

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
FOUR D'S OF MISSAUKEE LLC	BALL JEFFREY & ELIZABETH	9,500	09/18/2020	WD	32-SPLIT VACANT	2020-02900	PROPERTY TRANSFER	100.0							
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	PTA	32-SPLIT VACANT	PTA	PROPERTY TRANSFER	100.0							
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	WD	32-SPLIT VACANT		PROPERTY TRANSFER	0.0							
FOUR D'S OF MISSAUKEE LLC	TIDWELL CHARLES	21,500	01/01/2012	LC	32-SPLIT VACANT	2012-00042 LCT	PROPERTY TRANSFER	0.1							
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status					
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 11,550							
Owner's Name/Address		Improved X Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
BALL JEFFREY & ELIZABETH 11378 8TH AVE GRAND RAPIDS MI 49534		Public Improvements		* Factors *		187.37 X 895.053									
Tax Description		X		Description		Frontage		Depth		Rate %Adj. Reason	Value				
A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE EAST¼ CORNER OF SAID SECTION; THENCE N89°29'4G"W. ALONG THE EAST-WEST¼ LINE OF SAID SECTION, 1498.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°29'4G'W, 187.37 FEET; THENCE N00°02'40"E, 956.34 FEET: THENCE S31°57'40"E, 23.09 FEET; THENCE 199.94 FEET ALONG A CURVE TO THE LEFT (RADIUS= I 2G.2 I FEET. CHORD=S77'24' 18"E, 179.68 FEET):		Dirt Road		Residentia 3 - 7 @\$3000		3.85 Acres		3000		100	11,550				
2020 Lake Township Parcel Map		Gravel Road		3.85 Total Acres		Total Est. Land Value =		11,550							
24 FEET TO THE		Paved Road													
AINING 3.85±		Storm Sewer													
TO 031-001-10		Sidewalk													
G N89DEG29'46"W		Water													
N		Sewer													
DEG08'02"E		Electric													
7.75FT,		Gas													
N ON FILE***		Curb													
		Street Lights													
		Standard Utilities													
		Underground Utils.													
0 completed		Topography of Site													
1-001-00;		Level													
-001-10;		X Rolling													
		Low													
		High													
		Landscaped													
		Swamp													
		X Wooded													
		Pond													
		Waterfront													
		Ravine													
		Wetland													
		X Flood Plain													
		SEASONAL RD													
		Who		When		What		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2024		5,800		0		5,800					4,213C
		TPC 05/08/2018 INSPECTED		2023		5,800		0		5,800					4,013C
		TPC 12/27/2017 INSPECTED		2022		4,700		0		4,700					3,822C
		TPC 04/25/2017 INSPECTED		2021		3,700		0		3,700					3,700S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON DAVID GLEN	SMITH ROBERT & ROBIN L	40,000	11/17/2023	WD	03-ARM'S LENGTH	2023-03223	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	THOMPSON DAVID GLEN	0	11/17/2023	WD	16-LC PAYOFF	2023-03222	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	THOMPSON DAVID GLEN	29,500	07/10/2020	LC	03-ARM'S LENGTH	2020-01987	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN 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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SMITH ROBERT & ROBIN L 10635 N CEDAR DR GRAND HAVEN MI 49417	2024 Est TCV 39,960
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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	13.32	Acres	3000	100			39,960
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13.32 Total Acres								Total Est. Land Value = 39,960
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Tax Description	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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A PART OF THE NORTHEAST¼ OF SECTION 31, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH¼ CORNER OF SAID SECTION: THENCE S00°03'43"W, ALONG THE NORTH-SOUTH¼ LINE OF SAID SECTION, 759.87 FEET; THENCE S89°32'32"E, 464.03 FEET TO THE POINT OF BEGINNING; THENCE N23° 11'43"E, I 07.24 FEET; THENCE S89°35'35"E, 634.67 FEET; THENCE S22°36' 10"E, 535.56 FEET; THENCE S20° 15'36"W, 224.85 FEET; THENCE S15°04'00"W. 302.53 FEET; THENCE 292.81														
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E RIGHT (RADIUS=														
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G31'02"W, 231 .42														
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40'W, 234.64														
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, 300.54 FEET:														
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1 FEET); THENCE														
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; THENCE 331. 14														
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N ON FILE***														
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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.
HARRELL TYLER J & TIFFANY	HARRELL TYLER J & TIFFANY	0	07/12/2023	WD	09-FAMILY	2023-03014	PROPERTY TRANSFER	0.0
ELWOOD CARL R & MARCIA L	HARRELL TYLER J & TIFFANY	76,000	03/29/2022	WD	03-ARM'S LENGTH	2022-00989	PROPERTY TRANSFER	100.0
ELWOOD PAUL & RACHEL	ELWOOD CARL R & MARCIA L	1	11/04/2020	QC	09-FAMILY	2020-03360	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	ELWOOD CARL R & MARCIA L	50,000	10/23/2019	WD	32-SPLIT VACANT	2019-03319	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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5304 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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HARRELL TYLER J & TIFFANY K TRUST 317 HUSTON ST CADILLAC MI 49601	MAP #:					
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	2024 Est TCV 57,870					
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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

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

			Residentia 18	-29	@\$3000	19.29	Acres	3000	100			57,870
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			19.29 Total Acres			Total Est. Land Value =						57,870
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Tax Description

SEC 31 T22N R8W (0*2019) REMAINDER PCL A & B OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-115 DESC AS: BEG N 89 DEG 29'46"W 297.5 FT FROM E 1/4 COR, TH N 89 DEG 29'46"W 763.35 FT, N 00 DEG 03'44"E 1204.64 FT, S 65 DEG 06'36"E 426.39 FT, N 62 DEG 45'06"E 222.25 FT, S 55 DEG 58'56"E 18.21 FT, S 59 DEG 10'52"E 194.02 FT, S 00 DEG 13'43"W 1024.07 FT TO POB. 19.29A.

SPLIT ON 2/3/2022 PART TO 031-001-30

SPLIT ON 2/10/21 PART TO 031-001-30

SPLIT ON 10/16/2019 26.3 FROM



"W 297.5 FT FROM
W 763.35FT,
5 DEG 03'01"E
8.22FT,
S51DEG26'29"E
96FT,
N ON FILE***

2 completed ;
1-001-25;
-001-30;

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	28,900	0	28,900			26,355C
2023	25,100	0	25,100			25,100S
2022	19,300	0	19,300			17,935C
2021	23,700	0	23,700			23,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELWOOD CARL R & MARCIA L	COOK JEFFREY A & DEBORAH	28,000	02/24/2022	WD	32-SPLIT VACANT	2022-00609	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORAH J 2088 124TH AVE HOPKINS MI 49328	MAP #:					
	2024 Est TCV 21,120					

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						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			Residentia 8 - 17 @\$3000	7.04 Acres			3000 100		21,120
				7.04 Total Acres			Total Est. Land Value =		21,120

Tax Description
 BEG N89DEG29'46"W 1060.85FT, N0DEG 03'44"E 1204.64FT FORM E 1/4 COR. TH N0DEG 03'44"E 56.60FT, N89DEG 29'46"W 307.19FT, N15DEG 30'01" E 8.97FT, N20DEG 19' 50" E 318.22FT, N74DEG 26' 40"E 243.06FT, S51DEG 26'29"E 170FT, S63DEG 45'03"E 63.96FT, S76DE03'36"E 142.24FT, S36DEG 43'02"E 253.58FT, S 25DEG 04'42"E 151.71FT, S 62DEG45'06"W 222.25FT, N65DEG06'36"W 426.39FT TO POB SEC31 T22N R8W 7.04 A
 SPLIT ON 02/11/2022 FROM 009-031-001-25;

Comments/Influences



2 completed ;
 1-001-25;
 -001-30;

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

Who	When	What
TPC	04/30/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,600	0	10,600			10,395C
2023	9,900	0	9,900			9,900S
2022	7,000	0	7,000			6,546C
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.
MATTERN MARK S & LYNDA M	PURUCKER TOM & LISA	42,000	12/16/2021	WD	03-ARM'S LENGTH	2021-04292	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	MATTERN MARK S & LYNDA M	26,900	07/19/2018	WD	32-SPLIT VACANT	2018-02313	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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0.5 S BROWN 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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PURUCKER TOM & LISA 2372 TERMINAL ST NILES MI 49120	2024 Est TCV 39,439					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$3000	12.00 Acres	3000	100				36,000
12.00 Total Acres Total Est. Land Value =								36,000

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
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	Water		17.91	768	25		3,439
	Sewer						
	Electric						
	Gas						
	Curb						
	Street Lights						
	Standard Utilities						
	Underground Utils.						
Total Estimated Land Improvements True Cash Value =							3,439

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Level		2024	18,000	1,700	19,700			13,230C
	Rolling		2023	16,800	1,600	18,400			12,600C
	Low		2022	12,000	0	12,000			12,000S
	High		2021	12,000	0	12,000			12,000S
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

	Who	When	What	2024	18,000	1,700	19,700		13,230C
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	TPC 04/30/2021	INSPECTED		2023	16,800	1,600	18,400		12,600C
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	TPC 07/09/2018	INSPECTED		2022	12,000	0	12,000		12,000S
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				2021	12,000	0	12,000		12,000S
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*** Information herein deemed reliable but not guaranteed***									
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8 completed ;									
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1-001-00;									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Parcel Shape 2022, Aerial 5/2021, 2021 Sketch Files									
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIKE TRAVIS & PHILLIPS AS	MILLER MICHAEL	19,000	02/21/2019	WD	32-SPLIT VACANT	2019-00501	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	PIKE TRAVIS & PHILLIPS AS	12,500	05/24/2018	WD	32-SPLIT VACANT	2018-01833	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5440 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	07/26/2019	2019-0369	100%

Owner's Name/Address	P.R.E.	MAP #:
MILLER MICHAEL 715 E SANFORD RD MIDLAND MI 48642	0%	2024 Est TCV 33,987 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																											
LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING.	X		<p>* 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 3 - 7</td> <td>@\$3000</td> <td>5.00 Acres</td> <td>3000</td> <td>100</td> <td></td> <td></td> <td></td> <td>15,000</td> </tr> <tr> <td colspan="8">5.00 Total Acres Total Est. Land Value =</td> <td>15,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	Residentia 3 - 7	@\$3000	5.00 Acres	3000	100				15,000	5.00 Total Acres Total Est. Land Value =								15,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
Residentia 3 - 7	@\$3000	5.00 Acres	3000	100				15,000																						
5.00 Total Acres Total Est. Land Value =								15,000																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>Wood Frame</td> <td>24.99</td> <td>192</td> <td>50</td> <td>2,399</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,399</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Wood Frame	24.99	192	50	2,399	Total Estimated Land Improvements True Cash Value =				2,399
Description	Rate	Size	% Good	Cash Value														
Wood Frame	24.99	192	50	2,399														
Total Estimated Land Improvements True Cash Value =				2,399														

Tax Description	X	Topography of Site
LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING.	X	Level Rolling Low High Landscaped Swamp

Tax Description	X	Level
LEGAL DESCRIPTION: AS SURVEYED A PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N-R8W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION; THENCE N89°2G'4G"W, ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION, 297.50 FEET; THENCE N0DEG13'43"E, 1024.06 FEET; THENCE S59DEG10'51"E, 31.92 FEET; THENCE S42°47'23"E, 209.58 FEET; THENCE S54°51'07"E, 46.73 FEET; THENCE N89DEG 13'04"W, 120.80 FEET; THENCE S00°23'05"W, 235.55 FEET; THENCE S89°47' 13"E, 210.15 FEET TO THE EAST LINE OF SAID SECTION; THENCE S00°13'43"W, ALONG SAID LINE, 594.95 FEET TO THE POINT OF BEGINNING.	X	Level Rolling Low High Landscaped Swamp

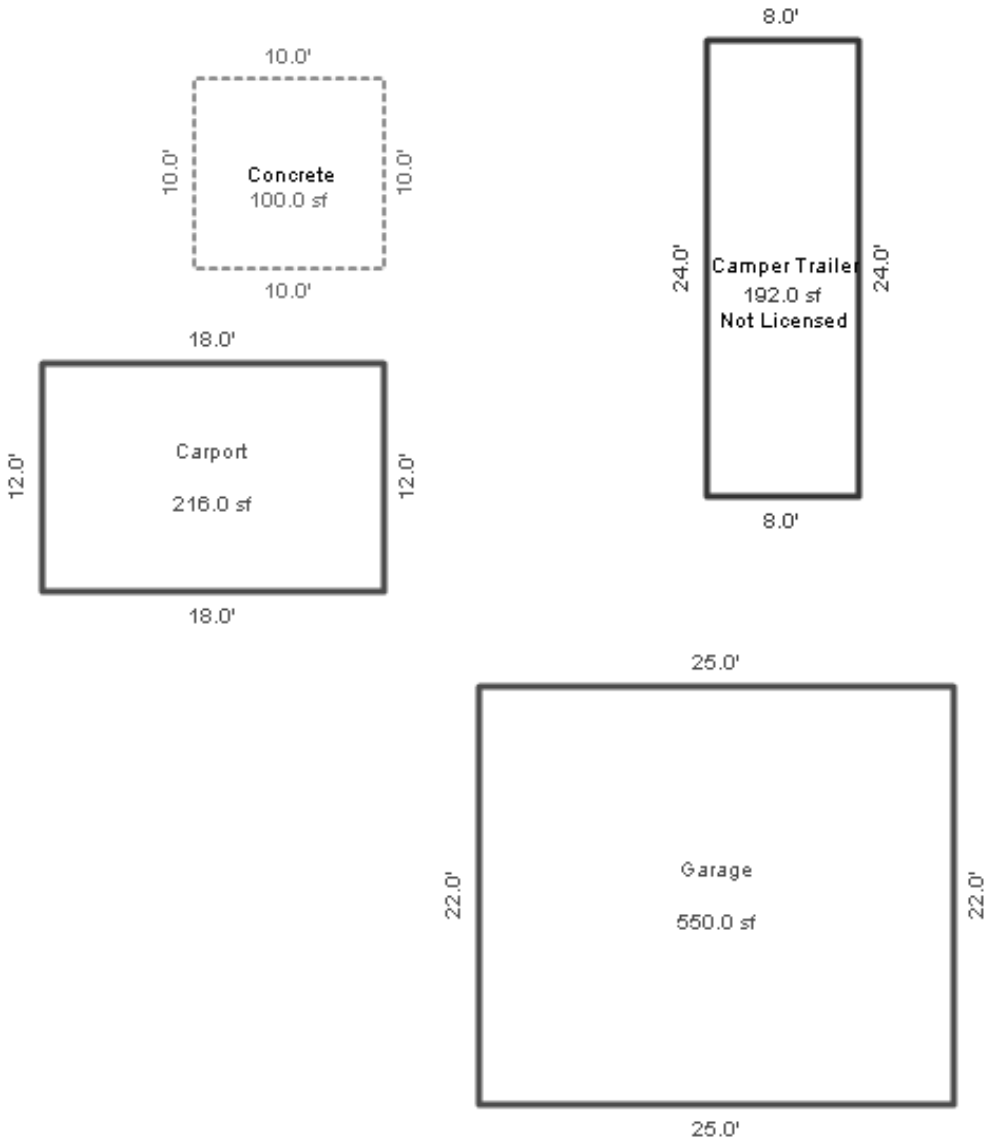


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 09/20/2019	INSPECTED		2024	7,500	9,500	17,000			16,206C
TPC 05/06/2018	INSPECTED		2023	7,500	9,200	16,700			15,435C
TPC 04/28/2017	INSPECTED		2022	6,300	8,400	14,700			14,700S
			2021	7,500	7,900	15,400			15,210C

*** Information herein deemed reliable 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: 2019 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 550 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: 216 Roof: Aluminum			
	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 : 20,089 Total Depr Cost: 17,837 Estimated T.C.V: 16,588
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 2019		
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=96/100/100/100/96				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 2019		Remodeled 0		Doors Solid H.C.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			Lump Sum Items:			3 Fixture Bath		Garages		Other Additions/Adjustments			
Room List		Kitchen: Other: Other:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			2 Fixture Bath		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Basement		(6) Ceilings			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Softener, Auto		Base Cost					
1st Floor		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Softener, Manual		Carports					
2nd Floor		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Solar Water Heat		Aluminum					
Bedrooms		(7) Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No Plumbing		Totals:					
(1) Exterior		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			Extra Toilet		Notes:					
Wood/Shingle		(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Extra Sink		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:					
Aluminum/Vinyl		Conc. Block Poured Conc. Stone			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Separate Shower							
Brick		Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor							
Insulation		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Wains							
(2) Windows		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			Ceramic Tub Alcove							
Many Avg. Few		Lg Avg. Small			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Vent Fan							
Wood Sash		(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Metal Sash		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Vinyl Sash					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Double Hung					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Horiz. Slide					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Casement					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Double Glass					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Patio Doors					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Storms & Screens					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Gable					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Hip					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Flat					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Asphalt Shingle					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
Chimney:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	BELL RODNEY E & NANCY L	37,500	10/09/2020	WD	03-ARM'S LENGTH	2020-03658	PROPERTY TRANSFER	100.0
SEIDEL CHRIS	FOUR D'S OF MISSAUKEE LLC	1	06/22/2019	QC	16-LC PAYOFF	2019-02024	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	34,000	06/29/2013	LC	03-ARM'S LENGTH	2013-022	PROPERTY TRANSFER	100.0
QUIST JERRY & DONNA &	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	09-FAMILY	2007-001005	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S BROWN 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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BELL RODNEY E & NANCY L 5244 LAND END DR KALAMAZOO MI 49009	2024 Est TCV 62,640					
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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

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

			Residentia PARTOF>20@\$3000	20.88 Acres	3000	100	62,640	
			20.88 Total Acres			Total Est. Land Value =		62,640

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2013-02263 A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MIDDGAN, MORE FULLY DESCRIBED TO-WIT:COMMENCING AT THE SOUTH CENTER 1/4 OF SECTION 31, TOWN 22 NORTH, RANGE 8 WEST; THEACE NORTH 956.53 FEET ; THENCE EAST 950.44 FEET; THENCE SOUTH 957.40 FEET; THENCE WEST TO THE POINT OF BEG, TOGETHER WITH SAID SUBJECT TO A . 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, DESCRIBED BELOW: 66 FOOT WIDE EASEMENT: A 66 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES. LYIDG



Who	When	What	2024	31,300	0	31,300			20,727C
	TPC 07/17/2019	INSPECTED	2023	27,100	0	27,100			19,740C
	TPC 05/06/2018	INSPECTED	2022	18,800	0	18,800			18,800S
	TPC 12/27/2017	INSPECTED	2021	18,800	0	18,800			18,800S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR DS OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	0	08/07/2019	WD	16-LC PAYOFF	2019-02604	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	GALOUP DWIGHT & CYNTHIA	20,000	08/15/2018	LC	03-ARM'S LENGTH	2018-02675	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	09/22/2020	2020-00536	100%
Owner's Name/Address	P.R.E. 0%					
GALOUP DWIGHT & CYNTHIA 141 PINE KNOLL DR CADILLAC MI 49601	MAP #:					
	2024 Est TCV 33,482					

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.								
Land Improvement Cost Estimates								
Description								
D/W/P: 4in Ren. Conc.					6.61	240	50	793
Wood Frame					18.23	360	50	3,281
Total Estimated Land Improvements True Cash Value =								4,074

Tax Description
 Parcel G Part of the Northeast 1/4 of Section 31, T22N, R8W, Lake Township, Missaukee County, Michigan, more fully described as Commencing at the North 1/4 of said Section 31, thence N89°40'36"E 614.69 feet along the North line of said Section 31 to the Point of Beginning, thence N89°40'36"E 709.35 feet along said North Section line, thence S00°30'13"E 660.00 feet, thence S89°40'35"W 815.66 feet, thence N22°51'29"E 269.48 feet, thence N00°40'00"W 412.55 feet to the Point of Beginning.



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	14,700	2,000	16,700			13,450C
TPC	11/05/2020	INSPECTED	2023	12,600	1,900	14,500			12,810C
TPC	12/27/2017	INSPECTED	2022	10,500	1,700	12,200			12,200S
TPC	04/25/2017	INSPECTED	2021	10,500	1,600	12,100			12,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	0	04/25/2023	WD	16-LC PAYOFF	2023-01113	DEED	0.0
BROWN CHAD & GRETCHEN	BERARD ANGELA & MARK	45,000	04/24/2023	WD	03-ARM'S LENGTH	2023-01114	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	BROWN CHAD & GRETCHEN	12,500	08/10/2012	LC	03-ARM'S LENGTH	2012-02738 LCT	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		VIOLATION LETTER	01/18/2018	2018-99999	100%

Owner's Name/Address	P.R.E.	MAP #:
BERARD ANGELA & MARK 14749 SAGEBRUCH DR HOLLAND MI 49424	0%	

2024 Est TCV	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
21,957		X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								

Tax Description	Rate	Size	% Good	Cash Value
SPLIT ON 08/28/2012 FROM 009-031-001-00; PARCEL I				

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X	Water				
	Sewer				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	7,600	3,400	11,000			11,000S

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/19/2018	INSPECTED	2023	7,600	3,100	10,700			9,660C

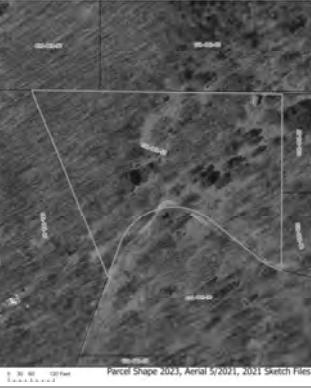
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/25/2017	INSPECTED	2022	6,300	2,900	9,200			9,200S

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/30/2015	INSPECTED	2021	7,600	2,600	10,200			9,793C

PARCEL I
PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, RBW, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31, THENCE S00°30'13"E 660.00 FEET ALONG THE EAST LINE OF SAID SECTION 31, THENCE S89°40'36"W 835.29 FEET PARALLEL TO THE NORTH LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S00°30'13"E 468.76 FEET TO A POINT ON A 66 FOOT EASEMENT. THENCE ALONG THE EASEMENT THE NORTHWESTERLY OF A 150 FOOT T (LONG CHORD 6 FEET), THENCE ALONG SAID RLY 283.34 FEET FOOT RADIUS CURVE N ON FILE***

2 completed DIVISION

1-001-00;
-001-50,



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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.
FOUR D'S OF MISSAUKEE LLC	MILLER CHAZ	19,000	10/10/2019	LC	03-ARM'S LENGTH	2019-03206	PROPERTY TRANSFER	100.0
FOUR D'S OF MISSAUKEE LLC	MILLER CHAZ	0	10/10/2019	WD	16-LC PAYOFF	2021-03604	DEED	0.0
TIDWELL CHARLES	FOUR D'S OF MISSAUKEE LLC	0	04/07/2017	QC	10-FORECLOSURE	2017-01359	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	TIDWELL CHARLES	21,500	01/01/2012	LC	32-SPLIT VACANT	2012-00042 LCT	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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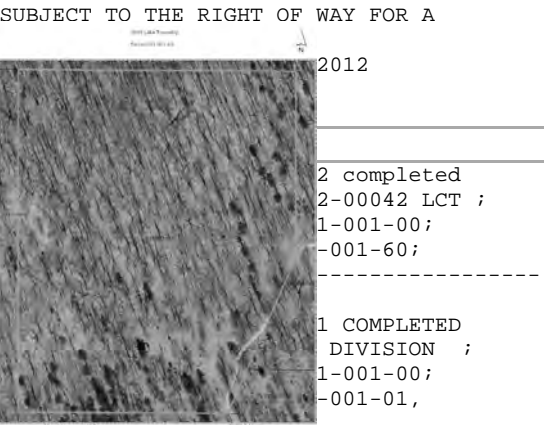
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MILLER CHAZ 15717 WOODRUFF RD ROCKWOOD MI 48173	2024 Est TCV 30,300

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
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2019-03206 PART OF THE NORTHEAST 1/4 OF SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTH 1/4 OF SAID SECTION 31, THENCE N89° 40' 36"E 614.69 FEAT ALONQ THE NORTH LINE OF SAID SECTION 31, THENCE S00°40'00"E 412.55 FEET, THENCE S22°51'29"W 376.70 FEET, THENCE S89°43'45''W 464.33 FEET TO A POINT ON THE NORTH & SOUTH LINE OF SAID SECTION 31, THENCE N00°40'00''W 758.42 FEET ALONG SAID 1/4 LINE TO THE POB. SUBJECT TO THE RIGHT OF WAY FOR A	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residentia 8 - 17	@	\$3000	10.10	Acres	3000	100	30,300
			10.10	Total Acres				Total Est. Land Value =		30,300



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,200	0	15,200			11,135C
2023	14,100	0	14,100			10,605C
2022	10,100	0	10,100			10,100S
2021	10,100	0	10,100			10,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	VANDERHEIDE KEVIN D & JER	7,000	09/14/2011	WD	32-SPLIT VACANT	2011-02943	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5350 SE BROWN RD	School: MCBAIN RURAL AGR	SCHOOL DIST	New House	07/03/2014	2014-0227	100%
	P.R.E. 100%	11/30/2015				

Owner's Name/Address	MAP #:
VANDERHEIDE KEVIN D & VANDERHEIDE JEREMY P 5350 SE BROWN RD CADILLAC MI 49601-9401	2024 Est TCV 141,957 TCV/TFA: 179.92

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	172.45	252.60	1.0377	0.8914	90 100	14,358	
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
			172 Actual Front Feet, 1.00 Total Acres				Total Est. Land Value =	14,358

Tax Description	X	Description	Rate	Size % Good	Cash Value
DESCRIPTION FOR PARCEL "F" PART OF THE SOUTHEAST 114 OF THE NORTHEAST 1/4, SECTION 31, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN MORE FULLY DESCRIBED AS COMMENCING AT THE EAST 1/4 COMER OF SAID SECTION 31, THENCE N00'30'13"W595.70 FEET ALONG THE EAST LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING, THENCE S89'29'47"W 210.00 FEET. THENCE N00'30'13"W 235.00 FEET, THENCE N69'29'47'E 119,23 FEET TO POINT ON THE CENTERLINE OF A 66 FOOT WIDE EASEMENT THENCE S55'56'12'8 110 24 FEET	X	Dirt Road	7.35	460 0	0
		Gravel Road	6.49	15 0	0
		Paved Road			
		Storm Sewer			
		Sidewalk			
		Water			
		Sewer			
		Electric			
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		LAND IMPROVE 1000	1,000.00	2 95	1,900
		Total Estimated Land Improvements			1,900

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

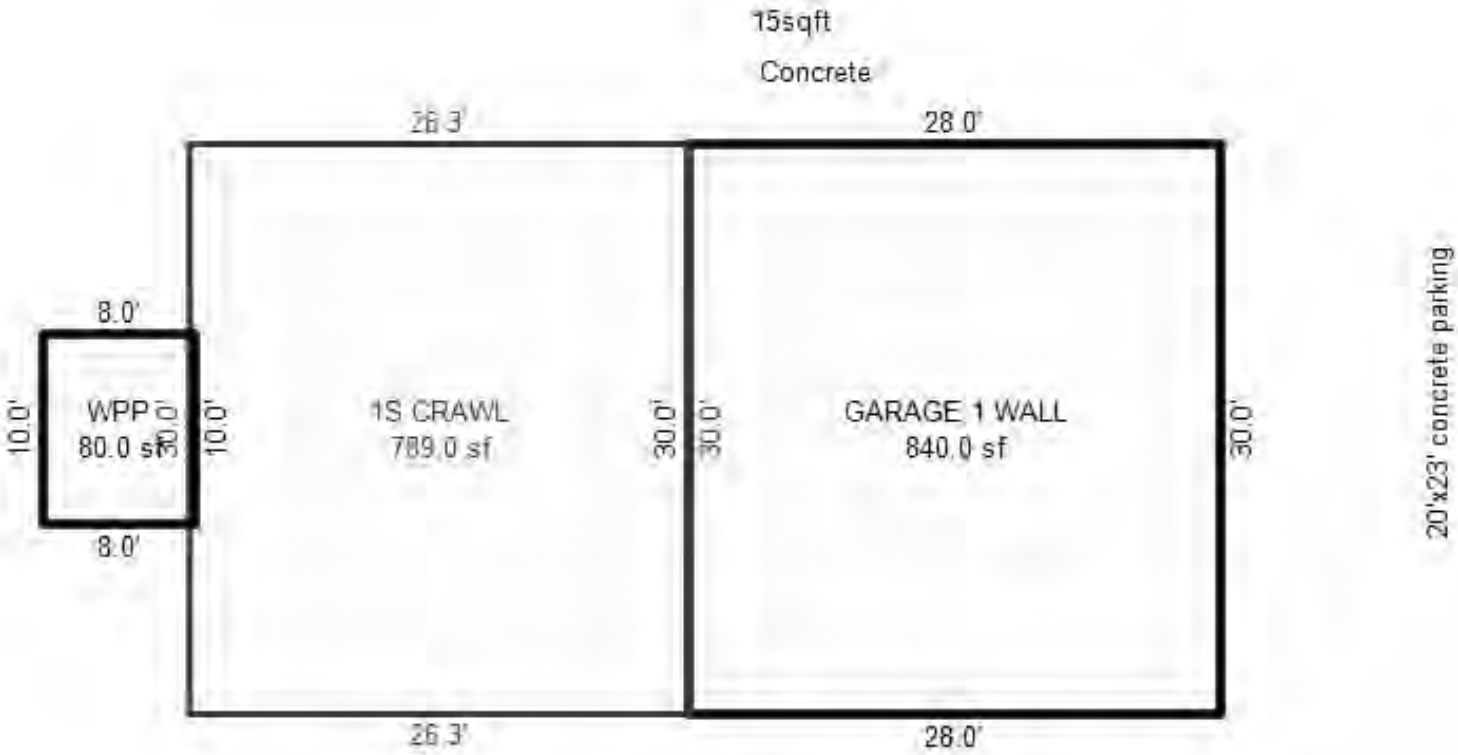
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,200	63,800	71,000			53,036C
2023	5,600	63,200	68,800			50,511C
2022	4,300	58,200	62,500			48,106C
2021	3,400	55,600	59,000			46,570C

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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 80	Type Treated Wood	Year Built: 2014 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: 789 % Good: 0 Storage Area: 0 No Conc. Floor: 0
	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: 1S		Drywall Paneled		Plaster Wood T&G											
	Yr Built 2014		Trim & Decoration		Ex	Ord	Min									
	Remodeled 0		Size of Closets		Lg	Ord	Small									
	Condition: Average		Doors		Solid	H.C.										
	Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:											
	(1) Exterior		(6) Ceilings		No./Qual. of Fixtures Ex. Ord. Min											
	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		No. of Elec. Outlets Many Ave. Few											
	(2) Windows		Basement: 789 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing											
	Many Avg. Few		Large Avg. Small	1	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer											
	Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:											
	Gambrel Mansard Shed		(9) Basement Finish		Notes:											
	Asphalt Shingle		(10) Floor Support		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:											
	Chimney:		Joists: Unsupported Len: Cntr.Sup:		Totals: 150,178											

*** 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.
FOUR D'S OF MISSAUKEE LLC	PETERS JOHN SCOTT (M/M)	15,700	04/06/2009	WD	32-SPLIT VACANT	2009/1231	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PETERS JOHN SCOTT 4702 HENRY RD Jackson MI 49201	MAP #:					
	2024 Est TCV 17,400					

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						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			Electric						
			Gas						
			Curb						
			Street Lights						
			Standard Utilities						
			Underground Utils.						
			Residentia 3 - 7 @\$3000	5.80 Acres			3000 100		17,400
			5.80 Total Acres				Total Est. Land Value =		17,400

Tax Description
 SEC 31 T22N R8W (0*2009) BEG N 0 DEG 30'13"W 768.15 FT FROM E 1/4 COR, TH , N 55 DEG 56'12"W 154.54 FT, N 43 DEG 31'06"W 209.58 FT, N 59 DEG 54'35"W 225.94 FT, N 29 DEG 00'13"W 167.60 FT, N 26 DEG 52'47"W 192.56 FT, N 89 DEG 40'36"E 630.25 FT, S 0 DEG 30'13"E 673.73 FT TO POB. 5.8A. 2009
 Split on 6-24-09 from 031-001-00

Comments/Influences

Split/Comb. on 06/24/2009 completed

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,700	0	8,700			8,048C
2023	8,700	0	8,700			7,665C
2022	7,300	0	7,300			7,300S
2021	8,700	0	8,700			8,059C

TPC 12/27/2017 INSPECTED

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Who	When	What

1-001-00;
 -001-70;



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	COOK JEFF A & DEBORA J	11,600	02/12/2010	WD	03-ARM'S LENGTH	2010/407	DEED	100.0
QUIST JERRY & DONNA & JAY	FOUR D'S OF MISSAUKEE LLC	0	03/28/2007	QC	09-FAMILY	2007/1005	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	MAP #:					
	2024 Est TCV 15,060					

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
X	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
X	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utilis.							
Tax Description			Residentia 3 - 7 @\$3000					
SEC 31 T22N R8W BEG S 0 DEG 30'13" E 660 FT FROM NE COR OF NE/4, TH S0DEG 30'13" E 262 FT, S89DEG 40'36"W 835.29 FT, N0DEG 30'13"W 262 FT, N89DEG 40'36"E 835.29 FT TO POB 5.02 AC. M/L SPLIT ON 06/04/2007 FROM 009-031-001-00;			5.02 Acres 3000 100					
Comments/Influences			5.02 Total Acres Total Est. Land Value = 15,060					

Comments/Influences

PCL D

Split/Comb. on 06/04/2007 completed 06/04/2007 RAY ;

Parent Parcel(s): 009-031-001-00;

009-031-001-000 009-031-001-75,

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

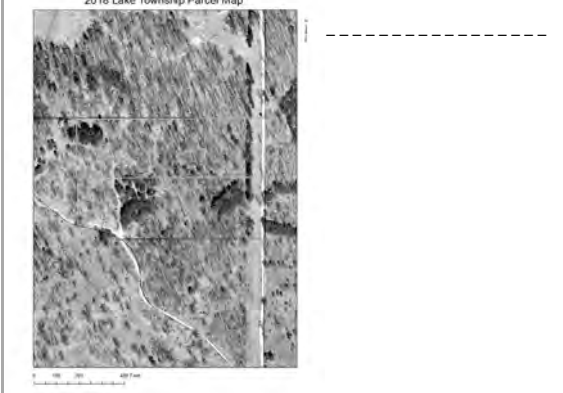
Waterfront

Ravine

Wetland

Flood Plain

X SEASONAL RD



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,500	0	7,500			6,945C
2023	7,500	0	7,500			6,615C
2022	6,300	0	6,300			6,300S
2021	7,500	0	7,500			7,106C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	COOK JEFFREY A & DEBORA J	20,000	06/29/2007	WD	32-SPLIT VACANT	2007/2490	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5200 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	10/25/2007	20070817	100%

Owner's Name/Address	MAP #:
COOK JEFFREY A & DEBORA J 2088 124TH AVE Hopkins MI 49328	2024 Est TCV 141,371 TCV/TFA: 191.04

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements		* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
		Residentia 3 - 7 @\$3000	5.00 Acres			3000 100		15,000
		5.00 Total Acres Total Est. Land Value =						15,000

Tax Description	X	Dirt Road						
. SEC 31 T22N R8W BEG S 0 DEG 30'13"E		Gravel Road						
1192 FT FROM NE COR OF NE/4, TH S89DEG		Paved Road						
40'36"W 630.25 FT, N 66DEG 13'21"W 73.35		Storm Sewer						
FT, N76DEG 47'19"W 142.24 FT, N 0DEG		Sidewalk						
30'13" W 206.76 FT, N89DEG 40'36"E 835.29		Water						
FT S0DEG 30'13"E 270 FT TO POB. 5 Ac. M/L		Sewer						
Split on 06/04/2007 from 009-031-001-00;	X	Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Comments/Influences	PCL C	Land Improvement Cost Estimates					
Split/Comb. on 06/04/2007 completed		Description	Rate	Size	% Good	Cash Value	
		D/W/P: Patio Blocks	18.87	120	97	2,196	
		Total Estimated Land Improvements True Cash Value =				2,196	



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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	7,500	63,200	70,700			50,120C
	Low	High	2023	7,500	61,200	68,700			47,734C
	Landscaped	Swamp	2022	6,300	56,200	62,500			45,461C
X	Wooded	Pond	2021	7,500	51,400	58,900			44,009C
	Waterfront	Ravine							
	Wetland	Flood Plain							
X	SEASONAL RD								
	Who	When	What						
	TPC 12/27/2017	INSPECTED							
	TPC 04/25/2017	INSPECTED							
	TPC 11/01/2010	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 30 21	Type WCP (1 Story) Composite Composite	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 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: BC Effec. Age: 10 Floor Area: 740 Total Base New : 148,358 Total Depr Cost: 133,522 Estimated T.C.V: 124,175		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 BC		Blt 2008					
Yr Built 2008	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 592 SF Floor Area = 740 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		Lg	X Ord	Small	(13) Plumbing		1.25 Story Siding		Foundation Crawl Space		592		Total: 114,591 103,132			
Room List		Doors	Solid	X H.C.	(12) Electric			Other Additions/Adjustments		Exterior		Plumbing		Water/Sewer		Porches		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service		Stone Veneer		Average Fixture(s)		Separate Shower		1000 Gal Septic		Water Well, 100 Feet	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many		X Ave.		Few		(14) Water/Sewer		Public Water		Public Sewer	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 592 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 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer		
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer		
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 1 2000 Gal Septic			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:			(10) Floor Support			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer		
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Public Water			Public Sewer			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer		
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney:			Lump Sum Items:			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer			
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Public Water			Plumbing		Average Fixture(s)		Separate Shower		Water/Sewer		
Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		124,175		Totals:		148,358		133,522		148,358		133,522				

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA	0	07/01/2010	WD	23-PART OF REF	2010_02431	PROPERTY TRANSFER	0.0
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA A	0	06/28/2007	WD	32-SPLIT VACANT	2007/2489	DEED	100.0
FOUR D'S OF MISSAUKEE LLC	QUIST JEREMY D & LAURA (H	50,000	03/28/2007	WD	32-SPLIT VACANT	2007/1006	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5050 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	04/10/2007	20070137	Complete
	P.R.E. 100% 06/28/2007					

Owner's Name/Address	MAP #:	2024 Est TC	376,339 TC	TVC/TFA: 177.10
QUIST JEREMY D & LAURA 5050 S BROWN RD Cadillac MI 49601				

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 31 T22N R8W N 660 FT OF E 1320 FT OF NE/4. 20 Ac. M/L Split on 05/16/2007 from 009-031-001-00; Comments/Influences				* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				Residentia 18	-29 @\$3000	20.00 Acres	3000	100			60,000
				20.00 Total Acres Total Est. Land Value = 60,000							
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Wood Frame	23.41	96	94	2,112			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 1000	1,000.00	1	94	940			
				Total Estimated Land Improvements True Cash Value = 3,052							



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

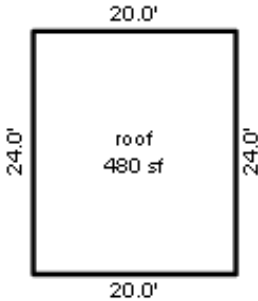
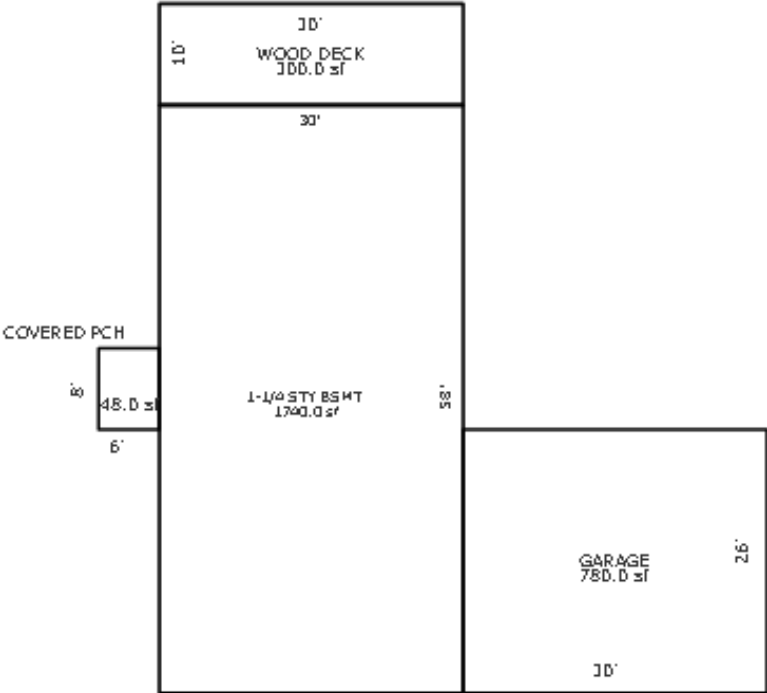
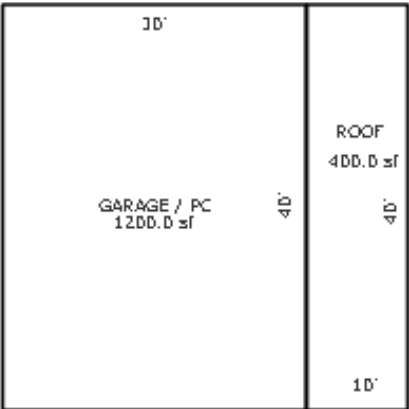
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,000	158,200	188,200			128,262C
2023	26,000	162,100	188,100			122,155C
2022	20,000	146,300	166,300			116,339C
2021	18,000	133,700	151,700			112,623C

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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 48 300 480	Type WCP (1 Story) WPP Roof Cover Onl	Year Built: 2007 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Ex X Ord Min			Size of Closets Lg X Ord Small			Doors Solid X H.C.			
Building Style: 1.25S		Yr Built Remodeled 2007 0		Condition: Average			Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors Kitchen: Other: Other:			(12) Electric 0 Amps Service			No./Qual. of Fixtures Ex. X Ord. Min		
(1) Exterior		(6) Ceilings X Drywall		(7) Excavation Basement: 1700 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1700 SF Floor Area = 2125 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,700 Total: 297,334 252,730		
(2) Windows X Many Avg. X Large Avg. Few Small		(3) Roof X Gable Hip Flat X Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(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			(15) Fireplaces Class: C +10 Effec. Age: 15 Floor Area: 2,125 Total Base New : 396,636 Total Depr Cost: 336,868 Estimated T.C.V: 313,287			E.C.F. X 0.930			Cls C 10 Blt 2007		
X Asphalt Shingle		Chimney:		Lump Sum Items:			Other Additions/Adjustments Exterior Stone Veneer 200 7,592 6,453 Basement, Outside Entrance, Below Grade 1 2,560 2,176 Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 48 3,013 2,561 WPP 300 5,058 4,299 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 780 30,615 26,023 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 2 1,093 929 Class: D Exterior: Pole (Unfinished) Base Cost 1200 22,908 19,472 Built-Ins Appliance Allow. 1 2,766 2,351			<<<< 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.											
ATHY ROBERT & LESLIE	ATHY ROBERT & LESLIE	0	05/19/2022	QC	09-FAMILY	2022-01654	PROPERTY TRANSFER	0.0											
SEIDEL CHRIS	ATHY ROBERT & LESLIE	39,900	10/30/2020	WD	03-ARM'S LENGTH	2020-03293	PROPERTY TRANSFER	100.0											
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	29,000	10/28/2020	WD	16-LC PAYOFF	2020-03292	DEED	0.0											
FOUR D'S OF MISSAUKEE LLC	SEIDEL CHRIS	29,000	11/05/2012	LC	16-LC PAYOFF	2012-03565 LCT	PROPERTY TRANSFER	100.0											
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status									
S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 45,060											
Owner's Name/Address		Improved X Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS															
ATHY ROBERT & LESLIE 1811 LORAIN AVE LANSING MI 48910		Public Improvements		* Factors *															
Tax Description		X		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value	
. SEC 31 T22N R8W BEG S0DEG 40'00"E 758.42 FT FROM N/4 COR; TH N 89DEG 43'45"E 484.94 FT; S26DEG 17'35"E 321.45 FT; S49DEG 59'05"E 93.62 FT; S33 DEG 09'11"E 115.82 FT; S16 DEG 19' 17"E 300.54 FT; S32 DEG 40'52"E 211.55 FT; S89 DEG 43'45" W 950.44 FT; NO DEG 40' 00" W 914.12 FT TO POB. 15.02 Ac. M/L Split on 12/05/2006 from 009-031-001-00; Comments/Influences		X		Dirt Road		Residentia 8 - 17 @\$3000		15.02 Acres		3000		100						45,060	
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ; Lake Township Parcel File No. Parcel 009-031-001-00; Parcel 009-031-001-92;		X		Gravel Road		15.02 Total Acres		Total Est. Land Value =										45,060	
Topography of Site		X		Paved Road															
Level		X		Storm Sewer															
Rolling		X		Sidewalk															
Low		X		Water															
High		X		Sewer															
Landscaped		X		Electric															
Swamp		X		Gas															
Wooded		X		Curb															
Pond		X		Street Lights															
Waterfront		X		Standard Utilities															
Ravine		X		Underground Utilis.															
Wetland		X		Topography of Site															
Flood Plain		X		Level															
SEASONAL RD		X		Rolling															
Year		X		Low															
Land Value		X		High															
Building Value		X		Landscaped															
Assessed Value		X		Swamp															
Board of Review		X		Wooded															
Tribunal/Other		X		Pond															
Taxable Value		X		Waterfront															
Who		X		Ravine															
When		X		Wetland															
What		X		Flood Plain															
2024		X		SEASONAL RD															
2023		X		Year															
2022		X		Land Value															
2021		X		Building Value															
2024		X		Assessed Value															
2023		X		Board of Review															
2022		X		Tribunal/Other															
2021		X		Taxable Value															
2024		X		Year															
2023		X		Land Value															
2022		X		Building Value															
2021		X		Assessed Value															
2024		X		Board of Review															
2023		X		Tribunal/Other															
2022		X		Taxable Value															
2021		X		Year															
2024		X		Land Value															
2023		X		Building Value															
2022		X		Assessed Value															
2021		X		Board of Review															
2024		X		Tribunal/Other															
2023		X		Taxable Value															
2022		X		Year															
2021		X		Land Value															
2024		X		Building Value															
2023		X		Assessed Value															
2022		X		Board of Review															
2021		X		Tribunal/Other															
2024		X		Taxable Value															
2023		X		Year															
2022		X		Land Value															
2021		X		Building Value															
2024		X		Assessed Value															
2023		X		Board of Review															
2022		X		Tribunal/Other															
2021		X		Taxable Value															

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

STATE Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils. Residentia 30 - 65 \$3000 40.00 Acres 3000 100 120,000

40.00 Total Acres Total Est. Land Value = 120,000

Tax Description

. SEC 31 T22N R8W NE 1/4 OF NW 1/4. 40 A.

Comments/Influences



Topography of Site

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

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS BOBBY J & SHARRON K	ADAMS BOBBY J	0	01/24/2020	WD	09-FAMILY	2020-0217	PROPERTY TRANSFER	0.0
		174,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4371	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5041 S SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	04/08/2004	20040051	Complete

Owner's Name/Address	MAP #:
ADAMS BOBBY J 5041 S SEELEY RD CADILLAC MI 49601	2024 Est TCV 243,312 TCV/TFA: 181.04

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 31 T22N R8W N 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC W33 FT FOR RDWY. 10.36 A.	X			Residentialia 3 - 7 @\$3000	10.36 Acres		3000	100	31,080
				10.36 Total Acres Total Est. Land Value =				31,080	

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
20800343 \$179,900 2001 DOM127	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc.	8.18	560 0	0	
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: Asphalt Paving	3.10	5500 0	0	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 5000	5,000.00	1 100	5,000	
			Total Estimated Land Improvements True Cash Value =				5,000



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

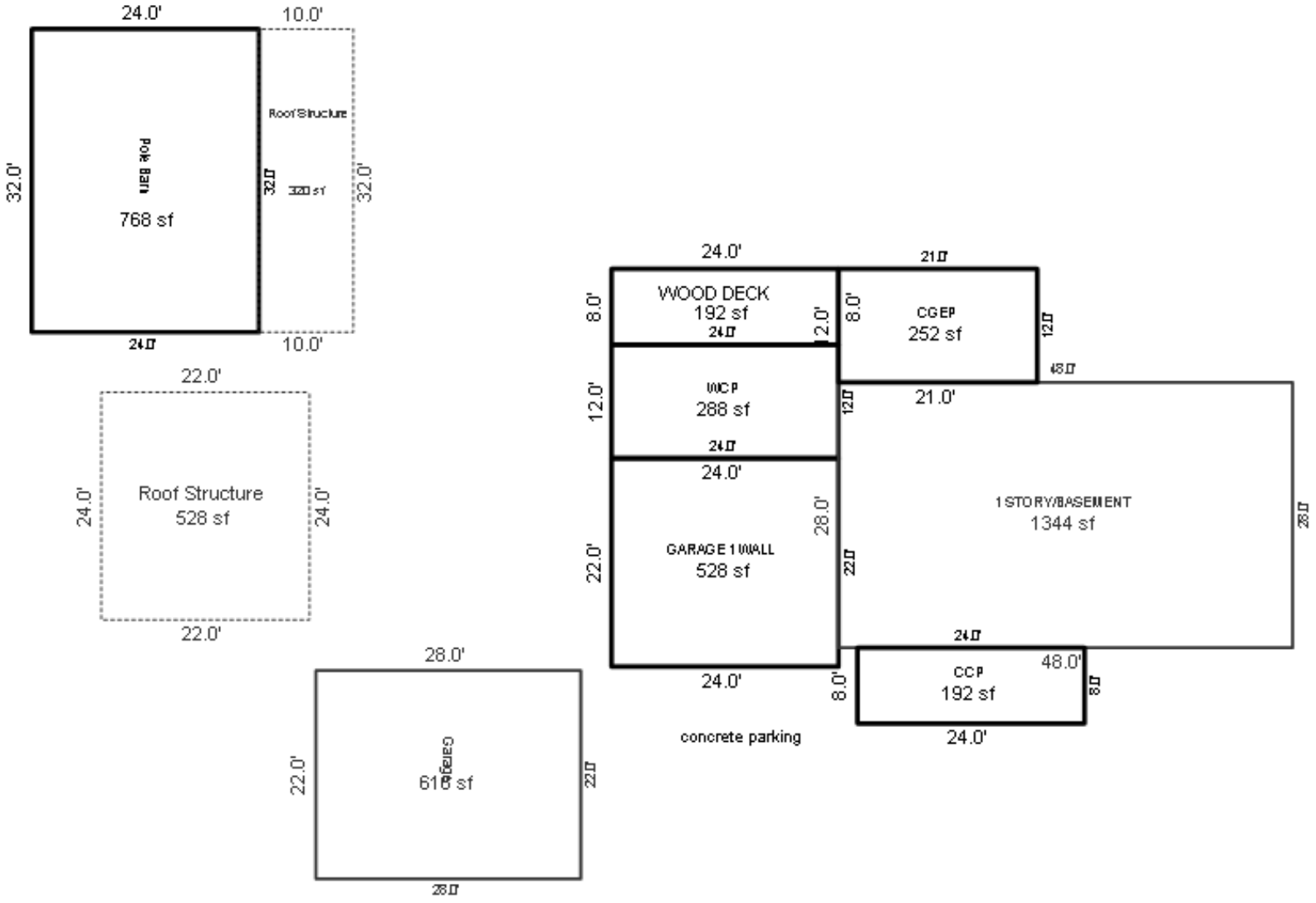
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,500	106,200	121,700			86,878C
2023	15,500	102,900	118,400			82,741C
2022	13,000	94,800	107,800			78,801C
2021	15,500	86,800	102,300			76,284C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		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							192 252 288 192 528 320	CCP (1 Story) CGEP (1 Story) WCP (1 Story) Treated Wood Roof Cover Onl Roof Cover Onl			
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1973		Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors														
(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													
X	Wood Sash Metal Sash Vinyl Sash	Basement: 1344 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement														
		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
(3) Roof		(9) Basement Finish														
X	Gable Hip Flat	672	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
X	Asphalt Shingle	(10) Floor Support														
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:														
		(12) Electric														
		100	Amps Service													
		No./Qual. of Fixtures														
		Ex.	X	Ord.		Min										
		No. of Elec. Outlets														
		Many	X	Ave.		Few										
		(13) Plumbing														
		1	Average Fixture(s)													
		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer														
		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:														
		Cost Est. for Res. Bldg: 1 Single Family 1S														
		(11) Heating System: Forced Air w/ Ducts														
		Ground Area = 1344 SF Floor Area = 1344 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 1,344 Total: 206,125 133,980														
		Other Additions/Adjustments														
		Recreation Room 672 12,990 8,443														
		Plumbing														
		Average Fixture(s) 1 1,476 959														
		Water/Sewer														
		1000 Gal Septic 1 4,864 3,162														
		Water Well, 50 Feet 1 2,686 1,746														
		Porches														
		CCP (1 Story) 192 5,078 3,301														
		Ceramic Tile Floor 252 14,676 9,539														
		WCP (1 Story) 288 9,694 6,301														
		Deck														
		Treated Wood 192 4,028 2,618														
		w/Roof (Roof portion) 528 8,063 5,241														
		w/Roof (Roof portion) 320 4,931 3,205														
		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														
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost 616 23,359 15,183														
		Class: D Exterior: Pole (Unfinished)														
		<<<<< 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.
HUNT MARK D & DOREEN C H&	HUNT MARK K & DOREEN C FA	0	03/18/2013	QC	09-FAMILY	2013-01334	PROPERTY TRANSFER	0.0

Property Address: S 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: HUNT MARK K & DOREEN C FAMILY TRUST
 2132 ST JOSEPH
 WEST BLOOMFIELD MI 48324
 2024 Est TCV 31,080

Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
 * Factors * 327.9' X 1376.278'

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 8 - 17	@\$3000	10.36 Acres	3000	100				31,080
10.36 Total Acres Total Est. Land Value =								31,080

Tax Description: . SEC 31 T22N R8W S 1/2 OF N 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 10.36 A.
 Comments/Influences:

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

Topography of Site

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



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Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/05/2016	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,500	0	15,500			7,554C
2023	14,500	0	14,500			7,195C
2022	18,000	0	18,000			6,853C
2021	16,400	0	16,400			6,635C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEATTY DEAN E	MARSH CHARLES D & KAREN	295,000	01/24/2022	WD	03-ARM'S LENGTH	2022-00356	PROPERTY TRANSFER	100.0
BEATTY DEAN E	BEATTY DEAN E	0	10/22/2021	WD	09-FAMILY	2021-03725	DEED	0.0
BEATTY DEAN E & MARGARET	BEATTY DEAN E	1	10/24/2019	WD	09-FAMILY	2019-03395	PROPERTY TRANSFER	0.0
BEATTY SUSAN A	BEATTY J DAVID	0	10/04/2011	QC	21-NOT USED/OTHER	2011-03218	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5167 S SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	09/17/2013	2013-0447	100%
	P.R.E. 100% 01/27/2022					

Owner's Name/Address	MAP #:
MARSH CHARLES D & KAREN 5167 S SEELEY RD CADILLAC MI 49601	2024 Est TCV 294,039 TCV/TFA: 120.41

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road								
Gravel Road								
Paved Road								
Storm Sewer								
Sidewalk								
Water								
Sewer								
Electric								
Gas								
Curb								
Street Lights								
Standard Utilities								
Underground Utils.								
			Residentia 18 -29 @\$3000 20.65 Acres 3000 100 61,935					
			20.65 Total Acres Total Est. Land Value = 61,935					

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates					
Description				Description	Rate	Size	% Good	Cash Value	
PARCEL OF THE SURVEY RECORDED IN BOOK OF SURVEYS 2-6 P-141 SEC 31 T22N R8W S 1/2 OF NW 1/4 OF NW 1/4 EXC 33 FT OFF W SIDE FOR ROAD PURPOSES. 20.72 A.	X			D/W/P: 4in Ren. Conc.	7.35	640	0	0	
Comments/Influences	X			D/W/P: 3.5 Concrete	6.16	900	0	0	
	X			D/W/P: Asphalt Paving	2.89	1650	0	0	
				Fencing: Wire Mesh, #9	3.74	500	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
X	Rolling
	Low
X	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

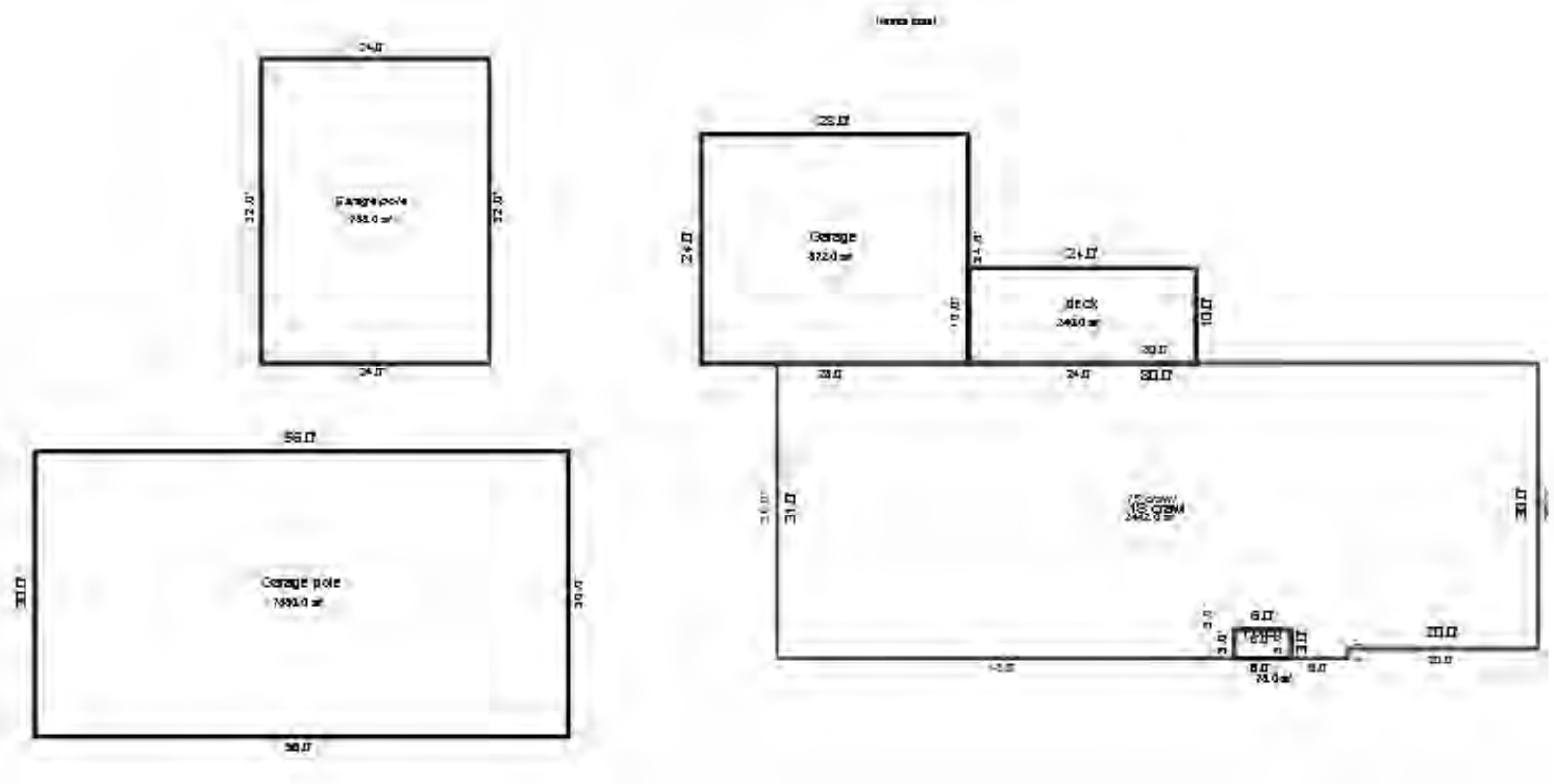
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,000	116,000	147,000			146,685C
2023	26,800	112,900	139,700			139,700S
2022	20,600	102,600	123,200			86,856C
2021	18,600	94,000	112,600			84,082C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	X	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1974 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	(4) Interior	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 2,442 Total Base New : 353,477 Total Depr Cost: 212,087 Estimated T.C.V: 197,241		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1969	Remodeled 0	X	Ex	Ord	Min	200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 2442 SF Floor Area = 2442 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1969									
Condition: Average		Doors		Solid X H.C.		No./Qual. of Fixtures		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Room List		(5) Floors		(12) Electric		Ex. X Ord. Min		Plumbing		1 Story		Siding		Crawl Space		2,442		252,376		151,425	
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service		No. of Elec. Outlets		Average Fixture(s)		1		3 Fixture Bath		1		2 Fixture Bath		1		Softener, Auto	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		1		2		Softener, Manual		Solar Water Heat		No Plumbing		1000 Gal Septic		Water/Sewer	
(2) Windows	Many Avg. X Avg. Few Small	(7) Excavation		Basement: 0 S.F. Crawl: 2442 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		1		3		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer		1		1000 Gal Septic		2		Fixture Bath		Solar Water Heat		No Plumbing		1000 Gal Septic	
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		1		2		Softener, Manual		Solar Water Heat		No Plumbing		1000 Gal Septic	
(3) Roof	X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		1		1000 Gal Septic		2		2		2		2		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Deck		1		1		1		1		1		1		1		1	
Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:		Chimney:	

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



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

Desc. of Bldg/Section: Calculator Occupancy: Tennis Clubs - Indoor	
Class: D	Construction Cost
Floor Area	High
Gross Bldg Area	Above Ave.
Stories Above Grd	Ave.
Average Sty Hght	X
Bsmnt Wall Hght	Low
** ** Calculator Cost Data ** **	
Depr. Table : 2.5%	Quality: Excellent
Effective Age : 40	Heat#1: No Heating or Cooling 0%
Physical %Good: 36	Heat#2: No Heating or Cooling 0%
Func. %Good : 100	Ave. SqFt/Story
Economic %Good: 100	Ave. Perimeter
	Has Elevators:
	*** Basement Info ***
Year Built	Area:
Remodeled	Perimeter:
	Type:
Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type:

<<<<< Segregated Cost Computations >>>>>	
Costs taken from Segregated Cost Section 3: Stores & Commercials	
Item Description	Cost # or Height Storys
	Col. Rate SqFt Adj. Adj. Cost
Architectural Multiplier: 0.00	Total Cost New = 0
Reproduction/Replacement Cost = 0	
Eff.Age:40 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 36 /100/100/100/36.0	Total Depreciated Cost = 0
Unit in Place Items	Rate Quantity Arch %Good Depr.Cost
/CI17/SPOC/TENC/CONCPNSL	46577.14 1 1.00 75 34,933
ECF (416 RURAL METES & BOUNDS)	0.930 => TCV of Bldg: 1 = 32,488

(1) Excavation/Site Prep:
(2) Foundation:
X Poured Conc
Brick/Stone
Block
(3) Frame:
(4) Floor Structure:
(5) Floor Cover:
(6) Ceiling:

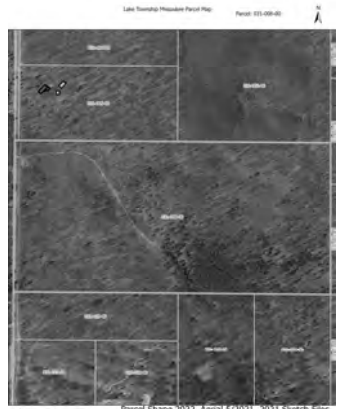
(7) Interior:
(8) Plumbing:
Many Above Ave.
Average Typical
Few None
Total Fixtures
3-Piece Baths
2-Piece Baths
Shower Stalls
Toilets
Urinals
Wash Bowls
Water Heaters
Wash Fountains
Water Softeners
(9) Sprinklers:
(10) Heating and Cooling:
Gas Oil
Coal Stoker
Hand Fired Boiler

(11) Electric and Lighting:
Outlets:
Fixtures:
Few Average Many Unfinished Typical
Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct
Incandescent Fluorescent Mercury Sodium Vapor Transformer
(13) Roof Structure: Slope=0
(14) Roof Cover:

(39) Miscellaneous:
(40) Exterior Wall:
Thickness
Bsmnt Insul.

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BEATTY DEAN E & BEATTY C&	FORD DAVID BRIAN & DAWN A	220,000	11/10/2021	WD	03-ARM'S LENGTH	2021-03892	PROPERTY TRANSFER	100.0				
BEATTY SUSAN A	BEATTY J DAVID	0	10/04/2011	QC	21-NOT USED/OTHER	2011-03218	DEED	0.0				
ARCHNARD MADELEINE	BEATTY D&M, C&D, D&S &SJ	16,000	04/24/1978	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
5369 S SEELEY RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
FORD DAVID BRIAN & DAWN ANN 7397 W BLUE RD LAKE CITY MI 49651		MAP #:										
Tax Description		2024 Est TCV 232,064		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 31 T22N R8W SOUTH 1/2 OF NW 1/4. 82.88A.		Improved	X	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		Residentia 66 - 120	\$2800	82.88	Acres	2800	100			232,064
		Gravel Road		82.88 Total Acres Total Est. Land Value = 232,064								
		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	116,000	0	116,000			91,397C		
		X Rolling		2023	99,500	0	99,500			87,045C		
		Low		2022	82,900	0	82,900			82,900S		
		High		2021	82,900	0	82,900			28,158C		
		X Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	116,000	0	116,000		91,397C		
		TPC	10/22/2021	INSPECTED	2023	99,500	0	99,500		87,045C		
		TPC	05/06/2019	INSPECTED	2022	82,900	0	82,900		82,900S		
		TPC	12/27/2017	INSPECTED	2021	82,900	0	82,900		28,158C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOOMEY RICHARD	HART EVAN ALAN DANIELLE	30,000	05/12/2016	WD	32-SPLIT VACANT	2016-01674	PROPERTY TRANSFER	100.0
NORTHERN MI CHRISTIAN SCH	MOOMEY RICHARD	40,000	05/08/2012	WD	03-ARM'S LENGTH	2012-01725 WD	PROPERTY TRANSFER	100.0
DONNELLY WILLIAM J JR & F	NORTHERN MI CHRISTIAN SCH	0	12/23/2006	QC	21-NOT USED/OTHER	2007/1214	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
X W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	05/02/2019	2019-0135	20%
Owner's Name/Address	P.R.E. 0%					
HART EVAN ALAN DANIELLE AIDA 8372 MYCHELLE LN CADILLAC MI 49601	MAP #:					
	2024 Est TCV 100,609 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SEC31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, 1313.40 FEET TO THE POB. CONTAINING 19.86 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPEMA P.S.# 24617 DATED				Residentia 18 -29 @\$3000	20.86 Acres			3000	100		62,580
					20.86 Total Acres				Total Est. Land Value =		62,580

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SEC31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, 1313.40 FEET TO THE POB. CONTAINING 19.86 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPEMA P.S.# 24617 DATED			D/W/P: 4in Concrete	6.97	350 50	1,220
				Total Estimated Land Improvements True Cash Value =			1,220

Tax Description	X	Level	Topography of Site							
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SEC31, T22N R08W LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET TO THE POB; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET; THENCE S00DEG00'58"W, 1314.03 FEET TO THE SOUTH 1/16TH LINE; THENCE N89°26'08"W ALONG SAID LINE, 657.97 FEET TO THE WEST 1/16TH LINE; THENCE N00°01'39"W ALONG SAID LINE, 1313.40 FEET TO THE POB. CONTAINING 19.86 ACRES M/L. TOGETHER WITH AN EASEMENT FOR INGRESS/ EGRESS AS RECORDED IN A SURVEY BY D. SCHRIPEMA P.S.# 24617 DATED										



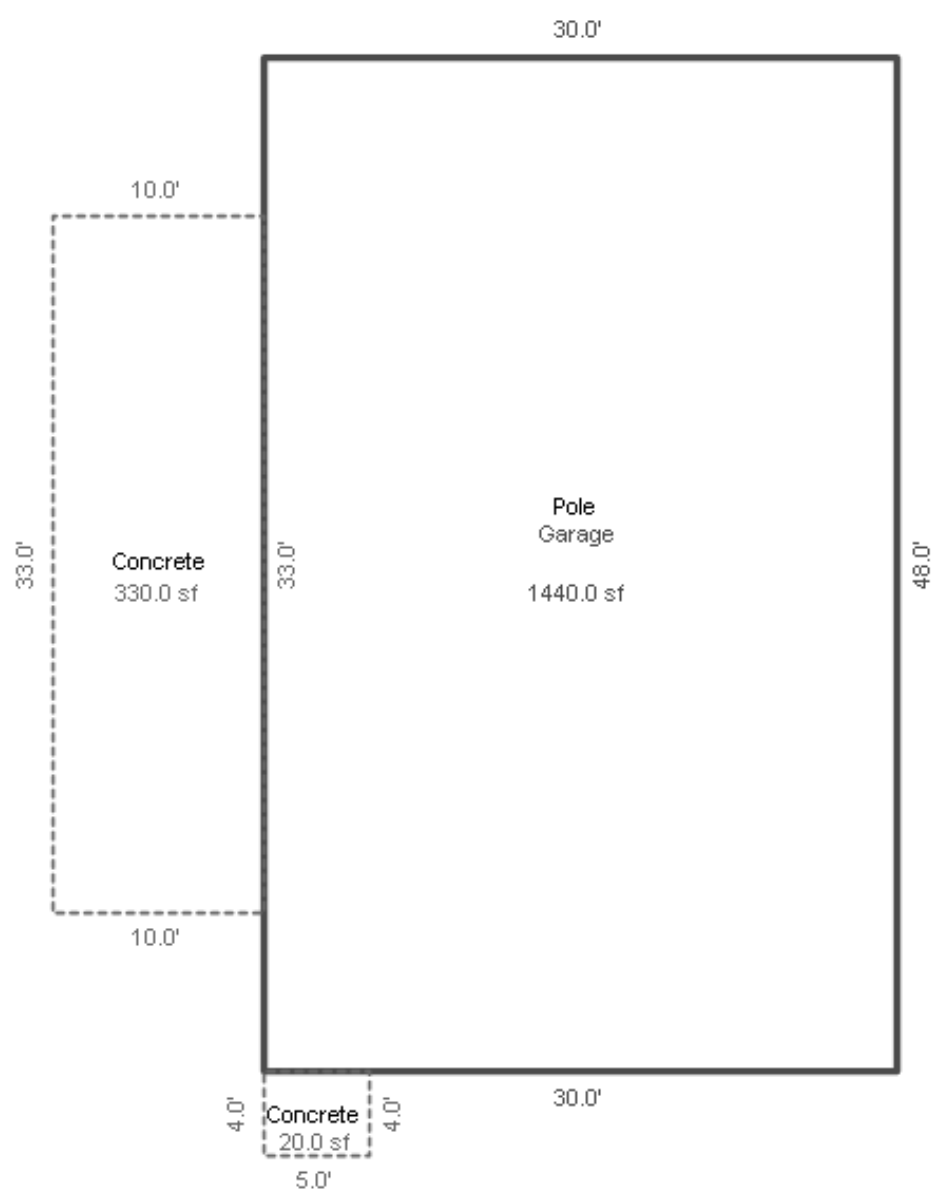
Who	When	What	2024	2023	2022	2021
X		PRIVATE RD	31,300	27,100	20,900	18,800
		TPC 04/30/2021 INSPECTED		19,200	46,300	
		JWV 11/16/2020 INSPECTED		17,600	38,500	
		TPC 10/15/2019 INSPECTED		16,100	34,900	

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2019 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: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0	0	Front Overhang	0	Other Overhang	
	Mobile Home														0	0
	Town Home														
	Duplex														
	A-Frame														
Wood Frame		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 5 Floor Area: 0 Total Base New : 41,664 Total Depr Cost: 39,580 Estimated T.C.V: 36,809		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling										
Yr Built 2019		Remodeled 0		Trim & Decoration		Central Air Wood Furnace									
Condition: Average		Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2019			
Room List		Lg	Ord	Small	Ex. Ord. Min			(11) Heating System: No Heating/Cooling							
Basement		(5) Floors			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.							
1st Floor		Kitchen:			Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95							
2nd Floor		Other:			(13) Plumbing			Building Areas							
Bedrooms		Other:			Average Fixture(s)			Stories Exterior Foundation		Size		Cost New		Depr. Cost	
(1) Exterior		(6) Ceilings			3 Fixture Bath			Other Additions/Adjustments							
Wood/Shingle					2 Fixture Bath			Plumbing							
Aluminum/Vinyl					Softener, Auto			3 Fixture Bath		1		-4,646		-4,414	
Brick					Softener, Manual			Garages							
Insulation					Solar Water Heat			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)							
(2) Windows		(7) Excavation			No Plumbing			Base Cost		1440		46,310		43,994	
Many		Basement: 0 S.F.			Extra Toilet			Notes:							
Avg.		Crawl: 0 S.F.			Extra Sink			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:						36,809	
Few		Slab: 0 S.F.			Separate Shower										
Large		Height to Joists: 0.0			Ceramic Tile Floor										
Avg.		(8) Basement			Ceramic Tile Wains										
Small		Conc. Block			Ceramic Tub Alcove										
Wood Sash		Poured Conc.			Vent Fan										
Metal Sash		Stone			(14) Water/Sewer										
Vinyl Sash		Treated Wood			Public Water										
Double Hung		Concrete Floor			Public Sewer										
Horiz. Slide		(9) Basement Finish			Water Well										
Casement					1000 Gal Septic										
Double Glass					2000 Gal Septic										
Patio Doors					Lump Sum Items:										
Storms & Screens															
(3) Roof		(10) Floor Support													
Gable		Joists:													
Hip		Unsupported Len:													
Flat		Cntr.Sup:													
Gambrel															
Mansard															
Shed															
Asphalt Shingle															
Chimney:															


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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: COMMERCIAL-IMPROV		Zoning:	Building Permit(s)	Date	Number	Status			
X W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
MOOMEY RICHARD PO BOX 825 CADILLAC MI 49601		MAP #:									
		2024 Est TCV 59,640									
		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Tax Description		Public Improvements		* Factors *							
A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 31 T22N R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION; THENCE S89°28'50"E ALONG THE EAST-WEST 1/4 LINE, 1420.63 FEET; THENCE CONTINUING ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		Topography of Site		Residentia 18	-29	@\$3000	19.88 Acres	3000	100	59,640	
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		19.88 Total Acres				Total Est. Land Value =		59,640	
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		Year		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		Who		When	What	2024	29,800	0	29,800		14,453C
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		JWV		09/29/2021	INSPECTED	2023	25,800	0	25,800		13,765C
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		TPC		04/30/2021	INSPECTED	2022	19,900	0	19,900		13,110C
ALONG SAID LINE, S89°29'27"E, 658.96 FEET TO THE POB; THENCE CONTINUING S89°29'27"E ALONG SAID LINE, 659.26 FEET TO THE NORTH-SOUTH 1/4 LINE; THENCE S00DEG03'53"W ALONG SAID LINE. 1314.94 FEET TO THE SOUTH 1/16TH		TPC		12/27/2017	INSPECTED	2021	17,900	0	17,900		12,692C

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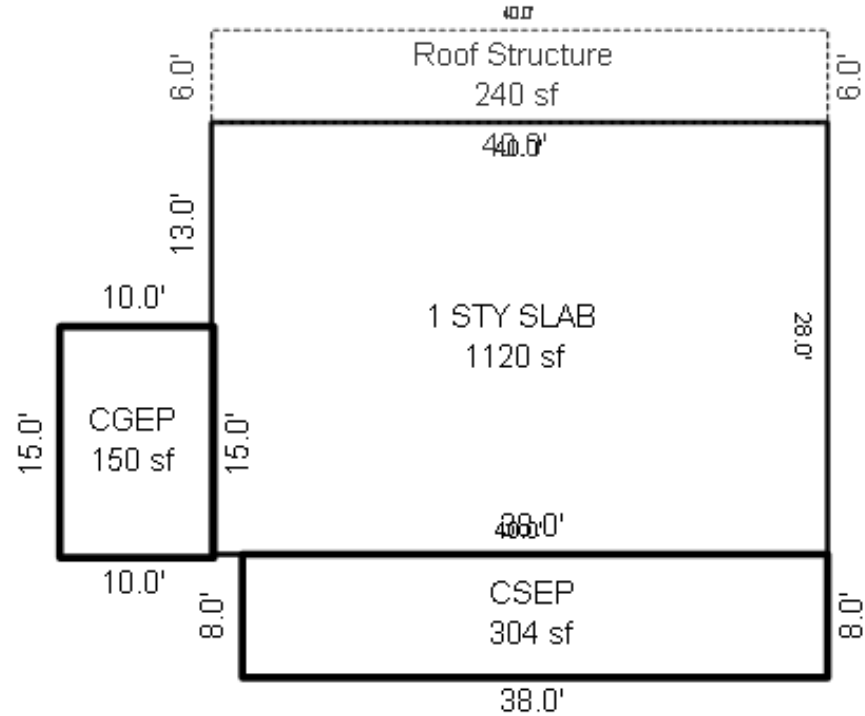
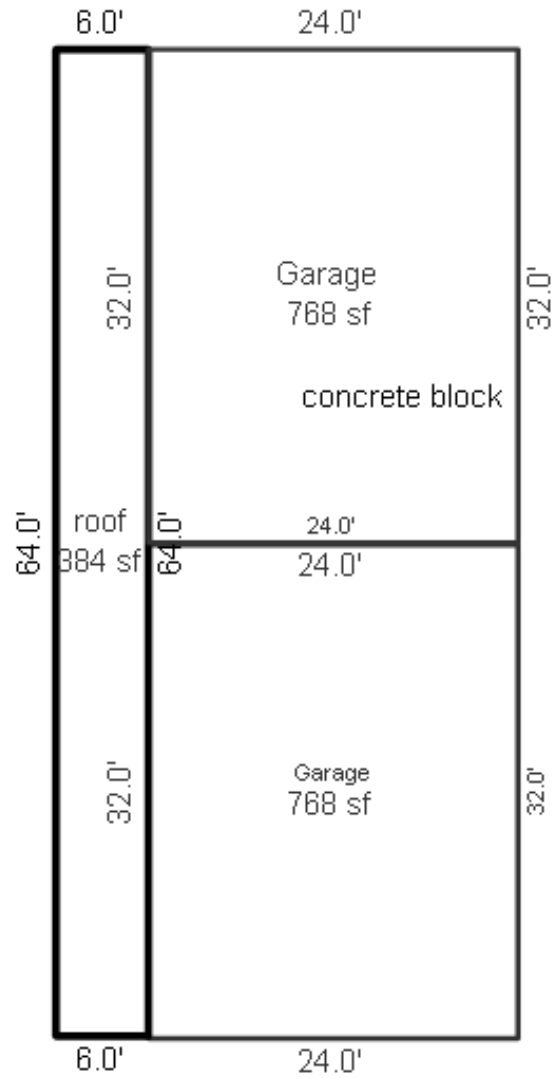
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11560 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994								
Owner's Name/Address		MAP #:		2024 Est TCV 104,706 TCV/TFA: 93.49								
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Taxpayer's Name/Address		Public Improvements		* Factors *								
PEARSON LAVERN E & BELINDA LE 11560 W CADILLAC ROAD CADILLAC MI 49601		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Tax Description		X	Gravel Road	A 200' @ 90/FF		110.90	467.42	1.1588	1.0397	90	100	12,026
. SEC 31 T22N R8W E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYINGS OF NEW HWY M-55 EXC E 217.7 FT THEREOF. 1.1910 A.		X	Paved Road	111 Actual Front Feet, 1.19 Total Acres				Total Est. Land Value =				12,026
Comments/Influences		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		Topography of Site										
		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	6,000	46,400	52,400		22,358C		
		TPC 05/06/2018	INSPECTED		2023	4,700	44,900	49,600		21,294C		
		TPC 12/27/2017	INSPECTED		2022	2,800	41,600	44,400		20,280C		
		TPC 11/16/2012	INSPECTED		2021	2,200	38,400	40,600		19,633C		

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


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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 304 150 240 384	Type CSEP (1 Story) CGEP (1 Story) Roof Cover Onl Roof Cover Onl	Year Built: 1965 Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D -5 Effec. Age: 45 Floor Area: 1,120 Total Base New : 181,220 Total Depr Cost: 99,656 Estimated T.C.V: 92,680			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S				
Yr Built 1952	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ex. X Ord. Min			Cls D -5 Blt 1952		Cls D -5 Blt 1952				
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost		Total: 106,515 58,569				
Room List		Doors		Solid	X	H.C.	Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)				
	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			Plumbing			Water/Sewer			1000 Gal Septic Water Well, 50 Feet			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Porches			CSEP (1 Story) Foundation: Shallow CGEP (1 Story) Foundation: Shallow		Built-Ins		Appliance Allow.		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1120 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well			Deck			w/Roof (Roof portion) w/Roof (Roof portion)		Garages		Class: D Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost		
(2) Windows		Many Avg.		Large Avg.		Small	1 1000 Gal Septic 1 2000 Gal Septic			Garages			1536 43,208		23,764		92,680		
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)			Lump Sum Items:			Notes:			E.C.F (416 RURAL METES & BOUNDS) 0.930 => TCV:		92,680				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:			E.C.F (416 RURAL METES & BOUNDS) 0.930 => TCV:			92,680						
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle																		
Chimney: Block																			

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



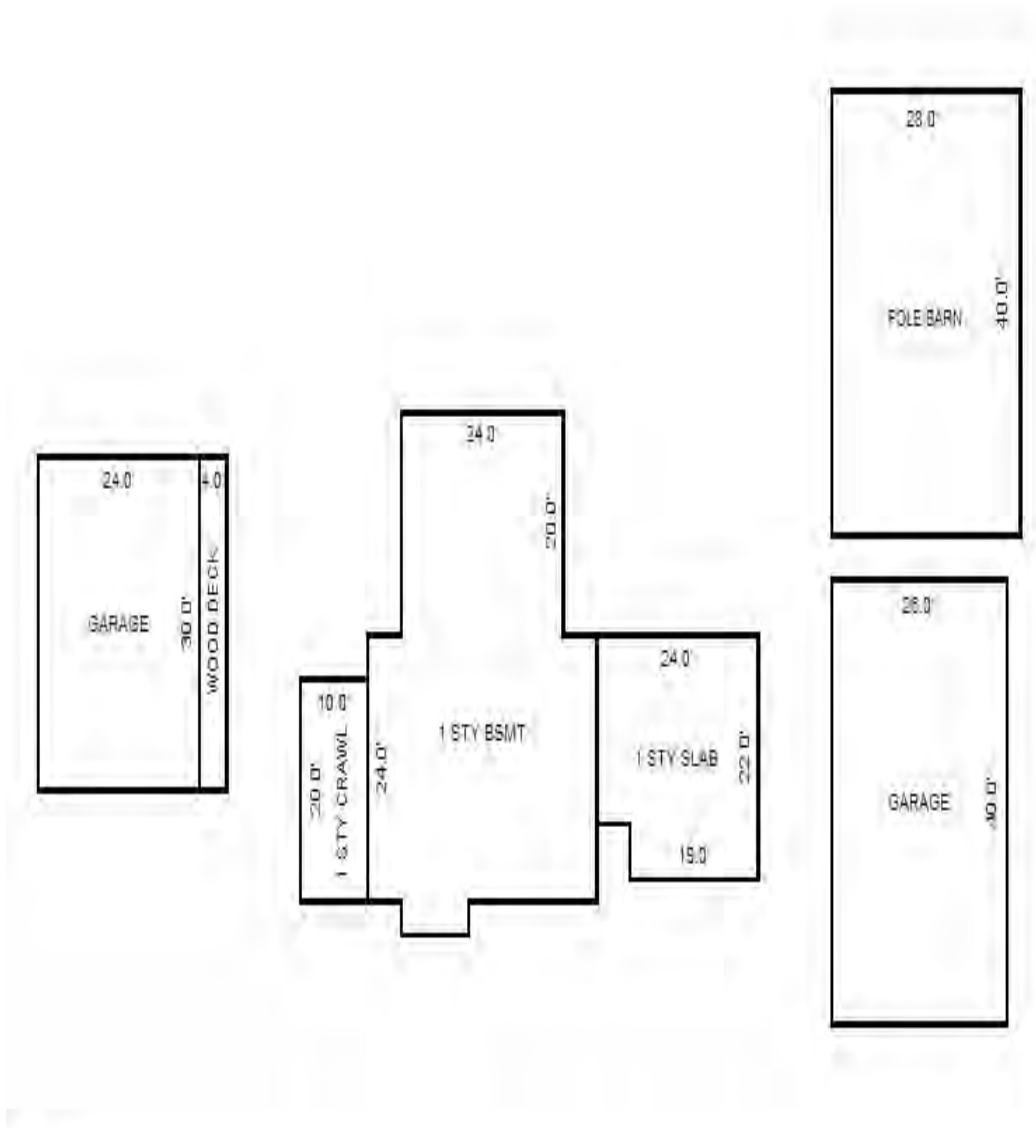
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status		
11540 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994						
Owner's Name/Address		MAP #:		2024 Est TCV 297,822 TCV/TFA: 70.91						
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES					
Taxpayer's Name/Address		Public Improvements		* Factors *						
HOITENGA ALAN R & CARRIE D 11540 W CADILLAC RD CADILLAC MI 49601		X	Dirt Road	Description Frontage Depth Front Depth Rate %Adj. Reason Value						
Tax Description		X	Gravel Road	GROUP C 50/FF 413.60 527.65 1.0000 1.0000 50 100 20,680						
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT S OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT THE CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG		X	Paved Road	414 Actual Front Feet, 5.01 Total Acres Total Est. Land Value = 20,680						
		X	Storm Sewer	Land Improvement Cost Estimates						
		X	Sidewalk	Description Rate Size % Good Cash Value						
		X	Water	D/W/P: 4in Ren. Conc. 8.18 800 50 3,272						
		X	Sewer	D/W/P: Asphalt Paving 3.10 16500 50 25,575						
		X	Electric	Total Estimated Land Improvements True Cash Value = 28,847						
		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	10,300	138,600	148,900			91,505C
		X	Rolling	2023	10,300	134,200	144,500			87,148C
			Low	2022	10,300	121,600	131,900			82,999C
			High	2021	8,300	111,500	119,800			80,348C
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What						
		TPC 12/27/2017	INSPECTED							
		TPC 08/25/2011	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Trim & Decoration			32	WPP					
Building Style: 1S				Ex	X	Ord		Min				120	Treated Wood					
Yr Built 1949	Remodeled 2012			Size of Closets									120	Treated Wood				
Condition: Average		Lg	X	Ord		Small												
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace											
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric											
(1) Exterior				200 Amps Service			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 2040 SF Floor Area = 2040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					Cls C 10 Blt 1949				
(2) Windows				No. of Elec. Outlets						Building Areas								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1332 S.F. Crawl: 200 S.F. Slab: 508 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			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,332 1 Story Siding Crawl Space 200 1 Story Siding Slab 508 Total: 297,222 193,191								
(3) Roof				(8) Basement			(13) Plumbing			Other Additions/Adjustments								
X	Gable Hip Flat		Gambrel Mansard Shed	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Exterior Stone Veneer Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WPP Deck Treated Wood Treated Wood								
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 720 26,165 17,007 Door Opener 1 547 356								
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins Appliance Allow.								
															Totals: 345,069 224,293		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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



Sketch by Apex IV™

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

Desc. of Bldg/Section: NEAR RD/ W/LIFT Calculator Occupancy: Garages - Service/Repair Shed		<<<<< Calculator Cost Computations >>>>>											
Class: D,Pole Floor Area: 1,040 Gross Bldg Area: 2,160 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 14 Perimeter: 132 Base Rate for Upper Floors = 36.11											
Depr. Table : 4% Effective Age : 10 Physical %Good: 66 Func. %Good : 100 Economic %Good: 100		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.27 100% Adjusted Square Foot Cost for Upper Floors = 41.38											
1994 Year Built Remodeled		Total Floor Area: 1,040 Base Cost New of Upper Floors = 43,036											
Overall Bldg Height		Reproduction/Replacement Cost = 43,036 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 66 /100/100/100/66.0 Total Depreciated Cost = 28,404											
Comments:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 26,415 Replacement Cost/Floor Area= 41.38 Est. TCV/Floor Area= 25.40											
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>High</th> <th>Above Ave.</th> <th>Ave.</th> <th>X</th> <th>Low</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Wall or Floor Furnace 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1040 Ave. Perimeter: 132 Has Elevators:		High	Above Ave.	Ave.	X	Low						*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
High	Above Ave.	Ave.	X	Low									
* 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	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:			(14) Roof Cover:		Thickness		Bsmnt Insul.	
(6) Ceiling:		Gas Oil			Coal Stoker		Hand Fired Boiler			

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

Desc. of Bldg/Section: NORTH MOST PART Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 136 Base Rate for Upper Floors = 17.24 Adjusted Square Foot Cost for Upper Floors = 17.24 Total Floor Area: 1,120 Base Cost New of Upper Floors = 19,309 Reproduction/Replacement Cost = 19,309 Eff. Age:15 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 74 /100/100/100/74.0 Total Depreciated Cost = 14,289 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 2 = 13,288 Replacement Cost/Floor Area= 17.24 Est. TCV/Floor Area= 11.86						
Class: D,Pole Floor Area: 1,120 Gross Bldg Area: 2,160 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1120 Ave. Perimeter: 136 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
Depr. Table : 2% Effective Age : 15 Physical %Good: 74 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor						
1995	Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:						
	Overall Bldg Height	* Sprinkler Info * Area: Type: Low						
Comments:								

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X	Poured Conc	Footings	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures	3-Piece Baths	Urinals	Wash Bowls	Flex Conduit	Incandescent
		2-Piece Baths	Shower Stalls	Water Heaters	Wash Fountains	Rigid Conduit	Fluorescent
		Toilets		Water Softeners		Armored Cable	Mercury
(4) Floor Structure:						Non-Metalic	Sodium Vapor
						Bus Duct	Transformer
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas 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.
HOUGHTON CONNIE L	NELSON MICHAEL	135,000	02/18/2022	MLC	09-FAMILY	2022-00614	PROPERTY TRANSFER	100.0
HOUGHTON CHESTER R	HOUGHTON CONNIE L	0	08/19/2004	OTH	21-NOT USED/OTHER	04-0/3558	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11450 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 84% 04/16/2022					
NELSON MICHAEL 11450 W WATERGATE RD CADILLAC MI 49601	MAP #: 2024 Est TCV 162,461 TCV/TFA: 56.21					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
. SEC 31 T22N R8W E 217.7 FT OF THAT PART OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 LYING 75 FT N OF BEG ON W SEC LINE 25.83 FT N OF SW SEC COR TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E TH N 67 DEG 43' 28" E 200 FT TO END. 3.7933 A.			* Factors *					
			Description	Frontage	Depth	Rate	%Adj. Reason	Value
			Residentia 3 - 7	@\$3000	3.79 Acres	3000	100	11,370
			3.79 Total Acres			Total Est. Land Value =		11,370

Comments/Influences <th>X</th> <th>Public Improvements</th> <th colspan="5">Land Improvement Cost Estimates</th>	X	Public Improvements	Land Improvement Cost Estimates				
97 HS REDUCED TO 84% (HOUSE & 2 MH). DEATH CERT OF CHESTER HOUGHTON REC 04-0, 3558. DATE OF DEATH 6-22-97.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value
		Electric	Residential Local Cost Land Improvements				
		Gas	Description	Rate	Size	% Good	Cash Value
		Curb	LAND IMPROVE 1000	1,000.00	1	94	940
		Street Lights	Total Estimated Land Improvements True Cash Value =				940
		Standard Utilities					
		Underground Utils.					

