	36,000	0	36,000			13,809C
--	--	--	------	--------	---	--------	--	--	---------



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

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

Property Address: S BLODGET RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 05/01/1997  
 Building Permit(s): MAP #: 2024 Est TCV 120,000  
 Date: Number: Status:

S BLODGET RD School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: ROBBINS JACK D  
 8970 W BLUE RD  
 LAKE CITY MI 49651

2024 Est TCV 120,000

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 40.00 Acres 3000 100 120,000  
 40.00 Total Acres Total Est. Land Value = 120,000

Taxpayer's Name/Address: ROBBINS JACK D  
 8970 W BLUE RD  
 LAKE CITY MI 49651

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

Tax Description: X Electric  
 Gas  
 Curb  
 Street Lights  
 Standard Utilities  
 Underground Utils.

. SEC 28 T22N R8W SE 1/4 OF SE 1/4. 40 A.  
 Comments/Influences



Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	60,000	0	60,000			15,725C
2023	48,000	0	48,000			14,977C
2022	36,000	0	36,000			14,264C
2021	36,000	0	36,000			13,809C

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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.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 07/22/1994					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 155,785
--	----------------------

X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
-------------	----------	-------	-------	-------	------	-------	--------	-------

AGRICULTRU 66 - 120 Acres	38.10	Acres	3900	100				148,590
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38.10 Total Acres								Total Est. Land Value =	148,590
-------------------	--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Topography of Site
-----------------	---	--------------------

PA 116 1989 SEC 29 T22N R8W NE 1/4 OF NE 1/4 EXC N 212 FT OF E 390 FT THOF. 38.1019A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer
---	---	---

Comments/Influences	X	Electric
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99 SPLIT HOUSE & 2 AC TO 001-90 FOR 00 EXEMPT SPLIT FROM PA116	X	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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2024	74,300	3,600	77,900			12,484C
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2023	66,700	4,800	71,500			11,890C
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2022	63,800	3,800	67,600			11,324C
------	--------	-------	--------	--	--	---------

2021	62,900	3,700	66,600			10,963C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 05/06/2018	INSPECTED	
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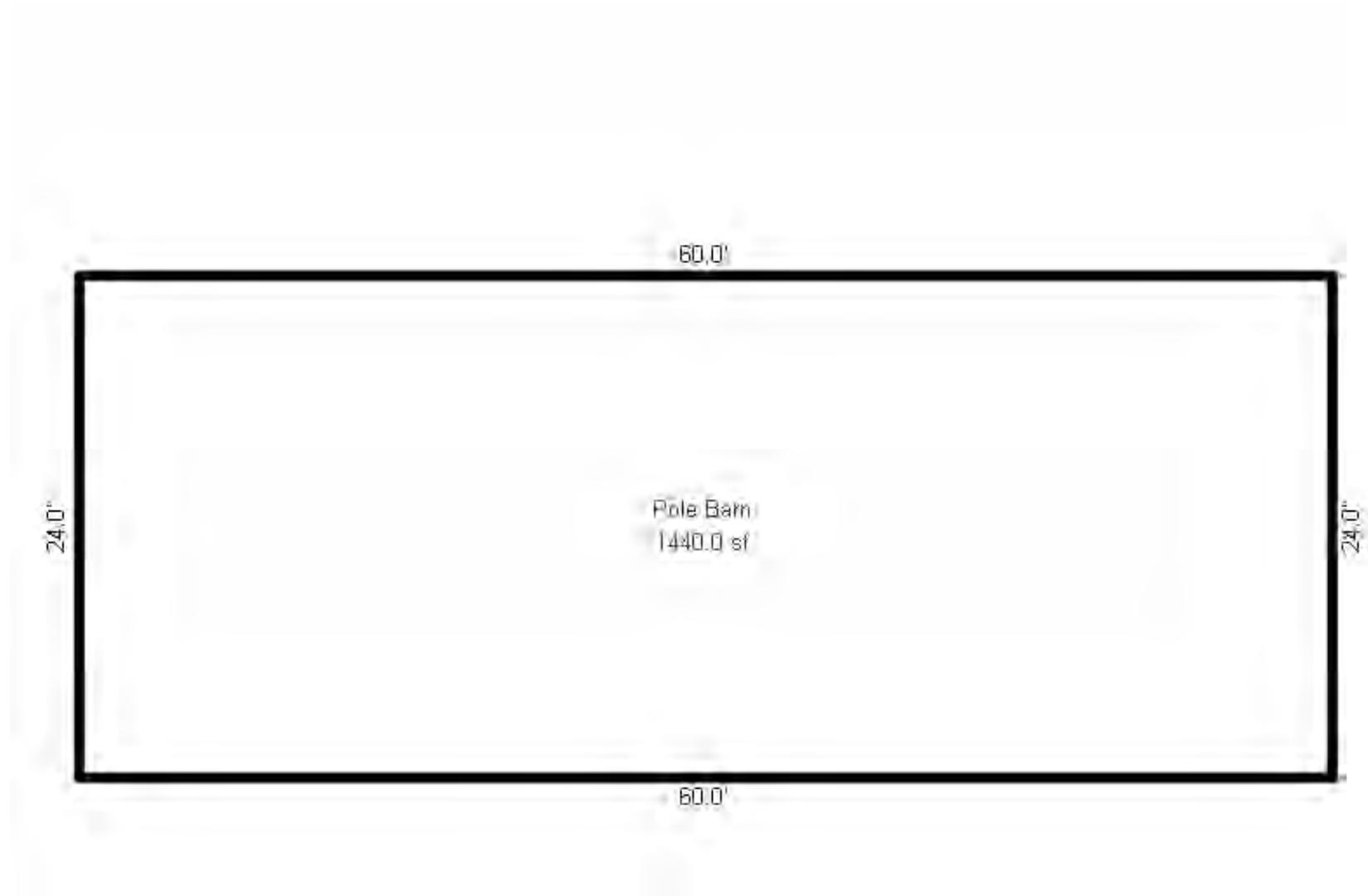
TPC 12/27/2017	INSPECTED	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type	Barn - General Purpose			
Year Built	1960			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 168			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	60 x 24 = 1440			
Cost New	\$ 31,147			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 10,901			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost  Itemized ->  Unit-In-Place ->  Items ->				
E.C.F.	X 0.660			
% Good	35			
Est. True Cash Value	\$ 7,195			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 7195 / All Cards: 7195				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT JAY & MARY LOU	BEERENS SHELD A	0	12/05/2011	QC	21-NOT USED/OTHER	2011-03641	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4040 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/05/2012					
BEEERENS SHELD A 4040 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 102,959 TCV/TFA: 122.57					

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 29 T22N R8W N 212 FT OF E 390 FT OF NE 1/4 OF NE 1/41.8981A.	X			Residentia 1 - 2.99 @\$7000	1.90 Acres	1.90	7000	100		13,300
Comments/Influences				1.90 Total Acres Total Est. Land Value = 13,300						

99 SPLIT FROM 001-00 FOR 00 EXEMPT SPLIT (PA1176) NO DIV RTS  
04 CLASS FROM 101 TO 401 FOR 05 MOVE FV BARN TO 001-00 FOR 06



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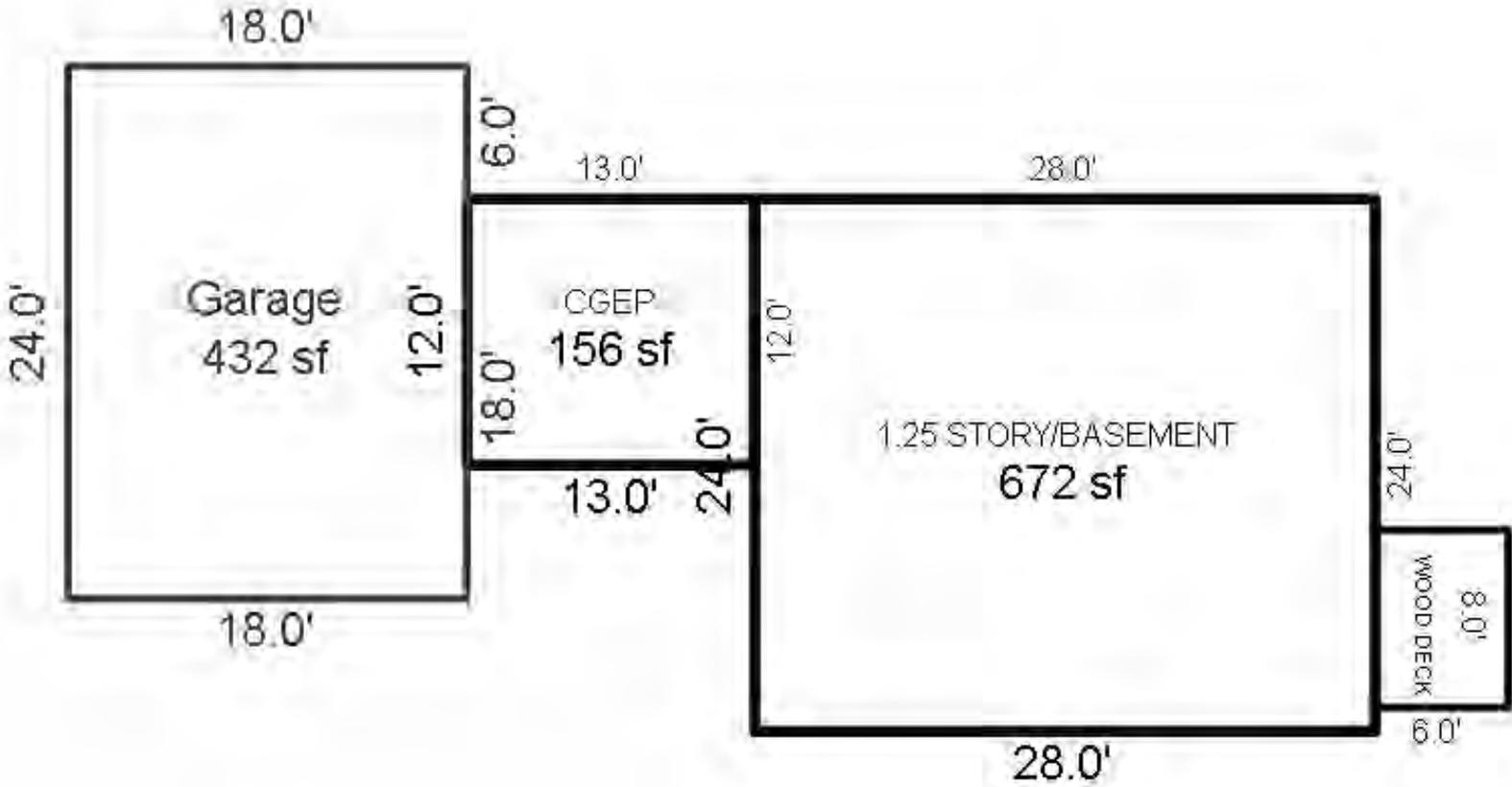
- Public Improvements
- X Dirt Road
- X Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- X Water
- X Sewer
- X Electric
- X Gas
- X Curb
- X Street Lights
- X Standard Utilities
- X Underground Utils.
- Topography of Site
- X Level
- X Rolling
- X Low
- X High
- X Landscaped
- X Swamp
- X Wooded
- 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	6,700	44,800	51,500			32,107C
2023	6,700	43,400	50,100			30,579C
2022	4,800	39,900	44,700			29,123C
2021	5,200	36,500	41,700			28,193C