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	2024	5,700	75,500	81,200			81,200S
		Low	2023	5,700	74,900	80,600			80,600S
		High	2022	4,700	66,100	70,800			55,074C
		Landscaped	2021	5,700	60,400	66,100			53,315C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

Who When What

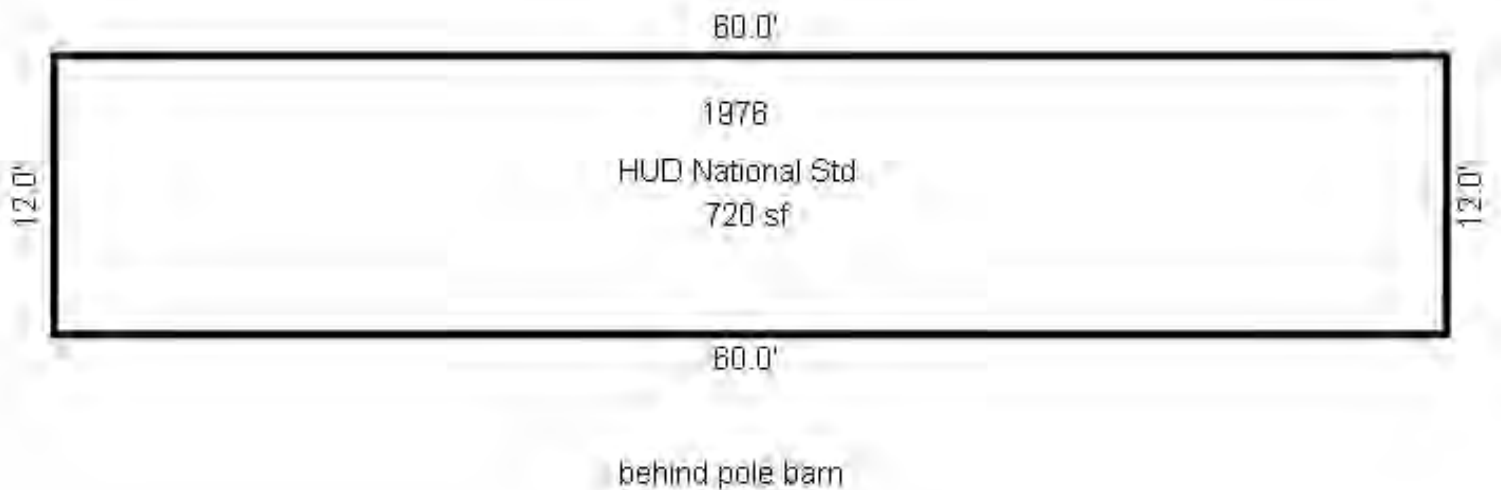


TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 12/03/2013 INSPECTED

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

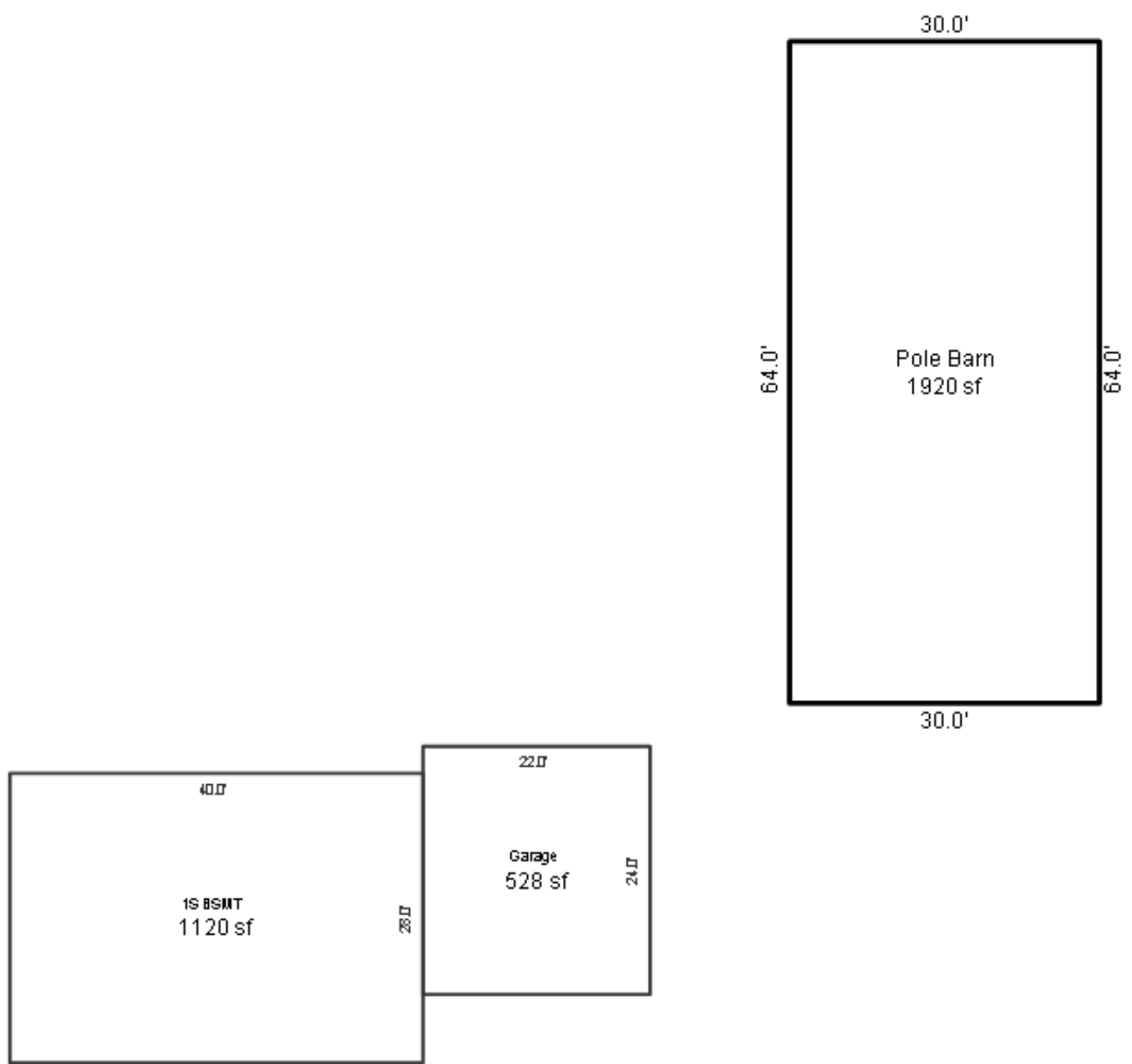
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump													
Building Style: HUD		X	Drywall Paneled	Plaster Wood T&G													
Yr Built 1973		Remodeled 0		Trim & Decoration													
Condition: Average		Ex	X	Ord	Min												
Room List		Size of Closets		Central Air Wood Furnace													
Basement 1st Floor 2nd Floor Bedrooms		Lg	X	Ord	Small												
(1) Exterior		Doors		Solid		X	H.C.										
		(5) Floors		(12) Electric													
		Kitchen: Other: Other:		0 Amps Service													
		No./Qual. of Fixtures															
		Ex.	X	Ord.	Min												
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No. of Elec. Outlets													
				Many		X	Ave.										
				(13) Plumbing													
(2) Windows		(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1													
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish													
(3) Roof		(14) Water/Sewer															
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										
Asphalt Shingle Metal		(10) Floor Support															
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Mobile Home HUD (11) Heating System: Wall Furnace Ground Area = 720 SF Floor Area = 720 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35 Building Areas Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost Main Home Ribbed Metal 720 Total: 37,097 12,984 Other Additions/Adjustments Totals: 37,097 12,984 Notes: ECF (416 RURAL METES & BOUNDS) 0.800 => TCV: 10,387										E.C.F. X 0.800		Cls Low Blt 1973					

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 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	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 40 Floor Area: 1,120 Total Base New : 218,671 Total Depr Cost: 131,204 Estimated T.C.V: 122,020		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: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1120 SF Floor Area = 1120 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1982				
Yr Built	Remodeled	Ex	X	Ord	Min	200 Amps Service		Building Areas		Size		Cost New		Depr. Cost		
1982	0	Lg	X	Ord	Small	No. of Elec. Outlets		Stories Exterior Foundation		1,120		148,440		89,066		
Room List		Doors	Solid	X	H.C.	(12) Electric		1 Story Siding Basement		Total:		218,671		131,204		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200 Amps Service		Plumbing		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		No./Qual. of Fixtures		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many		X	Ave.	3 Fixture Bath 2 Fixture Bath Softener, Auto 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)		Average Fixture(s)		Average Fixture(s)		
(2) Windows		(7) Excavation		Many		X	Ave.	Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
X	Many Avg. Few	X	Large Avg. Small	Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
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		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)	
X	Asphalt Shingle Metal	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
Chimney:		Lump Sum Items:		Notes:		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		Average Fixture(s)		
				ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 122,020												

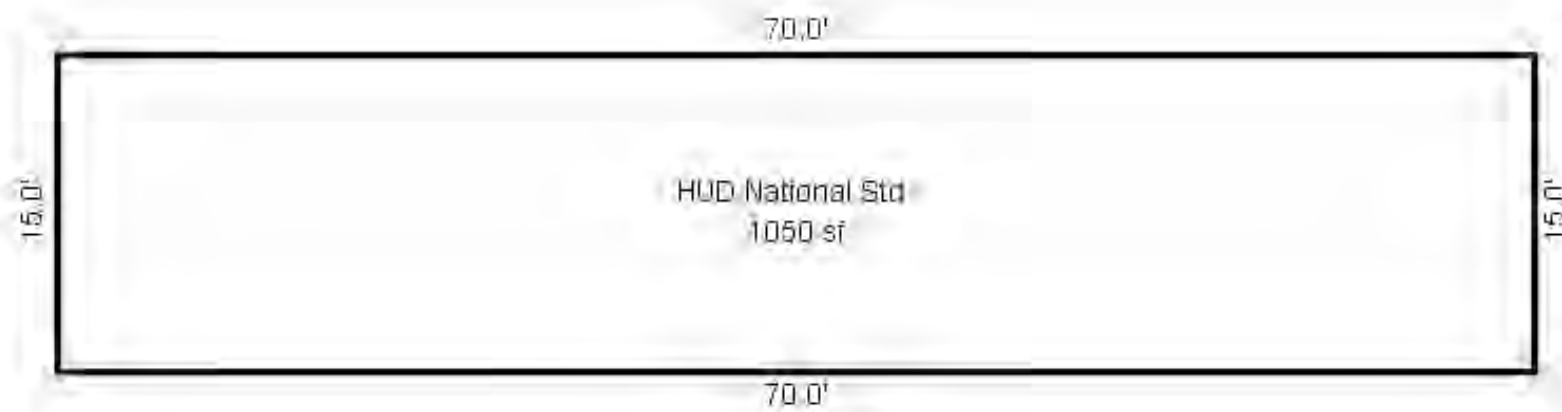
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story			Area	Type	Year Built:	
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story			Car Capacity:					
	Town Home	0	Front Overhang	X	Forced Warm Air			Dishwasher	2nd/Same Stack			Class:				
	Duplex	0	Other Overhang		Wall Furnace			Garbage Disposal	Two Sided			Exterior:				
	A-Frame	(4) Interior			Warm & Cool Air			Bath Heater	Exterior 1 Story			Brick Ven.:				
	Wood Frame	Drywall			Heat Pump			Vent Fan	Exterior 2 Story			Stone Ven.:				
		Paneled						Hot Tub	Prefab 1 Story			Common Wall:				
	Building Style:	Plaster						Unvented Hood	Prefab 2 Story			Foundation:				
	HUD	Wood T&G						Vented Hood	Heat Circulator			Finished ?:				
		Trim & Decoration						Intercom	Raised Hearth			Auto. Doors:				
Yr Built	Remodeled	Ex	Ord		Min	Jacuzzi Tub			Wood Stove			Mech. Doors:				
2000	0					Jacuzzi repl.Tub			Direct-Vented Ga			Area:				
Condition: Average		Size of Closets		Central Air			Oven			Class: Fair			% Good:			
		Lg	Ord	Small	Wood Furnace			Microwave			Effec. Age: 35			Storage Area:		
Room List		Doors	Solid	H.C.	(12) Electric			Self Clean Range			Floor Area:			Bsmnt Garage:		
	Basement	(5) Floors		0 Amps Service			Sauna			Total Base New : 63,373			E.C.F.			
	1st Floor	Kitchen:		No./Qual. of Fixtures			Trash Compactor			Total Depr Cost: 22,180			X 0.800			
	2nd Floor	Other:		Ex. Ord. Min			Central Vacuum			Estimated T.C.V: 17,744			Roof:			
	Bedrooms	Other:		No. of Elec. Outlets			Security System			Cls Fair			Blt 2000			
(1) Exterior		(6) Ceilings		Many Ave. Few			Cost Est. for Res. Bldg: 3 Mobile Home HUD			Ground Area = 1050 SF			Floor Area = 1050 SF.			
	Wood/Shingle	(7) Excavation		Average Fixture(s)			(11) Heating System: Forced Warm Air			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35			Building Areas			
	Aluminum/Vinyl	Basement: 0 S.F.		2			Type			Ext. Walls			Roof/Fnd.			
	Brick	Crawl: 0 S.F.		3 Fixture Bath			Main Home			Ribbed			Metal			
	Insulation	Slab: 0 S.F.		2 Fixture Bath			Other Additions/Adjustments			Size			Cost New			
(2) Windows		Height to Joists: 0.0		Softener, Auto			Plumbing			Total:			Depr. Cost			
	Many	Large	Basement		Softener, Manual			3 Fixture Bath			53,512		18,729			
	Avg.	Avg.	(8) Basement		No Plumbing			Water/Sewer			2,726		954			
	Few	Small	Conc. Block		Extra Toilet			1000 Gal Septic			4,550		1,592			
	Wood Sash	Poured Conc.		Extra Sink			Water Well, 50 Feet			2,585		905				
	Metal Sash	Stone		Separate Shower			Notes:			Totals:			63,373			
	Vinyl Sash	Treated Wood		Ceramic Tile Floor			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:			63,373		22,180				
	Double Hung	Concrete Floor		Ceramic Tile Wains						63,373		22,180				
	Horiz. Slide	(9) Basement Finish		Ceramic Tub Alcove						63,373		22,180				
	Casement	(14) Water/Sewer		Vent Fan						63,373		22,180				
	Double Glass	Public Water		Lump Sum Items:						63,373		22,180				
	Patio Doors	Public Sewer								63,373		22,180				
	Storms & Screens	Water Well								63,373		22,180				
(3) Roof		1000 Gal Septic								63,373		22,180				
	Gable	Gambrel	2000 Gal Septic								63,373		22,180			
	Hip	Mansard									63,373		22,180			
	Flat	Shed									63,373		22,180			
	Asphalt Shingle	(10) Floor Support								63,373		22,180				
	Chimney:	Joists:								63,373		22,180				
		Unsupported Len:								63,373		22,180				
		Cntr.Sup:								63,373		22,180				

*** 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.
MOOMEY RICHARD WILLIAM	HOIT 5 LLC	50,000	12/15/2015	WD	03-ARM'S LENGTH	2015-04092	PROPERTY TRANSFER	100.0
MOOMEY RICHARD WILLIAM	CONSUMERS ENERGY COMPANY	0	03/18/2011	OTH	33-TO BE DETERMINED	2011-00896	PROPERTY TRANSFER	0.0
CANDY GLORIA	MOOMEY RICHARD WILLIAM	55,000	06/01/2006	WD	03-ARM'S LENGTH	06-0/2052	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11560 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOIT 5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 14,799 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
SEC 31 T22N R8W BEG S 89D53M12S W 328.64 FT; N 0D41M13S W 559.89 FT; S 72D36M09S W 238.39 FT FROM S/4 COR; TH S 73D36M36S W 103.86 FT; N 0D42M26S W 400 FT; N 89D50M04S E 100 FT; S 0D42M26S E 370.98 FT TO POB. .89 AC. M/L SPLIT ON 12/05/2006 INTO 009-031-013-20; Comments/Influences	X		* Factors * 101.93 X 380.343				
Split/Comb. on 12/05/2006 completed 12/05/2006 RAY ; Parent Parcel(s): 009-031-013-00; Child Parcel(s): 009-031-013-20;	X		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
	X		GROUP H 75/FF 101.93 380.34 1.0000 1.0000 75 100 7,645				
	X		102 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 7,645				

Public Improvements

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

Topography of Site

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



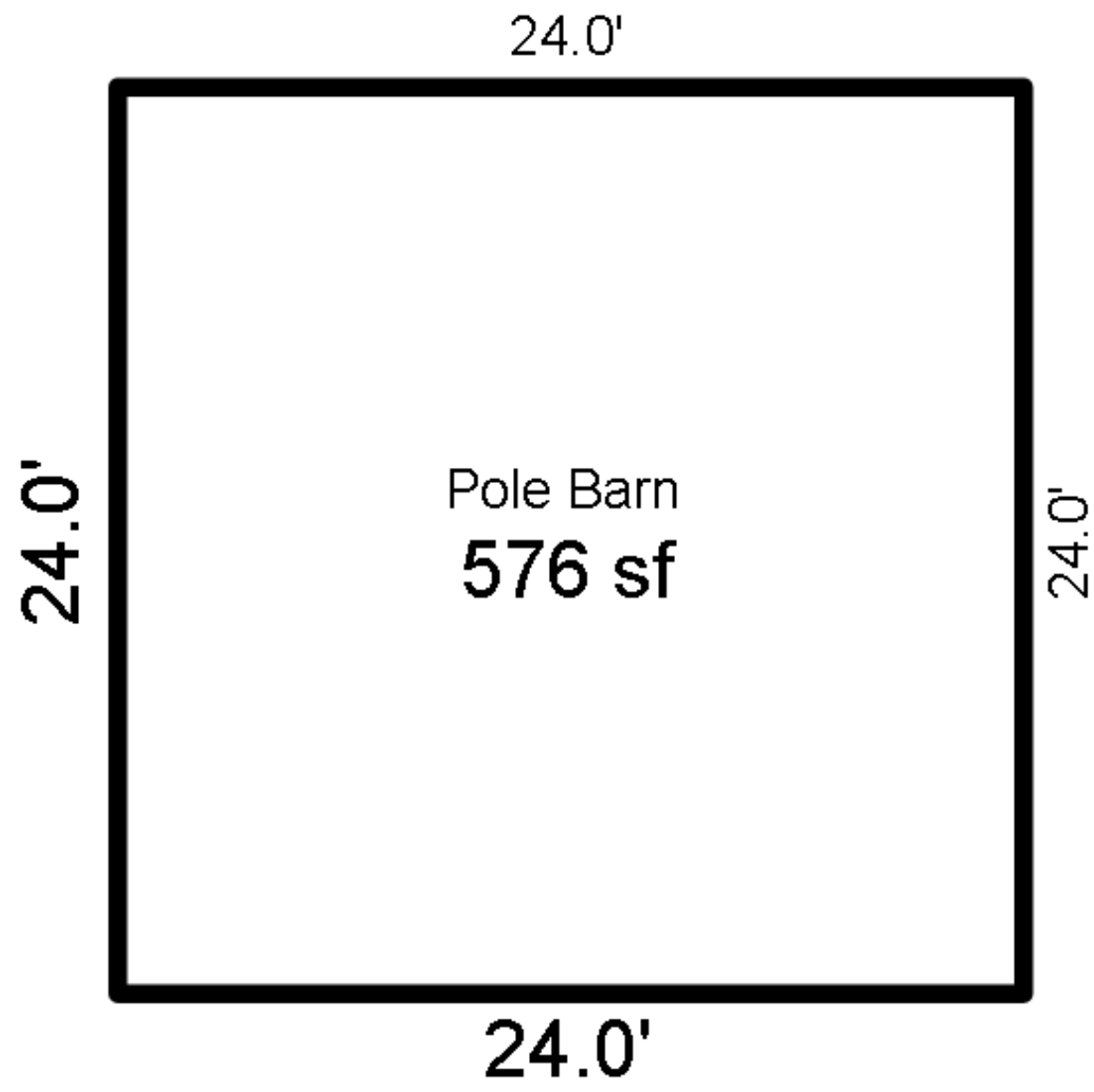
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	3,800	3,600	7,400			7,199C
		TPC 04/30/2021 INSPECTED	2023	3,800	3,500	7,300			6,857C
		TPC 12/27/2017 INSPECTED	2022	3,800	3,200	7,000			6,531C
		TPC 11/16/2012 INSPECTED	2021	3,800	2,900	6,700			6,323C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	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: 1979 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	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								
Yr Built 1997	Remodeled 0	Ex	X	Ord		Min	(12) Electric								
Condition: Average		Size of Closets			200 Amps Service			No./Qual. of Fixtures							
Room List		Doors		Solid	X	H.C.	200 Ex.	X	Ord.						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets	Many	X	Ave.					
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer								
(2) Windows		(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support			Lump Sum Items:								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:												
X	Asphalt Shingle														
Chimney: Metal															
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=70/100/100/100/70 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Plumbing 3 Fixture Bath 1 -3,860 -2,702 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 576 14,849 10,394 Totals: 10,989 7,692 Notes: 2022-01459 AFF DETACHMENT OF HUD HUD REMOVED 1997 REDMAN MH ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 7,154												E.C.F. X 0.930 Bsmnt Garage: Carport Area: Roof:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status	
11540 W WATERGATE RD		School: MCBAIN RURAL AGR	SCHOOL DIST	Commercial		08/02/2021	2021-0503	100%	
Owner's Name/Address		P.R.E. 0%	Commercial		06/01/2021	2021-0323	100%		
MOOMEY RICHARD WILLIAM P O BOX 825 CADILLAC MI 49601		MAP #:	Commercial		04/15/2021	2021-0179	100%		
		2024 Est TCV 2,219,387	TCV/TFA: 32.44	Commercial		09/15/2020	2020-00506	100%	
Tax Description		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
				COMMERCIAL 4-6A	15000	7.13 Acres	15000	100	106,875
				7.13 Total Acres Total Est. Land Value =					106,875
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				D/W/P: Crushed Rock	2.15	1000	94	2,021	
				D/W/P: 4in Ren. Conc.	6.71	1000	94	6,307	
				Wood Frame	22.51	120	50	1,350	
				Wood Frame	18.16	400	50	3,632	
				Total Estimated Land Improvements True Cash Value =					13,310
				Topography of Site					
		X Level							
		X Rolling							
		X Low							
		X High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	53,400	1,056,300	1,109,700	1,041,339C
		JWV	12/28/2021	INSPECTED	2023	24,900	1,161,300	1,186,200	991,752C
		JWV	09/29/2021	INSPECTED	2022	17,800	1,102,700	1,120,500	944,526C
		JWV	11/11/2020	INSPECTED	2021	20,300	810,800	831,100	831,100S

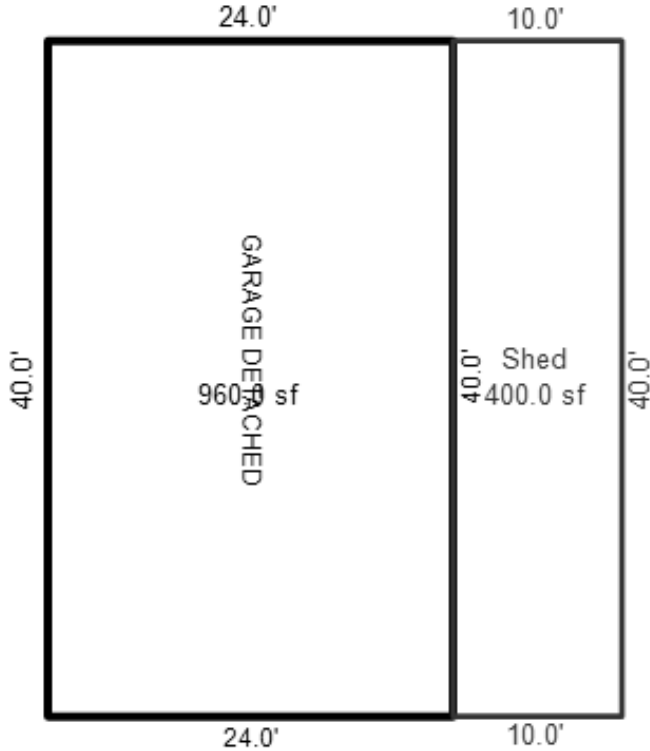
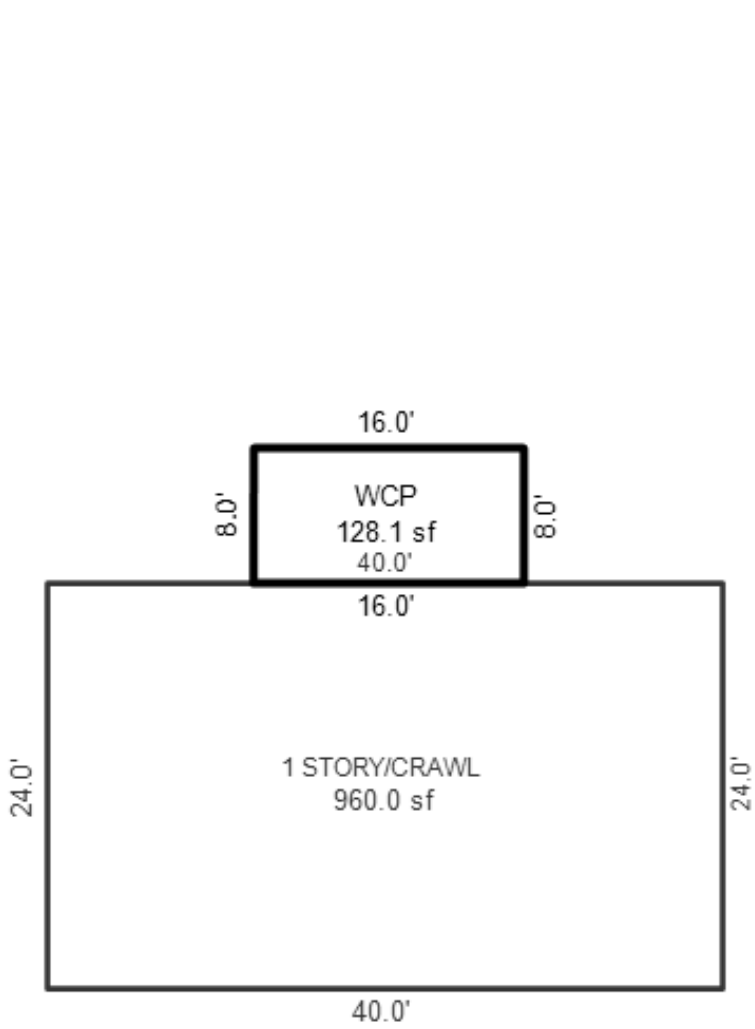


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 45 Floor Area: 960 Total Base New : 158,242 Total Depr Cost: 87,032 Estimated T.C.V: 86,162			Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			E.C.F. X 0.990		Cls CD Blt 1978			
Yr Built 1978	Remodeled 0	Ex	X Ord	Min	100 Amps Service			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=55/100/100/100/55							
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Total:		113,836 62,609			
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:		100 Amps Service			1 Story Siding Crawl Space 960							
(1) Exterior		(6) Ceilings	Other:		No./Qual. of Fixtures			Other Additions/Adjustments							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall			Ex. X Ord. Min			Plumbing							
(2) Windows		(7) Excavation			Many X Ave. Few			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath			Plumbing							
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			Water/Sewer							
(3) Roof		(9) Basement Finish			1 Average Fixture(s) 1 3 Fixture Bath			Deck							
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 1 3 Fixture Bath			Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion)							
X	Asphalt Shingle	(10) Floor Support			1 Average Fixture(s) 1 3 Fixture Bath			Garages							
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Average Fixture(s) 1 3 Fixture Bath			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 960 29,011 15,956							
		Joists: Unsupported Len: Cntr.Sup:			1 Average Fixture(s) 1 3 Fixture Bath			Built-Ins							
					1 Average Fixture(s) 1 3 Fixture Bath			Appliance Allow.							
					1 Average Fixture(s) 1 3 Fixture Bath			Notes:							
					1 Average Fixture(s) 1 3 Fixture Bath			ECF (201B COMMERCIAL GROUP B) 0.990 => TCV:			86,162				
					1 Average Fixture(s) 1 3 Fixture Bath			Totals:			158,242 87,032				

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

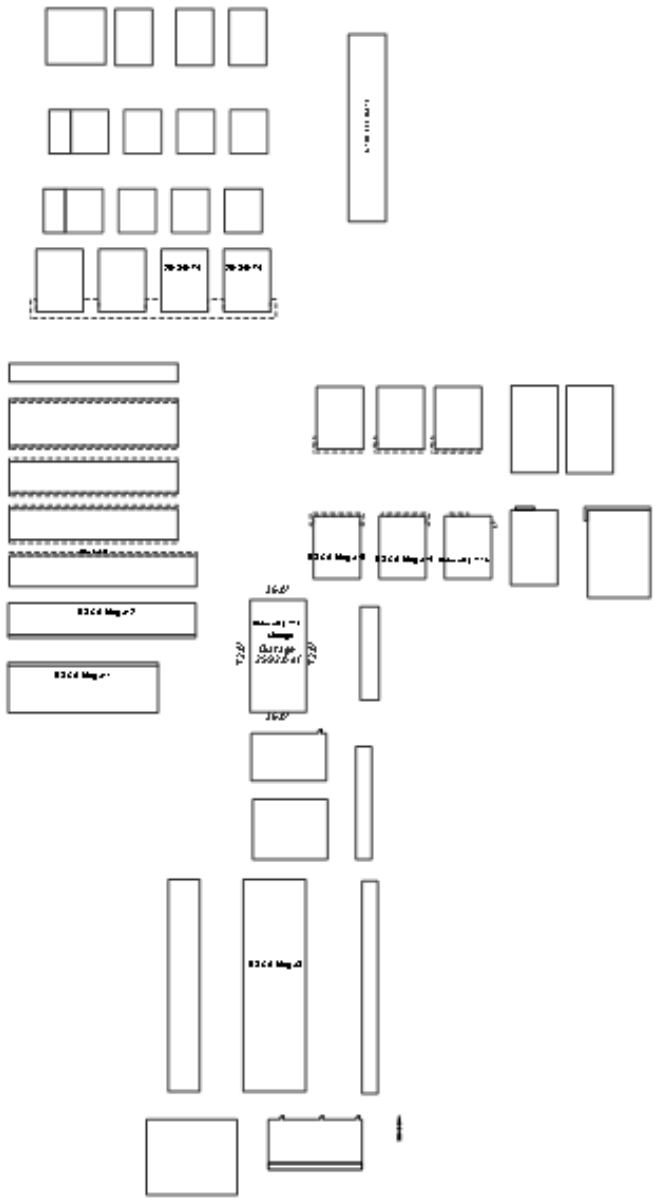


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: SEMI-FINISHED INTERIOR 2014 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D Floor Area: 1,680 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 176 Overall Building Height: 10					
Construction Cost		Base Rate for Upper Floors = 40.07 Adjusted Square Foot Cost for Upper Floors = 40.07					
	High	Above Ave.	Ave.	X	Low	Total Floor Area: 1,680 Base Cost New of Upper Floors = 67,317	
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 176 Has Elevators:		Total Floor Area: 1,680 Base Cost New of Upper Floors = 67,317 Reproduction/Replacement Cost = 67,317 Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 55,200		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 46,920 Replacement Cost/Floor Area= 40.07 Est. TCV/Floor Area= 27.93	
2007 Year Built Remodeled		Area: Perimeter: Type:		*** Basement Info *** Area: Perimeter: Type:		Heat: Hot Water, Radiant Floor	
10 Overall Bldg Height		Heat: Hot Water, Radiant Floor		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Low	
Comments: COST TO OWNER WITH ALL 4 ORIGINAL BUILDINGS \$150,000							

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

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



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

Desc. of Bldg/Section: 12 UNITS 20 X 136: UNITS1-12
 Calculator Occupancy: Warehouses - Mini

Class: D,Pole
 Floor Area: 2,720
 Gross Bldg Area: 67,450
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 5
 Physical %Good: 88
 Func. %Good : 100
 Economic %Good: 100

2010 Year Built
 Remodeled

Overall Bldg Height

Comments:
 2010.7.27 CHANGE FROM
 45% TO 100% COMPLETE

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: 2720
 Ave. Perimeter: 312
 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: 10 Perimeter: 312

Base Rate for Upper Floors = 49.47

Adjusted Square Foot Cost for Upper Floors = 49.47

Total Floor Area: 2,720 Base Cost New of Upper Floors = 134,558

Reproduction/Replacement Cost = 134,558
 Total Depreciated Cost = 118,411

Eff. Age: 5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 100,649
 Replacement Cost/Floor Area= 49.47 Est. TCV/Floor Area= 37.00

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

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

Desc. of Bldg/Section: 24 UNITS 40 X 136: UNITS 13-36 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 5,440 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 352	
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 30.77 Adjusted Square Foot Cost for Upper Floors = 30.77	
2007 Year Built Remodeled		Total Floor Area: 5,440 Base Cost New of Upper Floors = 167,389	
Overall Bldg Height		Reproduction/Replacement Cost = 167,389	
Comments:		Eff. Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 147,302	
		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 125,207 Replacement Cost/Floor Area= 30.77 Est. TCV/Floor Area= 23.02	

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Fixtures: Few Average Many Unfinished Typical	Thickness
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	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		

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Desc. of Bldg/Section: 12 UNITS 10 X 136, #37 TO #48 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,360 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 292 Overall Building Height: 12	
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 45.73 Adjusted Square Foot Cost for Upper Floors = 45.73	
2007 Year Built Remodeled 12 Overall Bldg Height		Total Floor Area: 1,360 Base Cost New of Upper Floors = 62,193 Reproduction/Replacement Cost = 62,193 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 54,730	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 46,520 Replacement Cost/Floor Area= 45.73 Est. TCV/Floor Area= 34.21	
Construction Cost High Above Ave. Ave. X Low ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1360 Ave. Perimeter: 292 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			

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

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

Desc. of Bldg/Section: AT ROAD 48'X58' UNITS 49-56 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 2,799 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 212 Overall Building Height: 10			
		High	Above Ave.	Ave.	X	Low	
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2799 Ave. Perimeter: 212 Has Elevators:		Base Rate for Upper Floors = 32.07 Adjusted Square Foot Cost for Upper Floors = 32.07 Total Floor Area: 2,799 Base Cost New of Upper Floors = 89,764 Reproduction/Replacement Cost = 89,764 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 78,992			
2011 Year Built Remodeled		Area: Perimeter: Type:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 5 = 67,143 Replacement Cost/Floor Area= 32.07 Est. TCV/Floor Area= 23.99			
10 Overall Bldg Height		Heat: Hot Water, Radiant Floor					
Comments: ACTUAL CONSTRUCITON COST \$36,000		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:					
		* Sprinkler Info * Area: Type: Low					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Unfinished Typical Few Average Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
(6) Ceiling:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil	Coal Stoker	Hand Fired Boiler			

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

Desc. of Bldg/Section: 2012 UNITS 68-77, 38X48 Calculator Occupancy: Warehouses - Mini				<<<<<< Calculator Cost Computations >>>>>>				
Class: D,Pole		Construction Cost		Class: D,Pole Quality: Low Cost		Perimeter: 172		
Floor Area: 1,836		High		Above Ave.		Ave. X Low		
Gross Bldg Area: 67,450		** ** Calculator Cost Data ** **		Stories: 1 Story Height: 12		Overall Building Height: 12		
Stories Above Grd: 1		Quality: Low Cost		Base Rate for Upper Floors = 35.67				
Average Sty Hght : 12		Heat#1: No Heating or Cooling 0%		Adjusted Square Foot Cost for Upper Floors = 35.67				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%		Total Floor Area: 1,836		Base Cost New of Upper Floors = 65,490		
Depr. Table : 2.5%		Ave. SqFt/Story: 1836		Reproduction/Replacement Cost = 65,490				
Effective Age : 5		Ave. Perimeter: 172		Eff. Age:5 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0				
Physical %Good: 88		Has Elevators:		Total Depreciated Cost = 57,631				
Func. %Good : 100		*** Basement Info ***		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 6 = 48,987				
Economic %Good: 100		Area:		Replacement Cost/Floor Area= 35.67 Est. TCV/Floor Area= 26.68				
2012	Year Built	Perimeter:						
	Remodeled	Type:						
12	Overall Bldg	Heat: Hot Water, Radiant Floor						
	Height	* Mezzanine Info *						
Comments:		Area #1:						
		Type #1:						
		Area #2:						
		Type #2:						
		* Sprinkler Info *						
		Area:						
		Type: Low						
(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:		
(2) Foundation:			(8) Plumbing:			(39) Miscellaneous:		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Outlets:	
				Total Fixtures	Urinals		Fixtures:	
(3) Frame:				3-Piece Baths	Wash Bowls		Few Average	
				2-Piece Baths	Water Heaters		Many Average	
				Shower Stalls	Wash Fountains		Many Unfinished	
				Toilets	Water Softeners		Typical	
(4) Floor Structure:								(40) Exterior Wall:
				(9) Sprinklers:				Thickness
(5) Floor Cover:								Bsmnt Insul.
				(10) Heating and Cooling:				(13) Roof Structure: Slope=0
				Gas	Coal	Hand Fired	(14) Roof Cover:	
(6) Ceiling:				Oil	Stoker	Boiler		

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

Desc. of Bldg/Section: 2012 30X48 BEHIND#6 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,459 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 13 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 13 Perimeter: 159 Overall Building Height: 13	
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 38.48 Adjusted Square Foot Cost for Upper Floors = 38.48	
2012 Year Built Remodeled		Total Floor Area: 1,459 Base Cost New of Upper Floors = 56,142	
13 Overall Bldg Height		Reproduction/Replacement Cost = 56,142 Total Depreciated Cost = 49,405	
Comments:		Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 49,405	
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 7 = 41,994 Replacement Cost/Floor Area= 38.48 Est. TCV/Floor Area= 28.78	
*** Basement Info ***		* Mezzanine Info *	
Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info *	
Area: Type: Low			

(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:				Flex Conduit		Incandescent	
				Rigid Conduit		Fluorescent	
				Armored Cable		Mercury	
				Non-Metalic		Sodium Vapor	
				Bus Duct		Transformer	
(5) Floor Cover:				(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***

Desc. of Bldg/Section: 2012 UNTIS 57-67 72X10 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 732 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 9 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 9 Perimeter: 164 Overall Building Height: 9 Base Rate for Upper Floors = 43.01 Adjusted Square Foot Cost for Upper Floors = 43.01					
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 732 Ave. Perimeter: 164 Has Elevators:		Total Floor Area: 732 Base Cost New of Upper Floors = 31,483 Reproduction/Replacement Cost = 31,483 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 27,705	
2012 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 8 = 23,549 Replacement Cost/Floor Area= 43.01 Est. TCV/Floor Area= 32.17	
9 Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		* Sprinkler Info * Area: Type: Low			
Comments:							

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

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

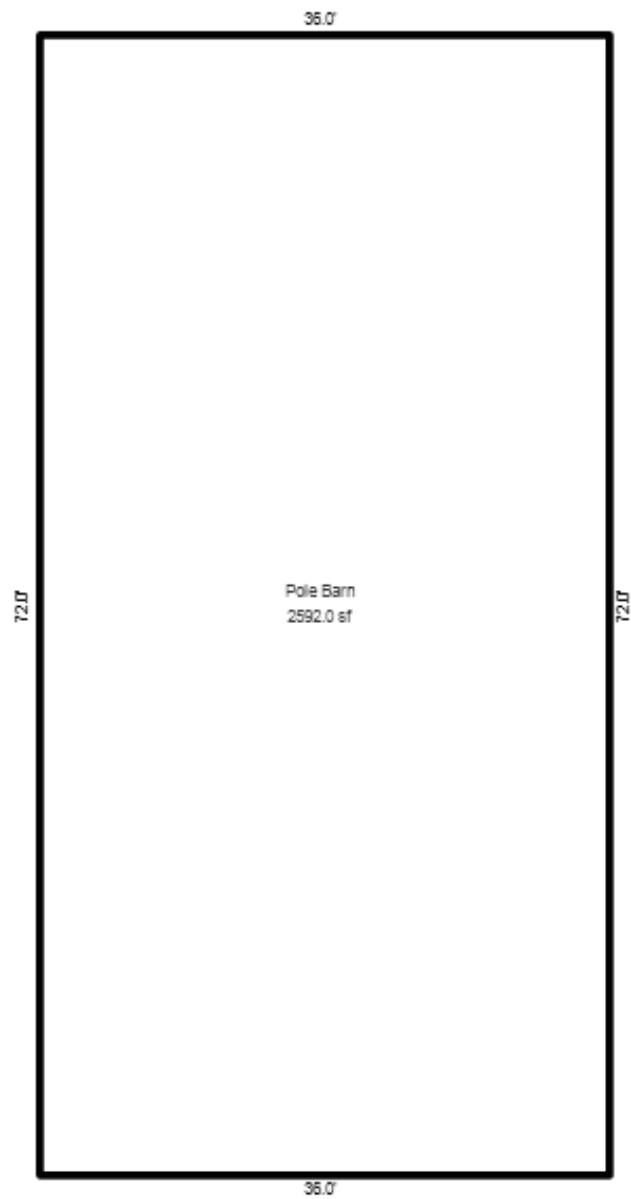
Desc. of Bldg/Section: 2015 12'X60' UNITS 83-87 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 720 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 144 Overall Building Height: 10				
Depr. Table : 2.5% Effective Age : 5 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 720 Ave. Perimeter: 144 Has Elevators:			Base Rate for Upper Floors = 43.87 Adjusted Square Foot Cost for Upper Floors = 43.87				
2015 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Total Floor Area: 720 Base Cost New of Upper Floors = 31,586				
10 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 27,796				
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 9 = 23,626 Replacement Cost/Floor Area= 43.87 Est. TCV/Floor Area= 32.81				
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation: Footings				(8) Plumbing:		Outlets: Fixtures:			
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Few Average Many Unfinished Many Unfinished Typical Typical					
(3) Frame:				Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer		(40) Exterior Wall:	
(4) Floor Structure:				(9) Sprinklers:		Thickness Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:		(13) Roof Structure: Slope=0			
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:					

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

Desc. of Bldg/Section: 2016 REAR 36'X72' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 2,592 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 216 Overall Building Height: 10	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 32.98 Adjusted Square Foot Cost for Upper Floors = 32.98
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2592 Ave. Perimeter: 216 Has Elevators:				Total Floor Area: 2,592 Base Cost New of Upper Floors = 85,484 Reproduction/Replacement Cost = 85,484 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 79,500	
2016	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 10 = 67,575 Replacement Cost/Floor Area= 32.98 Est. TCV/Floor Area= 26.07	
10	Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low					
Comments:							

(1) Excavation/Site Prep:			(7) Interior:			(11) Electric and Lighting:			(39) Miscellaneous:					
(2) Foundation:			(8) Plumbing:			Outlets:			Fixtures:					
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average	Many Unfinished Typical	Many Unfinished Typical				
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:									(40) Exterior Wall:					
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0			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: P#20160087 W OF #10 30'X96' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 252 Overall Building Height: 8	
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 32.20 Adjusted Square Foot Cost for Upper Floors = 32.20	
2016 Year Built Remodeled		Total Floor Area: 2,880 Base Cost New of Upper Floors = 92,736	
8 Overall Bldg Height		Reproduction/Replacement Cost = 92,736 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 86,244	
Comments:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 11 = 73,308 Replacement Cost/Floor Area= 32.20 Est. TCV/Floor Area= 25.45	
Construction Cost		*** Basement Info ***	
High	Above Ave.	Ave.	X Low
Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
* Mezzanine Info *		* Sprinkler Info *	
Area #1: Type #1: Area #2: Type #2:		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	Few Average	Many Unfinished Typical	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***

Desc. of Bldg/Section: P#20160360 N OF #11 20'X120' Calculator Occupancy: Warehouses - Mini		Calculator Cost Computations Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght	Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 35.67
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 280 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Adjusted Square Foot Cost for Upper Floors = 35.67 Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,608 Reproduction/Replacement Cost = 85,608 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 79,615
2016 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 12 = 67,673 Replacement Cost/Floor Area= 35.67 Est. TCV/Floor Area= 28.20
8 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		
Comments:	* Sprinkler Info * Area: Type: Low		

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

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

Desc. of Bldg/Section: P#20160360 @ N OF #9 30'X40'			<<<<< Calculator Cost Computations >>>>>					
Calculator Occupancy: Warehouses - Mini			Class: D,Pole			Quality: Low Cost		
Class: D,Pole			Stories: 1			Story Height: 8		
Floor Area: 1,200			Overall Building Height: 10			Perimeter: 140		
Gross Bldg Area: 67,450			Base Rate for Upper Floors = 35.67			Adjusted Square Foot Cost for Upper Floors = 35.67		
Stories Above Grd: 1			Total Floor Area: 1,200			Base Cost New of Upper Floors = 42,804		
Average Sty Hght : 8			Reproduction/Replacement Cost = 42,804			Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0		
Bsmnt Wall Hght			Total Depreciated Cost = 39,808			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 13 = 33,837		
Depr. Table : 2.5%			Replacement Cost/Floor Area= 35.67			Est. TCV/Floor Area= 28.20		
Effective Age : 3								
Physical %Good: 93								
Func. %Good : 100								
Economic %Good: 100								
2016 Year Built Remodeled			Area: Perimeter: Type:					
10 Overall Bldg Height			Heat: Hot Water, Radiant Floor					
Comments:			* Mezzanine Info *					
			Area #1: Type #1: Area #2: Type #2:					
			* Sprinkler Info *					
			Area: Type: Low					

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

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

Desc. of Bldg/Section: 20160096 N OF #9 30'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>								
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 140 Overall Building Height: 10 Base Rate for Upper Floors = 35.67 Adjusted Square Foot Cost for Upper Floors = 35.67 Total Floor Area: 1,200 Base Cost New of Upper Floors = 42,804 Reproduction/Replacement Cost = 42,804 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 39,808 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 14 = 33,837 Replacement Cost/Floor Area= 35.67 Est. TCV/Floor Area= 28.20								
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 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				High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low						
2016	Year Built Remodeled	Area:								
10	Overall Bldg Height	Perimeter:								
Comments:		Type:								
		Heat: Hot Water, Radiant Floor								
		* Mezzanine Info *								
		Area #1:								
		Type #1:								
		Area #2:								
		Type #2:								
		* Sprinkler Info *								
		Area:								
		Type: Low								
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:						
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:						
X	Poured Conc	Footings	Many Above Ave.	Average Typical	Few None					
		Total Fixtures		Urinals						
(3) Frame:		3-Piece Baths		Wash Bowls						
		2-Piece Baths		Water Heaters						
		Shower Stalls		Wash Fountains						
		Toilets		Water Softeners						
(4) Floor Structure:										
		(9) Sprinklers:								
(5) Floor Cover:										
		(10) Heating and Cooling:								
		Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:										
				Outlets:						
				Fixtures:						
				Few Average Unfinished Typical	Few Average Unfinished Typical					
				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer					
				(13) Roof Structure: Slope=0						
				(14) Roof Cover:						
				(40) Exterior Wall:						
				Thickness	Bsmnt Insul.					

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

Desc. of Bldg/Section: 20160096 N OF #9 30'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole				Class: D,Pole Quality: Low Cost			
Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Stories: 1 Story Height: 8 Perimeter: 140 Overall Building Height: 10			
Depr. Table : 2.5% Effective Age : 3 Physical %Good: 93 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 35.67 Adjusted Square Foot Cost for Upper Floors = 35.67 Total Floor Area: 1,200 Base Cost New of Upper Floors = 42,804 Reproduction/Replacement Cost = 42,804 Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 93 /100/100/100/93.0 Total Depreciated Cost = 39,808			
2016 Year Built Remodeled				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			
10 Overall Bldg Height				*** Basement Info *** * Mezzanine Info * * Sprinkler Info * Area: Type: Low			
Comments:							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	
(3) Frame:				Total Fixtures	Urinals		
				3-Piece Baths	Wash Bowls		
				2-Piece Baths	Water Heaters		
				Shower Stalls	Wash Fountains		
				Toilets	Water Softeners		
(4) Floor Structure:							
				(9) Sprinklers:			
(5) Floor Cover:				(10) Heating and Cooling:			
				Gas Oil	Coal Stoker	Hand Fired Boiler	
(6) Ceiling:							
				(13) Roof Structure: Slope=0		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
				(14) Roof Cover:			

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

Desc. of Bldg/Section: P# 2017-0177 20'X120' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 280 Overall Building Height: 8		
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 280 Has Elevators:			Base Rate for Upper Floors = 35.67 Adjusted Square Foot Cost for Upper Floors = 35.67		
2017 Year Built Remodeled		Area: Perimeter: Type:			Total Floor Area: 2,400 Base Cost New of Upper Floors = 85,608		
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor			Eff. Age: 2 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 81,328		
Comments:		*** Basement Info *** Area: Type: Low			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 16 = 69,128 Replacement Cost/Floor Area= 35.67 Est. TCV/Floor Area= 28.80		
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:
(2) Foundation:		(8) Plumbing:			Outlets: Fixtures:		
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None			Few Average Unfinished Typical Few Average Unfinished Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(4) Floor Structure:		(9) Sprinklers:			Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer
(5) Floor Cover:		(10) Heating and Cooling:			(13) Roof Structure: Slope=0		(40) Exterior Wall:
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler			(14) Roof Cover:		Thickness Bsmnt Insul.

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

Desc. of Bldg/Section: P# 2017-0177 32'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8 Base Rate for Upper Floors = 40.72 Adjusted Square Foot Cost for Upper Floors = 40.72	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 144 Has Elevators: *** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
2017 Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		
8 Overall Bldg Height	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low		
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc	Brick/Stone	Block	Footings
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets:	
		Few Average Unfinished Typical	Fixtures: Few Average Unfinished Typical
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: PERMIT 2017-0218 20'X108' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole				Class: D,Pole Quality: Low Cost			
Floor Area: 2,160 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Stories: 1 Story Height: 8 Perimeter: 256 Base Rate for Upper Floors = 35.87 Adjusted Square Foot Cost for Upper Floors = 35.87			
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2160 Ave. Perimeter: 256 Has Elevators:			
Year Built Remodeled				*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor			
Overall Bldg Height				* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low			
Comments:				ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 18 = 62,564 Replacement Cost/Floor Area= 35.87 Est. TCV/Floor Area= 28.96			
(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	
(3) Frame:				Total Fixtures	Urinals		
				3-Piece Baths	Wash Bowls		
				2-Piece Baths	Water Heaters		
				Shower Stalls	Wash Fountains		
				Toilets	Water Softeners		
(4) Floor Structure:				(9) Sprinklers:			
(5) Floor Cover:				(10) Heating and Cooling:			
				Gas Oil	Coal Stoker	Hand Fired Boiler	
(6) Ceiling:				(13) Roof Structure: Slope=0			
				(14) Roof Cover:			
						(40) Exterior Wall:	
						Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: P# 2017-0218 20'X108' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>								
Class: D,Pole Floor Area: 2,160 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght				Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 256 Overall Building Height: 8				
		High	Above Ave.	Ave.	X	Low						
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2160 Ave. Perimeter: 256 Has Elevators:				Base Rate for Upper Floors = 35.87 Adjusted Square Foot Cost for Upper Floors = 35.87 Total Floor Area: 2,160 Base Cost New of Upper Floors = 77,479 Reproduction/Replacement Cost = 77,479 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 73,605				
2017	Year Built Remodeled			Area: Perimeter: Type:				ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 19 = 62,564 Replacement Cost/Floor Area= 35.87 Est. TCV/Floor Area= 28.96				
8	Overall Bldg Height			Heat: Hot Water, Radiant Floor * Mezzanine Info *								
Comments:				Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low								
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				
(2) Foundation:				(8) Plumbing:				(39) Miscellaneous:				
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Outlets:		Fixtures:			
(3) Frame:				Total Fixtures	Urinals		Few Average	Few Average				
				3-Piece Baths	Wash Bowls		Many Unfinished	Many Unfinished				
				2-Piece Baths	Water Heaters		Typical	Typical				
				Shower Stalls	Wash Fountains		Flex Conduit	Incandescent				
				Toilets	Water Softeners		Rigid Conduit	Fluorescent				
(4) Floor Structure:								Armored Cable	Mercury			
				(9) Sprinklers:				Non-Metalic	Sodium Vapor			
								Bus Duct	Transformer			
(5) Floor Cover:								(13) Roof Structure: Slope=0				
				(10) Heating and Cooling:								
				Gas Oil	Coal Stoker	Hand Fired Boiler						
(6) Ceiling:								(14) Roof Cover:				

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

Desc. of Bldg/Section: P#2017-0219 32'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>				
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8			
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 144 Has Elevators:			Base Rate for Upper Floors = 40.72 Adjusted Square Foot Cost for Upper Floors = 40.72 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,864 Reproduction/Replacement Cost = 48,864 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 46,421			
2017	Year Built Remodeled	Area: Perimeter: Type:			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 20 = 39,458 Replacement Cost/Floor Area= 40.72 Est. TCV/Floor Area= 32.88			
8	Overall Bldg Height	Heat: Hot Water, Radiant Floor * Mezzanine Info *						
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						
(1) Excavation/Site Prep:		(7) Interior:			(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:			Outlets:			
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners			
(4) Floor Structure:					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:			(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(6) Ceiling:		(10) Heating and Cooling:					Thickness Bsmnt Insul.	
		Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:			

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

Desc. of Bldg/Section: PERMIT#2017-0219 30'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 144 Overall Building Height: 8	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 40.72 Adjusted Square Foot Cost for Upper Floors = 40.72 Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,864 Reproduction/Replacement Cost = 48,864 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 46,421	
2017 Year Built Remodeled 8 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil Coal Stoker Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets: Fixtures:	
		Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness Bsmnt Insul.	

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

Desc. of Bldg/Section: PERMIT 2017-0535 30'X48' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>									
Class: D,Pole Floor Area: 1,440 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 156 Base Rate for Upper Floors = 39.17 Adjusted Square Foot Cost for Upper Floors = 39.17 Total Floor Area: 1,440 Base Cost New of Upper Floors = 56,405 Reproduction/Replacement Cost = 56,405 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 53,585 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 22 = 45,547 Replacement Cost/Floor Area= 39.17 Est. TCV/Floor Area= 31.63									
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">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: 1440 Ave. Perimeter: 156 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					High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low							
2018	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low									
Overall Bldg Height Comments: PERMIT 2017-0535 0% @ 12/31/17 30'X48' REVISED TO 30'X108'											

(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 Unfinished Typical	
Brick/Stone	Average Typical	Few Average Unfinished Typical	
Block	Few None	Few Average Unfinished Typical	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Thickness Bsmnt Insul.
(4) Floor Structure:	(9) Sprinklers:	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:	(10) Heating and Cooling:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:	Gas Oil Coal Stoker Hand Fired Boiler	(13) Roof Structure: Slope=0	
		(14) Roof Cover:	

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

Desc. of Bldg/Section: PERMIT 2017-0585 30'X108' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 3,240 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 276 Overall Building Height: 10 Base Rate for Upper Floors = 33.22 Adjusted Square Foot Cost for Upper Floors = 33.22	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 3240 Ave. Perimeter: 276 Has Elevators: *** Basement Info ***	
2017	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor	
10	Overall Bldg Height	* Mezzanine Info *	
Comments:		Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X	Poured Conc	Footings	Block
(3) Frame:		Many Above Ave.	Average Typical
(4) Floor Structure:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil	Coal Stoker
		Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets:	
		Fixtures:	
		Few Average Unfinished Typical	Few Average Unfinished Typical
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness	Bsmnt Insul.

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

Desc. of Bldg/Section: P#20180066 12'X108' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,296 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 384	
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 47.63
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **				Adjusted Square Foot Cost for Upper Floors = 47.63	
2018 Year Built Remodeled		Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1296 Ave. Perimeter: 384 Has Elevators:				Total Floor Area: 1,296 Base Cost New of Upper Floors = 61,729	
Overall Bldg Height		*** Basement Info ***				Reproduction/Replacement Cost = 61,729 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 58,643	
Comments:		Area: Perimeter: Type: Heat:				ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 24 = 49,846 Replacement Cost/Floor Area= 47.63 Est. TCV/Floor Area= 38.46	
		* 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:	
(2) Foundation:		(8) Plumbing:				(39) Miscellaneous:	
X	Poured Conc	Footings		Brick/Stone		Block	
		Many Above Ave.	Average Typical	Few None		Outlets: Fixtures: Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:						(40) Exterior Wall:	
(5) Floor Cover:		(9) Sprinklers:				Thickness Bsmnt Insul.	
		(10) Heating and Cooling:				(13) Roof Structure: Slope=0	
		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:	
(6) Ceiling:							

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

Desc. of Bldg/Section: P#20180174 30'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 140 Overall Building Height: 10	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:		Base Rate for Upper Floors = 40.30 Adjusted Square Foot Cost for Upper Floors = 40.30	
2018 Year Built Remodeled		Area: Perimeter: Type: Heat:		Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,360 Reproduction/Replacement Cost = 48,360 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 45,942	
10 Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat:		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 25 = 39,051 Replacement Cost/Floor Area= 40.30 Est. TCV/Floor Area= 32.54	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:			
		* Sprinkler Info * Area: Type: Low			

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

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

Desc. of Bldg/Section: P2018-017430'X40' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>													
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost			Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 140 Overall Building Height: 10										
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:5%;">High</td> <td style="width:5%;"></td> <td style="width:5%;">Above Ave.</td> <td style="width:5%;"></td> <td style="width:5%;">Ave.</td> <td style="width:5%;"></td> <td style="width:5%;">X</td> <td style="width:5%;"></td> <td style="width:5%;">Low</td> </tr> </table>			High		Above Ave.		Ave.		X		Low	Base Rate for Upper Floors = 40.30 Adjusted Square Foot Cost for Upper Floors = 40.30	
High		Above Ave.		Ave.		X		Low							
2018 Year Built Remodeled 10 Overall Bldg Height		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:			Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,360 Reproduction/Replacement Cost = 48,360 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 45,942										
Comments:		*** Basement Info *** Area: Perimeter: Type: Heat:			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 26 = 39,051 Replacement Cost/Floor Area= 40.30 Est. TCV/Floor Area= 32.54										
		* 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:										
(2) Foundation:		(8) Plumbing:			(39) Miscellaneous:										
X	Poured Conc	Brick/Stone	Block	Footings	Outlets: Fixtures:										
				Many Above Ave. Average Typical Few None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> Few Average Unfinished Typical </td> <td style="width:50%;"> Few Average Unfinished Typical </td> </tr> </table>		Few Average Unfinished Typical	Few Average Unfinished Typical							
Few Average Unfinished Typical	Few Average Unfinished Typical														
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners </td> <td style="width:50%;"> Incandescent Fluorescent Mercury Sodium Vapor Transformer </td> </tr> </table>		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Incandescent Fluorescent Mercury Sodium Vapor Transformer							
Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Incandescent Fluorescent Mercury Sodium Vapor Transformer														
(4) Floor Structure:		(9) Sprinklers:			(40) Exterior Wall:										
(5) Floor Cover:		(10) Heating and Cooling:			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:10%;">Thickness</td> <td style="width:10%;"></td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>			Thickness		Bsmnt Insul.					
	Thickness		Bsmnt Insul.												
(6) Ceiling:		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas Oil</td> <td style="width:10%;">Coal Stoker</td> <td style="width:10%;"></td> <td style="width:10%;">Hand Fired Boiler</td> </tr> </table>			Gas Oil	Coal Stoker		Hand Fired Boiler	(13) Roof Structure: Slope=0 (14) Roof Cover:						
Gas Oil	Coal Stoker		Hand Fired Boiler												

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

Desc. of Bldg/Section: P20180414 30'X40' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 140 Base Rate for Upper Floors = 40.30 Adjusted Square Foot Cost for Upper Floors = 40.30						
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Low</td> </tr> </table>		High	Above Ave.	Ave.	X	Low	** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1200 Ave. Perimeter: 140 Has Elevators:	
High	Above Ave.	Ave.	X	Low						
2018 Year Built Remodeled Overall Bldg Height		Area: Perimeter: Type: Heat:		Total Floor Area: 1,200 Base Cost New of Upper Floors = 48,360 Reproduction/Replacement Cost = 48,360 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 45,942 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 27 = 39,051 Replacement Cost/Floor Area= 40.30 Est. TCV/Floor Area= 32.54						
Comments: PERMIT ISSUED TO PIN 031-013-20 WITH THE ADJ 30'X56' BUILDING BUT ONLY THE 30'X40' MAY ACTUALLY BE ON THIS PARCEL.				*** Basement Info *** * Mezzanine Info * * 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				
(3) Frame:				Total Fixtures	Urinals					
				3-Piece Baths	Wash Bowls					
				2-Piece Baths	Water Heaters					
				Shower Stalls	Wash Fountains					
				Toilets	Water Softeners					
(4) Floor Structure:										
(5) Floor Cover:				(9) Sprinklers:						
(6) Ceiling:				(10) Heating and Cooling:						
		Gas Oil	Coal Stoker	Hand Fired Boiler						
				(13) Roof Structure: Slope=0						
				(14) Roof Cover:						
						(40) Exterior Wall:				
						Thickness	Bsmnt Insul.			

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

Desc. of Bldg/Section: P20180414 30'X56' Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>													
Class: D,Pole Floor Area: 1,680 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Construction Cost				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 172 Overall Building Height: 10									
		High		Above Ave.		Ave.		X		Low		Base Rate for Upper Floors = 38.24 Adjusted Square Foot Cost for Upper Floors = 38.24					
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 1680 Ave. Perimeter: 172 Has Elevators:				Total Floor Area: 1,680 Base Cost New of Upper Floors = 64,243 Reproduction/Replacement Cost = 64,243 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 61,031				Total Floor Area: 1,680 Base Cost New of Upper Floors = 64,243 Reproduction/Replacement Cost = 64,243 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 61,031					
2018		Year Built Remodeled		Area: Perimeter: Type: Heat:				ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 28 = 51,876 Replacement Cost/Floor Area= 38.24 Est. TCV/Floor Area= 30.88									
10		Overall Bldg Height		* Mezzanine Info *													
Comments: PERMIT ISSUED TO PIN 031-013-20 WITH THE ADJ 30'X56' BUILDING BUT ONLY THE 30'X40' MAY ACTUALLY BE ON THIS PARCEL.				Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info *									
				Area: Type: Low													
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:					
(2) Foundation:				(8) Plumbing:				Outlets: Fixtures:									
X		Poured Conc		Brick/Stone		Block		Many Above Ave.		Average Typical		Few None		Few Average		Few Average	
(3) Frame:				Total Fixtures		Urinals		Wash Bowls		Water Heaters		Wash Fountains		Water Softeners			
				3-Piece Baths		Wash Bowls		Water Heaters		Wash Fountains		Water Softeners					
				2-Piece Baths		Wash Bowls		Water Heaters		Wash Fountains		Water Softeners					
				Shower Stalls		Wash Bowls		Water Heaters		Wash Fountains		Water Softeners					
				Toilets		Wash Bowls		Water Heaters		Wash Fountains		Water Softeners					
(4) Floor Structure:				(9) Sprinklers:				(13) Roof Structure: Slope=0				(40) Exterior Wall:					
												Thickness Bsmnt Insul.					
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover:									
		Gas Oil		Coal Stoker		Hand Fired Boiler											
(6) Ceiling:																	

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

Desc. of Bldg/Section: P#20180301 30'X32' Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 124 Base Rate for Upper Floors = 38.40 Adjusted Square Foot Cost for Upper Floors = 38.40	
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		Total Floor Area: 1,200 Base Cost New of Upper Floors = 46,080 Reproduction/Replacement Cost = 46,080 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 43,776	
2018 Year Built Remodeled Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 29 = 37,210 Replacement Cost/Floor Area= 38.40 Est. TCV/Floor Area= 31.01	
Comments:		*** Basement Info *** * Mezzanine Info * * Sprinkler Info *	

(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	
(3) Frame:		Total Fixtures		Urinals			
		3-Piece Baths		Wash Bowls			
		2-Piece Baths		Water Heaters			
		Shower Stalls		Wash Fountains			
		Toilets		Water Softeners			
(4) Floor Structure:		(9) Sprinklers:		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			
		Gas Oil		Coal Stoker		Hand Fired Boiler	
(6) Ceiling:				(14) Roof Cover:			
				(40) Exterior Wall:			
				Thickness		Bsmnt Insul.	

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

Desc. of Bldg/Section: P2018-0609 & 2019-400,437,541 Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 104 Overall Building Height: 12 Base Rate for Upper Floors = 43.52 Adjusted Square Foot Cost for Upper Floors = 43.52 Total Floor Area: 672 Base Cost New of Upper Floors = 29,245 Reproduction/Replacement Cost = 29,245 8 Identical Units => Reproduction/Replacement Cost of all units = 233,960 Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0 Total Depreciated Cost = 222,262													
Class: D,Pole Floor Area: 672 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 672 Ave. Perimeter: 104 Has Elevators:				<<<<< 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 (13) Roof Structure: Wood deck, light -gauge truss joists 1 Up 4.89 392 1.060 1.000 2,032 Wood deck, light -gauge truss joists 1 Up 4.89 392 1.060 1.000 2,032							
Depr. Table : 2.5% Effective Age : 2 Physical %Good: 95 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
2019 Year Built Remodeled		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				* Sprinkler Info * Area: Type: Low											
12 Overall Bldg Height		Comments: YEAR 2019 HAVE 8 NEW BUIILDINGS AND 2 LEAN TO STYLE STORAGE. YEAR 2019 PERMITS 400, 437 & 541 ALL HAVE 2 ECH 24X28. YEAR 2019-0609 HAS 1 @ 1120															
(1) Excavation/Site Prep:		(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:							
(2) Foundation:		(8) Plumbing:				Outlets: Fixtures: Few Average Many Unfinished Typical Few Average Many Unfinished Typical											
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	Flex Conduit	Incandescent							
(3) Frame:		3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Wash Bowls Water Heaters Wash Fountains Water Softeners				Armored Cable Non-Metalic Bus Duct		Mercury Sodium Vapor Transformer		(40) Exterior Wall:			
(4) Floor Structure:		(9) Sprinklers:				(13) Roof Structure: Slope=4				Thickness Bsmnt Insul.							
(5) Floor Cover:		(10) Heating and Cooling:				392 SqFt, Wood deck, light -gauge 392 SqFt, Wood deck, light -gauge											
(6) Ceiling:		Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:											

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

Desc. of Bldg/Section: P#2020-00506 (10F2) Calculator Occupancy: Warehouses - Mini				<<<<< Calculator Cost Computations >>>>>							
Class: D,Pole Floor Area: 864 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14							
		High	Above Ave.	Ave.	X	Low					
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 43.07 Adjusted Square Foot Cost for Upper Floors = 43.07							
2020 Year Built Remodeled		Area: Perimeter: Type: Heat:		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
14 Overall Bldg Height		Area: Perimeter: Type: Heat:		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
Comments:		Area #1: Type #1: Area #2: Type #2:		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
		*** Basement Info ***		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
		* Mezzanine Info *		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
		* Sprinkler Info *		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
		Area: Type: Low		Total Floor Area: 864 Total Floor Area: 864 Base Cost New of Upper Floors = 37,212							
(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***

Desc. of Bldg/Section: P#2020-00506 (10F2) Calculator Occupancy: Warehouses - Mini										<<<<< Calculator Cost Computations >>>>>										
Class: D,Pole Floor Area: 864 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght					Construction Cost					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 120 Overall Building Height: 14					Base Rate for Upper Floors = 43.07 Adjusted Square Foot Cost for Upper Floors = 43.07					
					<input type="checkbox"/> High		<input type="checkbox"/> Above Ave.		<input type="checkbox"/> Ave.		<input type="checkbox"/> X		<input type="checkbox"/> Low							
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 864 Ave. Perimeter: 120 Has Elevators:					Total Floor Area: 864 Base Cost New of Upper Floors = 37,212					Total Floor Area: 864 Base Cost New of Upper Floors = 37,212 Reproduction/Replacement Cost = 37,212 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 36,468					
2020		Year Built Remodeled			Area:		Perimeter:		Type:		Heat:			*** Basement Info ***						
14		Overall Bldg Height			Area #1:		Type #1:		Area #2:		Type #2:		* Mezzanine Info *			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 32 = 30,998 Replacement Cost/Floor Area= 43.07 Est. TCV/Floor Area= 35.88				
Comments:										Area:										
										Type: Low										

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

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

Desc. of Bldg/Section: P#20210179 (10F2) DOORS 458 Calculator Occupancy: Warehouses - Mini		Calculator Cost Computations			
Class: D,Pole		Class: D,Pole Quality: Low Cost			
Floor Area: 864		Stories: 1 Story Height: 14 Perimeter: 120			
Gross Bldg Area: 67,450		Overall Building Height: 14			
Stories Above Grd: 1		Base Rate for Upper Floors = 43.07			
Average Sty Hght : 14		Adjusted Square Foot Cost for Upper Floors = 43.07			
Bsmnt Wall Hght		Total Floor Area: 864		Base Cost New of Upper Floors = 37,212	
Depr. Table : 2.5%				Reproduction/Replacement Cost = 37,212	
Effective Age : 1				Eff. Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0	
Physical %Good: 98				Total Depreciated Cost = 36,468	
Func. %Good : 100					
Economic %Good: 100					

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

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

Desc. of Bldg/Section: P#20210179 (20F2) DOORS460&461 Calculator Occupancy: Warehouses - Mini					Calculator Cost Computations				
Class: D,Pole		Construction Cost			Class: D,Pole Quality: Low Cost				
Floor Area: 1,368		High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 14 Perimeter: 148		
Gross Bldg Area: 67,450		** ** Calculator Cost Data ** **			Base Rate for Upper Floors = 39.14				
Stories Above Grd: 1		Quality: Low Cost			Adjusted Square Foot Cost for Upper Floors = 39.14				
Average Sty Hght : 14		Heat#1: No Heating or Cooling 0%			Total Floor Area: 1,368 Base Cost New of Upper Floors = 53,544				
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%			Reproduction/Replacement Cost = 53,544				
Depr. Table : 2.5%		Ave. SqFt/Story: 1368			Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0				
Effective Age : 1		Ave. Perimeter: 148			Total Depreciated Cost = 52,473				
Physical %Good: 98		Has Elevators:			ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 34 = 44,602				
Func. %Good : 100		*** Basement Info ***			Replacement Cost/Floor Area= 39.14 Est. TCV/Floor Area= 32.60				
Economic %Good: 100		Area:							
Year Built		Perimeter:							
Remodeled		Type:							
Overall Bldg Height		Heat:							
Comments:		* Mezzanine Info *							
		Area #1:							
		Type #1:							
		Area #2:							
		Type #2:							
		* Sprinkler Info *							
		Area:							
		Type: Low							

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

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

Desc. of Bldg/Section: P#20210323 DOORS 207-217 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Floor Area: 2,880 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 288 Base Rate for Upper Floors = 34.85 Adjusted Square Foot Cost for Upper Floors = 34.85	
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2880 Ave. Perimeter: 288 Has Elevators:	
Year Built Remodeled Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat:	
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low	
(1) Excavation/Site Prep:		(7) Interior:	
(2) Foundation:		(8) Plumbing:	
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	
(5) Floor Cover:		(9) Sprinklers:	
(6) Ceiling:		(10) Heating and Cooling:	
		Gas Oil Coal Stoker Hand Fired Boiler	
		(11) Electric and Lighting:	
		Outlets: Fixtures:	
		Few Average Many Unfinished Typical Few Average Many Unfinished Typical	
		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		(13) Roof Structure: Slope=0	
		(14) Roof Cover:	
		(39) Miscellaneous:	
		(40) Exterior Wall:	
		Thickness Bsmnt Insul.	

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 35 = 83,607
 Replacement Cost/Floor Area= 34.85 Est. TCV/Floor Area= 29.03

Total Floor Area: 2,880 Base Cost New of Upper Floors = 100,368
 Reproduction/Replacement Cost = 100,368
 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0
 Total Depreciated Cost = 98,361

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

Desc. of Bldg/Section: P#20210503 (40'X56') Calculator Occupancy: Warehouses - Mini					<<<<< Calculator Cost Computations >>>>>																			
Class: D,Pole Floor Area: 2,240 Gross Bldg Area: 67,450 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght					Construction Cost High Above Ave. Ave. X Low					Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 0 Base Rate for Upper Floors = 34.19 Adjusted Square Foot Cost for Upper Floors = 34.19														
Depr. Table : 2.5% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100					** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 2240 Ave. Perimeter Has Elevators:					Total Floor Area: 2,240 Base Cost New of Upper Floors = 76,585 Reproduction/Replacement Cost = 76,585 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 75,053														
Year Built Remodeled Overall Bldg Height					Area: Perimeter: Type: Heat:					ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 36 = 63,795 Replacement Cost/Floor Area= 34.19 Est. TCV/Floor Area= 28.48														
Comments:					*** Basement Info *** * Mezzanine Info * * Sprinkler Info *																			
(1) Excavation/Site Prep:					(7) Interior:					(11) Electric and Lighting:					(39) Miscellaneous:									
(2) Foundation:					(8) Plumbing:					Outlets:					Fixtures:									
X Poured Conc Brick/Stone Block					Many Above Ave. Average Typical Few None					Few Average Unfinished Typical					Few Average Unfinished Typical									
(3) Frame:					Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets					Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct					Incandescent Fluorescent Mercury Sodium Vapor Transformer				
(4) Floor Structure:					(9) Sprinklers:					(13) Roof Structure: Slope=0					(40) Exterior Wall:									
(5) Floor Cover:					(10) Heating and Cooling:										Thickness Bsmnt Insul.									
(6) Ceiling:					Gas Oil Coal Stoker Hand Fired Boiler					(14) Roof Cover:														

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
H5 LLC	HOIT5 LLC	0	09/16/2016	QC	09-FAMILY	2016-03073	DEED	100.0
STORY RICHARD C & MELODIE	H5 LLC	42,000	08/01/2014	WD	03-ARM'S LENGTH	2014-02677	PROPERTY TRANSFER	100.0
SCHUT JAY & MARY LOU	STORY RICHARD C & MELODIE	0	08/31/2004	OTH	21-NOT USED/OTHER	04-0/3688	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
11630 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal	02/03/2015	2015-0203	100%
Owner's Name/Address	P.R.E. 0%					
HOIT5 LLC 11540 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 16,430					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
. SEC 31 T22N R8W THAT PART OF W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4 S OF A LINE LYING 75 FT S OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END. 3.25 A.	Public Improvements			* Factors *							
	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

	X			GROUP C 50/FF	328.60	430.83	1.0000	1.0000	50	100		16,430
	X			329 Actual Front Feet, 3.25 Total Acres	Total Est. Land Value =							16,430

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,200	0	8,200			7,514C
2023	8,200	0	8,200			7,157C
2022	8,200	0	8,200			6,817C
2021	6,600	0	6,600			6,600S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA ALAN R & CARRIE	HOIT5 LLC	0	09/16/2016	QC	09-FAMILY	2016-03074	DEED	0.0
HOITENGA ALAN R & CARRIE	CONSUMERS ENERGY CO	0	02/22/2011	OTH	33-TO BE DETERMINED	2011-00897	DEED	0.0
WETZEL JASON & CARRIE L (	HOITENGA ALAN R & CARRIE	73,500	10/01/2009	WD	21-NOT USED/OTHER	2009/3438	DEED	100.0
WETZEL EDWARD J & DIANA (	WETZEL JASON & CARRIE L (	70,000	02/26/2009	WD	21-NOT USED/OTHER	2009/1964	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11600 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST	Commercial		10/08/2010	20100601	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
HOIT5 LLC 11540 W CADILLAC RD Cadillac MI 49601	2024 Est TCV 657,651 TCV/TFA: 103.42

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES				
Public Improvements			* Factors * 329.8 X 806.52				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
COMMERCIAL 10A M/L 10000	6.11 Acres	10000	100				61,060
6.11 Total Acres Total Est. Land Value =							61,060

Tax Description	X	Description	Rate	Size % Good	Cash Value
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING N'LY OF RELOCATED HWY M-55. 6.1136 A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	8.11	400 94	3,049
	X	Sewer			
	X	Electric			
	X	Gas	0.40	30000 86 100	10,320
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Comments/Influences	X	Description	Rate	Size % Good	Arch	Mult	Cash Value
DON'S ADAPT A CAR	X	Commercial Local Cost Land Improvements					
	X	PAVING	0.40	30000	86	100	10,320

Ad-Hoc Unit-In-Place Items	Description	Rate	Size % Good	Cash Value
	/CI16/YARI/OUTL/2AVG/FLO1	1,302.50	2 100	2,605
Total Estimated Land Improvements True Cash Value =				15,974

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	30,500	298,300	328,800			175,690C
2023	9,200	252,900	262,100			167,324C
2022	9,200	239,300	248,500			159,357C
2021	10,700	236,200	246,900			154,267C



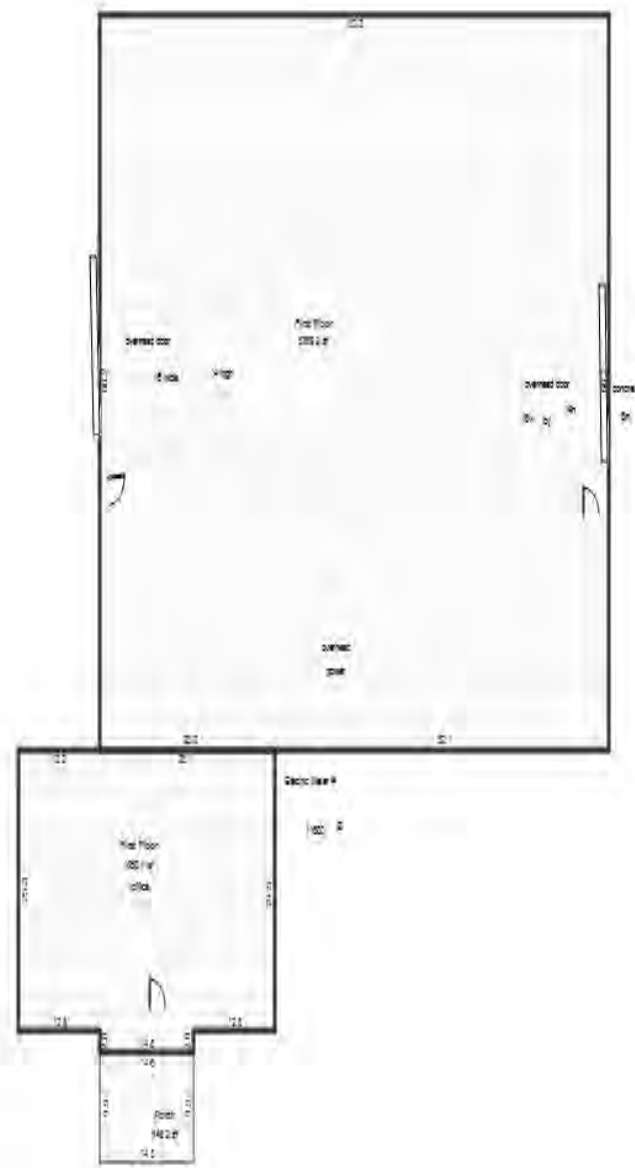
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Who	When	What	2024	2023	2022	2021
JWV	08/06/2018	INSPECTED				
JWV	08/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Desc. of Bldg/Section: 2011 Calculator Occupancy: Garages - Service/Fleet Facilities Repair				<<<<< Calculator Cost Computations >>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 292 Overall Building Height: 16 Base Rate for Upper Floors = 60.99 (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.30 100% Adjusted Square Foot Cost for Upper Floors = 66.29 Total Floor Area: 5,309 Base Cost New of Upper Floors = 351,934 Reproduction/Replacement Cost = 351,934 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 288,586																																
Class: D,Pole Floor Area: 5,309 Gross Bldg Area: 6,359 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">High</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Ave.</td> <td style="width:10%;">X</td> <td style="width:10%;">Low</td> </tr> </table>				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: 5309 Ave. Perimeter: 292 Has Elevators:																							
High	Above Ave.	Ave.	X	Low																																
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100				*** Basement Info *** Area: Perimeter: Type:				<<<<< 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 style="width:50%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td>(13) Roof Structure: Wood Joists, Wood or Composition Deck</td> <td>1 Up</td> <td>6.78</td> <td>146</td> <td>1.120</td> <td>1.000</td> <td>1,109</td> </tr> <tr> <td>(14) Roof Cover: Alum./Steel Flat or Standing seam</td> <td>1 Up</td> <td>7.72</td> <td>146</td> <td>1.120</td> <td>1.000</td> <td>1,262</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	(13) Roof Structure: Wood Joists, Wood or Composition Deck	1 Up	6.78	146	1.120	1.000	1,109	(14) Roof Cover: Alum./Steel Flat or Standing seam	1 Up	7.72	146	1.120	1.000	1,262
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																														
(13) Roof Structure: Wood Joists, Wood or Composition Deck	1 Up	6.78	146	1.120	1.000	1,109																														
(14) Roof Cover: Alum./Steel Flat or Standing seam	1 Up	7.72	146	1.120	1.000	1,262																														
2011 Year Built Remodeled		16 Overall Bldg Height		Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average																																
Comments:																																				
(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> <td style="width:10%;">X</td> <td style="width:10%;">Poured Conc</td> <td style="width:10%;">Brick/Stone</td> <td style="width:10%;">Block</td> </tr> </table>				X	Poured Conc	Brick/Stone	Block	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Many</td> <td style="width:10%;">Above Ave.</td> <td style="width:10%;">Average</td> <td style="width:10%;">Typical</td> <td style="width:10%;">Few</td> <td style="width:10%;">None</td> </tr> </table>				Many	Above Ave.	Average	Typical	Few	None	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> </table>				Few	Average	Many	Unfinished	Typical	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Few</td> <td style="width:10%;">Average</td> <td style="width:10%;">Many</td> <td style="width:10%;">Unfinished</td> <td style="width:10%;">Typical</td> </tr> </table>				Few	Average	Many	Unfinished	Typical	
X	Poured Conc	Brick/Stone	Block																																	
Many	Above Ave.	Average	Typical	Few	None																															
Few	Average	Many	Unfinished	Typical																																
Few	Average	Many	Unfinished	Typical																																
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners				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=6 146 SqFt, Wood Joists, Wood or Com				(40) Exterior Wall:																								
(5) Floor Cover:				(10) Heating and Cooling:				(14) Roof Cover: 146 SqFt, Alum./Steel Flat or Stan				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Thickness</td> <td style="width:10%;">Bsmnt Insul.</td> </tr> </table>				Thickness	Bsmnt Insul.																			
Thickness	Bsmnt Insul.																																			
(6) Ceiling:				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">Gas</td> <td style="width:10%;">Oil</td> <td style="width:10%;">Coal</td> <td style="width:10%;">Stoker</td> <td style="width:10%;">Hand Fired</td> <td style="width:10%;">Boiler</td> </tr> </table>				Gas	Oil	Coal	Stoker	Hand Fired	Boiler																							
Gas	Oil	Coal	Stoker	Hand Fired	Boiler																															

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



Sketch by Apex Medina™

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

Desc. of Bldg/Section: 2011 OFFICE OF WAREHOUSE
 Calculator Occupancy: Office Buildings

Class: D
 Floor Area: 1,050
 Gross Bldg Area: 6,359
 Stories Above Grd: 1
 Average Sty Hght : 8
 Bsmnt Wall Hght

Depr. Table : 2%
 Effective Age : 10
 Physical %Good: 82
 Func. %Good : 100
 Economic %Good: 100

2011 Year Built Remodeled

8 Overall Bldg Height

Comments:
 2011 WAREHOUSE COSTED AS LOW COST TO ACCOMODATE OFFICE SEPARATELY CALCULATED. OFFICE IS 19% OF TOTAL FLOOR SPACE. -TIM

Construction Cost

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

** ** Calculator Cost Data ** **

Quality: Average
 Heat#1: Forced Air Furnace 100
 Heat#2: Zoned A.C. Warm & Cooled Air 0%
 Ave. SqFt/Story: 1050
 Ave. Perimeter: 107
 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 Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 107
 Overall Building Height: 8

Base Rate for Upper Floors = 130.70

(10) Heating system: Forced Air Furnace Cost/SqFt: 18.41 100%
 Adjusted Square Foot Cost for Upper Floors = 149.11

Total Floor Area: 1,050 Base Cost New of Upper Floors = 156,567

Reproduction/Replacement Cost = 156,567
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0
 Total Depreciated Cost = 128,385

ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 2 = 177,942
 Replacement Cost/Floor Area= 149.11 Est. TCV/Floor Area= 169.47

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	1	08/21/2017	QC	09-FAMILY	2017-02611	PROPERTY TRANSFER	0.0
HAMEL RONALD D	HAMEL RONALD D & FRANKLIN	0	08/21/2017	QC	09-FAMILY	2017-02611	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11650 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Carport	08/04/2017	2017-0356	100%
	P.R.E. 100% 04/15/2002		Garage	05/02/2005	20050097	Complete

Owner's Name/Address	MAP #:
HAMEL RONALD D & FRANKLIN DONNA D 11650 CADILLAC RD CADILLAC MI 49601	2024 Est TCV 144,636 TCV/TFA: 156.53

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 31 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYINGS'LY OF RELOCATED HWY M-55. 2.75 A.			* Factors *						
Comments/Influences			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value

775-4269			A 200' @ 90/FF	328.60	364.55	0.8833	0.9771	90 100	25,523
			329 Actual Front Feet, 2.75 Total Acres Total Est. Land Value =						25,523

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value	
X	Dirt Road		D/W/P: 4in Ren. Conc.	7.35	236	0	0	
	Gravel Road		D/W/P: 4in Concrete	6.49	60	0	0	
	Paved Road		Wood Frame	26.25	96	50	1,260	
	Storm Sewer		Wood Frame	24.89	120	0	0	
	Sidewalk		Residential Local Cost Land Improvements					
	Water		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
	Sewer		LAND IMPROVE 1000	1,000.00	1	95	950	
	Electric		Total Estimated Land Improvements True Cash Value =					2,210
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	12,800	59,500	72,300			30,157C
	Rolling	2023	9,900	53,600	63,500			28,721C
	Low	2022	8,200	46,300	54,500			27,354C
	High	2021	6,600	43,600	50,200			26,481C
	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	11/17/2017	INSPECTED	2023	9,900	53,600	63,500			28,721C
TPC	08/25/2011	INSPECTED	2022	8,200	46,300	54,500			27,354C
			2021	6,600	43,600	50,200			26,481C

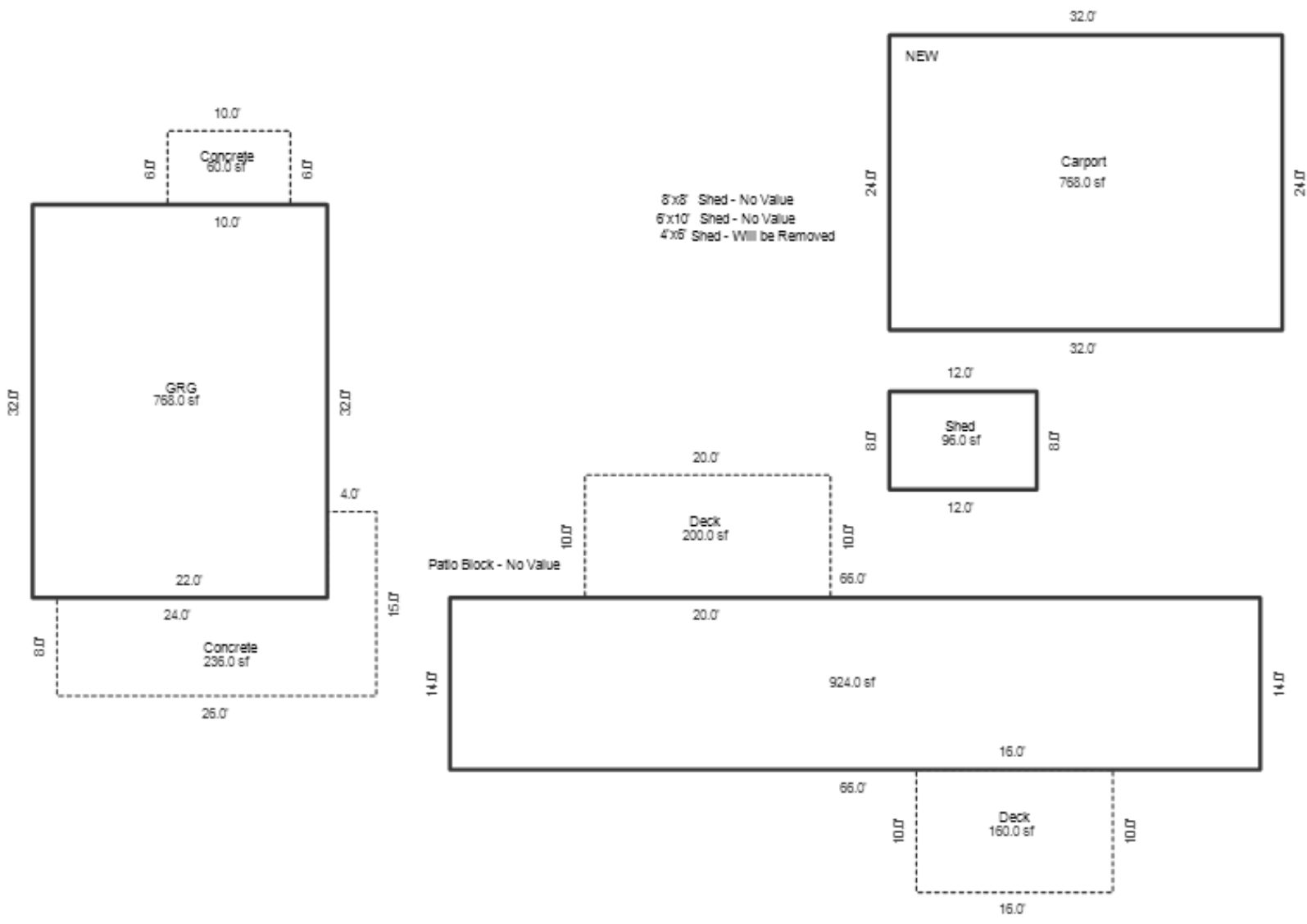
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*** Information herein deemed reliable but not guaranteed***



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 200 160	Type Treated Wood Treated Wood	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min																				
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			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																		
Yr Built 1996	Remodeled 0	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small	Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic	
Condition: Average		Size of Closets		Lg	X	Ord		Small	Central Air Wood Furnace		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic						
Room List		Doors		Solid	X	H.C.	(5) Floors		Kitchen: Other: Other:		(6) Ceilings		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 116,903		
Basement	1st Floor	2nd Floor	2 Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation	(2) Windows		Many Avg. Few	X	Large Avg. Small	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X	Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle		Chimney: Metal		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 924 SF Floor Area = 924 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 Piers 924 Total: 101,425 79,111 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 959 3 Fixture Bath 1 3,860 3,011 Water/Sewer 1000 Gal Septic 1 4,550 3,549 Water Well, 50 Feet 1 2,585 2,016 Deck Treated Wood 200 4,036 3,148 Treated Wood 160 3,498 2,728 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 27,249 21,254 Door Opener 1 485 378 Built-Ins Appliance Allow. 1 1,934 1,509 Carports Aluminum 768 10,307 8,039 Totals: 161,159 125,702		Cls CD Blt 1996		Bsmnt Garage: Carport Area: 768 Roof: Aluminum		E.C.F. X 0.930		Estimated T.C.V: 116,903		Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 116,903	

*** 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: MCBAIN RURAL AGR 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 8 - 17	@\$3000	13.41	Acres	3000	100			40,227
13.41 Total Acres							Total Est. Land Value =	40,227

Tax Description
 . SEC 31 T22N R8W THAT PART OF SE 1/4 & THAT PART OF SE 1/4 OF SW 1/4 EXC W 1/2 OF W 1/2 THEREOF LYING 75 FT EITHER SIDE OF BEG N11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS LH CURVE 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E TO E LINE OF SEC. 13.4090 A.


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

Topography of Site

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

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

Comments/Influences



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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
11650 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	05/20/2008	20080167	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:	2024 Est TCV 125,128 TCV/TFA: 0.00
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601			

Taxpayer's Name/Address	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
DYKGRAAF RONALD 114 COCHRANE DR CADILLAC MI 49601	X		COMMERCIAL 2-4A	15000	2.41 Acres	15000	100	36,150
			2.41 Total Acres Total Est. Land Value =					36,150

Tax Description	X	Electric
. SEC 31 T22N R8W PCL E OF SURVY RECORDED IN LIBER S-2 PP 325 & 326. 2.41A.	X	Gas

Comments/Influences



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	18,100	44,500	62,600			35,853C
X Rolling	2023	9,600	43,200	52,800			34,146C
X Low	2022	9,600	39,700	49,300			32,520C
X High	2021	11,100	38,200	49,300			31,482C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	2024	2023	2022	2021
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
RJG	12/04/2008	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2008 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 3320 % 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 No Heating/Cooling	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 106,306 Total Depr Cost: 95,675 Estimated T.C.V: 88,978
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 2008				
Duplex		Drywall Paneled		Plaster Wood T&G			(11) Heating System: Space Heater		Ground Area = 0 SF		Floor Area = 0 SF.				
A-Frame		Trim & Decoration		Ex			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Wood Frame		Ex		Ord			No./Qual. of Fixtures		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Building Style: GRG		Ord		Min			No. of Elec. Outlets		Base Cost		3320 106,306 95,675				
Yr Built 2008		Min		Size of Closets			Many Ave. Few		Totals:		106,306 95,675				
Remodeled 0		Lg		Lg			(13) Plumbing		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 88,978				
Condition: Average		Ord		Small			Average Fixture(s)								
Room List		Solid		H.C.			1								
Basement		(5) Floors		(12) Electric			3 Fixture Bath								
1st Floor		Kitchen:		0 Amps Service			2 Fixture Bath								
2nd Floor		Other:		No./Qual. of Fixtures			Softener, Auto								
Bedrooms		Other:		Ex. Ord. Min			Softener, Manual								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Solar Water Heat								
Wood/Shingle		No. of Elec. Outlets		Many Ave. Few			No Plumbing								
Aluminum/Vinyl		Many		Ave.			Extra Toilet								
Brick		Ord		Few			Extra Sink								
Insulation		(7) Excavation		(14) Water/Sewer			Separate Shower								
(2) Windows		Basement: 0 S.F.		Public Water			Ceramic Tile Floor								
Many		Crawl: 0 S.F.		Public Sewer			Ceramic Tile Wains								
Avg.		Slab: 0 S.F.		Water Well			Ceramic Tub Alcove								
Large		Height to Joists: 0.0		1000 Gal Septic			Vent Fan								
Avg.		(8) Basement		2000 Gal Septic			Lump Sum Items:								
Small		Conc. Block		Lump Sum Items:											
Wood Sash		Poured Conc.													
Metal Sash		Stone													
Vinyl Sash		Treated Wood													
Double Hung		Concrete Floor													
Horiz. Slide		(9) Basement Finish													
Casement		Recreation SF													
Double Glass		Living SF													
Patio Doors		Walkout Doors (B)													
Storms & Screens		No Floor SF													
(3) Roof		Walkout Doors (A)													
Gable		(10) Floor Support													
Hip		Joists:													
Flat		Unsupported Len:													
Gambrel		Cntr.Sup:													
Mansard															
Shed															
Asphalt Shingle															
Chimney:															

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUSE BRENDA K	STAGG PHILLIP & CYNTHIA (	20,000	10/03/2005	WD	03-ARM'S LENGTH	05-0/3893	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11680 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
STAGG PHILLIP & CYNTHIA 11765 W CADILLAC RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 12,000					

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	
			M-55/66 \$300	40.00	304.92	1.0000	1.0000	300 100	12,000
			40 Actual Front Feet, 0.28 Total Acres				Total Est. Land Value =	12,000	

Tax Description
SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4 LYING S'LY OF NEW HWY M-55 & N'LY OF OLD HWY M-55 RELOCATED. .28A.

Comments/Influences
BILLBOARD

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	0	6,000			5,536C
2023	6,000	0	6,000			5,273C
2022	6,000	0	6,000			5,022C
2021	6,000	0	6,000			4,862C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status			
M-55		School: MCBAIN RURAL AGR 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						
Tax Description		Public Improvements		* Factors *							
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		Residentia 1 - 2.99 @\$7000		1.14 Acres	7000	100			7,952
		Paved Road				1.14 Total Acres	Total Est. Land Value =				7,952
		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			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
		TPC 12/27/2017	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT		
		TPC 04/08/2016	INSPECTED		2022	0	0	0	0		
					2021	0	0	0	0		

. SEC 31 T22N R8W THAT PART OF W 1/2 OF W 1/2 OF SE 1/4 OFSW 1/4 LYING 75 FT EITHER SIDE OF BEG N 11' 48" W OF SW COR OF SEC TH ON A 9822.13 FT RADIUS CURVE TO THE LEFT 3215.58 FT CHORD BEARING N 77 DEG 6' 11.5" E 3201.23 FT TH N 67 DEG 43' 28" E 200 FT TO END ALSO THAT PART BETWEEN BEG AT S 1/4 POST TH N 40' W 2.23 FT TH S 89 DEG 50' 11" W 879.77 FT TH N 9' 49" W 60 FT TH ON A 438.22 FT RADIUS RT HAND CURVE 256.6 FT CHORD BEARING N 73 DEG 23"20"W 252.95 FT, TH N 35 DEG 51'51"E 77.73 FT & BEG AT 1/4 POST. TH N 40'W 2.23 FT, TH S 9 DEG 49"E RADIUS RT HAND ARING 67 DEG 79 DEG 44'57"W



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUBBELL DON & JERRISON L	HUBBELL DONN ALAN II	120,000	06/04/2020	LC	09-FAMILY	2020-01771	PROPERTY TRANSFER	100.0
BROWN SCOTT L & MELISSA	HUBBELL DON & JERRISON	120,000	06/02/2020	WD	03-ARM'S LENGTH	2020-01533	PROPERTY TRANSFER	100.0
WHIPPLE MAXINE E TRUST	BROWN SCOTT L & MELISSA (	130,000	01/23/2007	WD	03-ARM'S LENGTH	2007/518	DEED	100.0
WHIPPLE MAXINE E (SW)	WHIPPLE MAXINE E TRUST	0	06/23/2004	QC	21-NOT USED/OTHER	2007/152	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11978 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch	11/15/2007	20070877	EXPIRED
	P.R.E. 100% 04/21/2021					

Owner's Name/Address	MAP #:
HUBBELL DONN ALAN II 11978 W WATERGATE RD CADILLAC MI 49601	2024 Est TCV 153,943 TCV/TFA: 147.45

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			COMMERCIAL 4-6A	15000		4.25	Acres	15000	100		63,750
			4.25 Total Acres			Total Est. Land Value =					63,750

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value
SEC 31 T22N R8W S 704.2 FT OF W 361.5 FT OF W 1/2 OF SW 1/4 LYING N'LY OF HWY M55 R/W. 4.2449A.	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water					
		Sewer					
	X	Electric	Fencing: Wire Mesh, #9	3.74	840	0	0
		Gas	Residential Local Cost Land Improvements				
		Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Street Lights	LAND IMPROVE 1000	1,000.00	1	97	970
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				970
		Underground Utils.					