\*\*\* Information herein deemed reliable 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 156 48	Type CGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 432 % 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: 840 Total Base New : 148,321 Total Depr Cost: 96,408 Estimated T.C.V: 89,659			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 1984				
Yr Built 1984	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts									
Condition: Average		Size of Closets		Lg			X	Ord		Small	Ground Area = 672 SF Floor Area = 840 SF.								
Room List		Doors		Solid	X	H.C.	200 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Building Areas									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation			Size		Cost New	Depr. Cost			
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Many			X	Ave.		Few	1.25 Story Siding			672		108,796	70,718		
(2) Windows		(8) Basement		Basement: 672 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			Total:						
	Many Avg. X Few	Large Avg. Small		8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Plumbing			Average Fixture(s)		1	1,230	799		
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)			Water/Sewer			Water/Sewer			1000 Gal Septic		1	4,550	2,957		
(3) Roof		(10) Floor Support		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Porches			Solar Water Heat			Water Well, 50 Feet		1	2,585	1,680		
X	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:			CGEP (1 Story)			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck		Treated Wood		48	1,690	1,098
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Notes:			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		432	18,295	11,892		
Chimney: Metal				ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			Built-Ins			Appliance Allow.			1		1,934	1,257			
				Totals:			Treated Wood			Totals:			148,321		96,408				

\*\*\* 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.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 182,426					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU 30 - 65 ACRES	40.00 Acres		3900	100		156,000
			40.00 Total Acres		Total Est. Land Value =	156,000

Tax Description	X	Description	Rate	Size % Good	Cash Value
PA 116 1989 SEC 29 T22N R8W SW 1/4 OF NE 1/4. 40 A.	X	Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
Comments/Influences		Water	20.08	632 94	11,930
99 SPLIT 40 AC TO 002-50 FPR 00 (FROM PA116Z) EXEMPT SPLIT	X	Sewer	20.08	768 94	14,496
		Electric	Total Estimated Land Improvements True Cash Value = 26,426		
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Land Improvement Cost Estimates		Description	Rate	Size % Good	Cash Value
		Wood Frame	20.08	632 94	11,930
		Sewer	20.08	768 94	14,496
		Total Estimated Land Improvements True Cash Value =			26,426

Topography of Site		Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling		2024	78,000	13,200	91,200			18,251C
	Low		2023	70,000	12,300	82,300			17,382C
	High		2022	67,000	0	67,000			12,031C
	Landscaped		2021	66,000	0	66,000			11,647C
X	Swamp								
X	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
TPC	04/30/2021	INSPECTED	2024	78,000	13,200	91,200			18,251C
TPC	12/27/2017	INSPECTED	2023	70,000	12,300	82,300			17,382C
			2022	67,000	0	67,000			12,031C
			2021	66,000	0	66,000			11,647C

\*\*\* 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.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST  
 P.R.E. 100% 12/02/1999

Owner's Name/Address: SCHUT MARY LOU TRUST  
 4242 S LACHANCE RD  
 LAKE CITY MI 49651

MAP #: 2024 Est TCV 93,000

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

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

AGRICULTRU 30 - 65 ACRES 20.00 Acres 3900 100 78,000  
 AGRICULTRU INFERIOR 10.00 Acres 1500 100 15,000  
 30.00 Total Acres Total Est. Land Value = 93,000

Tax Description  
 NW 1/4 OF THE NE 1/4 EXCEPT NE 1/4 THERE OF SEC 29 T22N R8W 30A  
 SPLIT ON 04/14/2017 COMPLETED 04/14/2017  
 PARENT PARCEL(S): 009-029-002-50; CHILD PARCEL(S): 009-029-002-90;  
 FORMERLY SEC 29 T22N R8W NW 1/4 OF NE 1/4. 40A.

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

Comments/Influences

PA 116  
 99 SPLIT FOR 002-00 FOR 00 (PA116) EXEMPT SPLIT  
 Split/Comb. on 04/14/2017 completed



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	46,500	0	46,500			9,948C
2023	42,000	0	42,000			9,475C
2022	39,500	0	39,500			9,024C
2021	39,000	0	39,000			8,736C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHUT MARY JAY & MARY LOU	SCHUT MARY LOU TRUST	0	04/20/2017	QC	09-FAMILY	2107-01518	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
4242 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	12/27/2006	20060559	Complete
	P.R.E. 100% 07/22/1994 Qual. Ag.					

Owner's Name/Address	MAP #:
SCHUT MARY LOU TRUST 4242 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 243,854 TCV/TFA: 146.81

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. PA 116 1989 SEC 29 T22N R8W N 1/2 OF SE 1/4 OF NE 1/4 EXC S 416 FT OF E 418 FT THOF. 16.0081A.	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 *						
			AGRICULTRU 8 - 17 Acres	16.00 Acres		3900	100		62,400
			16.00 Total Acres					Total Est. Land Value =	62,400

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



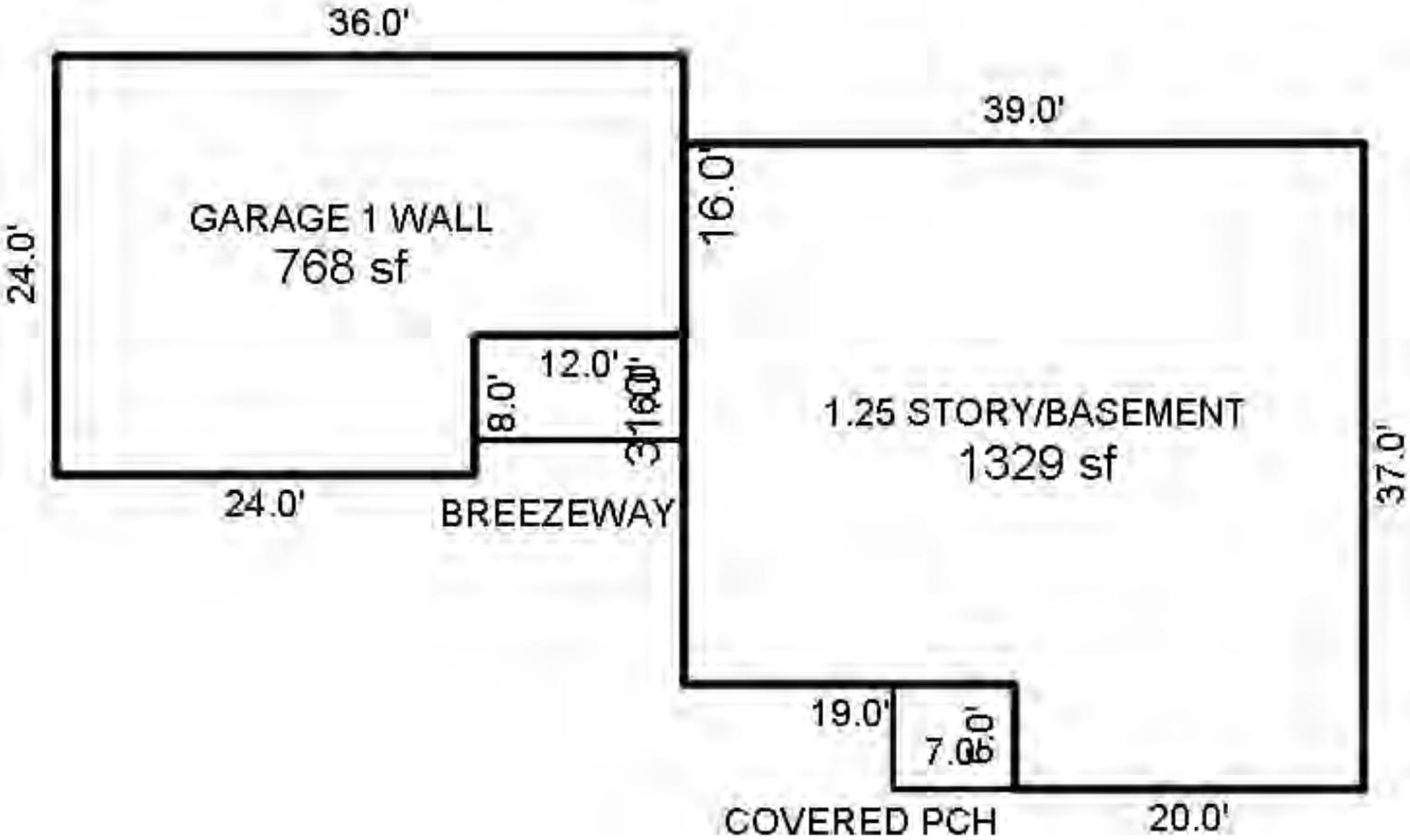
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,200	90,700	121,900			78,525C
2023	28,000	92,600	120,600			74,786C
2022	26,400	77,900	104,300			71,225C
2021	26,400	74,600	101,000			68,950C

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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 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: 1962 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: 0 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Ord		Min					42	CCP (1 Story)			
Building Style: 1.25S		Trim & Decoration		Size of Closets												
Yr Built 1962	Remodeled 0	Ex	X	Ord			Min									
Condition: Average		Lg	X	Ord			Small									
Room List		Doors		Solid	X		H.C.									
	Basement 1st Floor 2nd Floor 4 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	Few Small	Basement: 1329 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(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	Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
(3) Roof		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
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	(10) Floor Support		Lump Sum Items:												
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1329 SF Floor Area = 1661 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1962				
Stories Exterior Foundation Size Cost New Depr. Cost																
1.25 Story Siding Basement 1,329										Total:		219,127		131,475		
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,476		886		
2 Fixture Bath										1		3,108		1,865		
Water/Sewer																
1000 Gal Septic										1		4,864		2,918		
Water Well, 50 Feet										1		2,686		1,612		
Porches																
CCP (1 Story)										42		1,312		787		
Garages																
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																
Base Cost										780		30,615		18,369		
Common Wall: 1/2 Wall										1		-1,343		-806		
Built-Ins																
Appliance Allow.										1		2,766		1,660		
Fireplaces																
Interior 1 Story										1		5,338		3,203		
Exterior 1 Story										1		6,513		3,908		
Breezeways																
Frame Wall										72		4,955		2,973		
Notes:										Totals:		281,417		168,850		
														ECF (101 AGRICULTURE) 0.930 => TCV: 157,031		

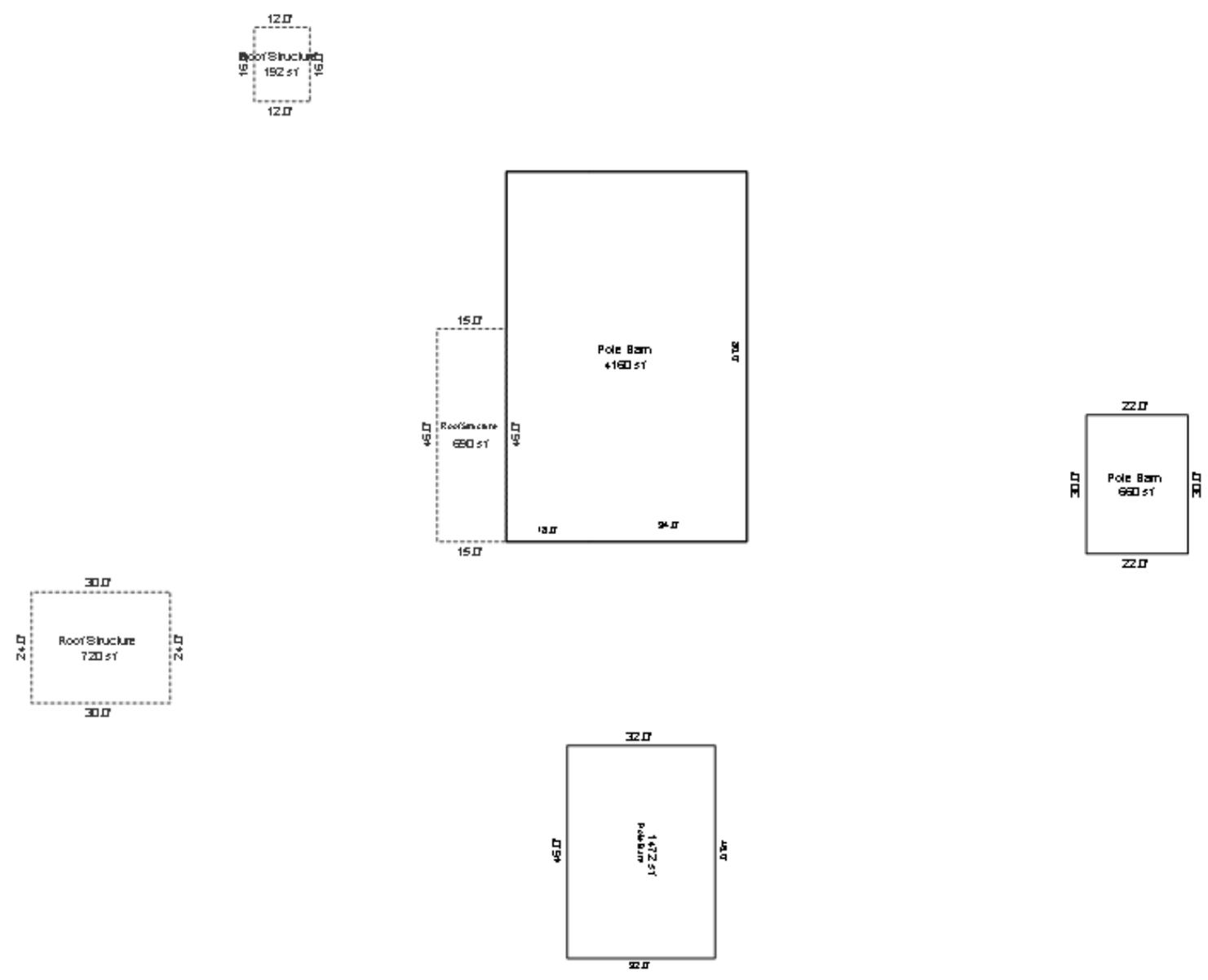
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



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

Building Type	Barn - General Purpose	Utility Lean-Tos	Barn - General Purpose	Barn - General Purpose	Loafing Sheds
Year Built		1975	1976	2007	2018
Class/Construction	D,Pole	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, 196	Lean-To, 122	4 Wall, 156	4 Wall, 104	Lean-To, 66
Height	14	12	8	12	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	80 x 18 = 1440	46 x 15 = 690	46 x 32 = 1472	30 x 22 = 660	18 x 15 = 270
Cost New	\$ 33,538	\$ 5,512	\$ 29,866	\$ 16,335	\$ 2,574
Phy./Func./Econ. %Good	45/100/100 45.0	45/100/100 45.0	45/100/100 45.0	45/100/100 45.0	90/100/100 90.0
Depreciated Cost	\$ 15,092	\$ 2,480	\$ 13,440	\$ 3,675	\$ 2,317
+ 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	45	45	45	45	90
Est. True Cash Value	\$ 9,961	\$ 1,637	\$ 8,870	\$ 2,426	\$ 1,529
Comments:				DRT FLR NO DOORS	
Total Estimated True Cash Value of Agricultural Improvements / This Card: 24423 / All Cards: 24423					

\*\*\* 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.
SCHUT MARY L	SCHUT DUANE JAY	0	12/05/2011	QC	09-FAMILY	2011-03640	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4346 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/07/2012					
SCHUT DUANE JAY 4346 S LACHANCE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 46,812 TCV/TFA: 65.02					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 29 T22N R8W S 416 FT OF E 418 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 3.9919A.	X		* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			<Site Value G> GROUP G 18K					18000 100		18,000
			416 Actual Front Feet, 3.99 Total Acres Total Est. Land Value = 18,000							

Public Improvements	Land Improvement Cost Estimates					
Dirt Road	Description	Rate	Size	% Good	Cash Value	
Gravel Road	D/W/P: 4in Ren. Conc.	6.61	280	0	0	
Paved Road	Residential Local Cost Land Improvements					
Storm Sewer	Description	Rate	Size	% Good	Cash Value	
Sidewalk	LAND IMPROVE 1000	1,000.00	1	95	950	
Water	Total Estimated Land Improvements True Cash Value = 950					
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
X Level	2024	9,000	14,400	23,400			17,107C
Rolling	2023	9,000	15,700	24,700			16,293C
Low	2022	7,500	13,000	20,500			15,518C
High	2021	6,300	11,800	18,100			15,023C
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	2023	9,000	15,700	24,700			16,293C
TPC	04/17/2017	INSPECTED	2022	7,500	13,000	20,500			15,518C
			2021	6,300	11,800	18,100			15,023C

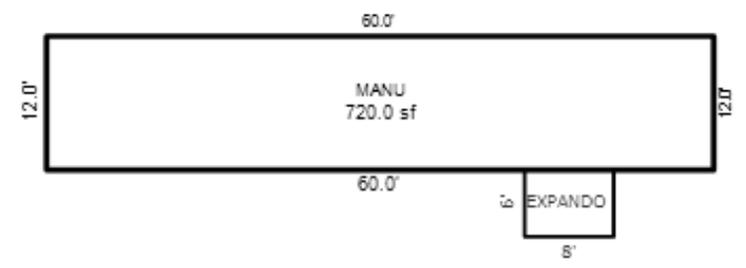
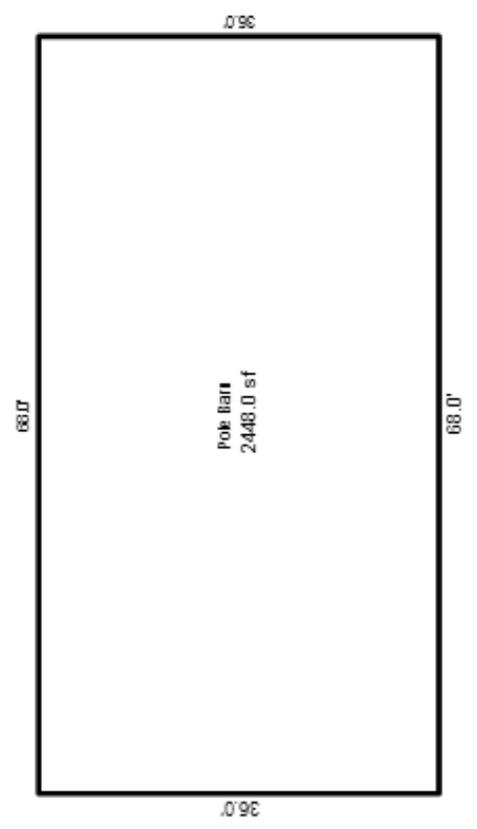
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1988 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: 2448 % 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: Low Effec. Age: 40 Floor Area: Total Base New : 99,506 Total Depr Cost: 34,827 Estimated T.C.V: 27,862			E.C.F. X 0.800		Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											Carport Area: Roof:			
Yr Built 1972	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		X Ex.				Ord.		Min	Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low		Blt 1972		
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Many	X	Ave.		Few	(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						
(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			Type			Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 1			Main Home			Ribbed	Metal	720 48		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Expando			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet					
(3) Roof		(10) Floor Support		Asphalt Shingle Metal			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. Garages Class: D Exterior: Pole (Unfinished) Base Cost					2448	46,732	16,356	
Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.800 => TCv:							99,506	34,827
Chimney: Metal																		
Totals:																		

\*\*\* 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.
DEVRIES RICHARD R & SHARO	SCHUT COLLIN	170,000	06/15/2018	WD	03-ARM'S LENGTH	2018-01979	PROPERTY TRANSFER	100.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	05-CORRECTING TITLE	2017-03432	DEED	0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	09-FAMILY	2016-01444	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Other	02/05/2019	2019-5459	100%

Owner's Name/Address	MAP #:	2024 Est TC	TCV/TFA:	155.09
SCHUT COLLIN 4530 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				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 29 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P45 DESC AS: E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4 EXC N 208 FT THOF & EXC S 66 FT THOF. 3.6863A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		<Site Value G> GROUP G 18K 382 Actual Front Feet, 3.64 Total Acres			18000 100 Total Est. Land Value =	18,000 18,000

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 4in Concrete	6.97	700 0	0
	X		D/W/P: 4in Concrete	6.97	207 0	0
			Residential Local Cost Land Improvements			
			Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 95	2,375
			Total Estimated Land Improvements True Cash Value =			2,375



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

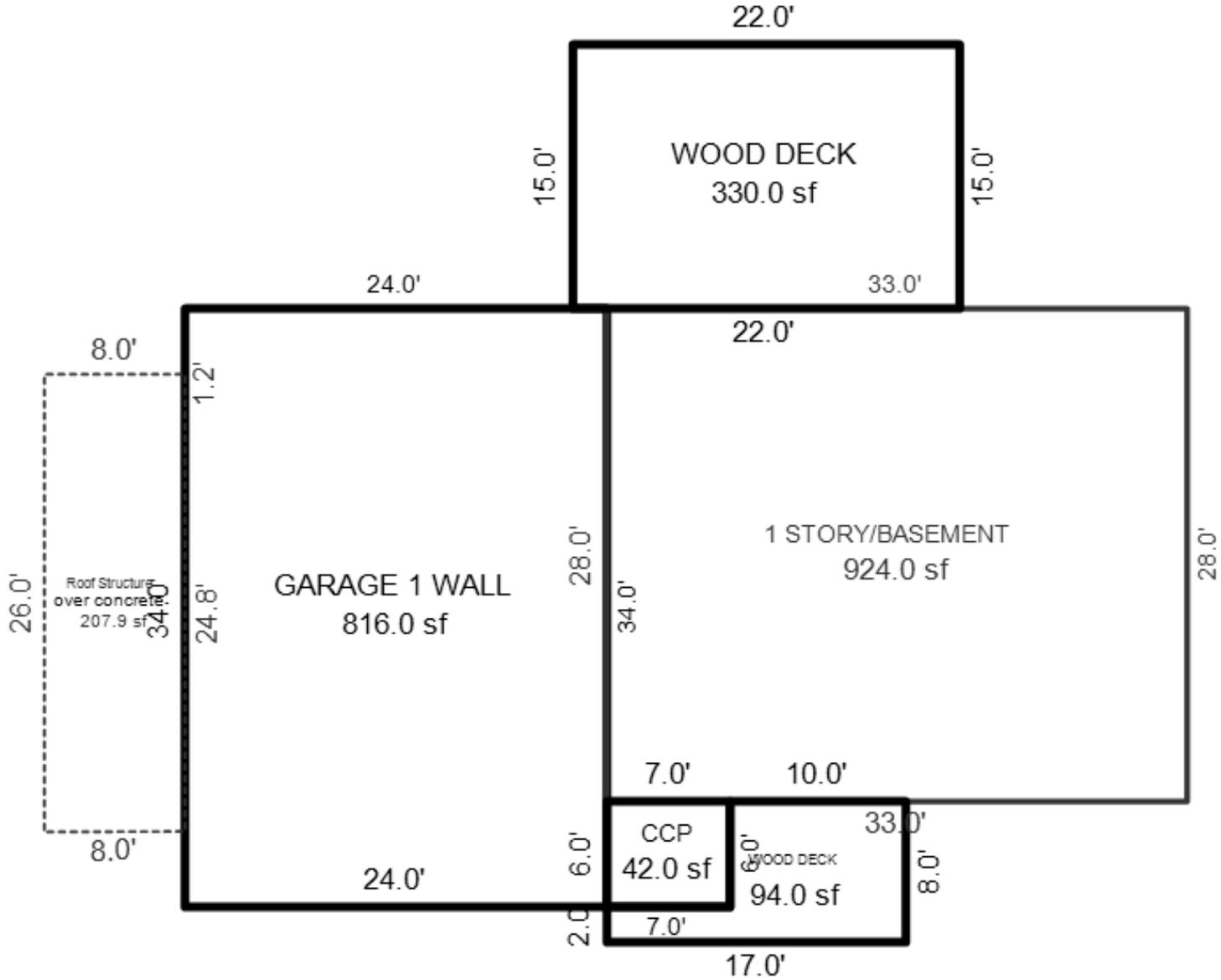
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,000	62,700	71,700			61,307C
2023	9,000	60,000	69,000			58,388C
2022	7,500	55,200	62,700			55,608C
2021	6,300	50,400	56,700			53,832C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 42 330 94 207	Type CCP (1 Story) Treated Wood Treated Wood Roof Cover Onl	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 816 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 924 Total Base New : 203,360 Total Depr Cost: 132,184 Estimated T.C.V: 122,931			E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 924 SF Floor Area = 924 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C		Blt 1973				
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		200 Amps Service			1 Story Siding Basement			Total: 145,990		94,893				
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments							
1	Basement	(5) Floors		No. of Elec. Outlets			Plumbing			Plumbing						
	1st Floor	Kitchen:		Many X Ave. Few			Average Fixture(s)			Average Fixture(s)						
	2nd Floor	Other:		(13) Plumbing			1 3 Fixture Bath			2 Fixture Bath						
2	Bedrooms	Other:		1 2 Fixture Bath			Softener, Auto			Softener, Manual						
(1) Exterior		(6) Ceilings		1 Solar Water Heat			No Plumbing			Water/Sewer						
X	Wood/Shingle Aluminum/Vinyl Brick	X Plaster		1 Extra Toilet			Extra Sink			1000 Gal Septic		3,162				
	Insulation			1 Extra Sink			Separate Shower			Water Well, 50 Feet		1,746				
(2) Windows		(7) Excavation		1 Separate Shower			Ceramic Tile Floor			Porches						
Many	X	Large	Basement: 924 S.F.			Ceramic Tile Wains			CCP (1 Story)		853					
Avg.	X	Avg.	Crawl: 0 S.F.			Ceramic Tub Alcove			Deck							
Few		Small	Slab: 0 S.F.			Vent Fan			Treated Wood		3,741					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		1 1000 Gal Septic			Ceramic Tile Alcove			Treated Wood		1,611				
	Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1 2000 Gal Septic			Vent Fan			w/Roof (Roof portion)		2,254				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		816 31,596 20,537				
	Asphalt Shingle	X Concrete Floor		Public Sewer			Ceramic Tile Floor			Common Wall: 1 Wall		1 -2,686 -1,746				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Water Well			Ceramic Tile Wains			Door Opener		1 547 356				
				1 1000 Gal Septic			Ceramic Tub Alcove			Built-Ins						
				1 2000 Gal Septic			Vent Fan			Appliance Allow.		1 2,766 1,798				
				Lump Sum Items:			Notes:			Totals:		203,360 132,184				
							ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:					122,931				