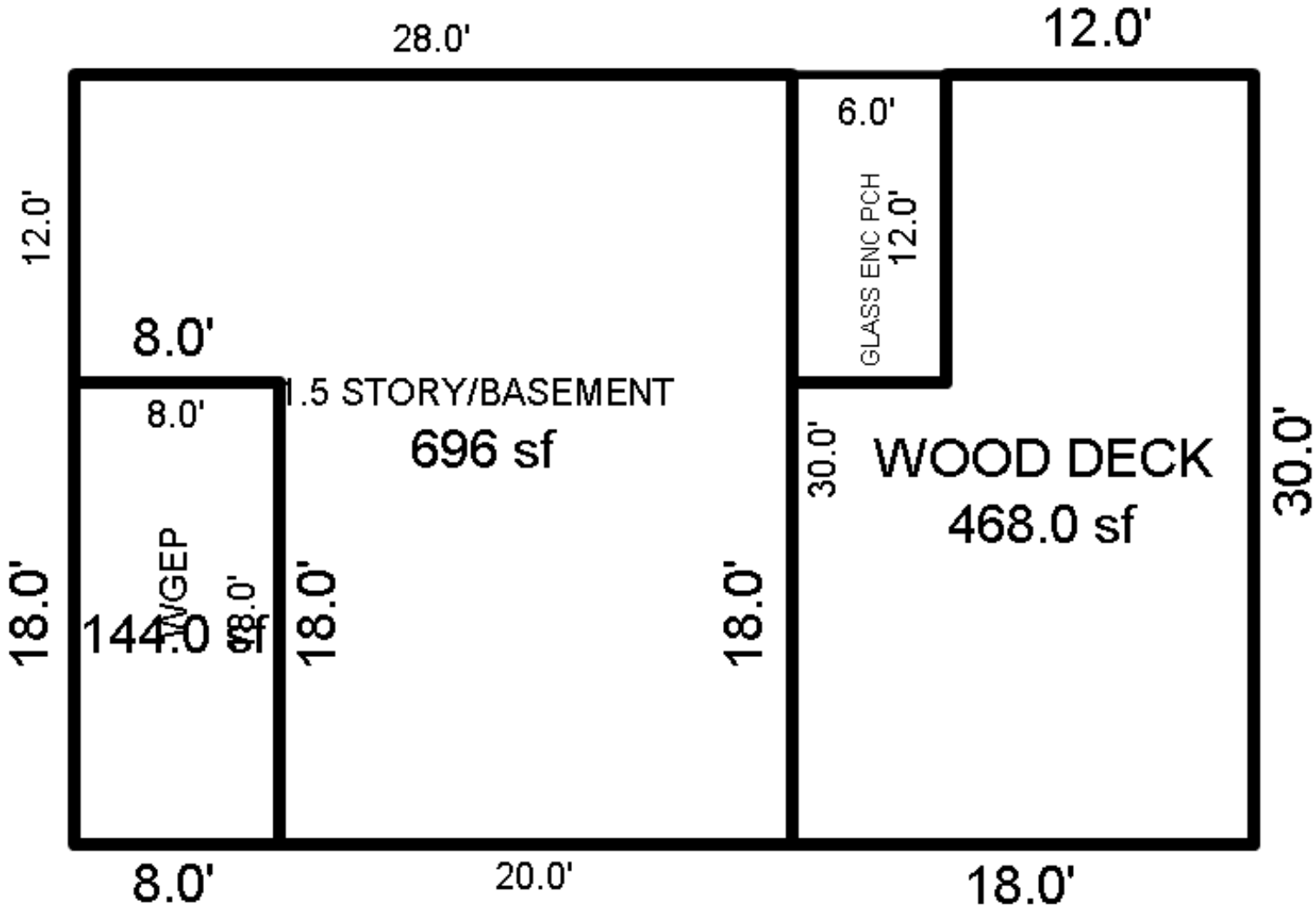
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	31,900	45,100	77,000			55,689C
Rolling	2023	14,900	43,700	58,600			53,038C
Low	2022	10,600	40,300	50,900			50,513C
High	2021	12,100	36,800	48,900			48,900S
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 72 144 468	Type WGEP (1 Story) WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(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: 1,044 Total Base New : 159,605 Total Depr Cost: 95,939 Estimated T.C.V: 89,223		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.5S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls CD		Blt 1900			
Yr Built 1900	Remodeled 1955	Ex	Ord	X	Min	60 Amps Service			(11) Heating System: Forced Air w/ Ducts							
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing		Ground Area = 696 SF Floor Area = 1044 SF.							
Room List		Doors	Solid	X	H.C.	Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Many			1		Building Areas							
(1) Exterior		Kitchen: Other: Other:		X Ave.			1		Stories Exterior Foundation							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Few			1		1.5 Story Siding Basement		Size 696		Depr. Cost			
(2) Windows		(7) Excavation		Basement: 696 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Other Additions/Adjustments		Total:		123,318 73,991			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1		Plumbing							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			1		Average Fixture(s)							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			1		Water/Sewer							
X	Gable Hip Flat	Gambrel Mansard Shed	Public Water Public Sewer Water Well			1		1000 Gal Septic								
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			1		Lump Sum Items:							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					Notes:							
Totals:											500 705		599		*	
Totals:											159,605		95,939			
Notes:											ECF (416 RURAL METES & BOUNDS) 0.930 =>		TCV:		89,223	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE TERRANCE	WHIPPLE TERRANCE A & MARS	0	02/14/2024	QC	09-FAMILY	2024-00338	DEED	0.0
		27,132	06/01/2001	WD	03-ARM'S LENGTH	01-0:2158	DEED	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 04/11/2002

Owner's Name/Address: WHIPPLE TERRANCE A & MARSHA A
 11780 W WATERGATE RD
 CADILLAC MI 49601
 MAP #: 2024 Est TCV 59,760

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 Residentia 18 -29 @\$3000 19.92 Acres 3000 100 59,760
 19.92 Total Acres Total Est. Land Value = 59,760

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

Tax Description: SEC 31 T22N R8W THAT PART OF W 1/2 OF SW 1/4 EXC N 412.5FT THOF LYING W'LY OF BEG N 89 DEG 53' 12"E 361.5 FT TH N 0 DEG 20'05"W 1312.25 FT, N 89 DEG 50'05"E 358.34 FT, N 0 DEG 28'21"W 900.18 FT TO POE & EXC S 704.2 FT THOF. 19.9219A.

Comments/Influences: Topography of Site
 Level
 X 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	29,900	0	29,900			20,384C
TPC 12/27/2017	INSPECTED		2023	25,900	0	25,900			19,414C
TPC 04/17/2017	INSPECTED		2022	19,900	0	19,900			18,490C
TPC 04/05/2016	INSPECTED		2021	17,900	0	17,900			17,900S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOITENGA INSULATION	SANDELIUS PROPERTIES LLC	1	08/30/2017	QC	09-FAMILY	2017-02713	DEED	0.0
		77,500	07/01/1996	WD	33-TO BE DETERMINED	305:426	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11900 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SANDELIUS PROPERTIES LLC 7352 E M-115 CADILLAC MI 49601	MAP #:					
	2024 Est TCV 426,690 TCV/TFA: 92.76					

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
COMMERCIAL 10A M/L	10000		9.61	Acres	10000	100		96,100
			9.61 Total Acres		Total Est. Land Value =		96,100	

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

Comments/Influences	Topography of Site
RECALC BUSINESS POLE BARN AS COMM'L FOR 05	Level



X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2024	48,100	165,200	213,300			100,891C
X	Low	2023	14,400	165,200	179,600			96,087C
X	High	2022	14,400	141,100	155,500			91,512C
X	Landscaped	2021	16,800	125,100	141,900			88,589C
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

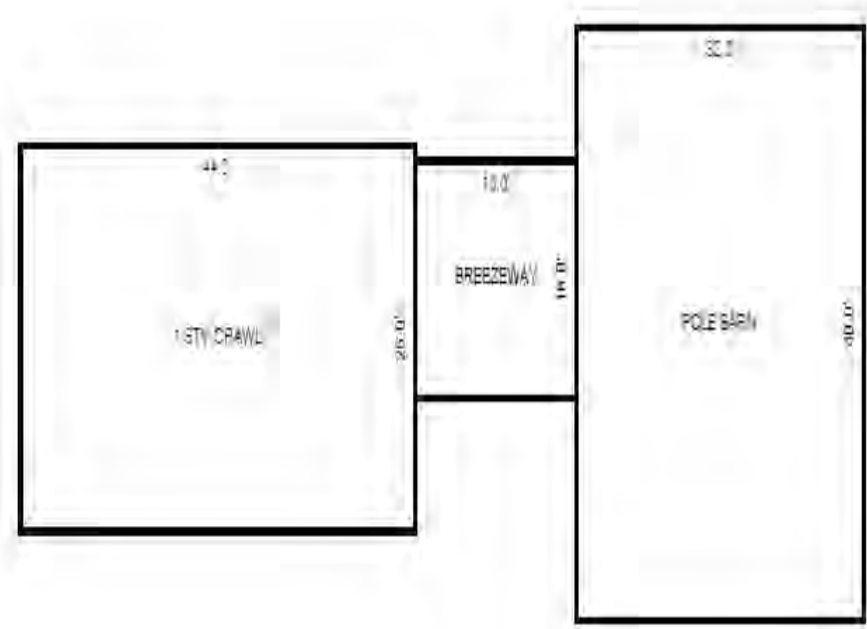
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	14,400	165,200	179,600			96,087C
TPC	05/10/2016	INSPECTED	2022	14,400	141,100	155,500			91,512C
TPC	07/07/2011	INSPECTED	2021	16,800	125,100	141,900			88,589C

*** 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 288	Type Brzwy, FW	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration								
Building Style: 1S				Ex X Ord Min			Size of Closets								
Yr Built 1993	Remodeled 0			Lg X Ord Small											
Condition: Average				Doors Solid X H.C.											
Room List		(5) Floors													
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall													
(2) Windows		(7) Excavation													
X	Many Avg. X Avg. Few	Large Avg. Small		Basement: 0 S.F. Crawl: 1144 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
(3) Roof		(9) Basement Finish													
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
				(12) Electric			200 Amps Service								
				No./Qual. of Fixtures			Ex. X Ord. Min								
				No. of Elec. Outlets			Many X Ave. Few								
				(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
				(14) Water/Sewer			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
				Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1144 SF Floor Area = 1144 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80										Cls C		Blt 1993			
Building Areas										Stories Exterior Foundation Size Cost New Depr. Cost					
1 Story Siding Crawl Space 1,144										Total:		150,491 120,394			
Other Additions/Adjustments															
Exterior										Brick Veneer 200		3,438 2,750			
Plumbing										Average Fixture(s) 1		1,476 1,181			
Water/Sewer										1000 Gal Septic 1		4,864 3,891			
										Water Well, 50 Feet 1		2,686 2,149			
Garages										Class: C Exterior: Pole (Unfinished)					
										Door Opener 1		547 438			
										Base Cost 1280		30,886 24,709			
Class: C Exterior: Pole (Unfinished)										Base Cost 1350		32,576 26,061			
Built-Ins										Appliance Allow. 1		2,766 2,213			
Breezeways										Frame Wall 288		19,820 15,856			
Notes:										Totals:		249,550 199,642			
										ECF (201B COMMERCIAL GROUP B) 0.990 => TCV:		197,646			

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



Sketch by Apeal 1/1/11

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

Desc. of Bldg/Section:
 Calculator Occupancy: Warehouses - Storage

Class: D,Pole
 Floor Area: 3,456
 Gross Bldg Area: 3,456
 Stories Above Grd: 1
 Average Sty Hght : 16
 Bsmnt Wall Hght

Depr. Table : 2.5%
 Effective Age : 10
 Physical %Good: 78
 Func. %Good : 100
 Economic %Good: 100

1997 Year Built Remodeled

14 Overall Bldg Height

Comments:
 POLE CONSTRUCTION

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Average					
Heat#1: Space Heaters, Gas with Fan 90%					
Heat#2: Package Heating & Cooling 10%					
Ave. SqFt/Story: 3456					
Ave. Perimeter: 236					
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: 16 Perimeter: 236
 Overall Building Height: 14

Base Rate for Upper Floors = 48.84

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.56 90%
 (10) Heating system: Package Heating & Cooling Cost/SqFt: 21.46 10%
 Combined Heating System adjustment: 7.15 100%

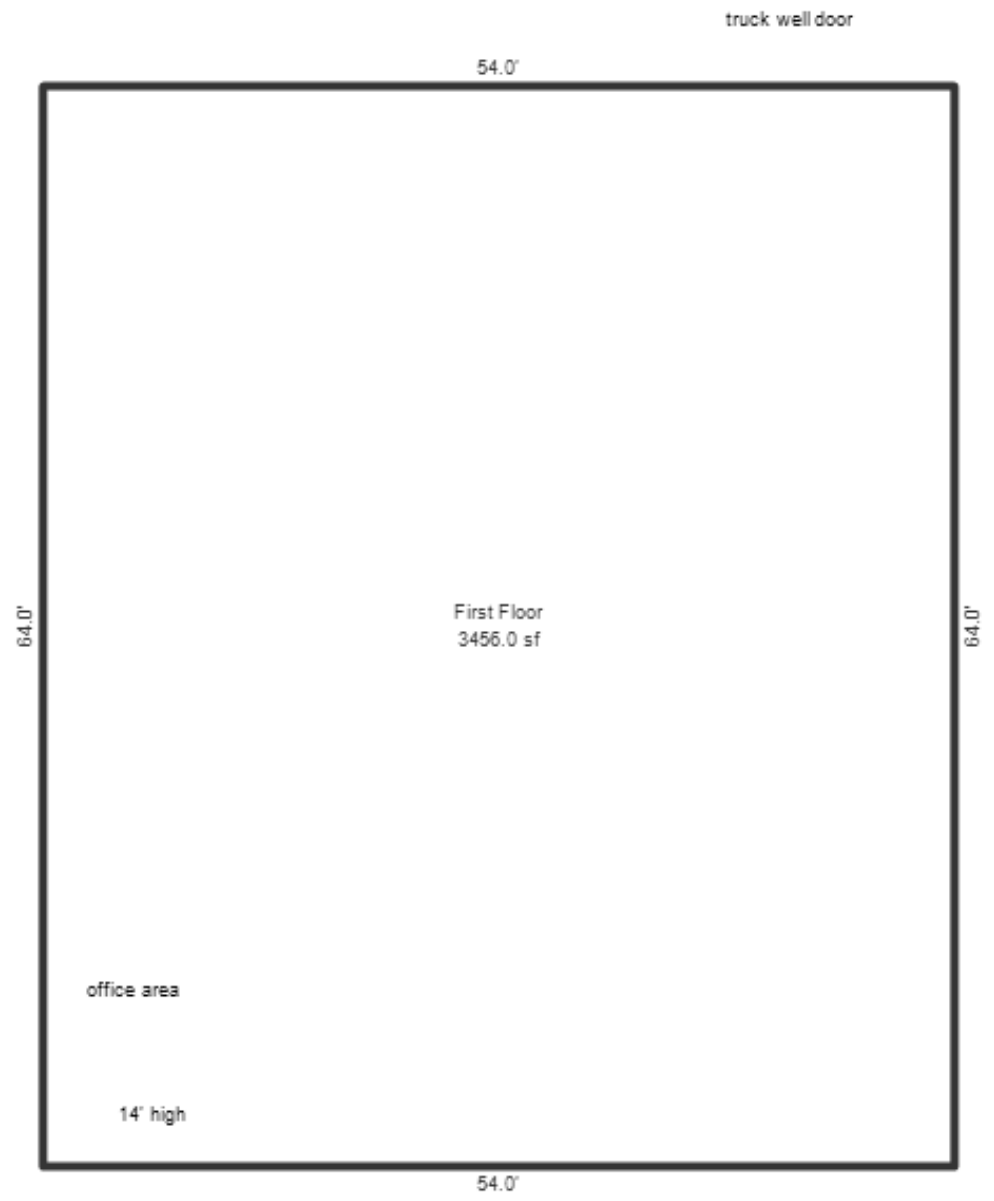
Adjusted Square Foot Cost for Upper Floors = 55.99

Total Floor Area: 3,456 Base Cost New of Upper Floors = 193,508
 Reproduction/Replacement Cost = 193,508
 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 78 /100/100/100/78.0
 Total Depreciated Cost = 150,936

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 128,296
 Replacement Cost/Floor Area= 55.99 Est. TCV/Floor Area= 37.12

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:
X Poured Conc	Many Above Ave.	Few Average Many Unfinished Typical		Thickness
	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:	2-Piece Baths	(13) Roof Structure: Slope=0	
	Shower Stalls	(14) Roof Cover:	
(5) Floor Cover:	Toilets		
	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(6) Ceiling:	(9) Sprinklers:		
	(10) Heating and Cooling:		
	Gas Oil		
	Coal Stoker		
	Hand Fired Boiler		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHIPPLE TERRANCE A & MARS	SANDELIUS PROPERTIES LLC	35,000	10/15/2007	WD	03-ARM'S LENGTH	2007/3668	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11832 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SANDELIUS PROPERTIES LLC 7352 E M-115 Cadillac MI 49601	2024 Est TCV 34,265 TCV/TFA: 35.99					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 31 T22N R8W PCL B OF SURVEY RECORDED IN LIBER S-3 P 190. 1.05A.	X		Dirt Road	100.00	457.38	1.1892	1.0341	90	100	11,068
			Gravel Road							
Comments/Influences			100 Actual Front Feet, 1.05 Total Acres Total Est. Land Value = 11,068							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Water	28.00	120 89	2,990
		Sewer			
		Total Estimated Land Improvements True Cash Value = 2,990			

Comments/Influences	X	Topography of Site			
		Level	Rolling	Low	High
	X				



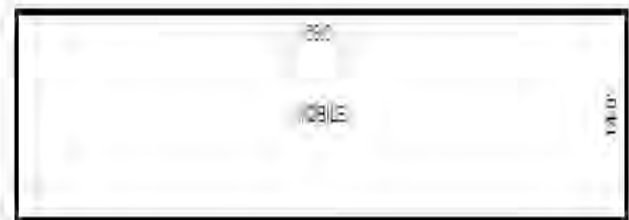
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2024	5,500	11,600	17,100			12,072C
			2023	4,300	12,400	16,700			11,498C
			2022	5,500	10,300	15,800			10,951C
			2021	5,000	9,400	14,400			10,602C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story	Interior 2 Story	2nd/Same Stack	Area	Type	Year Built:	Car Capacity:	Class:	
	Mobile Home			Wood	Coal	Steam											Cook Top	Interior 1 Story	Interior 2 Story	20	Treated Wood	Class:	Exterior:
	Town Home	0 Front Overhang						Dishwasher									
	Duplex	0 Other Overhang						Garbage Disposal									
	A-Frame							Bath Heater									
X	Wood Frame	(4) Interior		X	Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump												
		Drywall Paneled						Vent Fan									
		Plaster Wood T&G						Hot Tub									
	Building Style: HUD	Trim & Decoration						Unvented Hood									
	Yr Built 1976	Ex	X	Ord				Vented Hood									
	Remodeled 0	Min						Intercom									
	Condition: Average	Size of Closets						Jacuzzi Tub									
		Lg	X	Ord				Jacuzzi repl.Tub									
		Small						Oven									
	Room List	Doors		Solid	X	H.C.		Microwave									
	Basement	(5) Floors						Standard Range									
	1st Floor	Kitchen:						Self Clean Range									
	2nd Floor	Other:						Sauna									
	Bedrooms	Other:						Trash Compactor									
	(1) Exterior	(6) Ceilings						Central Vacuum									
X	Wood/Shingle	No./Qual. of Fixtures						Security System									
	Aluminum/Vinyl	X Ex.		Ord.		Min											
	Brick	No. of Elec. Outlets															
	Insulation	Many	X	Ave.		Few											
	(2) Windows	(7) Excavation															
	Many	Basement: 0 S.F.															
	Avg.	Crawl: 0 S.F.															
	Few	Slab: 0 S.F.															
	Large	Height to Joists: 0.0															
	Avg.	(8) Basement															
	Small	Conc. Block															
	Wood Sash	Poured Conc.															
	Metal Sash	Stone															
	Vinyl Sash	Treated Wood															
	Double Hung	Concrete Floor															
	Horiz. Slide	(9) Basement Finish															
	Casement	(14) Water/Sewer															
	Double Glass	Public Water															
	Patio Doors	Public Sewer															
	Storms & Screens	Water Well															
	(3) Roof	1000 Gal Septic															
	Gable	2000 Gal Septic															
	Hip	Lump Sum Items:															
	Gambrel																
	Mansard																
	Shed																
	Flat																
	Asphalt Shingle																
	Metal																
	Chimney: Metal																

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



Sketch by Aerial 1/1/11

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
WHIPPLE TERRANCE & MARSHA	KREBBS RONALD	0	09/26/2022	WD	16-LC PAYOFF	2022-03050	DEED	0.0				
WHIPPLE TERRANCE A & MARS	KREBBS RONALD	57,500	01/22/2020	LC	03-ARM'S LENGTH	2020-00251	PROPERTY TRANSFER	100.0				
WHIPPLE MAXINE E ESTATE	WHIPPLE TERRANCE A & MARS	40,000	02/23/2017	WD	08-ESTATE	2017-02843	PROPERTY TRANSFER	100.0				
WHIPPLE LAUREN G		0	01/06/2010	QC	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11776 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 01/22/2020										
KREBBS RONALD 11776 W WATERGATE RD CADILLAC MI 49601		MAP #:										
		2024 Est TCV 71,702 TCV/TFA: 76.28										
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	11.73	Acres	3000	100			35,190
				11.73 Total Acres			Total Est. Land Value =					35,190
				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	2	100			2,000		
				Total Estimated Land Improvements True Cash Value =							2,000	
				Topography of Site								
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		X Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		Who	When	What	2024	17,600	18,300	35,900			30,521C	
		TPC 04/04/2018	INSPECTED		2023	16,400	19,700	36,100			29,068C	
		TPC 12/27/2017	INSPECTED		2022	11,700	16,400	28,100			27,684C	
		TPC 04/17/2017	INSPECTED		2021	11,700	15,100	26,800			26,800S	

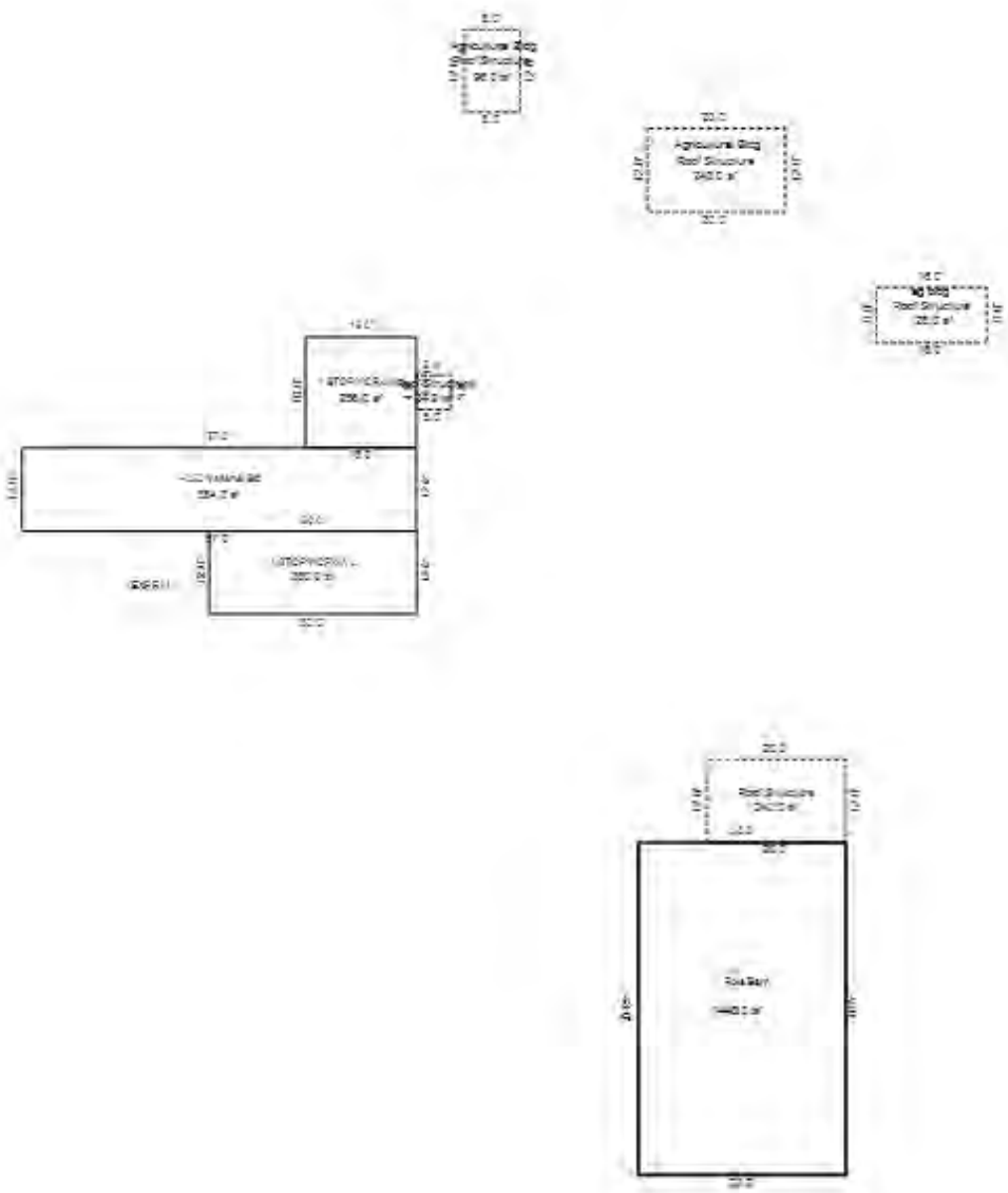


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031-019-79

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Missaukee, Michigan

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



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

Building Type	Loafing Sheds			
Year Built				
Class/Construction	D,Frame			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	Lean-To, 64			
Height	8			
Heating System	No Heating/Cooling			
Length/Width/Area	20 x 12 = 240			
Cost New	\$ 2,866			
Phy./Func./Econ. %Good	35/100/100 35.0			
Depreciated Cost	\$ 1,003			
+ Unit-In-Place Items	\$ 1,810			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->	/A1/FENRRL, 1,117 X 1.76 X 50 = 1,398 /A22/UOCL, 96 X 2.59 X 50 = 177 /A22/UOCL, 128 X 2.59 X 50 = 236			
E.C.F.	X 0.930			
% Good	35			
Est. True Cash Value	\$ 2,616			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 2616 / All Cards: 2616				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOLEY KEITH M & ERIN M	MARR ROBERT K JR & VALERI	74,900	07/14/2023	WD	03-ARM'S LENGTH	2023-01888	PROPERTY TRANSFER	100.0
MARTINEZ SARA	FOLEY KEITH M & ERIN M	75,000	06/02/2022	WD	03-ARM'S LENGTH	2022-01869	PROPERTY TRANSFER	100.0
KLEIN MICHAEL L & CHISTIN	MARTINEZ SARA	37,500	08/20/2021	WD	03-ARM'S LENGTH	2021-02899	PROPERTY TRANSFER	100.0
KLEIN MICHAEL L & CHRISTI	KLEIN MICHAEL L & CHISTIN	0	04/19/2016	QC	09-FAMILY	2016-01446	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5549 S SEELEY RD	School: MCBAIN RURAL AGR SCHOOL DIST		STORAGE	08/14/2023	2023-0507	20%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
MARR ROBERT K JR & VALERIE L 11670 E M-55 CADILLAC MI 49601	2024 Est TCV 54,079 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		Residentia 8 - 17 @\$3000 13.16 Acres 3000 100 39,471
		Residentia ROW @ ZERO 0.31 Acres 0 100 0
		13.47 Total Acres Total Est. Land Value = 39,471

Tax Description	X	Public Improvements
. SEC 31 T22N R8W PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-164. 13.47A+- N 412.5 FT OF W 1/2 OF SW QTR 1/4.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Comments/Influences	X	Electric
	X	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
		Flood Plain

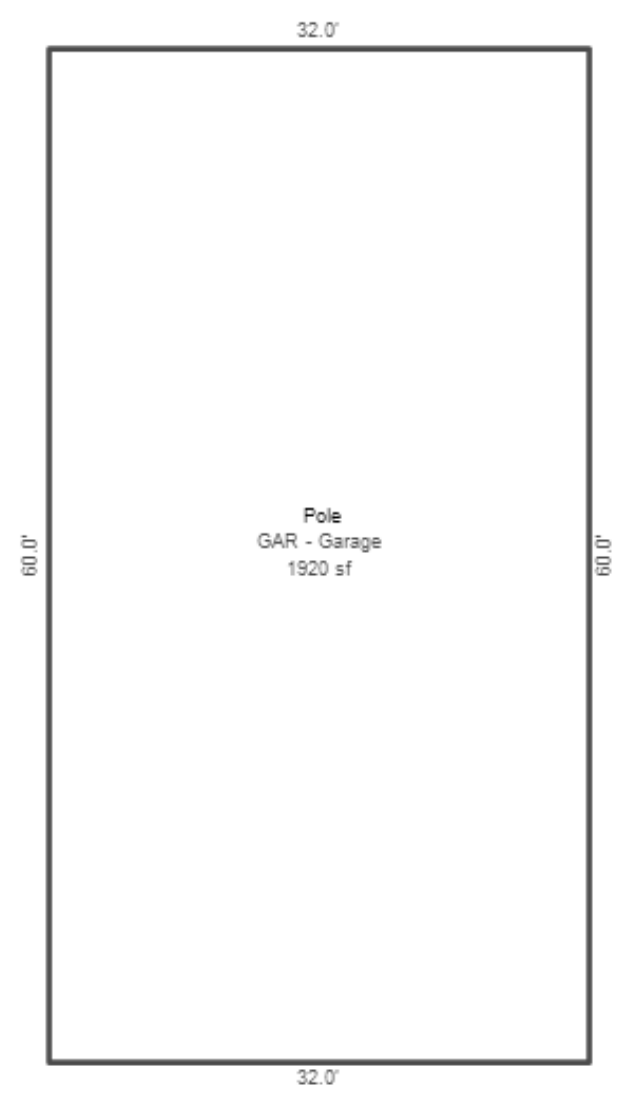
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	19,700	7,300	27,000			27,000S
2023	17,500	0	17,500			17,500S
2022	12,500	0	12,500			12,500S
2021	12,500	0	12,500			6,635C

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

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2024 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: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 15,867 Total Depr Cost: 15,708 Estimated T.C.V: 14,608
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		E.C.F. X 0.930		Cls C		Blt 2024		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex. Ord. Min		
A-Frame		Trim & Decoration		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
Wood Frame		Ex Ord Min		Size of Closets			Lg Ord Small		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		
Building Style: GRG		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:		Plumbing		3 Fixture Bath		Garages		
Yr Built 2024	Remodeled 0	Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			(7) Excavation		Class: C Exterior: Pole (Unfinished) Base Cost		768 20,513 20,308		Totals: 15,867 15,708		
Condition: Average		Insulation		(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 14,608				
Room List		(1) Exterior		(9) Basement Finish			(10) Floor Support								
Basement 1st Floor 2nd Floor Bedrooms		Wood/Shingle Aluminum/Vinyl Brick		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:								
Insulation		(2) Windows		(11) Heating/Cooling			(12) Electric								
Many Avg. Few		Large Avg. Small		No. of Elec. Outlets			Many Ave. Few								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		(13) Plumbing			(14) Water/Sewer								
Gable Hip Flat		Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:								
Asphalt Shingle		(4) Interior		Plumbing			(15) Fireplaces								
Chimney:		Drywall Paneled		Plaster Wood T&G			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 15,867 Total Depr Cost: 15,708 Estimated T.C.V: 14,608								
Condition: Average		Trim & Decoration		Size of Closets			Lg Ord Small								
Room List		Doors Solid H.C.		(5) Floors			Kitchen: Other: Other:								
Basement 1st Floor 2nd Floor Bedrooms		Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			(7) Excavation								
Insulation		(1) Exterior		(9) Basement Finish			(10) Floor Support								
Many Avg. Few		Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Joists: Unsupported Len: Cntr.Sup:								

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



*** 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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11780 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 07/22/1994					
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Owner's Name/Address	MAP #:					
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WHIPPLE TERRANCE A & MARSHA 11780 W WATERGATE RD CADILLAC MI 49601	2024 Est TCV 291,471 TCV/TFA: 125.20					
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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 18 -29 @\$3000	23.86 Acres			3000 100	71,580
	23.86 Total Acres Total Est. Land Value =					71,580

Tax Description	X	Dirt Road				
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SEC 31 T22N R8W PCL AS SHOWN IN BOOK OF SURVEYS S-6 PP10 DESC AS: PART OF THE SW 1/4 DESC AS COMM AT SW COR, TH S 89 DEG 22'53"E ALONG S LINE 723.10 FT, TH N 0 DEG 13'36"E 171.33 FT TO THE N R/W LINE FOR M-55 & POB, TH N 0 DEG 13'36"E 484.80 FT, TH N 0 DEG 16'11"E 1556.74 FT, TH S 89 DEG 26'13"E 712.34 FT, TH S 0 DEG 00'38"E 931.24 FT, TH N 89 DEG 22'14"W 173.48 FT, TH S 19 DEG 58'53"W 683.34 FT, TH S 3 DEG 24'29"W 416.09 FT, TH 110.42 FT ALONG CURVE TO THE RIGHT (RADIUS=9747.13 FT, LC=S 81 DEG 13'55"W 110.42 FT), TH N 0 DEG 11'53"E 451.18 FT, TH N 89 DEG 26'00"W 99.88 FT, TH S 0 DEG 12'46"W 466.49 FT TO THE N R/W LINE FOR	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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	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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	X	Topography of Site				
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	X	Level				
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	X	Rolling				
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	X	Low				
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	X	High				
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	X	Landscaped				
--	---	------------	--	--	--	--

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

	X	Wooded				
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	X	Pond				
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	X	Waterfront				
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	X	Ravine				
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	X	Wetland				
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	X	Flood Plain				
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	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	2024	35,800	109,900	145,700			86,105C
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	X	2023	31,000	107,400	138,400			82,005C
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	X	2022	23,900	90,900	114,800			74,672C
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	X	2021	21,500	83,300	104,800			72,287C
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Who	When	What	2024	35,800	109,900	145,700		86,105C
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TPC 04/30/2021	INSPECTED		2023	31,000	107,400	138,400		82,005C
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TPC 04/04/2018	INSPECTED		2022	23,900	90,900	114,800		74,672C
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TPC 04/17/2017	INSPECTED		2021	21,500	83,300	104,800		72,287C
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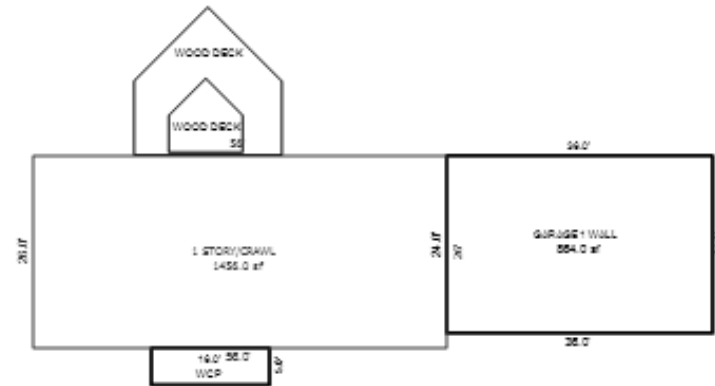
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*** Information herein deemed reliable but not guaranteed***



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	Type	Year Built: 1995 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: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 27 Floor Area: 1,536 Total Base New : 279,558 Total Depr Cost: 204,078 Estimated T.C.V: 189,793		80	WCP (1 Story)	Bsmnt Garage:		
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		E.C.F. X 0.930		Carport Area: Roof:				
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1995		
Condition: Average		Lg		X	Ord	Small		Ex. X Ord. Min		Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73		Total: 170,751		124,648		
Room List		Doors		Solid X H.C.		(13) Plumbing		No. of Elec. Outlets		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200		Many X Ave. Few		1 Story Siding Crawl Space		1,536				
(1) Exterior		(6) Ceilings		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		(14) Water/Sewer		Other Additions/Adjustments		Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 2		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Deck Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Class: CD Exterior: Pole (Unfinished) Base Cost Built-Ins Appliance Allow.		1 1 1 1 80 430		1,230 898 3,860 2,818 4,550 3,321 2,585 1,887 3,829 2,795 6,687 4,882 29,687 21,672 -2,512 -1,834 970 708 55,987 40,871 1,934 1,412 279,558 204,078		
(2) Windows		Many Avg. X Large Avg. Small		Basement: 0 S.F. Crawl: 1536 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Lump Sum Items:		Notes:		Totals: 279,558		189,793		
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TC		279,558		204,078		
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TC		279,558		204,078		
X	Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Chimney:												
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed												
X	Asphalt Shingle															

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	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 Wall Furnace Warm & Cool Air Heat Pump			Dishwasher	Two Sided		Exterior 1 Story		Exterior 2 Story		Class:		
	Duplex	0	Other Overhang				Garbage Disposal		Bath Heater		Exterior 2 Story		Prefab 1 Story		Prefab 2 Story		Exterior:
	A-Frame	(4) Interior		Central Air Wood Furnace			Vent Fan		Heat Circulator		Raised Hearth		Wood Stove		Direct-Vented Ga	
	Wood Frame	Drywall					Unvented Hood		Vented Hood		Intercom		Jacuzzi Tub		Jacuzzi repl.Tub		Oven
	Building Style:	Paneled		No./Qual. of Fixtures			Microwave		Standard Range		Self Clean Range		Sauna		Trash Compactor	
	HUD	Plaster					0 Amps Service		Central Vacuum		Security System		Cost Est. for Res. Bldg: 2 Mobile Home HUD		Cls Fair		Blt 1980
	Yr Built	Trim & Decoration		No. of Elec. Outlets			Ground Area = 792 SF		Floor Area = 792 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35		Building Areas		Type	
	Remodeled	Ex					Ord		Min		Main Home		Ribbed		Metal		Size
	1980 REL	Size of Closets		(13) Plumbing			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
	0	Lg					Ord		Small		No Plumbing		Extra Toilet		Extra Sink		Separate Shower
	Condition: Fair	Doors		(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Room List	Solid					H.C.		Lump Sum Items:		Water Well		1000 Gal Septic		2000 Gal Septic	
	Basement	(5) Floors		1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
	1st Floor	Kitchen:					Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor
	2nd Floor	Other:		(10) Floor Support			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Bedrooms	Other:					Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish
	(1) Exterior	(6) Ceilings		(14) Water/Sewer			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Wood/Shingle	No. of Elec. Outlets					Many		Ave.		Few		(13) Plumbing		Average Fixture(s)		3 Fixture Bath
	Aluminum/Vinyl	Ex.		Ord.		Min		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		
	Brick	(7) Excavation		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Insulation	Basement: 0 S.F.					Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.
	(2) Windows	Many		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Avg.	Large					Living		Walkout Doors (B)		No Floor		Walkout Doors (A)		(10) Floor Support		Joists:
	Few	Small		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Wood Sash	(8) Basement					Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor		(9) Basement Finish
	Metal Sash	Recreation SF		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Vinyl Sash	Living SF					Walkout Doors (B)		No Floor		Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:
	Double Hung	Walkout Doors (B)		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Horiz. Slide	No Floor					Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:	
	Casement	(9) Basement Finish		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Double Glass	Recreation SF					Living SF		Walkout Doors (B)		No Floor		Walkout Doors (A)		(10) Floor Support		Joists:
	Patio Doors	Walkout Doors (B)		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Storms & Screens	No Floor					Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:	
	(3) Roof	(10) Floor Support		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Gable	Recreation SF					Living SF		Walkout Doors (B)		No Floor		Walkout Doors (A)		(10) Floor Support		Joists:
	Hip	Walkout Doors (B)		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Flat	No Floor					Walkout Doors (A)		(10) Floor Support		Joists:		Unsupported Len:		Cntr.Sup:	
	Asphalt Shingle	(10) Floor Support		1			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
	Chimney:	Joists:					Unsupported Len:		Cntr.Sup:							

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

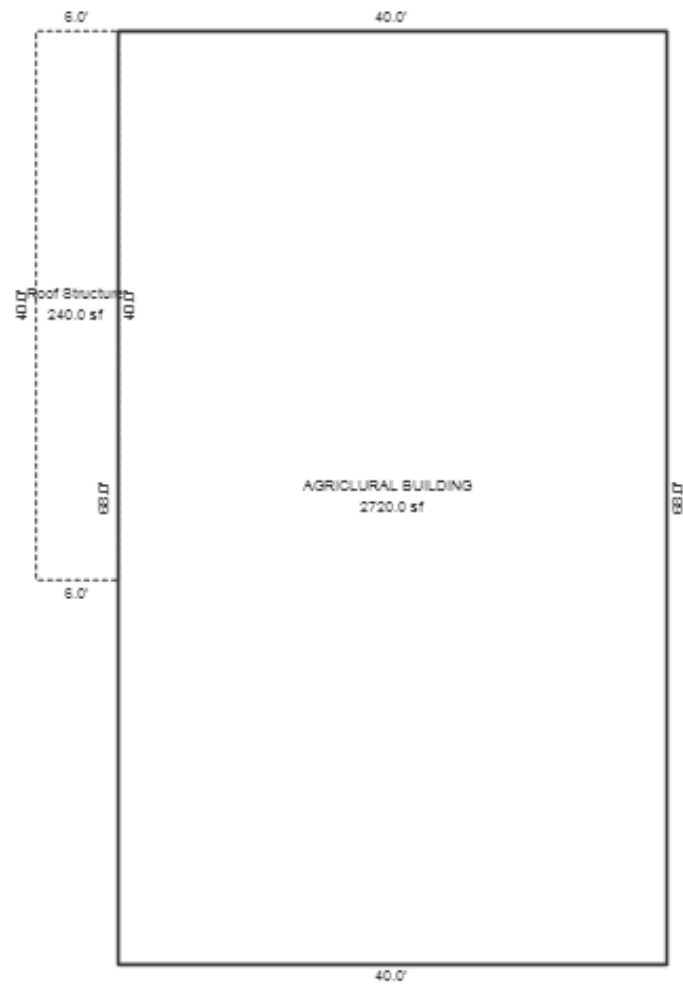


*** Information herein deemed reliable but not guaranteed***

Building Type	Loafing Sheds	Loafing Sheds		
Year Built				
Class/Construction	D,Frame	D,Frame		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	Lean-To, 216	Lean-To, 56		
Height	10	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	68 x 40 = 2720	16 x 12 = 192		
Cost New	\$ 22,446	\$ 2,484		
Phy./Func./Econ. %Good	45/100/100 45.0	45/100/100 45.0		
Depreciated Cost	\$ 10,101	\$ 1,118		
+ Unit-In-Place Items	\$ 3,141	\$ 501		
Description, Size X Rate X %Good = Cost	/A1/FENRRL, 1,439 X 1.76 X 50 = 1,801 /A1/FENRRL, 718 X 1.76 X 50 = 899 /A22/UOACL, 240 X 2.59 X 50 = 442	/A1/FENRRL, 400 X 1.76 X 50 = 501		
Itemized ->				
Unit-In-Place ->				
Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	45	45		
Est. True Cash Value	\$ 12,315	\$ 1,505		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 13820 / All Cards: 13820				

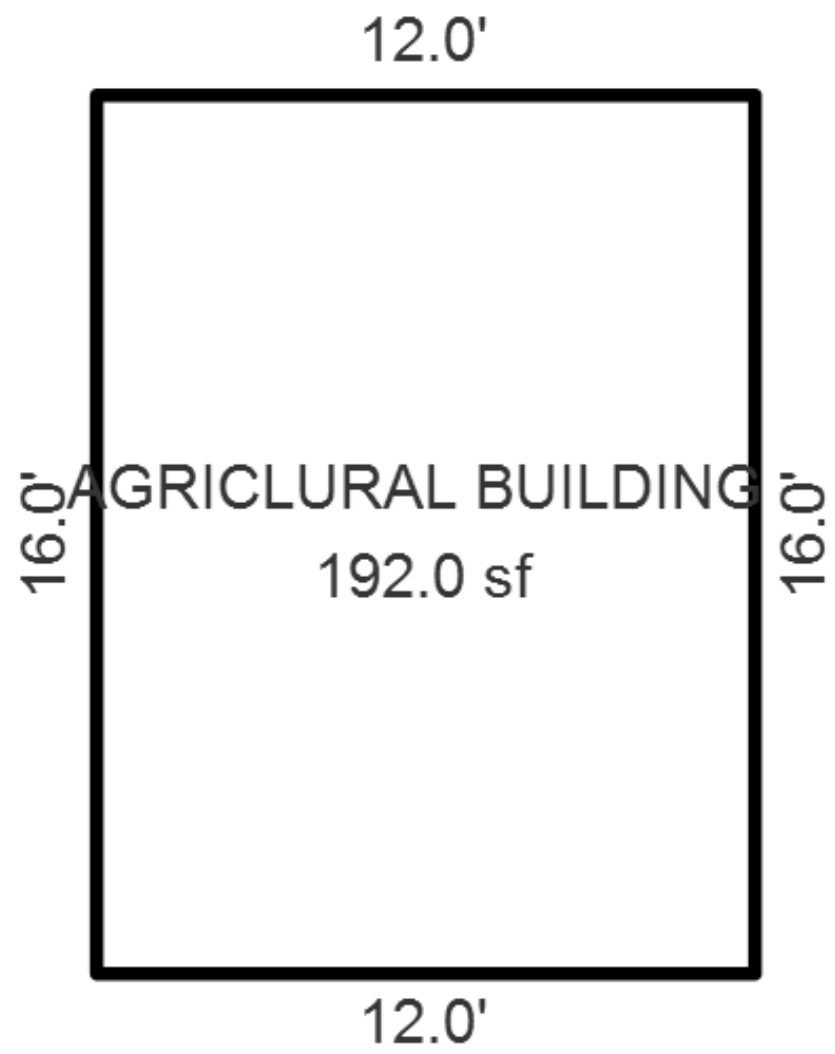
fence around area

fence around area




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

fence around area



*** 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: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 0					
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
MICH STATE HWY COMM		Public Improvements		* Factors *		Description		Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
Tax Description		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water Sewer	
. SEC 31 T22N R8W THAT PART OF SW 1/4 OF SW 1/4 LYING S OFA LINE BEG ON W LINE 225.83 FT N OF SW COR TH S 59 DEG 26' 22" E 219.07 FT TH NE'LY ON A LH CURVE OF 9747.13 FT RADIUS 923.09 FT TH N 10 DEG 4' 44" W 200 FT TH N 79 DEG 55' 16" E 376.89 FT TO END & N OF BEG 174.17 FT S OF SE COR TH N 53 DEG 10' 20" E 230.1 FT TH NE'LY ALONG A LH CURVE OF 9897.13 FT RADIUS 1196.54 FT S 79 DEG 44' 57" E 120.31 FT TO END. 5.0704 A.		X Electric		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.	
Comments/Influences		Topography of Site		X Level		Rolling		Low		High		Landscaped	
		Swamp		Wooded		Pond		Waterfront		Ravine		Wetland	
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
		TPC 12/27/2017 INSPECTED			2023	EXEMPT	EXEMPT	EXEMPT		EXEMPT			
		TPC 04/08/2016 INSPECTED			2022	0	0	0		0			
			2021	0	0	0		0					
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PELL GLENDA J (FORMER SPO	PELL JOHN M (SM)	0	12/22/2008	QC	21-NOT USED/OTHER	2009/1016	DEED	0.0
PELL JOSEPH ESTATE	PELL (MM) & PELL (SW) & P	0	01/01/2007	QC	21-NOT USED/OTHER	2007/197	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11140 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 12/09/2008					
PELL JOHN ETAL PELL JOHN MAURICE & PELL ROBERT 11140 W CADILLAC RD Cadillac MI 49601	MAP #: 2024 Est TCV 397,200 TCV/TFA: 381.92					

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 31 T22N R8W E 1/2 OF SE 1/4 EXC THAT PART LYING 75 FT EITHER SIDE OF A LINE BEG ON E LINE THEREOF 1653.45 FT N OF SE COR TH S 67 DEG 43' 28" W TO W LINE THEREOF. 75.1136 A.	X	Dirt Road		Residentia 66 - 120	\$2800	75.11	Acres	2800	100	M55 DIVIDES PARCEL	210,30
		Gravel Road		75.11 Total Acres Total Est. Land Value = 210,308							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Gas	D/W/P: 4in Ren. Conc.	7.35	240	0	0
	X	Curb	Residential Local Cost Land Improvements				
		Street Lights	Description	Rate	Size	% Good	Cash Value
		Standard Utilities	LAND IMPROVE 1000	1,000.00	1	95	950
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				950

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	Low	2024	105,200	93,400	198,600			108,084C
High		Landscaped	2023	90,100	71,300	161,400			102,938C
Swamp		Wooded	2022	75,100	65,600	140,700			98,037C
Pond		Waterfront	2021	75,100	60,000	135,100			94,906C
Ravine		Wetland							
Flood Plain	X								

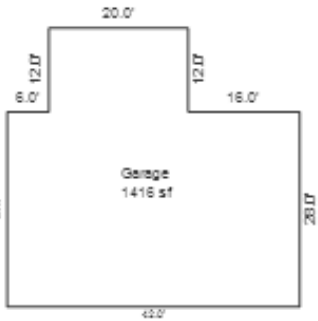
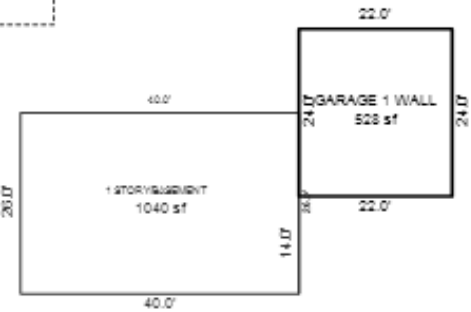
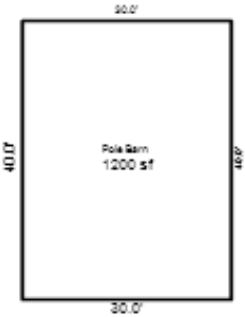
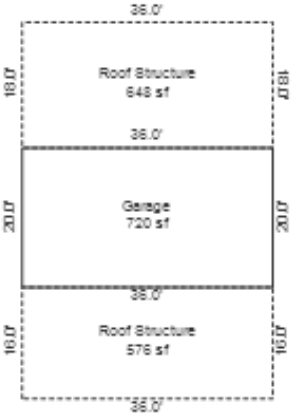
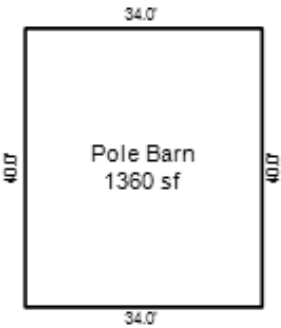


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*** Information herein deemed reliable but not guaranteed***

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 576 648	Type Roof Cover Onl Roof Cover Onl	Year Built: 1950 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: 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: CD Effec. Age: 45 Floor Area: 1,040 Total Base New : 363,525 Total Depr Cost: 199,938 Estimated T.C.V: 185,942		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55		Cls CD		Blt 1950						
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas		Size		Cost New		Depr. Cost				
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Stories		Exterior		Foundation						
Room List		Doors		Solid	X	H.C.	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto 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		Total:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1		1		1		1				
(1) Exterior		(6) Ceilings		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			X			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1				
(2) Windows		Many Avg.	X	Large Avg.	Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			X			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1			
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(10) Floor Support			X			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1				
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:			1			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1				
(3) Roof		Gable		Gambrel	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1			
X	Hip Flat			Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1			
X	Asphalt Shingle	(15) Fireplaces		Lump Sum Items:			1			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		
Chimney: Brick		(16) Porches/Decks		(17) Garage			1			Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		Average Fixture(s) 1		
		Area 576 648		Type Roof Cover Onl Roof Cover Onl		Year Built: 1950 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		Bsmnt Garage: Carport Area: Roof:			Cls CD		Blt 1950		Total: 143,181		78,750		1,230 676	
		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		Total: 143,181		78,750		1,230 676		4,550 2,502		2,585 1,422		20,972 11,535		-2,512 -1,382		
		2136 66,408		36,524		4800 103,680		57,024		1,934 1,064		4,700 2,585		576 7,926		648 4,871		Totals: 363,525 199,938		
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																		

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



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

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

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
11424 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601	MAP #:					
	2024 Est TCV 314,259 TCV/TFA: 69.39					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
CADILLAC SPORTSMAN CLUB BOX 311 CADILLAC MI 49601	X		Dirt Road			
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
			Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Tax Description		* Factors *				Land Improvement Cost Estimates	
Description	Rate	Size	% Good	Cash Value			
. SEC 31 T22N R8W THAT PART OF W 1/2 OF SE 1/4 LYING 75 FTN OF BEG, TH N 30'13" W 1653.45 FT OF SE COR OF SEC TH S 67 DEG 43' 28" W 2436.75FT TH ON A 9822.13 FT RADIUS RH CURVE 393.06 FT CHORD BEARING S 68 DEG 52' 15" W 393.02 FT TO END. 53 A.							
Residentia 30 - 65	\$3000	53.00 Acres	3000 100	159,000			
				53.00 Total Acres	Total Est. Land Value =	159,000	
D/W/P: 4in Concrete	6.58	245	50	806			
D/W/P: 4in Concrete	6.58	98	50	322			
				Total Estimated Land Improvements True Cash Value =	1,128		

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
http://cadillacsportsmansclub.org/	Level	2024	79,500	77,600	157,100			62,712C
	X Rolling	2023	63,600	85,900	149,500			59,726C
	Low	2022	47,700	67,800	115,500			56,882C
	High	2021	47,700	56,200	103,900			55,065C
	Landscaped							
	Swamp							
	X Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



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3 wall shooting area 55.0' 7x50' concrete floor
 UTILITY SHED 660.0 sf
 55.0' 12.0'

2 story concrete utility bldg
 8.0'
 Shed
 64.0 sf
 8.0'

2 story concrete utility bldg
 8.0'
 Shed
 64.0 sf
 8.0'

21.0'
 UTILITY SHED 12
 21.0'
 441.0 sf

110.0'
 CLUBHOUSE First Floor
 300.0 sf
 30.0'

35.0'
 CCP
 245.0 sf
 7.0'
 7.0'
 CCP
 98.0 sf
 14.0'
 7.0'

32' long, 6' high electric gate

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

Desc. of Bldg/Section: CAL 174	
Calculator Occupancy: Shed - Utility Light Commercial Building	
Class: D,Pole	Construction Cost
Floor Area: 441	High Above Ave. Ave. X Low
Gross Bldg Area: 4,529	** ** Calculator Cost Data ** **
Stories Above Grd: 1	Quality: Low Cost
Average Sty Hght : 10	Heat#1: No Heating or Cooling 100
Bsmnt Wall Hght	Heat#2: Electric Wall Heaters 0%
Depr. Table : 2%	Ave. SqFt/Story: 441
Effective Age : 35	Ave. Perimeter: 84
Physical %Good: 49	Has Elevators:
Func. %Good : 100	*** Basement Info ***
Economic %Good: 100	Area:
1980 Year Built	Perimeter:
Remodeled	Type:
10 Overall Bldg Height	Heat: Hot Water, Radiant Floor
Comments:	* Mezzanine Info *
	Area #1:
	Type #1:
	Area #2:
	Type #2:
	* Sprinkler Info *
	Area:
	Type: Low

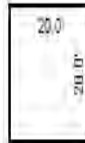
Calculator Cost Computations	
<<<<<	>>>>>
Class: D,Pole	Quality: Low Cost
Stories: 1	Story Height: 10
Overall Building Height: 10	Perimeter: 84
Base Rate for Upper Floors = 20.42	
(10) Heating system: No Heating or Cooling	Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 20.42	
Total Floor Area: 441	Base Cost New of Upper Floors = 9,005
Reproduction/Replacement Cost = 9,005	
Eff.Age:35	Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0
Total Depreciated Cost = 4,412	
ECF (201B COMMERCIAL GROUP B)	0.850 => TCV of Bldg: 2 = 3,751
Replacement Cost/Floor Area= 20.42	Est. TCV/Floor Area= 8.50

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

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



SHED UTILITY



Sketch by Apex IVTV

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

Desc. of Bldg/Section: CAL 174
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole		Construction Cost				
Floor Area: 660		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 4,529		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: No Heating or Cooling 0%				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 4%		Ave. SqFt/Story: 660				
Effective Age : 15		Ave. Perimeter: 134				
Physical %Good: 54		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
1997 Year Built		Perimeter:				
Remodeled		Type:				
8 Overall Bldg Height		Heat: Hot Water, Radiant Floor				
Comments:		* Mezzanine Info *				
ROOF STRUCTURE OVER		Area #1:				
CONCETE TABLE SHOOTING		Type #1:				
STATIONS 7'X50'		Area #2:				
CONCRETE FLOOR.		Type #2:				
		* Sprinkler Info *				
		Area:				
		Type: Average				

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

Class: D,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 134
 Overall Building Height: 8

Base Rate for Upper Floors = 30.27

Adjusted Square Foot Cost for Upper Floors = 30.27

Total Floor Area: 660 Base Cost New of Upper Floors = 19,978

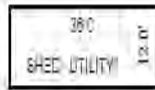
Reproduction/Replacement Cost = 19,978

Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
 Total Depreciated Cost = 10,788

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 9,170
 Replacement Cost/Floor Area= 30.27 Est. TCV/Floor Area= 13.89

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

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



SHED UTILITY



Survey by Apex I/T

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>	
Class: C Floor Area: 64 Gross Bldg Area: 4,529 Stories Above Grd: 2 Average Sty Hght : 8 Bsmnt Wall Hght		Class: C Quality: Average Stories: 2 Story Height: 8 Perimeter: 32	
Depr. Table : 4% Effective Age : 35 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 99.34 Adjusted Square Foot Cost for Upper Floors = 99.34	
Year Built Remodeled		Total Floor Area: 64 Base Cost New of Upper Floors = 6,358	
Overall Bldg Height		Reproduction/Replacement Cost = 6,358	
Comments:		Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 2,225	
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: 64 Ave. Perimeter: 32 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		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 1,892 Replacement Cost/Floor Area= 99.34 Est. TCV/Floor Area= 29.55	


(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 Oil		Coal Stoker		Hand Fired Boiler	
						Thickness Bsmnt Insul.	
(6) Ceiling:				(14) Roof Cover:			

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

Desc. of Bldg/Section: SHOOTING RANGE PULL TOWER Calculator Occupancy: Shed - Utility Light Commercial Building						<<<<< Calculator Cost Computations >>>>> Class: C Quality: Average Stories: 2 Story Height: 8 Perimeter: 32 Base Rate for Upper Floors = 99.34 Adjusted Square Foot Cost for Upper Floors = 99.34 Total Floor Area: 64 Base Cost New of Upper Floors = 6,358 Reproduction/Replacement Cost = 6,358 Eff. Age: 35 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 2,225 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 5 = 1,892 Replacement Cost/Floor Area= 99.34 Est. TCV/Floor Area= 29.55					
Class: C		Construction Cost									
Floor Area: 64		High	Above Ave.	Ave.	X	Low					
Gross Bldg Area: 4,529		** ** Calculator Cost Data ** **									
Stories Above Grd: 2		Quality: Average									
Average Sty Hght : 8		Heat#1: No Heating or Cooling 0%									
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%									
Depr. Table : 4%		Ave. SqFt/Story: 64									
Effective Age : 35		Ave. Perimeter: 32									
Physical %Good: 35		Has Elevators:									
Func. %Good : 100		*** Basement Info ***									
Economic %Good: 100		Area:									
Year Built		Perimeter:									
Remodeled		Type:									
Overall Bldg Height		Heat: Hot Water, Radiant Floor									
Comments:		* Mezzanine Info *									
		Area #1:									
		Type #1:									
		Area #2:									
		Type #2:									
		* Sprinkler Info *									
		Area:									
		Type: Average									

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

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

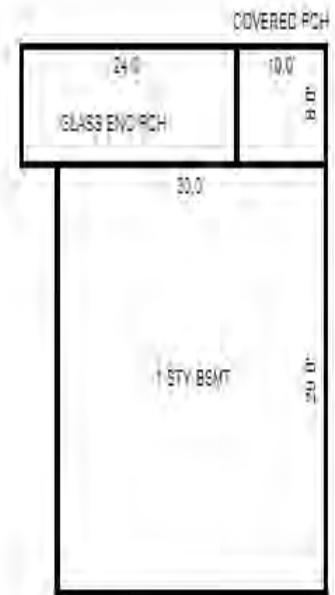
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
11450 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 66% 07/24/2001										
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601		MAP #:										
		2024 Est TCV 213,171 TCV/TFA: 92.76										
		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Taxpayer's Name/Address		Public Improvements		* Factors *								
OSTERHOUT DALE W & SHERRI L 11450 W CADILLAC ROAD CADILLAC MI 49601		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Gravel Road	Residentia 3 - 7 @\$3000	2.87	Acres	3000	100				8,610
			Paved Road	2.87 Total Acres		Total Est. Land Value =						8,610
			Storm Sewer	Land Improvement Cost Estimates								
			Sidewalk	Description	Rate	Size	% Good			Cash Value		
			Water	D/W/P: 4in Ren. Conc.	7.35	720	0			0		
			Sewer	Residential Local Cost Land Improvements								
Tax Description		X	Electric	Description	Rate	Size	% Good			Cash Value		
. SEC 31 T22N R8W PCL B OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 2.87 A.			Gas	LAND IMPROVE 1000	1,000.00	1	97			970		
			Curb	Total Estimated Land Improvements True Cash Value =						970		
Comments/Influences		Standard Utilities										
CHILD PCL 2ND HOME ON CHILD PCL		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	4,300	102,300	106,600			69,784C		
			Low	2023	4,300	99,100	103,400			66,461C		
		X	High	2022	3,600	91,200	94,800			63,297C		
			Landscaped	2021	4,300	83,300	87,600			61,275C		
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
		Who	When	What	2024	4,300	102,300	106,600			69,784C	
		TPC 12/27/2017	INSPECTED		2023	4,300	99,100	103,400			66,461C	
		TPC 08/25/2011	INSPECTED		2022	3,600	91,200	94,800			63,297C	
					2021	4,300	83,300	87,600			61,275C	

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

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 80	Type CGEP (1 Story) CCP (1 Story)	Year Built: 1985 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 40 Floor Area: 870 Total Base New : 170,644 Total Depr Cost: 102,616 Estimated T.C.V: 95,433			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 870 SF Floor Area = 870 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D Blt 1945				
Yr Built 1945	Remodeled 1980	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Size of Closets		100 Amps Service			No. of Elec. Outlets			1 Story Siding Basement			Total: 110,212 66,127				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Other Additions/Adjustments							
	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			Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Porches CGEP (1 Story) CCP (1 Story)		Garages Class: D Exterior: Pole (Unfinished) Base Cost Class: D Exterior: Pole (Unfinished) Base Cost No Concrete Floor		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Built-Ins Appliance Allow. Unit-in-Place Cost Items ROOF STRUCT. (SQ FT)			Totals: 170,644 102,616				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:			95,433		*		
(2) Windows		(8) Basement		Lump Sum Items:													
X	Many Avg. Few	X	Large Avg. Small	Basement: 870 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish															
(3) Roof		(10) Floor Support															
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															

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



Sketch by Agri IVTV

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,428 Total Base New : 178,924 Total Depr Cost: 116,299 Estimated T.C.V: 108,158			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1428 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 0											
Yr Built 0	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			1 Story		Siding		Crawl Space		1,300							
Room List		Doors		Solid	X	H.C.	Many			1 Story		Siding		Basement		128							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			X Ex.			1 Story		Siding		Basement		128							
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Ord.			1 Story		Siding		Basement		128							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Min			1 Story		Siding		Basement		128							
(2) Windows		(7) Excavation		Many			X Ave.			1 Story		Siding		Basement		128							
X	Many Avg. Few	X	Large Avg. Small	Basement: 128 S.F. Crawl: 1300 S.F. Slab: 0 S.F. Height to Joists: 0.0			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		1000 Gal Septic Water Well, 50 Feet		1 1		4,550 2,585		1,230 3,860		799 2,509			
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			Built-Ins		Appliance Allow.		1 1		1,934 2,585		1,934 3,860		1,257 2,509			
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			Notes:		Totals:		178,924		116,299							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			(14) Water/Sewer			ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:		108,158										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																			

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



Sketch by Alex 1/17

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMOLKA ALBERT P JR & DEBO	SMOLKA ALBERT P JR & DEBO	0	09/25/2013	WD	09-FAMILY	2013-03522 WD	PROPERTY TRANSFER	0.0
		13,000	12/01/1995	WD	33-TO BE DETERMINED	296:351	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11425 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
SMOLKA ALBERT P JR & DEBORAH D 11425 WATERGATE RD CADILLAC MI 49601	MAP #: 2024 Est TCV 113,902 TCV/TFA: 84.75					

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 31 T22N R8W PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159 & 160 EXC S 256.33 FT THOF. 2.38A.	X		Dirt Road	228.00	454.70	0.9678	1.0326	90	100	20,505	
Comments/Influences			Gravel Road	228 Actual Front Feet, 2.38 Total Acres						Total Est. Land Value =	20,505
PARTIAL SPLIT TO 026-50 FOR 97	X		Paved Road								
	X		Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



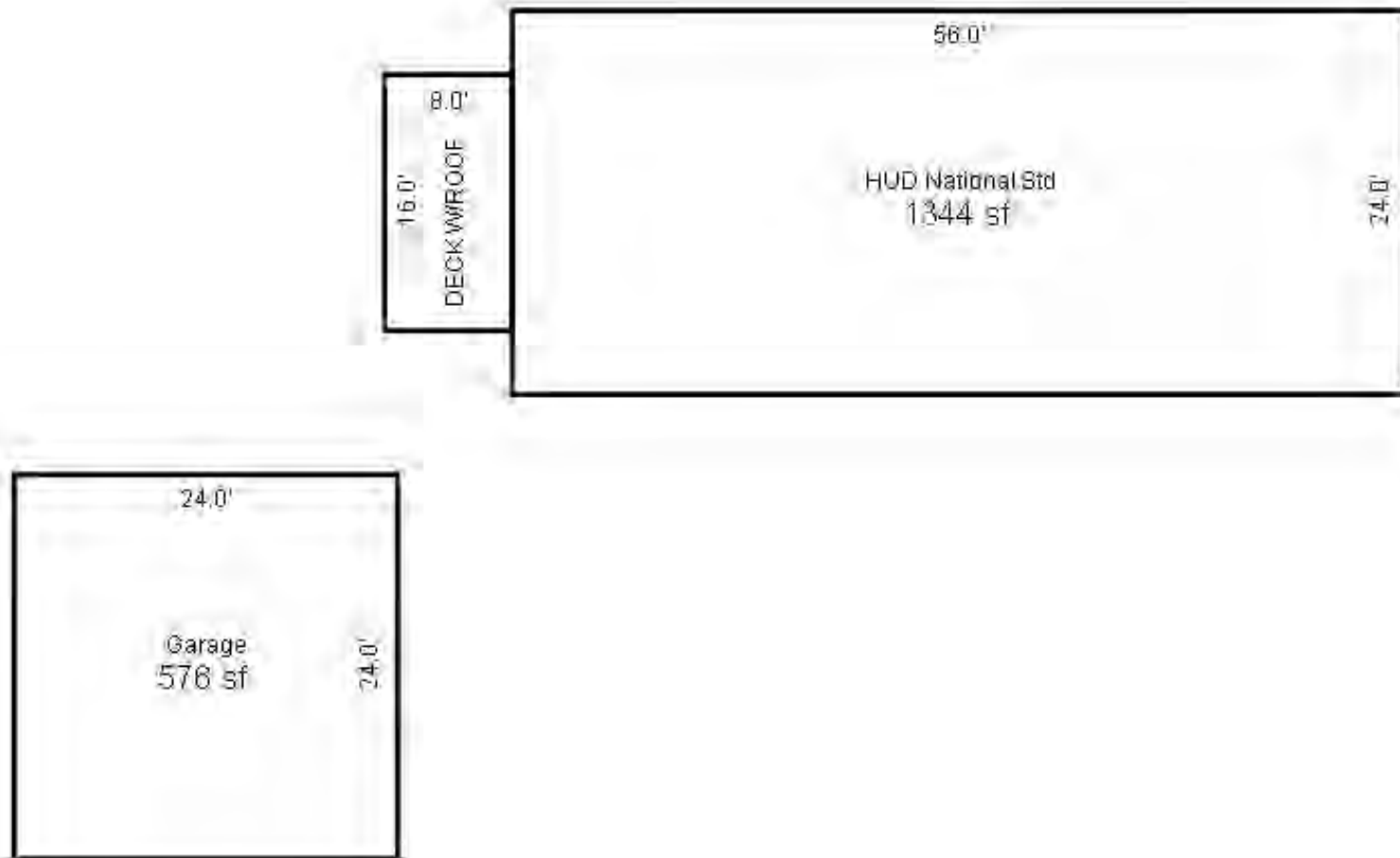
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	10,300	46,700	57,000			33,762C
2023	8,000	43,400	51,400			32,155C
2022	9,700	43,900	53,600			30,624C
2021	8,600	41,300	49,900			29,646C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128	Type Pine	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 30 Floor Area: 1,344 Total Base New : 177,901 Total Depr Cost: 124,529 Estimated T.C.V: 93,397			E.C.F. X 0.750	Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							Roof:	
Yr Built 1988	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls CD		Blt 1988	
Condition: Average		Size of Closets		0 Amps Service			No. of Elec. Outlets			Ground Area = 1344 SF		Floor Area = 1344 SF.			
Room List		Doors		Solid	X	H.C.	Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			X			Stories		Exterior		Foundation	
(1) Exterior		Kitchen: Other: Other:		0			X			1 Story		Siding		Piers	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			X			Average Fixture(s)		Size		Cost New	
(2) Windows		Other:		X			X			1		1,344		Total:	
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			X			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		140,878		98,614	
(3) Roof		(7) Excavation		(8) Basement			X			Plumbing		Average Fixture(s)		1,230	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			X			Water/Sewer		Water/Sewer		4,550	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			X			Average Fixture(s)		Solar Water Heat		3,185	
X	Gable Hip Flat	X	Gambrel Mansard Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			X			Average Fixture(s)		No Plumbing		1,809	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			X			Deck		Pine w/Roof (Deck Portion)		2,410	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:					X			Pine w/Roof (Roof portion)		2,075		1,452	
							X			Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		15,567	
							X			Appliance Allow.		576		22,239	
							X			Totals:		177,901		124,529	
							X			Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		93,397	

*** 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			
11400 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%		MAP #:							
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601		2024 Est TCV 116,843 TCV/TFA: 135.23									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
OSTERHOUT DALE & SHERRIE 11450 W CADILLAC ROAD CADILLAC MI 49601		Public Improvements		* Factors *							
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 31 T22N R8W S 256.33 FT OF PCL C OF THE SURVEY RECORDED IN LIBER S-1 PP 159-160. 1.34A		Gravel Road		A 200' @ 90/FF	228.00	256.00	0.9678	0.8944	90	100	17,762
Comments/Influences		Paved Road		228 Actual Front Feet, 1.34 Total Acres				Total Est. Land Value =		17,762	
ADD HOUSE/ATT GRG FOR 05 (MOVED ON) ADD WELL & SEPTIC FOR 06		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X	Rolling								
			Low								
		X	High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who		When	What	2024	8,900	49,500	58,400		36,494C		
TPC 12/27/2017 INSPECTED				2023	6,900	48,000	54,900		34,757C		
				2022	5,700	44,100	49,800		33,102C		
				2021	4,600	40,300	44,900		32,045C		



12.8 14:02

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160	Type Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0									
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater																		
Building Style: 1S			Drywall Paneled		Plaster Wood T&G																		
Yr Built 1970		Remodeled 0			Ex	X	Ord		Min														
Condition: Average		Size of Closets																					
Room List		Doors			Solid	X	H.C.																
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:																		
(1) Exterior		(6) Ceilings			(12) Electric																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation																						
(2) Windows																							
X	Many Avg. Few	X	Large Avg. Small		Basement: 864 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																		
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
(3) Roof		(9) Basement Finish			(13) Plumbing																		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																		
X	Asphalt Shingle	(10) Floor Support			(14) Water/Sewer																		
	Chimney: Brick	Joists: Unsupported Len: Cntr.Sup:			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										Cls D		Blt 1970											
(11) Heating System: Wall/Floor Furnace										Ground Area = 864 SF		Floor Area = 864 SF.											
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63										Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Basement		864		Total:		107,660		67,828			
Other Additions/Adjustments										Plumbing		Average Fixture(s)		1		1,025		646					
Water/Sewer										1000 Gal Septic		1		4,263		2,686							
Water Well, 100 Feet										1		5,506		3,469									
Garages										Class: D Exterior: Siding		Foundation: 42 Inch (Unfinished)		Base Cost		576		19,359		12,196			
Class: D Exterior: Pole (Unfinished)										Base Cost		1200		22,908		14,432							
Built-Ins										Appliance Allow.		1		1,638		1,032							
Breezeways										Frame Wall		160		6,746		4,250							
Totals:										169,105		106,539											
Notes:										ECF (416 RURAL METES & BOUNDS) 0.930 =>		TCV:		99,081									

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



Sketch by Apex A/TM

*** 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 WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 0%									
GOBLE GARRY L 9902 WILLIS RD WILLIS MI 48191		MAP #:		2024 Est TCV 29,120							
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
. SEC 31 T22N R8W PCL D OF THE SURVEY RECORDED IN LIBER S-1 AT PP 159 & 160. 4.16 A.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		Residentia 1 - 2.99 @\$7000		4.16 Acres	7000	100			29,120
		Paved Road		4.16 Total Acres		Total Est. Land Value =				29,120	
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		X Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		Level									
		X Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	14,600	0	14,600			4,366C
		TPC 04/30/2021 INSPECTED			2023	14,600	0	14,600			4,159C
		TPC 12/27/2017 INSPECTED			2022	10,400	0	10,400			3,961C
		TPC 08/25/2011 INSPECTED			2021	11,400	0	11,400			3,835C



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

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

Property Address: W WATERGATE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 30,240 Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: GOBLE GARRY L
 9902 WILLIS RD
 WILLIS MI 48191

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

Improved	X	Vacant	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 3 - 7	@\$3000	10.08	Acres	3000	100			30,240
10.08 Total Acres Total Est. Land Value = 30,240											

Tax Description: . SEC 31 T22N R8W PCL E OF THE SURVEY
 RECORDED IN LIBER S-1 AT PP 159 & 160.
 10.08 A.

Comments/Influences

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

Topography of Site

- X Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- 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	15,100	0	15,100			7,754C
		TPC 12/27/2017 INSPECTED	2023	15,100	0	15,100			7,385C
		TPC 08/25/2011 INSPECTED	2022	12,600	0	12,600			7,034C
			2021	15,100	0	15,100			6,810C

*** 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
5010 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch	05/15/2008	20080158	Complete
Owner's Name/Address	P.R.E. 100% 07/22/1994		Addition	06/05/2007	20070327	Complete
SUTTON LOUIS 5010 S LACHANCE RD LAKE CITY MI 49651	MAP #:		Pole Barn	10/18/2004	20040418	Complete
	2024 Est TCV 206,168 TCV/TFA: 120.43					

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 32 T22N R8W N 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4. 10 A.	X		Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* Factors * Residential 8 - 17 @\$3000 10.00 Acres 3000 100 30,000 10.00 Total Acres Total Est. Land Value = 30,000								

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
		D/W/P: Asphalt Paving	2.89	1700 0	0
	X	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	2 100	2,000
		Total Estimated Land Improvements True Cash Value =			2,000

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



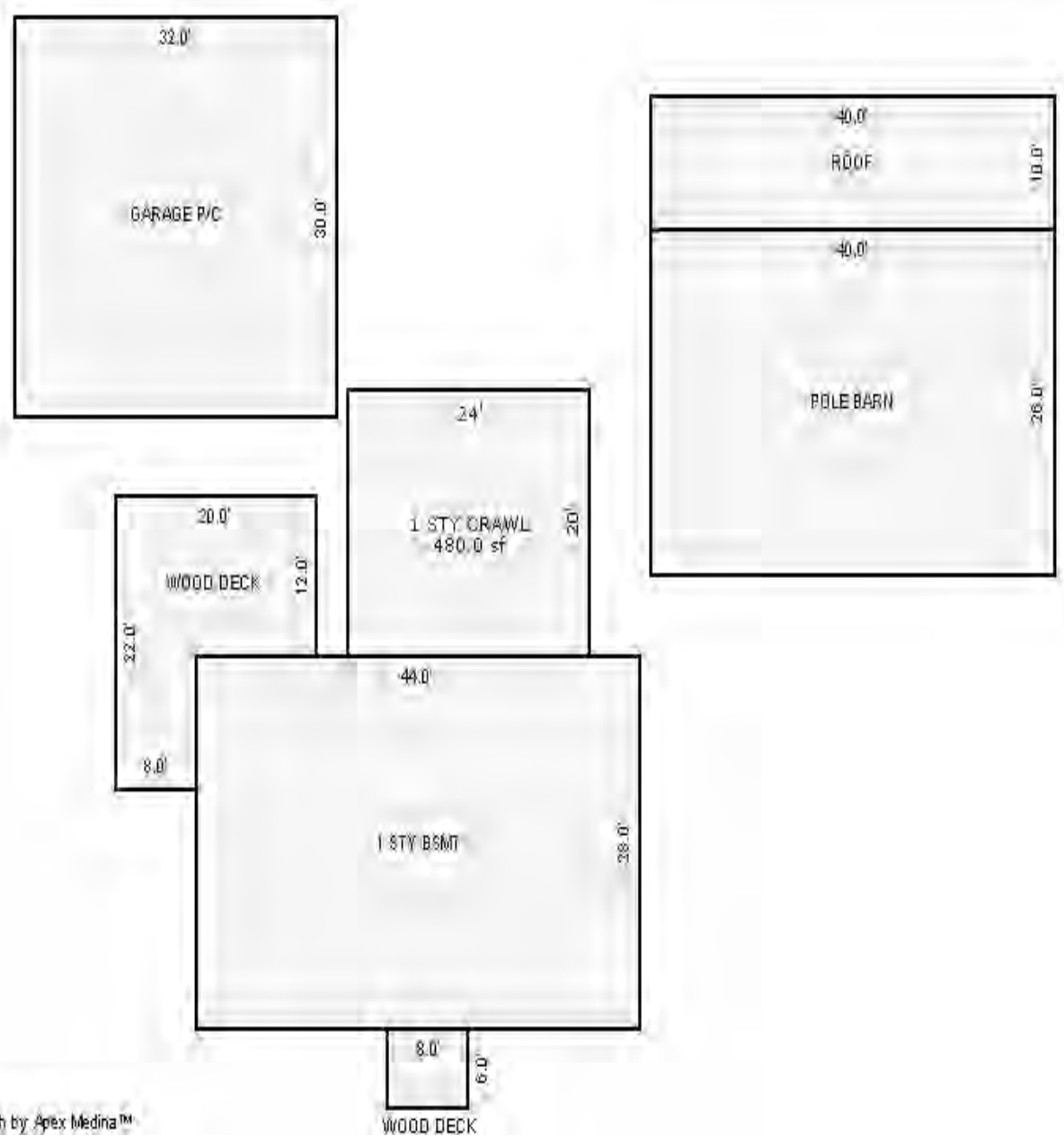
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	15,000	88,100	103,100			74,281C
TPC	05/06/2018	INSPECTED	2023	14,000	85,400	99,400			70,744C
TPC	12/27/2017	INSPECTED	2022	10,000	78,600	88,600			67,376C
RJG	12/04/2008	INSPECTED	2021	10,000	71,900	81,900			65,224C

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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 361 208 361 400	Type WPP Treated Wood Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1040 % 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																					
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,712 Total Base New : 288,116 Total Depr Cost: 187,277 Estimated T.C.V: 174,168			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:															
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 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1712 SF Floor Area = 1712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1978															
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many	X	Ave.		Few	(13) Plumbing			1	Average Fixture(s)				1	232									
(2) Windows		(7) Excavation		Basement: 1232 S.F. Crawl: 480 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1	1000 Gal Septic				1	480			Total:	206,885	134,477						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1			Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1		1,230		799				
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1000 Gal Septic Water Well, 50 Feet			Porches			WPP			361		5,361		3,485	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water Public Sewer Water Well			Deck			Treated Wood			208		4,150		2,697							
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			1			1000 Gal Septic 2000 Gal Septic			w/Roof (Roof portion)			Garages			Class: CD Exterior: Pole (Unfinished) Base Cost			960		21,754		14,140					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1			Class: CD Exterior: Pole (Unfinished) Base Cost			Built-Ins			Appliance Allow.			1		1,934		1,257						
Chimney: Metal		1			2000 Gal Septic			Fireplaces			Exterior 1 Story			1		5,707		3,710		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										

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



Sketch by Apex Medina™

WOOD DECK

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIDGES BRUCE D & MARILYN	BRIDGES BRUCE D & MARILYN	0	01/27/2017	PTA	09-FAMILY	2017-00282	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5220 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Reroof	07/28/2006	20060236	Complete
	P.R.E. 100% 07/22/1994					

Owner's Name/Address	MAP #:	2024 Est TCV 192,999 TCV/TFA: 129.70
BRIDGES BRUCE D & MARILYN M 5220 S LACHANCE RD LAKE CITY MI 49651		

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A 200' @ 90/FF	313.00	556.00	0.8941	1.0858	90	100	27,347
313 Actual Front Feet, 4.00 Total Acres Total Est. Land Value =							27,347

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. SEC 32 T22N R8W BEG AT SE COR OF NE 1/4 OF NE 1/4 N 313 FT W 556 FT S 313 FT E 556 FT TO BEG. 3.9951 A.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	6.58	500 50	1,645
	X	Sewer	20.66	80 50	826
26X32 POLE BARN FOR 99	X	Electric	Total Estimated Land Improvements True Cash Value =		
	X	Gas	2,471		
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	13,700	82,800	96,500			62,107C
	X	Low	2023	10,600	80,200	90,800			59,150C
	X	High	2022	13,300	71,100	84,400			56,334C
	X	Landscaped	2021	10,200	65,000	75,200			54,535C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

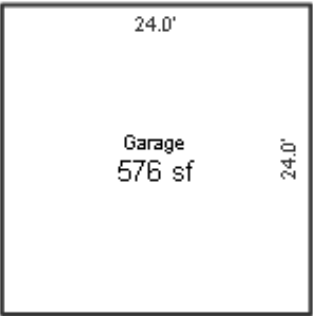
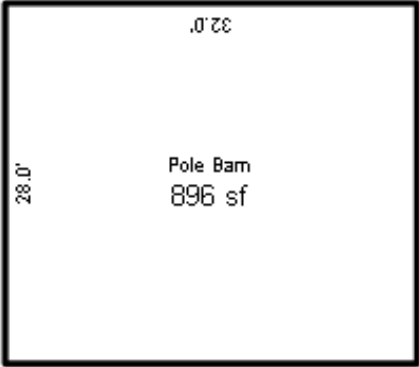
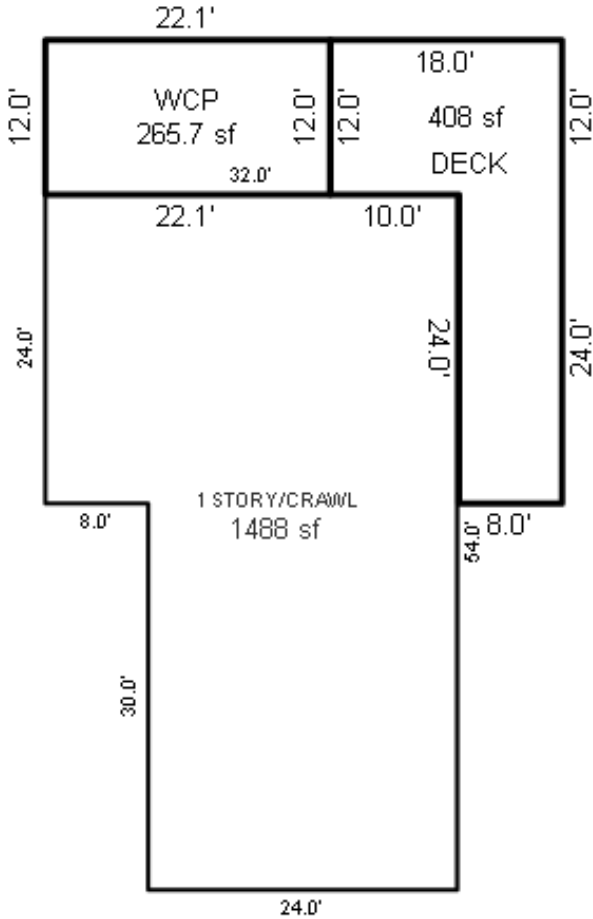


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 265 408	Type WCP (1 Story) Treated Wood	Year Built: 1973 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: 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: C -5 Effec. Age: 30 Floor Area: 1,488 Total Base New : 250,674 Total Depr Cost: 175,463 Estimated T.C.V: 163,181			E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets					Carport Area: Roof:			
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1488 SF Floor Area = 1488 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls C -5 Blt 1973			
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Building Areas								
Room List		Doors		Solid	X	H.C.	100 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			100 Amps Service			1 Story Siding Crawl Space 1,488			Total: 180,200 126,132				
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			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) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches WCP (1 Story) Deck Treated Wood Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 528 20,972 14,680 Class: C Exterior: Pole (Unfinished) Base Cost 832 21,732 15,212 Built-Ins Appliance Allow. 1 2,766 1,936							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many X Ave. Few			(13) Plumbing			Totals: 250,674 175,463							
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1488 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 163,181							
X	Many Avg. X Few	Large Avg. X Small	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1 1000 Gal Septic 1 2000 Gal Septic													
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support														
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
Chimney: Brick																	

*** 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			
5100 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		08/21/2012		2012-0400	100%				
Owner's Name/Address		P.R.E. 100% 07/22/1994		MAP #:		2024 Est TCV 254,209 TCV/TFA: 175.32							
RODENBAUGH RAYMOND L 5100 S LACHANCE RD LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements			* Factors *								
. SEC 32 T22N R8W S 1/2 OF N 1/2 OF NE 1/4 OF NE 1/4 & N 1/2 OF N 1/2 OF S 1/2 OF NE 1/4 OF NE 1/4. 15 A.		Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road			Residentia 8 - 17 @\$3000		15.00	Acres	3000	100			45,000
		Paved Road			15.00 Total Acres		Total Est. Land Value =		45,000				
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description		Rate	Size	% Good	Cash Value			
		Water			D/W/P: 4in Ren. Conc.		8.18	336	0	0			
		Sewer			D/W/P: 4in Concrete		6.97	522	0	0			
		X	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	
		Rolling			2024	22,500	104,600	127,100				88,422C	
		Low			2023	21,000	101,400	122,400				84,212C	
		High			2022	15,000	93,300	108,300				80,202C	
		Landscaped			2021	15,000	85,300	100,300				77,640C	
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TPC 12/27/2017	INSPECTED										
		TPC 04/05/2016	INSPECTED										
		TPC 12/04/2015	INSPECTED										

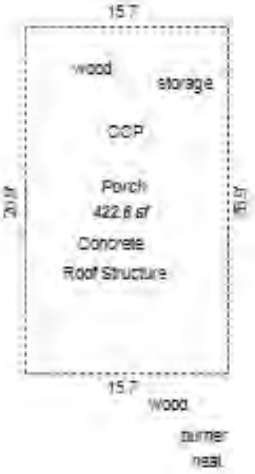
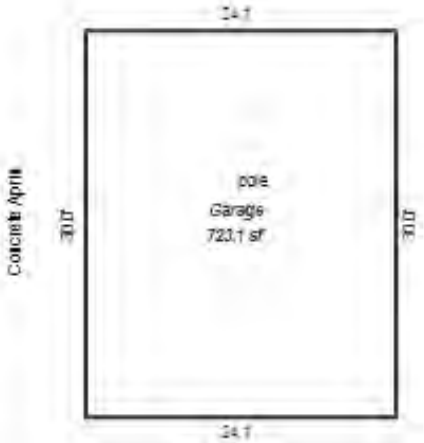
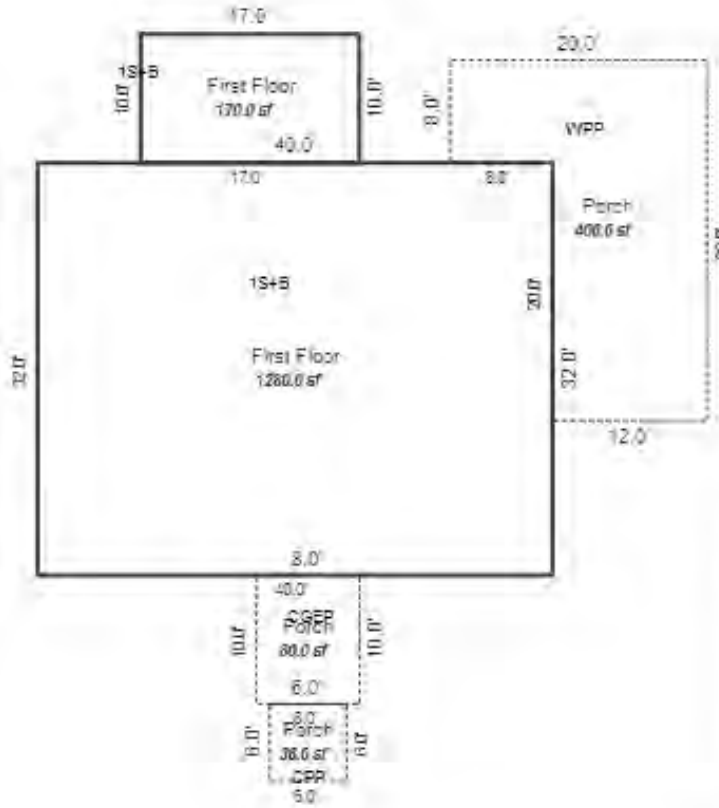


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 36 80 240 412 422	Type CPP CGEP (1 Story) CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 1,450 Total Base New : 342,961 Total Depr Cost: 222,913 Estimated T.C.V: 207,309			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 1971	Remodeled 0	Ex	X	Ord	Min	(5) Floors			No. of Elec. Outlets Many X Ave. Few			Kitchen: Other: Other:		(12) Electric 200 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1450 SF Floor Area = 1450 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		
Condition: Average		Lg X Ord Small		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			Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,280 1 Story Siding Basement 170 Total: 219,930 142,945			Cls C 5 Blt 1971		Other Additions/Adjustments Recreation Room 1000 19,330 12,564 Basement, Outside Entrance, Below Grade 2 5,119 3,327			
Room List		Doors Solid X H.C.		(6) Ceilings			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			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 Ceramic Tile Floor 1 2,686 1,746			Porches CPP 36 962 625 CGEP (1 Story) 80 6,540 4,251 CCP (1 Story) 240 6,144 3,994		Deck Treated Wood 412 6,650 4,322 w/Roof (Roof portion) 422 6,473 4,207		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 840 29,182 18,968 Class: C Exterior: Pole (Unfinished) Base Cost 723 19,680 12,792	
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(7) Excavation Basement: 1450 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			Porches CPP 36 962 625 CGEP (1 Story) 80 6,540 4,251 CCP (1 Story) 240 6,144 3,994			Deck Treated Wood 412 6,650 4,322 w/Roof (Roof portion) 422 6,473 4,207		Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 840 29,182 18,968 Class: C Exterior: Pole (Unfinished) Base Cost 723 19,680 12,792			
(1) Exterior		(6) Ceilings		(9) Basement Finish			(10) Floor Support			Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(10) Floor Support			(10) Floor Support			Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(7) Excavation Basement: 1450 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			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(2) Windows		(7) Excavation Basement: 1450 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			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
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			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(3) Roof		1000 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			(10) Floor Support			Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support			(10) Floor Support			Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
X	Asphalt Shingle	(10) Floor Support		(10) Floor Support			(10) Floor Support			Lump Sum Items:			Joists: Unsupported Len: Cntr.Sup:		Chimney: Block		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	

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



Concrete Parking

*** 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	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	DEED	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5160 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	10/08/2015	2015-0508	100%
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 247,517 TCV/TFA: 214.12

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 32 T22N R8W S 3/4 OF S 1/2 OF NE 1/4 OF NE 1/4 EXC S313 FT OF E 556 FT THEREOF. 11.0049 A.	X		Dirt Road			
	X		Gravel Road			
	X		Paved Road			
	X		Storm Sewer			
	X		Sidewalk			
	X		Water			
	X		Sewer			
	X		Electric			
	X		Gas			
	X		Curb			
	X		Street Lights			
	X		Standard Utilities			
	X		Underground Utils.			

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



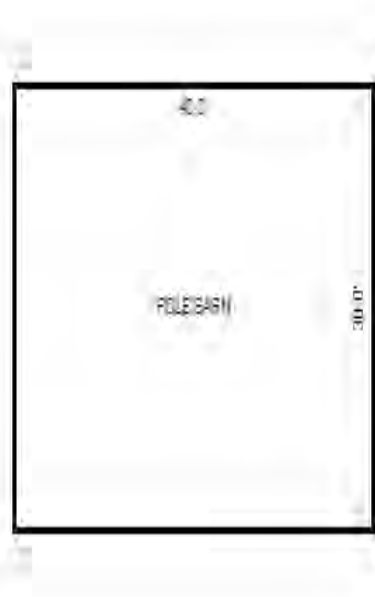
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,400	108,400	123,800			95,773C
2023	13,200	105,000	118,200			91,213C
2022	11,000	96,500	107,500			86,870C
2021	11,000	88,200	99,200			84,095C

*** Information herein deemed reliable 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: 1983 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: 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: D Effec. Age: 25 Floor Area: 0 Total Base New : 22,908 Total Depr Cost: 17,181 Estimated T.C.V: 15,978
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 D Blt 1983		
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=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		(5) Floors			(14) Water/Sewer		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Yr Built 1983		Remodeled 0		Doors Solid H.C.			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Garages				
Condition: Average		(6) Ceilings			Excavation			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Class: D Exterior: Pole (Unfinished) Base Cost		1200 22,908 17,181			
Room List		Basement 1st Floor 2nd Floor Bedrooms			(7) Excavation			Lump Sum Items:		Notes:		Totals: 22,908 17,181			
Basement		(8) Basement			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					ECF (416 RURAL METES & BOUNDS) 0.930 => TCVC:		15,978			
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish										
2nd Floor		(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)										
Bedrooms		Joists: Unsupported Len: Cntr.Sup:													
(1) Exterior															
Wood/Shingle															
Aluminum/Vinyl															
Brick															
Insulation															
(2) Windows															
Many Avg. Few															
Large Avg. Small															
Wood Sash															
Metal Sash															
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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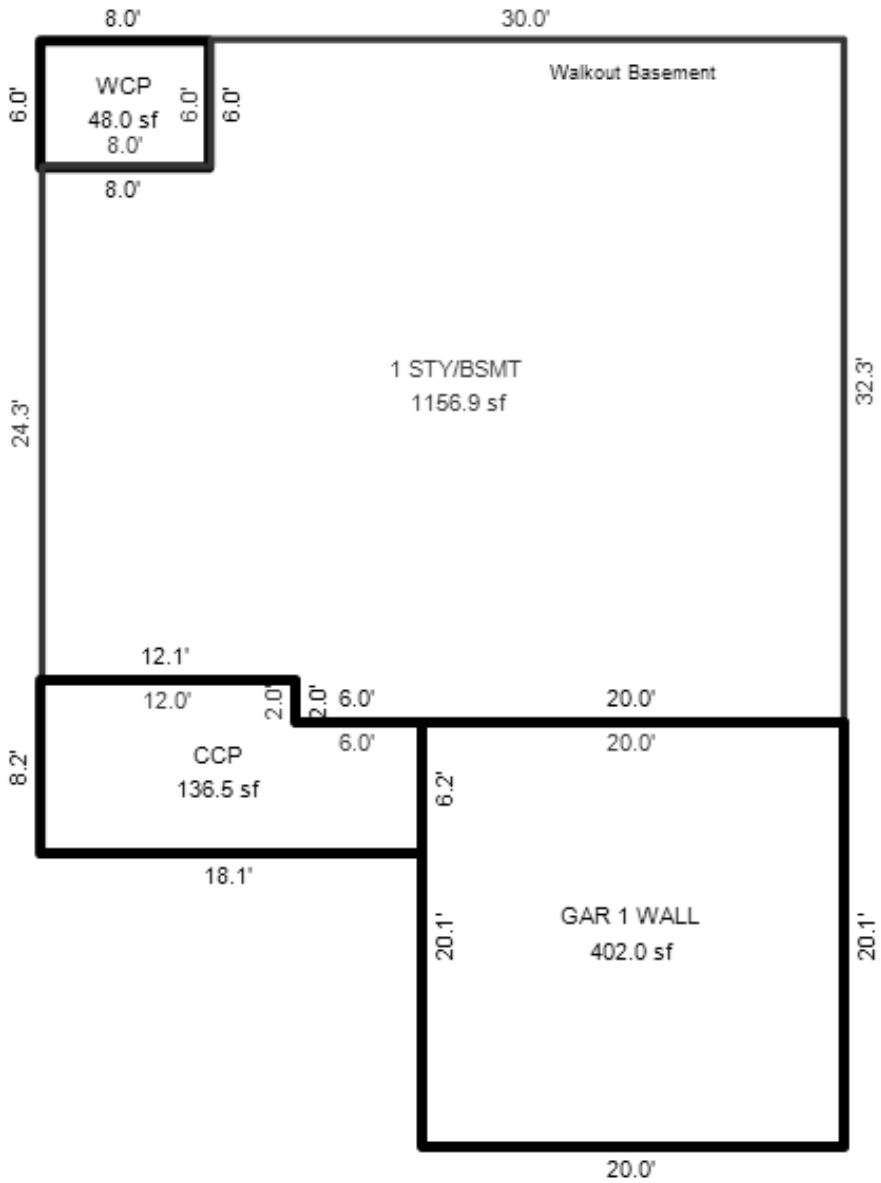


Sketch by Aja 1/1/11

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																																																										
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136 48	Type CCP (1 Story) WCP (1 Story)			Year Built: 2015 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: 400 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																												
	Wood Frame	(4) Interior			X			Class: C -5 Effec. Age: 1 Floor Area: 1,156 Total Base New : 227,605 Total Depr Cost: 215,848 Estimated T.C.V: 200,739			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 2016	Remodeled 0	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures																																																																																																																																																		
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(1) Exterior		Insulation			(7) Excavation			(13) Plumbing																																																																																																																																																		
	Wood/Shingle Aluminum/Vinyl Brick	Basement: 1156 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			(14) Water/Sewer																																																																																																																																																		
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<p>Cost Est. for Res. Bldg: 2 Single Family 1S Cls C -5 Blt 2016</p> <p>(11) Heating System: Forced Heat & Cool Ground Area = 1156 SF Floor Area = 1156 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99</p> <table border="1"> <thead> <tr> <th>Building Areas</th> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,156</td> <td>Total:</td> <td>168,044</td> <td>166,354</td> </tr> <tr> <td colspan="7">Other Additions/Adjustments</td> </tr> <tr> <td>Recreation Room</td> <td></td> <td></td> <td>1000</td> <td></td> <td>19,330</td> <td>9,665</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td></td> <td>1</td> <td></td> <td>2,560</td> <td>2,534</td> </tr> <tr> <td colspan="7">Plumbing</td> </tr> <tr> <td>Average Fixture(s)</td> <td></td> <td></td> <td>1</td> <td></td> <td>1,476</td> <td>1,461</td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td></td> <td>4,646</td> <td>4,600</td> </tr> <tr> <td colspan="7">Water/Sewer</td> </tr> <tr> <td>1000 Gal Septic</td> <td></td> <td></td> <td>1</td> <td></td> <td>4,864</td> <td>4,815</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td></td> <td></td> <td>1</td> <td></td> <td>2,686</td> <td>2,659</td> </tr> <tr> <td colspan="7">Porches</td> </tr> <tr> <td>CCP (1 Story)</td> <td></td> <td></td> <td>136</td> <td></td> <td>3,729</td> <td>3,692</td> </tr> <tr> <td>WCP (1 Story)</td> <td></td> <td></td> <td>48</td> <td></td> <td>3,013</td> <td>2,983</td> </tr> <tr> <td colspan="7">Garages</td> </tr> <tr> <td colspan="7">Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td>Base Cost</td> <td></td> <td></td> <td>400</td> <td></td> <td>19,396</td> <td>19,202</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td></td> <td></td> <td>1</td> <td></td> <td>-2,686</td> <td>-2,659</td> </tr> <tr> <td>Door Opener</td> <td></td> <td></td> <td>1</td> <td></td> <td>547</td> <td>542</td> </tr> <tr> <td colspan="5">Totals:</td> <td>227,605</td> <td>215,848</td> </tr> </tbody> </table> <p>Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 200,739</p>															Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,156	Total:	168,044	166,354	Other Additions/Adjustments							Recreation Room			1000		19,330	9,665	Basement, Outside Entrance, Below Grade			1		2,560	2,534	Plumbing							Average Fixture(s)			1		1,476	1,461	3 Fixture Bath			1		4,646	4,600	Water/Sewer							1000 Gal Septic			1		4,864	4,815	Water Well, 50 Feet			1		2,686	2,659	Porches							CCP (1 Story)			136		3,729	3,692	WCP (1 Story)			48		3,013	2,983	Garages							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							Base Cost			400		19,396	19,202	Common Wall: 1 Wall			1		-2,686	-2,659	Door Opener			1		547	542	Totals:					227,605	215,848
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HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	0.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0

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

S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/06/2016					

Owner's Name/Address	MAP #:
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 330,215

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 PARTOF>80@\$2800 117.93 Acres 2800 100 330,215 117.93 Total Acres Total Est. Land Value = 330,215

Tax Description	X	Value
SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4. EXC S 300 FT OF E 300 FT OF E 1/2 OF NW 1/4 117.9339 A. 12/2021 SPLIT PART TO 032-005-95 FORMERLY SEC 32 T22N R8W E 1/2 OF NW 1/4 & NW 1/4 OF NE 1/4 120 A		

Comments/Influences	X	Value
BLDG PERMIT ISSUED 032-010-90 Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ; Parent Parcel(s): 009-032-005-00; Child Parcel(s): 009-032-005-95;		



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	165,100	0	165,100			129,984C
2023	141,500	0	141,500			123,795C
2022	117,900	0	117,900			117,900S
2021	120,000	0	120,000			117,719C

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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
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 409,301 TCV/TFA: 236.86					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements	* Factors *			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 32 T22N R8W S 300 FT OF THE E 1/2 OF NW 1/4. 2.066 A. SPLIT ON 12/30/2021 FROM 009-032-005-00; Comments/Influences											
Split/Comb. on 12/30/2021 completed 12/30/2021 TIM ; Parent Parcel(s): 009-032-005-00; Child Parcel(s): 009-032-005-95;											

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

Tax Description	Land Improvement Cost Estimates				Rate	Size	% Good	Cash Value
	Description	Rate	Size	% Good				
	D/W/P: 4in Ren. Conc.	8.18	5205	94				40,022
	Total Estimated Land Improvements True Cash Value =							40,022



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							

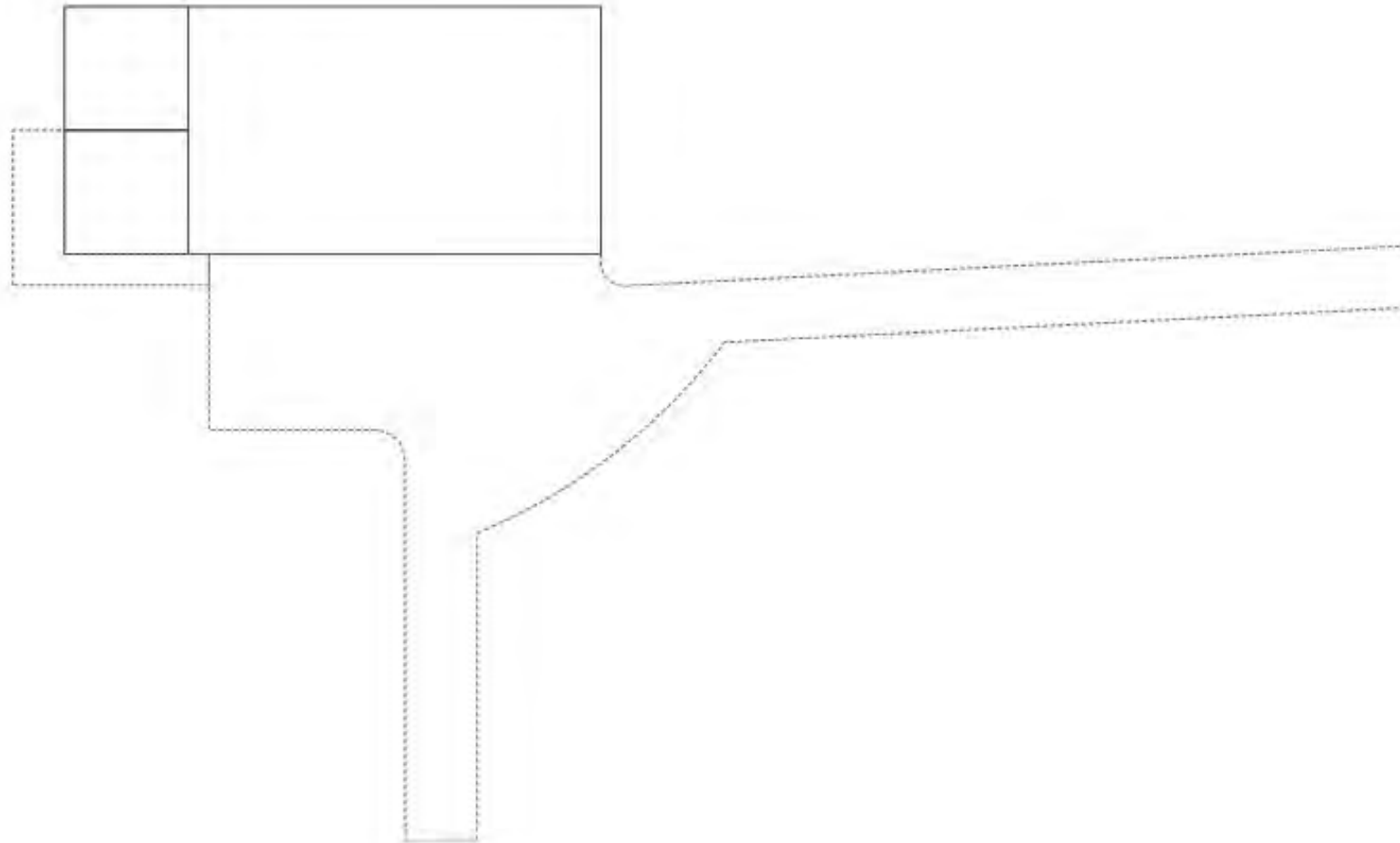
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	2,900	201,800	204,700			204,700S
			2023	2,500	200,900	203,400			195,825C
			2022	2,100	184,400	186,500			186,500S
			2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	Area	Type	468	CCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 4 Mech. Doors: 0 Area: 3840 % 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	X			1 Direct-Vented Ga			Class: C Effec. Age: 4 Floor Area: 1,728 Total Base New : 407,140 Total Depr Cost: 390,854 Estimated T.C.V: 363,494
Town Home		(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 4 Floor Area: 1,728 Total Base New : 407,140 Total Depr Cost: 390,854 Estimated T.C.V: 363,494			Cls C Blt 2020							
Duplex		Drywall Paneled			Plaster Wood T&G			No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
A-Frame		Trim & Decoration			Ex. Ord Min			No. of Elec. Outlets			2 Story Siding Slab 576			200,080 192,077				
Wood Frame		Ex Ord Min			Many Ave. Few			(13) Plumbing			1 Story Siding Slab 576			Total: 200,080 192,077				
Building Style: 1.5S		Size of Closets			Lg Ord Small			Average Fixture(s)			Other Additions/Adjustments			Plumbing				
Yr Built 2020		Doors Solid H.C.			1 Average Fixture(s)			3 Fixture Bath			Average Fixture(s)			1 1,476 1,417				
Remodeled 0		(5) Floors			2 3 Fixture Bath			Softener, Auto			3 Fixture Bath			1 4,646 4,460				
Condition: Average		Kitchen: Other: Other:			Softener, Manual			Solar Water Heat			Water/Sewer			2000 Gal Septic 9,667 9,280				
Room List		Basement			Extra Toilet			Extra Sink			Water Well, 100 Feet			5,808 5,576				
Basement		(6) Ceilings			Separate Shower			Ceramic Tile Floor			Porches			CCP (1 Story) 11,447 10,989				
1st Floor		No. of Elec. Outlets			Ceramic Tile Wains			Ceramic Tub Alcove			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)				
2nd Floor		Many Ave. Few			Vent Fan			Vent Fan			Door Opener			4 2,186 2,099				
3 Bedrooms		(7) Excavation			(14) Water/Sewer			Public Water			Base Cost			3840 166,042 159,400				
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1152 S.F. Height to Joists: 0.0			Public Sewer			Water Well			Built-Ins			Appliance Allow. 2,766 2,655				
Wood/Shingle		(8) Basement			1000 Gal Septic			2000 Gal Septic			Fireplaces			Direct-Vented Gas 3,021 2,900				
Aluminum/Vinyl		Conc. Block Poured Conc. Stone			Lump Sum Items:			Lump Sum Items:			Local Cost Items			GENERATOR 1 1 1 *				
Brick		Treated Wood Concrete Floor			Notes:			Notes:			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Insulation		(9) Basement Finish			Chimney:			Chimney:			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
(2) Windows		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Asphalt Shingle			Asphalt Shingle			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Many Avg. Few		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Large Avg. Small		(10) Floor Support			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Wood Sash		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Metal Sash		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Vinyl Sash		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Double Hung		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Horiz. Slide		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Casement		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Double Glass		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Patio Doors		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Storms & Screens		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
(3) Roof		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Gable		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Hip		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Flat		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Asphalt Shingle		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				
Chimney:		Joints: Unsupported Len: Cntr.Sup:			Gable Hip Flat			Gambrel Mansard Shed			Totals: 407,140 390,854			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 363,494				

*** 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 DEBRA A	FARR CHAD R	125,000	08/31/2012	WD	03-ARM'S LENGTH	2012-02982 WD	PROPERTY TRANSFER	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA A (SW)	135,000	10/05/2007	WD	03-ARM'S LENGTH	2007/3604	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5322 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 09/22/2012					
Owner's Name/Address	MAP #:					
FARR CHAD R 5322 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 220,057 TCV/TFA: 142.06					

X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A 200' @ 90/FF	241.00	582.01	0.9545	1.0983	90	100		22,737
241 Actual Front Feet, 3.22 Total Acres								Total Est. Land Value = 22,737

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
SEC 32 T22N R8W BEG N00°23'44"W 686.2 FT FROM E/4 COR TH S89°44'53"W 580 FT, N00°23'44"W 241.49 FT, N89°44'53"E 580 FT S00°23'44"E 241.49 FT TO POB 3.22 Ac. M/L.							
Split on 01/10/2008 into 009-032-006-10;							
Comments/Influences							
2011MLS 20112320 \$139,000							
Split/Comb. on 01/10/2008 completed 01/10/2008 RAY ;							
Parent Parcel(s): 009-032-006-00;							
Child Parcel(s): 009-032-006-10;							



Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level		2024	11,400	98,600	110,000			78,653C
Rolling		2023	8,800	95,600	104,400			74,908C
Low		2022	7,200	87,900	95,100			71,341C
High		2021	6,000	80,400	86,400			69,062C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	12/07/2015	INSPECTED				
TPC	10/04/2011	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1949 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.25S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,549 Total Base New : 329,280 Total Depr Cost: 206,247 Estimated T.C.V: 191,810			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1949	Remodeled 1977	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 329,280							
Condition: Average		Lg		X	Ord		Small	No Heating/Cooling			Total Depr Cost: 206,247						
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace			Total Base New : 329,280							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 120 Amps Service			Total Depr Cost: 206,247							
(1) Exterior		No./Qual. of Fixtures		No. of Elec. Outlets			Plumbing			Estimated T.C.V: 191,810							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		X Drywall			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 1.25S (11) Heating System: Forced Heat & Cool Ground Area = 1279 SF Floor Area = 1549 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Basement 1,080 1 Story Siding Basement 199 Total: 214,282 139,284			Cls C Blt 1949				
(2) Windows		(7) Excavation		Basement: 1279 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Other Additions/Adjustments Recreation Room 1080 20,876 5,219 Exterior Brick Veneer 90 1,547 1,006 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			Porches CCP (1 Story) 26 875 569 WCP (1 Story) 137 6,132 3,986							
X	Many Avg. X Few	Large Avg. Small	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Deck Treated Wood 345 5,920 3,848			Garages Class: C Exterior: Siding Foundation: 18 Inch (Finished) Base Cost 528 25,677 16,690 Door Opener 2 1,093 710						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			(14) Water/Sewer			Class: D Exterior: Pole (Unfinished) Base Cost 840 17,195 11,177							
X	Gable Hip Flat	Gambrel Mansard Shed	1080 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			Deck Treated Wood 345 5,920 3,848						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								Porches CCP (1 Story) 26 875 569 WCP (1 Story) 137 6,132 3,986							
Chimney: Brick										Garages Class: D Exterior: Pole (Unfinished) Base Cost 840 17,195 11,177							
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

*** 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.
HOEKWATER JOHN A & BARBAR	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0
HOEKWATER BARBARA E	HOEKWATER JOHN A & BARBAR	0	06/26/2012	QC	09-FAMILY	2022-00856	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	07/15/2008	20080346	Complete
Owner's Name/Address	P.R.E. 0%					
HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601	MAP #: 2024 Est TCV 70,427 TCV/TFA: 0.00					

Tax Description	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	
SEC 32 T22N R8W BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E 1/4 COR, TH S79°24'33"W 1041.67 FT, S89°43'28"W 290.61FT, N 0°28'10"W 657.93 FT, N 89°44'10"E 1316.38 FT, S0°25'27"E 471.13 FT TO POB. 17.55 AC. M/L. SPLIT ON 01/10/2008 FROM 009-032-006-00; SPLIT ON 07/01/2008 INTO 009-032-006-55, 009-032-006-40, 009-032-006-70, 009-032-006-75;	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.									
			17.55 Total Acres Total Est. Land Value =									56,840

Comments/Influences	Topography of Site
009-032-006-006-10-671-0633..JOHN R)10-07 8 completed ; 2-006-10; -006-55 (Exempt -006-40, 006-75; ----- 8 completed ; 2-006-00; -006-10;	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	28,400	6,800	35,200			20,673C
2023	22,300	6,600	28,900			19,689C
2022	21,300	7,700	29,000			18,752C
2021	21,000	7,000	28,000			18,153C

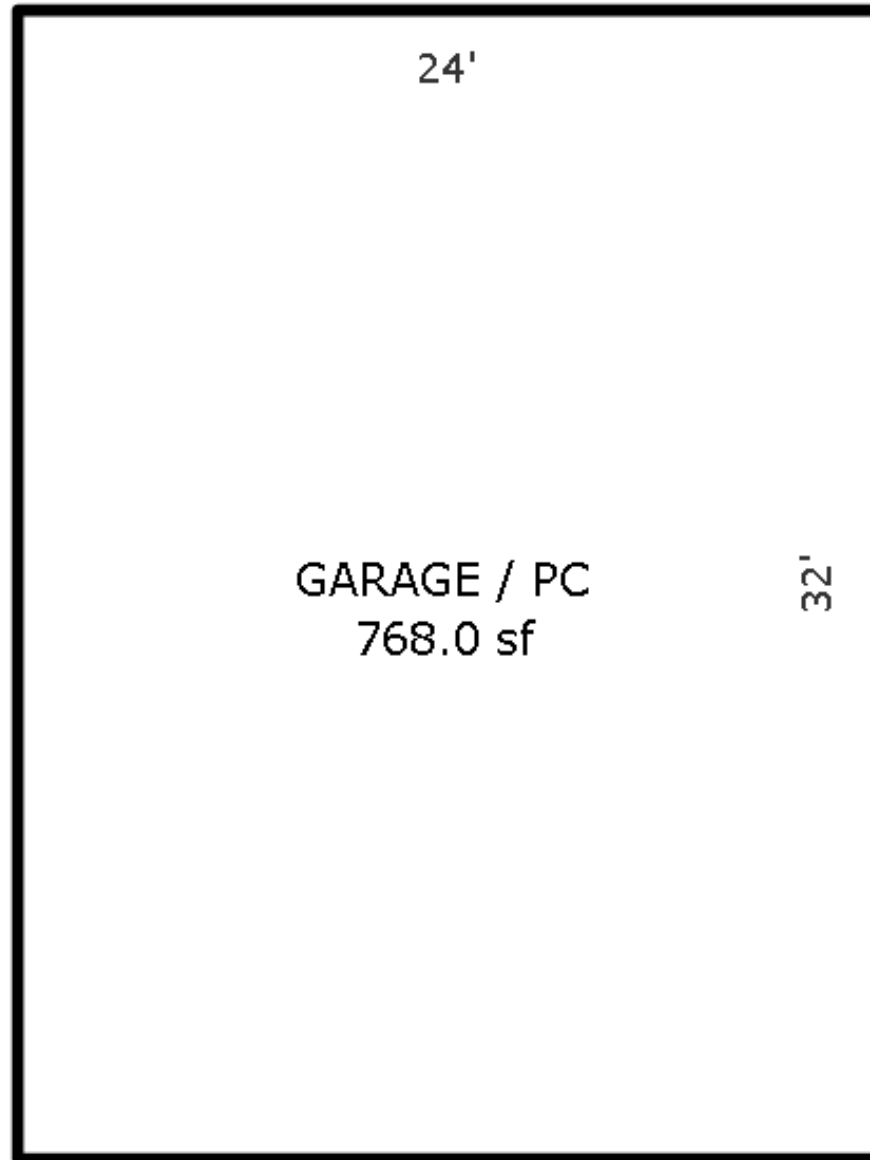
Who When What
 TPC 04/30/2021 INSPECTED
 JWV 11/14/2020 INSPECTED
 TPC 12/27/2017 INSPECTED

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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	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 2008			
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		Car Capacity:				Class: CD			
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	2nd/Same Stack		Two Sided		Exterior: Pole		Brick Ven.: 0			
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 1 Story		Exterior 2 Story		Stone Ven.: 0		Common Wall: Detache			
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Prefab 1 Story		Prefab 2 Story		Foundation: 18 Inch		Finished?:		
	Wood Frame	Drywall		Plaster		Electric Baseboard			Hot Tub	Heat Circulator		Raised Hearth		Wood Stove		Direct-Vented Ga	
	Building Style:		Paneled	Wood T&G		Elec. Ceil. Radiant			Unvented Hood	Heat Circulator		Wood Stove		Class: CD		Effec. Age: 20	
	GRG		Trim & Decoration			Radiant (in-floor)			Vented Hood	Intercom		Jacuzzi Tub		Jacuzzi repl.Tub		Oven	
	Yr Built	Remodeled	Ex	Ord	Min	Space Heater			Intercom	Microwave		Standard Range		Self Clean Range		Sauna	
	2008	0	Size of Closets			Wall/Floor Furnace			Jacuzzi Tub	Trash Compactor		Central Vacuum		Security System		Cost Est. for Res. Bldg: 1 Single Family GRG	
Condition: Average		Lg	Ord	Small	Forced Heat & Cool			Jacuzzi repl.Tub	Central Vacuum		Estimated T.C.V: 13,587		E.C.F. X 0.930		Cls CD Blt 2008		
Room List		Doors	Solid	H.C.	Heat Pump			Oven	Total Base New : 18,263		Total Depr Cost: 14,610		Storage Area: 0		No Conc. Floor: 0		
Basement		(5) Floors			No Heating/Cooling			Central Air	Total Base New : 18,263		Total Depr Cost: 14,610		Estimated T.C.V: 13,587		Bsmnt Garage:		
1st Floor		Kitchen:			Central Air			Wood Furnace	Total Base New : 18,263		Total Depr Cost: 14,610		Estimated T.C.V: 13,587		Carport Area:		
2nd Floor		Other:			Central Air			Wood Furnace	Total Base New : 18,263		Total Depr Cost: 14,610		Estimated T.C.V: 13,587		Roof:		
Bedrooms		Other:			Central Air			Wood Furnace	Total Base New : 18,263		Total Depr Cost: 14,610		Estimated T.C.V: 13,587		Roof:		
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
Wood/Shingle		No. of Elec. Outlets			Average Fixture(s)			Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost		768 18,263 14,610			
Aluminum/Vinyl		Many Ave. Few			3 Fixture Bath			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TC		13,587					
Brick		(7) Excavation			2 Fixture Bath												
Insulation		Basement: 0 S.F.			Softener, Auto												
(2) Windows		Crawl: 0 S.F.			Softener, Manual												
Many Avg. Few		Slab: 0 S.F.			Solar Water Heat												
Large Avg. Small		Height to Joists: 0.0			No Plumbing												
Wood Sash		(8) Basement			Extra Toilet												
Metal Sash		Conc. Block			Extra Sink												
Vinyl Sash		Poured Conc.			Separate Shower												
Double Hung		Stone			Ceramic Tile Floor												
Horiz. Slide		Treated Wood			Ceramic Tile Wains												
Casement		Concrete Floor			Ceramic Tub Alcove												
Double Glass		(9) Basement Finish			Vent Fan												
Patio Doors		Recreation SF			(14) Water/Sewer												
Storms & Screens		Living SF			Public Water												
(3) Roof		Walkout Doors (B)			Public Sewer												
Gable		No Floor SF			Water Well												
Hip		Walkout Doors (A)			1000 Gal Septic												
Flat		Chimney:			2000 Gal Septic												
Gambrel		Unsuported Len:			Lump Sum Items:												
Mansard		Cntr.Sup:															
Shed																	
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.
LAKE CITY MASONIC BUILDIN	WOLVERINE POWER SUPPLY CO	55,000	11/11/2015	WD	03-ARM'S LENGTH	2015-03795	PROPERTY TRANSFER	100.0
HOEKWATER JOHN & BARBARA	LC MASONIC BUILDING ASSOC	22,800	08/01/2008	OTH	21-NOT USED/OTHER	2008/2642	DEED	0.0
HOEKWATER JOHN A & BARBAR	LAKE CITY MASONIC BUILDIN	22,800	05/01/2008	LC	32-SPLIT VACANT	2008/1607	DEED	100.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 114,000					

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	
M66 N OF JENNIN	740.13	447.29	1.0000	0.0000	350	100*		0	
COMMERCIAL 4-6A	15000		7.60	Acres	15000	100		114,000	
* denotes lines that do not contribute to the total acreage calculation.									
			740 Actual Front Feet,	7.60 Total Acres	Total Est. Land Value =	114,000			

Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC 32 T22N R8W, BEG S89°43'28"W 1315.96 FT & N0°25'57"W 186.53 FT FROM E/4 COR; TH N0°25'57"W 500.21 FT, N89°44'53"E 736.40FT, S0°23'44"E 404.92 FT, S82°22'09"W 741.98 FT TO POB. 7.6 Ac. M/L	X	Dirt Road	2024	57,000	0	57,000			16,852C
Split on 07/01/2008 from 009-032-006-10;	X	Gravel Road	2023	26,600	0	26,600			16,050C
Comments/Influences		Paved Road	2022	19,000	0	19,000			15,286C
Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;		Storm Sewer	2021	21,700	0	21,700			14,798C
Parent Parcel(s): 009-032-006-10;		Sidewalk							
Child Parcel(s): 009-032-006-55,		Water							
009-032-006-10, 009-032-006-70,		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							

2018 Lake Township Parcel Map

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	57,000	0	57,000			16,852C
X Rolling	2023	26,600	0	26,600			16,050C
Low	2022	19,000	0	19,000			15,286C
High	2021	21,700	0	21,700			14,798C
Landscaped							
Swamp							
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.
CHRISTIE DEBRA	WOLVERINE POWER SUPPLY CO	37,890	06/26/2013	WD	03-ARM'S LENGTH	2013-02215 WD	PROPERTY TRANSFER	100.0
HOEKWATER JOHN & BARBARA	CHRISTIE DEBRA (SW)	18,000	04/29/2008	WD	32-SPLIT VACANT	2008/1624	DEED	100.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 71,250					

Improved	X	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES			
Public Improvements			* Factors * CORNER M55 & LA CHANCE			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
COMMERCIAL 4-6A	15000		4.75 Acres		15000 100	71,250
4.75 Total Acres					Total Est. Land Value =	71,250

Tax Description
 SEC 32 T22N R8W; BEG N0°23'44"W 460FT FROM E/4 COR, TH S52°35'45"W 233.22 FT, S84°48'07"W 33.48 FT, S84°12'05"W 362.01 FT, N0°23'44"W 404.92 FT, N 89°44'53"E 580 FT, S0°23'44"E 226.2 FT TO POB.4.75 Ac. M/L.
 Split on 07/01/2008 from 009-032-006-10;
 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.

CORNER OF M55 & LA CHANCE RD
 Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 009-032-006-55 (Exempt -006-40, 006-75;

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	35,600	0	35,600			13,119C
2023	16,600	0	16,600			12,495C
2022	11,900	0	11,900			11,900S
2021	13,500	0	13,500			13,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOEKWATER JOHN A & BARBAR	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0
HOEKWATER JOHN	HOEKWATER JOHN A & BARBAR	0	06/26/2012	QC	09-FAMILY	2022-00857	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	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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HOEKWATER STEVEN M 519 E GARFIELD ST CADILLAC MI 49601	2024 Est TCV 11,760					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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Residentia 3 - 7 @\$3000	3.92 Acres		3000	100			11,760
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3.92 Total Acres						Total Est. Land Value =	11,760
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Tax Description	X	Dirt Road					
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SEC 32 T22N R8W, BEG N0°23'44"W 686.2 FT	X	Gravel Road					
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& S 89°44'53"W 580 FT FROM E/4 COR, TH		Paved Road					
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S89°44'53"W 736.4 FT, N0°25'57"W 231.58		Storm Sewer					
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FT, N89°44'53"E 736.4 FT, S0°23'44"E		Sidewalk					
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231.57 FT TO POB. 3.92Ac. M/L		Water					
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Split on 07/01/2008 from 009-032-006-10;	X	Sewer					
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Comments/Influences		Electric					
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Split/Comb. on 07/01/2008 completed		Gas					
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07/01/2008 RAY ;		Curb					
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Parent Parcel(s): 009-032-006-10;		Street Lights					
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Child Parcel(s): 009-032-006-55,		Standard Utilities					
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009-032-006-40, 009-032-006-70,		Underground Utils.					
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009-032-006-75;		Topography of Site					
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	X	Level					
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		Rolling					
--	--	---------	--	--	--	--	--

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

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

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

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

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

		Pond					
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		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	5,900	0	5,900			2,923C
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2023	5,900	0	5,900			2,784C
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2022	4,900	0	4,900			2,652C
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2021	5,900	0	5,900			2,568C
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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.
HOEKWATER JOHN A & BARBAR	HOEKWATER STEVEN M	82,400	06/30/2022	QC	20-MULTI PARCEL SALE REF	2022-02144	DEED	0.0
HOEKWATER BARBARA E	HOEKWATER JOHN A & BARBAR	0	06/26/2012	QC	09-FAMILY	2022-0855	PROPERTY TRANSFER	0.0

Property Address: S LACHANCE 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: HOEKWATER STEVEN M
 519 E GARFIELD ST
 CADILLAC MI 49601
 2024 Est TCV 17,610

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Residentia 3 - 7	@	\$3000	5.87	Acres	3000	100		17,610
	5.87 Total Acres Total Est. Land Value =								17,610

Tax Description
 SEC 32 T22N R8W, BEG N0°23'44"W 927.69 FT FROM E/4 COR, TH S89°44'53"W 580 FT, S0°23'44"E 9.92 FT, S89°44'53"W 736.55 FT N0°25'57"W 198.5 FT, N89°44'52"E 1316.67 FT, S0°23'44'E 188.58 FT TO POB. 5.87 Ac. M/L
 Split on 07/01/2008 from 009-032-006-10;

Comments/Influences
 Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ;
 Parent Parcel(s): 009-032-006-10;
 Child Parcel(s): 009-032-006-55,
 000-000-000-00, 000-000-006-70,



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,800	0	8,800			4,601C
2023	8,800	0	8,800			4,382C
2022	7,300	0	7,300			4,174C
2021	8,800	0	8,800			4,041C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BIGGER DAVID & CARMEN	HAMMER LYNN ANN & LUKE JA	265,000	08/27/2019	WD	03-ARM'S LENGTH	2019-02716	DEED	100.0
MICHALAK REVOCABLE TRUST	BIGGER DAVID & CARMEN	229,000	10/21/2016	WD	03-ARM'S LENGTH	2016-03545	PROPERTY TRANSFER	100.0
MICHALAK THOMAS	MICHALAK REVOCABLE TRUST	1	05/23/2012	WD	03-ARM'S LENGTH	2012-02723 WD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5270 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	07/13/2017	2017-0315	100%
	P.R.E. 100% 11/08/2021					

Owner's Name/Address	MAP #:
HAMMER LYNN ANN & LUKE JAMES 5270 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 332,066 TCV/TFA: 151.08

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	198.00	1320.00	1.00	25	1.3478	90 100	24,078
			198 Actual Front Feet, 6.00 Total Acres						Total Est. Land Value =	24,078

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
SEC 32 T22N R8W N 198.5 FT OF N 1/2 OF SE 1/4 OF NE 1/4. 6.0152A.	X	Dirt Road	Fencing: Wd, Split, 2 Rail	16.48	160 50	1,318
Comments/Influences	X	Gravel Road	D/W/P: 4in Ren. Conc.	8.18	2427 0	0
	X	Paved Road	Residential Local Cost Land Improvements			
	X	Storm Sewer	Description	Rate	Size % Good	Cash Value
	X	Sidewalk	LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Water	Total Estimated Land Improvements True Cash Value =			3,693
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

1815182 \$234,900 2016 HERE IS THE PERFECT HOBBY FARM! FOLLOW THE DRIVE THROUGH THE APPLE ORCHARD TO FIND THIS LOVELY ESTATE. THE CLASSIC CAPE COD HOME WAS CUSTOM BUILT FOR THE CURRENT OWNER. THE HOME AND GROUNDS HAVE BEEN METICULOUSLY MAINTAINED AND BRINGS EVERYTHING YOU NEED IN A HOME. THERE ARE 4 BEDROOMS 2.5 BATHS, FORMAL DINING, BREAKFAST NOOK, LOVELY MASTER SUITE, MAIN FLOOR LAUNDRY, BONUS ROOM (4TH BEDROOM) OVER THE GARAGE AND A FULL BASEMENT. THE BONUS ROOM HAS IT'S OWN STAIRWAY. THE 1/2 BATH IS CONVENIENTLY	X	Topography of Site
	X <td>Level</td>	Level
	X <td>Rolling</td>	Rolling
	X <td>Low</td>	Low
	X <td>High</td>	High
	X <td>Landscaped</td>	Landscaped
	X <td>Swamp</td>	Swamp
	X <td>Wooded</td>	Wooded
	X <td>Pond</td>	Pond
	X <td>Waterfront</td>	Waterfront
	X <td>Ravine</td>	Ravine
	X <td>Wetland</td>	Wetland
	X <td>Flood Plain</td>	Flood Plain



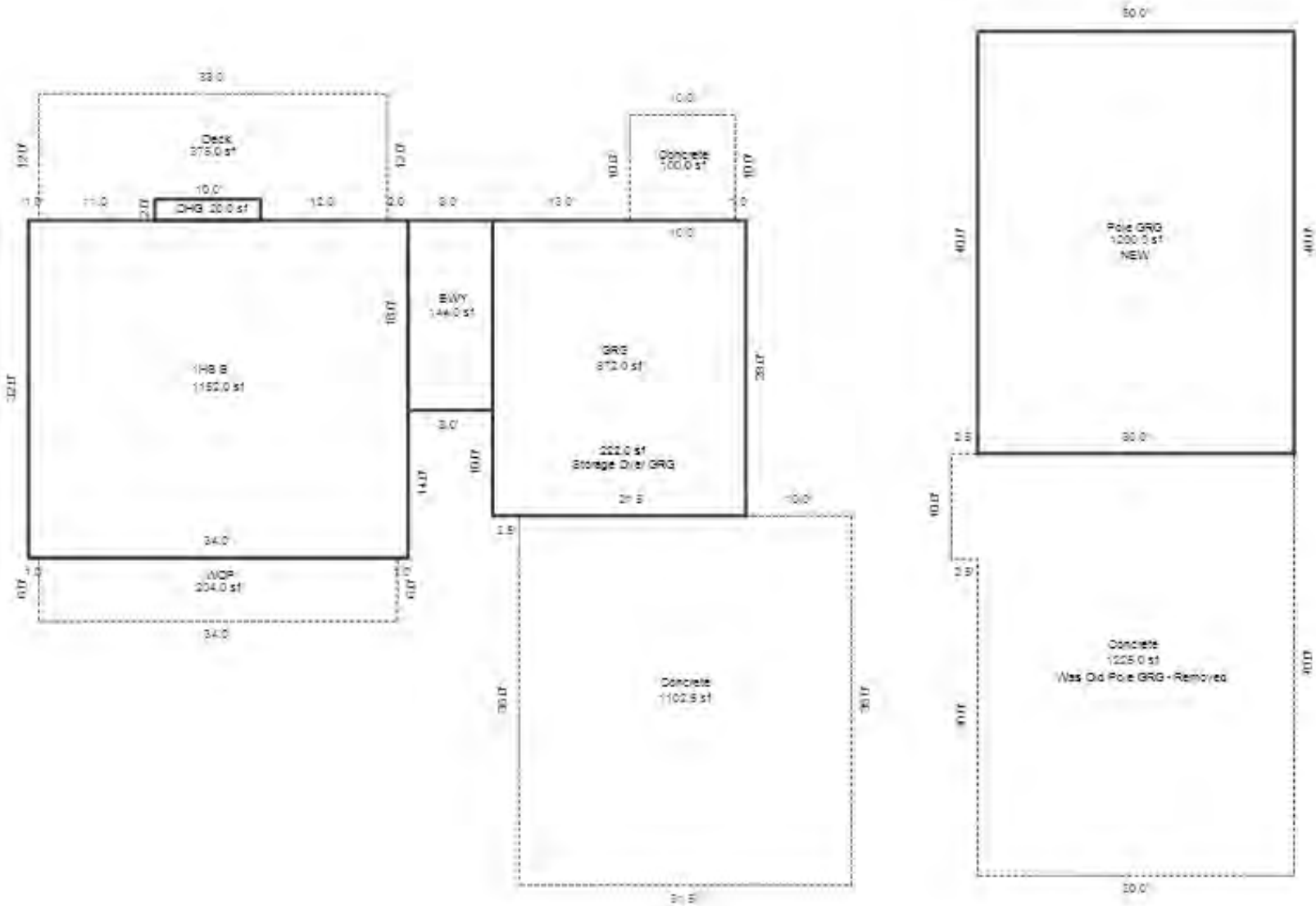
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	12,000	154,000	166,000			148,971C
2023	9,400	149,200	158,600			141,878C
2022	10,900	137,300	148,200			135,122C
2021	9,900	125,500	135,400	135,400D		130,806C

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type 204 WCP (1 Story) 396 Treated Wood 144 Brzwy, FW	Year Built: 1994 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 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											
Building Style: 1.5S		X	Ex		Ord		Min	Size of Closets									
Yr Built 1994 201	Remodeled 2013	X	Lg		Ord		Small	Central Air Wood Furnace									
Condition: Average		X	Doors		Solid	X	H.C.	(5) Floors									
	Basement 1st Floor 2nd Floor 4 Bedrooms			(6) Ceilings			(12) Electric										
(1) Exterior		X	Ex		Ord		Min	200 Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Ex		Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 1994			
(2) Windows		X	Ex		Ord		Min	No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts						
X	Many Avg. Few	X	Large Avg. Small	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many			X	Ave.		Few	Ground Area = 1152 SF Floor Area = 2198 SF.			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			(7) Excavation			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas				
X				(8) Basement			Average Fixture(s)			Stories			Exterior	Foundation	Size	Cost New	Depr. Cost
X				(9) Basement Finish			1			1.5 Story			Siding	Basement	1,152		
X				(10) Floor Support			2			1 Story			Siding	Overhang	20		
X				(14) Water/Sewer			1			1 Story			Siding	Overhang	325		
X				(15) Fireplaces			1			1 Story			Siding	Overhang	125		
X				(16) Porches/Decks			1			1 Story			Siding	Overhang	125		
X				(17) Garage			1			1 Story			Siding	Overhang	125		
X				Recreation SF			1			1 Story			Siding	Overhang	125		
X				Living SF			1			1 Story			Siding	Overhang	125		
X				Walkout Doors (B)			1			1 Story			Siding	Overhang	125		
X				No Floor SF			1			1 Story			Siding	Overhang	125		
X				Walkout Doors (A)			1			1 Story			Siding	Overhang	125		
X				Concrete Floor			1			1 Story			Siding	Overhang	125		
X				Basement Finish			1			1 Story			Siding	Overhang	125		
X				Public Water			1			1 Story			Siding	Overhang	125		
X				Public Sewer			1			1 Story			Siding	Overhang	125		
X				Water Well			1			1 Story			Siding	Overhang	125		
X				1000 Gal Septic			1			1 Story			Siding	Overhang	125		
X				2000 Gal Septic			1			1 Story			Siding	Overhang	125		
X				Lump Sum Items:			1			1 Story			Siding	Overhang	125		
X				Chimney:			1			1 Story			Siding	Overhang	125		
X				Joists: Unsupported Len: Cntr.Sup:			1			1 Story			Siding	Overhang	125		
<p>Other Additions/Adjustments</p> <p>Plumbing</p> <p>Average Fixture(s) 1 1,476 1,255</p> <p>3 Fixture Bath 1 4,646 3,949</p> <p>2 Fixture Bath 1 3,108 2,642</p> <p>Water/Sewer</p> <p>1000 Gal Septic 1 4,864 4,134</p> <p>Water Well, 100 Feet 1 5,808 4,937</p> <p>Porches</p> <p>WCP (1 Story) 204 8,127 6,908</p> <p>Deck</p> <p>Treated Wood 396 6,479 5,507</p> <p>Garages</p> <p>Class: C Exterior: Siding Foundation: 42 Inch (Finished)</p> <p>Base Cost 672 33,398 28,388</p> <p>Door Opener 1 547 465</p> <p>Class: C Exterior: Pole (Unfinished)</p> <p>Base Cost 1200 28,956 28,956 *</p> <p>Built-Ins</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></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 JOHN A ETAL	HOEKWATER STEVEN M	0	06/30/2022	QC	09-FAMILY	2022-02145	DEED	0.0

Property Address: X S LACHANCE 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: HOEKWATER STEVEN M
 519 E GARFIELD ST
 CADILLAC MI 49601

2024 Est TCV 60,000

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

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia PARTOF	>20	\$3000	20.00	Acres	3000	100		60,000
20.00 Total Acres Total Est. Land Value =								60,000

Tax Description: . SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NE 1/4. 20 A.

Comments/Influences: NOT LANDLOCKED..CONTIGIOUS TO 006-10..SAME OWNER

Topography of Site

Level: X Rolling, Low, High, Landscaped, Swamp

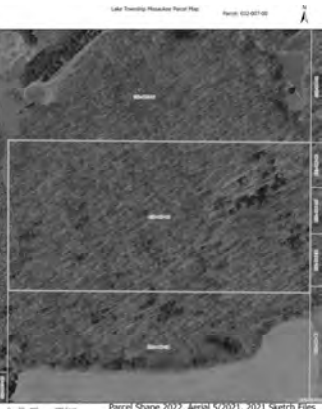
X Wooded, Pond, Waterfront, Ravine, Wetland, Flood Plain

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

Who	When	What	2024	30,000	0	30,000			10,744C
		TPC 04/30/2021 INSPECTED	2023	26,000	0	26,000			10,233C
		TPC 12/27/2017 INSPECTED	2022	20,000	0	20,000			9,746C
			2021	18,000	0	18,000			9,435C

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status			
S BROWN 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								
Taxpayer's Name/Address		Public Improvements		* Factors *									
STATE		X		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		Dirt Road		Residentia 30 - 65		\$3000	40.00	Acres	3000	100			120,000
Comments/Influences		Gravel Road		40.00 Total Acres									Total Est. Land Value = 120,000
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
		Sewer											
		Electric											
		Gas											
		Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		Level											
		X Rolling											
		Low											
		High											
		Landscaped											
		Swamp											
		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	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
		TPC 12/27/2017	INSPECTED		2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT				
		TPC 04/08/2016	INSPECTED		2022	0	0	0	0				
					2021	0	0	0	0				



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
BASSETT GREGORY & CHRISTI	HOLDSHIP MARK R	24,000	01/21/2016	WD	03-ARM'S LENGTH	2016-00256	PROPERTY TRANSFER	100.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 07/06/2016

Owner's Name/Address: LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD LAKE CITY MI 49651
 MAP #: 2024 Est TCV 55,748

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

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2015 SEC 32 T22N R8W N 1/2 OF SW 1/4 OF NW 1/4. 20 A M/L. FORMERLY SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	A 200' @ 90/FF	660.00	1320.00	1.0000	0.0000	90	100*	0
		Residentia PARTOF>80@\$2800	19.91	Acres	2800	100				55,748
		* denotes lines that do not contribute to the total acreage calculation.								
		660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value =								55,748

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,900	0	27,900			21,939C
2023	23,900	0	23,900			20,895C
2022	19,900	0	19,900			19,900S
2021	19,900	0	19,900			19,900S

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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	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	100.0
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0
BONO PATRICE	HOLDSHIP MARK R	24,000	01/21/2016	WD	03-ARM'S LENGTH	2016-00258	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/06/2016					
Owner's Name/Address	MAP #:					
	2024 Est TCV 55,748					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
2015 SEC 32 T22N R8W S1/2 OF SW 1/4 OF NW 1/4. 20 A. FORMERLY PART OF PARENT PARCEL 009-032-009-00 SEC 32 T22N R8W SW 1/4 OF NW 1/4. 40 A.	X			* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/FF 660.001320.00 1.0000 0.0000 90 100* 0 Residentia PARTOF>80@\$2800 19.91 Acres 2800 100 55,748 * denotes lines that do not contribute to the total acreage calculation. 660 Actual Front Feet, 19.91 Total Acres Total Est. Land Value = 55,748						

Comments/Influences	Public Improvements
9/25/14 SPLIT FROM 40 A PARENT PARCEL 009-032-009-50	X Electric Gas Curb Street Lights Standard Utilities Underground Utils.



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	27,900	0	27,900			21,939C
TPC 12/27/2017	INSPECTED		2023	23,900	0	23,900			20,895C
TPC 04/25/2017	INSPECTED		2022	19,900	0	19,900			19,900S
TPC 04/20/2015	INSPECTED		2021	19,900	0	19,900			19,900S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN KAROLYN KAY		0	01/24/2011	OTH	21-NOT USED/OTHER	2011-0295CTST	PROPERTY TRANSFER	0.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	21-NOT USED/OTHER	2009/3932	DEED	0.0
		75,000	01/01/1996	WD	33-TO BE DETERMINED	303:806	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10641 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOFFMAN GARY C TRUST RANDALL SALLY TRUSTEE 36 LAVISTA DR MORGANTOWN WV 26508-1727	MAP #: 2024 Est TCV 4,353,656 TCV/TFA: 235.46					

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	Value
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 916.46 FT & N0°29'10"W 459.05 FT FROM S/4 COR, TH N0°29'10"W 397.74 FT, N74°04'38"E 399.99 T S0°29'10"E 505.42 FT, S89°41'42"W 385.56 FT TO POB 4.0 AC. M/L SPLIT ON 07/02/2008 INTO 009-032-010-20, 009-032-010-40;	X	Dirt Road		COMMERCIAL 4-6A	15000	4.00	15000	100	60,000
		Gravel Road		* Factors *					
		Paved Road		4.00 Total Acres					
		Storm Sewer		Total Est. Land Value =					60,000
		Sidewalk							
		Water		Land Improvement Cost Estimates					
		Sewer		Description	Rate	Size	% Good	Arch	Cash Value
		Electric		Commercial Local Cost Land Improvements					
	X	Gas		Description	Rate	Size	% Good	Arch	Mult
		Curb		PAVING	0.40	25000	85	100	8,500
		Street Lights		Outdoor Lighting	590.00	6	50	100	1,770
		Standard Utilities		Total Estimated Land Improvements True Cash Value =					10,270
		Underground Utils.							

Comments/Influences

MLS \$1,8M #20902945 2010
Split/Comb. on 07/02/2008 completed
07/02/2008 RAY ;



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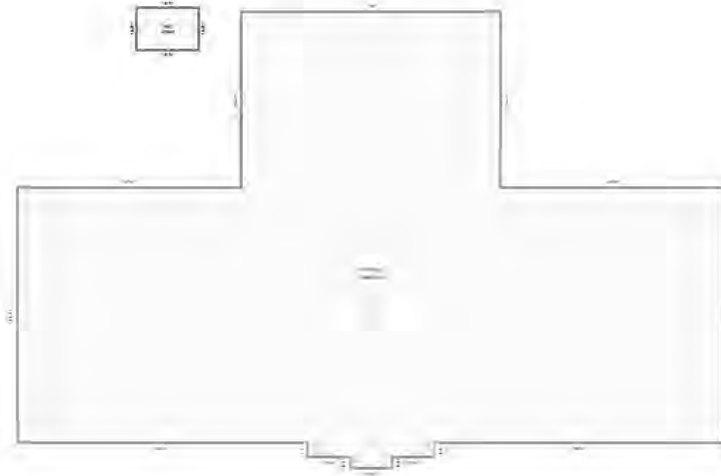
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	05/19/2014	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,000	2,146,800	2,176,800			980,808C
2023	14,000	1,801,700	1,815,700			934,103C
2022	10,000	1,669,900	1,679,900			889,622C
2021	11,400	1,559,900	1,571,300			861,203C

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

Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>			
Class: C				Class: C Quality: Average			
Floor Area: 18,490 Gross Bldg Area: 18,490 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10				Stories: 1 Story Height: 10 Perimeter: 658			
Construction Cost							
High Above Ave. Ave. X Low							
** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 123.95 Office Basement Basement, Base Rate for Basement = 86.68 (Basement Fireproofing Rate = 0.00)			
Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Package Heating & Cooling 0% Ave. SqFt/Story: 18490 Ave. Perimeter: 658 Has Elevators:				(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.38 100% Bsmnt Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.39 Adjusted Square Foot Cost for Upper Floors = 147.33 Adjusted Square Foot Cost for Basement = 92.07			
*** Basement Info ***				Total Floor Area: 18,490 Base Cost New of Upper Floors = 2,724,132 Basement Area: 18,490 Base Cost New of Basement = 1,702,374			
Area: 18490 Perimeter: 658 Type: Office Basement Heat: Space Heaters, Gas with Fan				18,490 Sq.Ft. of Sprinklers @ 5.00, Cost New = 92,450 18,490 Sq.Ft. of Bsmt Splr. @ 5.00, Cost New = 92,450			
* Mezzanine Info *				Reproduction/Replacement Cost = 4,611,406			
Area #1: Type #1: Area #2: Type #2:				Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 67 /100/100/100/67.0 Total Depreciated Cost = 3,089,642			
* Sprinkler Info *				Unit in Place Items Rate Quantity Arch %Good Depr.Cost 13X19 GAZEBO 6.67 247 1.00 50 824			
Area: 36980 Type: Average				ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 4,283,386 Replacement Cost/Floor Area= 249.49 Est. TCV/Floor Area= 231.66			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X Poured Conc Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(3) Frame:		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer			
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0				(40) Exterior Wall:
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness Bsmnt Insul.	
(6) Ceiling:		Gas Oil Coal Stoker Hand Fired Boiler					

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



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.
ROMIG GERALD V III	BAIRD BONNIE	1	03/02/2020	QC	09-FAMILY	2021-00913	DEED	50.0
SCHAUB KEITH & DARBY	ROMIG GERALD V III & BAIR	27,000	01/29/2018	WD	03-ARM'S LENGTH	2018-00288	PROPERTY TRANSFER	100.0
HOFFMAN GARY C TRUST	SCHAUB KEITH & DARBY	30,000	01/25/2011	WD	03-ARM'S LENGTH	2011-296WD	PROPERTY TRANSFER	100.0
HOFFMAN GARY C TRUST (DEC	HOFFMAN KAROLYN KAY (WIDO	0	09/11/2009	OTH	09-FAMILY	2009/3932	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10713 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	04/30/2021	2021-0235	100%
	P.R.E. 0%		Commercial	05/07/2020	2020-0104	100%
Owner's Name/Address	MAP #:		Commercial	08/22/2019	2019-0440	0%
BAIRD BONNIE 2800 FALLASBURG PARK DR LOWELL MI 49331	2024 Est TCV 456,428 TCV/TFA: 30.03					

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 32 T22N R8W W 400 FT OF NE/4 OF SW/4 LYING S'LY OF HWY M-55 7.32 Ac. M/L Split on 07/02/2008 from 009-032-010-00; Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		COMMERCIAL 10A M/L 10000	7.32 Acres	10000	100		73,200
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ; Parent Parcel(s): 009-032-010-00; Child Parcel(s): 009-032-010-20, 009-032-010-40;	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.		7.32 Total Acres Total Est. Land Value =					73,200

Split/Comb. on 07/02/2008 completed 07/02/2008 RAY ; Parent Parcel(s): 009-032-010-00; Child Parcel(s): 009-032-010-20, 009-032-010-40;



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	36,600	191,600	228,200			193,326C
2023	11,000	210,900	221,900			184,120C
2022	11,000	174,600	185,600			175,353C
2021	12,800	76,700	89,500			89,500S

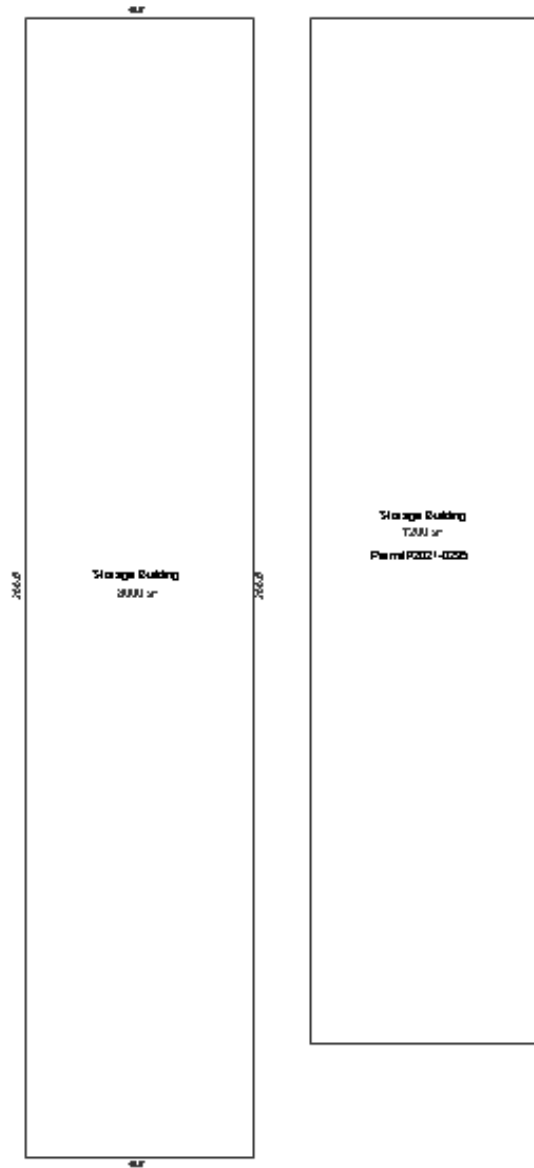
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Mini		Class: S Quality: Low Cost		Calculator Cost Computations		<<<<<>>>>>	
Class: S		Construction Cost		Stories: 1 Story Height: 10 Perimeter: 480			
Floor Area: 8,000		High	Above Ave.	Ave.	X	Low	
Gross Bldg Area: 15,200		** ** Calculator Cost Data ** **		Base Rate for Upper Floors = 33.64			
Stories Above Grd: 1		Quality: Low Cost		Adjusted Square Foot Cost for Upper Floors = 33.64			
Average Sty Hght : 10		Heat#1: No Heating or Cooling 0%		Total Floor Area: 8,000		Base Cost New of Upper Floors = 269,120	
Bsmnt Wall Hght		Heat#2: Electric, Cable or Baseboard 0%		Reproduction/Replacement Cost = 269,120			
Depr. Table : 4%		Ave. SqFt/Story: 8000		Eff. Age: 3 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 88 /100/100/100/88.0		Total Depreciated Cost = 236,826	
Effective Age : 3		Ave. Perimeter: 480		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 201,302			
Physical %Good: 88		Has Elevators:		Replacement Cost/Floor Area= 33.64		Est. TCV/Floor Area= 25.16	
Func. %Good : 100		*** Basement Info ***					
Economic %Good: 100		Area:					
2020	Year Built	Perimeter:					
	Remodeled	Type:					
	Overall Bldg	Heat:					
	Height	* Mezzanine Info *					
Comments:		Area #1:					
1/22/2021 BONNIE BAIRD,		Type #1:					
THE STORAGE BUILDING		Area #2:					
IS A KIT FOR \$60,000		Type #2:					
AND THE COMPANY WANTED		* Sprinkler Info *					
\$25,000 FOR LABOR BUT		Area:					
SHE PAID HER THREE SONS		Type: Low					
WITH HELP FROM TRIP TO							

(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	
(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			Thickness	Bsmnt Insul.
		Oil	Stoker	Hand Fired Boiler			
(6) Ceiling:				(14) Roof Cover:			

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



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

Desc. of Bldg/Section: 2021 Calculator Occupancy: Warehouses - Mini		<<<<< Calculator Cost Computations >>>>>			
Class: S Floor Area: 7,200 Gross Bldg Area: 15,200 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low		Class: S Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 440	
Depr. Table : 4% Effective Age : 3 Physical %Good: 88 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 7200 Ave. Perimeter: 440 Has Elevators:		Base Rate for Upper Floors = 33.78 Adjusted Square Foot Cost for Upper Floors = 33.78 Total Floor Area: 7,200 Base Cost New of Upper Floors = 243,216 Reproduction/Replacement Cost = 243,216 Eff. Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0 Total Depreciated Cost = 214,030	
2021 Year Built Remodeled Overall Bldg Height Comments:		Area: Perimeter: Type: Heat: *** Basement Info *** * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 2 = 181,926 Replacement Cost/Floor Area= 33.78 Est. TCV/Floor Area= 25.27	

(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	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	11-FROM LENDING INSTITUT	2015-00243	PROPERTY TRANSFER	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	20-MULTI PARCEL SALE REF	2010 PTA SD	PROPERTY TRANSFER	0.0
HOFFMAN GARY C TRUST	LUTZKE JOHN M	282,300	06/30/2008	WD	20-MULTI PARCEL SALE REF	2008/2312	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 0					

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
			COMMERCIAL 10A M/L	10000	8.24	Acres	10000	100		82,400
			8.24 Total Acres		Total Est. Land Value =				82,400	

Tax Description	X	Description	Value
SEC 32 T22N R8W BEG N0°28'09"W 1315.59 FT. S89°41'42"W 347.13 FT FROM S/4 COR, TH S89°41'42"W 569.33 FT, N0°29'10"W 459.05 FT, N89°41'42"E 385.56 FT, N0°29'10"W 505.42 FT, N75°03'55"E 190.08 FT, S0°28'09"E 1012.48 FT TO POB. PARCEL B 8.24 AC. M/L		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	
SPLIT ON 07/02/2008 FROM 009-032-010-00;	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	

Comments/Influences	Topography of Site
Split/Comb. on 07/02/2008 completed 07/02/2008 RAY	
Parcel Map 009-032-010-00; -010-20,	



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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/04/2015	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.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	11-FROM LENDING INSTITUT	2015-00243	PROPERTY TRANSFER	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	SD	10-FORECLOSURE	2010-4309SD	PROPERTY TRANSFER	0.0
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	19-MULTI PARCEL ARM'S LE	2008/2312	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10559 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	04/30/2015	2015-0113	100%
	P.R.E. 0%		Demolition/Removal	01/22/2015	2015-0011	100%

Owner's Name/Address	MAP #:	2024 Est TCV 0 TCV/TFA: 0.00
FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601		

Tax Description	Public Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
SEC 32 T22N R8W (0*2003) E 347.13 FT OF NE 1/4 OF SW 1/4 LYING S'LY OF HWY M-55. 8.28A.	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb X Street Lights X Standard Utilities X Underground Utils.	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL 10A M/L 10000 8.28 Acres 10000 100 82,800 8.28 Total Acres Total Est. Land Value = 82,800 Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.15 22800 50 35,910 Wood Frame 35.58 64 50 1,138 Wood Frame 35.58 64 50 1,138 Commercial Local Cost Land Improvements Description Rate Size % Good Arch Mult Cash Value Outdoor Lighting 590.00 5 50 100 1,475 Total Estimated Land Improvements True Cash Value = 39,661



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

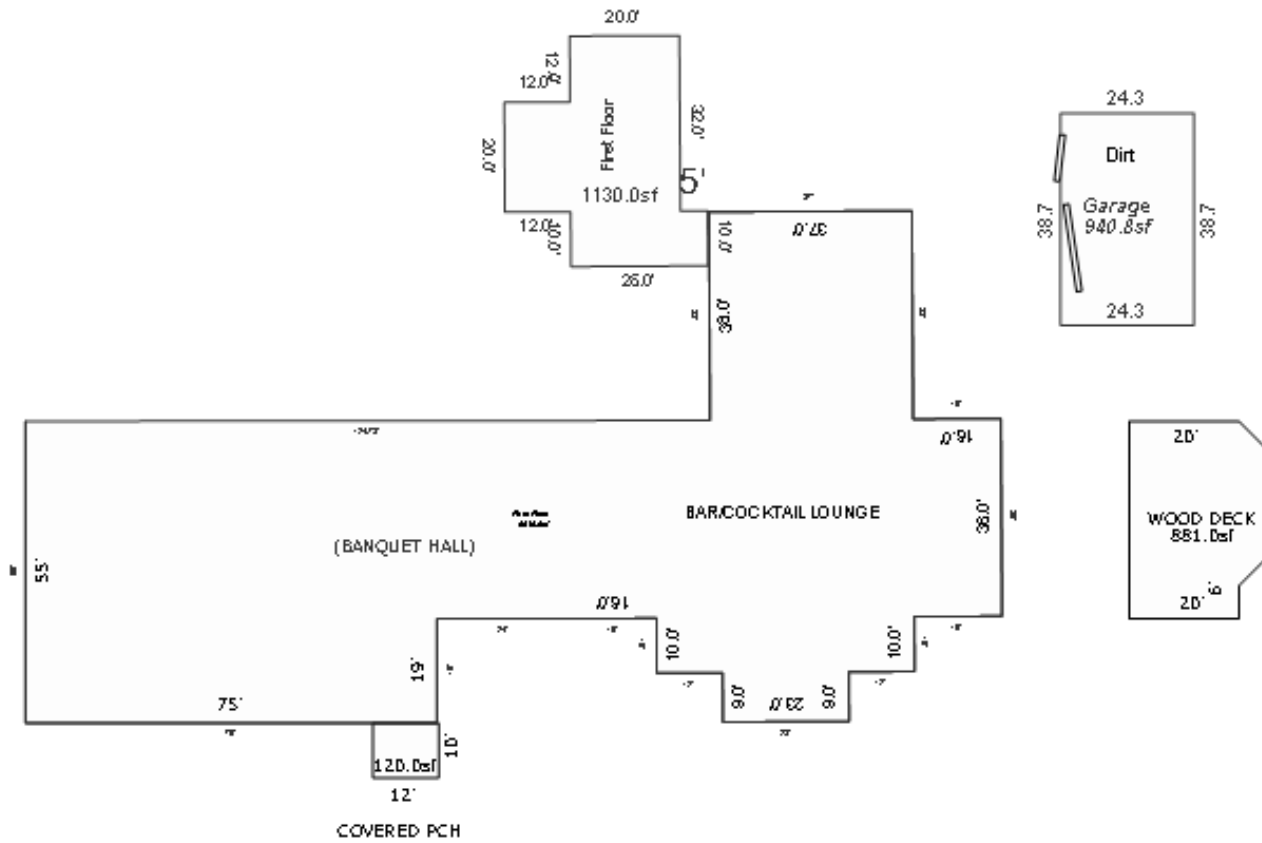
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Convention Centers		<<<<< Calculator Cost Computations >>>>> Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 549											
Class: D Floor Area: 9,919 Gross Bldg Area: 11,049 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10		Construction Cost <table border="1"> <tr> <td>High</td> <td>X</td> <td>Above Ave.</td> <td>Ave.</td> <td>Low</td> </tr> </table>		High	X	Above Ave.	Ave.	Low					
High	X	Above Ave.	Ave.	Low									
Depr. Table : 3% Effective Age : 15 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 101.09 Unfinished Basement Basement, Base Rate for Basement = 46.30 (Basement Fireproofing Rate = 0.00) (10) Heating system: Package Heating & Cooling Cost/SqFt: 24.14 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 125.23 Adjusted Square Foot Cost for Basement = 46.30											
2003 Year Built 2015 Remodeled		Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 9919 Ave. Perimeter: 549 Has Elevators:											
Overall Bldg Height		*** Basement Info *** Area: 4889 Perimeter: 340 Type: Unfinished Basement Heat: No Heating or Cooling											
Comments: 2015 CONVERTED FROM BAR TO CHURCH USE		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: 9919 Type: Low											
		Total Floor Area: 9,919 Base Cost New of Upper Floors = 1,242,157 Basement Area: 4,889 Base Cost New of Basement = 226,361 9,919 Sq.Ft. of Sprinklers @ 4.45, Cost New = 44,140 Reproduction/Replacement Cost = 1,512,658 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 952,975											
		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals <table border="1"> <tr> <th>Item Description</th> <th>Cost</th> <th># or Height</th> <th>Storys</th> <th>Cost</th> </tr> <tr> <td></td> <td>Col.</td> <td>Rate</td> <td>SqFt</td> <td>Adj. Adj.</td> </tr> </table>		Item Description	Cost	# or Height	Storys	Cost		Col.	Rate	SqFt	Adj. Adj.
Item Description	Cost	# or Height	Storys	Cost									
	Col.	Rate	SqFt	Adj. Adj.									
		<<<<< 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:		1 Fireplace, One Story	
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures		Urinals		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
		3-Piece Baths		Wash Bowls		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
		2-Piece Baths		Water Heaters		(40) Exterior Wall:	
		Shower Stalls		Wash Fountains		Thickness	
		Toilets		Water Softeners		Bsmnt Insul.	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0			
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:			
		Gas Oil		Coal Stoker			
(6) Ceiling:							

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

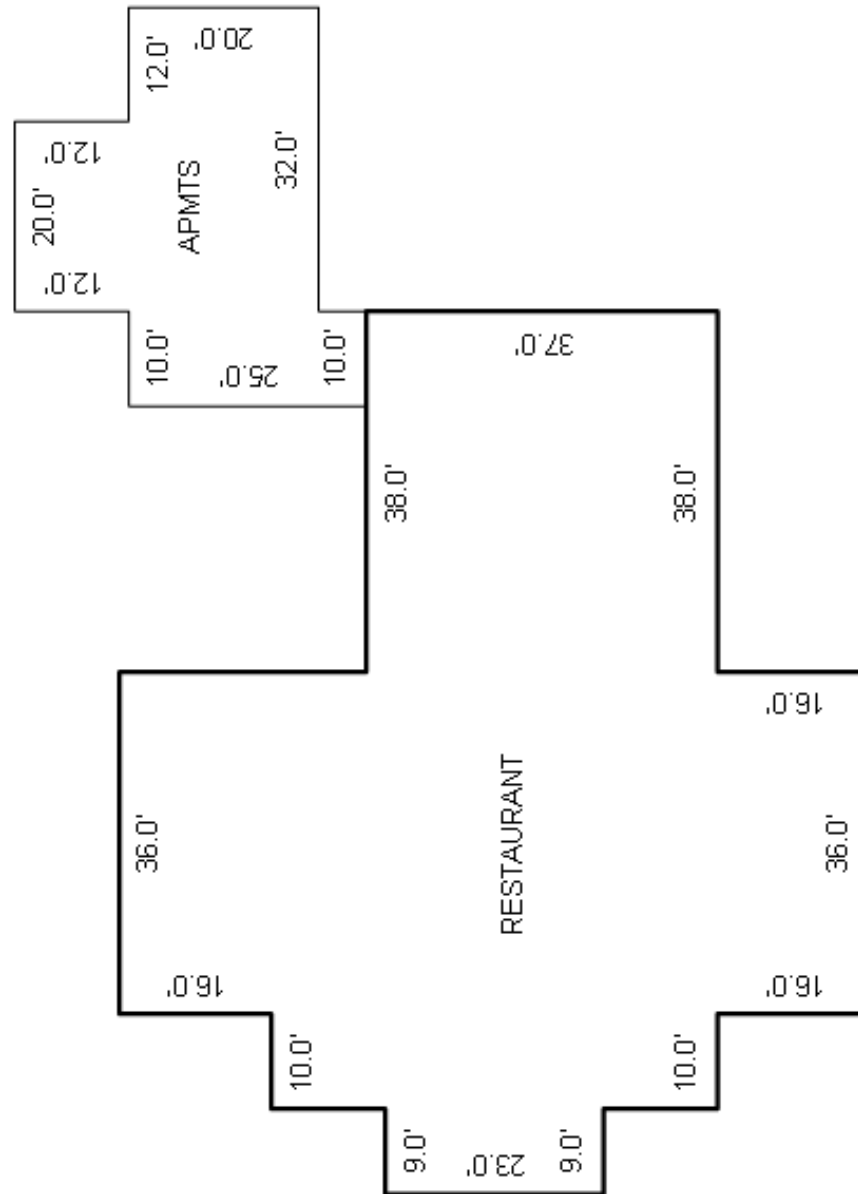
Ball 14 of 9.27 each section chain link 6 high



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

Desc. of Bldg/Section: Calculator Occupancy: Office Buildings				<<<<< Calculator Cost Computations >>>>>											
Class: C				Class: C Quality: Low Cost		Stories: 1 Story Height: 10 Perimeter: 188									
Floor Area: 1,130 Gross Bldg Area: 11,049 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Construction Cost		Base Rate for Upper Floors = 120.31									
				High	X	Above Ave.	Ave.	Low							
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		(10) Heating system: Wall or Floor Furnace Cost/SqFt: 6.52 100% Adjusted Square Foot Cost for Upper Floors = 126.83									
Year Built Remodeled				Area: Perimeter: Type:		Total Floor Area: 1,130 Base Cost New of Upper Floors = 143,319 Reproduction/Replacement Cost = 143,319 Eff. Age: 15 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 101,756									
Overall Bldg Height				Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>>									
Comments:				* Mezzanine Info *		Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals									
				Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys									
				* Sprinkler Info *		(39) Miscellaneous Canopies & Marquees: Wood Frame 3 Up 51.30 144 1.000 1.000 7,387 Miscellaneous Built-in Construction: Appliance Allowance, Standard 3 Up 6034.66 1 1.000 1.000 6,035									
Area: 1130 Type:				Total Cost of Lump-Sum Items = 13,422		<<<<< 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:				144 Wood Frame 1 Appliance Allowance, Standard			
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		(40) Exterior Wall:			
(4) Floor Structure:				(9) Sprinklers:				Slope=0				Thickness Bsmnt Insul.			
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure:							
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:								

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



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

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

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

W CADILLAC RD School: MCBAIN RURAL AGR SCHOOL DIST P.R.E. 100% 07/22/1994

Owner's Name/Address MAP #:

LUTKE ROBERT J & PAMELA 2024 Est TCV 12,000

10500 W CADILLAC ROAD Improved X Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

CADILLAC MI 49601 Public Improvements * Factors *

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

. SEC 32 T22N R8W E 50 FT OF E 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 1.5152A. <Site Value C> .50 -1.0 AC M/L 12000 100 12,000

Comments/Influences 50 Actual Front Feet, 1.52 Total Acres Total Est. Land Value = 12,000

LONG NARROW STRIP..BUT ALSO OWN ADJ TO THE EAST X Dirt Road

(032-021-00) X Gravel Road

 X Paved Road

 X Storm Sewer

 X Sidewalk

 X Water

 X Sewer

 X Electric

 X Gas

 X Curb

 X Street Lights

 X Standard Utilities

 X Underground Utils.

 Topography of Site

 X Level

 X Rolling

 X Low

 X High

 X Landscaped

 X Swamp

 X Wooded

 X Pond

 X Waterfront

 X Ravine

 X Wetland

 X Flood Plain

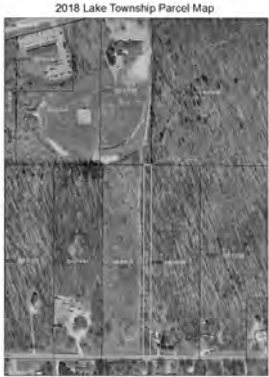
Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2024 6,000 0 6,000 3,167C

TPC 12/27/2017 INSPECTED 2023 5,500 0 5,500 3,017C

TPC 05/08/2017 INSPECTED 2022 4,500 0 4,500 2,874C

 2021 3,800 0 3,800 2,783C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHEMICAL BANK	FAITH BAPTIST CHURCH OF C	255,000	12/31/2014	CD	11-FROM LENDING INSTITUT	2015-00243	PROPERTY TRANSFER	100.0
LUTZKE JOHN M	CHEMICAL BANK	420,000	09/10/2010	PTA	20-MULTI PARCEL SALE REF	2010 PTA SD	PROPERTY TRANSFER	0.0
HOFFMAN'S COURTYARD LLC	LUTZKE JOHN M	282,300	06/30/2008	WD	20-MULTI PARCEL SALE REF	2008/2312	DEED	100.0

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

W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
----------------	--------------------------------------	--	--	--	--	--

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

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

FAITH BAPTIST CHURCH OF CADILLAC 10559 W WATERGATE RD CADILLAC MI 49601	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 8 - 17 @\$3000	8.48 Acres				3000 100		25,440
---------------------------	------------	--	--	--	----------	--	--------

						8.48 Total Acres	Total Est. Land Value =	25,440
--	--	--	--	--	--	------------------	-------------------------	--------

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

. SEC 32 T22N R8W E 1/2 OF E 1/2 OF SE	X	Gravel Road					
--	---	-------------	--	--	--	--	--

1/4 OF SW 1/4 EXC E 50 FT THOF. 8.4848A.		Paved Road					
--	--	------------	--	--	--	--	--

Comments/Influences		Storm Sewer					
---------------------	--	-------------	--	--	--	--	--

MICHIGAN ID # 800864603		Sidewalk					
-------------------------	--	----------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
------	--------	--------	--------	--	--	--------

2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
------	--------	--------	--------	--	--	--------

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

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																					
HOLDSHIP MARK R & ANGIE E	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01581	PROPERTY TRANSFER	0.0																					
LAGALO JENNIE	LAGALO JENNIE	1	04/27/2016	QC	09-FAMILY	2016-01673	PROPERTY TRANSFER	0.0																					
HOLDSHIP MARK R & ANGIE E	HOLDSHIP MARK R & ANGIE E	0	02/11/2016	QC	09-FAMILY	2016-00500	PROPERTY TRANSFER	0.0																					
ZYSK CAROLYN D	HOLDSHIP MARK R	195,000	09/21/2015	WD	03-ARM'S LENGTH	2015-03178	PROPERTY TRANSFER	100.0																					
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status																			
10510 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		06/26/2020		2020-0281	100%																				
Owner's Name/Address		P.R.E. 100% 12/30/2021		MAP #:		2024 Est TCV 29,769																							
LAGALO JENNIE HOLDSHIP MARK R & ANGIE E 5160 S LACHANCE RD 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 32 T22N R8W NE 1/4 OF SW 1/4 LYING N OF HWY M-55. 7.3636A.		X		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value											
Comments/Influences		X		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk		Water		Sewer		Electric											
		X		Gas		Curb		Street Lights		Standard Utilities		Underground Utils.		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value							
		X		Topography of Site		Level		X Rolling		Low		High		Landscaped		Swamp		X Wooded		Pond		Waterfront		Ravine		Wetland		Flood Plain	
				Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value													
				Who		When		What		2024		11,000		3,900		14,900						11,686C							
				TPC 04/30/2021		INSPECTED		2023		10,300		3,600		13,900								11,130C							
				JWV 11/14/2020		INSPECTED		2022		7,400		3,200		10,600								10,600S							
				TPC 12/27/2017		INSPECTED		2021		7,400		162,500		169,900								169,900S							



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOUR D'S OF MISSAUKEE LLC	KAMAN JOSEPH A	140,000	05/13/2022	WD	03-ARM'S LENGTH	2022-01648	PROPERTY TRANSFER	100.0
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	21-NOT USED/OTHER	05-0/4496	DEED	0.0
WILSON JOHN & JAMES ETAL	QUIST JERRY & LAY LYNN PR	255,000	06/30/2005	WD	03-ARM'S LENGTH	05-0/2663	DEED	100.0

Property Address: 5955 S BROWN RD
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 Owner's Name/Address: KAMAN JOSEPH A
 716 WASHINGTON ST
 CADILLAC MI 49601
 MAP #: 2024 Est TCV 53,376

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
X			Dirt Road							
X			Gravel Road							
X			Paved Road							
X			Storm Sewer							
X			Sidewalk							
X			Water							
X			Sewer							
X			Electric							
X			Gas							
X			Curb							
X			Street Lights							
X			Standard Utilities							
X			Underground Utils.							
			A 200' @ 90/FF 775.94 529.61 0.7125 1.0727 90 100 53,376							
			776 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 53,376							

Tax Description
 PCL C OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P145 EXC N 300 FT OF W 300 FT THOF. SEC32 T22N R8W. SPLIT ON 4/20/2023 PART TO 009-032-011-25
 FOMERLY PARCEL C ON SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESCRIBED AS BEG AT SW COR OF SW 1/4 TH S 89°36'33"E 775.94 FT, N 0°14'21"E 645.32 FT, N 89°36'33"W 776.14FT, S 0°13'19"W 645.32FT TO POB SEC32 T22N R8W 11.5 AC SPLIT ON 10/26/2022 PART TO 032-011-50 & 032-011-30

(3*2021)
 F THE SURVEY
 EYS S-6 P 70 DESC
 G S'LY OF HWY
 13"E 1061.2 FT, N
 , N 68 DEG
 1/4 COR, TH N 70
 00 DEG 29'11"E
 N ON FILE***

3 completed
 ;
 2-011-00;
 -011-25;

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Who	When	What
JWV	12/03/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	26,700	0	26,700			13,178C
2023	15,300	0	15,300			15,300S
2022	43,900	0	43,900			33,341C
2021	56,300	0	56,300			39,930C

*** 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			
5955 S BROWN RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		10/24/2022	2022-0769	80%			
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 85,571 TCV/TFA: 133.70						
KAMAN JOSEPH A 716 WASHINGTON ST CADILLAC MI 49601		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *							
N 300FT OF W 300 FT OF PCL C OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P145 SEC 32 T22N R8W. 2.0661 A SPLIT ON 04/20/2023 FROM 009-032-011-00;		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences			Gravel Road	A 200' @ 90/FF 300.00 300.00 0.9036 0.9306 90 100 22,704							
Split/Comb. on 04/20/2023 completed 04/20/2023 TIM ;			Paved Road	300 Actual Front Feet, 2.07 Total Acres Total Est. Land Value = 22,704							
Parent Parcel(s): 009-032-011-00;			Storm Sewer	Land Improvement Cost Estimates							
Child Parcel(s): 009-032-011-25;			Sidewalk	Description	Rate	Size	% Good	Cash Value			
-----			Water	D/W/P: 3.5 Concrete	5.78	280	50	809			
			Sewer	Total Estimated Land Improvements True Cash Value = 809							
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			Topography of Site								
			Level								
		X	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
		X	Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	11,400	31,400	42,800			34,586C
		JWV	11/13/2023	INSPECTED	2023	0	0	0			0
		TPC	04/30/2021	INSPECTED	2022	0	0	0			0
					2021	0	0	0			0

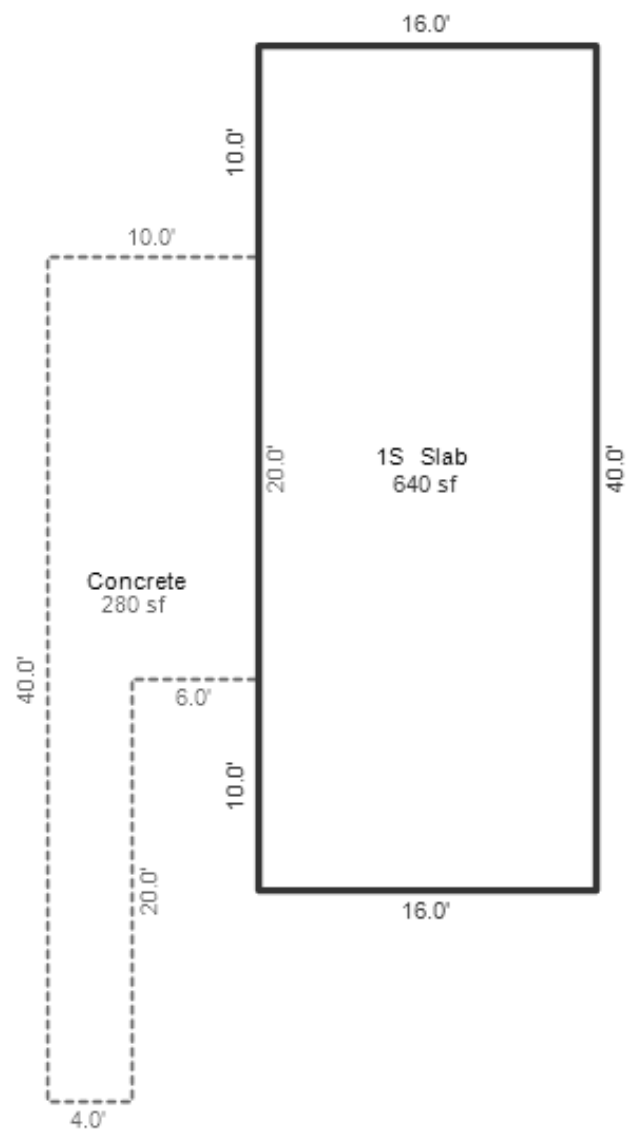


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame		(4) Interior				X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
	Building Style: 1S		Drywall Paneled					Central Air Wood Furnace								
	Yr Built 2023	Remodeled 0	Plaster Wood T&G					(12) Electric								
	Condition: Average Part. Construct.: 80%		Trim & Decoration					0 Amps Service								
	Room List		Ex Ord Min					No./Qual. of Fixtures								
	Basement 1st Floor 2nd Floor 2 Bedrooms		Size of Closets					Ex. Ord. Min								
	(1) Exterior		Lg Ord Small					No. of Elec. Outlets								
	Wood/Shingle Aluminum/Vinyl Brick		Doors Solid H.C.					Many Ave. Few								
	Insulation		(5) Floors					(13) Plumbing								
	(2) Windows		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								
	Many Avg. Few	Large Avg. Small	(6) Ceilings					(14) Water/Sewer								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
	(3) Roof		Basement: 0 S.F. Crawl: 0 S.F. Slab: 640 S.F. Height to Joists: 0.0					Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement													
X	Asphalt Shingle Metal		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	Chimney:		(9) Basement Finish													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 640 SF Floor Area = 640 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 640 Total: 71,822 71,104 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 1,015 Water/Sewer 1000 Gal Septic 1 4,263 4,220 Water Well, 100 Feet 1 5,506 5,451 Built-Ins Appliance Allow. 1 1,638 1,622 Totals: 84,254 83,412 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 77,573 80% Completed => Est. True Cash Value 2024 =										E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMAN JOSEPH A	HAMILTON GARY	108,000	11/04/2022	WD	20-MULTI PARCEL SALE REF	2022-03575	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
5955 S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAMILTON GARY 118 COCHRANE DR CADILLAC MI 49601	MAP #:					
	2024 Est TCV 69,480					

Tax Description	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
PCL B OF SURVEY RECORDED IN BOOK OF SURVEYS S-6 P-145 DESC AS BEG N0°13'19"E 1172.75FT FROM SW COR OF SW1/4 TH N70°24'24"E 1399.29FT, N 0°14'22"W 1005.65 FT, N89°36'34"W 1316.14FT, N0°13'19"E 527.43 FT TO POB SEC32 T22N R8W 23.16A SPLIT ON 10/26/2022 FROM 009-032-011-00;	Dirt Road			Residentia 18	-29	@\$3000	23.16 Acres	3000	100	69,480
	Gravel Road			23.16 Total Acres			Total Est. Land Value =		69,480	

Comments/Influences

Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;

Parent Parcel(s): 009-032-011-00;

009-032-011-50,



- 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	34,700	0	34,700			31,605C
2023	30,100	0	30,100			30,100S
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.
KAMAN JOSEPH A	HAMILTON GARY	108,000	11/04/2022	WD	20-MULTI PARCEL SALE REF	2022-03575	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
10915 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAMILTON GARY 118 COCHRANE DR CADILLAC MI 49601	MAP #:					
	2024 Est TCV 15,690					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			Description	Frontage	Depth	Rate %Adj.	Reason	Value
			Residentia 3 - 7 @\$3000	5.23 Acres	3000	100		15,690
			5.23 Total Acres Total Est. Land Value =					15,690

Tax Description
PCL A OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6 P 145 BEG N0°13'19" 1172.75 FT FROM SW COR OF SW 1/4 TH N0°13'19"E 399.92 FT, N 68°26'57" E 120.27 FT, N 69°14'40"E 479.53FT, S 0°13'20"W 414.63FT S 70°24'24" W 594.65 FT TO POB SEC32 T22N R8W 5.23 A SPLIT ON 10/26/2022 FROM 009-032-011-00;

Comments/Influences
Split/Comb. on 10/26/2022 completed 10/26/2022 TIM ;
Parent Parcel(s): 009-032-011-00;



- 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	7,800	0	7,800			7,800S
2023	7,800	0	7,800			7,800S
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.
FOUR D'S OF MISSAUKEE LLC	GIRVEN STANLEY	20,000	12/17/2021	WD	32-SPLIT VACANT	2021-04297	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 11/01/2023					
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Owner's Name/Address	MAP #:
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GIRVEN STANLEY 10848 W WATERGATE RD CADILLAC MI 49601	2024 Est TCV 25,407
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	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS		
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	270.00	645.33	0.9277	1.1270	90	100	25,407
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270 Actual Front Feet, 4.00 Total Acres						Total Est. Land Value =	25,407
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Tax Description	X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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SURVEY S6P97 SEC 32 T22N R8W (0*2021) BEG S 89 DEG 36'33"E 775.94 FT FROM SW COR OF SW 1/4, TH N 0 DEG 14'21"E 645.33 FT, S 89 DEG 36'33"E 270 FT, S 0 DEG 14'21"W 645.33 FT, N 89 DEG 36'33"W 270 FT TO POB. 4A. SPLIT/COMBINED ON 12/10/2021 FROM 009-032-011-00;	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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Comments/Influences		Topography of Site
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Split/Comb. on 12/13/2021 completed 12/13/2021 TIM SPLIT PART TO 001-65;		X	Level	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Parent Parcel(s): 009-032-011-00;		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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		2024	12,700	0	12,700			7,497C
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		2023	9,900	0	9,900		9,900A	7,140C
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		2022	6,800	0	6,800			6,800S
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		2021	0	0	0			0
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Lake Township Missaukee Page 001-60

Image April 2023 Building Dept File 001-60

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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.
FOUR D'S OF MISSAUKEE LLC	GIRVEN STANLEY	18,000	04/28/2021	WD	32-SPLIT VACANT	2021-01552	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10848 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	09/06/2022	2022-0619	100%
	P.R.E. 100% 11/01/2023					

Owner's Name/Address	MAP #:
GIRVEN STANLEY 10848 W WATERGATE RD CADILLAC MI 49601	2024 Est TCV 135,301 TCV/TFA: 140.94

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	270.00	645.33	0.9277	1.1270	90	100	25,407
			270 Actual Front Feet, 4.00 Total Acres		Total Est. Land Value =				25,407	

Tax Description
 SEC 32 T22N R82 (0*2021) NEW PCL OF THE SURVEY RECORDED IN BOOK OF SURVEYS S-6P70
 DESC AS: BEG S89°36'33"E 1045.94 FT FROM SW COR TH N 0°14'21"W 645.33FT, N89°36'33"W 270 FT TO POB. 4AC
 SPLIT ON 4/27/21PART FROM 009-032-011-00
Comments/Influences
 Split/Comb. on 04/27/2021 completed 04/27/2021 TIM ;
 Parent Parcel(s): 009-032-011-00;
 Child Parcel(s): 009-032-011-65;

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



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

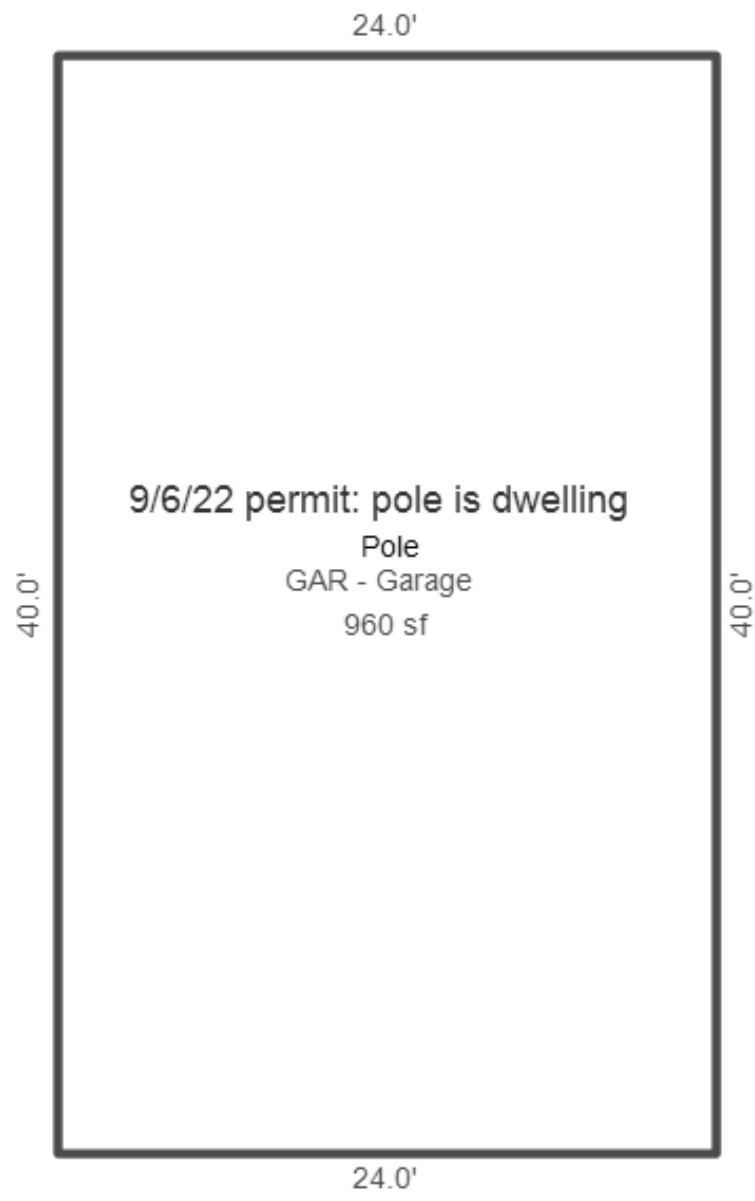
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,700	55,000	67,700			63,077C
2023	9,900	5,600	15,500		15,500A	12,740C
2022	6,800	0	6,800			6,800S
2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 1 Floor Area: 960 Total Base New : 119,360 Total Depr Cost: 118,166 Estimated T.C.V: 109,894								
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 0.930								
	Yr Built 2023	Remodeled 0	Ex	Ord	Min	Size of Closets									
	Condition: Average	Lg	Ord	Small	Central Air Wood Furnace										
	Room List	Doors	Solid	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			0 Amps Service								
	(1) Exterior	No./Qual. of Fixtures		Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Radiant (in-floor) Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls D		Blt 2023			
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			1 Story Siding Slab 960			Total: 105,321 104,267					
	Many Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 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 Plumbing Average Fixture(s) 1 1,025 1,015 3 Fixture Bath 1 3,245 3,213 Water/Sewer 1000 Gal Septic 1 4,263 4,220 Water Well, 100 Feet 1 5,506 5,451 Totals: 119,360 118,166								
	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			Notes: POLE FOUNDATION ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 109,894								
	(3) Roof	(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Asphalt Shingle Metal	(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.
FOUR D'S OF MISSAUKEE LLC	CALLAHAN SUPPLY LLC	65,000	12/15/2015	WD	32-SPLIT VACANT	2016-00119	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10429 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	03/19/2020	2020-0078	100%
Owner's Name/Address	P.R.E. 0%		Commercial	05/10/2016	2016-0152	100%
CALLAHAN SUPPLY LLC 10190 68TH AVE ALLENDALE MI 49401	MAP #:		Commercial	01/26/2016	2016-0028	100%
	2024 Est TCV 1,014,621 TCV/TFA: 56.37					

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
A PART OF THE SOUTHWEST 1/4 OF SEC 32 T22N R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE WEST 1/4 4 CORNER OF SAID SECTION 32; THENCE N89°43'28"E, ALONG THE NORTH LINE OF SAID SECTION, 234.94 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE, ALONG SAID CENTERLINE, S30°50'09"E 129.96 FEET; THENCE 84.00 FEET ALONG A CURVE TO THE RIGHT (RADIUS = 250.00 FEET, CHORD BEARING AND DISTANCE = S21°12'35"E 83.61 FEET); THENCE N89°43'28"E 424.80 FEET; ...	X		Dirt Road							163,070
	X		Gravel Road				10000	100		0
	X		Paved Road				0	100		0
			Storm Sewer							
			Sidewalk							
			Water							
	X		Sewer				23.03	60	95	1,313
	X		Electric							1,313
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			Total Estimated Land Improvements True Cash Value =							1,313

ON; THENCE
LINE, 561.92 FEET
OF SAID SECTION;
G SAID LINE,
RIGHT-OF-WAY
HENCE, ALONG SAID
ET ALONG A CURVE
N ON FILE***



ON PPS.
5 completed
T LAND NORTH OF
2-011-00;
-011-70;

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Missaukee, Michigan

Who	When	What
JWV	08/29/2021	INSPECTED
JWV	11/14/2020	INSPECTED
TPC	12/27/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	81,500	425,800	507,300			323,976C
2023	24,500	357,300	381,800			308,549C
2022	16,300	315,200	331,500			293,857C
2021	16,300	299,000	315,300			284,470C

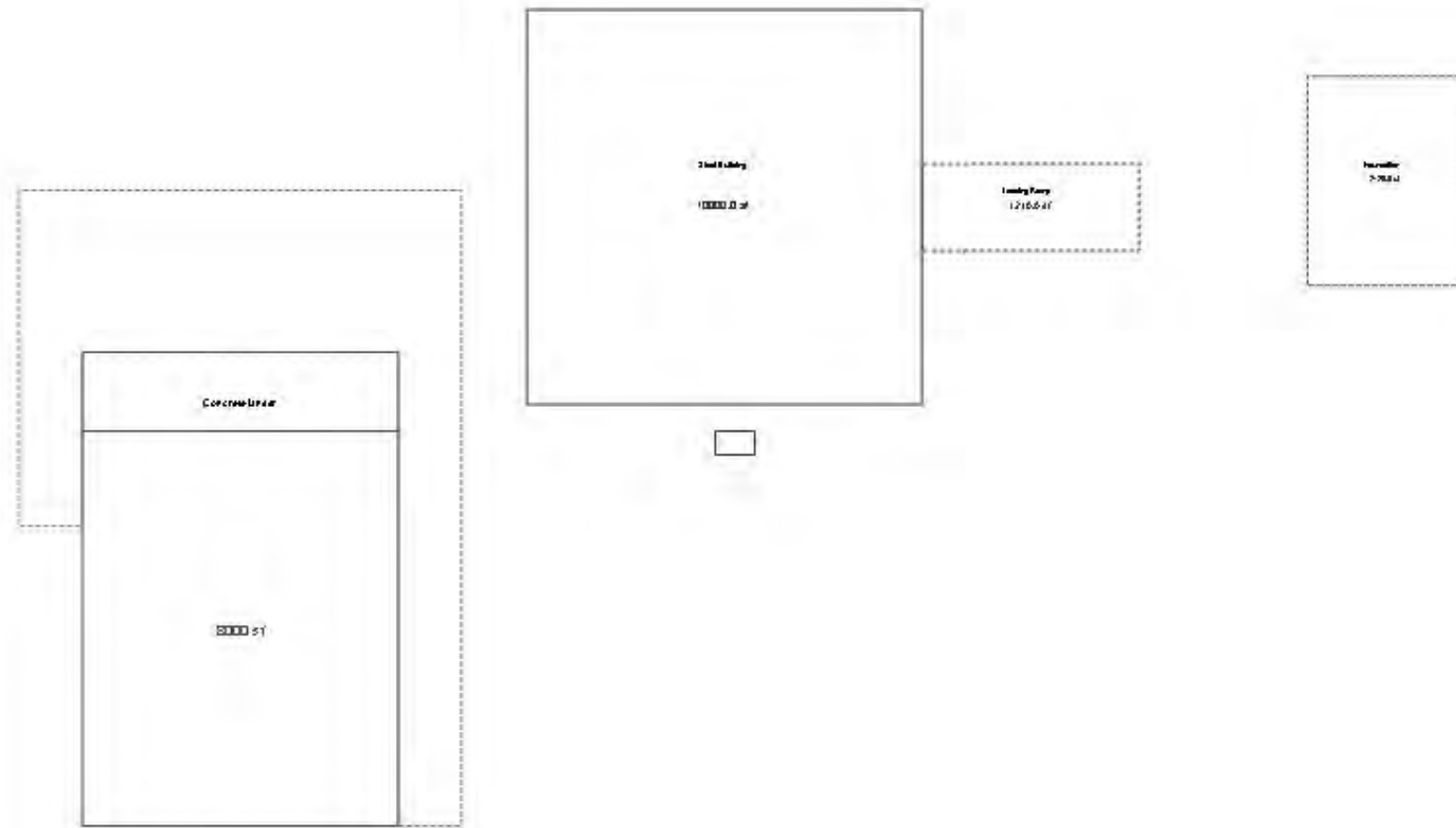
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>					
Class: S Floor Area: 10,000 Gross Bldg Area: 18,000 Stories Above Grd: 1 Average Sty Hght : 20 Bsmnt Wall Hght		Construction Cost		Class: S Quality: Average Stories: 1 Story Height: 20 Perimeter: 400		Base Rate for Upper Floors = 27.65	
Depr. Table : 2% Effective Age : 5 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	X Ave.	Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Steam w/ Boil 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 10000 Ave. Perimeter: 400 Has Elevators:	
2016 Year Built Remodeled		*** Basement Info ***		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
Overall Bldg Height		* Mezzanine Info *		Heat: Hot Water, Radiant Floor		Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost	
Comments:		* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2: Area: Type: Average		Total Floor Area: 10,000 Base Cost New of Upper Floors = 324,200 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 291,780 Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0	
(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 Few Average Many Unfinished Many Unfinished Typical Typical		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer	
(3) Frame:		Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		Thickness Bsmnt Insul.		(14) Roof Cover:	
(5) Floor Cover:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:	
(6) Ceiling:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		(14) Roof Cover:	

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

Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building		<<<<< Calculator Cost Computations >>>>>															
Class: S Floor Area: 8,000 Gross Bldg Area: 18,000 Stories Above Grd: 2 Average Sty Hght : 12 Bsmnt Wall Hght		Class: S Quality: Average Stories: 2 Story Height: 12 Perimeter: 360 Overall Building Height: 24 Base Rate for Upper Floors = 27.76 (10) Heating system: Package Heating & Cooling Cost/SqFt: 14.13 50% (10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.50 50% Combined Heating System adjustment: 8.82 100% Adjusted Square Foot Cost for Upper Floors = 36.58 Total Floor Area: 8,000 Base Cost New of Upper Floors = 292,600 Reproduction/Replacement Cost = 292,600 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 239,932															
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		*** Basement Info *** Area: Perimeter: Type: Heat:															
2020	Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:															
24	Overall Bldg Height	* Sprinkler Info * Area: Type: Average															
Comments:		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 7: Sheds & Farm Buildings <table border="1"> <thead> <tr> <th>Item Description</th> <th>Cost Col.</th> <th>Rate</th> <th># or SqFt</th> <th>Height</th> <th>Storys</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>(13) Roof Structure: Steel joists, Light gauge truss joists</td> <td></td> <td></td> <td>1600</td> <td>1.000</td> <td>1.000</td> <td>7,504</td> </tr> </tbody> </table> <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost	(13) Roof Structure: Steel joists, Light gauge truss joists			1600	1.000	1.000	7,504
Item Description	Cost Col.	Rate	# or SqFt	Height	Storys	Cost											
(13) Roof Structure: Steel joists, Light gauge truss joists			1600	1.000	1.000	7,504											
(1) Excavation/Site Prep:		(7) Interior:															
(2) Foundation:		(8) Plumbing:															
X	Poured Conc	Footings	Many Above Ave.														
	Brick/Stone	Average Typical	Average Typical														
	Block	Few None	Few 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:		(9) Sprinklers:															
(5) Floor Cover:		(10) Heating and Cooling:															
(6) Ceiling:		Gas Oil	Coal Stoker														
		Hand Fired Boiler															
		(11) Electric and Lighting:															
		(13) Roof Structure: Slope=1 1600 SqFt, Steel joists, Light gau															
		(14) Roof Cover:															
		(39) Miscellaneous:															
		(40) Exterior Wall:															
		Thickness	Bsmnt Insul.														