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

Property Address: S LACHANCE RD  
 Class: AGRICULTURAL-IMPR Zoning: P.R.E. 100% 04/29/2022 Qual. Ag.  
 Building Permit(s): MAP #: 2024 Est TCV 127,197 TCV/TFA: 0.00  
 Date: Number: Status:

Owner's Name/Address: SCHUT DUANE  
 4346 S LACHANCE RD  
 LAKE CITY MI 49651

Tax Description: . SEC 29 T22N R8W S 1/2 OF SE 1/4 OF NE 1/4 EXC E 416 FT THOF. 13.697A.

Comments/Influences: Topography of Site

Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X		Dirt Road								
		Gravel Road								
X		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
Ad-Hoc Unit-In-Place Items				
Description	Rate	Size	% Good	Cash Value
/CI16/YARI/FARAR/BARWOSPTSL	3.10	2000	100	6,200
Total Estimated Land Improvements True Cash Value =				6,200

Year: 2024, 2023, 2022, 2021

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	23,400	40,200	63,600			29,267C
TPC	12/27/2017	INSPECTED	2023	19,200	39,600	58,800			27,874C
			2022	13,700	1,200	14,900			5,952C
			2021	13,700	1,200	14,900			5,762C

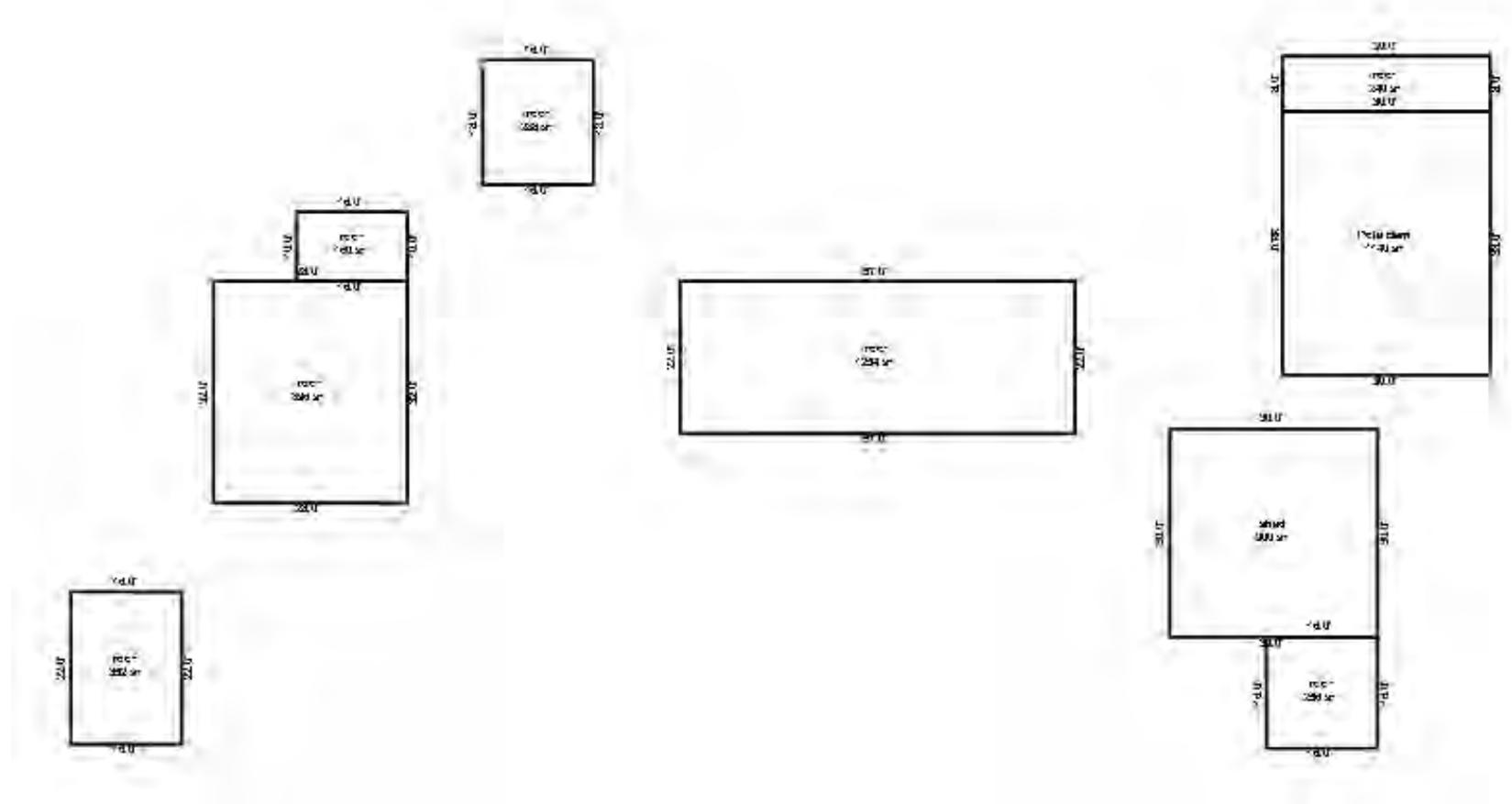


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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 240	Type Roof Cover Onl	Year Built: 2016 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1140 % 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: 8 Floor Area: 0 Total Base New : 26,764 Total Depr Cost: 24,623 Estimated T.C.V: 22,899
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 2016		
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=92/100/100/100/92				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2016		Remodeled 0		Doors			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Plumbing		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		Lg Ord Small		(5) Floors			3 Fixture Bath Deck w/Roof (Roof portion)		Other Additions/Adjustments		Garages		1 -4,646 -4,274		
Room List		Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			Solar Water Heat Class: C Exterior: Pole (Unfinished) Base Cost		Plumbing		1140 27,508 25,307			
Basement		(5) Floors			(7) Excavation			Notes:		Plumbing		Totals: 26,764 24,623			
1st Floor		Kitchen: Other: Other:			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 22,899		Plumbing					
2nd Floor		Kitchen: Other: Other:			(8) Basement					Plumbing					
Bedrooms		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish					Plumbing					
(1) Exterior		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support					Plumbing					
Wood/Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:					Plumbing					
Aluminum/Vinyl		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Wood Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Metal Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Vinyl Sash		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Double Hung		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Horiz. Slide		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Casement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Double Glass		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Patio Doors		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Gable		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Hip		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)								Plumbing					

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



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

Building Type	Loafing Sheds	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose
Year Built	2012	2012	2000	2000	2012
Class/Construction	D,Pole	D,Pole	D,Pole	D,Pole	C
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	No-Wall, 193	No-Wall, 120	No-Wall, 120	No-Wall, 68	No-Wall, 76
Height	10	10	10	10	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	57 x 220 = 12540	30 x 30 = 900	32 x 28 = 896	18 x 16 = 288	22 x 16 = 352
Cost New	\$ 31,225	\$ 15,210	\$ 15,169	\$ 6,065	\$ 6,202
Phy./Func./Econ. %Good	80/100/100 80.0	80/100/100 80.0	60/100/100 60.0	60/100/100 60.0	60/100/100 60.0
Depreciated Cost	\$ 24,980	\$ 12,168	\$ 9,101	\$ 3,639	\$ 3,721
+ Unit-In-Place Items	\$ 0	\$ 942	\$ 589	\$ 0	\$ 0
Description, Size X Rate X %Good = Cost Itemized ->  Unit-In-Place ->  Items ->		/A22/UOACL, 256 X 2.59 X 100 = 942	/A22/UOACL, 160 X 2.59 X 100 = 589		
E.C.F.	X 0.930	X 0.930	X 0.930	X 0.930	X 0.930
% Good	80	80	60	60	60
Est. True Cash Value	\$ 23,231	\$ 12,192	\$ 9,012	\$ 3,384	\$ 3,461
Comments:	DOES NOT APPEAR ON 6/201	SOUTH, WHITE ROOF ADJ NE	WEST END OF TURN AROUND	END OF TURN AROUND EAST S	SW PARCEL BOUNDARY
Total Estimated True Cash Value of Agricultural Improvements / This Card: 51280 / All Cards: 51280					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CURTIS ERVIN L JR & CURTI	PHELPS ROGER L & JEANETTE	23,305	05/26/2017	WD	16-LC PAYOFF	2017-01757	PROPERTY TRANSFER	0.0
CURTIS SCHOENMAKER JANET	CURTIS ERVIN L JR	24,000	11/02/2011	WD	16-LC PAYOFF	2011-03381	PROPERTY TRANSFER	0.0
CURTIS ERVIN L JR & KAREN	PHELPS ROGER L & JEANETTE	23,305	07/01/2011	LC	16-LC PAYOFF	2011-03299 LC	PROPERTY TRANSFER	100.0
SCHOENMAKER JANET R (CURT	CURTIS ERVIN L JR	24,000	05/15/2006	LC	09-FAMILY	06-0/2961	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4448 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Addition	05/08/1984	1984-3221	100%
	P.R.E. 100% 11/01/2011					