*** 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.
CLUM JERED	SCHEPERS MANAGEMENT LLC	25,000	04/14/2016	WD	03-ARM'S LENGTH	2016-01428	PROPERTY TRANSFER	100.0
FOUR DS OF MISSAUKEE LLC	CLUM JERED	35,700	04/14/2016	WD	16-LC PAYOFF	2016-01426	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	CLUM JERED (SM)	35,700	01/23/2008	LC	16-LC PAYOFF	2008/257	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
S BROWN RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	12/13/2007	20070930	100%
Owner's Name/Address	P.R.E. 0%					
SCHEPERS MANAGEMENT LLC 10190 68TH AVE ALLENDALE MI 49401	MAP #: 2024 Est TCV 43,266 TCV/TFA: 36.06					

Tax Description	X	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES		* Factors *				Value
		Improved	Vacant	Description	Frontage	Depth	Rate %Adj. Reason	
.SEC 32 T22N, R8W BEG N89°43'28"E 234.94 FT FROM W/4 COR, TH N89°43'28"E 520 FT, S00°30'13"E 190FT, S89°43'28"W 424.8 FT, N21°12'35"W 83.61 FT, N30°50'09"W 129.96 FT TO POB. 2.04 Ac. M/L Split on 12/05/2007 from 009-032-011-00;	X			COMMERCIAL 10A M/L 10000	2.04 Acres	10000	100	20,400
Comments/Influences	X			2.04 Total Acres Total Est. Land Value =				20,400

Public Improvements

Electric

Gas

Curb

Street Lights

Standard Utilities

Underground Utils.



Topography of Site

Level

X Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

X SEASONAL RD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,200	11,400	21,600			12,471C
2023	3,100	12,600	15,700			11,878C
2022	4,800	9,900	14,700			11,313C
2021	3,800	8,300	12,100			10,952C

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

Desc. of Bldg/Section:
 Calculator Occupancy: Sheds - Material Storage, 4 Wall

Class: D,Pole
 Floor Area: 1,200
 Gross Bldg Area: 1,200
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght : 12

Depr. Table : 2%
 Effective Age : 14
 Physical %Good: 75
 Func. %Good : 100
 Economic %Good: 100

2007 Year Built
 Remodeled

Overall Bldg
 Height

Comments:

Construction Cost

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

** ** Calculator Cost Data ** **
 Quality: Average
 Heat#1: Electric, Cable or Baseboard 0%
 Heat#2: Electric, Cable or Baseboard 0%
 Ave. SqFt/Story: 1200
 Ave. Perimeter: 140
 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: 12 Perimeter: 140

Base Rate for Upper Floors = 29.89

Adjusted Square Foot Cost for Upper Floors = 29.89

Total Floor Area: 1,200 Base Cost New of Upper Floors = 35,868

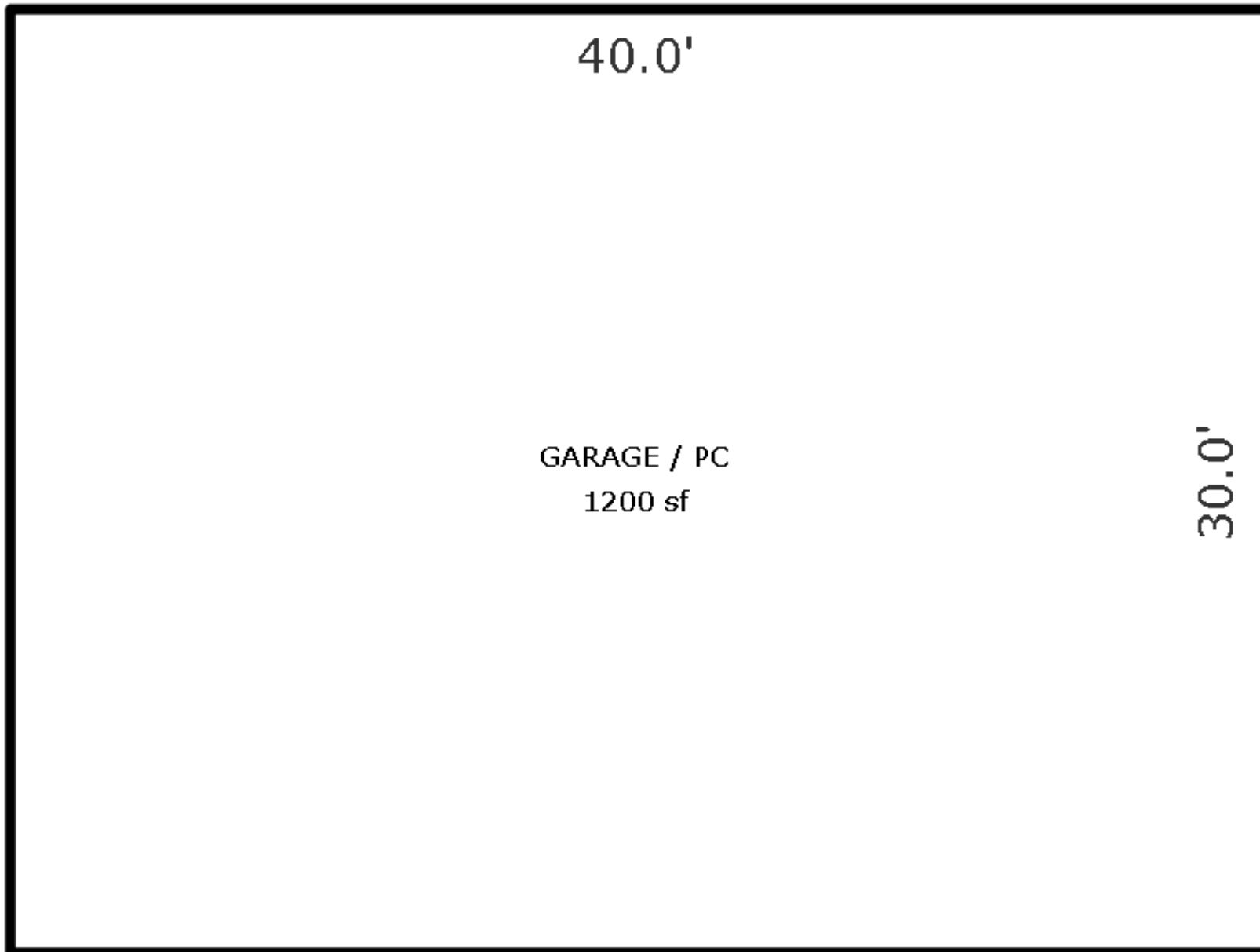
Reproduction/Replacement Cost = 35,868
 Total Depreciated Cost = 26,901

Eff. Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 22,866
 Replacement Cost/Floor Area= 29.89 Est. TCV/Floor Area= 19.05

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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON DAN & MAE	WATERGATE PROPERTIES LLC	75,000	05/09/2023	WD	03-ARM'S LENGTH	2023-01311	DEED	100.0
ANDERSON DAN & MAE	ANDERSON DAN & MAE	0	12/05/2017	QC	09-FAMILY	2017-03897	PROPERTY TRANSFER	0.0
QUIST JERRY & LAY LYNN PR	FOUR D'S OF MISSAUKEE LLC	99	11/10/2005	QC	21-NOT USED/OTHER	05-0/4496	DEED	0.0
FOUR D'S OF MISSAUKEE LLC	ANDERSON DAN & MAE (H/W)	70,000	11/10/2005	WD	32-SPLIT VACANT	05-0/4498	DEED	100.0

Property Address: W WATERGATE RD
 Class: COMMERCIAL-VACANT Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 75,000 Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 Owner's Name/Address: WATERGATE PROPERTIES LLC
 11600 W BURNS RD
 MANTON MI 49663

MAP #: 2024 Est TCV 75,000
 Improved X Vacant Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES

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

Tax Description: SEC 32 T22N R8W BEG S 0D 30' 13"E 1061.2 FT, N 67D 43' 28"E 120.27 FT, N 68D 31' 38"E 479.6 FT FROM W 1/4 COR TH N 70D 40' 10"E 799.93 FT, S 0D 29' 11"E 400 FT, S 69D 40' 51"W 804.65 FT, N 0D 30' 13" W 414.63 FT TO POB. --7.5 A-- SPLIT ON 12/10/2005 FROM 009-032-011-00;

Comments/Influences: Split/Comb. on 12/10/2005 completed 12/10/2005 RAY ; Parent Parcel(s): 009-032-011-00; Child Parcel(s): 009-032-011-95;

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

Lake Township Planning Dept File # Parcel 009-032-011-95



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	37,500	0	37,500			37,500S
2023	10,700	0	10,700			10,700S
2022	10,700	0	10,700			10,700S
2021	12,500	0	12,500			12,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILLWELL ROBERT W	STILLWELL BOBBIE J & WONS	0	02/01/2011	WD	09-FAMILY	2011-370WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10766 W CADILLAC RD	School: MCBAIN RURAL AGR	SCHOOL DIST	RELOCATE HOME	11/22/2013	2013-0585	100%

Owner's Name/Address	MAP #:
STILLWELL BOBBIE J & WONSEY STEFAN 10766 W CADILLAC ROAD CADILLAC MI 49601	2024 Est TCV 99,138 TCV/TFA: 80.34

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

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value		
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10 A.		Dirt Road					
Comments/Influences		Gravel Road					
	X	Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	23.51	310 0	0		
		Sewer					
	X	Electric					
		Gas	1,000.00	1 95	950		
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					
		Total Estimated Land Improvements True Cash Value = 950					



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

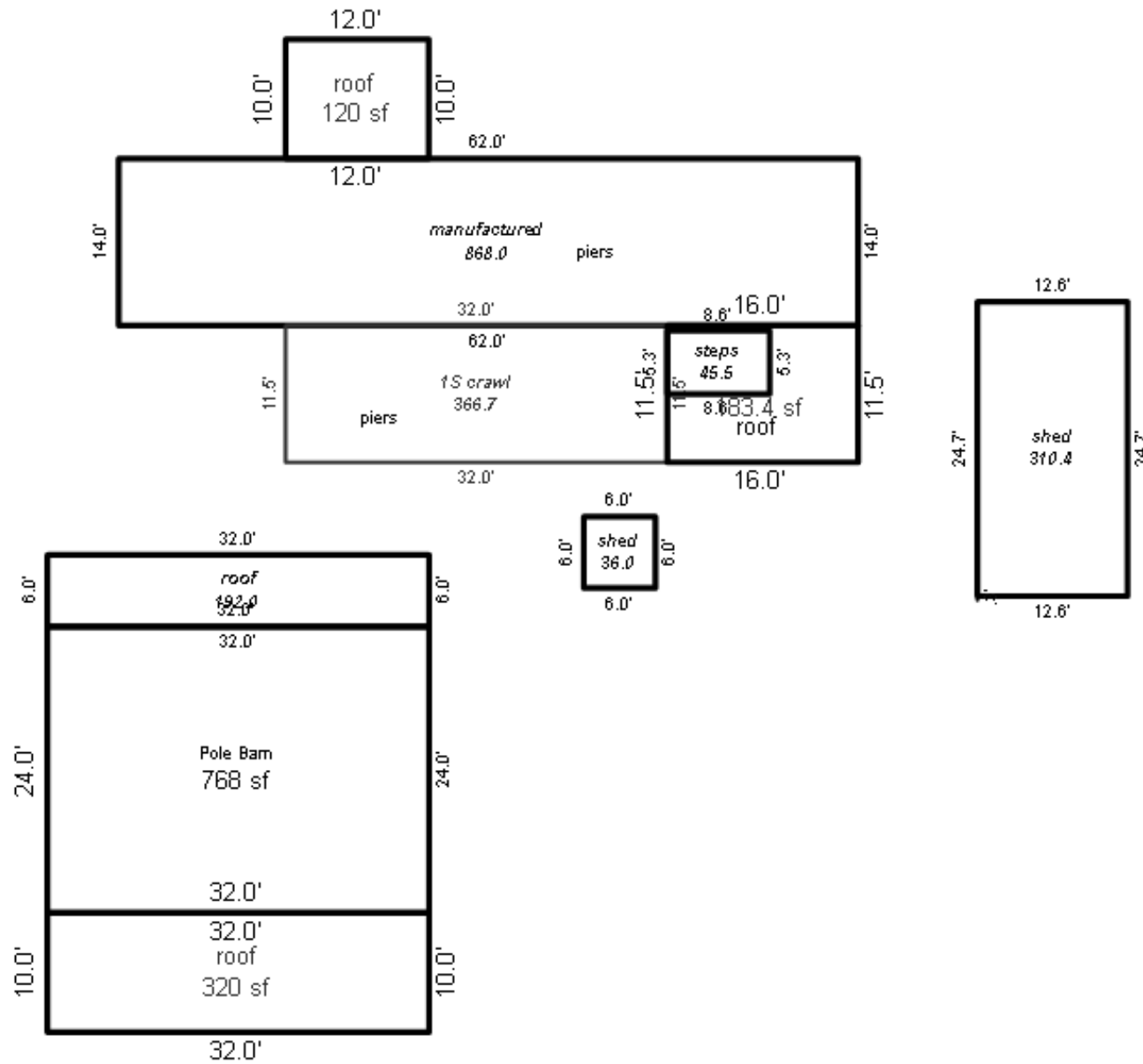
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	15,000	34,600	49,600			23,974C
2023	14,000	37,700	51,700			22,833C
2022	10,000	31,100	41,100			21,746C
2021	10,000	28,400	38,400			21,052C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story 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 203 Roof Cover Onl 45 Treated Wood 192 Roof Cover Onl 320 Roof Cover Onl	Year Built: 1987 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump					1						
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration											
Yr Built 1987	Remodeled 2013	Ex	X	Ord	Min	Size of Closets									
Condition: Poor		Lg	X	Ord	Small	Central Air Wood Furnace									
Room List		Doors	Solid	X	H.C.	(5) Floors									
Basement	1st Floor	(6) Ceilings			(12) Electric										
2nd Floor	3 Bedrooms	Kitchen: Other: Other:			0 Amps Service										
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets										
X	Wood/Shingle Aluminum/Vinyl Brick	X	Ex.	Ord.	Min	Many									
Insulation		(7) Excavation			Average Fixture(s)										
(2) Windows		Basement: 0 S.F. Crawl: 366 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										
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			1								
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2										
(3) Roof		(9) Basement Finish			(13) Plumbing										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1									
X	Asphalt Shingle	(10) Floor Support			1										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic										
		(14) Water/Sewer			Lump Sum Items:										
		Public Water Public Sewer Water Well			1										
		1			1000 Gal Septic 2000 Gal Septic										
					Notes:										
					ECF (416 RURAL METES & BOUNDS) 0.800 => TC										
					V: 68,188										

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL HOME LOAN MORTGAG	FEISTER MATTHEW J	94,000	09/10/2013	WD	11-FROM LENDING INSTITUT	2013-03142 WD	PROPERTY TRANSFER	100.0
TRIPP ANITA J & JOHN A	FEDERAL HOME LOAN MORTGAG	133,212	01/06/2012	SD	10-FORECLOSURE	2012-0084	PROPERTY TRANSFER	100.0
EICHHORN ANITA J	TRIPP ANITA J & JOHN A	0	02/28/2005	QC	21-NOT USED/OTHER	05-0/858	DEED	0.0
		15,500	11/01/1995	WD	33-TO BE DETERMINED	299:854	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10656 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	05/23/2019	2019-0203	100%
	P.R.E. 100% 09/24/2013		Addition	12/31/2004	2004-9999	Complete

Owner's Name/Address	MAP #:
FEISTER MATTHEW J 10656 W CADILAC RD CADILLAC MI 49601	2024 Est TCV 239,662 TCV/TFA: 144.03

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

Tax Description	X	Land Improvement Cost Estimates	Rate	Size	% Good	Cash Value
SEC 32 T22N R8W E 1/2 OF W 1/2 OF SE 1/4 OF SW 1/4. 10A.	X	Water	24.00	144	50	1,728
Comments/Influences	X	Wood Frame	Total Estimated Land Improvements True Cash Value =			1,728

LOC ALLOWANCE DUE TO PROXIMITY TO STANHOPE COMM'L	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
	X						

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



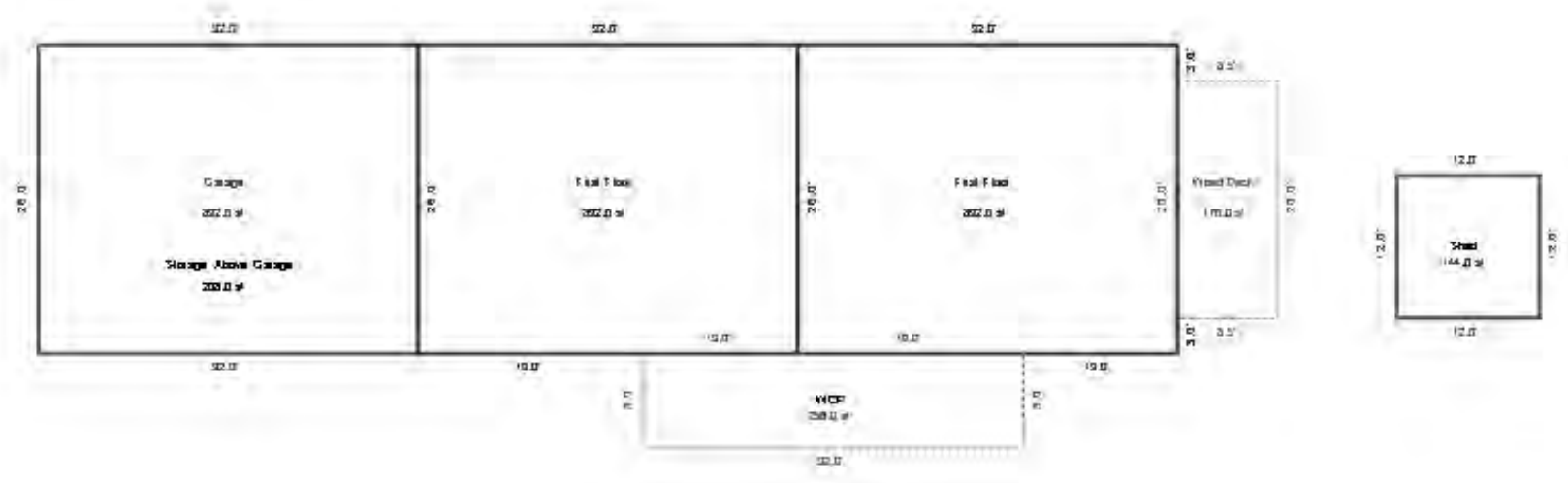
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 10/15/2019	INSPECTED		2024	15,000	104,800	119,800			81,041C
TPC 12/27/2017	INSPECTED		2023	14,000	101,600	115,600			77,182C
TPC 10/29/2013	INSPECTED		2022	10,000	93,400	103,400			73,507C
			2021	10,000	85,300	95,300			71,159C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256 170	Type WCP (1 Story) Treated Wood	Year Built: 2020 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: 832 % Good: 0 Storage Area: 208 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 15 Floor Area: 1,664 Total Base New : 263,045 Total Depr Cost: 223,585 Estimated T.C.V: 207,934			E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1664 SF Floor Area = 1664 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls CD		Blt 1996	
Yr Built 1996 202	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Building Areas			Total:		202,383	172,024	
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost			1		2,160	1,836
Room List		Doors	Solid	X	H.C.	(13) Plumbing			1+ Story Siding Basement 832			1		2,160	1,836	
	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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 832			1		2,160	1,836
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments			1		2,160	1,836
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Many			X	Ave.	Few	Basement, Outside Entrance, Below Grade			1		2,160	1,836
(2) Windows		(7) Excavation		Basement: 832 S.F. Crawl: 832 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing			1		2,160	1,836
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Lump Sum Items:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1		2,160	1,836
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Water/Sewer			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		2,160	1,836
(3) Roof		(10) Floor Support		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			1		2,160	1,836
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing			1		2,160	1,836	
X	Asphalt Shingle	Chimney: Metal		Garages			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1		2,160	1,836
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Garages			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1		2,160	1,836
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Garages			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1		2,160	1,836

*** 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.
STANHOPE ROBERT G & KRIST	SZEGDA LLC	160,000	09/30/2019	WD	03-ARM'S LENGTH	2019-03058	PROPERTY TRANSFER	100.0

Property Address	Class: INDUSTRIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10640 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SZEGDA LLC 10640 W CADILLAC RD CADILLAC MI 49601	2024 Est TCV 384,626 TCV/TFA: 24.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 32 T22N R8W W 1/2 OF E 1/2 OF SE 1/4 OF SW 1/4. 10 A.	X		Residentia 8 - 17 @\$3000	9.97 Acres	3000 100	29,910
Comments/Influences			9.97 Total Acres Total Est. Land Value =			29,910

BLDG OWNER, SEE ADVANCED RUBBER	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
	X	Paved Road			
		Storm Sewer			
	X	Sidewalk			
		Water	10.70	490 50	2,621
	X	Sewer	3.76	7700 50	14,476
		Electric	Total Estimated Land Improvements True Cash Value =			17,097
		Gas			
		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Rolling							
	X	Low	2024	15,000	177,300	192,300			157,734C
		High	2023	14,000	174,300	188,300			150,223C
		Landscaped	2022	15,000	141,700	156,700			143,070C
	X	Swamp	2021	17,400	121,100	138,500			138,500S
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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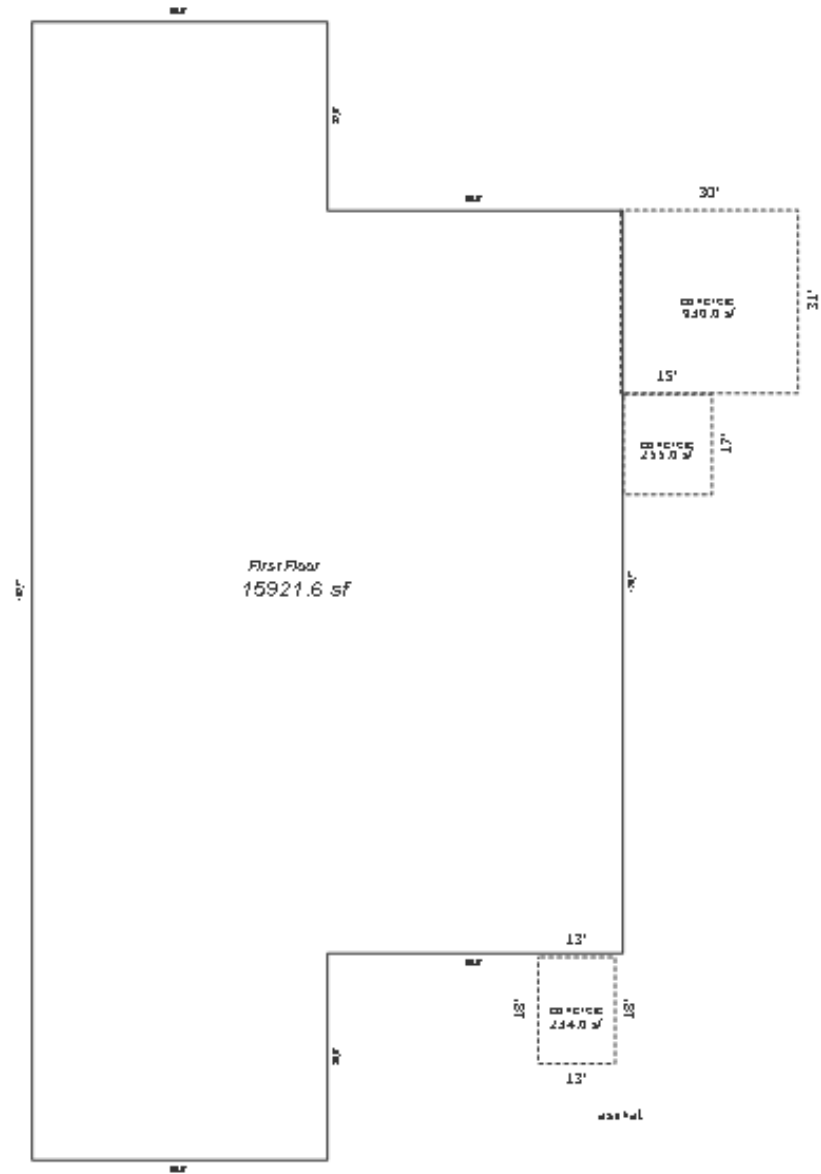
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	05/13/2019	INSPECTED	2023	14,000	174,300	188,300			150,223C
JWV	08/06/2018	INSPECTED	2022	15,000	141,700	156,700			143,070C
TPC	12/27/2017	INSPECTED	2021	17,400	121,100	138,500			138,500S

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

Desc. of Bldg/Section: CAL 94 Calculator Occupancy: Industrial - Light Manufacturing		<<<<< Calculator Cost Computations >>>>>					
Class: S		Construction Cost		Class: S Quality: Average		Stories: 1 Story Height: 12 Perimeter: 597	
Floor Area: 15,750 Gross Bldg Area: 15,750 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 56.16
Depr. Table : 2% Effective Age : 35 Physical %Good: 49 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **		Quality: Average		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.60 100%	
1965 Year Built 1994 Remodeled		Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Package Heating & Cooling 0%		Ave. SqFt/Story: 15750 Ave. Perimeter: 597 Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 60.76	
Overall Bldg Height		*** Basement Info ***		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 15,750 Base Cost New of Upper Floors = 956,970	
Comments: SEVERAL ADD'NS		* Mezzanine Info *		Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 956,970 Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/100/100/49.0 Total Depreciated Cost = 468,915	
* Sprinkler Info *		Area: Type: Average		ECF (301 - INDUSTRIAL) 0.720 => TCV of Bldg: 1 = 337,619 Replacement Cost/Floor Area= 60.76 Est. TCV/Floor Area= 21.44			

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

*** 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: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Commercial	03/31/2015	2015-0062	100%

Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2024 Est TCV 13,771,714 TCV/TFA: 359.9

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
. SEC 32 T22N R8W S 3/4 OF N 1/2 OF SE 1/4. 59.59 A. 2004 SURVEY IN ASSESSOR'S FILE.	X		<p>Public Improvements</p> <p>* 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>COMMERCIAL 80A M/L</td> <td>3500</td> <td>59.59</td> <td>Acres</td> <td>3500</td> <td>100</td> <td></td> <td></td> <td>208,565</td> </tr> <tr> <td colspan="8">59.59 Total Acres</td> <td>Total Est. Land Value = 208,565</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	COMMERCIAL 80A M/L	3500	59.59	Acres	3500	100			208,565	59.59 Total Acres								Total Est. Land Value = 208,565
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
COMMERCIAL 80A M/L	3500	59.59	Acres	3500	100			208,565																						
59.59 Total Acres								Total Est. Land Value = 208,565																						

Comments/Influences	X	Land Improvement Cost Estimates																				
Dirt Road	X	<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>Commercial Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PAVING</td> <td>0.40</td> <td>112000</td> <td>88 100</td> <td>39,424</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>39,424</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Commercial Local Cost Land Improvements					PAVING	0.40	112000	88 100	39,424	Total Estimated Land Improvements True Cash Value =				39,424
Description	Rate		Size	% Good	Cash Value																	
Commercial Local Cost Land Improvements																						
PAVING	0.40		112000	88 100	39,424																	
Total Estimated Land Improvements True Cash Value =				39,424																		
Gravel Road																						
Paved Road																						
Storm Sewer																						
Sidewalk																						
Water																						
Sewer																						
Electric	X																					
Gas																						
Curb																						
Street Lights																						
Standard Utilities																						
Underground Utils.																						



Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	104,300	6,781,600	6,885,900			5,398,423C
Rolling		2023	89,400	5,691,800	5,781,200			5,141,356C
Low		2022	59,600	5,336,400	5,396,000			4,896,530C
High		2021	68,500	5,153,900	5,222,400			4,740,107C
Landscaped								
Swamp								
Wooded	X							
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
Who	When	What						
TPC 04/30/2021	INSPECTED							
TPC 12/27/2017	INSPECTED							
TPC 04/01/2016	INSPECTED							

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

Desc. of Bldg/Section:
 Calculator Occupancy: Office Buildings

Class: C
 Floor Area: 38,257
 Gross Bldg Area: 38,257
 Stories Above Grd: 1
 Average Sty Hght : 10
 Bsmnt Wall Hght

Depr. Table : 1.75%
 Effective Age : 8
 Physical %Good: 87
 Func. %Good : 100
 Economic %Good: 100

2015	Year Built Remodeled
32	Overall Bldg Height

Comments:
 BLDG, HEAT, PARKING LOT
 TOTAL \$9,121,617
 WOLVERINE POWER
 COOPERATIVE - NEW
 HEADQUARTERS BUILDING
 VALUES
 AS OF 11-30-16

Construction Cost					
High	Above Ave.	Ave.	X	Low	
**	**	Calculator Cost Data		**	**
Quality: Excellent					
Heat#1: Zoned A.C. Warm & Cooled Air			100		
Heat#2: Forced Air Furnace			0%		
Ave. SqFt/Story: 40150					
Ave. Perimeter: 1514					
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: 38257					
Type: Excellent					

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

Class: C Quality: Excellent
 Stories: 1 Story Height: 10 Perimeter: 1514
 Overall Building Height: 32

Base Rate for Upper Floors = 247.22

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 38.50 100%
 Adjusted Square Foot Cost for Upper Floors = 285.72

Total Floor Area: 38,257 Base Cost New of Upper Floors = 10,930,790

38,257 Sq.Ft. of Sprinklers @ 6.95, Cost New = 265,886

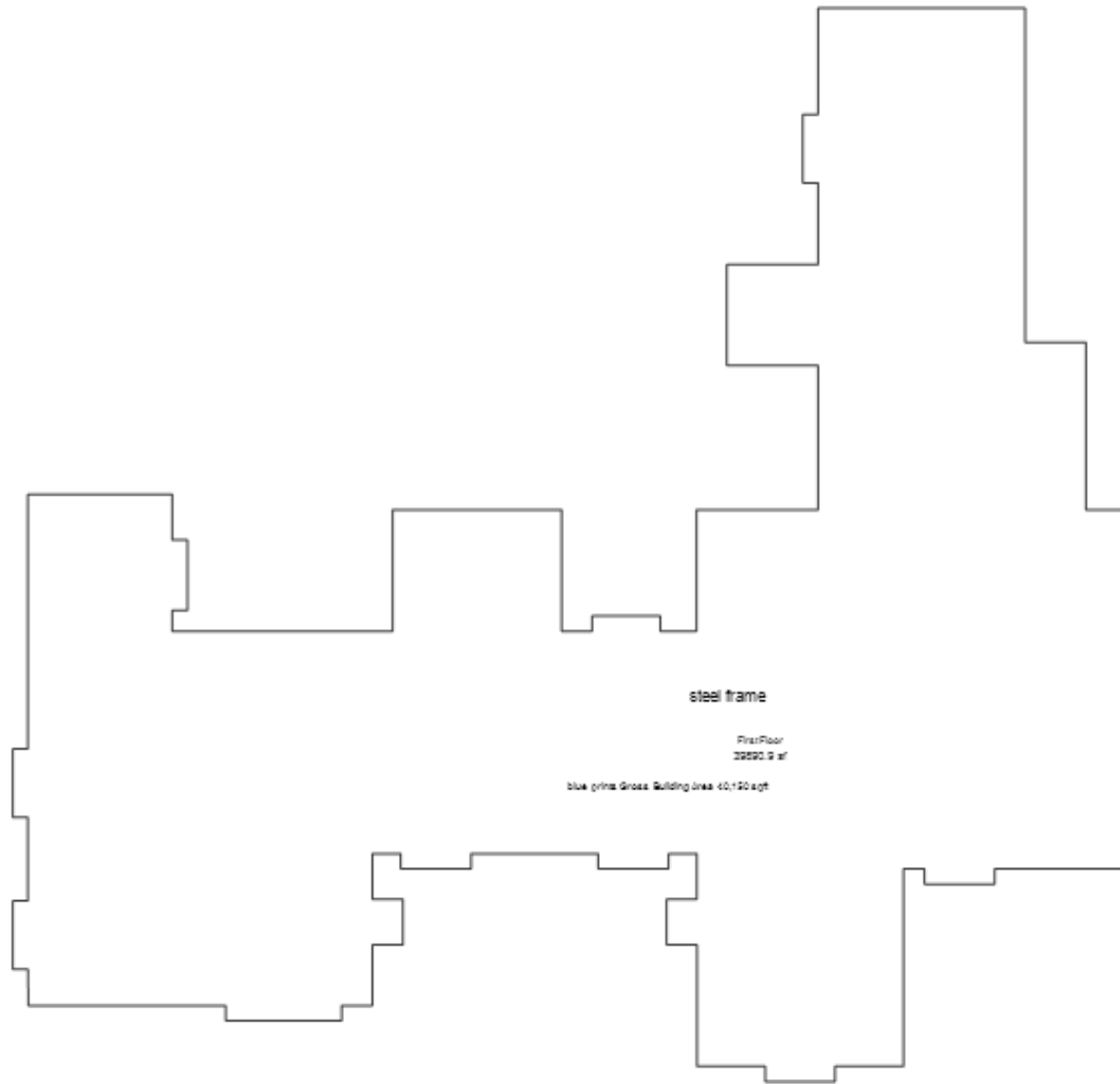
Reproduction/Replacement Cost = 11,196,676
 Eff.Age:8 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 87 /100/100/100/87.0
 Total Depreciated Cost = 9,741,108

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/SUBDC/LIGAP/PUBU/STRLUWA	4067.14	4	1.00	100	16,269

ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 13,523,725
 Replacement Cost/Floor Area= 293.10 Est. TCV/Floor Area= 353.50

(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 Unfinished Typical	
(3) Frame:	Total Fixtures	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Thickness
(4) Floor Structure:	(9) Sprinklers:	Incandescent Fluorescent Mercury Sodium Vapor Transformer	Bsmnt Insul.
(5) Floor Cover:	(10) Heating and Cooling:	(13) Roof Structure: Slope=0	
(6) Ceiling:	Gas Oil	(14) Roof Cover:	
	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: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
10125 W WATERGATE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	Demolition/Removal	07/14/2016	2016-0299	100%
Owner's Name/Address	P.R.E. 0%		Commercial	11/17/2006	20060457	Complete
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 158,808 TCV/TFA: 66.17					

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 32 T22N R8W THE E'LY 1572.53 FT OF N 1/4 OF N 1/2 OF SE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF, ALSO THAT PART OF S 1/2 OF NE 1/4 LYING S OF HWY M-55 EXC E'LY 578.61 FT THOF. 9.04A.	X		Dirt Road							
	X		Gravel Road							
Comments/Influences	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 *							
			COMMERCIAL 10A M/L 10000	9.04 Acres	10000	100				90,400
			9.04 Total Acres Total Est. Land Value =							90,400

Topography of Site

Level

X Rolling

Low

High

X Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	45,200	34,200	79,400			63,393C
2023	13,600	47,200	60,800			60,375C
2022	13,600	43,900	57,500			57,500S
2021	15,800	41,000	56,800			56,800S

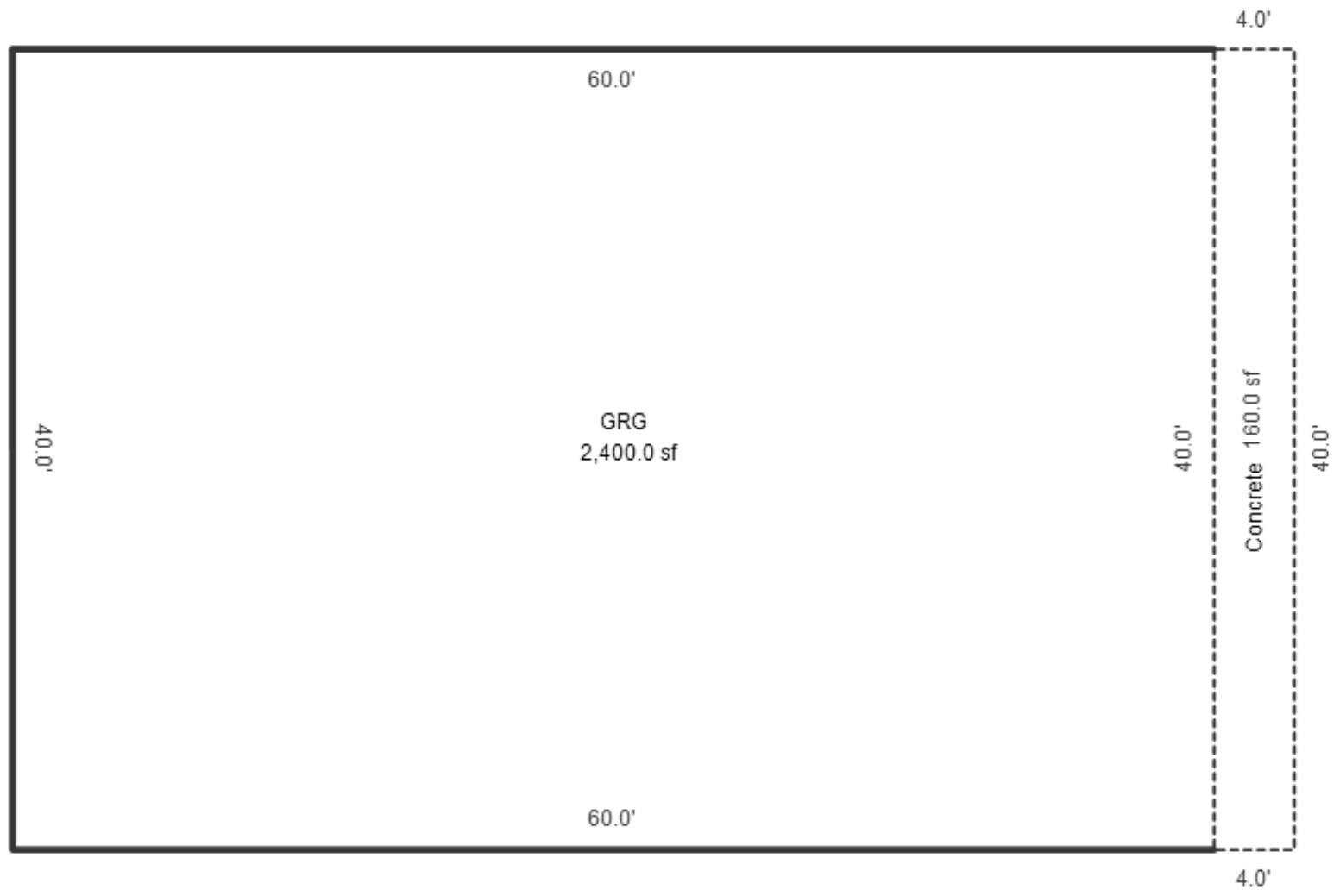
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Calculator Cost Computations >>>>>	
Class: D		Class: D Quality: Average	
Floor Area: 2,400		Stories: 1 Story Height: 10 Perimeter: 200	
Gross Bldg Area: 2,400		Base Rate for Upper Floors = 29.31	
Stories Above Grd: 1		Adjusted Square Foot Cost for Upper Floors = 29.31	
Average Sty Hght : 10		Total Floor Area: 2,400 Base Cost New of Upper Floors = 70,344	
Bsmnt Wall Hght		Reproduction/Replacement Cost = 70,344	
Depr. Table : 4%		Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0	
Effective Age : 20		Total Depreciated Cost = 30,951	
Physical %Good: 44		Unit in Place Items	
Func. %Good : 100		/CI16/YARI/PAV/495A 7.54 160 1.00 65 784	
Economic %Good: 100		/CI16/SUBDC/RESSI/STRI/PAVACSA 2.90 16000 1.00 70 32,480	
Year Built		/CI16/YARI/OUTL/2AVG/POLS 124.61 80 1.00 90 8,972	
Remodeled		/CI16/YARI/OUTL/2AVG/FLO3 2025.84 4 1.00 90 7,293	
Overall Bldg Height		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 68,408	
Comments:		Replacement Cost/Floor Area= 56.68 Est. TCV/Floor Area= 28.50	

(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-Metalic		
		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:		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: S LACHANCE RD
 Class: COMMERCIAL-VACANT Zoning: Building Permit(s): Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 Owner's Name/Address: WOLVERINE POWER SUPPLY COOPERATIVE
 10125 W WATERGATE RD
 CADILLAC MI 49601
 MAP #: 2024 Est TCV 17,094

Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
 Improved X Vacant * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 COMMERCIAL 20A M/L 3900 4.38 Acres 3900 100 17,094
 4.38 Total Acres Total Est. Land Value = 17,094

Tax Description: . SEC 32 T22N R8W THE E 578.61 FT OF N 1/4 OF N 1/2 OF SE 1/4. 4.3834A.
 Comments/Influences:

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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,500	0	8,500			6,930C
2023	6,600	0	6,600			6,600S
2022	6,600	0	6,600			6,600S
2021	7,700	0	7,700			7,700S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOORHEES BETTY J	WOLVERINE POWER SUPPLY CO	182,900	07/03/2017	WD	03-ARM'S LENGTH	2017-02136	PROPERTY TRANSFER	100.0
DUMOND WANDA LEE	VOORHEES BETTY J	100	06/05/2017	QC	09-FAMILY	2017-02135	DEED	100.0
VOORHEES JAMES F	VOORHEES BETTY J	0	07/16/2013	AFF	07-DEATH CERTIFICATE	2017-00875	DEED	0.0

Property Address	Class: COMMERCIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status
10435 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Demolition/Removal	10/05/2018	2018-0536	100%

Owner's Name/Address	MAP #:
WOLVERINE POWER SUPPLY COOPERATIVE 10125 W WATERGATE RD CADILLAC MI 49601	2024 Est TCV 55,370

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
COMMERCIAL 10A M/L	10000		5.54 Acres		10000	100		55,370
5.54 Total Acres Total Est. Land Value =								55,370

Tax Description	Improvements	Description	Rate	Size	% Good	Cash Value
. SEC 32 T22N R8W N 1/4 OF N 1/2 OF SE 1/4 EXC E'LY 1572.53 FT THOF & EXC HWY M-55. 5.5366A. 2017-02136 NOW KNOWN AS NOW KNOWN AS: PART OF THE NORTH 1/4. OF THE NORTH 1/2: OF THE SOUTHEAST 1/4, SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N00DEG15'24"E, ALONG THE NORTH-SOUTH 1/4.LINE, 2566.52 FEET TO THE NORTH RIGHT-OF WAY LINE OF M-55; THENCE CONTINUING ALONG SAID 1/4 LINE, TO THE EAST-WEST 00"E, ALONG SAID THE NORTH 5; THENCE 297.56 -WAY ON A CURVE 63.73 FEET, LONG 8"W, 297.56 FEET) G. N ON FILE***	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	0	0
D/W/P: Asphalt Paving	3.10	2000	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
Level							
X Rolling							
X Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	27,700	19,400	13,800	15,800
JWV	11/19/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address	Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
M 55	School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 0				
Owner's Name/Address	MICH STATE HWY COMM		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
Taxpayer's Name/Address	MICH STATE HWY COMM		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason		Value		
Tax Description	. SEC 32 T22N R8W THAT PART OF SEC LYING 75 FT EITHER SIDE OF BEG N 30' 13" W 1653.45 FT OF SW COR TH N 67 DEG 43' 28" E 90.32 FT TH ON A 17188.73 FT RADIUS RH CURVE 2673.5 FT CHORD BEARING N 72 DEG 10' 49" E 2670.81 FT TH CONTINUING SAME CURVATURE TO E SEC LINE ALSO THOSE PARTS BETWEEN ABOVE DESC AND BEG N 23' 44" W 460 FT OF E 1/4 POST TH S 52 DEG 36' 4" W 233.18 FT TH S 84 DEG 48'8"W 33.5 FT & BEG N 23'44"W 60 FT OF E 1/4 POST, TH N 60 DEG 6'11"W 216.12 FT, TH S 84 DEG 48'8"W 20.5 FT, ALSO THAT PART OF SE 1/4 N OF ABOVE DESC 19.44A.		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Residentia 18 -29 @\$3000 19.44 Acres 3000 100		19.44 Total Acres Total Est. Land Value =		58,320 58,320		
Comments/Influences	Topography of Site		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who When What		TPC 12/27/2017 INSPECTED		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
					2022	0	0	0			0
					2021	0	0	0			0

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
10432 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 07/24/2001										
MOOMEY JOSEPH A 10432 W CADILLAC ROAD CADILLAC MI 49601		MAP #:		2024 Est TCV 114,315 TCV/TFA: 51.87								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 32 T22N R8W E 3/4 OF SW 1/4 OF SE 1/4 EXC BEG 250 FTW OF SE COR THEREOF TH W 418 FT N 418 FT E 418 FT S 418 FT TO POB. 25.9889 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		Residentia 18 -29 @\$3000	25.56	Acres	3000	100				76,677
		Paved Road		Residentia ROW @ ZERO	0.19	Acres	0	100				0
		Storm Sewer		Residentia 8000/A	0.24	Acres	8000	100				1,936
		Sidewalk		25.99 Total Acres		Total Est. Land Value =						78,613
		Water		Land Improvement Cost Estimates								
		Sewer		Description	Rate	Size	% Good	Cash Value				
		Electric		D/W/P: 4in Ren. Conc.	6.61	900	0	0				
		Gas		Residential Local Cost Land Improvements								
		Curb		Description	Rate	Size	% Good	Cash Value				
		Street Lights		LAND IMPROVE 1000	1,000.00	1	94	940				
		Standard Utilities		Total Estimated Land Improvements True Cash Value =								940
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Low		2024	39,300	17,900	57,200			31,069C		
		High		2023	34,200	18,800	53,000			29,590C		
		Landscaped		2022	26,500	15,700	42,200			28,181C		
		Swamp		2021	24,000	14,400	38,400			27,281C		
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC 12/27/2017	INSPECTED									
		TPC 08/26/2011	INSPECTED									

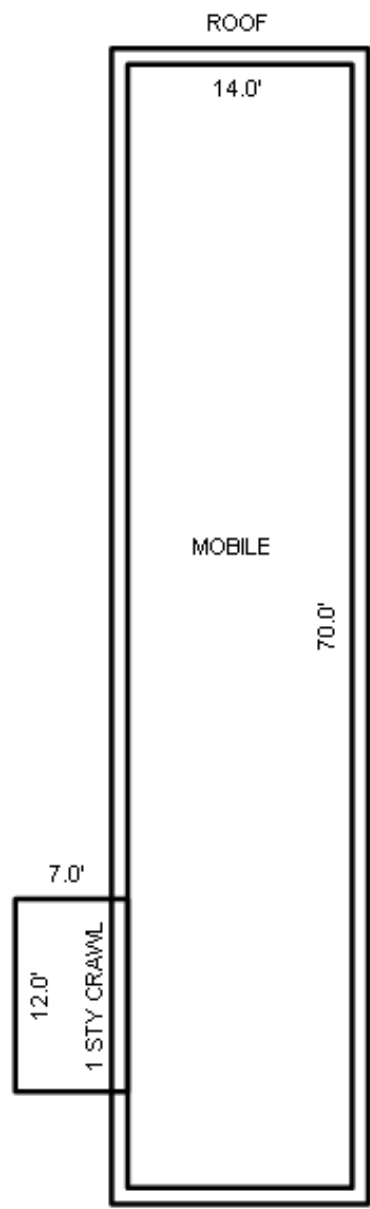


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 1152	Type Roof Cover Onl	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Low Effec. Age: 40 Floor Area: Total Base New : 77,191 Total Depr Cost: 27,539 Estimated T.C.V: 22,031			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 1973	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1064 SF Floor Area = 1064 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
Condition: Average		Size of Closets		0 Amps Service			Building Areas			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Main Home Ribbed Comp.Shingle 980 84						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Addition Siding Crawl 168 1,813 635						
(1) Exterior		Kitchen: Other: Other:		0			3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Skirting, Metal or Vinyl, Vertical						
(2) Windows		Other:		X Ex. Ord. Min			Softener, Auto			Plumbing						
	Insulation	(7) Excavation		Many X Ave. Few			Softener, Manual			Average Fixture(s)						
X	Many Avg. X Avg. Few Large Avg. Small	Basement: 0 S.F. Crawl: 84 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing			Solar Water Heat			Water/Sewer						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s)			No Plumbing			1000 Gal Septic						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath			Extra Toilet			Water Well, 50 Feet						
X	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish		2 Fixture Bath			Extra Sink			Built-Ins						
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		2 2 Fixture Bath			Separate Shower			Appliance Allow.						
Chimney: Metal		(10) Floor Support		3 Softener, Auto			Ceramic Tile Floor			Deck						
		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic			Ceramic Tile Wains			w/Roof (Roof portion)						
				1 2000 Gal Septic			Ceramic Tub Alcove			Unit-in-Place Cost Items						
				Lump Sum Items:			Vent Fan			OUT BLDG						
										Notes: 1973 RICHARDSON MH						
										ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:						
										Totals:						
										77,191						
										1,410						
										1,015					*	
										27,539						

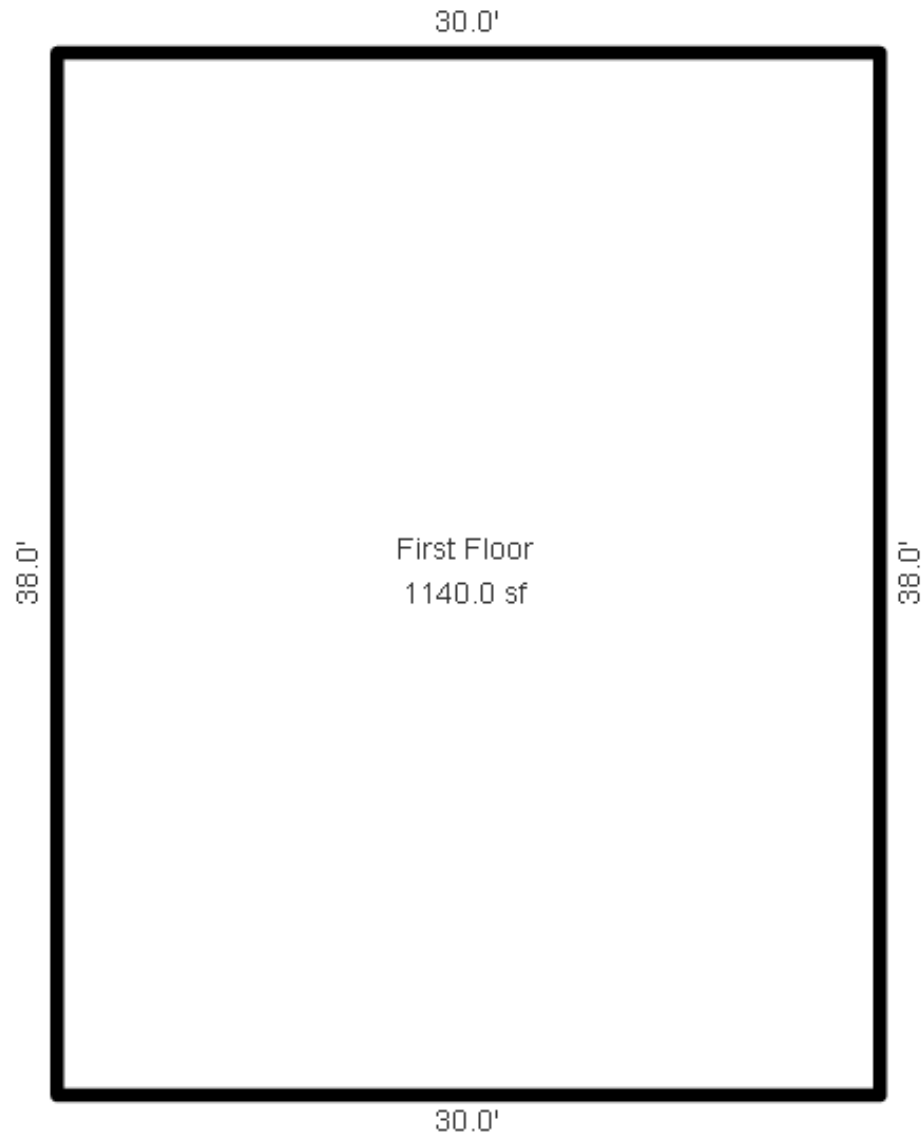
*** Information herein deemed reliable but not guaranteed***



Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Repair Shed		<<<<< Calculator Cost Computations >>>>> Class: C Quality: Low Cost Stories: 1 Story Height: 14 Perimeter: 136					
Class: C Floor Area: 1,140 Gross Bldg Area: 1,140 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght	Construction Cost		Base Rate for Upper Floors = 34.31 Adjusted Square Foot Cost for Upper Floors = 34.31 Total Floor Area: 1,140 Base Cost New of Upper Floors = 39,113 Reproduction/Replacement Cost = 39,113 Eff. Age: 45 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 13,690 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,731 Replacement Cost/Floor Area= 34.31 Est. TCV/Floor Area= 11.17				
	<table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1140 Ave. Perimeter: 136 Has Elevators:	High		Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low			
Depr. Table : 4% Effective Age : 45 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100	Year Built Remodeled						
Overall Bldg Height							
Comments:							

(1) Excavation/Site Prep:	(7) Interior:	(11) Electric and Lighting:	(39) Miscellaneous:																						
(2) Foundation:	(8) Plumbing:	Outlets:	(40) Exterior Wall:																						
<table border="1"> <tr> <td>X</td> <td>Poured Conc</td> <td>Brick/Stone</td> <td>Block</td> </tr> </table>	X	Poured Conc		Brick/Stone	Block	<table border="1"> <tr> <td>Many Above Ave.</td> <td>Average Typical</td> <td>Few None</td> </tr> </table>	Many Above Ave.	Average Typical	Few None	<table border="1"> <tr> <td>Few Average Many Unfinished Typical</td> <td>Few Average Many Unfinished Typical</td> </tr> </table>	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical													
X	Poured Conc	Brick/Stone	Block																						
Many Above Ave.	Average Typical	Few None																							
Few Average Many Unfinished Typical	Few Average Many Unfinished Typical																								
(3) Frame:	<table border="1"> <tr> <td>Total Fixtures</td> <td>Urinals</td> </tr> <tr> <td>3-Piece Baths</td> <td>Wash Bowls</td> </tr> <tr> <td>2-Piece Baths</td> <td>Water Heaters</td> </tr> <tr> <td>Shower Stalls</td> <td>Wash Fountains</td> </tr> <tr> <td>Toilets</td> <td>Water Softeners</td> </tr> </table>	Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Shower Stalls	Wash Fountains	Toilets	Water Softeners	<table border="1"> <tr> <td>Flex Conduit</td> <td>Incandescent</td> </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>	Flex Conduit	Incandescent	Rigid Conduit	Fluorescent	Armored Cable	Mercury	Non-Metalic	Sodium Vapor	Bus Duct	Transformer	<table border="1"> <tr> <td>Thickness</td> <td>Bsmnt Insul.</td> </tr> </table>	Thickness	Bsmnt Insul.
Total Fixtures	Urinals																								
3-Piece Baths	Wash Bowls																								
2-Piece Baths	Water Heaters																								
Shower Stalls	Wash Fountains																								
Toilets	Water Softeners																								
Flex Conduit	Incandescent																								
Rigid Conduit	Fluorescent																								
Armored Cable	Mercury																								
Non-Metalic	Sodium Vapor																								
Bus Duct	Transformer																								
Thickness	Bsmnt Insul.																								
(4) Floor Structure:	(9) Sprinklers:	(13) Roof Structure: Slope=0																							
(5) Floor Cover:	(10) Heating and Cooling:	(14) Roof Cover:																							
(6) Ceiling:	<table border="1"> <tr> <td>Gas Oil</td> <td>Coal Stoker</td> <td>Hand Fired Boiler</td> </tr> </table>	Gas Oil	Coal Stoker	Hand Fired Boiler																					
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.			
HITE MARIE HITE	PEAK RUSSEL L	0	10/07/2017	CD	07-DEATH CERTIFICATE	2020-02138	PROPERTY TRANSFER	0.0			
HITE JACK T	HITE MARIE E & PEAK RUSSE	0	04/26/2015	AFF	09-FAMILY	2015-02537	DEED	0.0			
CHEMICAL BANK	HITE JACK T & MARIE E H&W	80,000	11/05/2012	WD	11-FROM LENDING INSTITUT	2012-03947	PROPERTY TRANSFER	100.0			
BLANCO VICTOR	CHEMICAL BANK	133,164	12/03/2010	SD	10-FORECLOSURE	2010-05360SD	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
10380 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST									
Owner's Name/Address		P.R.E. 40% 12/07/2017									
PEAK RUSSEL L 10380 W CADILLAC RD APT E CADILLAC MI 49601		MAP #:									
		2024 Est TCV 339,129 TCV/TFA: 106.21									
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	209.00	418.00	0.9891 1.0111	90 100		18,810	
				209 Actual Front Feet, 2.01 Total Acres						Total Est. Land Value =	18,810
				Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				Fencing: Wd, Split, 6 ft.	28.56	90	0	0			
				D/W/P: Asphalt Paving	2.89	690	0	0			
				D/W/P: Crushed Rock	2.19	690	0	0			
				Residential Local Cost Land Improvements							
				Description	Rate	Size	% Good	Cash Value			
				LAND IMPROVE 2500	2,500.00	1	94	2,350			
				Total Estimated Land Improvements True Cash Value =						2,350	
		Topography of Site									
		X Level	Rolling								
			Low								
			High								
			Landscaped								
			Swamp								
			Wooded								
			Pond								
			Waterfront								
			Ravine								
			Wetland								
			Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	9,400	160,200	169,600		92,463C	
		TPC 12/27/2017	INSPECTED		2023	7,300	155,300	162,600		88,060C	
		TPC 06/02/2016	INSPECTED		2022	5,200	142,900	148,100		83,867C	
		TPC 08/26/2011	INSPECTED		2021	4,200	130,500	134,700		81,188C	

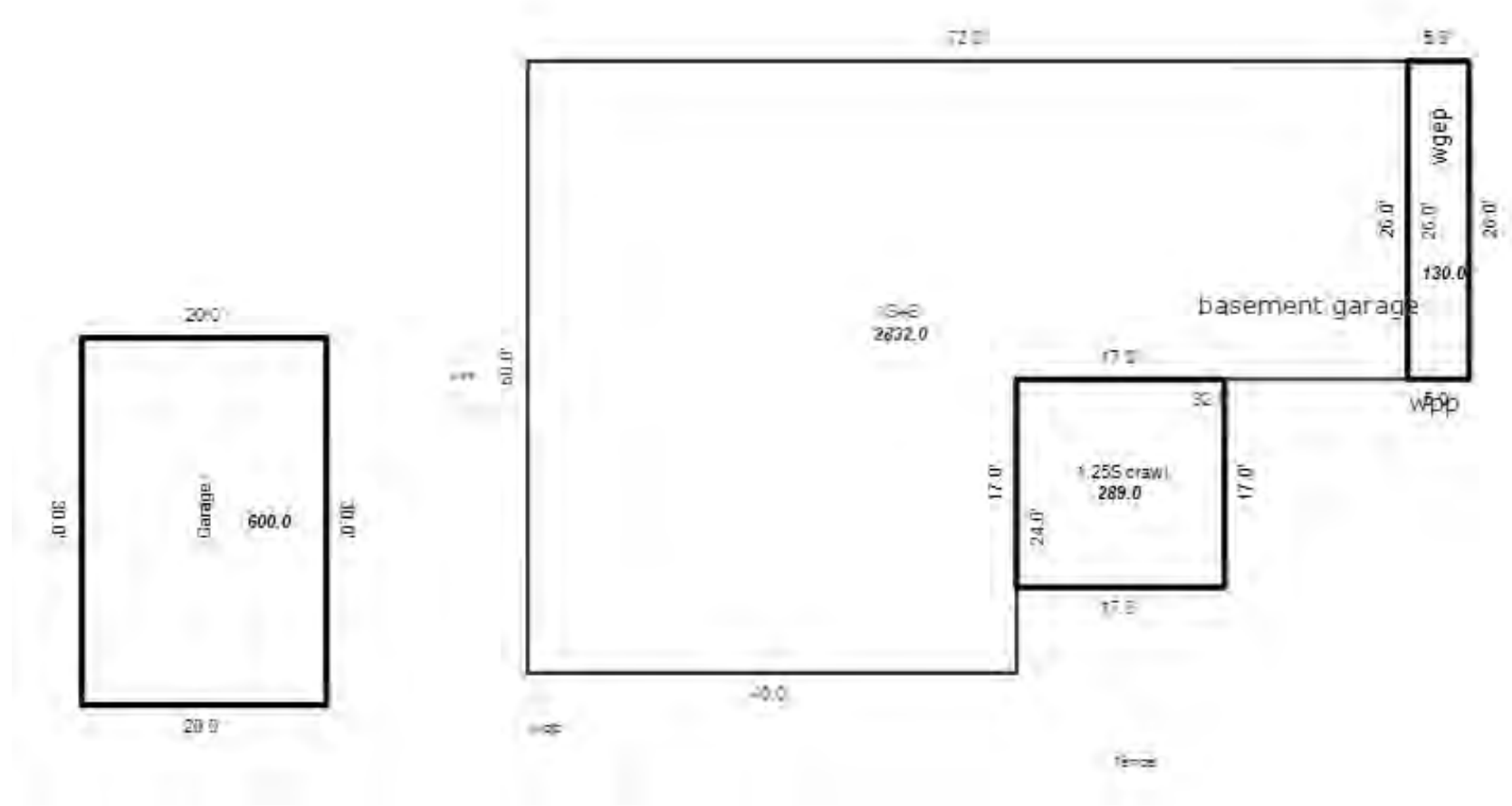


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	5	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 130 60 200 48	Type WGEP (1 Story) WPP 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	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 25 Floor Area: 3,193 Total Base New : 455,870 Total Depr Cost: 341,902 Estimated T.C.V: 317,969		E.C.F. X 0.930		Bsmnt Garage: 1 Car Carport Area: Roof:	
Building Style: 1S		Yr Built 1991		Remodeled 2016		Condition: Average		Room List		Doors		Solid X H.C.		(5) Floors	
Basement 1st Floor 2nd Floor 5 Bedrooms		Kitchens: 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		2 Average Fixture(s) 5 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 = 3121 SF Floor Area = 3193 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas		Cls CD Blt 1991		Stories Exterior Foundation Size Cost New Depr. Cost	
(2) Windows		(7) Excavation		Basement: 2832 S.F. Crawl: 289 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1000 Gal Septic 2000 Gal Septic		1.25 Story Siding		Foundation Basement Crawl Space		2,832 289 Total: 352,170 264,127	
X Many Avg. Few		X Large Avg. Small		Basement: 2832 S.F. Crawl: 289 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Recreation Room Basement, Outside Entrance, Below Grade		960 17,789 13,342 2 4,321 3,241	
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		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s) 3 Fixture Bath		2 2,459 1,844 4 15,440 11,580	
(3) Roof		960 Recreation SF Living SF		2 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		1 4,550 3,412 1 5,640 4,230	
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 1000 Gal Septic 2000 Gal Septic		Porches		WGEP (1 Story) WPP WPP		130 10,512 7,884 60 2,077 1,558 200 4,054 3,040 48 1,825 1,369	
X Asphalt Shingle		Chimney: Block		(10) Floor Support		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 22,872 17,154 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,492 1,869		Built-Ins	
X Asphalt Shingle		Chimney: Block		(10) Floor Support		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 22,872 17,154 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,492 1,869		Built-Ins	
X Asphalt Shingle		Chimney: Block		(10) Floor Support		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 600 22,872 17,154 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Basement Garage: 1 Car 1 2,492 1,869		Built-Ins	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIRT JOSEPH R	PARKS FORREST & BRENDA	0	06/07/2019	QC	03-ARM'S LENGTH	2019-01800	DEED	100.0
CHEMICAL BANK	KIRT JOSEPH R	0	09/04/2013	CD	16-LC PAYOFF	2013-03124 WD	PROPERTY TRANSFER	0.0
CHEMICAL BANK	KIRT JOSEPH R	12,000	12/09/2011	LC	16-LC PAYOFF	2011-0384	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
10360 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/07/2019					
Owner's Name/Address	MAP #:					
PARKS BRENDA 10360 W CADILLAC RD CADILLAC MI 49601	2024 Est TCV 36,305 TCV/TFA: 26.08					

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
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;				* Factors *					
				<Site Value A> GROUP A	\$10000	10000	100		10,000
				209 Actual Front Feet, 2.01 Total Acres Total Est. Land Value =					10,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
A PARCEL BEGINNING 250.00 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST 3/4, OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, THENCE WEST 209.00 FEET; THENCE NORTH 418.00 FEET; THENCE EAST 209.00 FEET; THENCE SOUTH 418.00 FEET TO THE POB. CONTAINING 2.00± ACRES AND SUBJECT TO ANY EASEMENT AND RESTRICTIONS OF RECORD AND SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH 33 FEET THEREOF SPLIT ON 11/20/2011 FROM 009-032-020-00;		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water	Fencing: Wd, Split, 6 ft.	26.46	90	0	0	
		Sewer	D/W/P: Asphalt Paving	2.69	690	0	0	
		Electric	D/W/P: Crushed Rock	2.12	690	0	0	
		Gas	Total Estimated Land Improvements True Cash Value =					0
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2024	5,000	13,200	18,200			12,124C



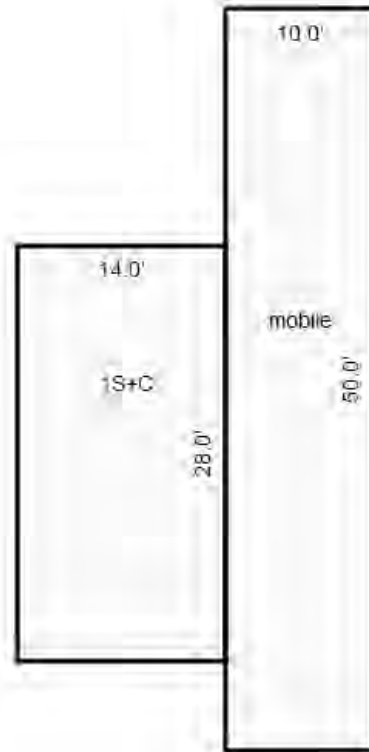
Tax Description	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
						2023	3,500	14,400	17,900
			2022	3,000	11,800	14,800			10,998C
			2021	2,500	10,800	13,300			10,647C

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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: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Low -10 Effec. Age: 45 Floor Area: Total Base New : 62,468 Total Depr Cost: 21,864 Estimated T.C.V: 17,491			E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:	
	Building Style: HUD	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Mobile Home HUD			Cls Low-10		Blt 1976	
	Yr Built 1976	Remodeled 1991	Ex	X	Ord	Min	60 Amps Service			Ground Area = 892 SF			Floor Area = 892 SF.			
	Condition: Average	Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35						
	Room List	Doors	Solid	X	H.C.	Ex. X Ord. Min			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
	(1) Exterior	(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(13) Plumbing			Main Home Ribbed Comp.Shingle 500						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 392 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Addition Siding Crawl 392			Total: 54,412		19,045	
	(2) Windows	Many Avg. X Few	Large Avg. X Small	Basement			(14) Water/Sewer			Other Additions/Adjustments			Skirting, Metal or Vinyl, Vertical 120		1,295 453	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Water/Sewer			Solar Water Heat 1000 Gal Septic 1		4,263 1,492	
	(3) Roof	(9) Basement Finish		Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Notes:			Water Well, 50 Feet 1		2,498 874	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Water			Totals: 62,468			21,864	
X	Asphalt Shingle Metal	(10) Floor Support		Public Sewer			1			Water Well			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:		17,491	
	Chimney: Metal	Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic			1			2000 Gal Septic			Lump Sum Items:			

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



Sketch by Apex Sketch

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame	Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 35	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			X Forced Warm Air Wall Furnace Warm & Cool Air Heat Pump			Central Air Wood Furnace			Class: Low Effec. Age: 55 Floor Area: Total Base New : 31,475 Total Depr Cost: 11,017 Estimated T.C.V: 8,814		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
	Building Style: HUD	Drywall Paneled	Plaster Wood T&G														
	Yr Built 1976	Remodeled 0	Ex	Ord													Min
	Condition: Average	Size of Closets															
	Room List	Doors	Solid	H.C.													
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors															
	(1) Exterior	Kitchen: Other: Other:															
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings															
	Insulation	(7) Excavation															
(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																
Many Avg. Few	Large Avg. Small	(8) Basement															
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(3) Roof	(9) Basement Finish																
Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
Asphalt Shingle	(10) Floor Support																
Chimney:	Joists: Unsupported Len: Cntr.Sup:																
				(12) Electric			(13) Plumbing			(14) Water/Sewer							
				0 Amps Service			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			No./Qual. of Fixtures		No. of Elec. Outlets		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			
				Ex. Ord. Min			Many Ave. Few			Cost Est. for Res. Bldg: 2 Mobile Home HUD		Cls Low		Blt 1976			
										Ground Area = 500 SF Floor Area = 500 SF.							
										Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
										Building Areas							
										Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
										Main Home Ribbed Metal 500		Total: 30,051 10,519					
										Other Additions/Adjustments							
										Deck							
										Treated Wood 35 1,424 498							
										Totals: 31,475 11,017							
										Notes: EAST UNIT							
										ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:				8,814			

*** 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
10500 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994		MAP #:		2024 Est TCV 143,109 TCV/TFA: 132.51		
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
LUTKE ROBERT J & PAMELA 10500 W CADILLAC ROAD CADILLAC MI 49601		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value				
Tax Description		X		Dirt Road		Residentia 8 - 17 @\$3000 10.00 Acres 3000 100 30,000				
. SEC 32 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF SE 1/4. 10 A.		X		Gravel Road		10.00 Total Acres Total Est. Land Value = 30,000				
Comments/Influences		X		Paved Road		Land Improvement Cost Estimates				
NEW BEAUTY SHOP FOR 94 (1S SL)		X		Storm Sewer		Description Rate Size % Good Cash Value				
		X		Sidewalk		D/W/P: 3.5 Concrete 6.16 256 50 788				
		X		Water		Wood Frame 21.34 264 50 2,817				
		X		Sewer		Total Estimated Land Improvements True Cash Value = 3,605				
		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		15,000 56,600 71,600 45,748C				
		X		2023		14,000 54,700 68,700 43,570C				
		X		2022		10,500 50,300 60,800 41,496C				
		X		2021		10,500 46,000 56,500 40,171C				

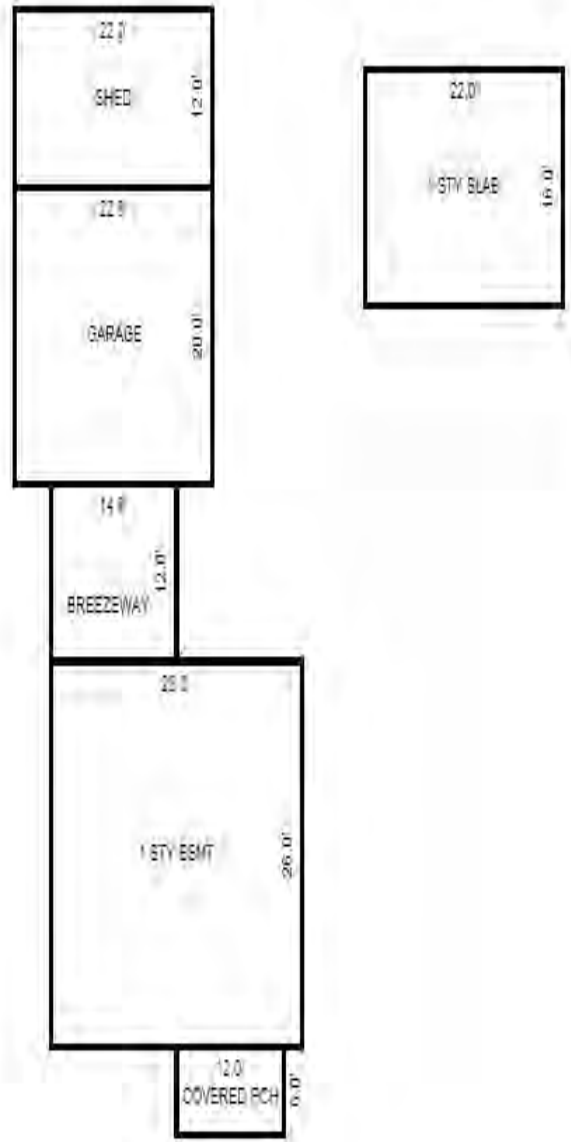


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 168	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Class: CD Effec. Age: 40 Floor Area: 728 Total Base New : 148,028 Total Depr Cost: 88,817 Estimated T.C.V: 82,600		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Yr Built 1955		Remodeled 0		Condition: Average		Room List		Basement 1st Floor 2nd Floor Bedrooms		(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation			
Condition: Average		Size of Closets		Ex X Ord		Min		Lg X Ord		Small		Doors		Solid X H.C.			
Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		60 Amps Service		No./Qual. of Fixtures		Ex. X Ord.		Min			
(1) Exterior		(6) Ceilings		X Drywall		No. of Elec. Outlets		Many X Ave.		Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			
(2) Windows		(7) Excavation		Basement: 728 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			
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:		Notes: 10500		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 82,600			
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: Brick		Plumbing Average Fixture(s) Water/Sewer 1000 Gal Septic Water Well, 50 Feet Porches CCP (1 Story) Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Breezeways Frame Wall Totals: 148,028		Size 728 Total: 103,617		Cost New 1,230 4,550 2,585 1,925 16,408 1,934 5,707 10,072 88,817		Depr. Cost 62,171 738 2,730 1,551 1,155 9,845 1,160 3,424 6,043 88,817	

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

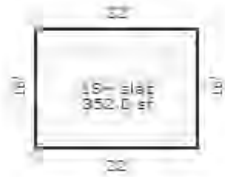


Sketch by Agel IVTV

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	60	WPP	Cls D Blt 1955	
	Mobile Home														0 Front Overhang	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: D Effec. Age: 40 Floor Area: 352 Total Base New : 48,215 Total Depr Cost: 28,929 Estimated T.C.V: 26,904
	Town Home	0 Other Overhang	(4) Interior	Central Air Wood Furnace	E.C.F. X 0.930										
	Duplex	Drywall Paneled							Plaster Wood T&G	(12) Electric		0 Amps Service			
	A-Frame	Trim & Decoration		No./Qual. of Fixtures	No. of Elec. Outlets								Cost Est. for Res. Bldg: 2 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 352 SF Floor Area = 352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		
	Wood Frame	Ex	Ord						Min	Many		Ave.			Few
	Building Style: 1S	Size of Closets		(13) Plumbing	Average Fixture(s)				1				3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
	Yr Built 1955	Remodeled 0	Lg		Ord					Small		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
	Condition: Average	Doors		Solid	H.C.				(14) Water/Sewer			Lump Sum Items:			
	Room List	(5) Floors		Kitchen: Other: Other:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				Notes: 10470		
Basement 1st Floor 2nd Floor Bedrooms	(6) Ceilings		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 10470								
(1) Exterior	No./Qual. of Fixtures		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 10470							
Wood/Shingle Aluminum/Vinyl Brick	Ex.		Ord.		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 10470								
Insulation	No. of Elec. Outlets		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 10470							
(2) Windows	Many		Avg.		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 10470								
Many Avg. Few	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 352 S.F. Height to Joists: 0.0		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 10470							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 10470								
(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: 10470							
Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes: 10470								
Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		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: 10470							
Chimney:	Lump Sum Items:		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: 10470								

*** 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.						
Property Address		Class: INDUSTRIAL-VACANT		Zoning:		Building Permit(s)		Date	Number	Status				
W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST												
Owner's Name/Address		P.R.E. 0%		MAP #:										
DTE GAS COMPANY PROPERTY TAX DEPT P O BOX 33017 Detroit MI 48232		2024 Est TCV 29,250												
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS									
. SEC 32 T22N R8W W 1/4 OF SE 1/4 OF SE 1/4. 10 A.		Public Improvements				* Factors *		660*660						
Comments/Influences		Dirt Road				Description		Frontage		Depth	Rate	%Adj.	Reason	Value
		Gravel Road				Residentia 8 - 17 @\$3000		9.75 Acres		3000		100		29,250
		Paved Road				Residentia ROW @ ZERO		0.25 Acres		0		100		0
		Storm Sewer				10.00 Total Acres		Total Est. Land Value =						29,250
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 04/30/2021		INSPECTED				2024	14,600	0	14,600			8,123C
		JWV 08/06/2018		INSPECTED				2023	13,700	0	13,700			7,737C
		TPC 12/27/2017		INSPECTED				2022	9,800	0	9,800			7,369C
								2021	9,800	0	9,800			7,134C



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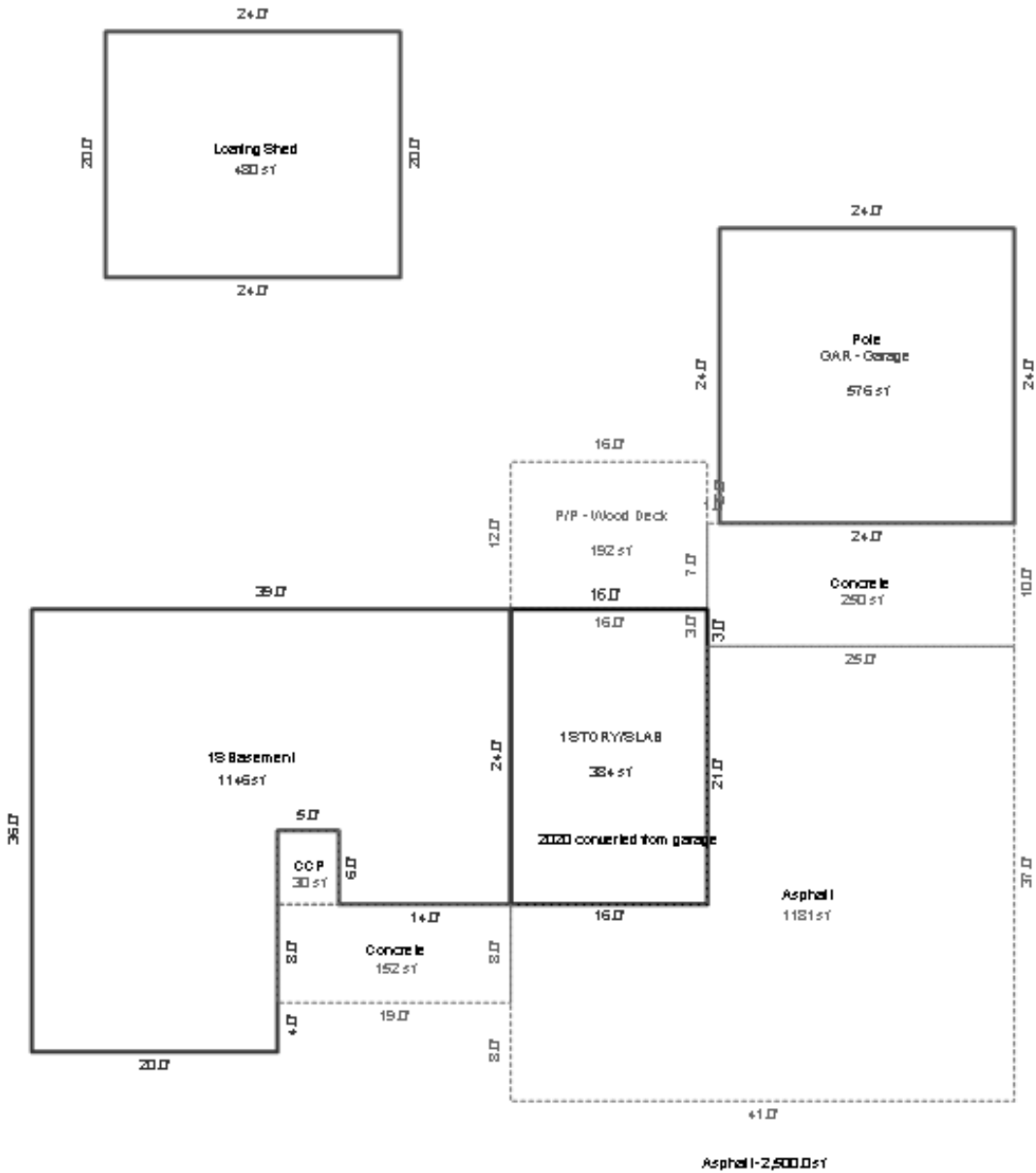
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
LACHONCE STEVE	GIBBS-CURROW JUDY A	229,900	08/20/2020	WD	03-ARM'S LENGTH	2020-02423	PROPERTY TRANSFER	100.0				
CARLSON CHARLES E TRUST	LACHONCE STEVE	90,000	10/18/2019	WD	03-ARM'S LENGTH	2019-03278	PROPERTY TRANSFER	100.0				
CARLSON CHARLES E REVOCAB	CARLSON CHARLES E TRUST	0	11/30/2018	AFF	06-COURT JUDGEMENT	SOCSEC	PROPERTY TRANSFER	100.0				
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	32-SPLIT VACANT	2013-03848 WD	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
5960 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Remodel		11/12/2019		2019-0642	100%			
Owner's Name/Address		P.R.E. 100% 08/20/2020		MAP #:		2024 Est TCV 258,332 TCV/TFA: 168.84						
GIBBS-CURROW JUDY A 5960 S LACHANCE RD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Tax Description		Public Improvements		* Factors *								
REMAINDER PCL AS DESC IN BOOK OF SURVEYS S-6 P163 SEC32T22NR8W 2.88 AC. 6/20/2023 SPLIT PART TO -20 FORMERLY 2020-01450 AFF E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXCEPT HE NORTH 250 FEET THEROF, SEC3,T22N R8W LAKE TOWNSHIP MISSAUKEE. FORMERLY SEC 32 T22N R8W (0*1998) E 1/2 OF S 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 200 FT THOF 5.2273A. EXCEPT 2013-03848WD THE SOUTH 50 FEET OF THE NORTH 250 FEET OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN .56A M/L		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.	A 200' @ 90/FF		330.12	380.02	0.8822	0.9873	90	100	25,879
		X	Topography of Site	Land Improvement Cost Estimates		330 Actual Front Feet, 2.88 Total Acres						
		X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	Description		Rate	Size	% Good	Cash Value			
		X	When	What	LAND IMPROVE 5000	5,000.00	1	100	5,000			
		X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		X	2024	12,900	116,300	129,200			112,907C			
		X	2023	12,600	112,600	125,200			111,827C			
		X	2022	10,200	103,700	113,900			106,502C			
		X	2021	8,100	95,000	103,100			103,100S			
Comments/Influences												
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1996 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,530 Total Base New : 283,354 Total Depr Cost: 240,847 Estimated T.C.V: 223,988			CCP (1 Story) Treated Wood		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1530 SF Floor Area = 1530 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			E.C.F. X 0.930		Cls C 5 Blt 1962				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Building Areas			Total: 223,913		Depr. Cost 190,323				
1962	2020	Ex	Ord	Min	Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost								
Condition: Average		Lg Ord Small		No. of Elec. Outlets			1 Story Siding Basement 1,146									
Room List		Doors Solid H.C.		(13) Plumbing			1 Story Siding Slab 384									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		1 Average Fixture(s) 2 3 Fixture Bath			Other Additions/Adjustments									
(1) Exterior		Kitchen: Other:		2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Recreation Room 570 11,018 9,365									
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing									
	(2) Windows	X Drywall		(14) Water/Sewer			Average Fixture(s) 3 Fixture Bath									
	Many Avg. X Large Avg. X Small	Basement: 1146 S.F. Crawl: 0 S.F. Slab: 384 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Lump Sum Items:			Water/Sewer									
	(3) Roof	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	X Gable Hip Flat	Gambrel Mansard Shed														
	X Asphalt Shingle	(9) Basement Finish														
	Chimney: Brick	(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GIBBS-CURROW JUDY A	DYKHOUSE KEVIN & AMY	19,030	10/11/2023	WD	32-SPLIT VACANT	2023-02755	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
5960 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 10/13/2023					
DYKHOUSE KEVIN & AMY 9970 W CADILLAC RD CADILLAC MI 49601	MAP #: 2024 Est TCV 17,336					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
PCL A AS SHOWN IN BOOK OF SURVEY S-6 P 162 SEC32T22NR8W 1.73 AC SPLIT ON 06/20/2023 FROM 009-032-023-00		X		* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Split/Comb. on 06/20/2023 completed 06/20/2023 TIM ;		X		A 200' @ 90/FF	130.33	345.32	1.0102	0.9639	90	100		11,422
Parent Parcel(s): 009-032-023-00;				A 200' @ 90/FF	61.73	493.44	1.0102	1.0539	90	100		5,915
Child Parcel(s): 009-032-023-23;				192 Actual Front Feet, 1.73 Total Acres Total Est. Land Value = 17,336								

Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2024	8,700	0	8,700			8,700S
Gravel Road	2023	0	0	0			0
Paved Road	2022	0	0	0			0
Storm Sewer	2021	0	0	0			0
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	8,700	0	8,700			8,700S
Rolling	2023	0	0	0			0
Low	2022	0	0	0			0
High	2021	0	0	0			0
Landscaped							
Swamp							
X 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.
VAN HOUTEN DOLORES MARIE		0	04/28/2005	AFF	07-DEATH CERTIFICATE	2011-0367DC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5800 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	10/15/2020	2020-0604	100%

Owner's Name/Address	MAP #:
VAN HOUTEN JAMES A 5800 S LACHANCE RD CADILLAC MI 49601	2024 Est TCV 217,982 TCV/TFA: 154.82

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 32 T22N R8W N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4 EXC N 220 FT OF E 200 FT THOF. 13.9899A.	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
	X		Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			Residentia 8 - 17 @\$3000	13.99 Acres	3000	100				41,970
			13.99 Total Acres			Total Est. Land Value =				41,970

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



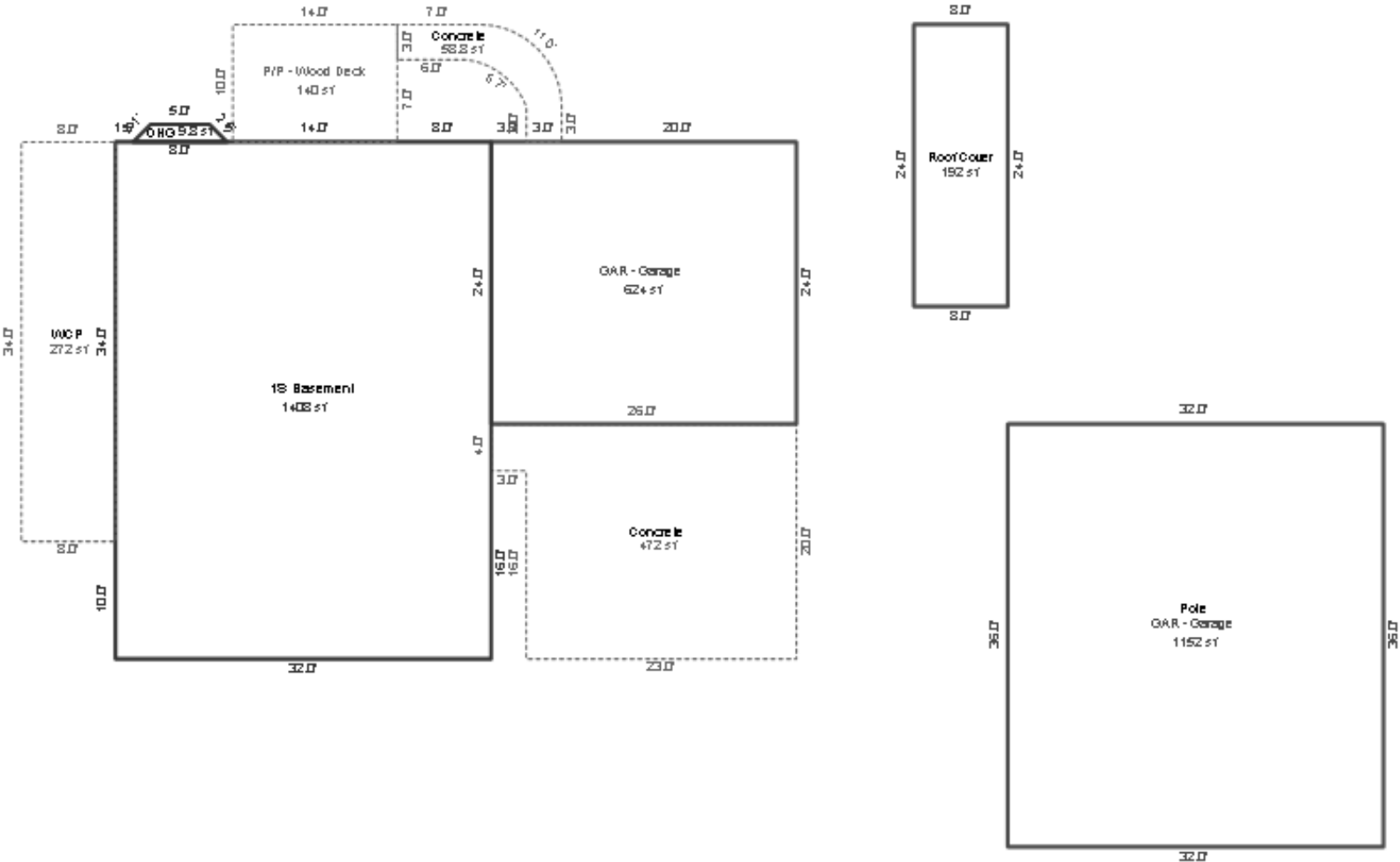
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	21,000	88,000	109,000			85,454C
2023	19,600	85,300	104,900			81,385C
2022	14,000	78,400	92,400			77,510C
2021	14,000	74,900	88,900			66,806C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1984 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: C Effec. Age: 35 Floor Area: 1,408 Total Base New : 291,170 Total Depr Cost: 189,260 Estimated T.C.V: 176,012			272	WCP (1 Story)	Bsmnt Garage:					
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No. of Elec. Outlets			E.C.F. X 0.930			140	Treated Wood	Carpport Area:				
Yr Built 1984	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1408 SF Floor Area = 1408 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			192	Roof Cover Onl	Roof:					
Condition: Average		Lg	X	Ord	Small	No./Qual. of Fixtures			Building Areas			Cls C		Blt 1984					
Room List		Doors	Solid	X	H.C.	200 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost			Total:		204,282	132,783				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric			1 Story Siding Basement 1,408			204,282		132,783						
(1) Exterior		Kitchen: Other:			200 Amps Service			Other Additions/Adjustments			1		2,560		1,664				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets			Plumbing			1		1,476		959				
(2) Windows		X	Drywall	Many			X	Ave.	Water/Sewer			1		4,646		3,020			
X	Many Avg. Few	X	Large Avg. Small	Basement: 1408 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s)			Porches			1		1,476		959		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Deck			1		4,864		3,162	
(3) Roof		(8) Basement			8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Deck			1		2,686		1,746	
X	Gable Hip Flat	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic 2000 Gal Septic			Water/Sewer			Deck			1		3,279		2,131	
X	Asphalt Shingle	(9) Basement Finish			Lump Sum Items:			Public Water Public Sewer Water Well			Garages			1		3,256		2,116	
Chimney: Block		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Garages			1		2,766		1,798	
<<<<< 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.
CARLSON CHARLES E	VERMILYEA WILLIAM & BEVER	1,000	11/12/2013	WD	32-SPLIT VACANT	2013-03848 WD	DEED	0.0
VERMILYEA WILLIAM V & BEV		0	11/08/2010	OTH	05-CORRECTING TITLE	2010-5170 AFF	PROPERTY TRANSFER	0.0
		5,000	08/01/1998	WD	33-TO BE DETERMINED	321:1152	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5900 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 12/13/1999					
Owner's Name/Address	MAP #:					
VERMILYEA WILLIAM V & BEVERLY 5900 S LACHANCE RD CADILLAC MI 49601	2024 Est TCV 177,720 TCV/TFA: 131.45					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
				* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A 200' @ 90/FF	250.00	495.00	0.9457	1.0547	90	100		22,444
				250 Actual Front Feet, 2.84 Total Acres						Total Est. Land Value =	22,444	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Dirt Road						
			Gravel Road						
			Paved Road						
			Storm Sewer						
			Sidewalk						
			Water						
			Sewer						
			D/W/P: 3.5 Concrete	6.16	80	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

Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.
PUCHASE 50' FROM ADJACENT PIN				



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

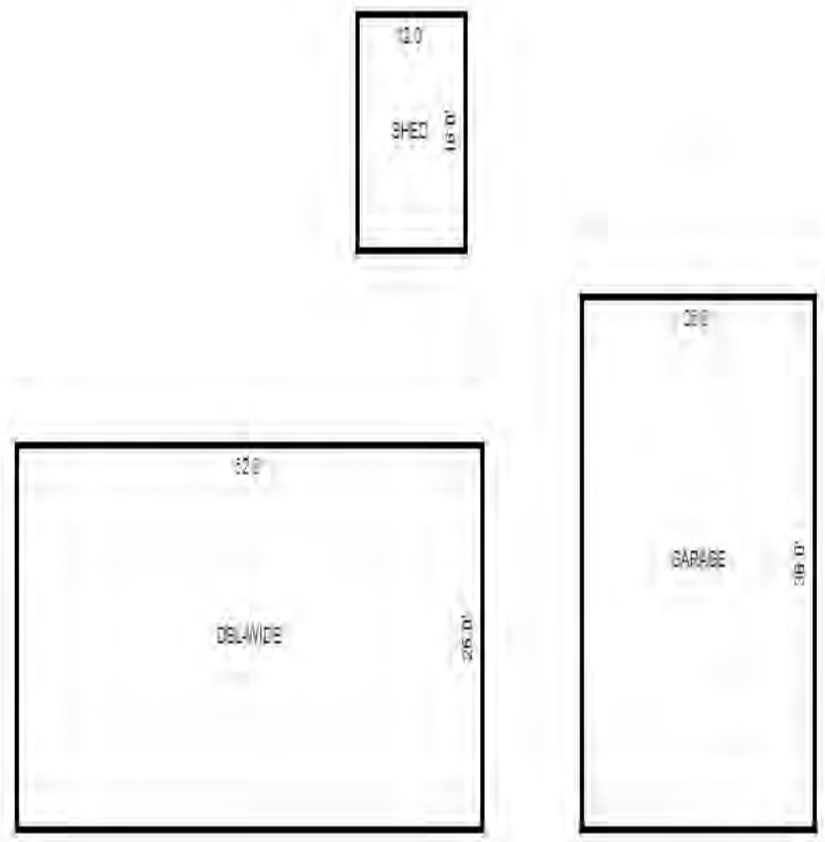
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,200	77,700	88,900			40,712C
2023	8,700	69,900	78,600			38,774C
2022	6,300	60,100	66,400			36,928C
2021	5,000	56,800	61,800			35,749C

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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 20 240	Type Treated Wood Treated Wood Roof Cover Onl	Year Built: 1998 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: 936 % 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: 14 Floor Area: 1,352 Total Base New : 192,953 Total Depr Cost: 165,942 Estimated T.C.V: 154,326		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/o Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86		Cls CD		Blt 1998		
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	150 Amps Service		Building Areas		Size 1,352		Cost New 140,271		
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets		Stories		Depr. Cost 120,635				
Room List		Doors		Solid	X	H.C.	Ex. X Ord. Min		Exterior		Foundation				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few		1 Story		Piers				
(1) Exterior		(6) Ceilings		(7) Excavation			(13) Plumbing		Other Additions/Adjustments		Total:		140,271 120,635		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		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		Plumbing		Average Fixture(s)		1,058		
(2) Windows		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1000 Gal Septic 1 2000 Gal Septic		Water/Sewer		3 Fixture Bath		3,320		
X	Many Avg. X Few	Large Avg. Small	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			(14) Water/Sewer		Water/Sewer		1000 Gal Septic		3,913	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Deck		Treated Wood		2,101		
(3) Roof		Chimney:		Notes:			Lump Sum Items:		Garages		Treated Wood		769		
X	Gable Hip Flat	Gambrel Mansard Shed	Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost			Built-Ins		Appliance Allow.		936 31,656 27,224			
X	Asphalt Shingle	Totals:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			192,953 165,942		1 1,934 1,663		154,326				

*** 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.
CROSS BECKA	CROSS BECKA L	0	08/30/2019	QC	09-FAMILY	2019-02811	PROPERTY TRANSFER	0.0
OEVERMAN CALVIN & BONNIE	CROSS BECKA	106,200	12/11/2013	WD	03-ARM'S LENGTH	2013-04143 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5726 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	04/25/2005	20050078	Complete

Owner's Name/Address	MAP #:
CROSS BECKA L 10061 W CADILLAC CADILLAC MI 49601	2024 Est TCV 217,656 TCV/TFA: 173.29

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS																											
. SEC 32 T22N R8W N 220 FT OF E 200 FT OF N 1/2 OF E 3/4 OF SE 1/4 OF SE 1/4. 1.0101A.	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>220.00</td> <td>200.00</td> <td>0.9765</td> <td>0.8409</td> <td>90</td> <td>100</td> <td></td> <td>16,258</td> </tr> <tr> <td colspan="8">220 Actual Front Feet, 1.01 Total Acres</td> <td>Total Est. Land Value = 16,258</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A 200' @ 90/FF	220.00	200.00	0.9765	0.8409	90	100		16,258	220 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 16,258
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A 200' @ 90/FF	220.00	200.00	0.9765	0.8409	90	100		16,258																						
220 Actual Front Feet, 1.01 Total Acres								Total Est. Land Value = 16,258																						

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 Ren. Conc.</td> <td>8.18</td> <td>125</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>90</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	125	0	0	D/W/P: 3.5 Concrete	6.58	90	0	0
Description	Rate	Size	% Good	Cash Value														
D/W/P: 4in Ren. Conc.	8.18	125	0	0														
D/W/P: 3.5 Concrete	6.58	90	0	0														
	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 2500</td> <td>2,500.00</td> <td>1</td> <td>95</td> <td>2,375</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value = 2,375</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 2500	2,500.00	1	95	2,375	Total Estimated Land Improvements True Cash Value = 2,375				
Description	Rate	Size	% Good	Cash Value														
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	Rolling	2024	8,100	100,700	108,800			55,112C
	X	Low	2023	6,300	90,700	97,000			52,488C
	X	High	2022	5,500	78,200	83,700			49,989C
	X	Landscaped	2021	4,400	73,800	78,200			48,393C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



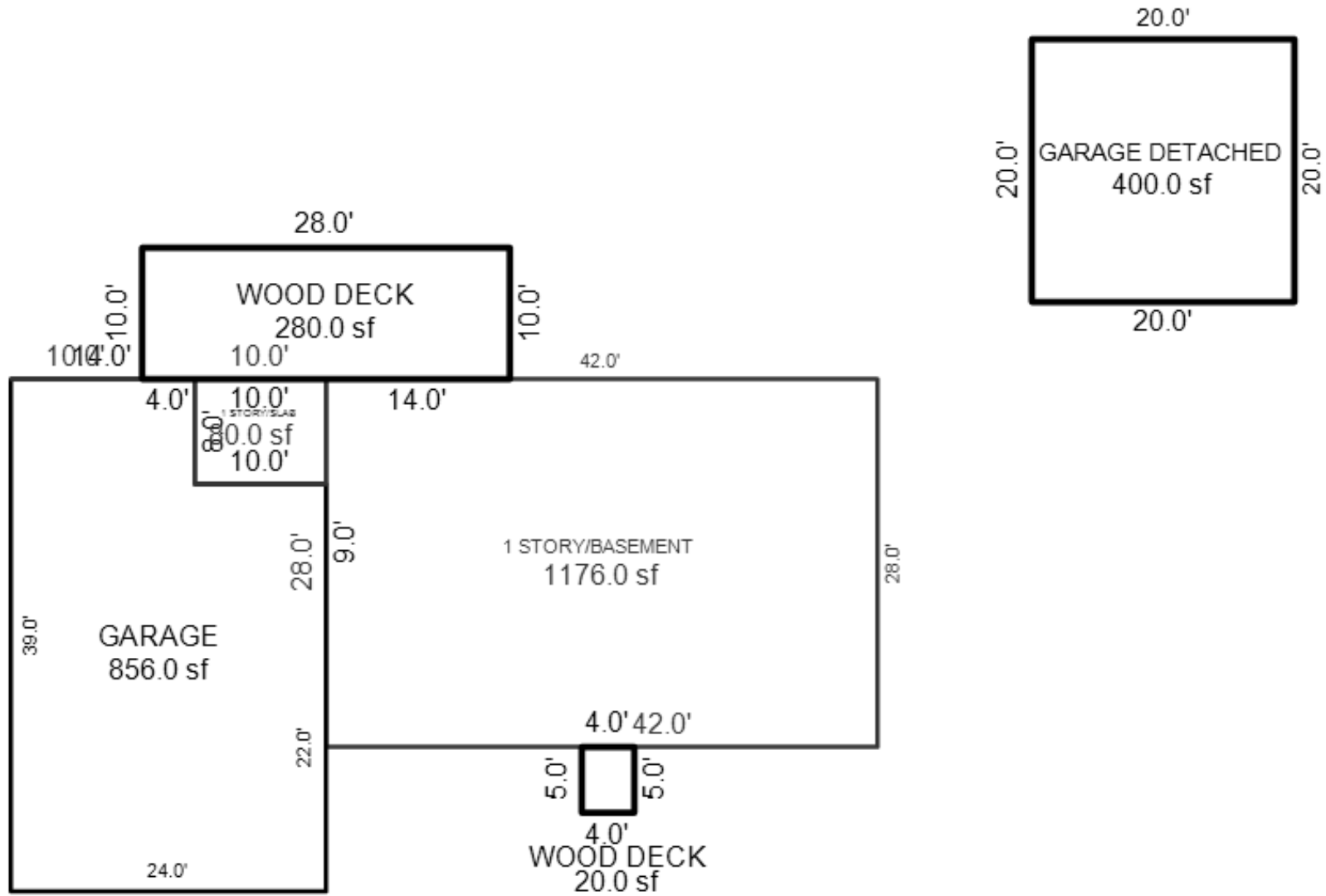
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	6,300	90,700	97,000			52,488C
TPC	05/06/2018	INSPECTED	2022	5,500	78,200	83,700			49,989C
TPC	12/27/2017	INSPECTED	2021	4,400	73,800	78,200			48,393C

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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	Type Treated Wood 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: 1 Mech. Doors: 0 Area: 856 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration																														
Building Style: BOCA/STATE				Ex X Ord Min			Size of Closets																														
Yr Built 1993	Remodeled 0			Lg X Ord Small																																	
Condition: Average				Doors Solid X H.C.																																	
Room List		(5) Floors					(12) Electric																														
Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		200			Amps Service																														
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																	
Wood/Shingle Aluminum/Vinyl Brick Insulation		X Drywall		Ex. X Ord. Min			No. of Elec. Outlets																														
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing																														
Many Avg. X Large Avg. Small		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 80 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																	
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide X Casement X Double Glass X Patio Doors X Storms & Screens		(8) Basement		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																	
(3) Roof		1200 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																																	
X Gable X Hip X Flat		X Gambrel X Mansard X Shed		Lump Sum Items:																																	
X Asphalt Shingle		(10) Floor Support																																			
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls C Blt 1993 (11) Heating System: Forced Air w/ Ducts Ground Area = 1256 SF Floor Area = 1256 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>80</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>183,917</td> <td>137,936</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1200 23,196 17,397 Basement, Outside Entrance, Below Grade 1 2,560 1,920 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, 100 Feet 1 5,808 4,356 Deck Treated Wood 280 5,169 3,877 Treated Wood 20 913 685 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 856 32,768 24,576 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 400 19,396 14,547 Built-Ins Appliance Allow. 1 2,766 2,074 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,176			1 Story	Siding	Slab	80			Total:				183,917	137,936
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1 Story	Siding	Basement	1,176																																		
1 Story	Siding	Slab	80																																		
Total:				183,917	137,936																																

*** 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.				
EISELE NANCY	BOOMS KELLY & SUSAN	357,500	05/12/2023	WD	03-ARM'S LENGTH	2023-01302	PROPERTY TRANSFER	100.0				
EISELE NANCY	EISELE NANCY	0	11/16/2022	QC	09-FAMILY	2022-03629	PROPERTY TRANSFER	0.0				
PATTI JOHN P & PATRICIA A	EISELE STEVEN & NANCY	260,000	03/23/2021	WD	03-ARM'S LENGTH	2021-01082	PROPERTY TRANSFER	100.0				
PATTI JOHN P & PATRICIA A	PATTI JOHN P & PATRICIA A	0	05/24/2018	WD	09-FAMILY	2018-01760	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
10170 W CADILLAC RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 100% 05/12/2023										
BOOMS KELLY & SUSAN 10170 W CADILLAC RD CADILLAC MI 49601		MAP #:		2024 Est TCV 293,791 TCV/TFA: 185.47								
Tax Description		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SEC 32 T22N R8W (2*1999) W 253.25 FT OF S 396 FT OF W 1/2 OF S 1/2 OF E 3/4 OF SE 1/4. 2.3023A.		X	Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
99 SPLIT 5.14 AC TO 023-85 FOR 00		Gravel Road		A 200' @ 90/FF		253.25	396.00	0.9427	0.9975	90	100	21,432
		Paved Road		253 Actual Front Feet, 2.30 Total Acres						Total Est. Land Value =		21,432
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate		Size % Good		Cash Value		
		Water		D/W/P: Asphalt Paving		3.10		3500 71		7,703		
		Sewer		Total Estimated Land Improvements True Cash Value =						7,703		
		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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	10,700	136,200	146,900		146,900S		
		TPC 04/26/2023 INSPECTED			2023	8,300	130,600	138,900		133,980C		
		TPC 03/26/2021 INSPECTED			2022	7,600	120,000	127,600		127,600S		
		TPC 12/27/2017 INSPECTED			2021	6,300	109,700	116,000	0M	116,000H 78,739C		

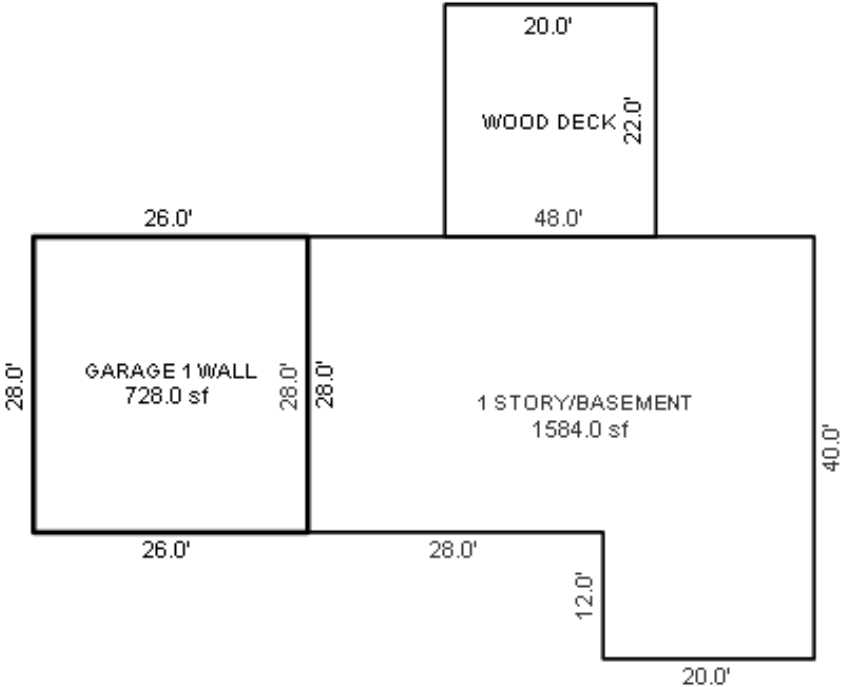
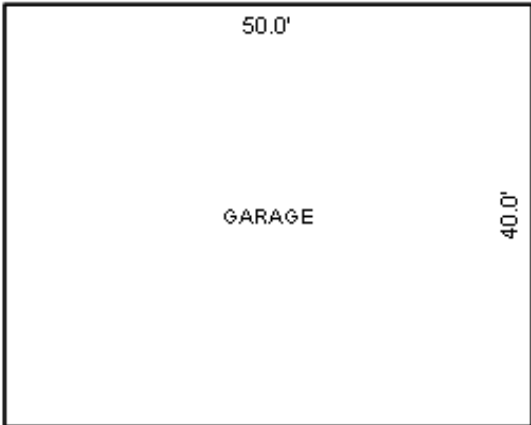


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*** Information herein deemed reliable but not guaranteed***

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 440	Type Treated Wood	Year Built: 1982 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 0 No Conc. Floor: 0											
X	Wood Frame	X	Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 35 Floor Area: 1,584 Total Base New : 437,833 Total Depr Cost: 284,576 Estimated T.C.V: 264,656			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:												
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Hot Water Ground Area = 1584 SF Floor Area = 1584 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 10 Blt 1982															
Yr Built 1982	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories Exterior Foundation Size 1 Story Siding Basement 1,584		Cost New Depr. Cost Total: 255,073 165,783												
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			Plumbing			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 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664													
Room List		Doors	Solid	H.C.	(13) Plumbing			Water/Sewer			Plumbing		Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet		Deck Treated Wood 440 6,943 4,513		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176								
Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric 200 Amps Service			Other Additions/Adjustments			Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020		Water/Sewer 1 4,864 3,162 1 5,808 3,775		Deck Treated Wood 440 6,943 4,513		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020			Water/Sewer 1 4,864 3,162 1 5,808 3,775		Deck Treated Wood 440 6,943 4,513		Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish 1226 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 3 3 Fixture Bath 2 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176						
(2) Windows		(7) Excavation		Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176						
X	Many Avg. X Few	Large Avg. Small	Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176							
(3) Roof		(8) Basement		(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176												
X	Gable Hip Flat	Gambrel Mansard Shed	Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176							
X	Asphalt Shingle	Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176								
Chimney: Brick		Basement: 1584 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			(9) Basement Finish			(10) Floor Support			(14) Water/Sewer			Building Areas Stories Exterior Foundation Size 1 Story Siding Basement 1,584 Total: 255,073 165,783 Other Additions/Adjustments Recreation Room 1226 23,699 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 9,291 6,039 2 3,108 2,020 Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood 440 6,943 4,513 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 22,993 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 2 1,093 710 Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 800 10,992 7,145 Door Opener 2 1,093 710 Base Cost 2000 71,040 46,176								

<<<< 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.
HOLDSHIP MARK R & PATTI K	WAGENSCHUTZ ROBERT K & KE	373,000	09/10/2019	WD	03-ARM'S LENGTH	2019-02876	PROPERTY TRANSFER	100.0
HOLDSHIP MARK R & PATTI K	HOLDSHIP MARK R LIVING TR	0	06/22/2010	QC	09-FAMILY	2010-2311qc	PROPERTY TRANSFER	0.0
DYKGRAAF RONALD J & CAROL	HOLDSHIP MARK R & PATTI K	350,000	06/27/2007	WD	03-ARM'S LENGTH	2007/2350	DEED	100.0

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

10122 W CADILLAC RD School: MCBAIN RURAL AGR SCHOOL DIST

P.R.E. 100% 10/07/2019

Owner's Name/Address MAP #:

WAGENSCHUTZ ROBERT K & KELLIE L 2024 Est TCV 474,694 TCV/TFA: 188.97

10122 W CADILLAC RD CADILLAC MI 49601-9417

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

Public Improvements * Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 3 - 7 @\$3000			5.14 Acres		3000	100		15,420
5.14 Total Acres Total Est. Land Value =								15,420

Tax Description

SEC 32 T22N R8W (0*1999) W 1/2 OF S 1/2

OF E 3/4 OF SE 1/4 OF SE 1/4 EXC W 253.25

FT OF S 396 FT THOF. 5.1448A.

Comments/Influences

ADD 40X80 PB FOR 07.. ON 032-023-75 IN

ERROR..

99 SPLIT FROM 023-75 FOR 00

X Electric Sewer

Gas Curb

Street Lights

Standard Utilities

Underground Utils.

Topography of Site

X Level

X Rolling

X Low

X High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,700	229,600	237,300			212,948C
2023	7,700	222,600	230,300			202,808C
2022	6,900	204,700	211,600			193,151C
2021	6,900	187,100	194,000			186,981C

Who When What

TPC 12/27/2017 INSPECTED

TPC 08/26/2011 INSPECTED

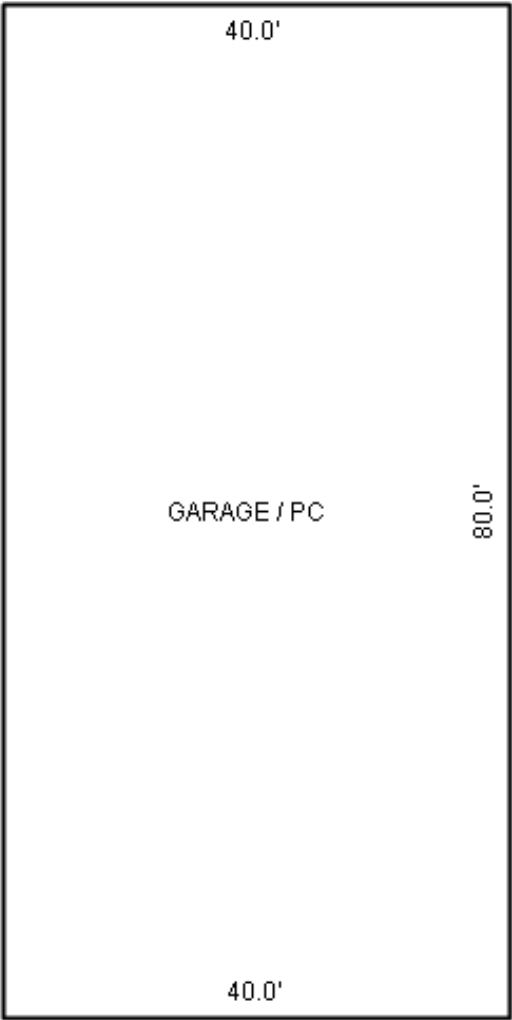
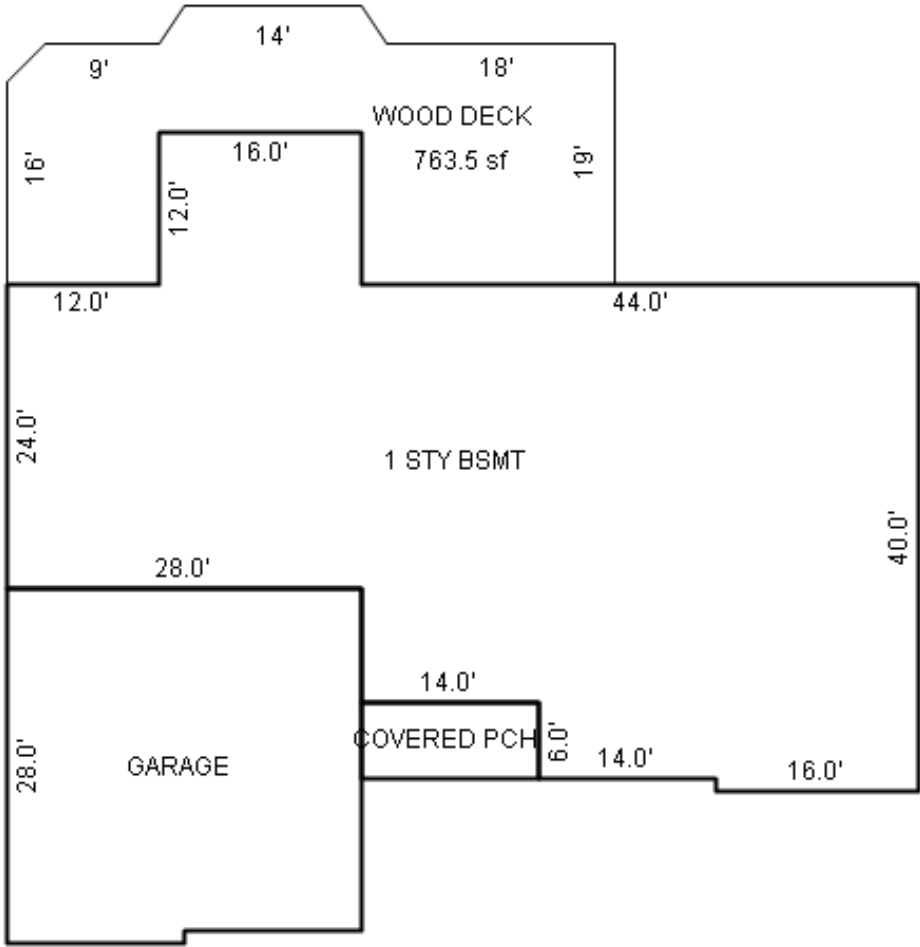
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X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 84 763	Type CCP (1 Story) Treated Wood	Year Built: 1999 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 770 % 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	Ex	Ord	Min																																																																																																																			
Yr Built 1999	Remodeled 0	Size of Closets		X	Lg	Ord	Small																																																																																																																			
Condition: Average		Doors			Solid	X	H.C.																																																																																																																			
Room List		(5) Floors		(12) Electric																																																																																																																						
	Basement 1st Floor 2nd Floor 5 Bedrooms	Kitchen: Other: Other:		200 Amps Service																																																																																																																						
(1) Exterior		No./Qual. of Fixtures		Ex. X Ord. Min																																																																																																																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets																																																																																																																						
		X	Drywall		Many	X	Ave.																																																																																																																			
(2) Windows		(7) Excavation		(13) Plumbing																																																																																																																						
X	Many Avg. X Few	Large Avg. X Small	Basement: 2512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)																																																																																																																					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		4	3 Fixture Bath																																																																																																																					
X			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	1	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																																																																																																					
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																																																																																																						
X	Gable Hip Flat	Gambrel Mansard Shed	2000 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic																																																																																																																					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																																																																																																						
Chimney: Vinyl		Joists: Unsupported Len: Cntr.Sup:																																																																																																																								
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2512 SF Floor Area = 2512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>2,512</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>370,362</td> <td>314,821</td> </tr> </tbody> </table> Other Additions/Adjustments <table border="1"> <thead> <tr> <th></th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Recreation Room</td> <td>2000</td> <td>38,660</td> <td>32,861</td> </tr> <tr> <td>Basement, Outside Entrance, Below Grade</td> <td>1</td> <td>2,560</td> <td>2,176</td> </tr> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Average Fixture(s)</td> <td>1</td> <td>1,476</td> <td>1,255</td> </tr> <tr> <td>3 Fixture Bath</td> <td>3</td> <td>13,937</td> <td>11,846</td> </tr> <tr> <td>2 Fixture Bath</td> <td>1</td> <td>3,108</td> <td>2,642</td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1000 Gal Septic</td> <td>1</td> <td>4,864</td> <td>4,134</td> </tr> <tr> <td>Water Well, 100 Feet</td> <td>1</td> <td>5,808</td> <td>4,937</td> </tr> <tr> <td>Porches</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CCP (1 Story)</td> <td>84</td> <td>2,408</td> <td>2,047</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4">Class: C Exterior: Siding Foundation: 42 Inch (Finished)</td> </tr> <tr> <td>Base Cost</td> <td>770</td> <td>36,775</td> <td>31,259</td> </tr> <tr> <td>Common Wall: 1 Wall</td> <td>1</td> <td>-2,686</td> <td>-2,283</td> </tr> <tr> <td>Door Opener</td> <td>2</td> <td>1,093</td> <td>929</td> </tr> <tr> <td colspan="4">Class: C Exterior: Pole (Unfinished)</td> </tr> <tr> <td>Door Opener</td> <td>3</td> <td>1,640</td> <td>1,394</td> </tr> <tr> <td>Base Cost</td> <td>3200</td> <td>77,216</td> <td>65,634</td> </tr> <tr> <td>Built-Ins</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Appliance Allow.</td> <td>2</td> <td>5,533</td> <td>4,703</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	2,512			Total:				370,362	314,821		Size	Cost New	Depr. Cost	Recreation Room	2000	38,660	32,861	Basement, Outside Entrance, Below Grade	1	2,560	2,176	Plumbing				Average Fixture(s)	1	1,476	1,255	3 Fixture Bath	3	13,937	11,846	2 Fixture Bath	1	3,108	2,642	Water/Sewer				1000 Gal Septic	1	4,864	4,134	Water Well, 100 Feet	1	5,808	4,937	Porches				CCP (1 Story)	84	2,408	2,047	Garages				Class: C Exterior: Siding Foundation: 42 Inch (Finished)				Base Cost	770	36,775	31,259	Common Wall: 1 Wall	1	-2,686	-2,283	Door Opener	2	1,093	929	Class: C Exterior: Pole (Unfinished)				Door Opener	3	1,640	1,394	Base Cost	3200	77,216	65,634	Built-Ins				Appliance Allow.	2	5,533	4,703	E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																					
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<<<< 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.
LUCAS DAVID R & DONNA M	LUCAS DAVID R & DONNA M T	0	04/14/2011	QC	09-FAMILY	2011-1371	PROPERTY TRANSFER	0.0
GREGG LINDA J	LUCAS DAVID R & DONNA M	0	05/06/2004	WD	21-NOT USED/OTHER	04-0/2099	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD						
Owner's Name/Address	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 05/06/2004					
	MAP #:					
	2024 Est TCV 85,279 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 33 T22N R8W 40 A M/L NW/4 OF NE/4.	X	Dirt Road		Residentia INFERIOR	\$1400	40.00 Acres	1400	100		56,000
Comments/Influences		Gravel Road		40.00 Total Acres Total Est. Land Value = 56,000						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
	X	Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								



access thru 033-002-00..same owner
04 split 16.5 Ac. to 001-50
04 split 23.5 Ac. to 001-70

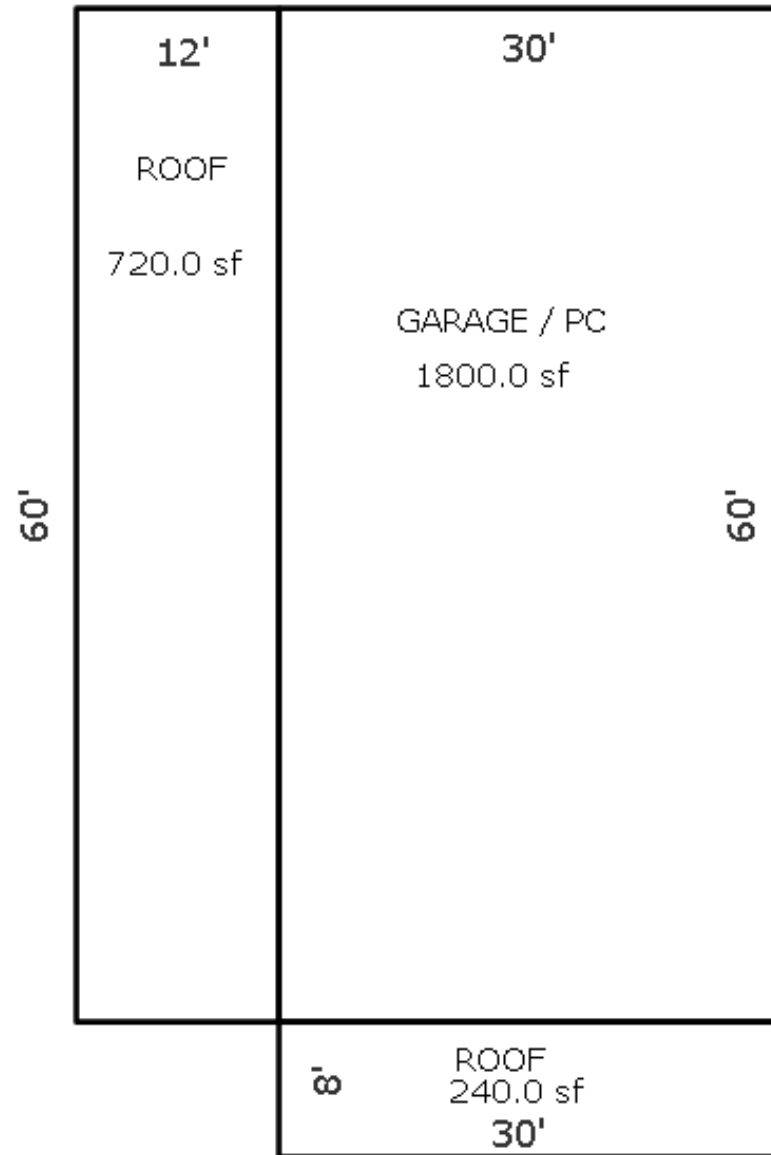
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level							
X Rolling	2024	28,000	14,600	42,600			40,792C
Low							
High							
Landscaped							
Swamp							
X Wooded	2023	28,000	14,200	42,200			38,850C
Pond							
Waterfront							
Ravine							
X Wetland	2022	24,000	13,000	37,000			37,000S
Flood Plain							
Who When What	2021	24,000	11,900	35,900			35,900S
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 03/13/2017 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 960	Type Roof Cover Onl	Year Built: 1975 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1800 % Good: 0 Storage Area: 0 No Conc. Floor: 1440				
	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump											
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G		X No Heating/Cooling											
	Yr Built 1975	Remodeled 0	Trim & Decoration													
	Condition: Average	Ex	Ord	Min												
	Room List	Lg	Ord	Small												
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.												
	(1) Exterior	(5) Floors			(12) Electric											
	Wood/Shingle Aluminum/Vinyl Brick	Kitchen: Other: Other:														
	Insulation	(6) Ceilings			0 Amps Service											
	(2) Windows	No./Qual. of Fixtures			No. of Elec. Outlets											
	Many Avg. Few	Large Avg. Small			Ex.	Ord.	Min									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation			Many			Ave.	Few							
	(3) Roof	(8) Basement			(13) Plumbing											
	Gable Hip Flat	Gambrel Mansard Shed	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)											
	Asphalt Shingle	(9) Basement Finish			1											
	Chimney:	(10) Floor Support			3 Fixture Bath 2 Fixture Bath Softener, Auto 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 SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer											
		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
		Lump Sum Items:														
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments Deck w/Roof (Roof portion) 960 14,563 9,466 Garages Class: C Exterior: Pole (Unfinished) Base Cost 1800 43,434 28,232 Solar Water Heat 1440 -9,562 -6,215 No Concrete Floor Totals: 48,435 31,483 Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 29,279												E.C.F. X 0.930		Cls C Blt 1975		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OUWINGA ROGER & KAY TRUST	SECORD MICHAEL L & GRUBAU	0	03/19/2021	WD	16-LC PAYOFF	2021-00935	DEED	0.0
OUWINGA ROGER & KAY TRUST	SECORD MICHAEL L & GRUBAU	42,000	02/07/2018	LC	03-ARM'S LENGTH	2018-00378	PROPERTY TRANSFER	100.0
OUWINGA ROGER & KAY	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4409	DEED	0.0
GREGG LINDA J	OUWINGA ROGER & KAY	50,000	05/06/2004	WD	21-NOT USED/OTHER	04-0/2100	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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SECORD MICHAEL L & GRUBAUGH M 621 NORTH IVANHOE AVE YPSILANTI MI 48198	2024 Est TCV 57,667 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
--	--	-------------	----------	-------	-------	-------	------	-------	--------	-------

	X	Dirt Road	17	@	\$3000	16.50	Acres	3000	100	49,500
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		Paved Road	16.50 Total Acres		Total Est. Land Value =				49,500
--	--	------------	-------------------	--	-------------------------	--	--	--	--------

		Storm Sewer								
--	--	-------------	--	--	--	--	--	--	--	--

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

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

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

	X	Electric	Rate		Size		% Good	Cash Value	
--	---	----------	------	--	------	--	--------	------------	--

		Gas	17.91	480	95	8,167			
--	--	-----	-------	-----	----	-------	--	--	--

		Curb	Total Estimated Land Improvements True Cash Value =				8,167	
--	--	------	---	--	--	--	-------	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	24,800	4,000	28,800		21,939C
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				2023	23,100	3,800	26,900		20,895C
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				2022	16,500	3,400	19,900		19,900S
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				2021	16,500	3,200	19,700		19,700S
--	--	--	--	------	--------	-------	--------	--	---------

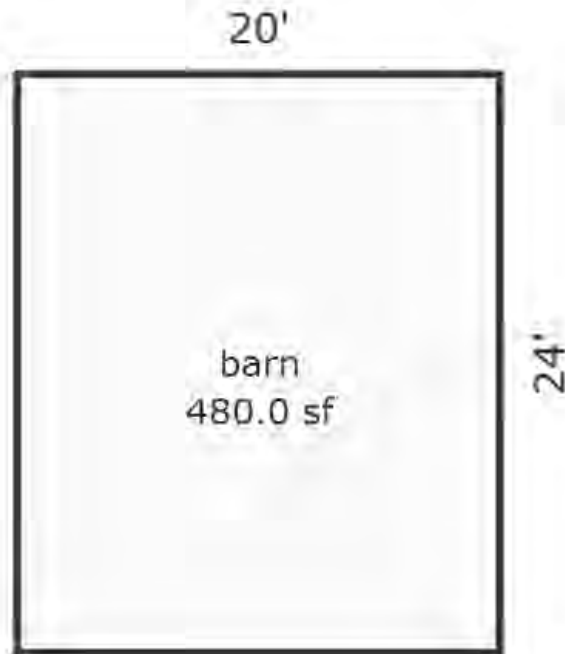


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: GRG			Drywall Paneled		Plaster Wood T&G											
Yr Built 0		Remodeled 0			Ex	Ord	Min									
Condition: Average		Trim & Decoration				Size of Closets										
Room List			Doors		Solid		H.C.									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings				(12) Electric										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation							0	Amps Service							
(2) Windows		(7) Excavation				No./Qual. of Fixtures										
	Many Avg.		Large Avg.		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash		X	Small		No. of Elec. Outlets										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens															
(3) Roof		(8) Basement				(13) Plumbing										
	Gable Hip Flat	X	Gambrel Mansard Shed		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Asphalt Shingle	(9) Basement Finish				Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
Chimney:		(10) Floor Support				(14) Water/Sewer										
Joists: Unsupported Len: Cntr.Sup:						Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
						Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost Other Additions/Adjustments											E.C.F. X 0.930		Cls D Blt 0 Totals: 0 0 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 0			

*** 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.
GREGG LINDA J (MW)	RICHARDSON CHRISTOPHER &	29,000	06/22/2007	WD	03-ARM'S LENGTH	2007/2426	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5228 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	05/22/2008	20080181	100%
	P.R.E. 100% 02/14/2008		New House	07/05/2007	20070415	Complete
Owner's Name/Address	MAP #:					
RICHARDSON CHRISTOPHER & LISA 5228 S BLODGETT RD Lake City MI 49651	2024 Est TCV 353,609 TCV/TFA: 240.55					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
				* Factors *								
SEC 33 T22N R8W (5*2004) 9.9098 A M/L				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
S/2 OF S/2 OF NE/4 OF NE/4				Residentia 8 - 17	@\$3000	9.91	Acres	3000	100			29,730
Split on 09/14/2006 into 009-033-001-80, 009-033-001-90;				9.91 Total Acres Total Est. Land Value = 29,730								

Comments/Influences	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					
			Description	Rate	Size	% Good	Cash Value	
208268D13 \$35,000 2006 LA Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ; Parent Parcel(s): 009-033-001-70; Child Parcel(s): 009-033-001-80, 009-033-001-90;			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					

208268D13 \$35,000 2006 LA Split/Comb. on 09/14/2006 completed 09/14/2006 RAY ; Parent Parcel(s): 009-033-001-70; Child Parcel(s): 009-033-001-80, 009-033-001-90;



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	14,900	161,900	176,800			101,390C
X	Rolling		2023	13,900	156,900	170,800			96,562C
	Low		2022	9,900	144,300	154,200			91,964C
	High		2021	9,900	131,900	141,800			89,027C
	Landscaped								
X	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								

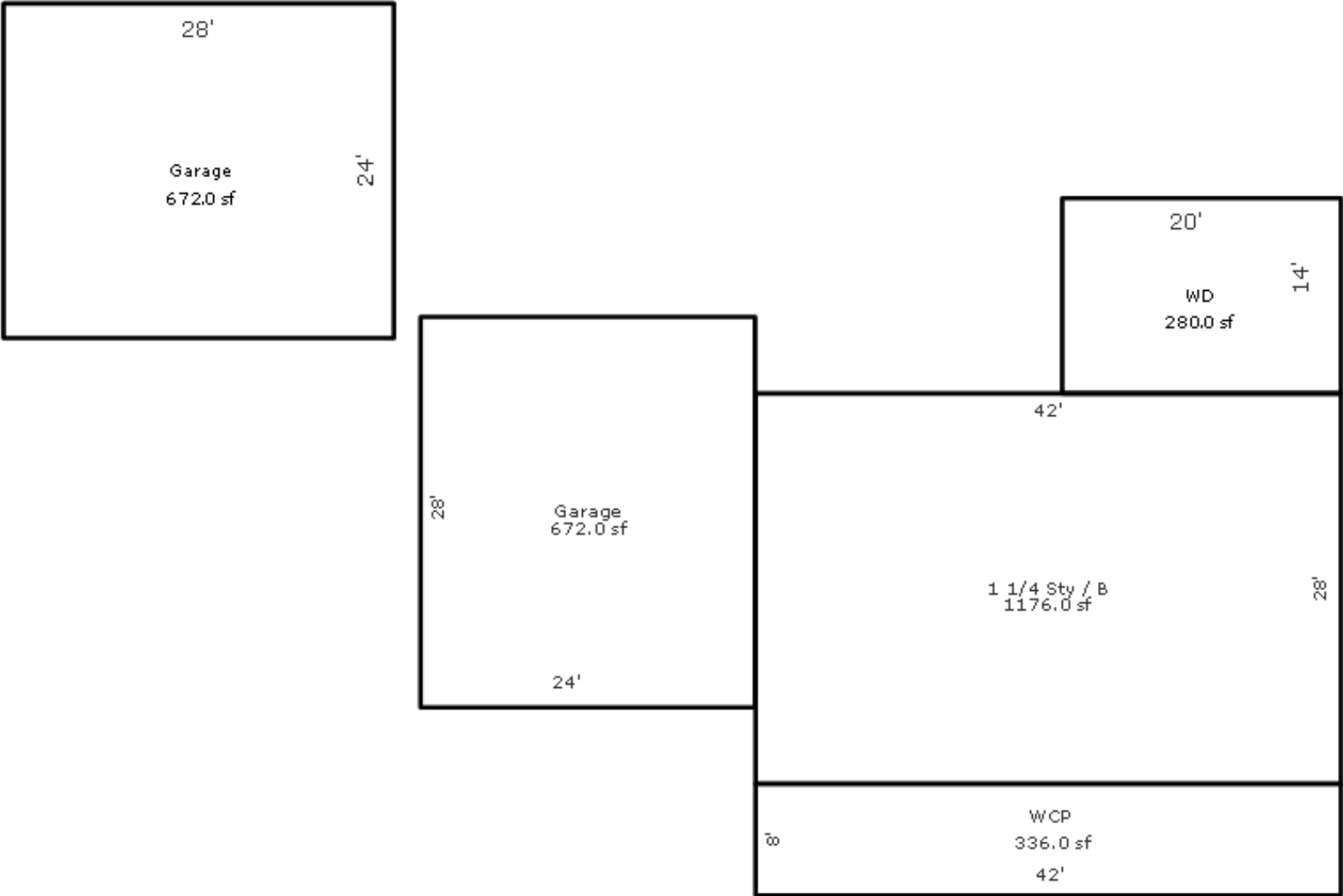
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Who	When	What	2024	2023	2022	2021
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				
TPC	07/26/2010	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 336 280	Type WCP (1 Story) WPP	Year Built: 2007 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 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													
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace													
Yr Built 2007		Remodeled 0		Ex	X	Ord	Min											
Condition: Average		Size of Closets		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.													
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric														
(1) Exterior		Kitchen: Other: Other:		0 Amps Service														
	Basement 1st Floor 2nd Floor 3 Bedrooms	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			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Many Avg. X Few	Large Avg. Small	Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 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 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 Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Many Avg. X Few	Large Avg. Small	Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	1 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 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 Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes: LOG SIDING											
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: LOG SIDING											
Cost Est. for Res. Bldg: 1 Single Family 1.25S											Cls BC			Blt 2007				
(11) Heating System: Forced Heat & Cool											Ground Area = 1176 SF			Floor Area = 1470 SF.				
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
1.25 Story Siding Basement 1,176											Total:			257,534 231,781				
Other Additions/Adjustments											Plumbing			Average Fixture(s) 1 2,172 1,955				
Water/Sewer											1000 Gal Septic 1 5,636 5,072			Water Well, 200 Feet 1 11,716 10,544				
Porches											WCP (1 Story) 336 14,640 13,176			WPP 280 6,462 5,816				
Garages											Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			Base Cost 672 42,376 38,138				
Common Wall: 1 Wall											1 -3,117 -2,805			Door Opener 2 1,366 1,229				
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)											Base Cost 672 42,376 38,138			Door Opener 1 683 615				
Built-Ins											Appliance Allow. 1 3,975 3,577			Totals: 385,819 347,236				
Notes: LOG SIDING											ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:			322,929				

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DETTLOFF THOMAS E & CHERY	DETTLOFF THOMAS E	0	06/04/2010	QC	09-FAMILY	2010-1973QC	PROPERTY TRANSFER	0.0
GREGG LINDA J	DETTLOFF THOMAS E & CHERLY	32,000	07/24/2006	WD	32-SPLIT VACANT	06-0/2754	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5154 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	08/23/2006	20060273	Complete
	P.R.E. 100% 09/29/2006		New House	07/24/2006	20060223	Complete

Owner's Name/Address	MAP #:
DETTLOFF THOMAS E 5154 S BLODGETT RD Lake City MI 49651	2024 Est TCV 238,702 TCV/TFA: 157.87

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	9.91 Acres		3000	100			29,730
9.91 Total Acres						Total Est. Land Value =	29,730

Tax Description		Land Improvement Cost Estimates				
Description	Rate	Size	% Good	Cash Value		
Dirt Road	2.19	960	50	1,051		
Gravel Road	7.35	400	50	1,470		
Paved Road	6.16	250	50	770		
Storm Sewer	Total Estimated Land Improvements True Cash Value =					3,291
Sidewalk						
Water						
Sewer						
Electric						
Gas						
Curb						
Street Lights						
Standard Utilities						
Underground Utils.						

Split/Comb. on 09/14/2006 completed
 09/14/2006 RAY ;
 Parent Parcel(s): 009-033-001-70;
 Child Parcel(s): 009-033-001-80,
 009-033-001-90;



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

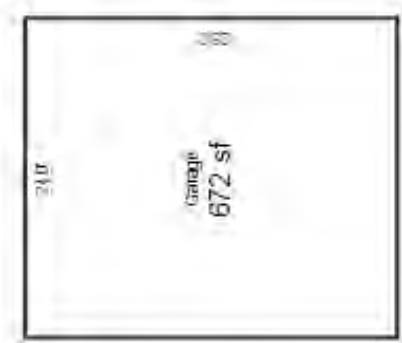
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,900	104,500	119,400			83,023C
2023	13,900	100,100	114,000			79,070C
2022	9,900	92,100	102,000			75,305C
2021	9,900	90,100	100,000			72,900C

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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	Type Treated Wood	Year Built: 2006 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: CD Effec. Age: 15 Floor Area: 1,512 Total Base New : 260,191 Total Depr Cost: 221,162 Estimated T.C.V: 205,681			Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			E.C.F. X 0.930						
Yr Built 2006	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 2006			
Condition: Average		Size of Closets		0 Amps Service			Ground Area = 1512 SF Floor Area = 1512 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Building Areas			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	Basement	1,512	190,891	162,259	
(1) Exterior		(6) Ceilings		(13) Plumbing			Other Additions/Adjustments			Total:						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)	1	1,230	1,045			
(2) Windows		(8) Basement		Water/Sewer			Water/Sewer			3 Fixture Bath	1	3,860	3,281			
X	Many Avg. X Few	Large Avg. Small	Basement: 1512 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(9) Basement Finish			Water/Sewer			Water Well, 100 Feet	1	5,640	4,794			
X	Wood Sash Metal Sash Vinyl Sash 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			Deck			Treated Wood w/Roof (Deck Portion)	180	3,775	3,209			
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Garages			Treated Wood w/Roof (Roof portion)	180	2,804	2,383			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost	576	22,239	18,903			
Chimney:							Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			Common Wall: 1 Wall	1	-2,512	-2,135			
							Built-Ins			Door Opener	1	485	412			
							Notes:			Appliance Allow.	1	1,934	1,644			
							Totals:					260,191	221,162			
							ECF (416 RURAL METES & BOUNDS) 0.930 => TC							205,681		

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

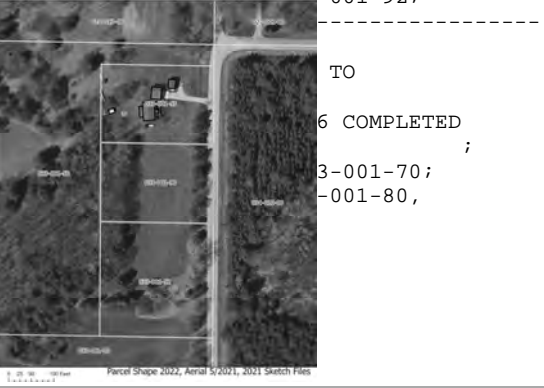


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECORD MICHAEL & GRUGBAUGH	SECORD MICHAEL & GRUBAUGH	0	03/19/2021	WD	16-LC PAYOFF	2021-00936	DEED	0.0
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000	05/14/2018	LC	03-ARM'S LENGTH	2018-01584	PROPERTY TRANSFER	0.0
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	09-FAMILY	2010-4773QC	PROPERTY TRANSFER	0.0
GREGG LINDA J	KLINE VICTOR J & ELLEN E	19,000	08/20/2010	WD	03-ARM'S LENGTH	2010-3941WD	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 12/14/2018 Qual. Ag.					

Owner's Name/Address	MAP #:	2024 Est TCV 16,000	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
SECORD MICHAEL & GRUGBAUGH 621 N IVANHOE AVE YPSILANTI MI 48198						

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC33 T22N (0*2017) R82 BEG S0DEG23'40"E 225' FROM NE COR OF NE1/4 TH S0DEG23'40"E 175', N89DEG44'39"W 250', N0DEG23'40"W 175', S89DEG 44'39"E 250' TO POB 1.00 A SPLIT ON 10/30/2017 TO 009-033-001-92 FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L SPLIT ON 09/14/2006 FROM 009-033-001-70;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer								
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.								
Comments/Influences										
Split/Comb. on 10/30/2017 completed 10/30/2017 TIM										



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
2024	8,000	0	8,000			389C
2023	6,000	0	6,000			371C
2022	5,000	0	5,000			354C
2021	5,000	0	5,000			343C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECORD MICHAEL & GRUGBAUGH	SECORD MICHAEL & GRUBAUGH	0	03/19/2021	WD	16-LC PAYOFF	2021-00936	DEED	0.0
KLINE ELLEN E HAMILTON	SECORD MICHAEL & GRUGBAUGH	25,000	05/14/2018	LC	19-MULTI PARCEL ARM'S LE	2018-01584	PROPERTY TRANSFER	0.0
KLINE VICTOR J & ELLEN E	KLINE ELLEN E HAMILTON	0	10/21/2010	QC	09-FAMILY	2010-4773QC	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 05/14/2018 Qual. Ag.					

Owner's Name/Address	MAP #:
SECORD MICHAEL & GRUGBAUGH 621 N IVANHOE AVE YPSILANTI MI 48198	2024 Est TCV 17,308

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

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

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
SEC33 T22N R8W (0*2017) BEG S0DEG23'40"E 400' FROM NE COR OF NE1/4 TH S0DEG23'40"E FROM NE COR OF NE1/4 TH S0DEG23'40"E 255.54 FT, N89DEG 45'56"W 250 FT, N0DEG23'40"W 255.63 FT, S89DEG44'39"E 250 FT TO POB 1.47A SPLIT ON 10/30/2017 FROM 009-033-001-90; FORMERLY SEC 33 T22N R8W (0*2006) E 250 FT OF N/2 OF NE/4 OF NE/4 EXC N 225 FT THEREOF. 2.471 AC. M/L SPLIT ON 09/14/2006 FROM 009-033-001-70;	X	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	8,700	0	8,700			574C
			2023	6,400	0	6,400			547C
			2022	7,300	0	7,300			521C
			2021	7,300	0	7,300			505C



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG LINDA	ANTCLIFF JOHN & MARY	13,000	06/17/2005	WD	32-SPLIT VACANT	05-0/2462	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5020 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	04/29/2008	20080120	Complete
Owner's Name/Address	P.R.E. 100% 07/04/2006		Garage	08/25/2006	20060276	Complete
ANTCLIFF JOHN & MARY 5020 S BLODGETT RD Lake City MI 49651	MAP #:		New House	07/06/2005	20050214	Complete
	2024 Est TCV 179,581 TCV/TFA: 172.67					

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
	X		A 200' @ 90/FF	175.00	250.00	1.0339 0.8891	90 100	14,479
			175 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value = 14,479

Tax Description			Land Improvement Cost Estimates				
SEC 33 T22N R8W 1.004 AC (0*2005) E 250 FT OF N 225 FT OF NE/4 OF NE/4 EXC N 50 FT THEREOF.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size	% Good	Cash Value
Comments/Influences		Electric Gas Curb Street Lights Standard Utilities Underground Utils.	D/W/P: 4in Ren. Conc.	7.35	200	0	0
05 Split 1 Ac from 001-70 for 06	X		Wood Frame	24.89	120	50	1,493
			Residential Local Cost Land Improvements				
			Description	Rate	Size	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value = 2,443				



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

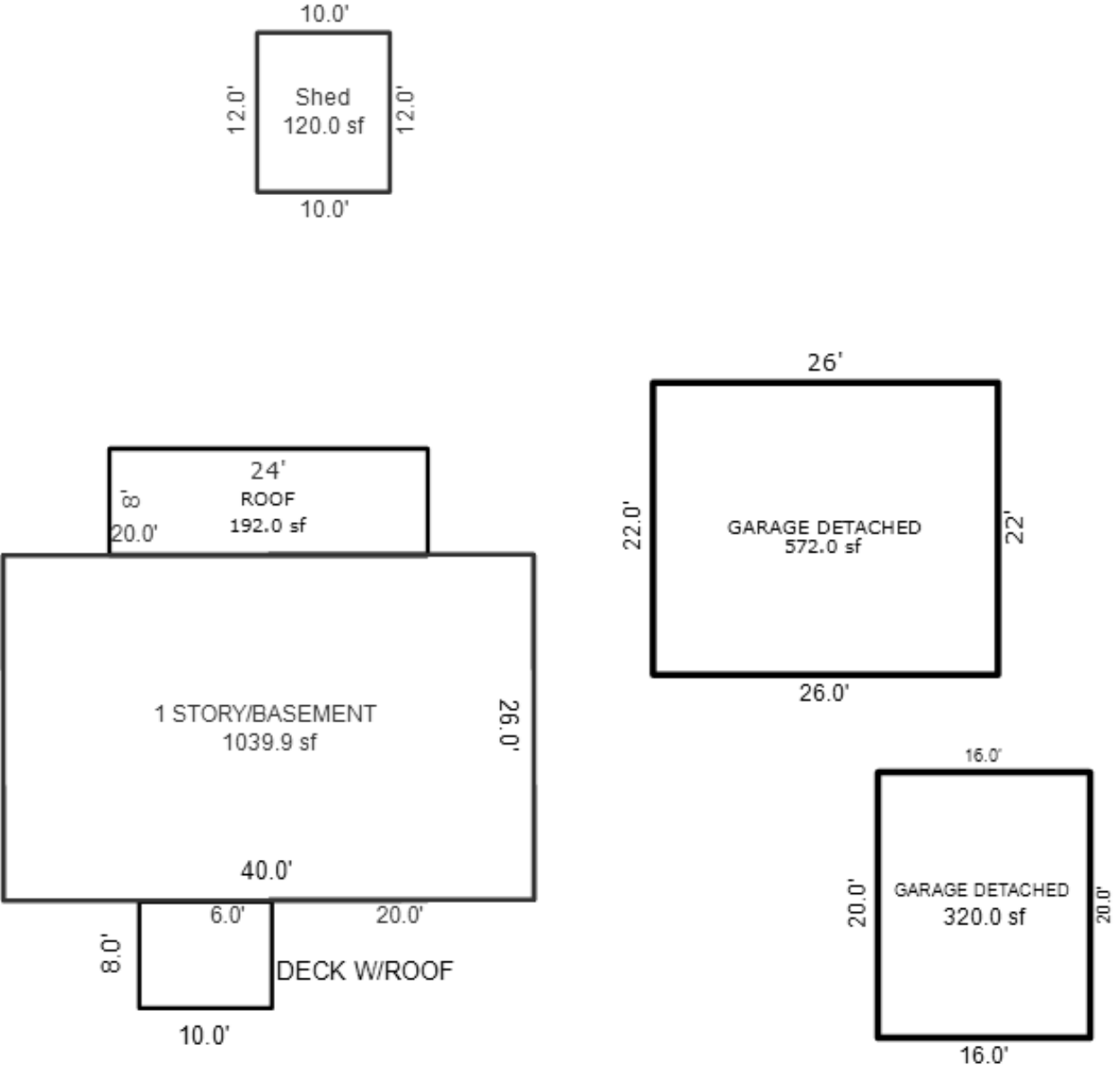
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	7,200	82,600	89,800			57,573C
2023	5,600	82,200	87,800			54,832C
2022	4,400	75,600	80,000			52,221C
2021	3,500	72,900	76,400			50,553C

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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 80 192	Type Treated Wood Roof Cover Onl	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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: CD Effec. Age: 15 Floor Area: 1,040 Total Base New : 205,769 Total Depr Cost: 174,902 Estimated T.C.V: 162,659			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures Ex. X Ord. Min			Size of Closets Lg X Ord Small		Condition: Average		
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	Room List Doors Solid X H.C.			(5) Floors Kitchen: Other: Other:			No. of Elec. Outlets Many X Ave. Few		(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) Exterior		(6) Ceilings		No. of Elec. Outlets Many X Ave. Few			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,040 Total: 139,499 118,574			Cls CD Blt 2005			
(2) Windows		(7) Excavation		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Other Additions/Adjustments Recreation Room 320 5,930 5,040 Basement, Outside Entrance, Below Grade 1 2,160 1,836 Plumbing Average Fixture(s) 1 1,230 1,045 Water/Sewer 1000 Gal Septic 1 4,550 3,867 Water Well, 100 Feet 1 5,640 4,794 Deck Treated Wood w/Roof (Deck Portion) 80 2,213 1,881 Treated Wood w/Roof (Roof portion) 80 1,375 1,169 w/Roof (Roof portion) 192 2,961 2,517			Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 572 22,136 18,816 Door Opener 1 485 412 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 320 15,171 12,895 Door Opener 1 485 412 Built-Ins Appliance Allow. 1 1,934 1,644 Totals: 205,769 174,902			
(3) Roof		320 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			(10) Floor Support Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
X	Gable Hip Flat	Gambrel Mansard Shed		X Asphalt Shingle			Chimney:									

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



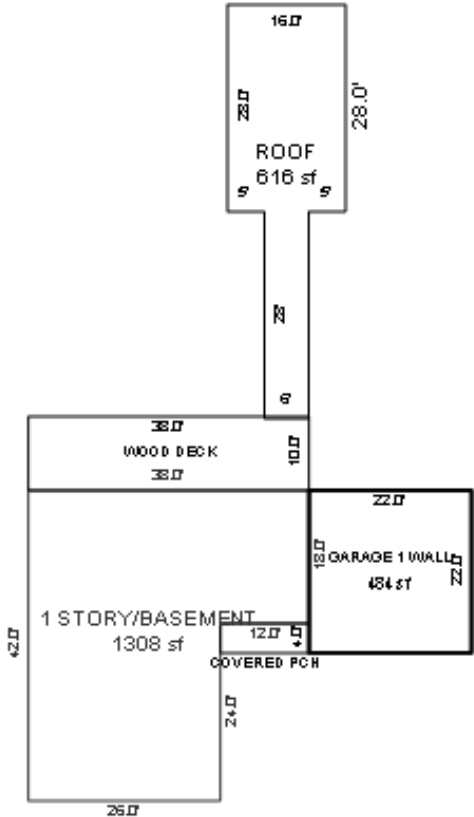
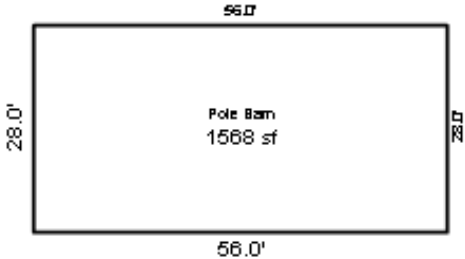
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	21-NOT USED/OTHER	2011-1370QC	PROPERTY TRANSFER	0.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
9350 W WATERGATE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 07/22/1994		MAP #:		2024 Est TCV 250,211 TCV/TFA: 191.29									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS											
LUCAS DAVID R & DONNA M TRUSTEES OF THE LUCAS FAMILY TRUST 9350 W WATERGATE RD MC BAIN MI 49657		Public Improvements		* Factors *													
Tax Description		Dirt Road		Description		Frontage		Depth		Rate %Adj. Reason		Value					
		Gravel Road		Residentialia 18 -29 @\$3000		27.30 Acres		3000		100		81,900					
SEC 33 T22N R8W THAT PART OF S 1/2 OF NE 1/4 N OF BEG ONE SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36' 20" W 70 FT TH S 23' 40" E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4 LINE EXC E 7.3 A THEREOF & EXC BEG ON ABOVE DESC S BDRY LINE 1200 FT E'LY OF 1/4 LINE TH N 275 FT E'LY 475 FT S 275 FT TO ABOVE DESC LINE W'LY 475 FT TO POB. 27.3013 A.		X Paved Road		Land Improvement Cost Estimates		Description		Rate		Size % Good		Cash Value					
		Storm Sewer		D/W/P: 3.5 Concrete		6.58		850		0		0					
Comments/Influences		X Sidewalk		Wood Frame		28.83		100		50		1,441					
		X Water		Residential Local Cost Land Improvements		Description		Rate		Size % Good		Cash Value					
4 DIV REMAINING. PART OF TRACT		X Sewer		LAND IMPROVE 1000		1,000.00		1		95		950					
		X Electric		Total Estimated Land Improvements True Cash Value =								2,391					
		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Level		2024		41,000		84,100		125,100						86,209C	
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		X High		2022		27,300		75,000		102,300						78,195C	
		X Landscaped		2021		24,600		68,500		93,100						75,697C	
		X Swamp															
		X Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Who		When		What											
		TPC 12/27/2017 INSPECTED															
		TPC 04/01/2016 INSPECTED															

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		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 48 380 616	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 1976 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 484 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace				Class: C Effec. Age: 40 Floor Area: 1,308 Total Base New : 297,345 Total Depr Cost: 178,409 Estimated T.C.V: 165,920		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1976	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C		Blt 1976	
Condition: Average		Size of Closets Lg X Ord Small		200 Amps Service		No. of Elec. Outlets Many X Ave. Few		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,308 Total: 190,958 114,576					
Room List Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		(12) Electric 200 Amps Service		(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		Other Additions/Adjustments Recreation Room 450 8,699 5,219 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, 100 Feet 1 5,808 3,485 Porches CCP (1 Story) 48 1,455 873 Deck Treated Wood 380 6,312 3,787 w/Roof (Roof portion) 616 9,345 5,607 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 484 22,066 13,240 Common Wall: 1 Wall 1 -2,686 -1,612 Class: C Exterior: Pole (Unfinished) Base Cost 1568 37,836 22,702 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
(1) Exterior		(6) Ceilings X Drywall		(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic Lump Sum Items:									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation Basement: 1308 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
(2) Windows Many Avg. X Large Avg. Small X Wood Sash Metal Sash Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass Patio Doors Storms & Screens		(8) Basement Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor											
(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney: Metal		(9) Basement Finish 450 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D	30,000	11/13/2019	LC	03-ARM'S LENGTH	2019-03551	PROPERTY TRANSFER	100.0
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	21-NOT USED/OTHER	2011-1439QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 11/13/2019					
RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 18,480					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 33 T22N R8W E 7.3 A OF THAT PART OF S 1/2 OF NE 1/4 LYING N OF BEG ON E SEC LINE 1129.54 FT N OF 1/4 POST TH S 89 DEG 36'20" W 70 FT TH S 00 DEG 23' 40" E 227.71 FT TH S 52 DEG 37' 27" W 145.77 FT TH S 84 DEG 48' 8" W TO N & S 1/4 LINE. EXC .BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40" E 150 FT TO POB. 6.16 AC. SPLIT ON 10/12/2006 INTO 009-033-003-90;	Public Improvements			* Factors *							
	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	X			Residentia 3 - 7 @\$3000	6.16 Acres		3000	100			18,480
	X			6.16 Total Acres Total Est. Land Value =						18,480	

Comments/Influences

6 completed

3-003-00;

-003-90;

003-00.



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
2024	9,200	0	9,200			8,489C
2023	9,200	0	9,200			8,085C
2022	7,700	0	7,700			7,700S
2021	9,200	0	9,200			9,200S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUCAS FAMILY TRUST	RICHARDSON CHRISTOPHER D	30,000	11/13/2019	LC	19-MULTI PARCEL ARM'S LE	2019-03551	PROPERTY TRANSFER	100.0
LUCAS DAVID R	LUCAS DAVID R & DONNA M T	0	04/12/2011	QC	21-NOT USED/OTHER	2011-1439QC	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 11/13/2019					
Owner's Name/Address	MAP #:					
RICHARDSON CHRISTOPHER D & LISA J 5228 S BLODGETT RD LAKE CITY MI 49651	2024 Est TCV 7,980					

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	1.14	Acres	7000	100		7,980	
							1.14 Total Acres	Total Est. Land Value =	7,980

Tax Description
 SEC 33 T22N, R8W BEG N 0 DEG 23' 40" W 1161.07 FT. N OF E/4 COR TH N 89 DEG 47' 13" W 330 FT, N O DEG 23' 40" W 150 FT, S 89 DEG 47' 13" E 330 FT, S 0 DEG 23' 40" E 150 FT TO POB. 1.14 Ac.
 Split on 10/12/2006 from 009-033-003-00;
 Comments/Influences
 Split/Comb. on 10/12/2006 completed 10/12/2006 RAY ;
 Parent Parcel(s): 009-033-003-00;
 Child Parcel(s): 009-033-003-90;

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,000	0	4,000			3,197C
2023	4,000	0	4,000			3,045C
2022	2,900	0	2,900			2,900S
2021	3,100	0	3,100			3,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OUWINGA ROGER	OUWINGA ROGER & KAY, TRUS	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4410	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
OUWINGA ROGER & KAY TRUSTEES 9150 W WATERGATE MC BAIN MI 49657	MAP #: 2024 Est TCV 18,645					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 33 T22N R8W BEG ON N R/W LINE OF M-55 1437.5 FT E'LY OF N & S 1/4 LINE TH N 275 FT E'LY 237.5 FT S 275 FT TO SD R/W LINE TH W'LY 237.5 FT TO POB. 1.4994 A.		X		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		A 200' @ 90/FF	237.50	275.00	0.9579	0.9106	90	100	18,645
		X		238 Actual Front Feet, 1.50 Total Acres Total Est. Land Value = 18,645							

Comments/Influences

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



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	9,300	0	9,300			2,619C
2023	7,300	0	7,300			2,495C
2022	5,900	0	5,900			2,377C
2021	4,800	0	4,800			2,302C

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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.
OuwINGA ROGER & KAY TRUST		0	07/21/2010	OTH	09-FAMILY	2010-3099TRUST	PROPERTY TRANSFER	0.0
OuwINGA ROGER L	OuwINGA ROGER & KAY, TRUS	0	11/04/2005	QC	21-NOT USED/OTHER	05-0/4410	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9150 W WATERGATE RD						
Owner's Name/Address	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
	MAP #:					
	2024 Est TCV 208,339 TCV/TFA: 110.47					

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	235.70	275.00	0.9598	0.9106	90	100	18,539	
				236 Actual Front Feet, 1.49 Total Acres							Total Est. Land Value =	18,539

Comments/Influences	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: 4in Concrete	6.97	64	0	0	
			D/W/P: 3.5 Concrete	6.58	90	0	0	
			D/W/P: Patio Blocks	15.61	452	0	0	
			Wood Frame	35.08	64	50	1,122	
			Residential Local Cost Land Improvements					
			Description	Rate	Size	% Good	Cash Value	
			LAND IMPROVE 2500	2,500.00	1	100	2,500	
			Total Estimated Land Improvements True Cash Value =					3,622



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	9,300	94,900	104,200			64,453C
2023	7,200	92,000	99,200			61,384C
2022	5,900	84,600	90,500			58,461C
2021	4,700	77,400	82,100			56,594C

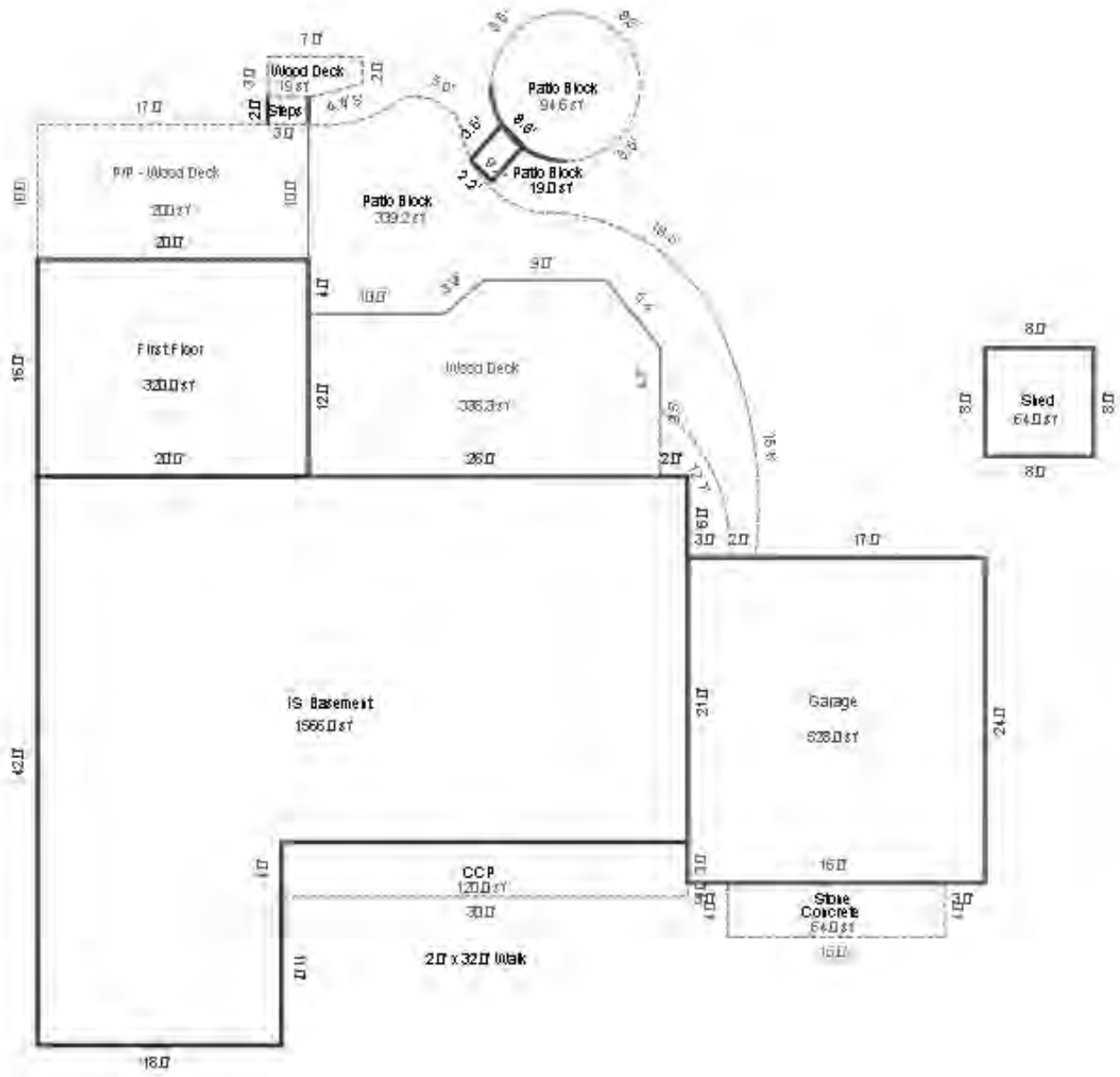
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Who	When	What
JWV	08/11/2020	INSPECTED
TPC	09/10/2019	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1978 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 528 % 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		Class: C -5 Effec. Age: 40 Floor Area: 1,886 Total Base New : 333,703 Total Depr Cost: 200,191 Estimated T.C.V: 186,178		120 338 200 19		CCP (1 Story) Treated Wood Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Trim & Decoration		Size of Closets		Central Air Wood Furnace		(12) Electric		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:									
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	150		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min					
Condition: Average		Lg		X	Ord	Small	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1					
Room List		Doors		Solid	X	H.C.	Average Fixture(s)		1		3	Fixture Bath	1		2	Fixture Bath	1				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		150		Amps Service		No./Qual. of Fixtures		Ex.		X	Ord.	Min	1				
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		Average Fixture(s)	1		3			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X		Drywall	No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1		3	Fixture Bath	1			
(2) Windows		(7) Excavation		Basement: 1566 S.F. Crawl: 320 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		(14) Water/Sewer		Public Water Public Sewer Water Well		1		1000 Gal Septic	1		2000 Gal Septic
X	Many Avg. Few	X	Large Avg. 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		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		Lump Sum Items:		1		Public Water	Public Sewer		Water Well		1		1000 Gal Septic	1		2000 Gal Septic			
(3) Roof		1200		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic	1		2000 Gal Septic	Lump Sum Items:		1		Public Water	Public Sewer				
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Public Water	Public Sewer		Water Well		1		1000 Gal Septic	1		2000 Gal Septic		
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Public Water	Public Sewer		Water Well		1		1000 Gal Septic	1		2000 Gal Septic			
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		1		Public Water	Public Sewer		Water Well		1		1000 Gal Septic	1		2000 Gal Septic			

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



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

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

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

W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
----------------	--------------------------------------	--	--	--	--	--

Owner's Name/Address	P.R.E. 0%					
----------------------	-----------	--	--	--	--	--

MICH STATE HWY COMM	MAP #:					
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	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 18	-29	@\$3000	20.47 Acres	3000	100	61,410
--	---------------	-----	---------	-------------	------	-----	--------

	20.47 Total Acres Total Est. Land Value =						61,410
--	---	--	--	--	--	--	--------

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

. SEC 33 T22N R8W BEG ON E SEC LINE 454.54 FT N OF E 1/4 POST TH S 89 DEG 36' 20" W 70 FT N 23' 40" W 140.95 FT N 60 DEG 4' 3" W 134.9 FT S 84 DEG 48' 8" W 2623.07 FT S 5 DEG 11' 52" E 65 FT S 84 DEG 48' 8" W 50 FT N 5 DEG 11' 52" W 45 FT S 84 DEG 48' 8" W 1025 FT N 5 DEG 11' 52" W 20 FT S 84 DEG 48' 8" W 1213.92 FT S 52 DEG 37' 44" W 333.35 FT N ON SEC LINE400 FT S 60 DEG 4' 26" E 215.96 FT N 84.48' 8" E 2226.32 FT N 5 DEG 11' 52" E65 FT N 84 DEG 48'08"E 50 FT, S 5 DEG 11'52"E 65 FT, N 84 DEG 48'08"E 2635.68 FT, N 52 DEG 37'27"E 145.77 FT, N 23'40" W 227.71 FT, N 89 DEG 36'20"E 70 FT, S ON SEC LINE 675 FT TO POB. 20.47A.													
--	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences	Level	Topography of Site
---------------------	-------	--------------------

	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

Who When What
 TPC 12/27/2017 INSPECTED

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KANIPE TERRY R & REBECCA	KANIPE TERRY R & REBECCA	0	12/23/2017	WD	09-FAMILY	2018-00092	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
5460 BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 08/01/1994					
Owner's Name/Address	MAP #:					
KANIPE TERRY R & REBECCA RUTH 5460 BLODGETT RD MC BAIN MI 49657	2024 Est TCV 224,691 TCV/TFA: 161.42					

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 18 - 29 Acres	18.83 Acres		3900	100				73,437
AGRICULTRU SURPLUS 2800/	4.00 Acres		2800	100				11,200
			22.83 Total Acres		Total Est. Land Value =			84,637

Tax Description
 THAT PART OF LAND IN MISSAUKEE COUNTY IN THE NW 1/4 OF SEC 33, T22N R8W DESCRIBED IN LIBER S-5 P 151 AS PARCEL #1 & #2 22.83 A
 FORMERLY SEC 33 T22N R8W (1*2000) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W EXC W 940 FT THOF. 24.3959A.

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

Land Improvement Cost Estimates			
Description	Rate	Size % Good	Cash Value
D/W/P: 4in Ren. Conc.	7.76	1940 0	0
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500	2,500.00	1 97	2,425
Total Estimated Land Improvements True Cash Value =			2,425

Comments/Influences
 ADD BSM'T FOR 06 CHG DEP TO 65%
 00 SPLIT 6.68 AC TO 006-70 FOR 01
 01 SPLIT 2.5 AC TO 006-60 FOR 02
 REMAINING 1 DIV GIVEN TO 033-006-70 PER



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

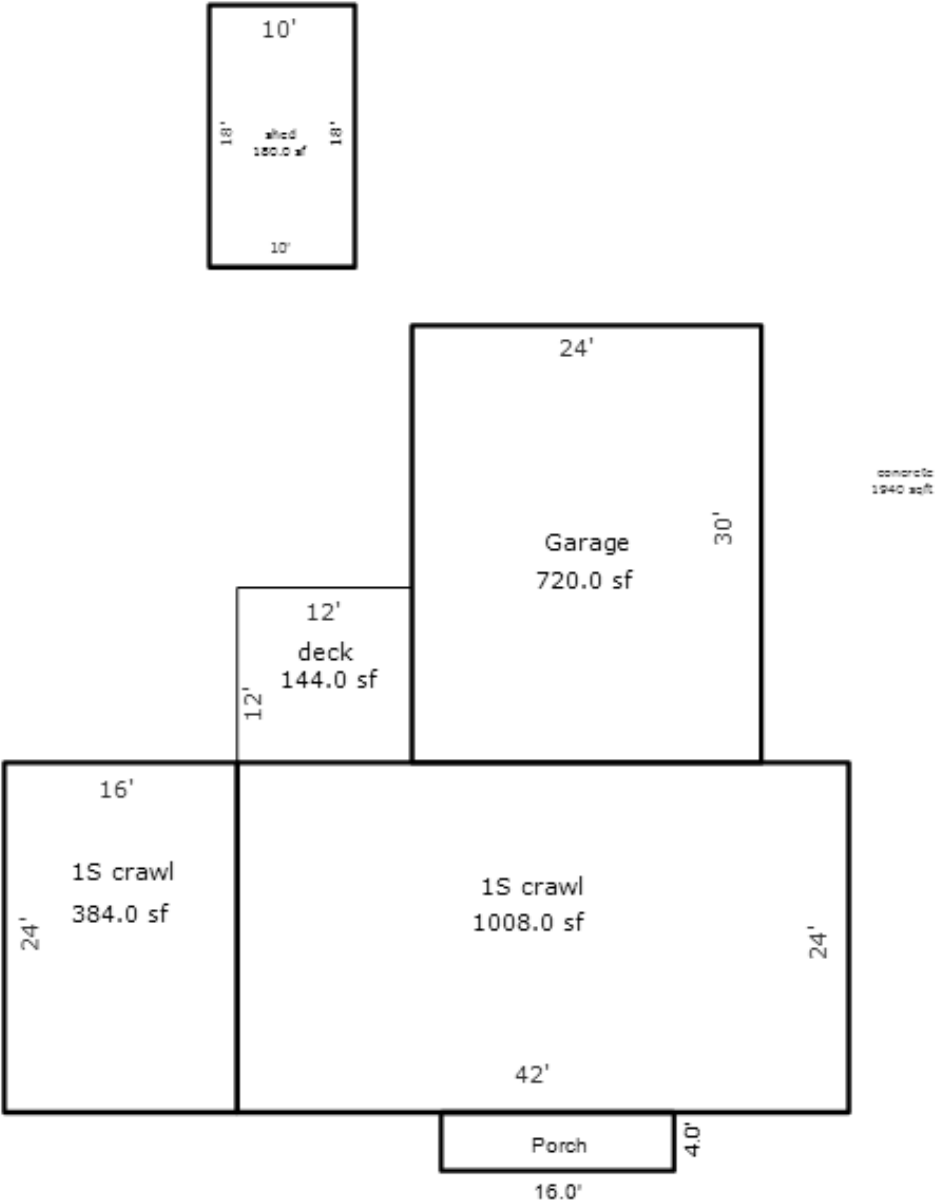
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	42,300	70,000	112,300			75,265C
2023	36,800	58,500	95,300			71,681C
2022	37,100	58,400	95,500			68,268C
2021	36,600	55,300	91,900			66,088C

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

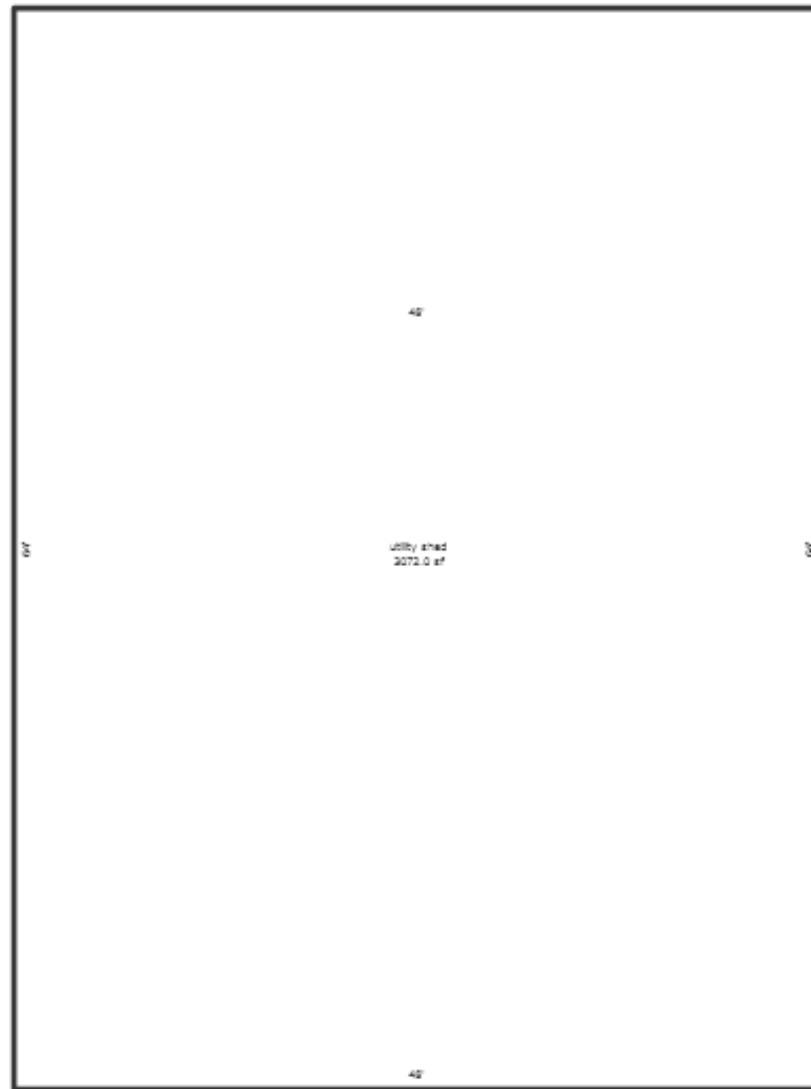
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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 64 144	Type CCP (1 Story) Treated Wood	Year Built: 2002 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 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: 35 Floor Area: 1,392 Total Base New : 195,763 Total Depr Cost: 139,031 Estimated T.C.V: 129,299			E.C.F. X 0.930		Bsmnt Garage:	
Building Style: BOCA/STATE		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets			Size of Closets		Carport Area: Roof:		
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 1978		
Condition: Average		Lg	X	Ord	Small	100 Amps Service			(11) Heating System: Forced Air w/ Ducts Ground Area = 1392 SF Floor Area = 1392 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total: 156,919		113,783		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Total: 1,230		799	
	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			1 Story Siding 1 Story Siding Foundation Crawl Space Foundation Crawl Space Size 1,008 384			Cost New		Depr. Cost	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Total: 4,550		2,957	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Tile	Many			X	Ave.	Few	Plumbing			Total: 2,585		1,680	
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1392 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			Porches			Total: 1,729		1,124	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			Total: 3,264		2,122	
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			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			Total: 26,064		16,942	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall			Total: 1,934		1,257	
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Total: 195,763		139,031		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Notes: MODULAR			ECF (101 AGRICULTURE) 0.930 => TCv:			129,299			

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



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

Building Type	Farm Utility Storage She			
Year Built				
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 224			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	64 x 48 = 3072			
Cost New	\$ 22,948			
Phy./Func./Econ. %Good	55/100/100 55.0			
Depreciated Cost	\$ 12,621			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.660			
% Good	55			
Est. True Cash Value	\$ 8,330			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 8330 / All Cards: 8330				



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLAND STREET DEVELOPMENT	FIELD OF DREAMZ LLC	840,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03036	PROPERTY TRANSFER	100.0
KOINONIA LIVING CENTER IN	ROLAND STREET DEVELOPMENT	340,000	11/30/2010	WD	03-ARM'S LENGTH	2010-5308WD	PROPERTY TRANSFER	100.0
KOINONIA LIVING CENTER IN		0	08/03/2010	OTH	33-TO BE DETERMINED	2010-3960	PROPERTY TRANSFER	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9343 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	08/16/2011	2011-0435	100%
Owner's Name/Address	P.R.E. 0%		Carpport	11/10/2004	20040445	Complete
FIELD OF DREAMZ LLC 13387 BLUE SHORE DR TRAVERSE CITY MI 49686	MAP #:					
	2024 Est TCV 565,972 TCV/TFA: 48.97					

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	Value	
SEC 33 T22N R8W (0*2001) W 940 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M55 EXC W 690 FT THOF. 2.5A.	X	Dirt Road			COMMERCIAL 4-6A	15000				15000	100	37,500
		Gravel Road			2.50 Total Acres		Total Est. Land Value =					37,500

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value		
		Description	Local Cost					
	X	Electric		0.40	33000	82	100	10,824
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Total Estimated Land Improvements True Cash Value =						10,824

Topography of Site	X	Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling	Low							
	X	High		2024	18,800	264,200	283,000			262,174C
		Landscaped		2023	8,800	292,100	300,900			249,690C
		Swamp		2022	6,300	231,500	237,800			237,800S
		Wooded		2021	7,100	169,400	176,500			158,709C
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								



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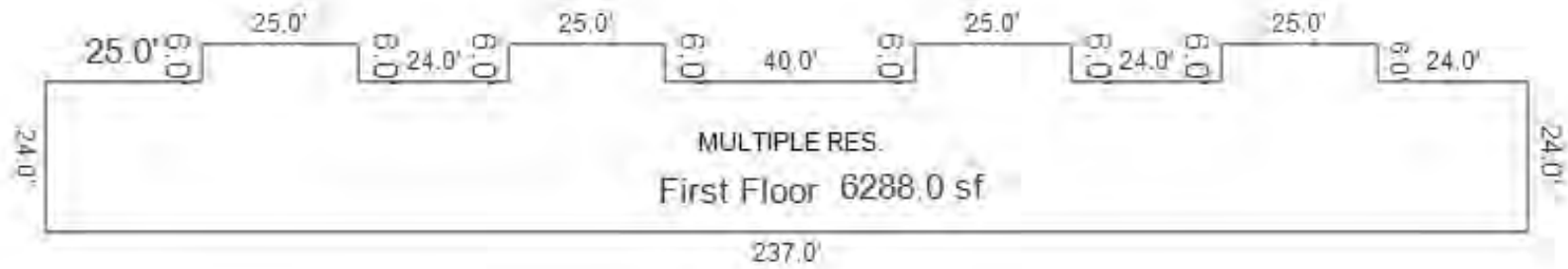
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 05/13/2019	INSPECTED		2023	8,800	292,100	300,900			249,690C
TPC 12/27/2017	INSPECTED		2022	6,300	231,500	237,800			237,800S
TPC 10/29/2013	INSPECTED		2021	7,100	169,400	176,500			158,709C

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

Desc. of Bldg/Section: CAL 148 - 10 UNITS Calculator Occupancy: Multiple Residences		<<<<< Calculator Cost Computations >>>>>																										
Class: D,Siding Floor Area: 6,450 Gross Bldg Area: 11,558 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght		Construction Cost				Class: D,Siding Quality: Low Cost Total Floor Area: 6450 # of Units: 10 Overall Building Height: 10																						
		High	Above Ave.	Ave.	X	Low																						
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **				Base Rate for Upper Floors = 63.54																						
2002 Year Built Remodeled		Quality: Low Cost Heat#1: Complete H.V.A.C. 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 6450 Total # Units: 10 Has Elevators:				(10) Heating system: Complete H.V.A.C. Cost/SqFt: 16.59 100% Adjusted Square Foot Cost for Upper Floors = 80.13																						
10 Overall Bldg Height		*** Basement Info ***				Total Floor Area: 6,450 Base Cost New of Upper Floors = 516,839 Reproduction/Replacement Cost = 516,839 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 366,956																						
Comments: 2/18/2015 APPROXIMATLY 1000SQFT 1 BDRM & 2BDRM UNITS -TIM		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low				<<<<< Segregated Cost Computations >>>>>																						
						Costs taken from Segregated Cost Section 2: Multiples & Motels																						
						<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:60%;">Item Description</th> <th style="width:10%;">Cost</th> <th style="width:10%;"># or Height</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> <tr> <th>Col.</th> <th>Rate</th> <th>SqFt</th> <th>Adj.</th> <th>Adj.</th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences</td> <td>1 Up 1457.24</td> <td>10</td> <td>1.000</td> <td>1.000</td> <td></td> <td>14,572</td> </tr> </tbody> </table>		Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost	Col.	Rate	SqFt	Adj.	Adj.	Cost		(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1 Up 1457.24	10	1.000	1.000		14,572
Item Description	Cost	# or Height	SqFt	Adj.	Adj.	Cost																						
Col.	Rate	SqFt	Adj.	Adj.	Cost																							
(39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences	1 Up 1457.24	10	1.000	1.000		14,572																						
						(40) Exterior Wall: <<<<< 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:			10 Appliance Allowance, Multiple		
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average			
(3) Frame:			Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets			Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners					
(4) Floor Structure:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct			Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(5) Floor Cover:			(9) Sprinklers:			(13) Roof Structure: Slope=0 X Wood Dome and Deck			(40) Exterior Wall: Thickness Bsmnt Insul.		
(6) Ceiling:			(10) Heating and Cooling:			(14) Roof Cover:			800 SqFt, Wood		
			Gas Oil	Coal Stoker	Hand Fired Boiler						

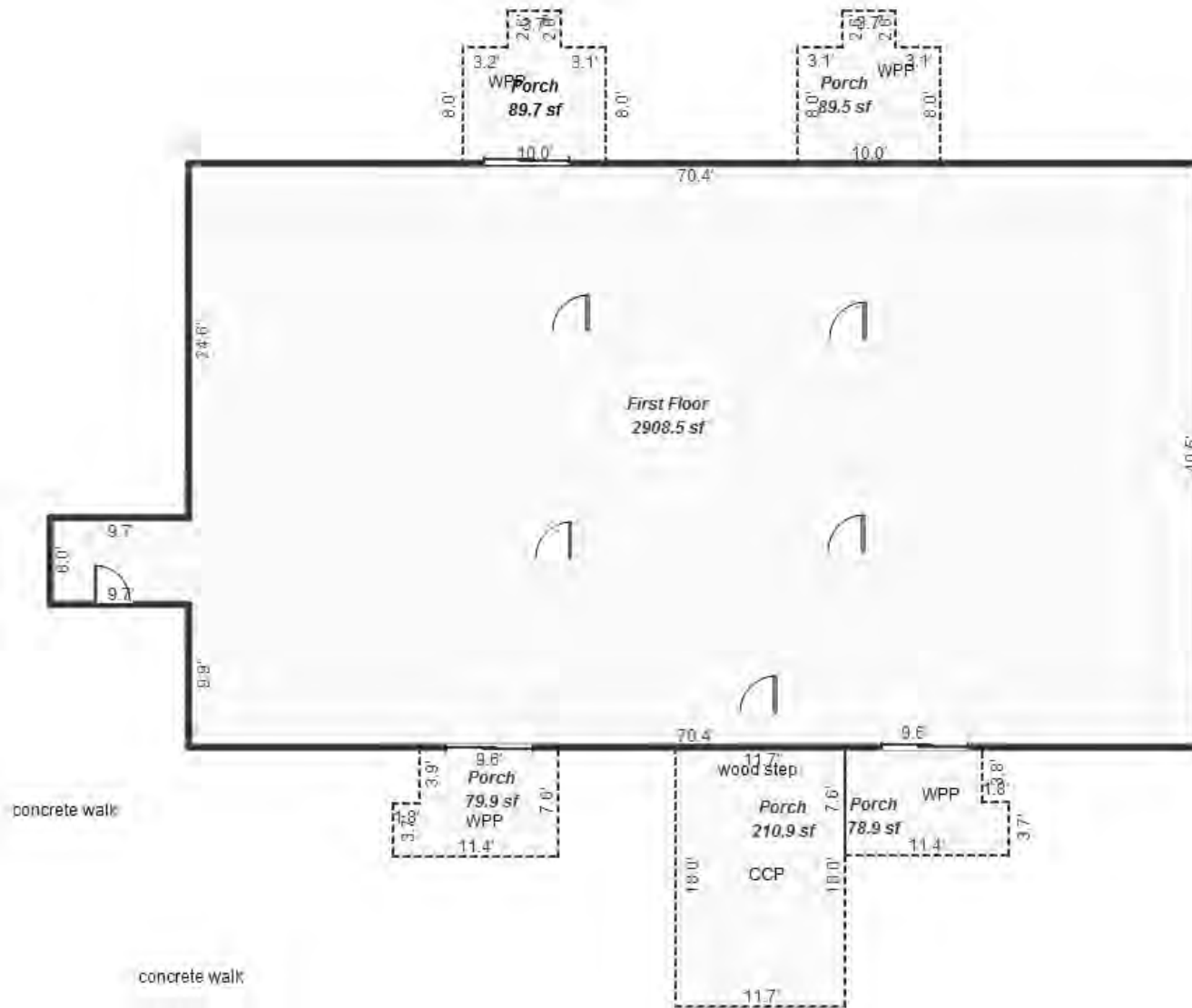
*** Information herein deemed reliable but not guaranteed***



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

Desc. of Bldg/Section: 2011 CONVERSION TO 4 UNITS Calculator Occupancy: Multiple Residences				<<<<< Calculator Cost Computations >>>>>											
Class: D,Siding Floor Area: 2,908 Gross Bldg Area: 11,558 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Class: D,Siding Quality: Low Cost Total Floor Area: 2908 # of Units: 4 Overall Building Height: 12									
		High	Above Ave.	Ave.	X	Low									
Depr. Table : 2.25% Effective Age : 15 Physical %Good: 71 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Complete H.V.A.C. 100 Heat#2: Wall or Floor Furnace 0% Ave. SqFt/Story: 2908 Total # Units: 4 Has Elevators:		Base Rate for Upper Floors = 67.25 (10) Heating system: Complete H.V.A.C. Cost/SqFt: 17.56 100% Adjusted Square Foot Cost for Upper Floors = 84.81									
2002 Year Built 2011 Remodeled								Total Floor Area: 2,908 Base Cost New of Upper Floors = 246,627 Reproduction/Replacement Cost = 246,627 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 71 /100/100/100/71.0 Total Depreciated Cost = 175,105							
12 Overall Bldg Height								<<<<< Segregated Cost Computations >>>>>							
Comments: 2011 CONVERTED TO MULTIPLE UNIT FROM CLUBHOUSE				*** Basement Info *** Area: Perimeter: Type:		Costs taken from Segregated Cost Section 2: Multiples & Motels Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost (39) Miscellaneous Miscellaneous Built-in Construction: Appliance Allowance, Multiple Residences 1 Up 1457.24 4 1.000 1.000 5,829 Total Cost of Lump-Sum Items = 5,829 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
				* 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:				4 Appliance Allowance, Multiple R			
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		(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 Sketch

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

Desc. of Bldg/Section: CARPORT
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole		Construction Cost				
Floor Area: 1,000		High	Above Ave.	Ave.	X	Low
Gross Bldg Area: 11,558		** ** Calculator Cost Data ** **				
Stories Above Grd: 1		Quality: Average				
Average Sty Hght : 8		Heat#1: No Heating or Cooling 100				
Bsmnt Wall Hght		Heat#2: No Heating or Cooling 0%				
Depr. Table : 2.5%		Ave. SqFt/Story: 1000				
Effective Age : 15		Ave. Perimeter: 140				
Physical %Good: 68		Has Elevators:				
Func. %Good : 100		*** Basement Info ***				
Economic %Good: 100		Area:				
2005 Year Built		Perimeter:				
Remodeled		Type:				
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,Pole Quality: Average
 Stories: 1 Story Height: 8 Perimeter: 140

Base Rate for Upper Floors = 26.13

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
 Adjusted Square Foot Cost for Upper Floors = 26.13