Owner's Name/Address	MAP #:
PHELPS JEANETTE D 4448 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 120,839 TCV/TFA: 79.50

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	208.00	416.00	0.9902	1.0099	90	100		18,720
			208 Actual Front Feet, 1.99 Total Acres							Total Est. Land Value =	18,720

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
. SEC 29 T22N R8W N 208 FT OF E 416 FT OF S 1/2 OF SE 1/4 OF NE 1/4. 1.9864 A.	X	Dirt Road	Wood Frame	23.11	168	50	1,941
		Gravel Road	Total Estimated Land Improvements True Cash Value =				1,941
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric					
		Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

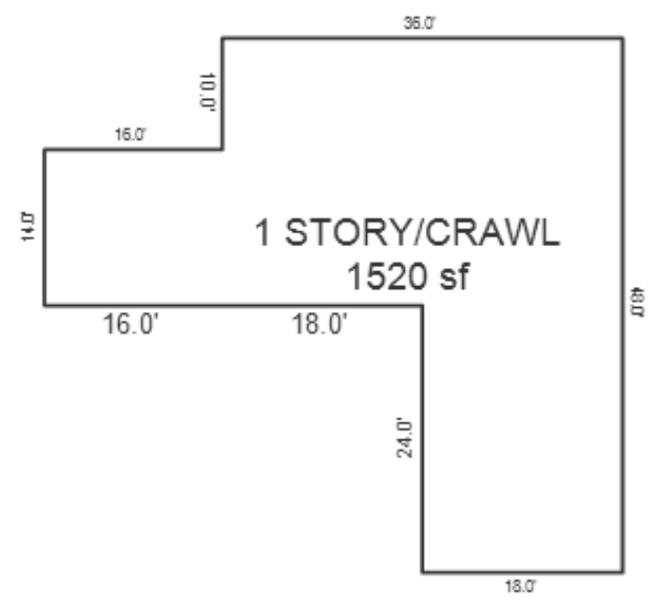
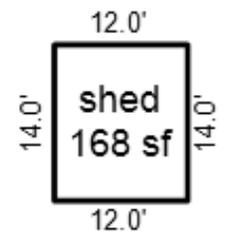
Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	9,400	51,000	60,400			26,214C
		Rolling	2023	7,300	44,400	51,700			24,966C
		Low	2022	5,200	40,800	46,000			23,778C
		High	2021	4,200	37,200	41,400			23,019C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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





6/2023 shed demo encroachment

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVRIES RICHARD R & SHARO	SCHUT COLLIN	170,000	06/15/2018	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	05-CORRECTING TITLE	2017-03432	DEED	0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	10/31/2017	AFF	05-CORRECTING TITLE	2017-03432	DEED	0.0
DEVRIES RICHARD R & SHARO	DEVRIES RICHARD R & SHARO	0	04/18/2016	QC	09-FAMILY	2016-01444	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4530 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Pole Barn		01/04/2011	2011-0002	100%
	P.R.E. 100% 07/02/2018					

Owner's Name/Address	MAP #:
SCHUT COLLIN 4530 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 49,827 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
Public Improvements		* Factors *
Description Frontage Depth Front Depth Rate %Adj. Reason		Value
<Site Value B> GROUP B 10K		10000 100
106 Actual Front Feet, 0.81 Total Acres		Total Est. Land Value = 10,000

Tax Description  
 . SEC 29 T22N R8W S66 FT OF THE E 416 FT OF SE 1/4 OF NE 1/4 & N 40 FT OF E 200 FT OF N 1/2 OF SE 1/4 .814A.

Comments/Influences  
 347 SQ FT FV CABIN

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

Topography of Site

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



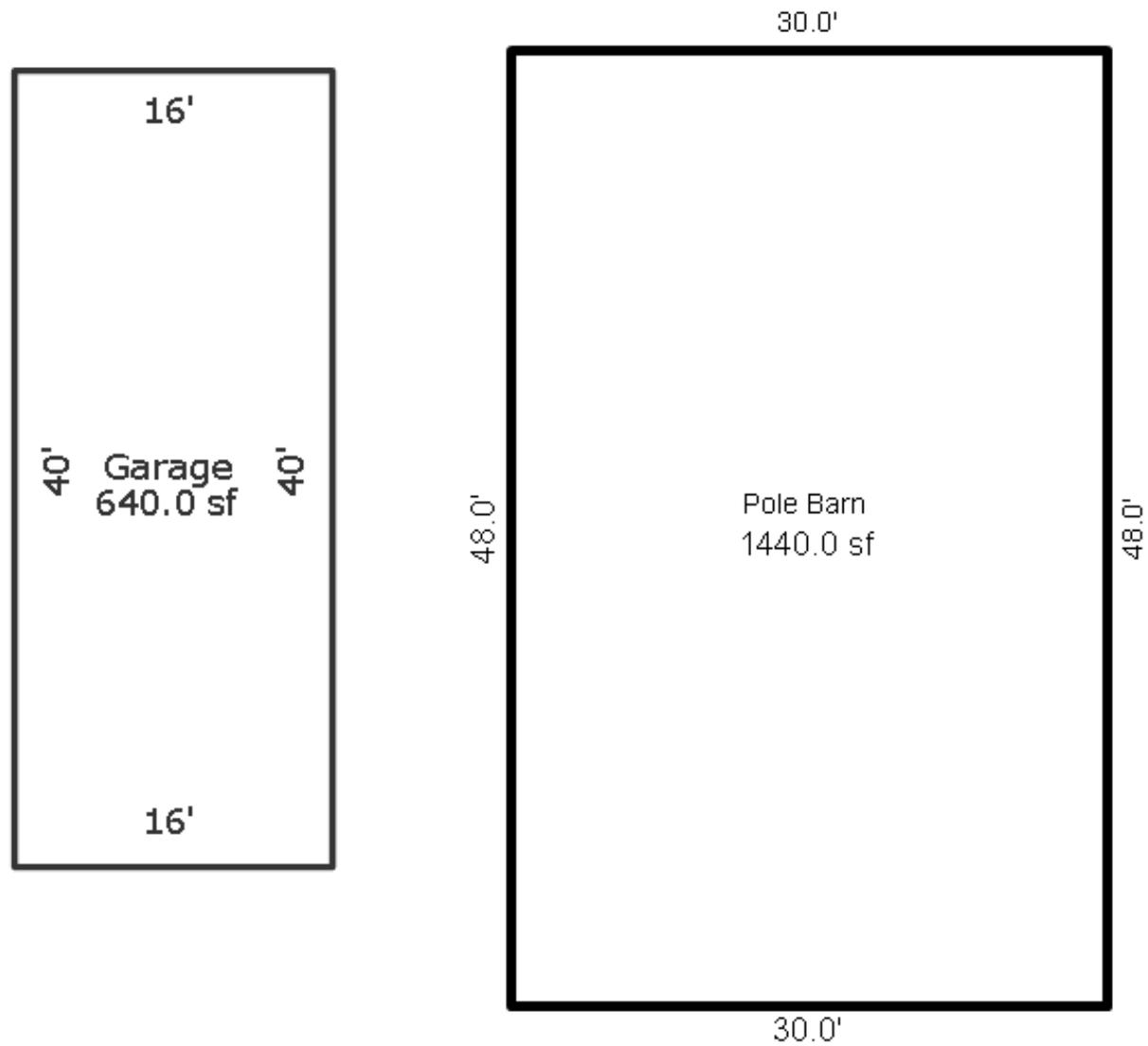
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	5,000	19,900	24,900			21,297C
TPC	12/27/2017	INSPECTED	2023	4,000	19,300	23,300			20,283C
TPC	05/02/2016	INSPECTED	2022	3,500	17,700	21,200			19,318C
TPC	06/21/2011	INSPECTED	2021	3,000	17,100	20,100			18,701C

\*\*\* Information herein deemed reliable 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: 1993 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: 1440 % 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: 20 Floor Area: 0 Total Base New : 57,402 Total Depr Cost: 42,825 Estimated T.C.V: 39,827			E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace	(12) Electric	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=80/100/100/100/80 Building Areas				Cls CD	Blt 1993		
Yr Built 1993 201	Remodeled 0	Ex	X	Ord		Min	0	Amps Service	No./Qual. of Fixtures							
Condition: Average		Size of Closets		Lg	X	Ord		Small	Ex.	X	Ord.		Min			
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many	X	Ave.		Few	(13) Plumbing							
(1) Exterior		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			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Door Opener 2 970 776 Base Cost 1440 46,109 36,887 Class: D Exterior: Pole (Unfinished) Base Cost 640 13,888 6,944 No Concrete Floor 640 -3,565 -1,783 Totals: 57,402 42,825							
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(6) Ceilings		No. of Elec. Outlets			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Lump Sum Items:											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Chimney: Brick											
X	Asphalt Shingle	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.
CADILLAC REAL ESTATE & DE	MALOTT SCOTT W & COURTNEY	320,000	09/03/2021	WD	03-ARM'S LENGTH	2021-03019	DEED	100.0

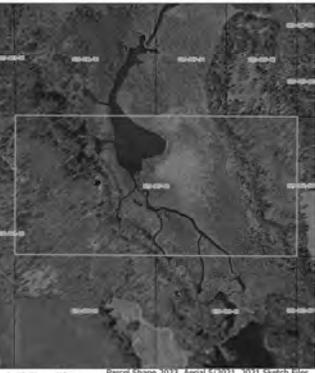
Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
X SEELEY RD						
Owner's Name/Address	School: MCBAIN RURAL AGR SCHOOL DIST					
MALOTT SCOTT W & COURTNEY D 6118 BUXTON DR WEST BLOOMFIELD MI 48322	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 236,365 TCV/TFA: 328.28					

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 29 T22N R8W N 1/2 OF NW 1/4. 80 A.				Residentia PARTOF>80@\$2800	50.00 Acres		2800	100	140,000
Comments/Influences				Residentia INFERIOR@\$1400	30.00 Acres		1400	100	42,000
				80.00 Total Acres			Total Est. Land Value =		182,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
120 ACRES OF BEAUTIFUL UP NORTH MICHIGAN! THE PERFECT HUNTING CAMP! ABUNDANT IN WILDLIFE AND BEAUTIFUL VIEWS! THIS PROPERTY HAS A RUSTIC CABIN ON THE PROPERTY POWERED BY A GENERATOR. ENJOY YOUR SUMMER EVENINGS ON THE LARGE FRONT DECK! THIS PIECE OF LAND IS FILLED WITH HARDWOOD TREES, PINE TREES SCATTERED THROUGHOUT, AND A PRIVATE LAKE! IF YOU ARE LOOKING FOR YOUR UP NORTH GET-AWAY LOOK NO FURTHER!		Dirt Road				
		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
	X	Electric	Fencing: Wd, Solid, 6 ft.	26.88	12 50	161
		Gas	Fencing: Wd, Solid, 6 ft.	26.88	24 50	322
		Curb	Total Estimated Land Improvements			483

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	91,000	27,200	118,200			115,652C
X Low	2023	96,000	27,000	123,000			110,145C
X High	2022	80,000	24,900	104,900			104,900S
Landscaped	2021	80,000	22,800	102,800			65,655C

120 ACRES OF BEAUTIFUL UP NORTH MICHIGAN! THE PERFECT HUNTING CAMP! ABUNDANT IN WILDLIFE AND BEAUTIFUL VIEWS! THIS PROPERTY HAS A RUSTIC CABIN ON THE PROPERTY POWERED BY A GENERATOR. ENJOY YOUR SUMMER EVENINGS ON THE LARGE FRONT DECK! THIS PIECE OF LAND IS FILLED WITH HARDWOOD TREES, PINE TREES SCATTERED THROUGHOUT, AND A PRIVATE LAKE! IF YOU ARE LOOKING FOR YOUR UP NORTH GET-AWAY LOOK NO FURTHER!