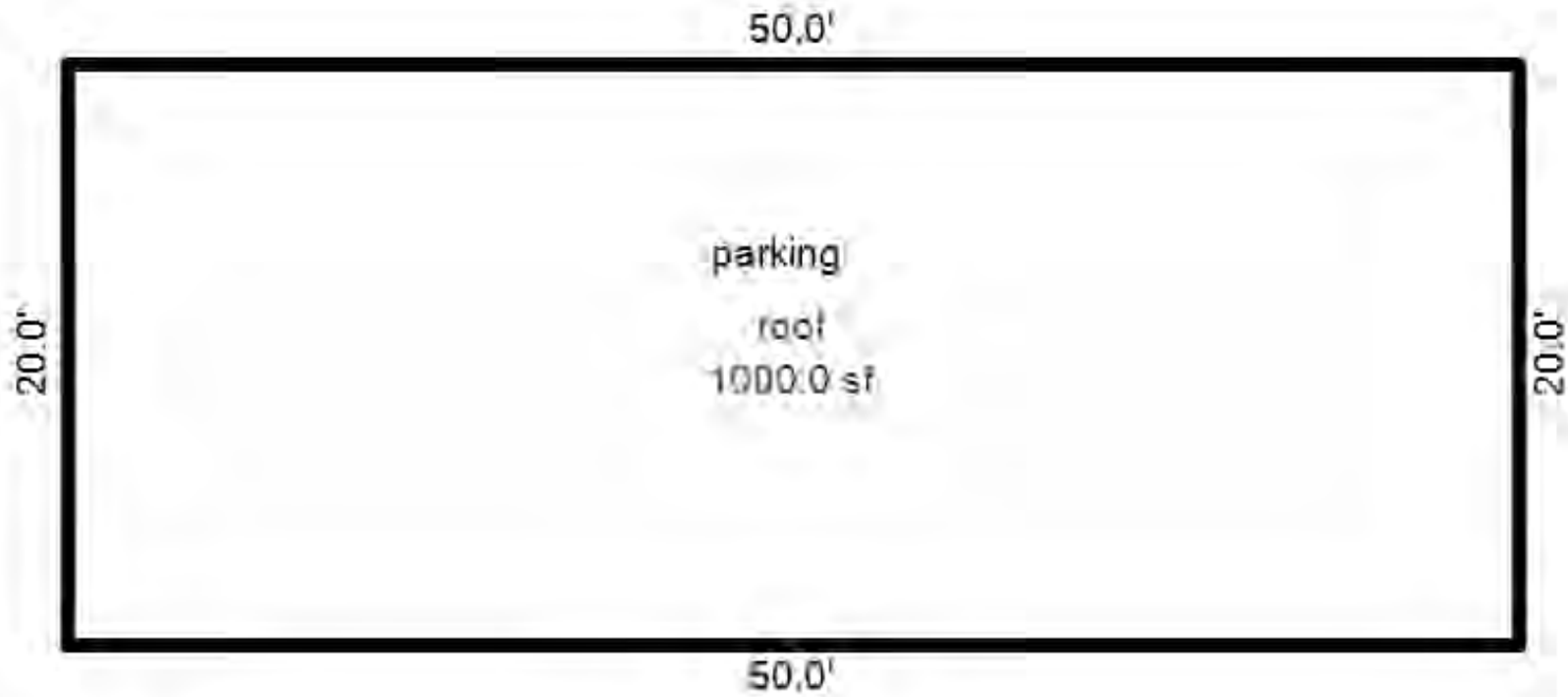
Total Floor Area: 1,000 Base Cost New of Upper Floors = 26,130

Reproduction/Replacement Cost = 26,130
 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
 Total Depreciated Cost = 17,768

ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 15,103
 Replacement Cost/Floor Area= 26.13 Est. TCV/Floor Area= 15.10

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

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

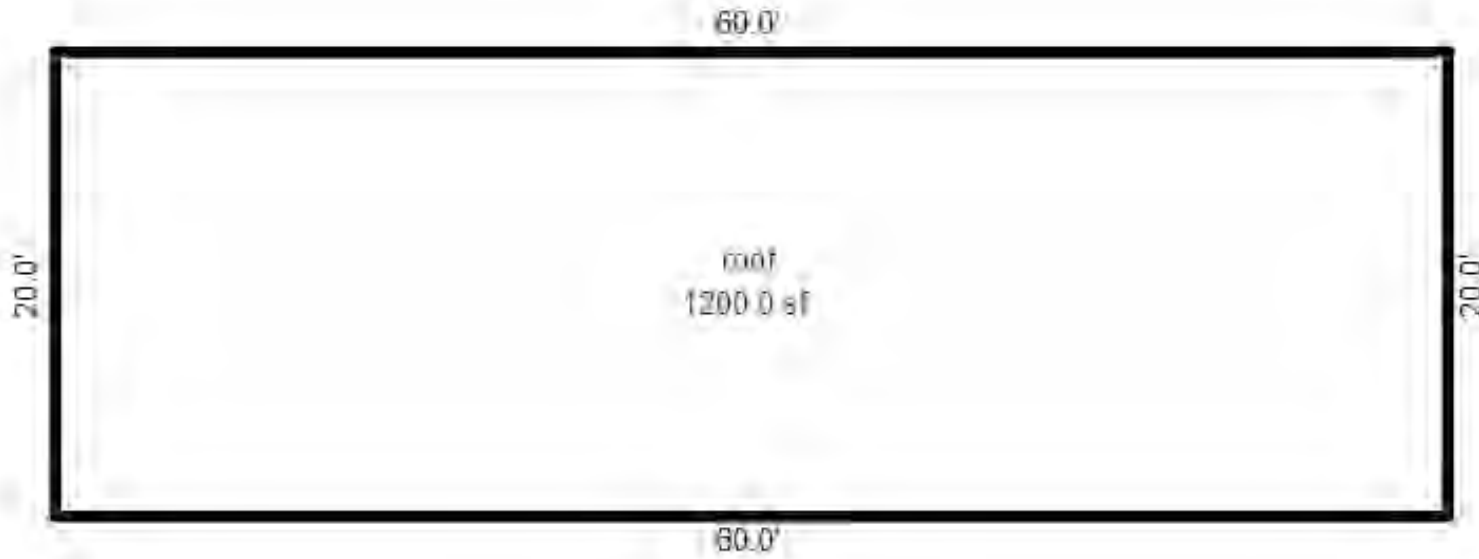


*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CARPORT Calculator Occupancy: Sheds - Equipment 3 Wall Shed		<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 1,200 Gross Bldg Area: 11,558 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 8 Perimeter: 160		Base Rate for Upper Floors = 25.68		
Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100		High	Above Ave.	Ave.	X	Low	(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 25.68	
2003 Year Built Remodeled		** ** Calculator Cost Data ** **		Quality: Average Heat#1: No Heating or Cooling 100 Heat#2: No Heating or Cooling 0%		Total Floor Area: 1,200 Base Cost New of Upper Floors = 30,816		
Overall Bldg Height		*** Basement Info ***		Ave. SqFt/Story: 1200 Ave. Perimeter: 160 Has Elevators:		Total Floor Area: 1,200 Base Cost New of Upper Floors = 30,816 Reproduction/Replacement Cost = 30,816 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0 Total Depreciated Cost = 20,955		
Comments:		* Mezzanine Info *		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 17,812 Replacement Cost/Floor Area= 25.68 Est. TCV/Floor Area= 14.84		
* Sprinkler Info *		Area #1: Type #1: Area #2: Type #2:		Area: Type: Average				

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

*** 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.
ROLAND STREET DEVELOPMENT	FIELD OF DREAMZ LLC	840,000	09/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-03036	PROPERTY TRANSFER	100.0
HICKS MICHAEL J ETAL	ROLAND STREET DEVELOPMENT	86,000	11/24/2014	WD	03-ARM'S LENGTH	2014-03925	PROPERTY TRANSFER	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	10-FORECLOSURE	2010-4069QC	PROPERTY TRANSFER	0.0
SPRAGG JAMES A & PATRICIA	HICKS MICHAEL, MATTHEW &	230,000	11/22/2004	WD	03-ARM'S LENGTH	04-0/4791	DEED	100.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	06/14/2006	20060155	Complete
	P.R.E. 0%		New House	10/04/2005	20050345	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 388,481 TCV/TFA: 124.51
FIELD OF DREAMZ LLC 13387 BLUE SHORE DR TRAVERSE CITY MI 49686		

Tax Description	Public Improvements	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES
SEC 33 T22N R8W E 300 FT OF W 690 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M-55. EXC BEG AT NE COR THEREOF, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB N TO POB 2.19AC. M/L SPLIT 0.65 AC. & 1HS/B ON 06/30/2008 INTO 009-033-006-80; SPLIT ON 10/16/2010 INTO 009-033-006-79;	<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Vacant Dirt Road Gravel Road <input checked="" type="checkbox"/> Paved Road Storm Sewer Sidewalk Water Sewer <input checked="" type="checkbox"/> Electric Gas Curb Street Lights Standard Utilities Underground Utils.	* Factors * 250X300 Description Frontage Depth Front Depth Rate %Adj. Reason Value COMMERCIAL \$.30/SQFT 1.72 Acres 13068 100 22,503 1.72 Total Acres Total Est. Land Value = 22,503

00 SPLIT FOR 006-00 FOR 01
 00 SPLIT 0.75 AC TO 006-90 FOR 03
 AD TO ROLL FOR 05
 FOR 06
 07 15900 ADJ
 54100 ADD'N FOR
 0 completed
 AYER REQUEST;
 3-006-70;
 -006-79;

 06-79
 CE.
 WEST 690 FT.
 THEREOF, OF THE
 OUTH OF HWY. M-55
 The Equalizer. Copyright (c) 1999 - 2009.
 Licensed To: Township of Lake, County of
 Missaukee, Michigan



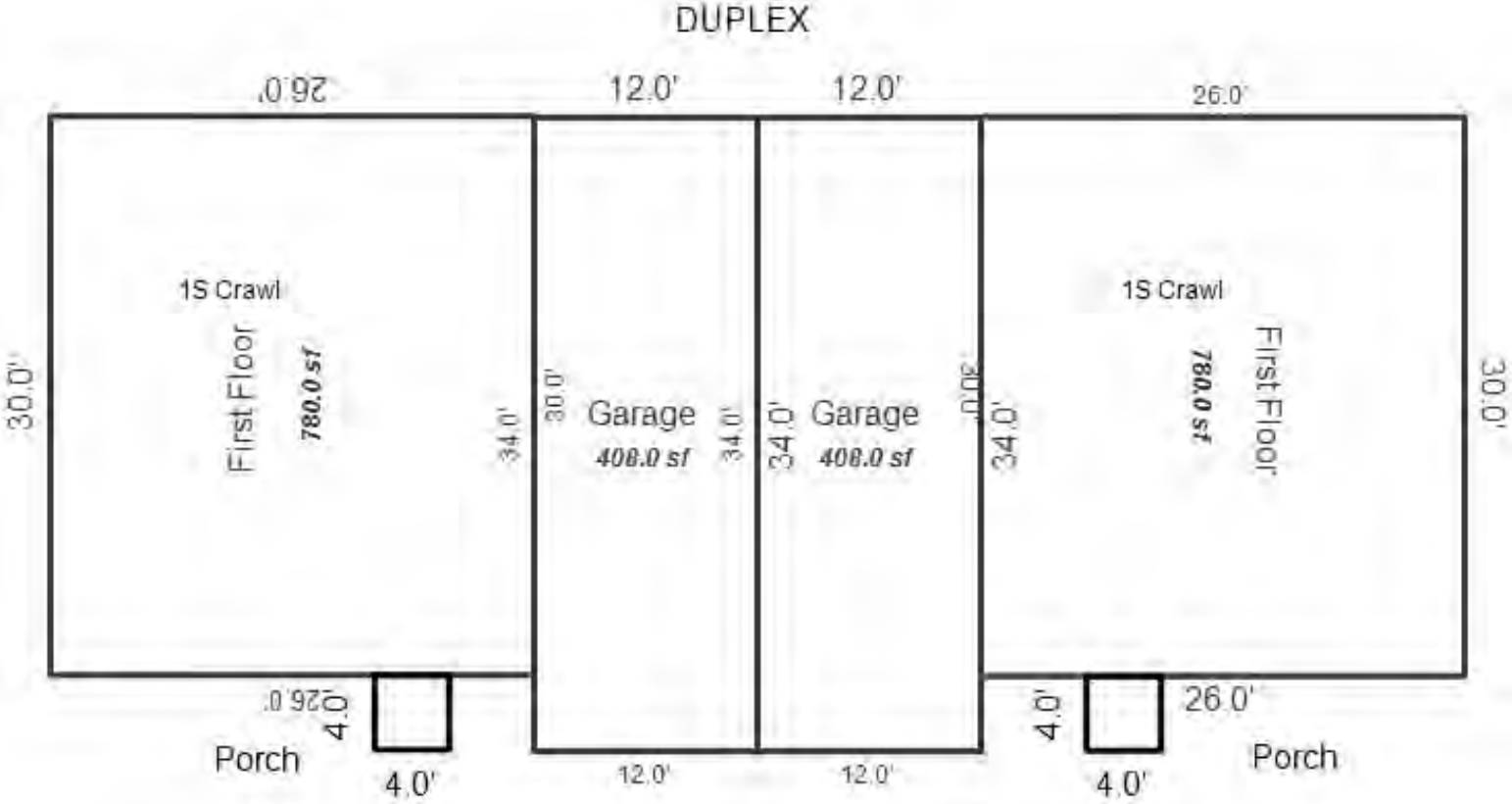
Who	When	What
		Topography of Site
<input checked="" type="checkbox"/>		Level
		Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain
		Year
		Land Value
		Building Value
		Assessed Value
		Board of Review
		Tribunal/ Other
		Taxable Value
	2024	11,300
	2023	6,300
	2022	6,300
	2021	5,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	11,300	182,900	194,200			164,493C
2023	6,300	158,600	164,900			156,660C
2022	6,300	142,900	149,200			149,200S
2021	5,000	123,700	128,700			69,201C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	X	Gas	Oil	Elec.	1	Appliance Allow.	Interior 1 Story			Area	Type	Year Built: 2005		
	Wood				Coal	Steam	Cook Top	Interior 2 Story			16	CCP (1 Story)			Car Capacity:		
	Town Home				Forced Air w/o Ducts				Dishwasher	2nd/Same Stack					Class: CD		
	Duplex				Forced Air w/ Ducts				Garbage Disposal	Two Sided					Exterior: Siding		
	A-Frame				Forced Hot Water				Bath Heater	Exterior 1 Story					Brick Ven.: 0		
	Wood Frame				Electric Baseboard				Vent Fan	Exterior 2 Story					Stone Ven.: 0		
	Building Style: 1S	Drywall Paneled	Plaster Wood T&G		Elec. Ceil. Radiant				Hot Tub	Prefab 1 Story					Common Wall: 1 Wall		
	Yr Built 2005	Remodeled 0	Trim & Decoration		Radiant (in-floor)				Unvented Hood	Prefab 2 Story					Foundation: 42 Inch		
	Condition: Average	Ex	Ord	Min	Electric Wall Heat				Vented Hood	Heat Circulator					Finished?: Yes		
	Room List	Lg	Ord	Small	Space Heater				Intercom	Raised Hearth					Auto. Doors: 1		
	Basement	Size of Closets			Wall/Floor Furnace				Jacuzzi Tub	Wood Stove					Mech. Doors: 0		
	1st Floor	Doors	Solid	H.C.	Forced Heat & Cool				Jacuzzi repl.Tub	Direct-Vented Ga					Area: 408		
	2nd Floor	(5) Floors			Heat Pump				Oven	Class: CD					% Good: 0		
	Bedrooms	Kitchen:			No Heating/Cooling				Microwave	Effec. Age: 15					Storage Area: 0		
	(1) Exterior	Other:			Central Air				Standard Range	Floor Area: 780					No Conc. Floor: 0		
	Wood/Shingle	Other:			Wood Furnace				Self Clean Range	Total Base New : 285,110					Bsmnt Garage:		
	Aluminum/Vinyl	(6) Ceilings			(12) Electric				Sauna	Total Depr Cost: 242,342					Carport Area:		
	Brick	No./Qual. of Fixtures			0 Amps Service				Trash Compactor	Estimated T.C.V: 181,757					Roof:		
	Insulation	Ex.			No. of Elec. Outlets				Central Vacuum	Cost Est. for Res. Bldg: 1 Duplex 1S					Cls CD Blt 2005		
	(2) Windows	Ord.			Many				Security System	Exterior Units: 2 Interior Units: 0 Roof:							
	Many	Min			Ave.					(11) Heating System: Forced Air w/ Ducts							
	Avg.	No. of Elec. Outlets			Few					Ground Area = 780 SF Floor Area = 780 SF.							
	Few	(13) Plumbing			Average Fixture(s)					Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85							
	Large	2			3 Fixture Bath					Building Areas							
	Avg.	2			2 Fixture Bath					Stories Exterior Foundation Size Cost New Depr. Cost							
	Small	2			Softener, Auto					1 Story Siding Crawl Space 780							
	Wood Sash	Basement: 0 S.F.			Softener, Manual					Total: 159,816 67,922							
	Metal Sash	Crawl: 780 S.F.			Solar Water Heat					Other Additions/Adjustments							
	Vinyl Sash	Slab: 0 S.F.			No Plumbing					Plumbing							
	Double Hung	Height to Joists: 0.0			Extra Toilet					Average Fixture(s)							
	Horiz. Slide	(8) Basement			Extra Sink					3 Fixture Bath							
	Casement	Conc. Block			Separate Shower					Water/Sewer							
	Double Glass	Poured Conc.			Ceramic Tile Floor					2000 Gal Septic							
	Patio Doors	Stone			Ceramic Tile Wains					Water Well, 100 Feet							
	Storms & Screens	Treated Wood			Ceramic Tub Alcove					Garages							
	(3) Roof	Concrete Floor			Vent Fan					Class: CD Exterior: Siding Foundation: 42 Inch (Finished)							
	Gable	(9) Basement Finish			(14) Water/Sewer					Base Cost 408 21,090 17,926							
	Hip	Recreation SF			Public Water					Common Wall: 1 Wall 1 -2,512 -2,135							
	Flat	Living SF			Public Sewer					Door Opener 1 485 412							
	Asphalt Shingle	Walkout Doors (B)			Water Well					Built-Ins							
	Chimney:	No Floor SF			1000 Gal Septic					Appliance Allow. 1 1,934 1,644							
		Walkout Doors (A)			2000 Gal Septic					Porches							
		(10) Floor Support			Lump Sum Items:					CCP (1 Story) 16 754 641							
		Joists:								CCP (1 Story) 16 754 641							
		Unsupported Len:								<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
		Cntr.Sup:															

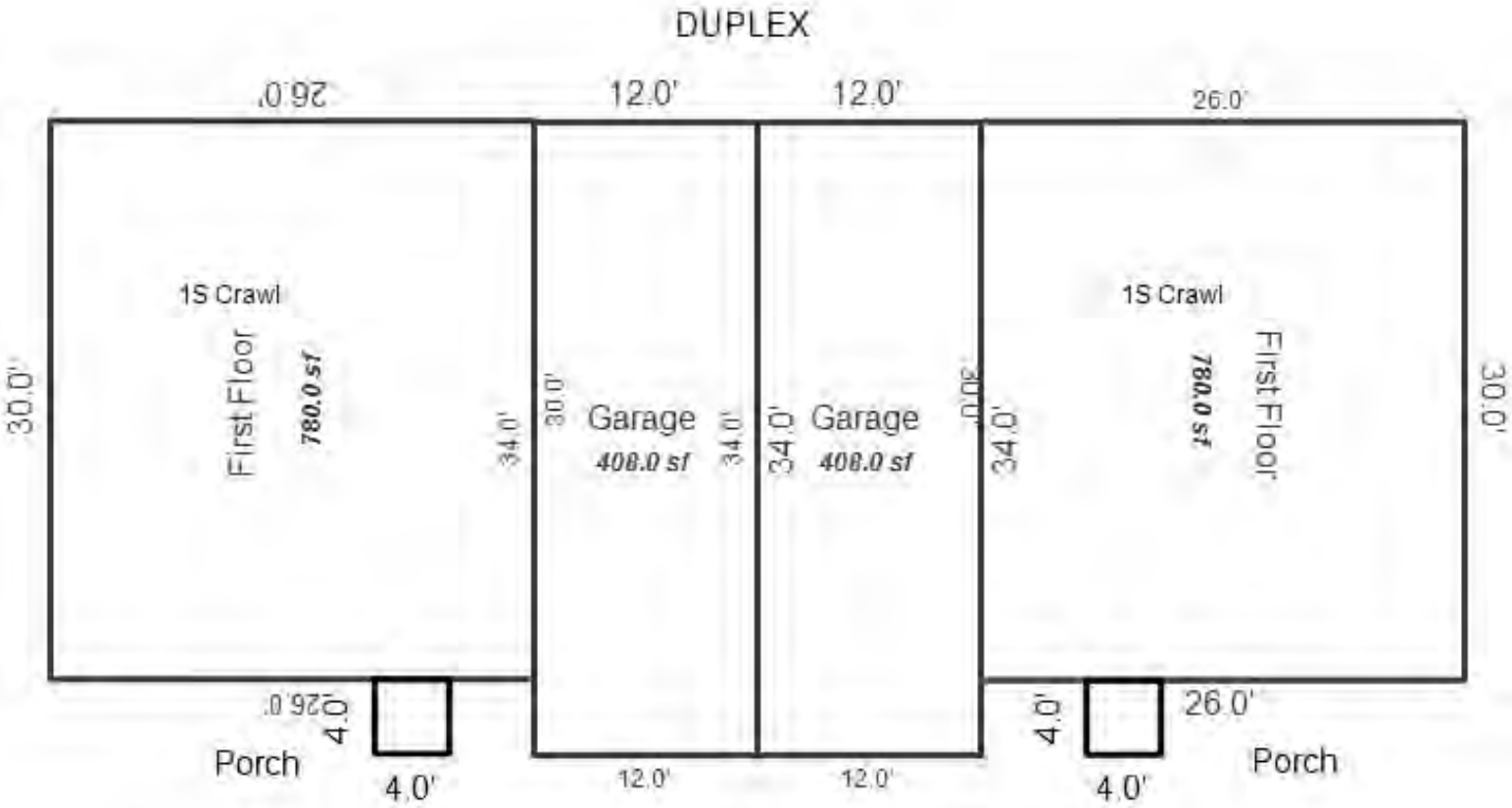
*** Information herein deemed reliable but not guaranteed***



*** 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	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	2	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 408 % Good: 0 Storage Area: 0 No Conc. Floor: 0	16	CCP (1 Story)	16	CCP (1 Story)
	Mobile Home														
Town Home	0	Other Overhang	X	Central Air Wood Furnace	(12) Electric 0 Amps Service	No./Qual. of Fixtures Ex. Ord. Min	Cost Est. for Res. Bldg: 2 Duplex 1S Exterior Units: 2 Interior Units: 0 Roof: (11) Heating System: Forced Air w/ Ducts Ground Area = 780 SF Floor Area = 780 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85	Cls CD	Blt 2005						
Duplex										X	(13) Plumbing 2 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 780 Total: 159,816 67,922	Other Additions/Adjustments Plumbing Average Fixture(s) 2 2,459 2,090 3 Fixture Bath 1 3,860 3,281 Water/Sewer 2000 Gal Septic 1 9,120 7,752 Water Well, 100 Feet 1 5,640 4,794	Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 408 21,090 17,926 Common Wall: 1 Wall 1 -2,512 -2,135 Door Opener 1 485 412 Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 408 21,090 17,926 Common Wall: 1 Wall 1 -2,512 -2,135 Door Opener 1 485 412	Built-Ins Appliance Allow. 2 3,867 3,287
A-Frame			X	(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 1 2000 Gal Septic	Lump Sum Items:	<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
Wood Frame							X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:						
Building Style: 1S			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Yr Built 2005	Remodeled 0					X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Condition: Average			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Room List						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Basement			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
1st Floor						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
2nd Floor			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Bedrooms						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
(1) Exterior			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Wood/Shingle						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Aluminum/Vinyl			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Brick						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Insulation			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
(2) Windows						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Many			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Avg.						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Few			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Wood Sash						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Metal Sash			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Vinyl Sash						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Double Hung			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Horiz. Slide						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Casement			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Double Glass						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Patio Doors			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Storms & Screens						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
(3) Roof			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Gable						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Hip			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Flat						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							
Asphalt Shingle			X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:										
Chimney:						X	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:							

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEBLOCK THOMAS & MOLLY TR	BLOK DEREK & STACEY	130,000	09/16/2020	WD	03-ARM'S LENGTH	2020-02681	PROPERTY TRANSFER	100.0
NEBLOCK THOMAS C TRUST	NEBLOCK THOMAS & MOLLY TR	0	03/19/2020	QC	09-FAMILY	2020-01180	PROPERTY TRANSFER	0.0
SPRAGG JAMES A & PATRICIA	NEBLOCK THOMAS C TRUST	82,000	05/23/2017	WD	03-ARM'S LENGTH	2017-01710	PROPERTY TRANSFER	100.0
SPRAGG JAMES A & PATRICIA		0	07/20/2010	QC	09-FAMILY	2010-4069QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9419 W WATERGATE RD			Pole Barn	10/10/2017	2017-0509	100%
	P.R.E. 100% 09/16/2020					

Owner's Name/Address	MAP #:
BLOK DEREK & STACEY 9419 W WATERGATE RD MC BAIN MI 49657	2024 Est TCV 171,641 TCV/TFA: 117.89

X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			GROUP C	50/FF	130.00	224.50	1.0000	1.0000	50	100	6,500
			130 Actual Front Feet, 0.67 Total Acres							Total Est. Land Value =	6,500

Tax Description
-79: THE EAST 300 FT OF THE WEST 690 FT EXCEPT THE EAST 170 FT THEREOF OF SW 1/4 OF THE NE 1/4 LYING SOUTH OF HWY M-55 AND EXCEPT THE SOUTH 250 FT THEREOF SEC 33 T22N R8W, .67 ACRES MOL
HISTORY-SEC 33 T22N R8W (0*2000) E 300 FT OF W 690 FT OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 EXC E 170 FT THOF & EXC S 250 FT THOF. .67A. 2008 Parcel
009-033-006-70 Split on 05/15/2008 2010 Split of 009-033-006-70 on 12/20/2010
-80: THE SOUTH 250 FT. OF THE EAST 300 FT. OF THE WEST 690 FT. OF THE SW 1/4 OF

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

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.49	308	0	0
Fencing: Wire Mesh, #11	3.21	448	0	0
Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =				950



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

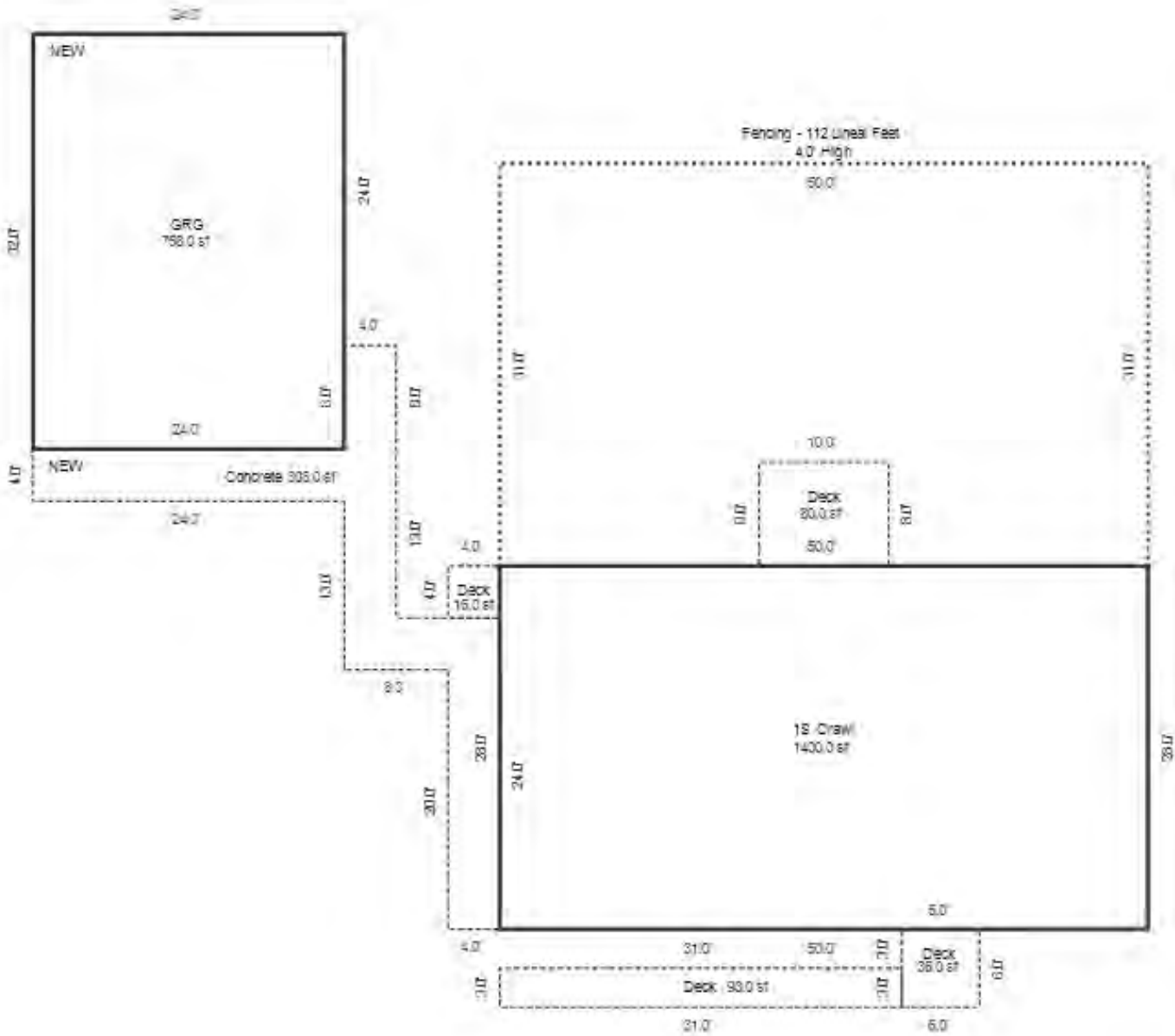
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,300	82,500	85,800			71,748C
2023	3,300	74,200	77,500			68,332C
2022	3,300	64,000	67,300			65,079C
2021	2,600	60,400	63,000			63,000S

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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	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2017 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 768 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Condition: Average		Size of Closets		Ex	X	Ord	Min	
Building Style: BOCA/STATE																
Yr Built	Remodeled															
2003	2017															
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		Class: CD Effec. Age: 15 Floor Area: 1,456 Total Base New : 207,705 Total Depr Cost: 176,549 Estimated T.C.V: 164,191		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls CD		Blt 2003		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Ex. X Ord. Min		Many X Ave. Few				(11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
(2) Windows		(7) Excavation		Average Fixture(s)		Plumbing		1 Average Fixture(s)		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,456		
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,230 1,045		3 Fixture Bath 1 3,860 3,281		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Water/Sewer		Water/Sewer		1000 Gal Septic		Water/Septic		1 4,550 3,867		1 5,640 4,794		
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer		Public Water		Deck		Treated Wood 129 3,037 2,581		Treated Wood 80 2,213 1,881		
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		Public Sewer		Water Well		Garages		Treated Wood 16 715 608		Class: CD Exterior: Pole (Unfinished)		
Chimney:		Joists: Unsupported Len: Cntr.Sup:				1000 Gal Septic		2000 Gal Septic		Built-Ins		Base Cost 768 18,263 15,524		Door Opener 2 970 824		
						Notes:		Appliance Allow. 1 1,934 1,644		Fireplaces		1 2,189 1,861		Totals: 207,705 176,549		
						ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:								164,191		

*** 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.
SPRAGG	AMANDA MARIE ALBERTS	124,000	02/12/2012	WD	03-ARM'S LENGTH	2012-00033	PROPERTY TRANSFER	100.0
HICKS MICHAEL, MATTHEW &	SPRAGG JAMES A & PATRICIA	0	07/20/2010	QC	10-FORECLOSURE	2010-04069QC	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9393 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/19/2012					
ALBERTS AMANDA M 9393 W WATERGATE ROAD MC BAIN MI 49657	MAP #: 2024 Est TCV 272,758 TCV/TFA: 124.89					

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	Value	
SEC 33 T22N R8W E 170FT OF W 690FT OF SW 1/4 OF NE 1/4 LYING SOUTH OF HWY M55 EXC S 250FT THEREOF .933 ACRES MOL FORMER DESCRIPTION BEG AT NE COR OF W 690 FT OF SW/4 LYING S OF M-55 ROW, TH W'LY ALG M-55 ROW 185 FT, S 141 FT, E AND PARALLEL WITH E-W /4 LINE TO A POINT LYING S OF THE POB, N TO POB .65 AC. M/L SPLIT ON 06/30/2008 FROM 009-033-006-70;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		GROUP H 75/FF	170.00	153.74	1.0000	1.0000	75	100	12,750
				170 Actual Front Feet, 0.60 Total Acres Total Est. Land Value = 12,750							
				Land Improvement Cost Estimates							
				Description			Rate	Size % Good		Cash Value	
				D/W/P: Asphalt Paving			3.10	2000 0		0	
				D/W/P: 4in Ren. Conc.			8.18	144 0		0	
				Residential Local Cost Land Improvements							
				Description			Rate	Size % Good		Cash Value	
				LAND IMPROVE 1000			1,000.00	1 97		970	
				Total Estimated Land Improvements True Cash Value = 970							

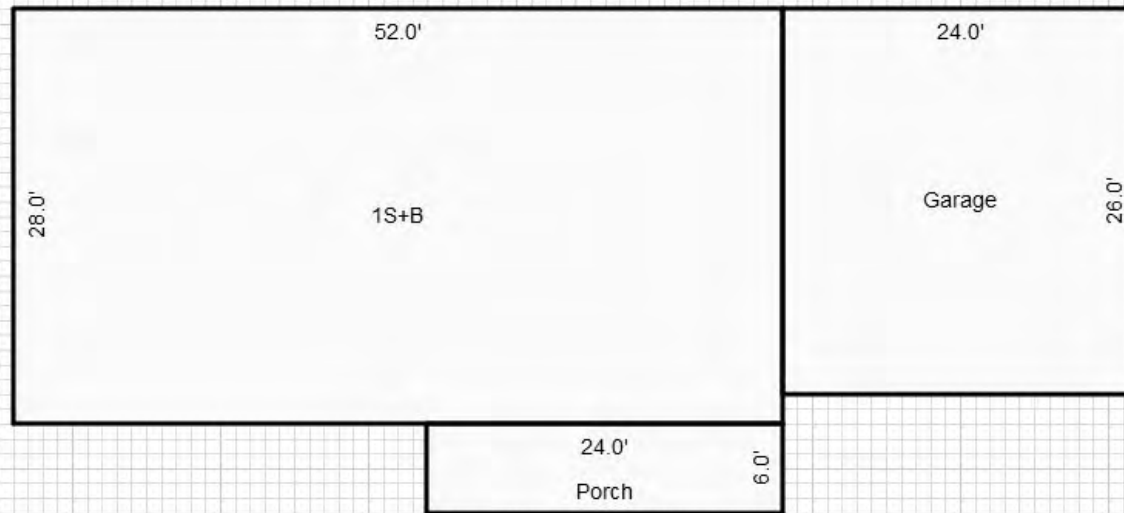
Comments/Influences	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level								
	X	Rolling	2024	6,400	130,000	136,400			70,878C
		Low	2023	6,400	116,900	123,300			67,503C
	X	High	2022	6,400	100,700	107,100			64,289C
		Landscaped	2021	6,400	100,500	106,900			62,236C
		Swamp							
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
	Who	When	What						
	TPC	12/27/2017	INSPECTED						
	TPC	10/29/2013	INSPECTED						
	TPC	03/20/2012	INSPECTED						

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 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: 2 Mech. Doors: 0 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior			Class: C +5 Effec. Age: 15 Floor Area: 2,184 Total Base New : 327,700 Total Depr Cost: 278,535 Estimated T.C.V: 259,038			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 2184 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 5 Blt 2001								
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
Condition: Average		Size of Closets			150 Amps Service			1.5 Story Siding Basement 1,456			Total: 277,141 235,560								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Plumbing			Other Additions/Adjustments						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			Many X Ave. Few			Plumbing			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
(1) Exterior		(6) Ceilings			No. of Elec. Outlets			(13) Plumbing			Water/Sewer			Plumbing					
X	Wood/Shingle Aluminum/Vinyl Brick 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			Plumbing						
(2) Windows		(8) Basement			Basement: 1456 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing					
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Plumbing				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Plumbing		
(3) Roof		(14) Water/Sewer			8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Plumbing		
X	Gable Hip Flat	Gambrel Mansard Shed	(15) Fireplaces			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Plumbing				
X	Asphalt Shingle	(16) Porches/Decks			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Plumbing			Plumbing		
Chimney:		(17) Garage			1000 Gal Septic Water Well, 100 Feet			Porches			Plumbing			Plumbing			Plumbing		
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches			Plumbing			Plumbing			Plumbing		
		Totals:			Lump Sum Items:			Porches			Plumbing			Plumbing			Plumbing		
		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TC			Lump Sum Items:			Porches			Plumbing			Plumbing			Plumbing		

*** 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.
SPRAGG JAMES A & PATRICIA	KLUNDER JODI	20,500	08/28/2023	WD	03-ARM'S LENGTH	2023-02302	PROPERTY TRANSFER	100.0
HICKS MICHAEL J, MATTHEW J	SPRAGG JAMES A & PATRICIA	0	05/04/2010	QC	23-PART OF REF	2010-1502QC	PROPERTY TRANSFER	100.0
SPRAGUE JAMES	HICKS MICHAEL J, MATTHEW J	19,500	12/15/2005	WD	03-ARM'S LENGTH	06-0/4898	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WATEGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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KLUNDER JODI 1460 S LAKESHORE DR LAKE CITY MI 49651	MAP #:					
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	2024 Est TCV 18,000					
--	---------------------	--	--	--	--	--

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

			<Site Value G> GROUP G 18K	18000	100		18,000
			120 Actual Front Feet, 1.07 Total Acres	Total Est. Land Value =			18,000

Tax Description	X	Dirt Road	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
SEC 33 T22N R8W (0*2004) E 120 FT OF W 390 FT OF SW/4 OF NE/4 LYING S'LY OF HWY M55. 1.09 A M/L		Gravel Road								Landscaped

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

21101174 \$16,900 M 55	X								
------------------------	---	--	--	--	--	--	--	--	--



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	9,000	0	9,000			9,000S
2023	7,500	0	7,500			3,856C
2022	7,500	0	7,500			3,673C
2021	7,500	0	7,500			3,556C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUMMIT INVESTMENTS LLC	MISSAUKEE ENTERPRISES LLC	450,000	04/27/2023	MLC	03-ARM'S LENGTH	2023-01203	PROPERTY TRANSFER	100.0
RENDON BRUCE R LIVING TRU	SUMMIT INVESTMENTS LLC	370,000	10/21/2012	WD	03-ARM'S LENGTH	2012-03413	PROPERTY TRANSFER	100.0
RENDON BRUCE R & DAIRE (H	RENDON BRUCE R TRUST & *	0	05/30/2007	WD	21-NOT USED/OTHER	2007/2388	DEED	0.0
		17,000	09/01/2002	WD	03-ARM'S LENGTH	02-0:4385	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
9475 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
MISSAUKEE ENTERPRISES LLC 1460 S LAKESHORE DR LAKE CITY MI 49651	2024 Est TCV 449,210 TCV/TFA: 112.30					

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	
X	Improved		Dirt Road	270.00	444.00	1.0000	1.0000	75	100	20,250	
X	Improved		Gravel Road	270 Actual Front Feet, 2.75 Total Acres							20,250
X	Improved		Paved Road								
X	Improved		Storm Sewer								
X	Improved		Sidewalk								
X	Improved		Water								
X	Improved		Sewer								
X	Improved		Electric								
X	Improved		Gas								
X	Improved		Curb								
X	Improved		Street Lights								
X	Improved		Standard Utilities								
X	Improved		Underground Utils.								

Tax Description	Description	Rate	Size % Good	Cash Value
SEC 33 T22N R8W (0*2002) W 270 FT OF S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 R/W. 2.75A.	GROUP H 75/FF	0.40	7500 85 100	2,550
Comments/Influences	Total Estimated Land Improvements True Cash Value = 2,550			

07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.

07-06 TT Bruced..He felt assessment a little high.. Unable to lease any of the available office space due to slumping economy and real estate.



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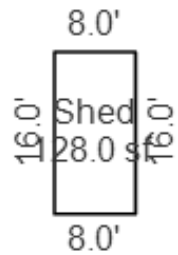
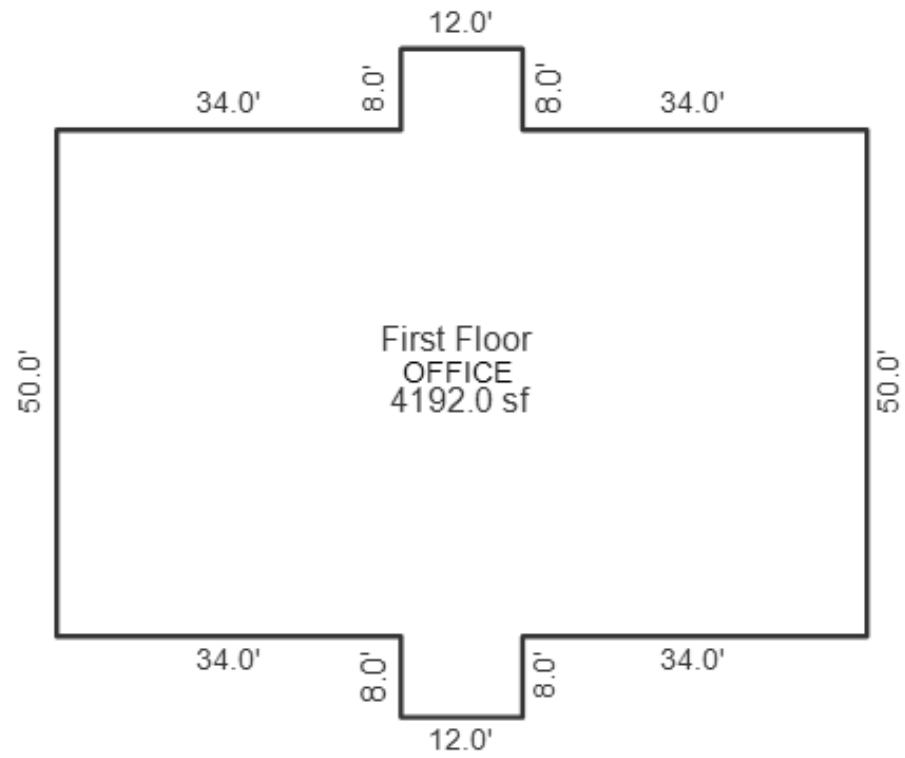
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	10,100	214,500	224,600			224,600S
		TPC 12/12/2023 INSPECTED	2023	10,100	237,500	247,600			194,339C
		TPC 04/30/2021 INSPECTED	2022	10,100	187,600	197,700			185,085C
		TPC 12/27/2017 INSPECTED	2021	10,100	175,300	185,400			179,173C

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Desc. of Bldg/Section: CAL 140 Calculator Occupancy: Office Buildings		<<<<< Calculator Cost Computations >>>>>															
Class: D Floor Area: 4,000 Gross Bldg Area: 4,000 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10		Class: D Quality: Average Stories: 1 Story Height: 10 Perimeter: 260 Overall Building Height: 10															
Depr. Table : 2.25% Effective Age : 20 Physical %Good: 63 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 126.49 Storage Basement Basement, Base Rate for Basement = 45.35 (Basement Fireproofing Rate = 0.00)															
2002 Year Built Remodeled 10 Overall Bldg Height		(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.29 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 151.78 Adjusted Square Foot Cost for Basement = 45.35															
Comments:		Total Floor Area: 4,000 Base Cost New of Upper Floors = 607,120 Basement Area: 4,000 Base Cost New of Basement = 181,400															
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">X Ave.</td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Package Heating & Cooling 100 Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 4000 Ave. Perimeter: 260 Has Elevators:		High	Above Ave.	X Ave.	Low	Reproduction/Replacement Cost = 788,520 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 63 /100/100/100/63.0 Total Depreciated Cost = 496,768											
High	Above Ave.	X Ave.	Low														
*** Basement Info *** Area: 4000 Perimeter: 260 Type: Storage Basement Heat: No Heating or Cooling		Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals															
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:40%;">Item Description</th> <th style="width:10%;">Col.</th> <th style="width:10%;">Rate</th> <th style="width:10%;">SqFt</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Adj.</th> <th style="width:10%;">Cost</th> </tr> </thead> <tbody> <tr> <td>(39) Miscellaneous</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost	(39) Miscellaneous						
Item Description	Col.	Rate	SqFt	Adj.	Adj.	Cost											
(39) Miscellaneous																	
* 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: <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Few</td> <td style="width:15%;">Average</td> <td style="width:15%;">Many</td> <td style="width:15%;">Unfinished</td> <td style="width:15%;">Typical</td> <td style="width:15%;">Few</td> <td style="width:15%;">Average</td> <td style="width:15%;">Many</td> <td style="width:15%;">Unfinished</td> <td style="width:15%;">Typical</td> </tr> <tr> <td>Flex Conduit</td> <td>Rigid Conduit</td> <td>Armored Cable</td> <td>Non-Metalic</td> <td>Bus Duct</td> <td>Incandescent</td> <td>Fluorescent</td> <td>Mercury</td> <td>Sodium Vapor</td> <td>Transformer</td> </tr> </table>			Few	Average	Many	Unfinished	Typical	Few	Average	Many	Unfinished	Typical	Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer	192 Wood Frame		
Few	Average	Many	Unfinished	Typical				Few	Average	Many	Unfinished	Typical																		
Flex Conduit	Rigid Conduit	Armored Cable	Non-Metalic	Bus Duct	Incandescent	Fluorescent	Mercury	Sodium Vapor	Transformer																					
X Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Total Fixtures	Urinals	3-Piece Baths	Wash Bowls	2-Piece Baths	Water Heaters	Wash Fountains	Toilets	Water Softeners																
(3) Frame:		(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:																						
(4) Floor Structure:		(10) Heating and Cooling:			(14) Roof Cover:			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">Thickness</td> <td style="width:15%;">Bsmnt Insul.</td> </tr> </table>			Thickness	Bsmnt Insul.																		
Thickness	Bsmnt Insul.																													
(5) Floor Cover:		Gas Oil	Coal Stoker	Hand Fired Boiler																										
(6) Ceiling:																														

*** 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.
ALWARD WILLIAM P	CONWAY WILLIAM & NICOLE	188,000	07/02/2019	WD	03-ARM'S LENGTH	2019-02055	PROPERTY TRANSFER	100.0
THIEBAUT PETER J & LORI A	ALWARD WILLIAM P	148,400	09/02/2016	WD	31-SPLIT IMPROVED	2016-02906	PROPERTY TRANSFER	100.0
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA	0	11/20/2012	WD	03-ARM'S LENGTH	2012-03704 WD	DEED	100.0
WONSEY RONALD D & MONIKA	THIEBAUT PETER J & LORI A	0	09/12/2012	WD	03-ARM'S LENGTH	2012-03705WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5045 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	09/10/2010	20100522	100%
	P.R.E. 100% 07/08/2019		MH	09/04/2008	20080526	Complete

Owner's Name/Address	MAP #:
CONWAY WILLIAM & NICOLE 5045 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 285,239 TCV/TFA: 175.64

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	318.84	416.00	0.8899	1.0099	90	100	25,789	
			319 Actual Front Feet, 3.04 Total Acres							Total Est. Land Value =	25,789

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
SPLIT ON 08/09/2016 TO 009-033-007-10. (NEW PARCEL) A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNNING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S89°05'22"E ALONG THE NORTH SECTION LINE, 416.02 FEET; THENCE S00°19'57"W PARALLEL WITH THE WEST SECTION LINE, 314.64 FEET; THENCE N89°40'03"W, 416.00 FEET TO SAID WEST SECTION LINE; THENCE N00°19'57"E ALONG SAID LINE. 318.84 FEET TO THE POINT	X	Dirt Road								
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water		D/W/P: 4in Ren. Conc.	7.35	580	0	0		
		Sewer		Wood Frame	20.82	320	50	3,331		
	X	Electric		Wood Frame	20.08	400	50	4,016		
		Gas		Residential Local Cost Land Improvements						
		Curb		Description	Rate	Size	% Good	Cash Value		
	Street Lights		LAND IMPROVE 1000	1,000.00	2	100	2,000			
	Standard Utilities		OUTDOOR FURNACE	2,500.00	1	100	2,500			
	Underground Utils.		Total Estimated Land Improvements True Cash Value =							11,847

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



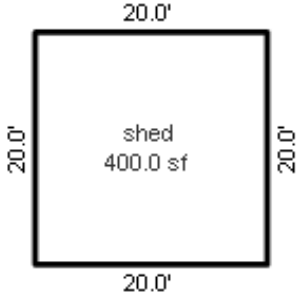
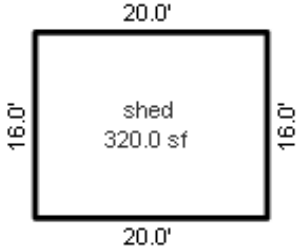
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	12,900	129,700	142,600			102,661C
		TPC 05/31/2019 INSPECTED	2023	10,000	117,700	127,700			97,773C
		TPC 12/27/2017 INSPECTED	2022	8,000	101,700	109,700			93,118C
		TPC 08/29/2016 INSPECTED	2021	6,400	96,100	102,500			90,144C

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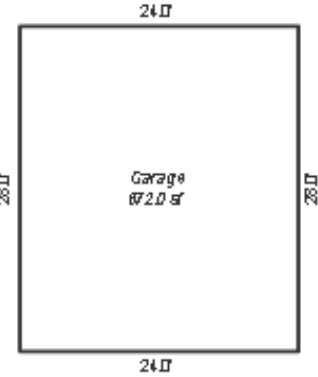
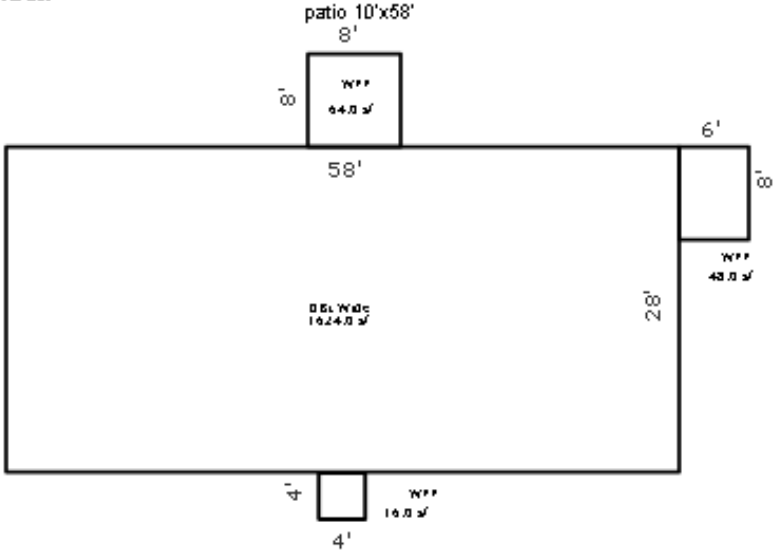
*** Information herein deemed reliable but not guaranteed***

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: 2010 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G						89	WPP				
Building Style: BOCA/STATE		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: 10 Floor Area: 1,624 Total Base New : 295,531 Total Depr Cost: 266,240 Estimated T.C.V: 247,603			E.C.F. X 0.930			
Yr Built 2009	Remodeled 2017	Ex	X	Ord		Min	Central Air Wood Furnace			Bsmnt Garage:			Carport Area: Roof:			
Condition: Average		Size of Closets		No./Qual. of Fixtures			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls CD		Blt 2009	
Room List		Doors		Solid	X	H.C.	150 Amps Service			Ground Area = 1624 SF Floor Area = 1624 SF.						
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		No. of Elec. Outlets			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90						
(1) Exterior		(6) Ceilings		Ex. X Ord. Min			No./Qual. of Fixtures			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Vinyl Insulation	X	Drywall	Many X Ave. Few			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		1 Average Fixture(s)			1			1 Story Siding Basement 1,624			Total:		207,975 187,177	
X	Many Avg. X Few	Large Avg. X Small		2 3 Fixture Bath			2			Other Additions/Adjustments						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1624 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink			2			Recreation Room 812 15,046 13,541 Basement, Outside Entrance, Above Grade 2 3,310 2,979						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Separate Shower			1			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 3 Fixture Bath Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Average Fixture(s)						
(3) Roof		(9) Basement Finish		1 1000 Gal Septic			1			Water/Sewer						
X	Gable Hip Flat	Gambrel Mansard Shed		1 2000 Gal Septic			1			Porches						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1			Deck						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		1			1			Garages						
				1			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
				1			1			Base Cost 672 24,810 22,329 Door Opener 2 970 873						
				1			1			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



woodstove



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAATS DALELYN E & CROSS	PARKER AMBER N	45,000	07/10/2023	QC	03-ARM'S LENGTH	2023-01991	DEED	100.0
STAATS DALELYNN E	STAATS DALELYN E & CROSS	1	09/11/2019	QC	09-FAMILY	2019-02851	DEED	50.0
THIEBAUT & STAATS	STAATS DALELYNN	1	12/18/2017	QC	09-FAMILY	2017-03988	PROPERTY TRANSFER	0.0
THIEBAUT PETER J & LORI A	THIEBAUT & STAATS DALELYN	1	10/26/2016	QC	09-FAMILY	2016-03567	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5221 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PARKER AMBER N 5221 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 47,537 TCV/TFA: 64.59					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			* Factors * 237 X 416			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value
			Residentia 3 - 7 @\$3000	2.26 Acres	3000	100 6,789
			2.26 Total Acres			Total Est. Land Value = 6,789

Tax Description	X	Description	Rate	Size % Good	Cash Value
SEC33 T22N R82 S 237 FT OF W 416 FT OF N1/2 OF NW 1/4 FOR FULLY DESCRIBED AS LEGAL DESCRIPTION: PARCEL 'B' (NEW PARCEL)		Dirt Road			
A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 33, T22N-R08W, LAKE TOWNSHIP, MISSAU\EE COUNTY, MICHIGAN,	X	Gravel Road			
BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE S00" 19'57"W ALONG THE WEST SECTION LINE, I077.89 FEET TO THE POINT OF BEGINNING; THENCE	X	Paved Road			
H SAID WEST		Storm Sewer			
T TO THE NORTH		Sidewalk			
05'58"W ALONG		Water			
O SAID WEST		Sewer			
°L 9'57"E ALONG	X	Electric			
O THE POINT OF		Gas			
N ON FILE***		Curb			
		Street Lights			
		Standard Utilities			
		Underground Utils.			
		Total Estimated Land Improvements True Cash Value =			835

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	3,400	20,400	23,800			23,800S
X	Rolling	2023	5,500	19,600	25,100			18,993C
X	Low	2022	4,500	19,900	24,400			18,089C
X	High	2021	4,000	17,700	21,700			17,512C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

THENCE
H SAID WEST
T TO THE NORTH
05'58"W ALONG
O SAID WEST
°L 9'57"E ALONG
O THE POINT OF
N ON FILE***
7 completed
3-007-10;
-007-20;

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

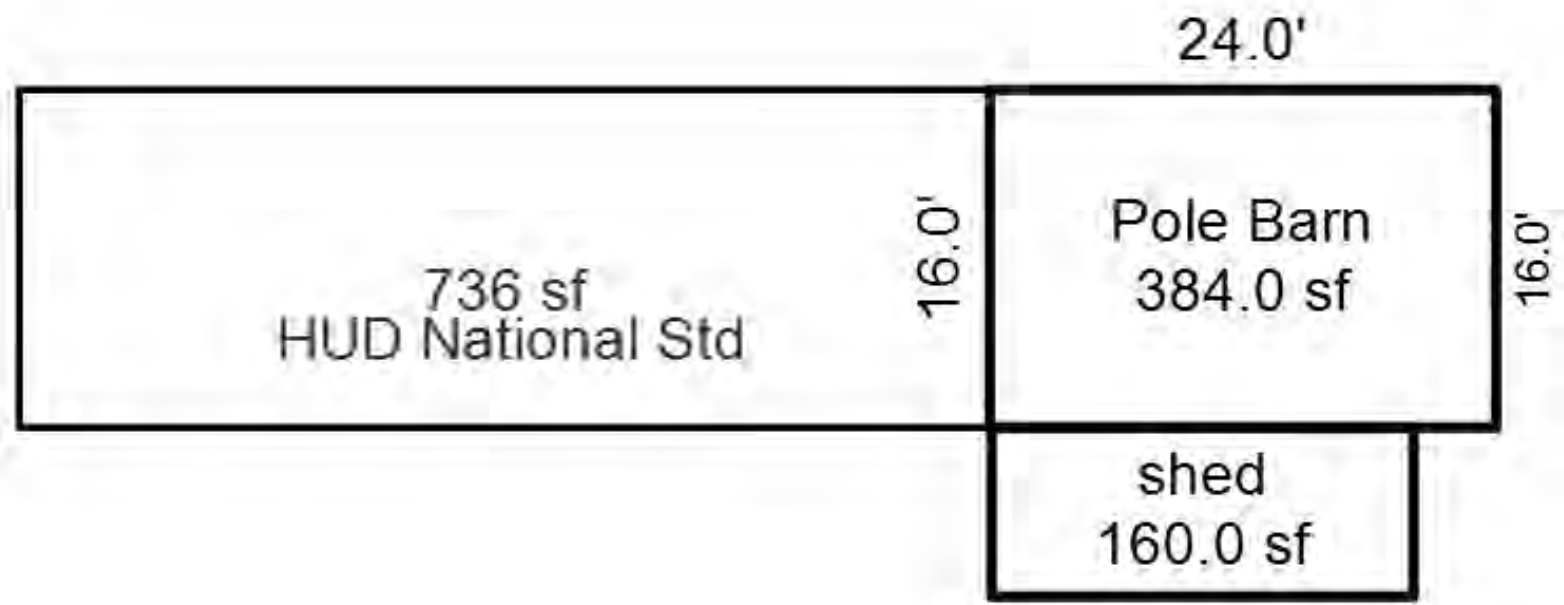


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	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: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.750	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: D -10 Effec. Age: 45 Floor Area: 736 Total Base New : 96,750 Total Depr Cost: 53,217 Estimated T.C.V: 39,913
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls D-10		Blt 1940				
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		No./Qual. of Fixtures		Ex. Ord. Min				
A-Frame		Trim & Decoration		Ex Ord Min			0 Amps Service		No. of Elec. Outlets		Many Ave. Few				
Wood Frame		Size of Closets		Lg Ord Small			(13) Plumbing		Average Fixture(s)		1				
Building Style: HUD		Doors Solid H.C.		(5) Floors			1		3 Fixture Bath		2				
Yr Built 1940		Remodeled 0		Kitchen: Other: Other:			1		2 Fixture Bath		Softener, Auto				
Condition: Average		Lg Ord Small		Other:			1		Softener, Manual		Solar Water Heat				
Room List		Basement 1st Floor 2nd Floor Bedrooms		(6) Ceilings			1		No Plumbing		Extra Toilet				
(1) Exterior		(7) Excavation		Basement: 0 S.F. Crawl: 736 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Extra Sink		Separate Shower				
Wood/Shingle		(8) Basement		Conc. Block Poured Conc. Stone			1		Ceramic Tile Floor		Ceramic Tile Wains				
Aluminum/Vinyl		Conc. Block Poured Conc. Stone		Treated Wood Concrete Floor			1		Ceramic Tub Alcove		Vent Fan				
Brick		(9) Basement Finish		(14) Water/Sewer			1		Public Water		Public Sewer				
Insulation		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1		Water Well		1000 Gal Septic				
(2) Windows		Many Avg. Few		Large Avg. Small			Basement: 0 S.F. Crawl: 736 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		2000 Gal Septic			
Wood Sash		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:		Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		39,913		
Metal Sash		Gable Hip Flat		Gambrel Mansard Shed			Public Water Public Sewer Water Well			Other Additions/Adjustments		Plumbing			
Vinyl Sash		Gable Hip Flat		Gambrel Mansard Shed			1000 Gal Septic			Average Fixture(s)		1		1,025 564	
Double Hung		Gable Hip Flat		Gambrel Mansard Shed			1			Water/Sewer		1000 Gal Septic		4,263 2,345	
Horiz. Slide		Gable Hip Flat		Gambrel Mansard Shed			1			Water Well, 100 Feet		1		5,506 3,028	
Casement		Gable Hip Flat		Gambrel Mansard Shed			1			Garages		Class: D Exterior: Pole (Unfinished)			
Double Glass		Gable Hip Flat		Gambrel Mansard Shed			1			Base Cost		384		9,650 5,307	
Patio Doors		Gable Hip Flat		Gambrel Mansard Shed			1			Built-Ins		Appliance Allow.		1 1,638 901	
Storms & Screens		Gable Hip Flat		Gambrel Mansard Shed			1			Totals:		96,750		53,217	
(3) Roof		Asphalt Shingle		Chimney:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		39,913			

*** 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.
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	2022-03367	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
THIEBAUT PETER J & LORI A	EISENGA BRYAN & DIANE	138,000	01/25/2018	WD	32-SPLIT VACANT	2018-00244	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status		
5221 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST							
	P.R.E. 100% 10/24/2022 Qual. Ag.							
Owner's Name/Address	MAP #:							
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2024 Est TCV 207,694							
	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	21.66 Acres		3900 100	84,494		
		AGRICULTRU SURPLUS 2800/	44.00 Acres		2800 100	123,200		
		AGRICULTRU ROW	0.12 Acres		0 100	0		
		65.78 Total Acres				Total Est. Land Value = 207,694		
Tax Description	Dirt Road							
	Gravel Road							
	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
	Who When What	2024	103,800	0	103,800			83,430C
	TPC 04/30/2021 INSPECTED	2023	79,700	0	79,700			79,458C
	TPC 12/27/2017 INSPECTED	2022	76,400	0	76,400			75,675C
	TPC 12/18/2017 INSPECTED	2021	75,300	0	75,300			73,258C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WONSEY RONALD D	WONSEY RONALD D	1	09/15/2021	QC	09-FAMILY	2021-03136	PROPERTY TRANSFER	0.0
THIEBAUT PETER J & LORI A	WONSEY RONALD D & MONIKA	0	11/20/2012	WD	03-ARM'S LENGTH	2012-03704 WD	PROPERTY TRANSFER	100.0
WONSEY RONALD D & MONIKA	THIEBAUT PETER J & LORI A	0	09/13/2012	WD	03-ARM'S LENGTH	2012-03705 WD	PROPERTY TRANSFER	0.0
WONSEY RONALD D		0	07/16/2010	OTH	05-CORRECTING TITLE	2010-3337 MAHU	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5079 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Garage	07/16/2010	2010-0360	100%
	P.R.E. 100% 05/01/1997					

Owner's Name/Address	MAP #:
WONSEY RONALD D 5079 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 138,048 TCV/TFA: 102.71

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
	A 200' @ 90/FF	208.00	1456.00	0.9902	1.3813	90	100		25,605
	208 Actual Front Feet, 6.95 Total Acres Total Est. Land Value =								25,605

Tax Description	X	Description	Rate	Size	% Good	Cash Value	
A PART OF THE NORTH 1/2 OF NORTHWEST 1/4 OF SEC33. TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN. EXCEPT THE FOLLOWING PARCEL DESCRIBED AS COMMENCING AT NORTHWEST CORNER OF SAID SECTION 33; THENCE SOUTH 00°19'59" WEST, ALONG THE WEST SECTION LINE, 318.84 FTET; THENCE SOUTH 89°40'01" EAST, 1456.00 FEET; THENCE SOUTH 00°19'59' WEST, 208.00 FEET; THENCE NORTH 89°40'01" WEST, 1456.00 FEET TO THE WEST SECTION LINE (SAID POINT BEING 788 FEET NORTH SOUTHWEST CORNER OF NORTH 1/2 OF	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	20.82	320	50	3,331	
		Sewer	21.56	240	50	2,587	
		Wood Frame	Total Estimated Land Improvements True Cash Value =				5,918
		Electric					
		Gas					

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



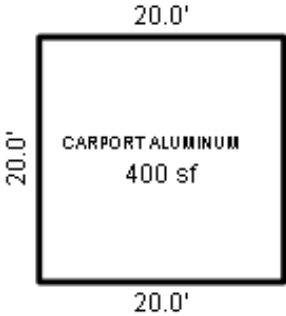
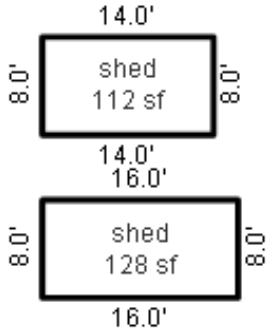
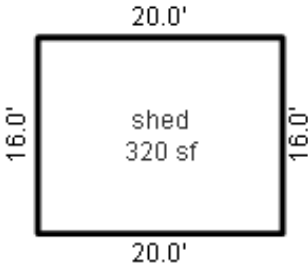
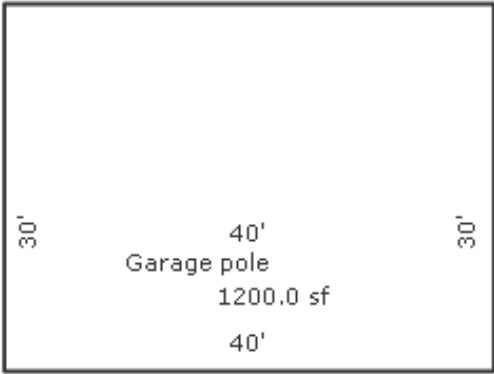
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	12,800	56,200	69,000			41,866C
	TPC 05/06/2018	INSPECTED	2023	10,000	48,900	58,900			39,873C
	TPC 12/27/2017	INSPECTED	2022	6,200	42,900	49,100			37,975C
	TPC 12/04/2015	INSPECTED	2021	5,200	38,300	43,500			36,762C

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2010 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 1,344 Total Base New : 189,380 Total Depr Cost: 142,033 Estimated T.C.V: 106,525			E.C.F. X 0.750		Bsmnt Garage: Carport Area: 400 Roof: Aluminum		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Cls CD		Blt 1995		
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas			Size		Cost New	Depr. Cost	
Condition: Average		Size of Closets		100 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation			1,344		Total: 140,878 105,658		
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Piers			Total:		140,878 105,658		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(13) Plumbing			Many X Ave. Few			Water/Sewer			400		5,368 4,026		
(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			Plumbing			Built-Ins			1200		25,920 19,440		
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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			Plumbing			Appliance Allow.			400		5,368 4,026		
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:			Plumbing			Garages			400		5,368 4,026		
	Many Avg. X Few	Large Avg. X Small	(7) Excavation		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Class: CD Exterior: Pole (Unfinished)			1200		25,920 19,440	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Notes: 1995 SCHULTS ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 106,525			Plumbing			Carports			400		5,368 4,026		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Plumbing			Carports			400		5,368 4,026		
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Plumbing			Plumbing			Carports			400		5,368 4,026	
X	Asphalt Shingle	(10) Floor Support		Plumbing			Plumbing			Carports			400		5,368 4,026		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Plumbing			Plumbing			Carports			400		5,368 4,026		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNERSON MATTHEW	HOLTON LAWRENCE & SARAH	57,128	06/09/2014	LC	16-LC PAYOFF	2014-01991	DEED	100.0
BANK OF NEW YORK MELLON	GUNNERSON MATTHEW	25,000	11/05/2012	CD	11-FROM LENDING INSTITUT	2012-03546	PROPERTY TRANSFER	100.0
BAUM CODY J & ANGELA	BANK OF NEW YORK MELLON	0	07/30/2012	AFF	01-ABANDONMENT	2012-02625	DEED	0.0
BAUM CODY J & ANGELA	SHERIFF	51,808	04/20/2012	SD	10-FORECLOSURE	2012-01595	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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5111 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/24/2014					

Owner's Name/Address	MAP #:
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HOLTON LAWRENCE & SARAH 5111 S LACHANCE RD LAKE CITY MI 49651	2024 Est TCV 121,976 TCV/TFA: 93.83
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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

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

Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	

D/W/P: 3.5 Concrete	5.78	20	0	0	
Total Estimated Land Improvements True Cash Value =				0	

X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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Topography of Site	
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X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	9,400	51,600	61,000			36,977C
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2023	7,300	50,000	57,300			35,217C
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2022	5,200	46,000	51,200			33,540C
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2021	4,200	42,000	46,200			32,469C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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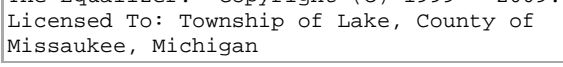
TPC 12/04/2015	INSPECTED	
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TPC 06/17/2013	INSPECTED	
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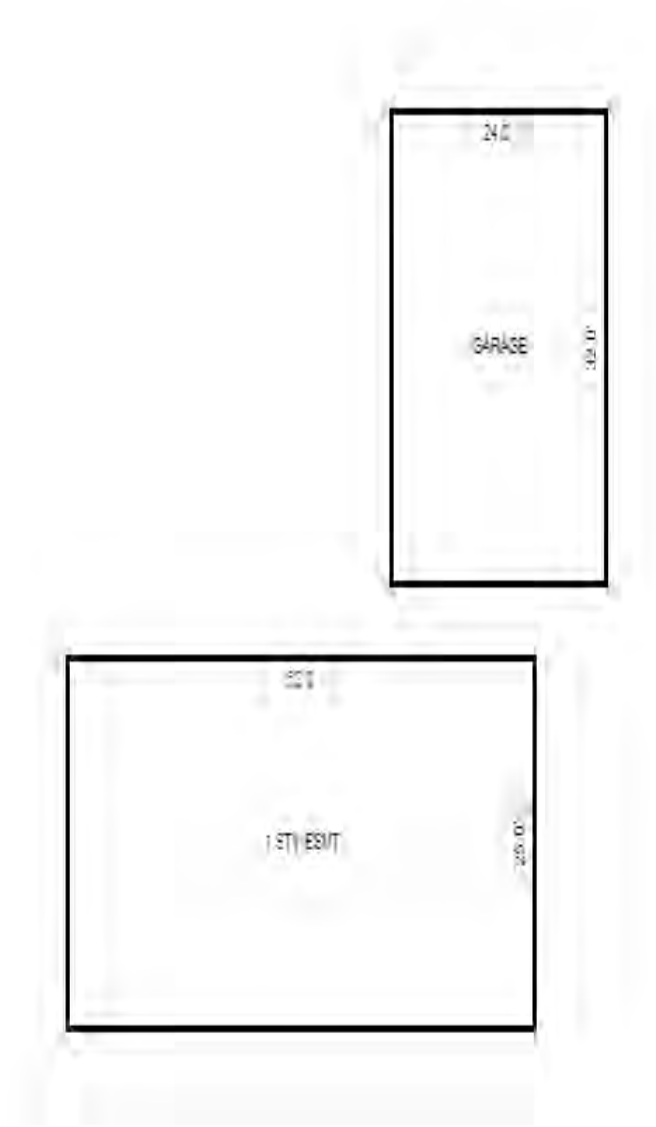
Licensed To: Township of Lake, County of Missaukee, Michigan		
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*** Information herein deemed reliable but not guaranteed***		
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(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: 1989 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: 768 % 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:																			
Building Style: 1S		Yr Built 1974		Remodeled 0		Condition: Average		Room List Basement 1st Floor 2nd Floor 4 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		Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(8) Basement 8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		(3) Roof		X Asphalt Shingle		Chimney: Metal																	
(11) Heating/Cooling		X Gas Wood			Oil Coal			Elec. Steam			(12) Electric 200 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																
(15) Built-ins		1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System			(15) Fireplaces		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		(16) Porches/Decks		E.C.F. X 0.930		(17) Garage		Bsmnt Garage: Carport Area: Roof:																		
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1300 SF Floor Area = 1300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,300</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>151,532</td> <td>90,918</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,300			Total:				151,532	90,918	Class: D Effec. Age: 40 Floor Area: 1,300 Total Base New : 185,048 Total Depr Cost: 111,028 Estimated T.C.V: 103,256	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Basement	1,300																														
Total:				151,532	90,918																												
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 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 768 24,092 14,455 Built-Ins Appliance Allow. 1 1,638 983 Totals: 185,048 111,028														Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 103,256																			
(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:																												
(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																															

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



Sketch by Peter Viti

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERRITT LOWELL F & PHYLLI	MERRITT JAMES M TRUST	215,001	06/01/2021	WD	03-ARM'S LENGTH	2021-01951	PROPERTY TRANSFER	0.0
MERRITT LOWELL F	MERRITT LOWELL F & PHYLLI	0	11/09/2010	AFF	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
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S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/05/1996 Qual. Ag.					

Owner's Name/Address	MAP #:
MERRITT JAMES M TRUST 11361 34 RD CADILLAC MI 49601	2024 Est TCV 153,555

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 IRRIGATED	4700/	28.81	Acres	4700	100		135,407
			28.81 Total Acres		Total Est. Land Value =				135,407	

Tax Description	X	Topography of Site
. SEC 33 T22N R8W THAT PART OF S 1/2 OF NW 1/4 LYING S'LY OF HWY M-55 EXC E 840 FT THOF, ALSO N 1/2 OF NW 1/4 OF SW 1/4. 28.809A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Comments/Influences	X	Topography of Site
STEEL FRAME BLDG COMP FOR 96	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.



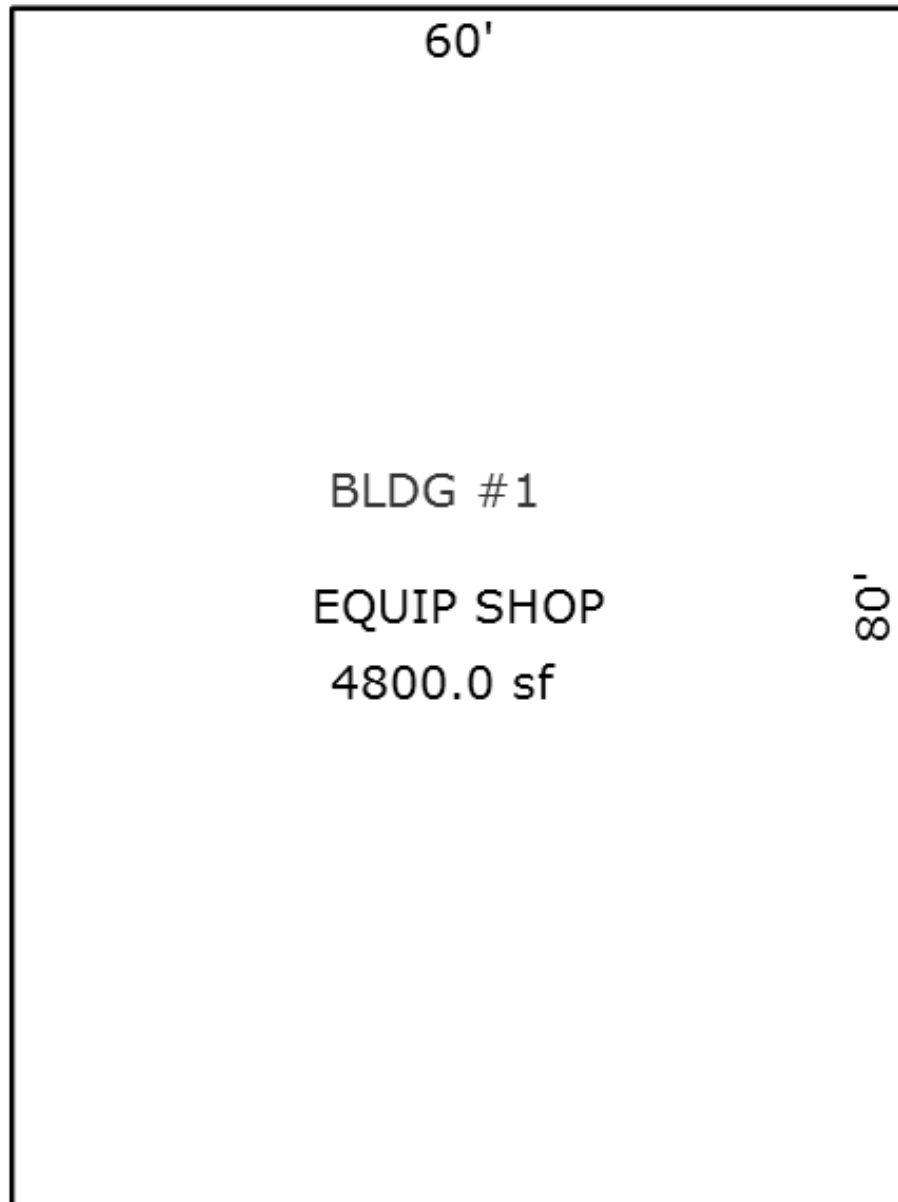
X	Level
X	Rolling
X	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	67,700	9,100	76,800			38,374C
TPC 12/27/2017	INSPECTED		2023	53,300	12,300	65,600			36,547C
TPC 12/07/2015	INSPECTED		2022	47,500	11,500	59,000			34,807C
			2021	47,500	11,400	58,900			33,696C

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

Building Type	Farm Implement/Equipment			
Year Built	1995			
Class/Construction	D,Pole			
Quality/Exterior	Average			
# of Walls, Perimeter	4 Wall, 280			
Height	10			
Heating System	Space Heaters, Fan			
Length/Width/Area	80 x 60 = 4800			
Cost New	\$ 61,104			
Phy./Func./Econ. %Good	60/75/100 45.0			
Depreciated Cost	\$ 27,497			
+ 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	\$ 18,148			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 18148 / All Cards: 18148				



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL NATIONAL MORTGAGE	LEROY PAUL & GRACE (HW)	129,500	09/19/2008	WD	21-NOT USED/OTHER	2008/3574	DEED	100.0
DORE KEVIN P & BETH ANNE	FEDERAL NATIONAL MORTGAGE	172,952	05/27/2008	WD	21-NOT USED/OTHER	2008/1986	DEED	0.0
MEYERING DALE H & ELIZABE	DORE KEVIN P & BETH ANNE	173,000	11/03/2004	WD	03-ARM'S LENGTH	04-0/4554	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9525 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 09/19/2008					
Owner's Name/Address	MAP #:					
LEROY PAUL & GRACE 9525 W WATERGATE RD MC BAIN MI 49657	2024 Est TCV 230,861 TCV/TFA: 137.25					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES							
		Public Improvements			* Factors *						
Comments/Influences	X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		20809490 \$134,900 2008				GROUP C	50/FF	410.00	481.71	1.0000	1.0000	50 100	20,500

Tax Description	X			Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
. SEC 33 T22N R8W E 410 FT OF S 1/2 OF NW 1/4 LYING S'LY OF RELOCATED HWY M55 R/W. 4.5340A.				D/W/P: 3.5 Concrete	6.58	576	50	1,895
				Total Estimated Land Improvements True Cash Value =				1,895

Tax Description	X			Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
20809490 \$134,900 2008				D/W/P: 3.5 Concrete	6.58	576	50	1,895
				Total Estimated Land Improvements True Cash Value =				1,895



Tax Description	X			Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
20809490 \$134,900 2008				D/W/P: 3.5 Concrete	6.58	576	50	1,895
				Total Estimated Land Improvements True Cash Value =				1,895

Tax Description	X			Land Improvement Cost Estimates				
				Description	Rate	Size	% Good	Cash Value
20809490 \$134,900 2008				D/W/P: 3.5 Concrete	6.58	576	50	1,895
				Total Estimated Land Improvements True Cash Value =				1,895

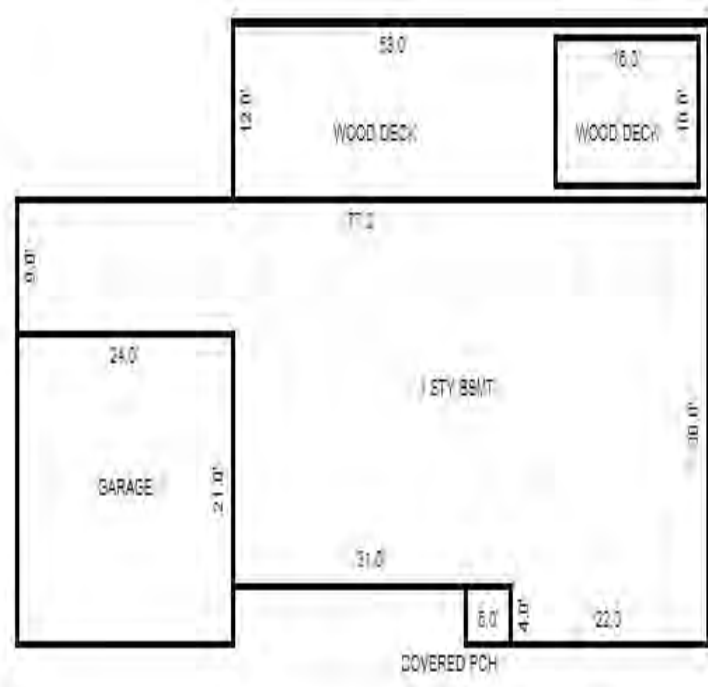
Tax Description	X			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		20809490 \$134,900 2008				2024	10,300	105,100	115,400			83,152C
TPC 12/27/2017 INSPECTED				2023	10,300	101,800	112,100			79,193C
				2022	10,300	93,600	103,900			75,422C
				2021	8,200	91,600	99,800			73,013C

*** 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 20 636 160	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1989 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 504 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		X	Ex		Ord	Min		
Building Style: 1S		Size of Closets		X	Lg		Ord		Small	Condition: Average		E.C.F. X 0.930		Bsmnt Garage:		
Yr Built 1989	Remodeled 0	Doors			Solid	X	H.C.	Central Air Wood Furnace		Room List		Basement 1st Floor 2nd Floor 4 Bedrooms		Roof:		
(1) Exterior		(5) Floors		(12) Electric			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1989			
Wood/Shingle Aluminum/Vinyl Brick Stone Insulation		(6) Ceilings		200		Amps Service		Ex. X Ord. Min		Ground Area = 1682 SF		Floor Area = 1682 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		
X	Basement 1st Floor 2nd Floor 4 Bedrooms	(7) Excavation		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost		
(2) Windows		Basement: 1682 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 1000 Gal Septic 1 2000 Gal Septic		(14) Water/Sewer		1 Story Siding Basement		1,682		Total: 237,790 166,453		
X	Many Avg. X Few	Large Avg. X Small		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Other Additions/Adjustments		Basement Living Area		700 25,102 17,571		
X	Wood Sash Metal Sash Vinyl Sash Double Hung	8		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Deck		Treated Wood Treated Wood		Plumbing		Average Fixture(s)		1 1,476 1,033		
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Water/Sewer		Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water Well, 100 Feet		Exterior		Brick Veneer		104 1,788 1,252		
(3) Roof		700		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Deck		Treated Wood		Basement, Outside Entrance, Below Grade		1 2,560 1,792				
X	Gable Hip Flat	Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		Average Fixture(s)		1 1,476 1,033		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		
Chimney: Metal		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		Built-Ins		
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		Appliance Allow.		
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		Porches		
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		CCP (1 Story)		
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		20 1,007 705		
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		504 22,685 15,879		Common Wall: 1 Wall		1 -2,686 -1,880		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>		

*** 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.

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9629 W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Deck/Porch	06/15/2004	20040192	Complete

Owner's Name/Address	MAP #:
STRZYNSKI STANLEY JR 9629 W WATERGATE MC BAIN MI 49657	2024 Est TCV 197,011 TCV/TFA: 123.13

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																											
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X		<p>* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP C</td> <td>50/FF</td> <td>430.00</td> <td>346.45</td> <td>1.0000</td> <td>1.0000</td> <td>50</td> <td>100</td> <td>21,500</td> </tr> <tr> <td colspan="8">430 Actual Front Feet, 3.42 Total Acres</td> <td>Total Est. Land Value = 21,500</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP C	50/FF	430.00	346.45	1.0000	1.0000	50	100	21,500	430 Actual Front Feet, 3.42 Total Acres								Total Est. Land Value = 21,500
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
GROUP C	50/FF	430.00	346.45	1.0000	1.0000	50	100	21,500																						
430 Actual Front Feet, 3.42 Total Acres								Total Est. Land Value = 21,500																						

Tax Description	X	Land Improvement Cost Estimates																				
. SEC 33 T22N R8W W 430 FT OF E 840 FT OF S 1/2 OF NW 1/4 LYING S'LY OF THE RELOCATED HWY M55 R/W. 3.4205A.	X	<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>6.49</td> <td>200</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>21.78</td> <td>216</td> <td>50</td> <td>2,352</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>2,352</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.49	200	0	0	Wood Frame	21.78	216	50	2,352	Total Estimated Land Improvements True Cash Value =				2,352
Description	Rate	Size	% Good	Cash Value																		
D/W/P: 4in Concrete	6.49	200	0	0																		
Wood Frame	21.78	216	50	2,352																		
Total Estimated Land Improvements True Cash Value =				2,352																		

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



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

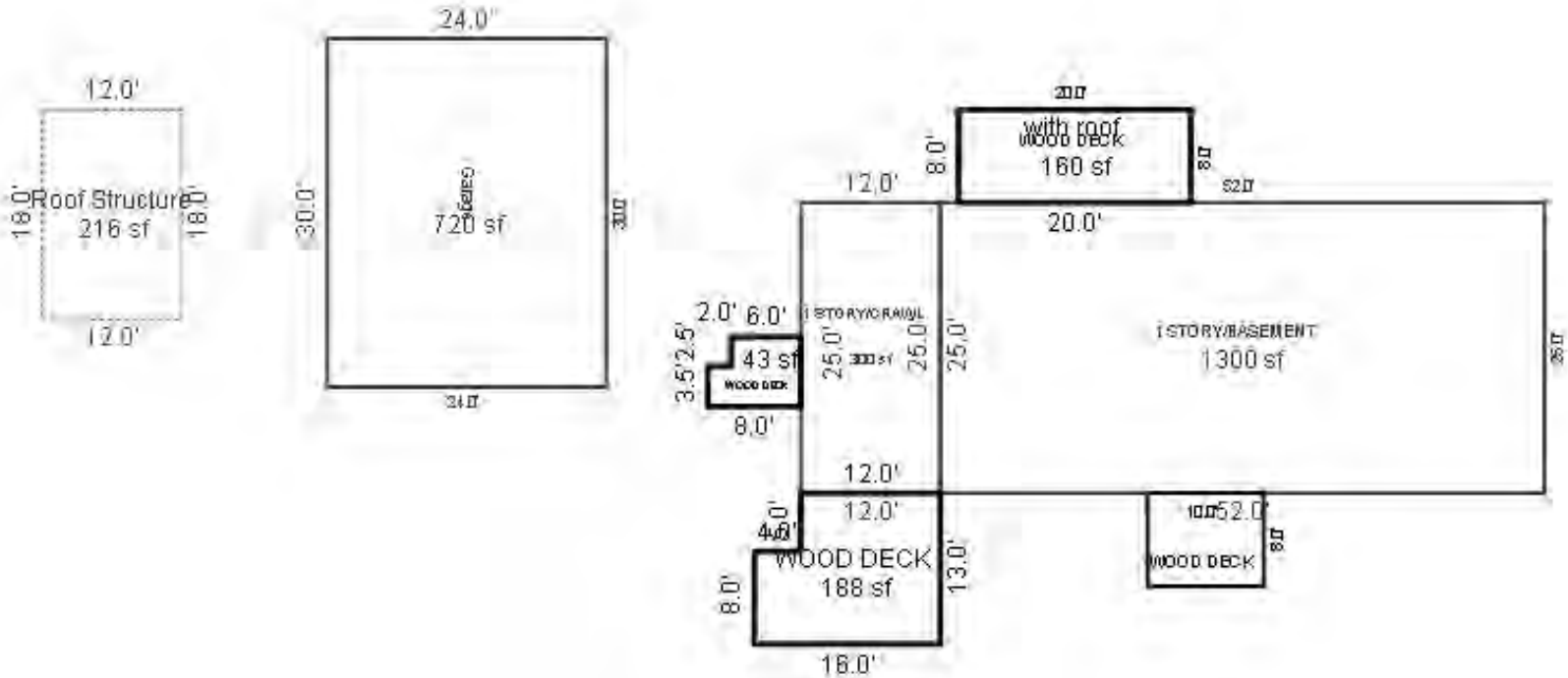
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,800	87,700	98,500			61,173C
2023	10,800	84,900	95,700			58,260C
2022	10,800	78,100	88,900			55,486C
2021	8,600	71,400	80,000			53,714C

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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: 1 Area: 720 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G			Trim & Decoration									
Building Style: 1S																	
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Size of Closets										
Condition: Average		Lg	X	Ord		Small											
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric										
(1) Exterior							200 Amps Service										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures													
		Ex.	X	Ord.		Min	No. of Elec. Outlets										
		Many	X	Ave.		Few	(13) Plumbing										
(2) Windows		(7) Excavation		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1300 S.F. Crawl: 300 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 X Concrete Floor													
(3) Roof		(9) Basement Finish		(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 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 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1600 SF Floor Area = 1600 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75										Cls CD		Blt 1992					
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Basement	1,300					
1 Story										Siding	Crawl Space	300					
Other Additions/Adjustments										Total:			197,081	147,811			
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			
Deck										Treated Wood		80	2,213	1,660			
										Treated Wood w/Roof (Deck Portion)		160	3,498	2,623			
										Treated Wood w/Roof (Roof portion)		160	2,536	1,902			
										Treated Wood		188	3,884	2,913			
										Treated Wood		43	1,618	1,213			
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
										Base Cost		720	23,270	17,452			
Built-Ins										Appliance Allow.		1	1,934	1,450			
										Totals:			248,259	186,192			
Notes: MODULAR										ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 173,159							

*** 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.			
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0			
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0			
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status	
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 10/24/2022 Qual. Ag.							
Owner's Name/Address		MAP #:		2024 Est TCV 58,071							
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture						
Tax Description		Public Improvements		* Factors *							
. SEC 33 T22N R8W (2*2007) PCLS A, J & I OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P 68 DES AS: BEG N0°28'27"W 1642.80 FT FROM SW COR OF W/2 OF SW/4, TH N0°28'27"W 328.56 FT, S89°52'59"E 1317.90 FT, S0°27'33"E 655.90 FT, N89°56'10"W 658.86 FT, N 0°28'00"W 328.25 FT, N89°54'35"W 658.90 FT TO POB. 14.89 AC. M/L SPLIT ON 05/23/2007 INTO 009-033-009-55; SPLIT ON 07/01/2008 INTO 009-033-009-50; SPLIT ON 12/08/2008 INTO 009-033-009-41, 009-033-009-44, 009-033-009-47;		X		Description Frontage Depth Front Depth Rate %Adj. Reason Value							
		X		AGRICULTRU 8 - 17 Acres 14.89 Acres 3900 100 58,071							
		X		14.89 Total Acres Total Est. Land Value = 58,071							
Comments/Influences		Topography of Site									
 <p>8 completed ; 3-009-30; -009-41, 009-47; ----- 8 completed ; 3-009-30; -009-50; ----- 7 completed ;</p>		X		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain							
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					2024	29,000	0	29,000			20,523C
				TPC 04/30/2021 INSPECTED	2023	26,100	0	26,100			19,546C
				TPC 12/27/2017 INSPECTED	2022	24,600	0	24,600			18,616C
				TPC 05/08/2017 INSPECTED	2021	24,600	0	24,600			18,022C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
TRIM RALPH A TRUST	EISENGA BRYAN R & DIANE K	0	04/16/2019	WD	16-LC PAYOFF	2019-01301	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					

Owner's Name/Address	MAP #:	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2024 Est TCV 19,383				
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value
					AGRICULTRU 3 -7 Acres 4.97 Acres 3900 100 19,383
					4.97 Total Acres Total Est. Land Value = 19,383

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PA 116 2014 SEC 33 T22N,R8W (0*2008) PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P 68 DESC AS: BEG N0°28'27"W 657.12 FT FROM SW COR OF SEC 33, TH N0°28'27"W 328.56 FT, S89°57'46"E 658.81 FT, S0°28'00"E 328.26 FT, N89°59'22"W 658.77 FT TO POB 4.97 AC. M/L SPLIT ON 12/08/2008 FROM 009-033-009-30;	X	Dirt Road								
	X	Gravel Road								
	X	Paved Road								
	X	Storm Sewer								
	X	Sidewalk								
	X	Water								
	X	Sewer								
	X	Electric								
	X	Gas								
	X	Curb								
	X	Street Lights								
	X	Standard Utilities								
	X	Underground Utils.								