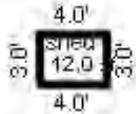
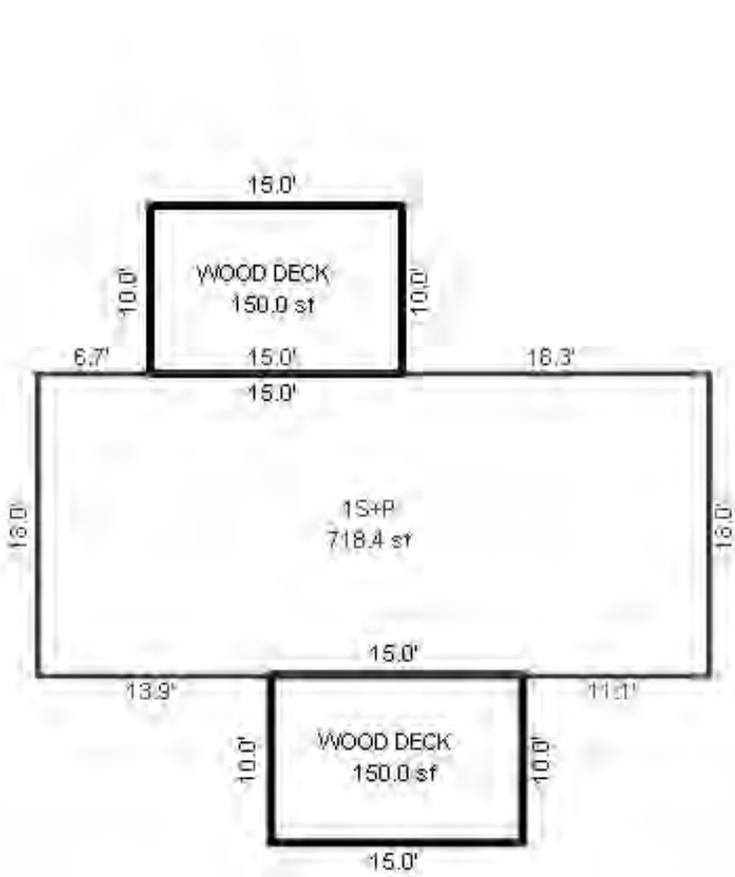


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

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 150 150	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:	150	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: No Heating/Cooling Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls D Blt 0				
Duplex		Drywall Paneled		No./Qual. of Fixtures			0 Amps Service		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
A-Frame		Plaster Wood T&G		Ex. Ord. Min			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		Deck		Treated Wood 150 3,276 2,129 Treated Wood 150 3,276 2,129 Fireplaces Wood Stove 1 1,779 1,156 Local Cost Items GENERATOR 1 1 1 *				
Wood Frame		Trim & Decoration		No. of Elec. Outlets			(13) Plumbing		Other Additions/Adjustments		Total: 74,042 48,128				
Building Style: 1S		Ex Ord Min		Many Ave. Few			(14) Water/Sewer		Water/Sewer		1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624				
Yr Built 0		Size of Closets		Lg Ord Small			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Deck		Treated Wood 150 3,276 2,129 Treated Wood 150 3,276 2,129 Fireplaces Wood Stove 1 1,779 1,156 Local Cost Items GENERATOR 1 1 1 *				
Remodeled 0		Doors Solid H.C.		(12) Electric			Lump Sum Items:		Notes:		Totals: 89,135 57,938				
Condition: Average		(5) Floors		Kitchen: Other: Other:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		53,882				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings											
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
Wood/Shingle Aluminum/Vinyl Brick		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
Insulation		(9) Basement Finish													
(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		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
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.
CADILLAC REAL ESTATE & DE	MALOTT SCOTT W & COURTNEY	320,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03019	DEED	100.0

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

School: MCBAIN RURAL AGR SCHOOL DIST  
 P.R.E. 0%  
 MAP #:

Owner's Name/Address: MALOTT SCOTT W & COURTNEY D  
 6118 BUXTON DR  
 WEST BLOOMFIELD MI 48322  
 2024 Est TCV 112,995

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
Residentia PARTOF	>80	\$2800	40.00	Acres	2800	100		112,000
40.00 Total Acres Total Est. Land Value =								112,000

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.10	24	50	373
Wood Frame	31.10	40	50	622
Total Estimated Land Improvements True Cash Value =				995

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

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

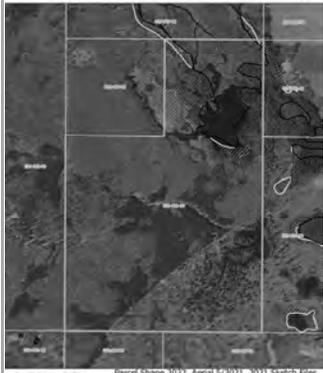


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	56,000	500	56,500			44,541C
		TPC 04/30/2021 INSPECTED	2023	48,000	500	48,500			42,420C
		TPC 05/27/2019 INSPECTED	2022	40,000	400	40,400			40,400S
		TPC 12/27/2017 INSPECTED	2021	40,000	400	40,400			34,983C

\*\*\* 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			
X SEELEY RD		School: MCBAIN RURAL AGR		SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:									
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			* Factors *								
Taxpayer's Name/Address		X Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
STATE		Gravel Road			Residentia 121 - 300@		2600	200.00	Acres	2600	100		520,000
		Paved Road					200.00		Total Acres	Total Est. Land Value =		520,000	
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
Tax Description		Topography of Site											
. SEC 29 T22N R8W SE 1/4 OF NW 1/4; AND SW 1/4. 200 A.		X Level											
Comments/Influences		X Rolling											
		Low											
		High											
		Landscaped											
		X Swamp											
		X Wooded											
		X Pond											
		Waterfront											
		Ravine											
		X Wetland											
		Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 04/30/2021 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT		
		TPC 12/27/2017 INSPECTED			2022	0	0	0			0		
		TPC 03/14/2016 INSPECTED			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.															
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	08/06/2020	QC	09-FAMILY	2020-02292	PROPERTY TRANSFER	50.0															
LAGALO JENNIE	LAGALO JENNIE	0	08/06/2020	QC	09-FAMILY	2020-02293	PROPERTY TRANSFER	0.0															
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	0	07/02/2020	QC	09-FAMILY	2020-01963	DEED	100.0															
OVERSTREET STEVEN E	HOLDSHIP MARK R & ANGIE E	200,000	06/12/2020	WD	03-ARM'S LENGTH	2020-01638	PROPERTY TRANSFER	100.0															
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status													
4520 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST																					
Owner's Name/Address		P.R.E. 100% 08/06/2020																					
LAGALO JENNIE 5160 S LACHANCE RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 279,267 TCV/TFA: 349.08																			
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																	
. SEC 29 T22N R8W N 1/2 OF SE 1/4 & SW 1/4 OF SE 1/4 EXC N40 FT OF E 200 FT OF N 1/2 OF SE 1/4. 119.8163 A.		X		Public Improvements		* Factors *																	
Comments/Influences		X		Dirt Road		Description		Frontage		Depth		Front		Depth		Rate		%Adj.		Reason		Value	
		X		Gravel Road		Residentia 66 - 120		\$2800		38.82 Acres		2800		100								108,685	
		X		Paved Road		Residentia INFERIOR@\$1400		80.00 Acres		1400		100		LTD ACCESS WEST OF POWER LIN								0	
		X		Storm Sewer		Residentia ROAD @ ZERO		1.00 Acres		0		100										0	
		X		Sidewalk				119.82 Total Acres						Total Est. Land Value =								220,685	
		X		Water Sewer		Land Improvement Cost Estimates																	
		X		Electric		Description		Rate		Size		% Good		Cash Value									
		X		Gas		Wood Frame		20.87		160		50		1,669									
		X		Curb		Total Estimated Land Improvements								True Cash Value =								1,669	
		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		110,300		29,300		139,600						124,472C	
		X		TPC 04/30/2021		INSPECTED				2023		102,600		28,300		130,900						118,545C	
		X		TPC 03/10/2020		INSPECTED				2022		86,800		26,100		112,900						112,900S	
		X		TPC 12/27/2017		INSPECTED				2021		86,800		23,800		110,600						110,600S	

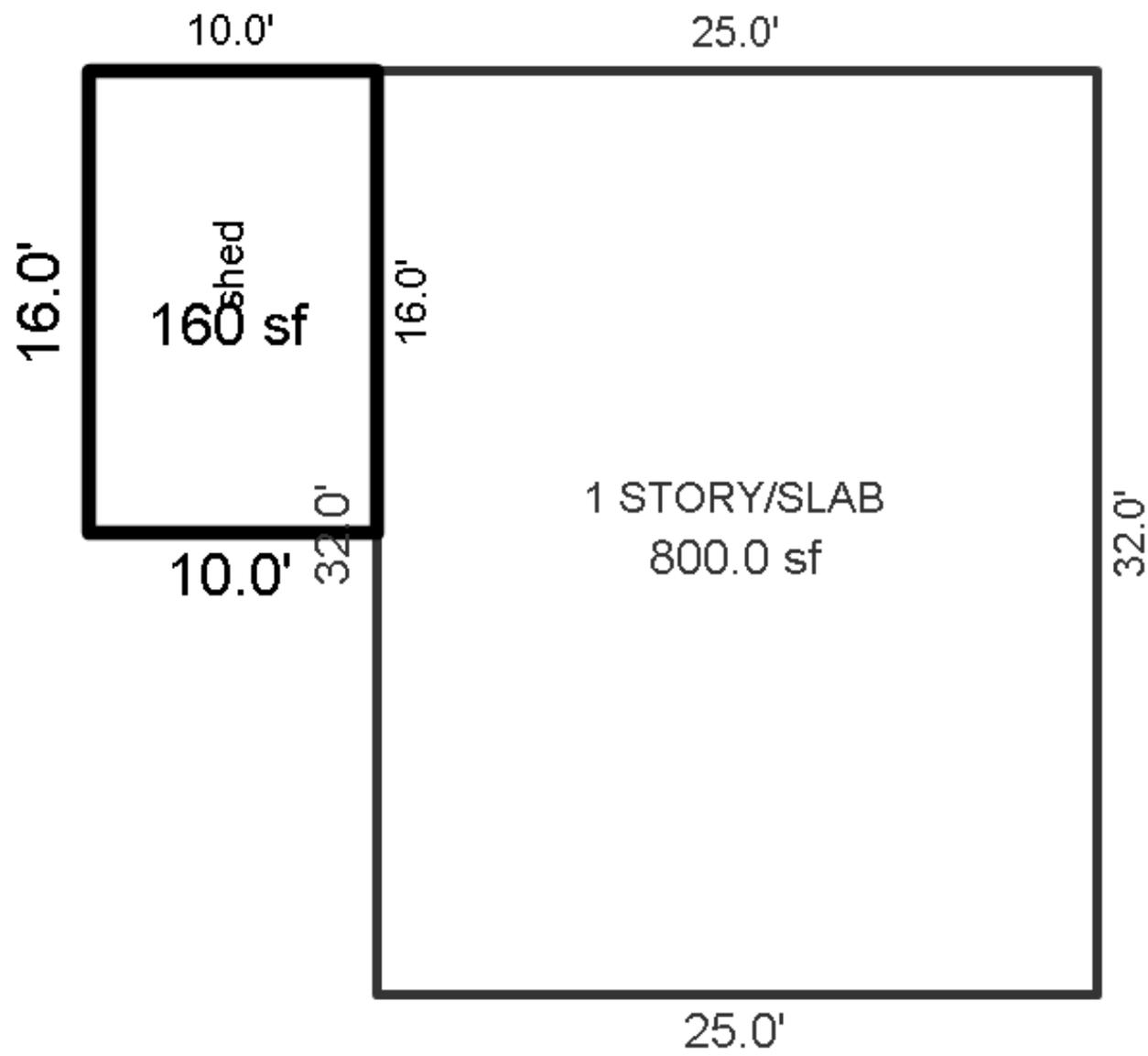


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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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		Central Air Wood Furnace		Class: D Effec. Age: 40 Floor Area: 800 Total Base New : 101,994 Total Depr Cost: 61,196 Estimated T.C.V: 56,913		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 1971									
Yr Built 1971	Remodeled 0	Ex	Ord		X	Min	200 Amps Service		(11) Heating System: Electric Baseboard		Ground Area = 800 SF		Floor Area = 800 SF.									
Condition: Average		Size of Closets			Lg	Ord	X	Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Building Areas		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
Room List		Doors	Solid	X	H.C.	(12) Electric		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	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		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 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		Ave.	X	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		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 800 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 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913						
(2) Windows		Many Avg. Few	X	Large Avg. Small	(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:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 1000 Gal Septic 1 2000 Gal Septic		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913								
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913										
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		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913										
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		56,913										

\*\*\* 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: S LACHANCE RD  
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 04/21/2003  
 Building Permit(s): MAP #: 2024 Est TCV 24,078  
 Date: Number: Status:

S LACHANCE RD School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: SUTTON LOUIS  
 5010 S LACHANCE RD  
 LAKE CITY MI 49651

2024 Est TCV 24,078

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 198.001320.00 1.0025 1.3478 90 100 24,078

198 Actual Front Feet, 6.00 Total Acres Total Est. Land Value = 24,078

Tax Description: . SEC 29 T22N R8W S 198 FT OF SE 1/4 OF SE 1/4. 6A.

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,000	0	12,000			6,363C
2023	9,400	0	9,400			6,060C
2022	8,400	0	8,400			5,772C
2021	7,400	0	7,400			5,588C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRAINERD RICKY R	BRAINERD RICKY R & DELLA	0	10/21/2004	QC	21-NOT USED/OTHER	04-0/4385	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4900 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	09/28/2006	20060325	Complete
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:
BRAINERD RICKY R & DELLA L 4900 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 203,441 TCV/TFA: 153.66

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 18 -29 @\$3000 29.83 Acres 3000 100 89,490
			29.83 Total Acres Total Est. Land Value = 89,490

Tax Description	X	Land Improvement Cost Estimates
. SEC 29 T22N R8W SE 1/4 OF SE 1/4 EXC BEG 621 FT N OF SE COR, TH W 309 FT, N 293 1/2 FT, E 309 FT, S 293 1/2 FT & EXC N 405.5 FT OF E 224 FT THOF & EXC S 198 FT THOF. 29.8302A.	X	Description Rate Size % Good Cash Value
		Wood Frame 17.91 1340 25 6,000
		Total Estimated Land Improvements True Cash Value = 6,000

Comments/Influences	X	Electric
14X65 FV MH, W/10X65 SBA VERY LITTLE VALUE.	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.



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

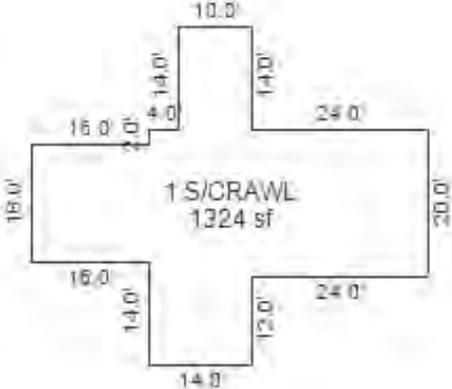
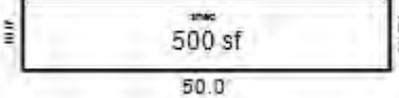
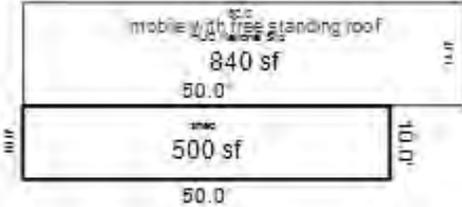
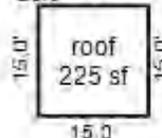
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	44,700	57,000	101,700			52,847C
2023	38,800	55,100	93,900			50,331C
2022	29,800	57,600	87,400			47,935C
2021	26,800	52,700	79,500			46,404C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 225 468	Type Roof Cover Onl Roof Cover Onl	Year Built: 2006 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: 1440 % 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: 45 Floor Area: 1,324 Total Base New : 211,048 Total Depr Cost: 116,077 Estimated T.C.V: 107,951		E.C.F. X 0.930		Bsmnt Garage:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1324 SF Floor Area = 1324 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls D		Blt 1972			
Yr Built 1972	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas		Size 1,324		Cost New 137,035		Depr. Cost 75,369		
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			Stories 1 Story		Foundation Crawl Space		Total: 137,035		75,369	
Room List		Doors	Solid	X	H.C.	Lump Sum Items:			Other Additions/Adjustments		Average Fixture(s) 1		1,025		564		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Plumbing		Average Fixture(s) 1		4,263		2,345	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X Ave.			(13) Plumbing		Solar Water Heat 1000 Gal Septic Water Well, 50 Feet		1,025		564	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1324 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		1		1,025		564	
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water/Sewer		1		4,263		2,345	
X	Many Avg. X Few	Large Avg. X Small		Basement: 0 S.F. Crawl: 1324 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Water/Sewer		1		4,263		2,345	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer		1		4,263		2,345	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water/Sewer		1		4,263		2,345	
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Water/Sewer		1		4,263		2,345	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water/Sewer		1		4,263		2,345	
Chimney: Metal		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water/Sewer		1		4,263		2,345	
Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 107,951																	

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

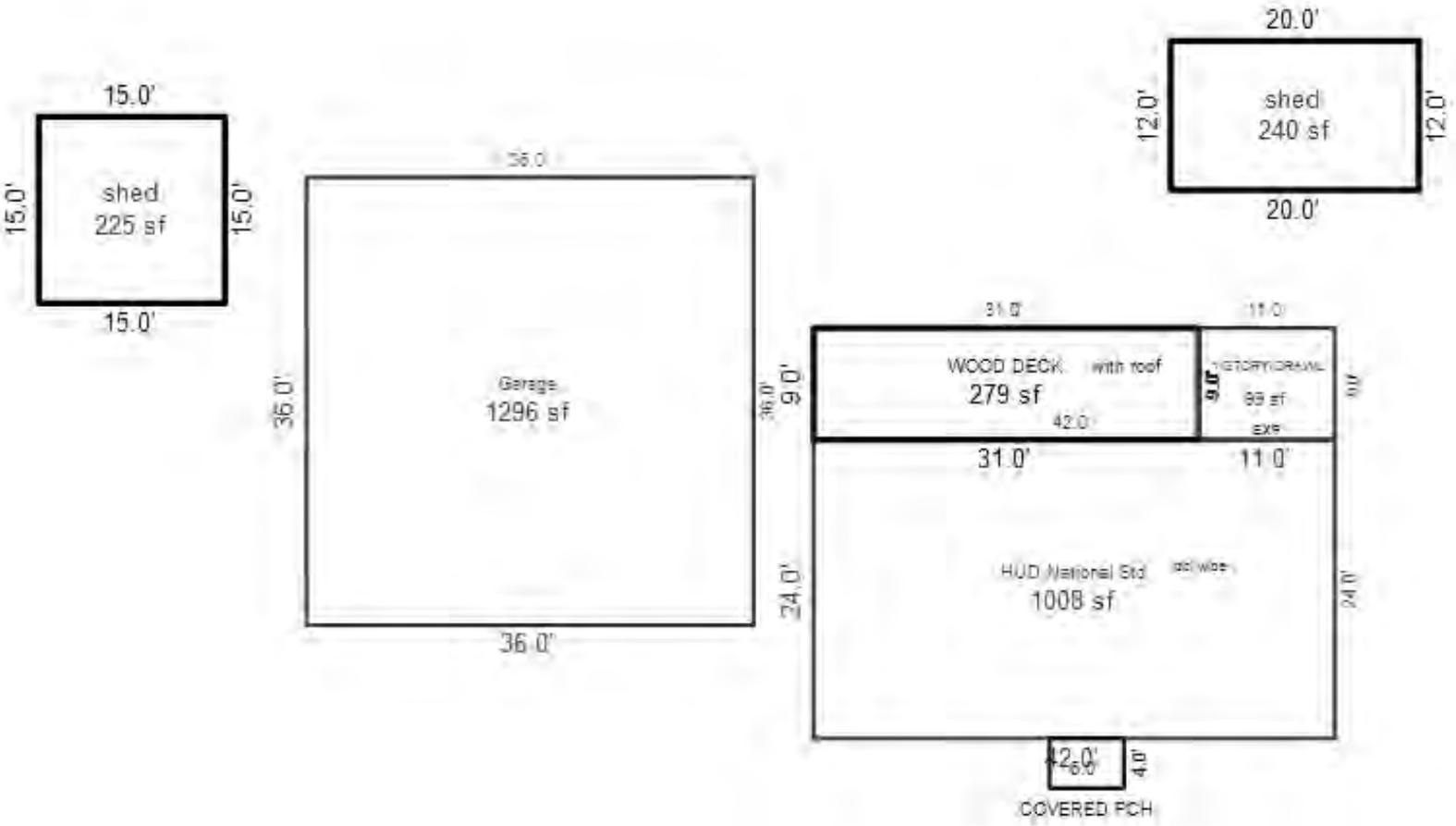


\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																											
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 279	Type Treated Wood	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1296 % Good: 0 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,107 Total Base New : 179,747 Total Depr Cost: 134,808 Estimated T.C.V: 101,106		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 1995																											
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	0 Amps Service			Ground Area = 1107 SF		Floor Area = 1107 SF.																													
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																			
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story		Siding		Piers		Slab		1,008																							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1 Average Fixture(s)		1 Story		Siding		Slab		99		Total:		119,853		89,890																	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		Built-Ins		Appliance Allow.		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		1296		41,498		31,123	
X	Wood/Shingle Aluminum/Vinyl Brick  Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 99 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			1000 Gal Septic		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		101,106																			
(2) Windows		Many		X	Large		(13) Plumbing			Plumbing		Average Fixture(s)		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		Built-Ins		Appliance Allow.		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		1296		41,498		31,123			
X	Avg.		X	Avg.	Small		(14) Water/Sewer			Plumbing		Average Fixture(s)		Water/Sewer		1000 Gal Septic		Water Well, 100 Feet		Deck		Treated Wood		Built-Ins		Appliance Allow.		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		1296		41,498		31,123			
	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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		101,106																									
(3) Roof		(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			Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		101,106																									
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:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		101,106																									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		101,106																											
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		101,106																											

\*\*\* 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.
BINGHAM ARTHUR D & CHERYL	GEERS JACK D & JANET L	70,000	08/05/2022	WD	31-SPLIT IMPROVED	2022-02517	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
4774 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GEERS JACK D & JANET L 4774 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 39,201 TCV/TFA: 40.00					

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 29 T22N R8W S 1/2 OF E 224 FT OF N 405 1/2 FT OF SE 1/4 OF SE 1/4. 1.0426 A A. SPLIT ON 07/29/2022 FROM 009-029-012-00; Comments/Influences Split/Comb. on 07/29/2022 completed 07/29/2022 TIM ; Parent Parcel(s): 009-029-012-00; Child Parcel(s): 009-029-012-50; -----	Dirt Road		A 200' @ 90/FF	202.75	224.00	0.9966	0.8651	90	100	15,731
	Gravel Road		203 Actual Front Feet, 1.04 Total Acres Total Est. Land Value = 15,731							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,900	11,700	19,600			19,600S
2023	6,100	12,800	18,900			18,900S
2022	0	0	0			0
2021	0	0	0			0

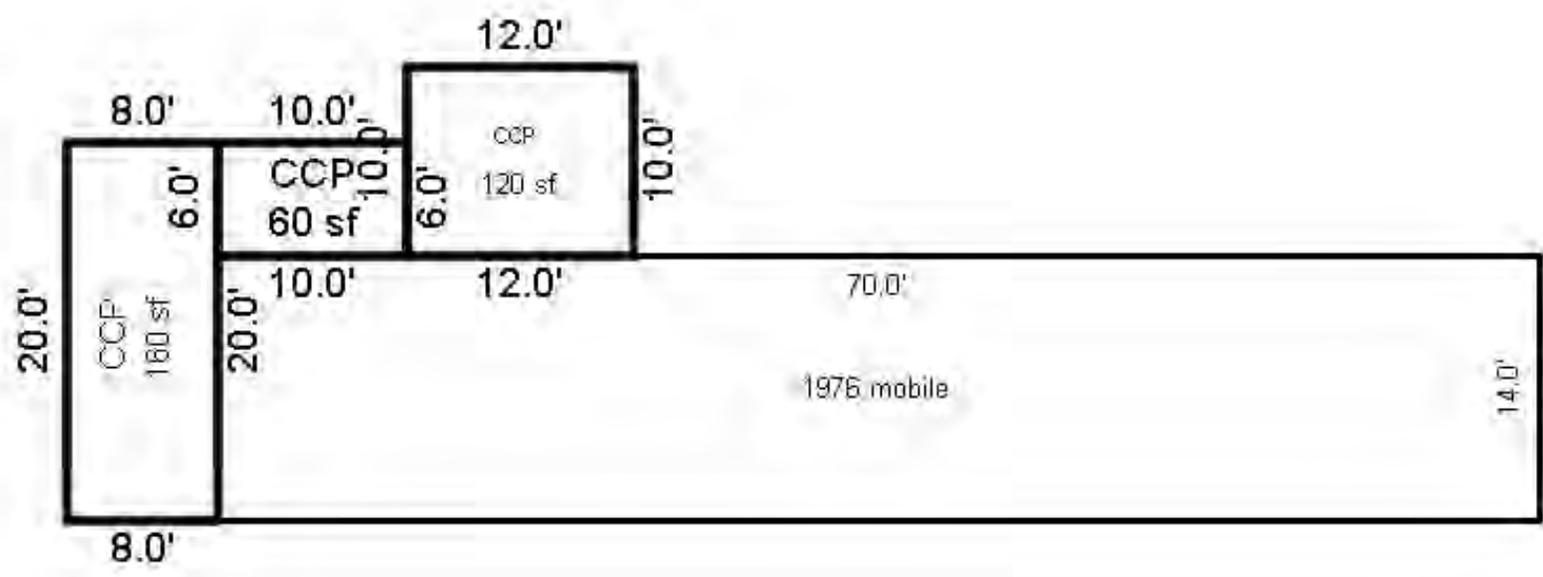
- Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain



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





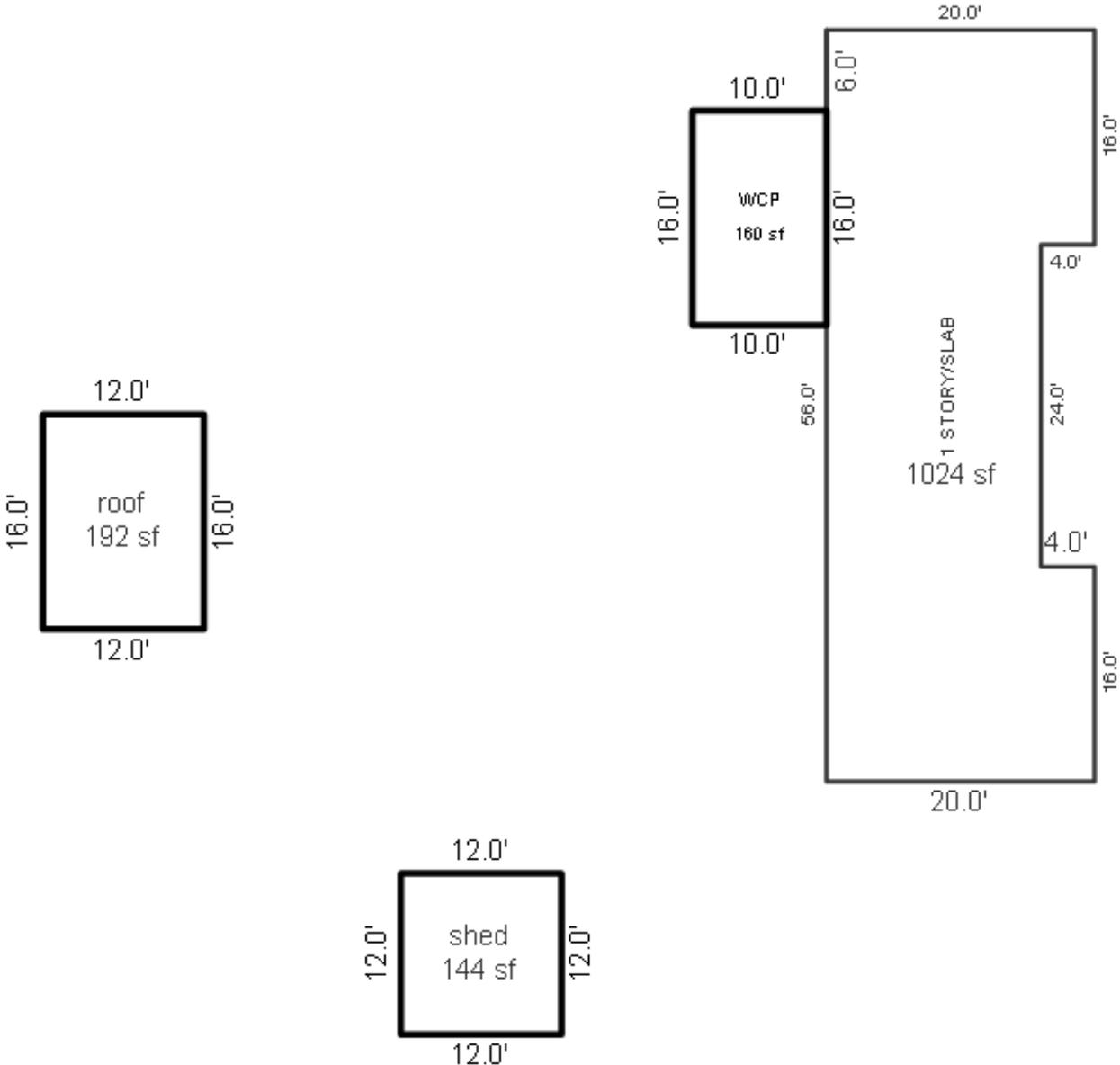
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
4854 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST								
Owner's Name/Address		P.R.E. 100% 07/22/1994								
SCHAAF KEVIN L 4854 LACHANCE RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 95,538 TCV/TFA: 93.30						
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 29 T22N R8W BEG 621 FT N OF SE COR SEC 29 TH N 293 1/2 FT W 309 FT S 293 1/2 FT E 309 FT TO POB. 2.082 A.		Public Improvements		* Factors *						
Comments/Influences		X		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		X		A 200' @ 90/FF	293.50	309.00	0.9086 0.9375	90 100	22,500	
		X		294 Actual Front Feet, 2.08 Total Acres Total Est. Land Value =					22,500	
		X		Land Improvement Cost Estimates						
		X		Description	Rate	Size	% Good	Cash Value		
		X		Metal Prefab	10.91	270	50	1,473		
		X		Wood Frame	21.40	144	50	1,541		
		X		Total Estimated Land Improvements True Cash Value =					3,014	
		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		2024	11,300	36,500	47,800			22,872C
		X		2023	8,800	35,300	44,100			21,783C
		X		2022	7,300	32,500	39,800			20,746C
		X		2021	5,900	29,600	35,500			20,084C
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 192	Type Treated Wood 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		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: D Effec. Age: 40 Floor Area: 1,024 Total Base New : 125,492 Total Depr Cost: 75,295 Estimated T.C.V: 70,024						
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.930		Bsmnt Garage:				
Yr Built 1968	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Total Base New : 125,492 Total Depr Cost: 75,295 Estimated T.C.V: 70,024		Storage Area: No Conc. Floor:				
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Floor Area: 1,024		Carport Area: Roof:				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 125,492		Roof:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Total Base New : 125,492		Roof:				
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 125,492		Roof:				
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Drywall	Ex. X Ord. Min			Many X Ave. Few			Total Base New : 125,492		Roof:				
(2) Windows		(7) Excavation		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 125,492		Roof:				
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 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 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			Total Base New : 125,492		Roof:			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 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			Total Base New : 125,492		Roof:				
(3) Roof		(9) Basement Finish		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			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			Total Base New : 125,492		Roof:				
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 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			Total Base New : 125,492		Roof:			
X	Asphalt Shingle Metal	(10) Floor Support		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			Total Base New : 125,492		Roof:				
Chimney:		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			Total Base New : 125,492		Roof:				
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 1,024 Total: 107,654 64,591</p> <p>Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 615 Water/Sewer 1000 Gal Septic 1 4,263 2,558 Water Well, 50 Feet 1 2,498 1,499 Deck Treated Wood w/Roof (Deck Portion) 160 3,422 2,053 Treated Wood w/Roof (Roof portion) 160 2,306 1,384 w/Roof (Roof portion) 192 2,686 1,612 Built-Ins Appliance Allow. 1 1,638 983 Totals: 125,492 75,295</p> <p>Notes: ECF (416 RURAL METES &amp; BOUNDS) 0.930 =&gt; TCV: 70,024</p>																

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

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

S SEELEY RD      School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address      P.R.E.      0%

STATE OF MICHIGAN      MAP #:      2024 Est TCV 0

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

Taxpayer's Name/Address      Public Improvements      \* Factors \*      Description      Frontage      Depth      Front      Depth      Rate      %Adj.      Reason      Value

STATE      X      Dirt Road      Gravel Road      Paved Road      Storm Sewer      Sidewalk      Water      Sewer      Electric      Gas      Curb      Street Lights      Standard Utilities      Underground Utils.      Residentia 121 - 300@\$2600      647.07 Acres      2600      100      1,682,382

Tax Description      X      SEC 30 T22N R8W ENTIRE FRL SECTION. 647.07 A.

Comments/Influences      Topography of Site

Level      X      Rolling      Low      High      Landscaped      Swamp

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

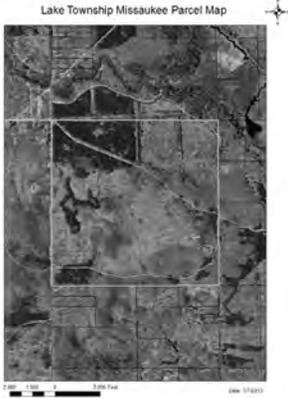
Who      When      What      2024      EXEMPT      EXEMPT      EXEMPT                EXEMPT

TPC 12/27/2017 INSPECTED      2023      EXEMPT      EXEMPT      EXEMPT                EXEMPT

TPC 04/05/2016 INSPECTED      2022      0      0      0                0

2021      0      0      0                0

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