Comments/Influences	Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
PCL D Split/Comb. on 12/08/2008 completed 12/08/2008 RAY	X	Rolling	2024	9,700	0	9,700			6,837C
	X	Low	2023	8,700	0	8,700			6,512C
	X	High	2022	8,200	0	8,200			6,202C
	X	Landscaped	2021	8,200	0	8,200			6,004C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							

009-033-009-30; 009-41, 009-47;

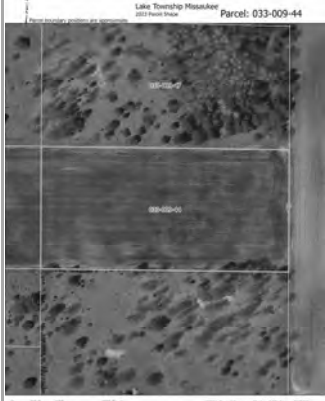


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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	8,700	0	8,700			6,512C
TPC	05/08/2018	INSPECTED	2022	8,200	0	8,200			6,202C
TPC	12/27/2017	INSPECTED	2021	8,200	0	8,200			6,004C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0				
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0				
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0				
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	33-TO BE DETERMINED	2015-00362	DEED	0.0				
Property Address		Class: AGRICULTURAL-VACA		Zoning:		Building Permit(s)		Date	Number	Status		
S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 100% 10/24/2022 Qual. Ag.								
Owner's Name/Address		MAP #:		2024 Est TCV 19,344								
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *								
PA 116 2014 SEC 33 T22N, R8W (0*2008) PCL G OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68 DESC AS: BEG N0°28'27"W 657.12 FT & N89°59'22"E 658.77 FT FROM SW COR SEC 33 TH N0°28'00"W 328.26 FT, S89°57'46"E 658.81 FT, S0°27'33"E 327.95 FT, N89°59'22"W 658.77 FT TO POB. 4.96 AC. M/L SPLIT ON 12/08/2008 FROM 009-033-009-30;		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		AGRICULTRU 3	-7 Acres		4.96 Acres	3900	100		19,344	
PCL G Split/Comb. on 12/08/2008 completed		Paved Road		4.96 Total Acres		Total Est. Land Value =				19,344		
PCL G Split/Comb. on 12/08/2008 completed		Storm Sewer										
PCL G Split/Comb. on 12/08/2008 completed		Sidewalk										
PCL G Split/Comb. on 12/08/2008 completed		Water										
PCL G Split/Comb. on 12/08/2008 completed		Sewer										
PCL G Split/Comb. on 12/08/2008 completed		Electric										
PCL G Split/Comb. on 12/08/2008 completed		Gas										
PCL G Split/Comb. on 12/08/2008 completed		Curb										
PCL G Split/Comb. on 12/08/2008 completed		Street Lights										
PCL G Split/Comb. on 12/08/2008 completed		Standard Utilities										
PCL G Split/Comb. on 12/08/2008 completed		Underground Utils.										
PCL G Split/Comb. on 12/08/2008 completed		Topography of Site										
PCL G Split/Comb. on 12/08/2008 completed		Level										
PCL G Split/Comb. on 12/08/2008 completed		Rolling										
PCL G Split/Comb. on 12/08/2008 completed		Low										
PCL G Split/Comb. on 12/08/2008 completed		High										
PCL G Split/Comb. on 12/08/2008 completed		Landscaped										
PCL G Split/Comb. on 12/08/2008 completed		Swamp										
PCL G Split/Comb. on 12/08/2008 completed		Wooded										
PCL G Split/Comb. on 12/08/2008 completed		Pond										
PCL G Split/Comb. on 12/08/2008 completed		Waterfront										
PCL G Split/Comb. on 12/08/2008 completed		Ravine										
PCL G Split/Comb. on 12/08/2008 completed		Wetland										
PCL G Split/Comb. on 12/08/2008 completed		Flood Plain										
PCL G Split/Comb. on 12/08/2008 completed		EASEMENT ACCESS		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
PCL G Split/Comb. on 12/08/2008 completed		Who	When	What	2024	9,700	0	9,700		6,837C		
PCL G Split/Comb. on 12/08/2008 completed		TPC 04/30/2021 INSPECTED		2023	8,700	0	8,700			6,512C		
PCL G Split/Comb. on 12/08/2008 completed		TPC 05/06/2018 INSPECTED		2022	8,200	0	8,200			6,202C		
PCL G Split/Comb. on 12/08/2008 completed		TPC 12/27/2017 INSPECTED		2021	8,200	0	8,200			6,004C		



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
TRIM RALPH A TRUST	GOODRICH JOHN & ANNA C	0	12/01/2015	WD	16-LC PAYOFF	2015-03947	PROPERTY TRANSFER	0.0
GOODRICH JOHN & ANNA C	EISENGA BRYAN R & DIAN K	17,000	11/30/2015	WD	03-ARM'S LENGTH	2015-03948	PROPERTY TRANSFER	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
X S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					

Owner's Name/Address	MAP #:	Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2024 Est TCV 13,888				
					* Factors *
					Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 33 T22N R8W (0*2008) PCL H OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P68 DESC AS: BEG N 0 DEG 28'27"W 985.68 FT & S 89 DEG 57'46"E 658.81FT FROM SW COR SEC 33, TH N 0 DEG 28'00"W 328.26 FT, S 89 DEG 56'10"E 658.86 FT, S 0 DEG 27'33"E 327.95 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 4.96A. 2007 PARCEL 009-033-009-30 SPLIT ON 05/18/2007 2008 PARCEL 009-033-009-30 SPLIT ON 04/23/2008 2008 SPLIT OF 009-033-009-30 ON 12/08/2008	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.	AGRICULTRU SURPLUS	2800/		4.96	Acres	2800	100		13,888
					4.96	Total Acres			Total Est. Land Value =	13,888

Comments/Influences



8 completed ;
3-009-30;
-009-41,
009-47;

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Topography of Site	Level	X	Rolling	X	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	X	Wetland	X	FLOOD PLAIN	X	EASEMENT ACCESS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,900	0	6,900			4,935C
2023	4,700	0	4,700			4,700S
2022	5,100	0	5,100			5,100S
2021	5,000	0	5,000			5,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDERDEN WILLIAM B & SUSAN	THOM MICHAEL W & TAMI L (	33,000	02/27/2008	WD	32-SPLIT VACANT	2008/568	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9820 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		New House	02/24/2009	20090041	Complete
	P.R.E. 100% 05/01/2010					

Owner's Name/Address	MAP #:
THOM MICHAEL W & TAMI L 9820 W CADILLAC RD MC BAIN MI 49657	2024 Est TCV 393,594 TCV/TFA: 172.63

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
	Dirt Road		A 200' @ 90/FF	658.77	656.50	0.7423	1.1319	90 100	49,813	
	Gravel Road		659 Actual Front Feet, 9.93 Total Acres						Total Est. Land Value =	49,813

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
SEC 33 T22N R8W; SE/4 OF SW/4 OF SW/4 10.00 Ac. M/L Split on 07/01/2008 from 009-033-009-30; Comments/Influences	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	1500	0	0	
		Gravel Road	D/W/P: 3.5 Concrete	6.58	140	0	0	
		Paved Road	Residential Local Cost Land Improvements					
		Storm Sewer	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value	
		Sidewalk	LAND IMPROVE 1000	1,000.00	2	95	1,900	
		Water	Total Estimated Land Improvements True Cash Value =				1,900	

DEED RESTRICTION..NO MH OR MHD Split/Comb. on 07/01/2008 completed 07/01/2008 RAY ; Parent Parcel(s): 009-033-009-30; Child Parcel(s): 009-033-009-50;	X	Electric	Standard Utilities
		Gas	Underground Utils.
		Curb	
		Street Lights	

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

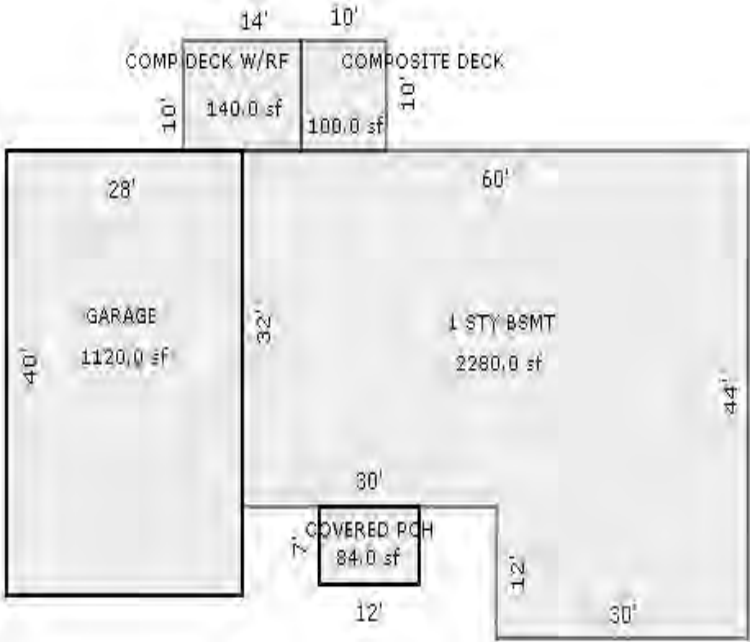
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,900	171,900	196,800			127,495C
2023	19,400	166,600	186,000			121,424C
2022	16,500	153,200	169,700			115,642C
2021	13,200	146,200	159,400			111,948C

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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 84 140 100	Type CCP (1 Story) Composite Composite	Year Built: 2009 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1120 % 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			Ex	X	Ord	Min									
Yr Built 2009	Remodeled 0	Size of Closets			Lg	X	Ord	Small									
Condition: Average		Doors				Solid	X	H.C.									
Room List		(5) Floors			(12) Electric												
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:			200 Amps Service												
(1) Exterior		No./Qual. of Fixtures			Ex.	X	Ord.	Min									
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. Few	X	Large Avg. Small		1	Average Fixture(s)											
		Basement: 2280 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2	3 Fixture Bath											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1	2 Fixture Bath											
			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
	Chimney: Vinyl	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2280 SF Floor Area = 2280 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90												Cls C 5 Blt 2009					
Building Areas												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story												Siding	Basement	2,280			
Other Additions/Adjustments												Total:		333,253	299,954		
Plumbing												Average Fixture(s)	1	1,476	1,328		
												3 Fixture Bath	1	4,646	4,181		
												2 Fixture Bath	1	3,108	2,797		
Water/Sewer												1000 Gal Septic	1	4,864	4,378		
												Water Well, 100 Feet	1	5,808	5,227		
Porches												CCP (1 Story)	84	2,408	2,167		
Garages												Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
												Common Wall: 1 Wall	1	-2,686	-2,417		
												Door Opener	3	1,640	1,476		
												Base Cost	1120	39,782	35,804		
Built-Ins												Appliance Allow.	1	2,766	2,489		
Fireplaces												Direct-Vented Gas	1	3,021	2,719		
Deck												Composite w/Roof (Deck Portion)	140	3,310	2,979		
												Composite w/Roof (Roof portion)	140	2,478	2,230		
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
GRABENDIKE MARY ELLEN & H	KEELER SAMANTHA & MICHAEL	340,000	10/11/2022	WD	03-ARM'S LENGTH	2022-03282	PROPERTY TRANSFER	100.0					
GRABENDIKE MARY ELLEN	GRABENDIKE MARY ELLEN &	1	01/22/2022	QC	09-FAMILY	2022-00162	DEED	0.0					
GRAMES (HW) & GRABENDIKE	GRABENDIKE MARY ELLEN	0	08/01/2008	QC	21-NOT USED/OTHER	2008/2863	DEED	0.0					
ALDERDEN WILLIAM B & SUSAN	GRAMES (HW) & GRABENDIKE	36,900	06/01/2007	WD	32-SPLIT VACANT	2007/2040	DEED	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
5721 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST		New House		08/26/2008		20080488	100%				
Owner's Name/Address		P.R.E. 100% 10/11/2022		MAP #:		2024 Est TCV 312,365 TCV/TFA: 148.60							
KEELER SAMANTHA & MICHAEL R 5721 S LACHANCE RD CADILLAC MI 49601		X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors *									
SEC 33 T22N R8W (0*2007) BEG N 0 DEG 28'27"W 985.69 FT FROM SW COR SEC 33, TH N 0 DEG 28'27"W 657.12 FT, S 89 DEG 54'35"E 658.9 FT, S 0 DEG 28'00"E 656.51 FT, N 89 DEG 57'46"W 658.81 FT TO POB. 9.93A. 2007 Split of 009-033-009-30 on 05/18/2007		X	Dirt Road	Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 33 T22N R8W BEG N 0 DEG 28'27" W 985.69 FT FROM SW COR OF SEC 33 TH N 0 DEG 28'27" W 657.12 FT, TH S 89 DEG 54'35" E 658.9 FT, TH S 0 DEG 28'00" E 656.51 FT, TH N 89 DEG 57'46" W 658.81 FT TO POB. 9.93 AC. M/L. SPLIT ON 05/23/2007 FROM 009-033-009-30;		X	Gravel Road	Residentia 8 - 17 @\$3000		9.39 Acres	3000	100					28,179
		X	Paved Road	9.39 Total Acres		Total Est. Land Value =						28,179	
		X	Storm Sewer	Land Improvement Cost Estimates									
		X	Sidewalk	Description		Rate	Size	% Good	Cash Value				
		X	Water	Residential Local Cost Land Improvements		Rate	Size	% Good	Cash Value				
		X	Sewer	LAND IMPROVE 2500		2,500.00	1	97	2,425				
		X	Electric	Total Estimated Land Improvements True Cash Value = 2,425									
		X	Gas										
		X	Curb										
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	Who	When	What	2024	14,100	142,100	156,200			156,200S	
		X	TPC	09/10/2022	INSPECTED	2023	13,200	145,700	158,900			158,900S	
		X	TPC	05/06/2018	INSPECTED	2022	9,400	123,700	133,100			92,593C	
		X	TPC	12/27/2017	INSPECTED	2021	9,400	113,100	122,500			89,636C	

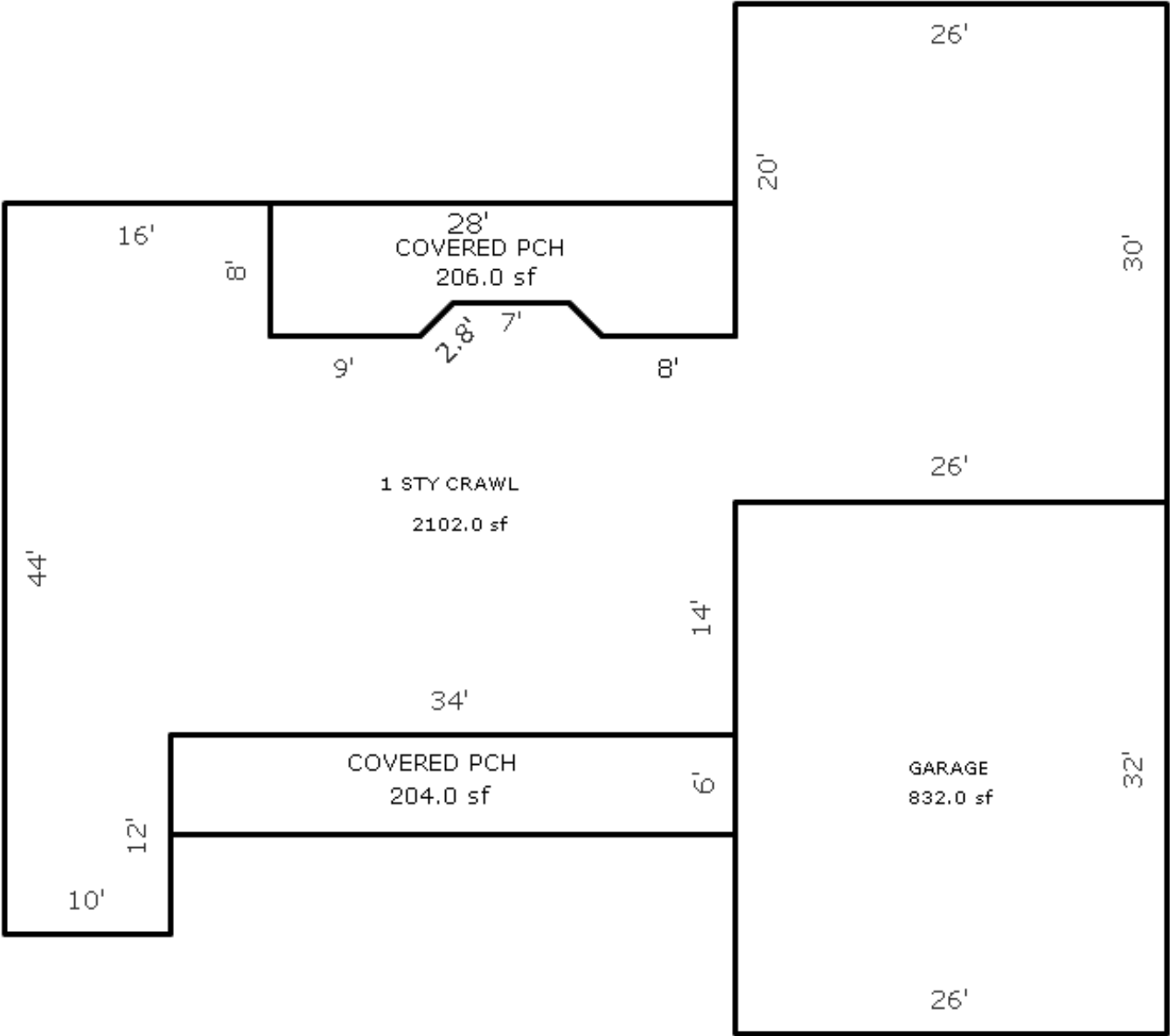


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*** Information herein deemed reliable but not guaranteed***

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: 2008 Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 2,102 Total Base New : 356,426 Total Depr Cost: 302,969 Estimated T.C.V: 281,761		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Yr Built 2008	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 356,426 Total Depr Cost: 302,969 Estimated T.C.V: 281,761						
Condition: Average		Lg	X	Ord		Small	Central Air Wood Furnace			E.C.F. X 0.930						
Room List		Doors		Solid		H.C.	Central Air Wood Furnace			E.C.F. X 0.930						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Class: C +5 Effec. Age: 15 Floor Area: 2,102 Total Base New : 356,426 Total Depr Cost: 302,969 Estimated T.C.V: 281,761						
(1) Exterior		Kitchens:		Other:			200 Amps Service			E.C.F. X 0.930						
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			E.C.F. X 0.930						
X		X	Drywall				Ex.	X	Ord.		Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2102 SF Floor Area = 2102 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 2,102 Total: 277,381 235,781				
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Other Additions/Adjustments 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 2000 Gal Septic 1 9,667 8,217 Water Well, 100 Feet 1 5,808 4,937 Porches CCP (1 Story) 204 5,353 4,550 CCP (1 Story) 206 5,397 4,587 Garages Class: C Exterior: Block Foundation: 42 Inch (Finished) Base Cost 832 40,277 34,235 Door Opener 1 547 465 Built-Ins Appliance Allow. 1 2,766 2,351 Totals: 356,426 302,969					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2102 S.F. Slab: 0 S.F. Height to Joists: 0.0	1			Average Fixture(s)	No. of Elec. Outlets			Notes:					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			3 Fixture Bath	No./Qual. of Fixtures			Notes:					
X			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	No. of Elec. Outlets			Notes:					
X	Asphalt Shingle	(9) Basement Finish		1			1000 Gal Septic	No./Qual. of Fixtures			Notes:					
X			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			2000 Gal Septic	No. of Elec. Outlets			Notes:					
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support	1			2000 Gal Septic	No. of Elec. Outlets			Notes:					
X			Joists: Unsupported Len: Cntr.Sup:	1			2000 Gal Septic	No. of Elec. Outlets			Notes:					
				Lump Sum Items:						Notes:						
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:			281,761			

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

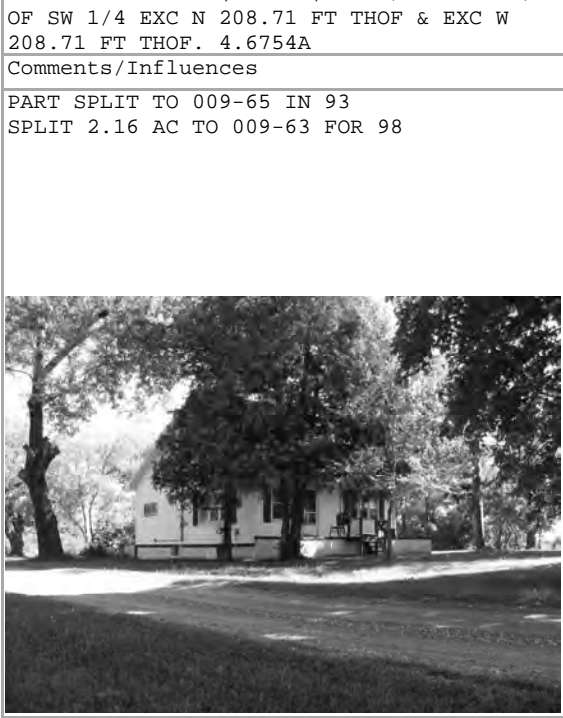


*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LACHONCE STEVEN & LACHONC	LACHONCE TODD ROBERT	0	01/23/2023	QC	09-FAMILY	2023-00185	DEED	0.0
LACHONCE ROBERT	LACHONCE TODD & LACHONCE	0	08/18/2021	OTH	07-DEATH CERTIFICATE	2022-01018	DEED	0.0
LACHONCE ROBERT	LACHONCE ROBERT	1	03/29/2018	WD	09-FAMILY	2018-00918	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9944 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 04/04/2023					
Owner's Name/Address	MAP #:					
LACHONCE TODD ROBERT 9944 W CADILLAC RD CADILLAC MI 49601	2024 Est TCV 133,707 TCV/TFA: 82.54					

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 33 T22N R8W (4*1998) SW 1/4 OF SW 1/4 OF SW 1/4 EXC N 208.71 FT THOF & EXC W 208.71 FT THOF. 4.6754A	X	Dirt Road		A 200' @ 90/FF	448.00	448.00	0.8174	1.0287	90	100	33,905
Comments/Influences		Gravel Road		448 Actual Front Feet, 4.61 Total Acres					Total Est. Land Value =	33,905	
PART SPLIT TO 009-65 IN 93 SPLIT 2.16 AC TO 009-63 FOR 98	X	Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									



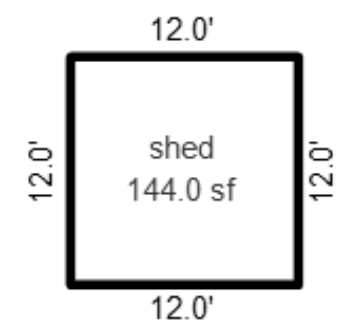
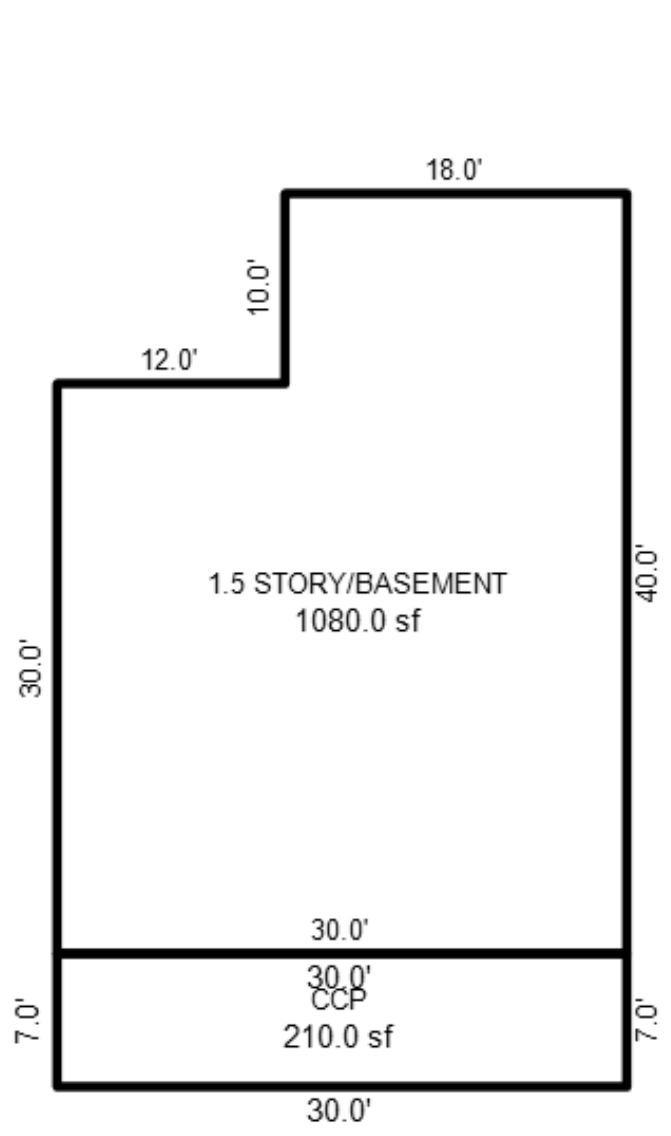
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	17,000	49,900	66,900			23,865C
Rolling	2023	13,200	48,300	61,500			22,729C
Low	2022	11,200	44,500	55,700		55,700A	21,647C
High	2021	9,000	40,600	49,600			20,956C
Landscaped							
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	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						210	CCP (1 Story)	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S			Drywall Paneled	X	Plaster Wood T&G									E.C.F. X 0.930	
Yr Built 1930		Remodeled 1976			Ex	Ord	X	Min						Total Base New : 195,117 Total Depr Cost: 107,314 Estimated T.C.V: 99,802	
Condition: Average		Size of Closets				Lg	Ord	X	Small					Floor Area: 1,620 Total Base New : 195,117 Total Depr Cost: 107,314 Estimated T.C.V: 99,802	
Room List		Doors		Solid	X	H.C.								Cls CD Blt 1930	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			(12) Electric									Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1080 SF Floor Area = 1620 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55	
(1) Exterior			Kitchen: Other: Other:		150	Amps Service								Building Areas	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			No./Qual. of Fixtures									Stories Exterior Foundation Size Cost New Depr. Cost	
	Insulation	X	Plaster			Ex.	X	Ord.		Min				1.5 Story Siding Basement 1,080 Total: 179,814 98,898	
(2) Windows		(7) Excavation			No. of Elec. Outlets									Other Additions/Adjustments	
X	Many Avg. X Few		Large Avg. X Small		Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0									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	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing									Porches CCP (1 Story) 210 5,004 2,752	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									Built-Ins Appliance Allow. 1 1,934 1,064	
(3) Roof		(9) Basement Finish			(14) Water/Sewer									Totals: 195,117 107,314	
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)									Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 99,802	
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic									Lump Sum Items:	
Chimney: Brick		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.
FOSTER NORINE L TRUST	DYKHOUSE KEVIN & AMY	55,000	06/01/2011	OTH	21-NOT USED/OTHER	2011-01821	PROPERTY TRANSFER	100.0
		14,000	01/01/2002	WD	33-TO BE DETERMINED	02-0:0058	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 06/01/2011					
Owner's Name/Address	MAP #:					
DYKHOUSE KEVIN & AMY 9970 WEST CADILLAC RD CADILLAC MI 49601	2024 Est TCV 86,768 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
Tax Description			* Factors * 240.29 X 208.71			
	Public Improvements		Description	Frontage	Depth	Rate %Adj. Reason Value
			A 200' @ 90/FF	240.29	208.71	0.9552 0.8499 90 100 17,556
			240 Actual Front Feet, 1.15 Total Acres			Total Est. Land Value = 17,556

	X	Land Improvement Cost Estimates			
SEC 33 T22N R8W (2*1998) BEG N 0 DEG 28'27"W 208.71 FT FROM SW COR OF SW 1/4, TH N 0 DEG 28'27"W 239.63FT, N 89 DEG 46'46"E 208.71 FT, S 0 DEG 28'27"E 240.29 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1.15A.		Description	Rate	Size % Good	Cash Value
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		LAND IMPROVE 1000	1,000.00	1 94	940
		Total Estimated Land Improvements True Cash Value =			940

Comments/Influences
 REMOVE NEG SIZE ADJ FOR 04 1S/SL PERMITTED AS GRG FOR 04
 REMOVE FINISH GRG FROM LARGER PART FOR 08.
 97 SPLIT FROM 009-60 & 65 FOR 98
 03 ADJ 1 26 70 200 61 FOR 04



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

Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	08/23/2011	INSPECTED

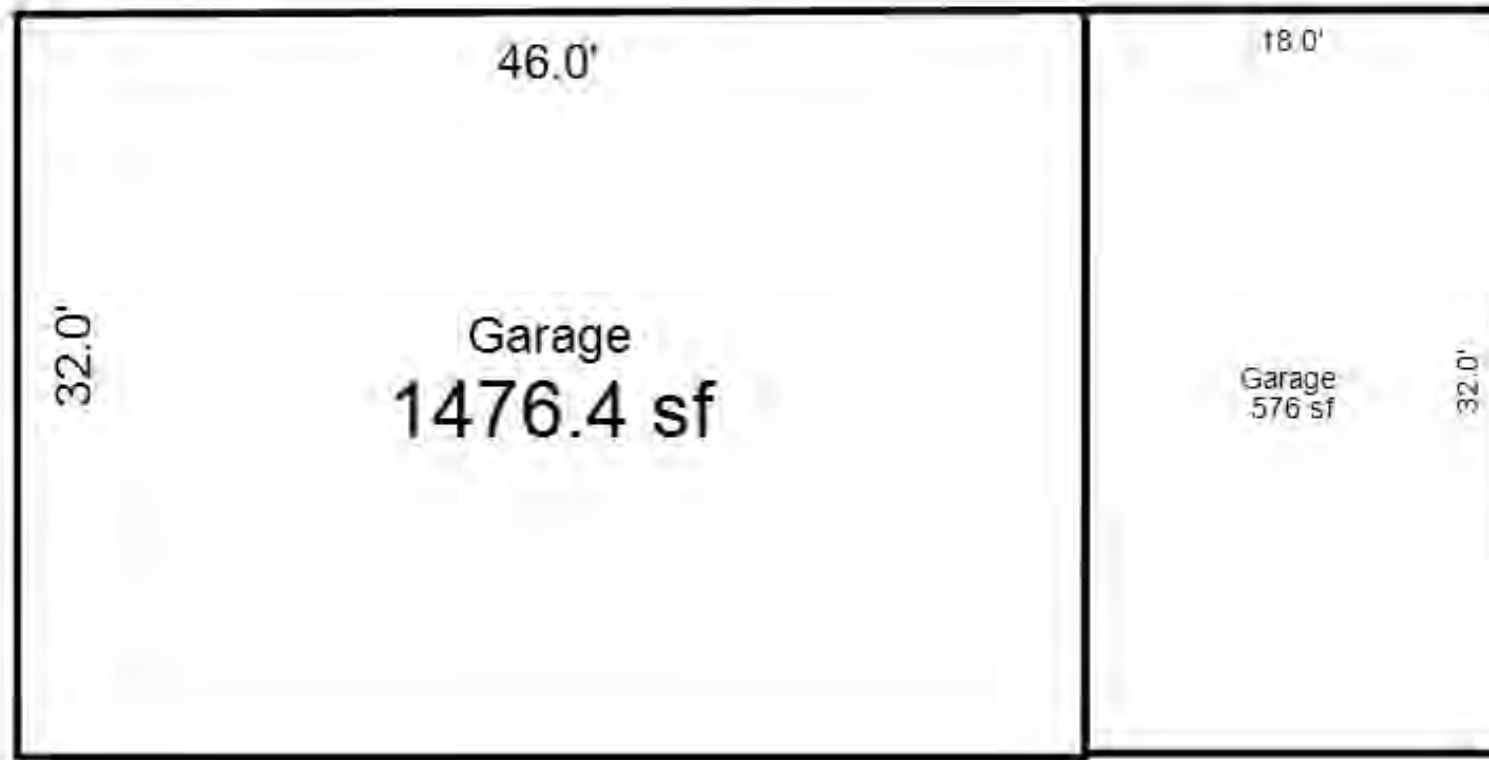
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,800	34,600	43,400			29,812C
2023	6,800	37,700	44,500			28,393C
2022	6,000	34,700	40,700			27,041C
2021	4,800	33,500	38,300			26,178C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1472 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 91,765 Total Depr Cost: 73,411 Estimated T.C.V: 68,272			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Cost Est. for Res. Bldg: 1 Single Family GRG (11) Heating System: Space Heater 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					Cls C Blt 2003			
Yr Built 2003	Remodeled 0	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. Ord. X Min									
Condition: Average		Size of Closets		Lg X Ord Small			No. of Elec. Outlets Many X Ave. Few								
Room List		Doors	Solid	X	H.C.	(12) Electric 150 Amps Service									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer								
X	Many Avg. X Few	X	Large Avg. Small	(9) Basement Finish			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:													
Chimney:															
Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 68,272															

*** 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.
		10,900	05/01/2003	WD	33-TO BE DETERMINED	03-0:2320	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
9970 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 11/30/2003					
DYKHOUSE KEVIN & AMY 9970 W CADILLAC ROAD CADILLAC MI 49601	MAP #: 2024 Est TCV 238,422 TCV/TFA: 164.66					

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 33 T22N R8W (0*2003) BEG AT SW COR OF SW 1/4, TH N 0 DEG 28' 27"W 208.71 FT, N 89 DEG 57'42"E 208.71 FT, S 0 DEG 28'27"E 208.71 FT, S 89 DEG 57'42"W 208.71 FT TO POB. 1A.	X	Dirt Road		A 200' @ 90/FF	208.70	208.70	0.9894	0.8499	90	100	15,795
		Gravel Road		209 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value = 15,795
		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description			Rate	Size % Good		Cash Value	
		Sidewalk		D/W/P: 4in Ren. Conc.			8.18	2260	0	0	
		Water		Residential Local Cost Land Improvements							
		Sewer		Description			Rate	Size % Good		Cash Value	
		Electric		LAND IMPROVE 2500			2,500.00	1	94	2,350	
		Gas		Total Estimated Land Improvements True Cash Value = 2,350							
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences	X	Topography of Site
NEW HOME FOR 04 03 SPLIT FROM 009-63 FOR 04	X	Level



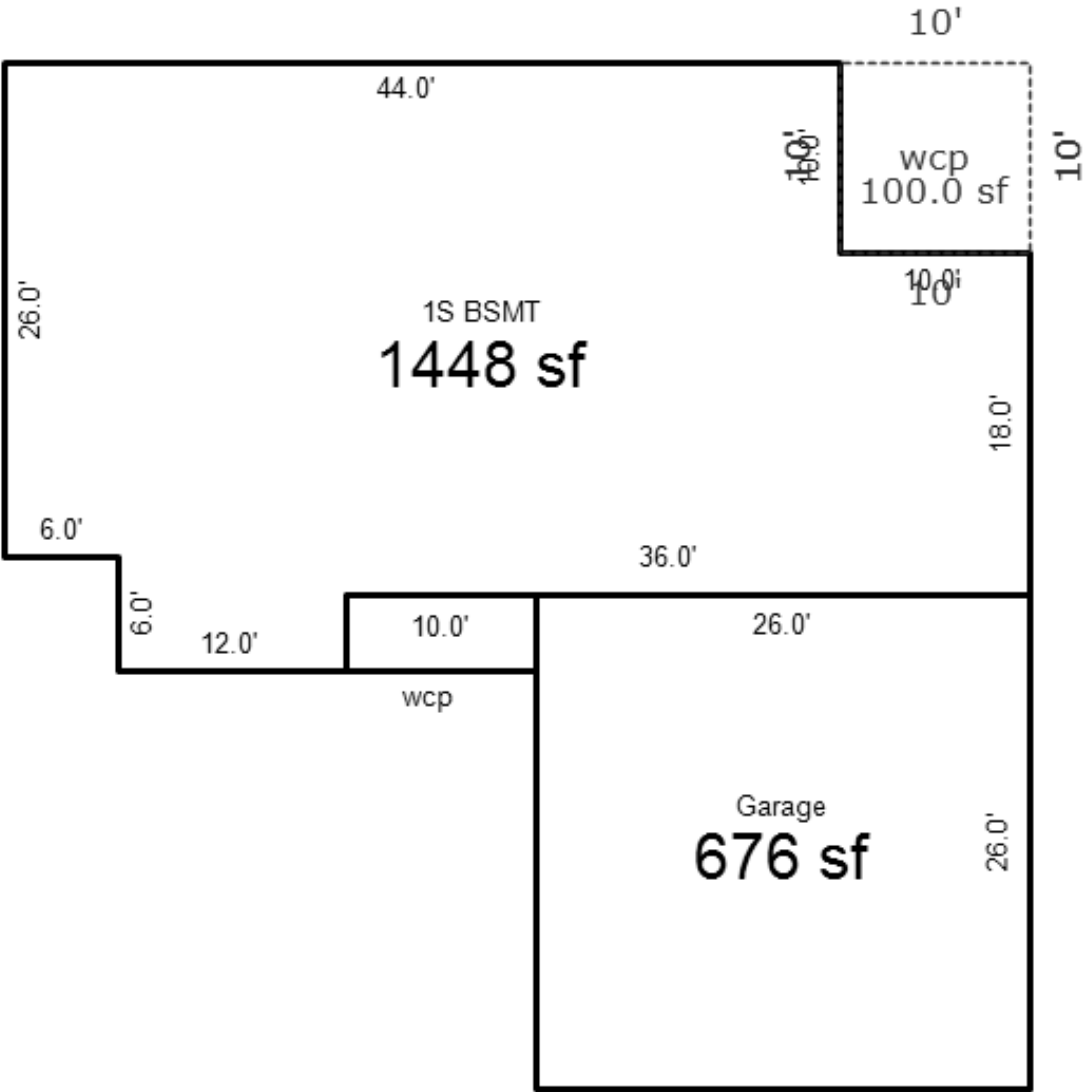
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	7,900	111,300	119,200			77,495C
		TPC 04/30/2021 INSPECTED	2023	6,100	107,900	114,000			73,805C
		TPC 12/27/2017 INSPECTED	2022	5,200	99,300	104,500			70,291C
		TPC 11/13/2011 INSPECTED	2021	4,200	96,000	100,200			68,046C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G					40	WCP (1 Story)			
Building Style: 1S		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 15 Floor Area: 1,448 Total Base New : 278,641 Total Depr Cost: 236,857 Estimated T.C.V: 220,277								
Yr Built 2003	Remodeled 0	Ex	X	Ord		Min									
Condition: Average		Size of Closets			Central Air Wood Furnace			No./Qual. of Fixtures		E.C.F.		X 0.930		Bsmnt Garage:	
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 278,641				Carport Area:	
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			150			Amps Service		Total Depr Cost: 236,857				Roof:	
(1) Exterior		Kitchen: Other: Other:			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S		Estimated T.C.V: 220,277				Cls C 5 Blt 2003	
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex. X Ord. Min			Ground Area = 1448 SF Floor Area = 1448 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
	(2) Windows	(7) Excavation			Many X Ave. Few			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Basement: 1448 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto 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 1,448		Total: 219,663 186,725			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Average Fixture(s) 3 Fixture Bath Softener, Auto 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 1,255 3 Fixture Bath 1 4,646 3,949			
X		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Water/Sewer		1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937					
X		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches		WCP (1 Story) 40 2,720 WCP (1 Story) 100 4,748					
X		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
X	Asphalt Shingle	(10) Floor Support						Base Cost 676 33,543 28,512 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 2 1,093 929		Built-Ins					
	Chimney:	Joists: Unsupported Len: Cntr.Sup:						Appliance Allow. 1 2,766 2,351		Notes:					
											Totals: 278,641 236,857		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 220,277		

*** 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.
EURICH BRADLEY J & BETH A	DEZEEUW BROOKE & TINA-MAR	127,500	12/04/2014	WD	03-ARM'S LENGTH	2014-04008	PROPERTY TRANSFER	100.0
	EURICH	128,500	08/01/2002	WD	33-TO BE DETERMINED	02-0:3627	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5895 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST	SOLAR		06/17/2022	2022-0383	100%

Owner's Name/Address	MAP #:
DEZEEUW BROOKE & TINA-MARIE J 5895 S LACHANCE RD CADILLAC MI 49601	2024 Est TCV 195,817 TCV/TFA: 188.29

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	208.70	658.70	0.9894	1.1328	90	100		21,052	
			209 Actual Front Feet, 3.16 Total Acres							Total Est. Land Value =		21,052

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
SEC 33 T22N R8W (4*1998) N 208.71 FT OF SW 1/4 OF SW 1/4 OF SW 1/4. 3.1623A.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	2360	50	9,652	
Comments/Influences		Gravel Road	D/W/P: 3.5 Concrete	6.58	137	50	450	
		Paved Road	Wood Frame	25.50	180	50	2,295	
		Storm Sewer	Wood Frame	23.78	284	50	3,377	
		Sidewalk	Total Estimated Land Improvements True Cash Value =					15,774

NEW HOME FOR 97 96HS @ 7-97 BOR	X	Water	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
	X							

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,500	87,400	97,900			71,465C
2023	8,200	84,300	92,500			68,062C
2022	8,900	72,100	81,000			64,821C
2021	6,800	70,000	76,800			62,751C

Who When What

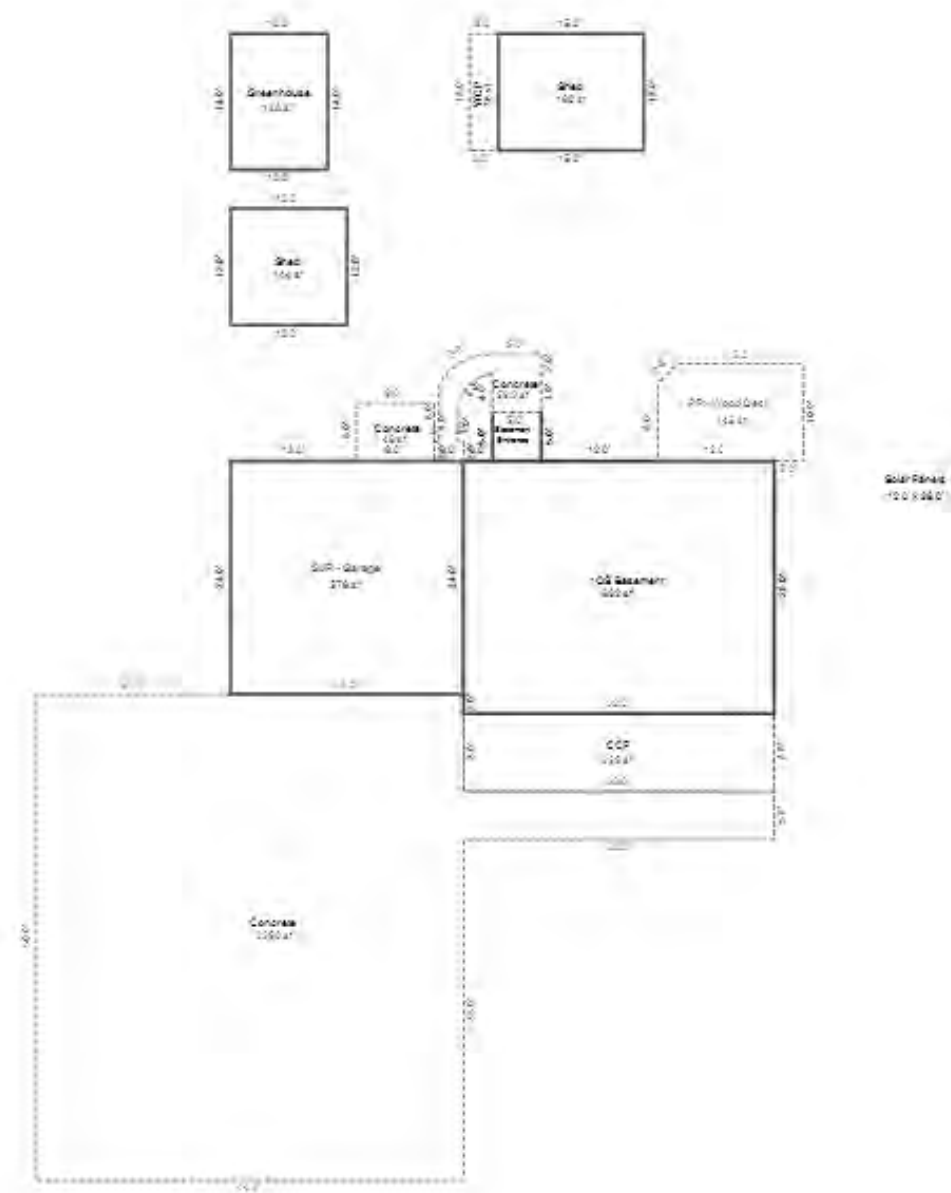
JWV 09/06/2022 INSPECTED
 TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED

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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 256 36 148	Type CCP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																												
Building Style: 1.5S		Trim & Decoration			X																												
Yr Built 1995	Remodeled 0		Ex	X	Ord		Min																										
Condition: Average		Size of Closets			Lg			X	Ord		Small																						
Room List		Doors			Solid	X	H.C.																										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:			(12) Electric																									
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures			200			Amps Service																						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation							Ex.	X	Ord.		Min																					
(2) Windows		(7) Excavation			No. of Elec. Outlets			Many			X	Ave.		Few																			
X	Many Avg. Few																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0	(8) Basement			1			Average Fixture(s)																							
X									2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
X																																	
(3) Roof		(9) Basement Finish			(14) Water/Sewer																												
X	Gable Hip Flat		Gambrel Mansard Shed							1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																						
X	Asphalt Shingle																																
	Chimney: Metal	(10) Floor Support			Lump Sum Items:																												
			Joists: Unsupported Len: Cntr.Sup:																														
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 832 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Basement</td> <td>832</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>150,895</td> <td>120,716</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Recreation Room 450 8,699 6,959 Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 100 Feet 1 5,808 4,646 Porches CCP (1 Story) 256 6,479 5,183 WCP (1 Story) 36 2,542 2,034 Foundation: Shallow 36 -545 -436 Deck Treated Wood 148 3,397 2,718 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 19,846 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 1 547 438 Built-Ins Appliance Allow. 1 2,766 2,213 Local Cost Items</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.25 Story	Siding	Basement	832			Total:				150,895	120,716
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1.25 Story	Siding	Basement	832																														
Total:				150,895	120,716																												

*** 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: AGRICULTURAL-IMPR Zoning: Building Permit(s) Date Number Status

9676 W WATERGATE M-55 School: MCBAIN RURAL AGR SCHOOL DIST P.R.E. 100% 07/22/1994

Owner's Name/Address MAP #:

CARLSON CARL A 2024 Est TCV 365,917 TCV/TFA: 163.36

9676 W WATERGATE M-55 X Improved Vacant Land Value Estimates for Land Table Ag 1 .A - Agriculture

LAKE CITY MI 49651 Public Improvements * Factors *

Taxpayer's Name/Address Description Frontage Depth Front Depth Rate %Adj. Reason Value

CARLSON CARL A Dirt Road 20.00 Acres 3900 100 78,000

9676 W WATERGATE M-55 Gravel Road 25.48 Acres 2800 100 71,344

LAKE CITY MI 49651 X Paved Road 0.38 Acres 0 100 0

Storm Sewer 45.86 Total Acres Total Est. Land Value = 149,344

Sidewalk Land Improvement Cost Estimates

Water Description Rate Size % Good Cash Value

Sewer D/W/P: Asphalt Paving 3.28 13300 0 0

X Electric Residential Local Cost Land Improvements

Gas Description Rate Size % Good Cash Value

Curb LAND IMPROVE 5000 5,000.00 1 100 5,000

Street Lights Total Estimated Land Improvements True Cash Value = 5,000

Standard Utilities Topography of Site

Underground Utils. X Level

Rolling

Low

High

Landscaped

Swamp

Wooded

Pond

Waterfront

Ravine

Wetland

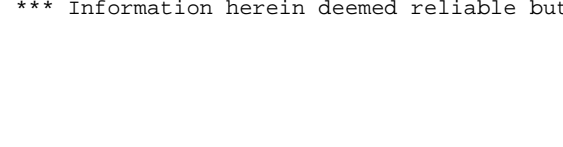
Flood Plain Year Land Value Building Value Assessed Value Board of Review Tribunal/Other Taxable Value

Who When What 2024 74,700 108,300 183,000 86,175C

TPC 04/30/2021 INSPECTED 2023 59,200 106,000 165,200 82,072C

TPC 05/13/2019 INSPECTED 2022 56,600 97,500 154,100 78,164C

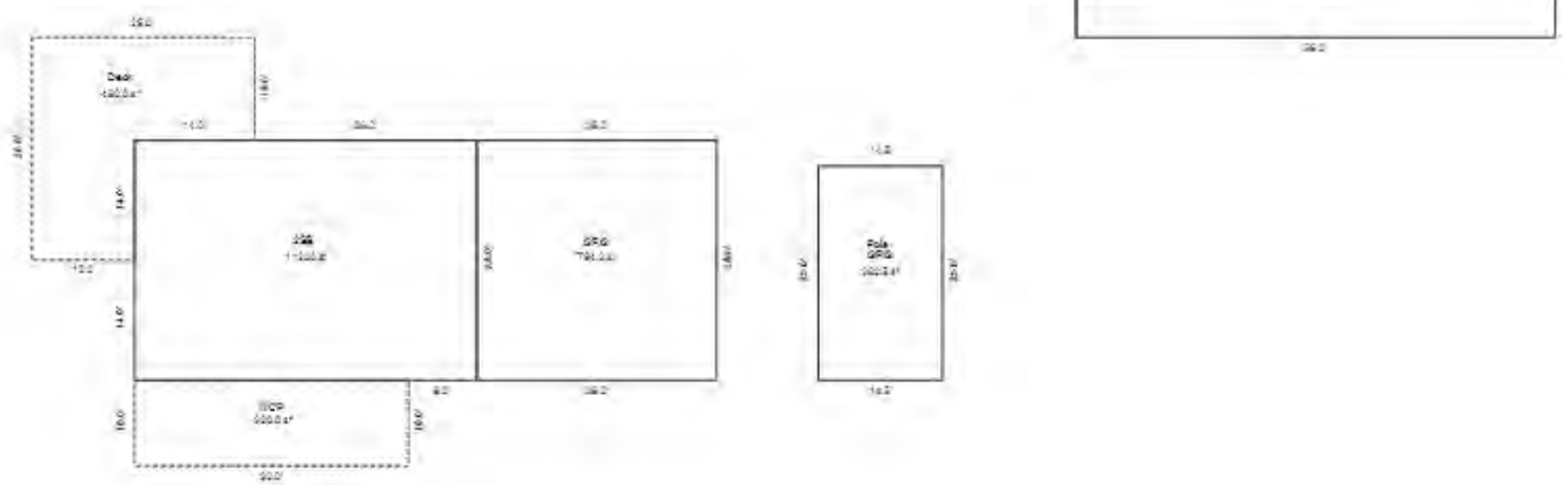
TPC 12/27/2017 INSPECTED 2021 55,900 93,100 149,000 75,667C



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 320 480	Type WCP (1 Story) WPP	Year Built: 1988 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: 784 % 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 Effec. Age: 35 Floor Area: 2,240 Total Base New : 341,150 Total Depr Cost: 221,748 Estimated T.C.V: 206,226			E.C.F. X 0.930 Bsmnt Garage: Carport Area: Roof:			
Building Style: 2S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S			Cls C Blt 1989					
Yr Built 1989	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1120 SF Floor Area = 2240 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								
4	Basement	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
3	1st Floor	Kitchen: Other: Other:		No. of Elec. Outlets			3 Fixture Bath			2 Story Siding Basement 1,120 Total: 262,594 170,687								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Other Additions/Adjustments								
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Many			X	Ave.		Basement, Outside Entrance, Below Grade			1 2,560 1,664					
(2) Windows		(7) Excavation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing								
X	Many Avg.	X	Large Avg.	Basement			3 Fixture Bath			Average Fixture(s)			1 1,476 959					
X	Few	Small		(8) Basement			Solar Water Heat			3 Fixture Bath			1 4,646 3,020					
X	Wood Sash Metal Sash Vinyl Sash	Conc. Block		8 Poured Conc. Stone Treated Wood Concrete Floor			No Plumbing			Water/Sewer								
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8 Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1000 Gal Septic			1 4,864 3,162					
(3) Roof		(10) Floor Support		(14) Water/Sewer			Water Well			Water Well, 100 Feet			1 5,808 3,775					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water			1000 Gal Septic			Porches								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Sewer			2000 Gal Septic			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			WCP (1 Story) WPP					
Chimney:		Lump Sum Items:		Water Well			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
				1000 Gal Septic						Base Cost			784 30,717 19,966					
				2000 Gal Septic						Common Wall: 1 Wall			1 -2,686 -1,746					
										Door Opener			1 547 356					
										Class: D Exterior: Pole (Unfinished)								
										Base Cost			362 9,325 6,061					
										Built-Ins								
										Appliance Allow.			1 2,766 1,798					
										Notes:								
										ECF (101 AGRICULTURE) 0.930 => TCV:			206,226					

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



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

Building Type	Farm Utility Buildings			
Year Built	1972			
Class/Construction	D,Pole			
Quality/Exterior	Low Cost			
# of Walls, Perimeter	4 Wall, 184			
Height	10			
Heating System	No Heating/Cooling			
Length/Width/Area	56 x 36 = 2016			
Cost New	\$ 18,003			
Phy./Func./Econ. %Good	45/100/100 45.0			
Depreciated Cost	\$ 8,101			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.660			
% Good	45			
Est. True Cash Value	\$ 5,347			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 5347 / All Cards: 5347				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERS TELECOM PROPERTIES LL	K2 TOWERS II LLC	45,000	01/22/2019	WD	03-ARM'S LENGTH	2019-00229	PROPERTY TRANSFER	100.0
CARLSON CARL A & CAROLINE	ERS TELECOM PROPERTIES LL	40,000	04/19/2016	WD	32-SPLIT VACANT	2016-01514	PROPERTY TRANSFER	100.0
ERS TELECOM PROPERTIES LL	NEW PAR DBA VERIZON WIREL	0	02/23/2016	OTH	33-TO BE DETERMINED	2106-01613	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
5415 S LACHANCE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	04/14/2016	2016-0101	100%
	P.R.E. 0%		Commercial	09/08/2015	2015-0417	100%

Owner's Name/Address	MAP #:
K2 TOWERS II LLC 57 E WASHINGTON ST CHAGRIN FALLS OH 44022	2024 Est TCV 438,118 TCV/TFA: 0.00

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		
2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A	X		Dirt Road									
	X		Gravel Road									
	X		Paved Road									
	X		Storm Sewer									
	X		Sidewalk									
	X		Water									
	X		Sewer									
	X		Electric									
	X		Gas									
	X		Curb									
	X		Street Lights									
	X		Standard Utilities									
	X		Underground Utils.									
			* Factors * 287.95 X 682.55									
			COMMERCIAL 4-6A 15000 4.51 Acres 15000 100 67,680									
			4.51 Total Acres Total Est. Land Value = 67,680									

2016 SPLIT FROM 033-009-70 (TOWER PARCEL) PART OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 22 NORTH, RANGE 8 WEST, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 00°20'11" EAST .ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 641.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°20'11" EAST .ALONG SAID WEST LINE A DISTANCE OF 287.95 FEET; THENCE SOUTH 89°44'50" EAST A DISTANCE OF 682.56 FEET; THENCE SOUTH 00920'11" WEST A



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Who	When	What
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
		TPC 04/30/2021 INSPECTED
		TPC 12/27/2017 INSPECTED
		JWV 10/08/2016 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	33,800	185,300	219,100			163,176C
2023	15,800	155,900	171,700			155,406C
2022	15,800	143,100	158,900			148,006C
2021	14,400	134,100	148,500			143,278C

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

Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building		<<<<< Segregated Cost Computations >>>>>					
Class: D Floor Area Gross Bldg Area Stories Above Grd: 1 Average Sty Hght Bsmnt Wall Hght		Construction Cost				Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses	
		High	Above Ave.	Ave.	X	Low	Cost # or Height Storys Item Description Col. Rate SqFt Adj. Adj. Cost
Depr. Table : 2% Effective Age : 1 Physical %Good: 98 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Space Heaters, Gas with Fan 0% Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Architectural Multiplier: 0.00 Total Cost New = 0 Reproduction/Replacement Cost = 0 Eff.Age:1 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 98 /100/100/100/98.0 Total Depreciated Cost = 0	
2016 Year Built Remodeled		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				Unit in Place Items COM TOWER STEEL 180' 1.36 180000 1.00 100 244,800 /CI16/YARI/CHALF/06'/211 19.06 281 1.00 100 5,356 /CI16/YARI/CHALF/06'/GATW15 1205.29 1 1.00 100 1,205 /CI16/YARI/CHALF/06'/GATW5 211.10 1 1.00 100 211 /CI16/YARI/CHALF/06'/3 3.82 300 1.00 100 1,146 /CI16/YARI/CHALF/06'/211 19.06 165 1.00 100 3,145 /CI4/ROOC/ALUSCCOTPBA 11.21 64 1.00 100 717 /CI11/WELSP/01000 10690.95 1 1.00 100 10,691	
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 370,438	
Comments: CELL TOWER, FENCIG AROUND, ROOF STRUCTURE OVER GRADE ONLY. CRUSHED ROCK/GRAVEL		* 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	Few Average	Many Unfinished Typical	Many Unfinished Typical	
(3) Frame:			Total Fixtures			Urinals			Incandescent		
			3-Piece Baths			Wash Bowls			Fluorescent		
			2-Piece Baths			Water Heaters			Mercury		
			Shower Stalls			Wash Fountains			Sodium Vapor		
			Toilets			Water Softeners			Transformer		
(4) Floor Structure:			(9) Sprinklers:			(13) Roof Structure: Slope=0			(40) Exterior Wall:		
									Thickness		
(5) Floor Cover:			(10) Heating and Cooling:			(14) Roof Cover:			Bsmnt Insul.		
			Gas Oil			Coal Stoker					
(6) Ceiling:											

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

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				
5415 S LACHANCE RD		School: MCBAIN RURAL AGR SCHOOL DIST			Commercial	07/17/2014	2014-0252	100%				
Owner's Name/Address		P.R.E. 0%		MAP #:								
CARLSON CARL A 9676 W WATERGATE ROAD LAKE CITY MI 49651		2024 Est TCV 112,355		TCV/TFA: 51.44								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
SEC 33 T22N R8W S 500 FT OF W 400 FT OF S 1/2 OF NW 1/4 LYING N'LY OF HWY M-55. 89A M/L		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CARL'S GUN SHOP		Gravel Road		GROUP C	50/FF	126.39	306.74	1.0000	1.0000	50	100	6,320
		Paved Road		126 Actual Front Feet, 0.89 Total Acres Total Est. Land Value = 6,320								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description								
		Water		Rate								
		Sewer		Size % Good								
		Electric		Cash Value								
		Gas		D/W/P: 4in Ren. Conc. 7.61 288 94 2,060								
		Curb		Total Estimated Land Improvements True Cash Value = 2,060								
		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	3,200	53,000	56,200	34,074C			
		TPC 04/30/2021	INSPECTED		2023	3,200	44,500	47,700	32,452C			
		TPC 05/06/2018	INSPECTED		2022	3,200	41,200	44,400	30,907C			
		TPC 12/27/2017	INSPECTED		2021	3,200	38,500	41,700	29,920C			



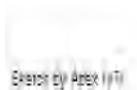
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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: CAL 196 GUN SHOP		Calculator Cost Computations									
Calculator Occupancy: Stores - Warehouse Discount		>>>>									
Class: C	Construction Cost					Class: C Quality: Low Cost					
	High	Above Ave.	Ave.	X	Low	Stories: 1 Story Height: 10 Perimeter: 220					
Floor Area: 2,184		** ** Calculator Cost Data ** **					Overall Building Height: 8				
Gross Bldg Area: 2,184		Quality: Low Cost					Base Rate for Upper Floors = 58.35				
Stories Above Grd: 1		Heat#1: Complete H.V.A.C. 100					(10) Heating system: Complete H.V.A.C. Cost/SqFt: 39.79 100%				
Average Sty Hght : 10		Heat#2: No Heating or Cooling 0%					Adjusted Square Foot Cost for Upper Floors = 98.14				
Bsmnt Wall Hght		Ave. SqFt/Story: 2184					Total Floor Area: 2,184 Base Cost New of Upper Floors = 214,337				
Depr. Table : 4%		Ave. Perimeter: 220					Reproduction/Replacement Cost = 214,337				
Effective Age : 35		Has Elevators:					Eff.Age:35 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0				
Physical %Good: 35		*** Basement Info ***					Total Depreciated Cost = 75,018				
Func. %Good : 100		Area:					ECF (201A GENERAL COMMERCIAL) 1.386 => TCV of Bldg: 1 = 103,975				
Economic %Good: 100		Perimeter:					Replacement Cost/Floor Area= 98.14 Est. TCV/Floor Area= 47.61				
1980 Year Built		Type:									
Remodeled		Heat: Hot Water, Radiant Floor									
8 Overall Bldg Height		* Mezzanine Info *									
Comments: 2014 NEW METAL ROOF		Area #1:									
		Type #1:									
		Area #2:									
		Type #2:									
		* Sprinkler Info *									
		Area:									
		Type: Low									

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	02/23/2022	QC	09-FAMILY	202203367	PROPERTY TRANSFER	0.0
EISENGA BRYAN R & DIANE K	EISENGA BRYAN R & DIANE K	0	05/08/2019	QC	09-FAMILY	2020-02184	DEED	0.0
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	12/02/2014	AFF	21-NOT USED/OTHER	2015-00362	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					

Owner's Name/Address	MAP #:
EISENGA BRYAN R & DIANE K TRUST 8101 LUCAS RD Mc Bain MI 49657	2024 Est TCV 131,939

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
	Paved Road								
X	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	* Factors *								
	AGRICULTRU 30 - 65 ACRES	20.39 Acres				3900	100		79,529
	AGRICULTRU SURPLUS 2800/	18.72 Acres				2800	100		52,410
	39.11 Total Acres Total Est. Land Value =								131,939

Tax Description
 PA 116 2014 SEC 33 T22N R8W (6*2023)
 REMAINDER PCL OF THE SURVEY RECORDED IN
 BOOK OF SURVEYS S-6 P-168 39.11A.
 SPLIT ON 8/14/2023 TO 009-033-010-25
 FORMERLY . SEC 33 T22N R8W S 300 FT OF E
 1/2 OF SW 1/4 & S 300 FT OF SE 1/4 & BEG
 300 FT N OF SE COR OF SE 1/4, TH N 650 FT
 W 950 FT, S 650 FT, E 950 FT TO POB.
 41.4485 A.

Comments/Influences

Split/Comb. on 08/15/2023 completed



3-010-00;
 -010-25;

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	66,000	0	66,000			36,885C
2023	55,400	55,700	111,100			74,052C
2022	53,300	49,200	102,500			70,526C
2021	54,300	46,800	101,100			68,273C

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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.
EISENGA BRYAN R & DIANE K	DEPT OF AGRICULTURE & RUR	0	09/01/2023	AFF	21-NOT USED/OTHER	2023-02750	DEED	0.0
EISENGA BRYAN R & DIANE K	EISENGA JORDAN M	154,800	10/19/2022	LC	09-FAMILY	2023-02246	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5880 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 01/01/2024					

Owner's Name/Address	MAP #:
EISENGA JORDAN M 5880 S BLODGEET RD MC BAIN MI 49657	2024 Est TCV 137,239 TCV/TFA: 106.55

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A 200' @ 90/FF	295.16	295.16	0.9073	0.9268	90	100	22,338
			295 Actual Front Feet, 2.00 Total Acres Total Est. Land Value =							22,338

Tax Description
 PA 116 2014 SEC 33 T22N R8W (0*2023) NEW PCL A-1 OF THE SURVEY RECORDED IN BOOK OS SURVEYS S-6 P-168 2A.A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE N00°16'36"E, ALONG THE EAST LINE OF SAID SECTION, 454.94 FEET TO THE POINT OF BEGINNING; THENCE N89°04'15"W, 295.16 FEET; THENCE N00°16'36"E, 295.16 FEET; THENCE S89°04'15"E. 295.16 FEET TO THE



N; THENCE LINE, 295.16 FEET G. CONTAINING WAY FOR BLODGETT 33' THEREOF, AS DATE OF SURVEY. S, COVENANTS, N ON FILE***

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

Who When What
 TPC 04/30/2021 INSPECTED

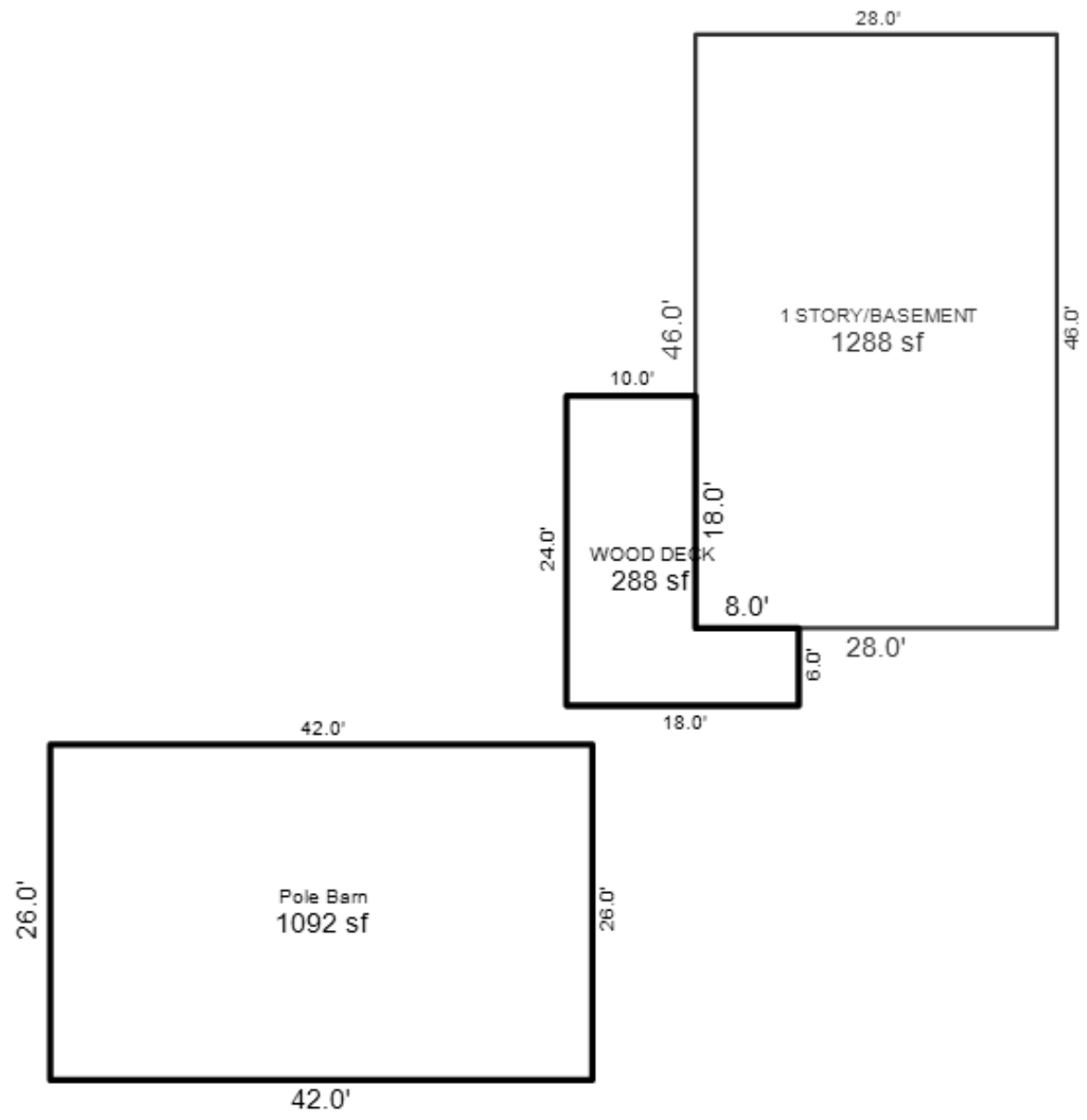
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,200	57,400	68,600			40,869C
2023	0	0	0			0
2022	0	0	0			0
2021	0	0	0			0

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 Treated Wood	Year Built: 1977 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: 1092 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration								
Building Style: 1S				Size of Closets											
Yr Built 1977	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				Ex.	X	Ord.		Min				
(2) Windows		(7) Excavation		No. of Elec. Outlets											
X	Many Avg.	X	Large Avg.	Basement: 1288 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor											
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											
(3) Roof				X Asphalt Shingle											
X	Gable Hip Flat	Gambrel Mansard Shed			Chimney: Block										
				(14) Water/Sewer											
				1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic											
				Lump Sum Items:											
				Notes:											
				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1288 SF Floor Area = 1288 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 1,288 Total: 166,888 100,132 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Water/Sewer 1000 Gal Septic 1 4,550 2,730 Water Well, 50 Feet 1 2,585 1,551 Deck Treated Wood 288 5,144 3,086 Built-Ins Appliance Allow. 1 1,934 1,160 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1092 23,587 14,152 Totals: 205,918 123,549											
				E.C.F. X 0.930											
				Bsmnt Garage: Carport Area: Roof:											
				E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCv:											

*** 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.
EISENGA BRYAN R & DIANE K	EISENGA BRUCE L & FREDA G	0	02/23/2022	QC	09-FAMILY	2022-03377	DEED	0.0
DICK KERWIN DALE JR & MAR	EISENGA BRUCE L & FREDA G	55,000	08/01/1998	WD	03-ARM'S LENGTH	316:1002	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
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M 55	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 08/01/1994 Qual. Ag.					

Owner's Name/Address	MAP #:
EISENGA BRUCE L & FREDA G TRUSTS 20104 70TH AVENUE MARION MI 49665	2024 Est TCV 765,860

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X	Dirt Road								
	Gravel Road								
X	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								

Tax Description	Rate	Size	% Good	Cash Value
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PA 116 1983 SEC 33 T22N R8W (14*1999) BEG S 89 DEG 57'27"W 1317.35 FT & N 0 DEG 27'35"W 300 FT FROM S 1/4 COR TH N 0 DEG 27'35"W 2323.58 FT, S 89 DEG 49'48"E3013.60 FT, S 0 DEG 01'30"W 1669.66 FT, S O DEG 26'55"W 650 FT, N 89 DEG 47'38" W 1681.9 FT, N 89 DEG 57'27"W 1317.43 FT TO POB. 160.03A.				
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Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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SPLIT 36 AC & BLDGS TO 010-80 FOR 99	2024	376,000	6,900	382,900			117,763C
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	2023	296,000	6,900	302,900			112,156C
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	2022	284,000	6,900	290,900			106,816C
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	2021	280,000	6,900	286,900			103,404C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
TPC 05/06/2018	INSPECTED	
TPC 12/27/2017	INSPECTED	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISENGA BRYAN R & DIANE K	EISENGA BRUCE L & FREDA T	0	02/23/2022	QC	09-FAMILY	2022-03367	PROPERTY TRANSFER	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
5640 S BLODGETT RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/24/2022 Qual. Ag.					
Owner's Name/Address	MAP #:					
EISENGA BRUCE L & FREDA TRUSTS 8101 S LUCAS RD MC BAIN MI 49657	2024 Est TCV 239,292 TCV/TFA: 282.18					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
PA 116 1983 SEC 33 T22N R8W (0*1999) BEG AT E 1/4 COR TH S 0 DEG 26'55"E 1670.35 FT, N 89 DEG 47'38"W 950 FT, N 0 DEG 01'30"E 1669.66 FT, S 89 DEG 49'48"E 936.19 FT TO POB. 36.16A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer		AGRICULTRU 30 - 65 ACRES	36.16 Acres		3900 100		141,024
				36.16 Total Acres			Total Est. Land Value =		141,024

Comments/Influences	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
N/V SILO 3 POLE BARNS LISTED IN UNIT IN PLACE ARE ALL IN POOR CONDITION EXTENSIVE REMODEL OF HOUSE FOR 00 23500 LOSS PER TRIB FOR 99 (OUT BLDGS)	X		8' DIAMETER WELL	15,750.00	1 88	13,860	
			Total Estimated Land Improvements True Cash Value =			13,860	

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	70,500	49,100	119,600			67,113C
		TPC 04/30/2021 INSPECTED	2023	63,300	50,800	114,100			63,918C
		JWV 08/06/2018 INSPECTED	2022	60,600	44,500	105,100		105,100W	60,875C
		TPC 12/27/2017 INSPECTED	2021	59,700	43,000	102,700			58,931C

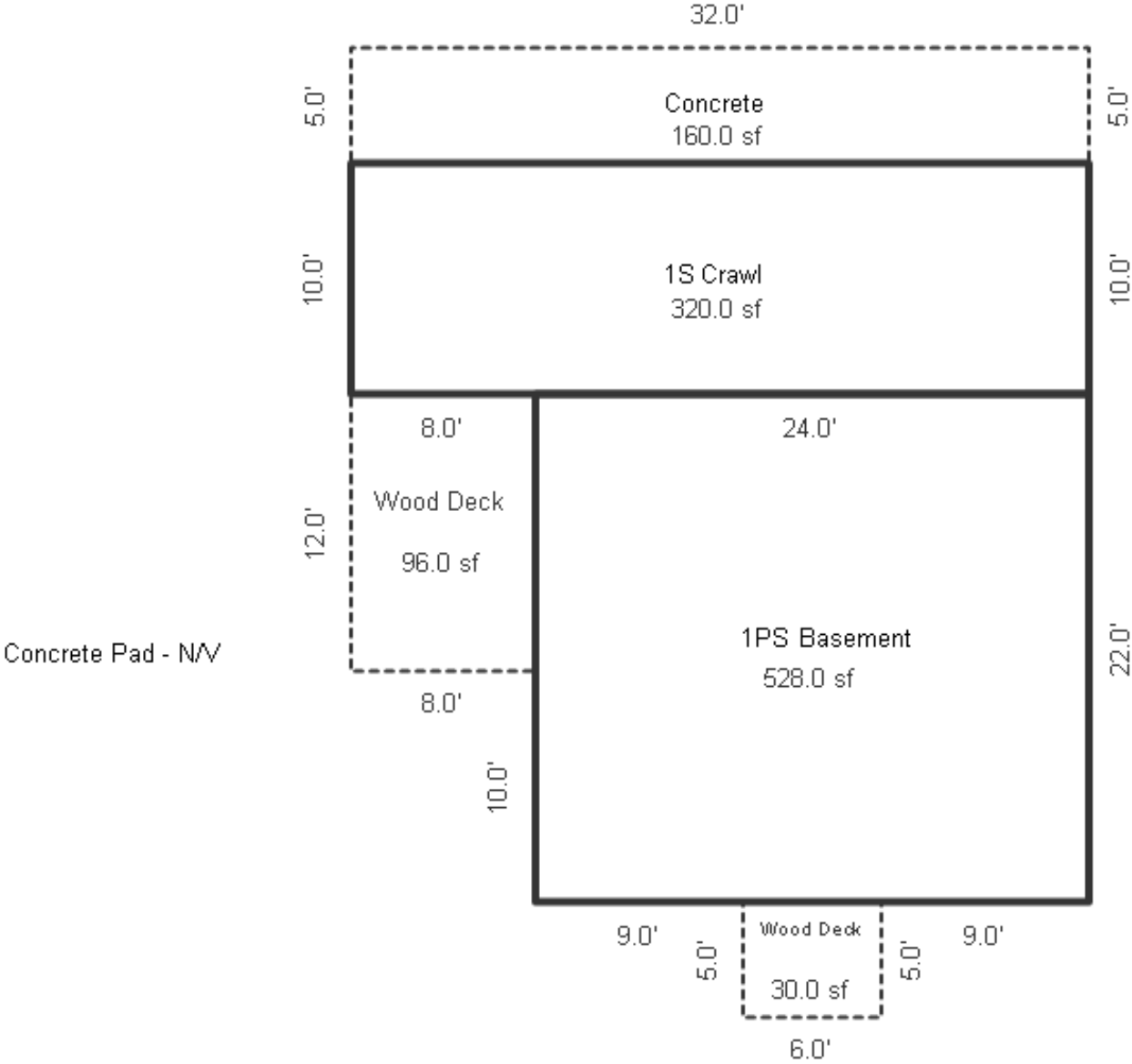


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*** Information herein deemed reliable but not guaranteed***

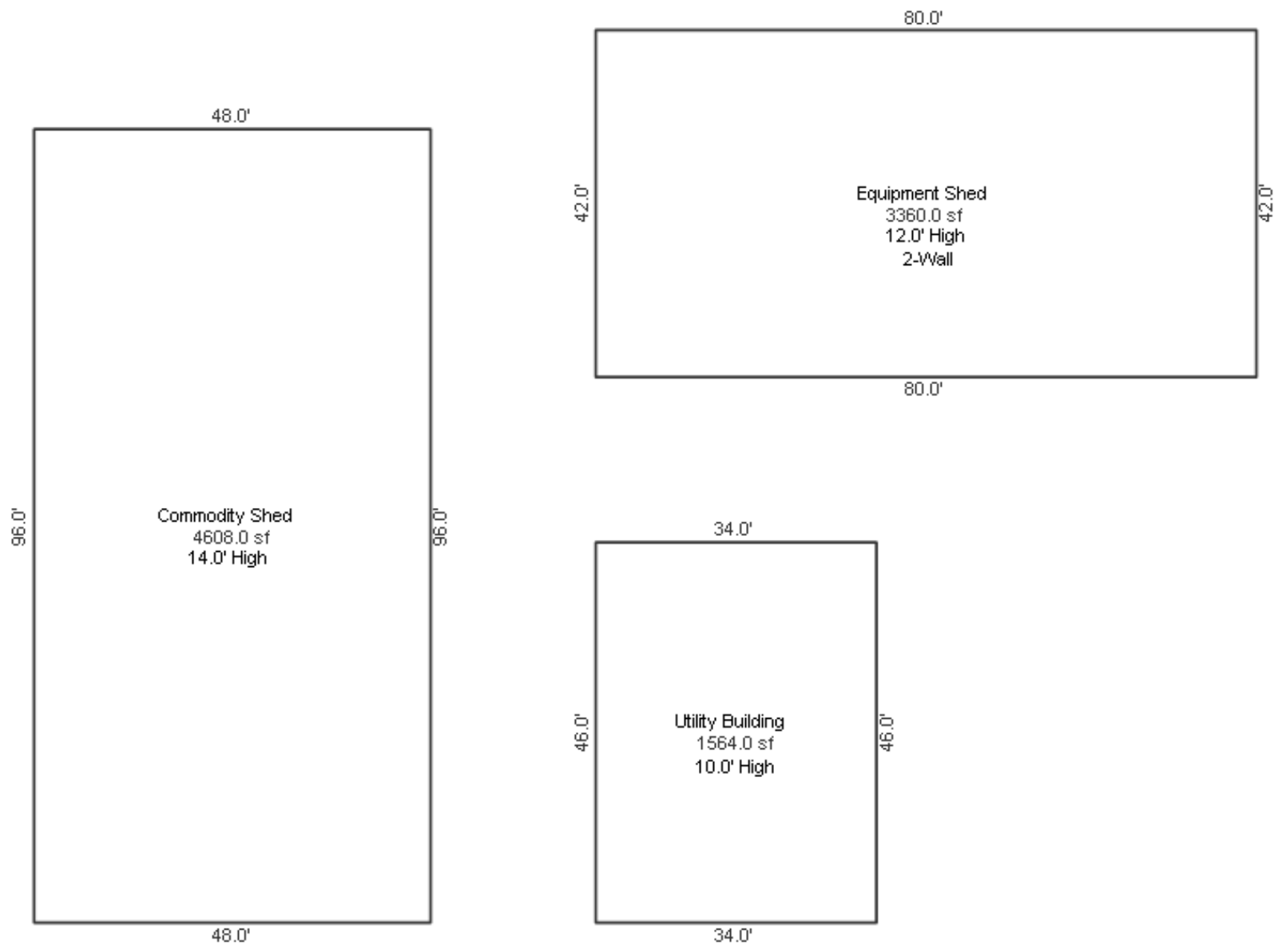
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							96 30	Treated Wood Treated Wood				
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												
Yr Built	Remodeled	Size of Closets			Ex	Ord	X	Min									
1900	1999	Lg		Ord	X	Small											
Condition: Average		Doors		Solid	X	H.C.											
Room List		(5) Floors		(12) Electric			Central Air Wood Furnace										
1	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		60 Amps Service			No./Qual. of Fixtures			Class: CD Effec. Age: 40 Floor Area: 848 Total Base New : 123,548 Total Depr Cost: 74,130 Estimated T.C.V: 68,941							
(1) Exterior		(6) Ceilings		Ex.			Ord.	X	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 848 SF Floor Area = 848 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Plaster	No. of Elec. Outlets			Many	X	Ave.								
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas							
X	Many Avg. Few	X	Large Avg. Small	Basement: 528 S.F. Crawl: 320 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Story Siding 1 Story Siding			Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Mich Bsmnt. 528 1 Story Siding Crawl Space 320 Total: 106,433 66,905							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Other Additions/Adjustments			Plumbing			Water/Sewer							
X			Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	Average Fixture(s) 1000 Gal Septic Water Well, 100 Feet			Water/Sewer			1000 Gal Septic Water Well, 100 Feet							
X		(9) Basement Finish		Deck			Treated Wood Treated Wood			1 1,230 738							
X	Asphalt Shingle	(10) Floor Support		Built-Ins			Appliance Allow.			1 1,934 1,160							
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer			Notes:			Totals: 123,548 74,130							
		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			ECF (101 AGRICULTURE) 0.930 => TCV: 68,941			Lump Sum Items:							

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



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

Building Type	Commodity Barns (Storage	Farm Implement (Equipmen	Farm Utility Storage She		
Year Built					
Class/Construction	D,Pole	D,Pole	D,Pole		
Quality/Exterior	Average	Average	Low Cost		
# of Walls, Perimeter	4 Wall, 288	4 Wall, 244	4 Wall, 160		
Height	14	12	10		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	96 x 48 = 4608	80 x 42 = 3360	46 x 34 = 1564		
Cost New	\$ 71,701	\$ 64,680	\$ 12,528		
Phy./Func./Econ. %Good	35/40/100 14.0	45/40/100 18.0	35/40/100 14.0		
Depreciated Cost	\$ 10,038	\$ 11,642	\$ 1,754		
+ 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	35	45	35		
Est. True Cash Value	\$ 6,625	\$ 7,684	\$ 1,158		
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 15467 / All Cards: 15467					



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REDES BENJAMIN	TWOMBLY SAIGE MICAH	185,000	01/06/2021	WD	03-ARM'S LENGTH	2021-00090	PROPERTY TRANSFER	100.0
GOFF MICHAEL D & CARRIE M	REDES BENJAMIN	129,900	07/05/2018	WD	03-ARM'S LENGTH	2018-02207	PROPERTY TRANSFER	100.0
BALL SAMUEL & RACHEL	GOFF MICHAEL D & CARRIE M	105,500	05/07/2004	WD	03-ARM'S LENGTH	04-0/2133	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8371 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	05/26/2005	20050138	Complete

Owner's Name/Address	MAP #:
TWOMBLY SAIGE MICAH 8371 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 188,953 TCV/TFA: 160.95

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

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 34 T22N R8W BEG ON SEC LINE S 88 DEG 05' 20" E 789.63 FT E OF 1/4 COR COMMON TO SECS 27 & 34 TH S 05 DEG 58' 20" E 202.2 FT N 65DEG 56' 40" E 189.11 FT N 28 DEG 56' 40"E 56.92 FT N'LY ALG THRD OF CLAM RIVER TO PT BEING N 47 DEG 23' 50" W 132.23 FT FR PREVIOUS PT S 82 DEG 57' 40" W 124.88FT BEING CTR BLUE RD TO POB. .75 A.	I 200' @ 200/	175.00	186.69	1.0339	0.8265	200	100		29,911
	175 Actual Front Feet, 0.75 Total Acres Total Est. Land Value =								29,911

Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	D/W/P: 4in Ren. Conc.	8.18	1070	0	0
		Wood Frame	24.24	240	50	2,909
X	Electric	Wood Frame	28.83	100	50	1,441
X	Gas	Residential Local Cost Land Improvements				
	Curb	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	Street Lights	LAND IMPROVE 1000	1,000.00	1	95	950
	Standard Utilities	Total Estimated Land Improvements True Cash Value =				5,300
	Underground Utils.					

Comments/Influences	Topography of Site
RIVER FRONTAGE ADD 100 FT RIVER FRONTAGE FOR 05	Level



X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Rolling	2024	15,000	79,500	94,500			83,790C
	Low	2023	15,000	76,900	91,900			79,800C
	High	2022	5,300	70,700	76,000			76,000S
	Landscaped	2021	4,400	64,700	69,100			63,752C
	Swamp							
	Wooded							
	Pond							
X	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

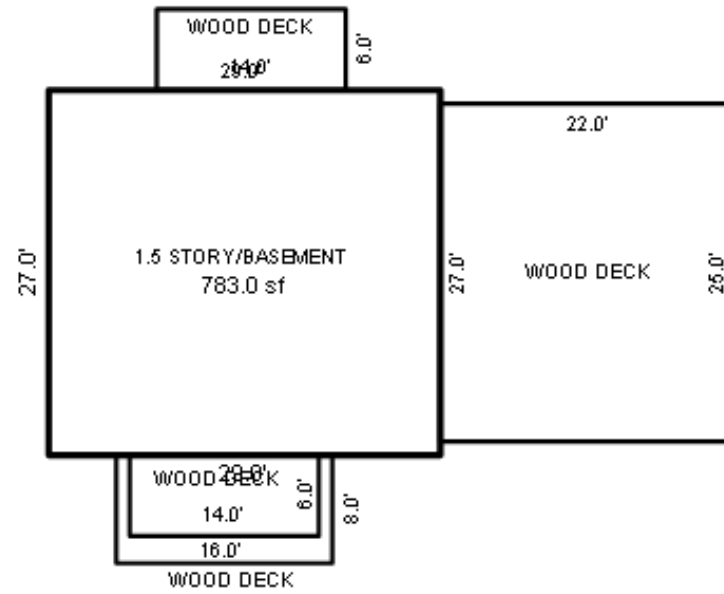
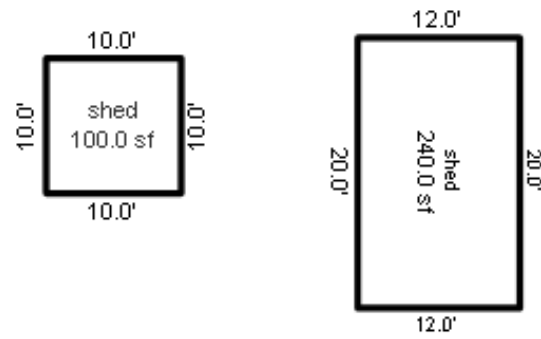
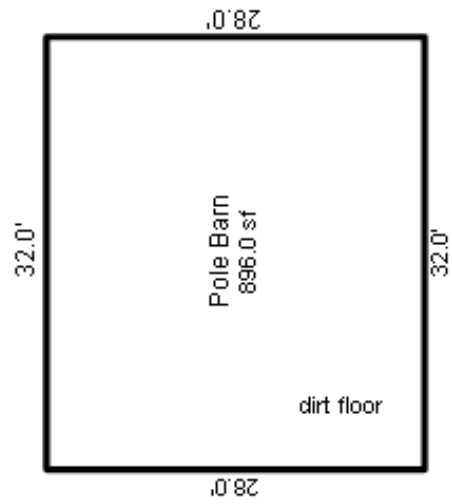
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED				
TPC	01/06/2021	INSPECTED				
TPC	12/27/2017	INSPECTED				

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																																																							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2005 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 896 % Good: 0 Storage Area: 0 No Conc. Floor: 896																																																																																																																																																							
X	Wood Frame	(4) Interior	X Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Ex X Ord Min		Size of Closets		Lg X Ord Small	Doors Solid X H.C.		Central Air Wood Furnace																																																																																																																																																						
Building Style: 1.5S		Yr Built Remodeled 1965 2005		Condition: Average		Room List		(5) Floors		Kitchen: Other: Other:		(12) Electric		100 Amps Service																																																																																																																																																							
No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																																																																																																																																							
(1) Exterior		(6) Ceilings		X Drywall		(7) Excavation		Basement: 783 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish																																																																																																																																																							
X	Wood/Shingle Aluminum/Vinyl Brick	Insulation		(2) Windows		X Many Avg. Few X Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat X Gambrel Mansard Shed		405 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support																																																																																																																																																					
X	Asphalt Shingle	Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Garages		Class: CD Exterior: Pole (Unfinished)		Base Cost No Concrete Floor		Built-Ins Appliance Allow.		Fireplaces Interior 1 Story																																																																																																																																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C Blt 1965 (11) Heating System: Forced Air w/ Ducts Ground Area = 783 SF Floor Area = 1174 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>783</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>154,442</td> <td>115,830</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>405</td> <td>7,829</td> <td>5,872</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Below Grade</td> <td></td> <td>1</td> <td>2,560</td> <td>1,920</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,476</td> <td>1,107</td> </tr> <tr> <td></td> <td>3 Fixture Bath</td> <td></td> <td>1</td> <td>4,646</td> <td>3,484</td> </tr> <tr> <td colspan="6">Water/Sewer</td> </tr> <tr> <td></td> <td>1000 Gal Septic</td> <td></td> <td>1</td> <td>4,864</td> <td>3,648</td> </tr> <tr> <td></td> <td>Water Well, 100 Feet</td> <td></td> <td>1</td> <td>5,808</td> <td>4,356</td> </tr> <tr> <td colspan="6">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>84</td> <td>2,331</td> <td>1,748</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>72</td> <td>2,140</td> <td>1,605</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>128</td> <td>3,089</td> <td>2,317</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td></td> <td>550</td> <td>8,036</td> <td>6,027</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Pole (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>896</td> <td>20,572</td> <td>15,429</td> </tr> <tr> <td></td> <td>No Concrete Floor</td> <td></td> <td>896</td> <td>-5,475</td> <td>-4,106</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>2,766</td> <td>2,074</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Interior 1 Story</td> <td></td> <td>1</td> <td>5,338</td> <td>4,003</td> </tr> </tbody> </table> <p><<<< Calculations too long. See Valuation printout for complete pricing. >>>></p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	783			Total:				154,442	115,830	Other Additions/Adjustments							Recreation Room		405	7,829	5,872		Basement, Outside Entrance, Below Grade		1	2,560	1,920	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, 100 Feet		1	5,808	4,356	Deck							Treated Wood		84	2,331	1,748		Treated Wood		72	2,140	1,605		Treated Wood		128	3,089	2,317		Treated Wood		550	8,036	6,027	Garages						Class: CD Exterior: Pole (Unfinished)							Base Cost		896	20,572	15,429		No Concrete Floor		896	-5,475	-4,106	Built-Ins							Appliance Allow.		1	2,766	2,074	Fireplaces							Interior 1 Story		1	5,338	4,003
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
KLEIN JOSEPH A TRUST	EDGEComb DALE E III & LIN	327,000	11/30/2022	WD	03-ARM'S LENGTH	2022-03769	PROPERTY TRANSFER	100.0				
KLEIN KOSEPH & TINA	KLEIN JOSEPH A TRUST	1	05/07/2021	WD	09-FAMILY	2021-01713	PROPERTY TRANSFER	0.0				
PICCARD PERRY & JANE TRUS	KLEIN KOSEPH & TINA	193,000	01/11/2017	WD	03-ARM'S LENGTH	2017-00119	PROPERTY TRANSFER	100.0				
PICCARD PERRY & JANE E	PICCARD PERRY & JANE TRUS	0	05/15/2014	WD	03-ARM'S LENGTH	2014-01867	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8257 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
EDGEComb DALE E III & LINDSEY K 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651		MAP #:										
		2024 Est TCv 266,574 TCv/TFA: 192.75										
		X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
		Public Improvements			* Factors *			IRR SHAPE				
					Description	Frontage	Depth	Front	Depth	Rate	%Adj. Reason	Value
					I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	40,000
					Residentia 1 - 2.99 @\$7000	2.98	Acres	7000	100			20,888
					200 Actual Front Feet, 4.82 Total Acres			Total Est. Land Value =				60,888
					Land Improvement Cost Estimates							
					Description	Rate	Size	% Good			Cash Value	
					Wood Frame	29.53	96	71			2,013	
					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 =				4,388
					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	30,400	102,900	133,300			133,300S	
					2023	30,400	99,700	130,100			130,100S	
					2022	27,500	90,500	118,000			99,568C	
					2021	24,700	82,900	107,600			96,388C	
		Who	When	What								
		TPC	04/30/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		TPC	05/21/2013	INSPECTED								

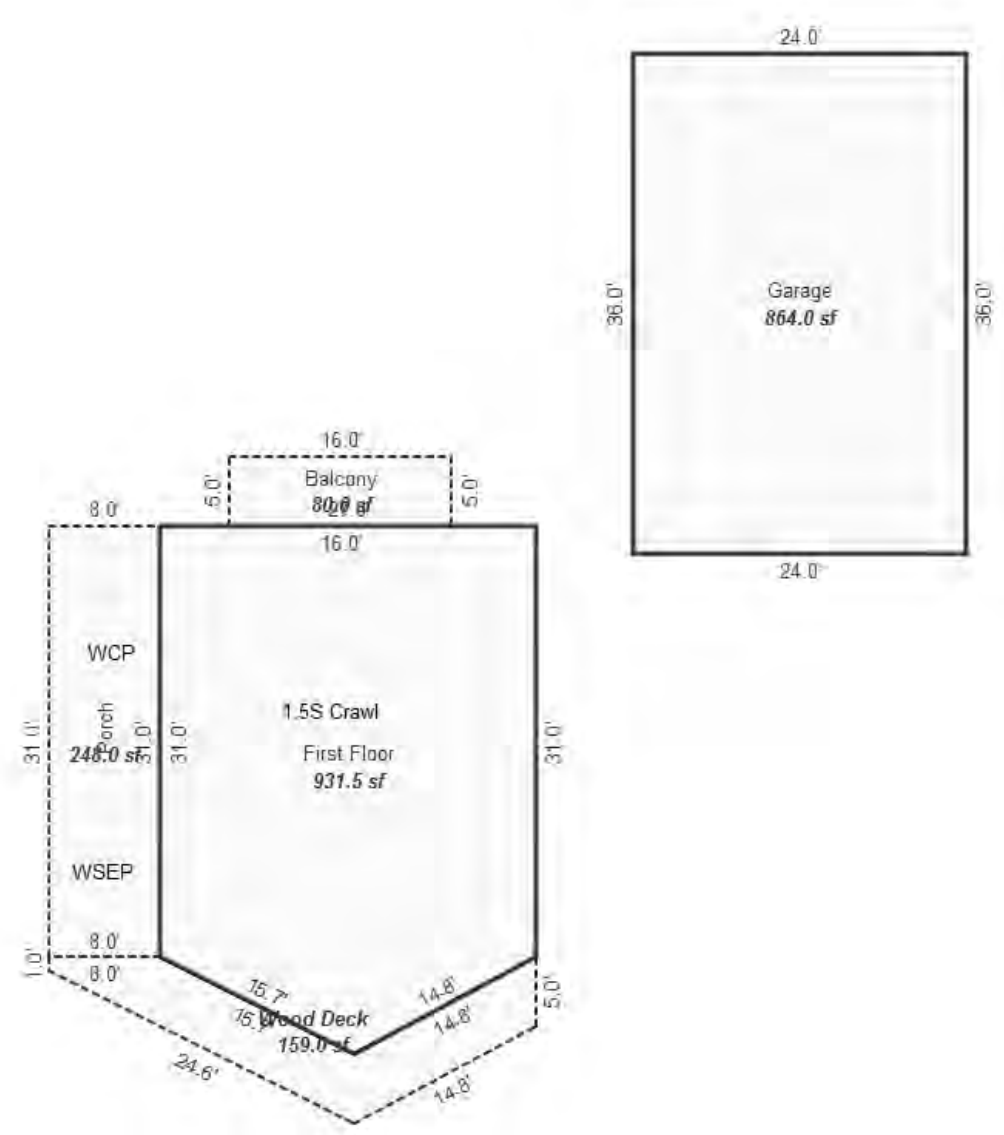


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove 1 Direct-Vented Ga	Area 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: 0 Mech. Doors: 2 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling						120 WSEP (1 Story) 128 WCP (1 Story) 159 Treated Wood 80 Wood Balcony					
Building Style: 1.5S		X	Drywall Paneled			Plaster Wood T&G										
Yr Built 1991			Trim & Decoration		Ex	X	Ord									
Remodeled 2016			Size of Closets				Min									
Condition: Average			Lg	X	Ord		Small									
Room List		Doors	Solid		H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric												
(1) Exterior			Kitchen: Other: Other:	200	Amps Service											
			No./Qual. of Fixtures	No. of Elec. Outlets												
			Ex.	X	Ord.		Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		Many	X	Ave.		Few	Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 922 SF Floor Area = 1383 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85						
			X	Drywall						Building Areas						
(2) Windows			(7) Excavation	(13) Plumbing							Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 922 S.F. Slab: 0 S.F. Height to Joists: 0.0	1	Average Fixture(s)				1.5 Story	Siding	Crawl Space	922			
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		1	3 Fixture Bath				Other Additions/Adjustments						
	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	2 Fixture Bath				Plumbing						
			(9) Basement Finish		1	Softener, Auto				Water/Sewer						
					1	Softener, Manual				Solar Water Heat						
					1	No Plumbing				Porches						
						Extra Toilet				WSEP (1 Story)		120	6,918	5,880		
						Extra Sink				WCP (1 Story)		128	5,814	4,942		
						Separate Shower				Deck						
						Ceramic Tile Floor				Treated Wood		159	3,562	3,028		
						Ceramic Tile Wains				Wood Balcony		80	3,259	2,770		
						Ceramic Tub Alcove				Garages						
						Vent Fan				Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
						(14) Water/Sewer				Base Cost		864	33,005	28,054		
						Public Water				Built-Ins						
						Public Sewer				Appliance Allow.		1	2,766	2,351		
						Water Well				Fireplaces						
						1000 Gal Septic				Direct-Vented Gas		1	3,021	2,568		
						2000 Gal Septic				Totals:			254,645	216,449		
						Lump Sum Items:				Notes:						
										ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:				201,298		

*** 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.
WENZLICK SUSAN	EDGEComb DALE III & LINDS	285,000	09/11/2019	WD	03-ARM'S LENGTH	2019-02866	PROPERTY TRANSFER	100.0
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	21-NOT USED/OTHER	2009/300	DEED	0.0
		166,500	12/01/1998	WD	33-TO BE DETERMINED	314:17	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8261 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Addition	05/31/2016	2016-0204	100%

Owner's Name/Address	MAP #:
EDGEComb DALE III & LINDSEY 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651	2024 Est TCV 221,130 TCV/TFA: 147.62

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

			I 200' @ 200/	264.00	148.50	0.9329 0.7806	200 100	38,451
			264 Actual Front Feet, 0.90 Total Acres				Total Est. Land Value =	38,451

Tax Description		Land Improvement Cost Estimates						
. SEC 34 T22N R8W COMM AT NE COR OF SEC 34 TH S 89 DEG 56'20" W ALONG THE CENTERLINE OF BLUE RD 473.40 FT TH N 53 DEG 00' 28" W 353.63 FT TH N 77 DEG 45' 28" W 319.80 FT TH S 60 DEG 42' 32" W 295.33 FT TH S 71 DEG 25' 02" W 327.83 FT TO A PT ON CENTERLINE OF BLUE RD WHICH IS THE POB. TH E'LY ALONG THE ARC OF 882.16 FT RADIUS CURVE TO THE LEFT 236.40 FT (CHORD N 74 DEG 26' 55" E 235.70 FT) TH S 27 DEG 47' 28" E 139.09 FT TH S 46 DEG12' 32"W 80.26 FT TO AN IRON AT THE TOP OF BANK OF E'LY SIDE OF CLAM RIVER, TH CONT	X	Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
	X	Sidewalk						
	X	Water	D/W/P: 3.5 Concrete	6.58	46	0		0
	X	Sewer	D/W/P: 4in Concrete	6.97	114	0		0
	X	Electric	D/W/P: 4in Concrete	6.97	138	0		0
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

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	19,200	91,400	110,600			100,930C
2023	19,200	89,200	108,400			96,124C
2022	17,500	82,800	100,300			91,547C
2021	15,000	76,300	91,300			88,623C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

JWV 10/22/2016 INSPECTED

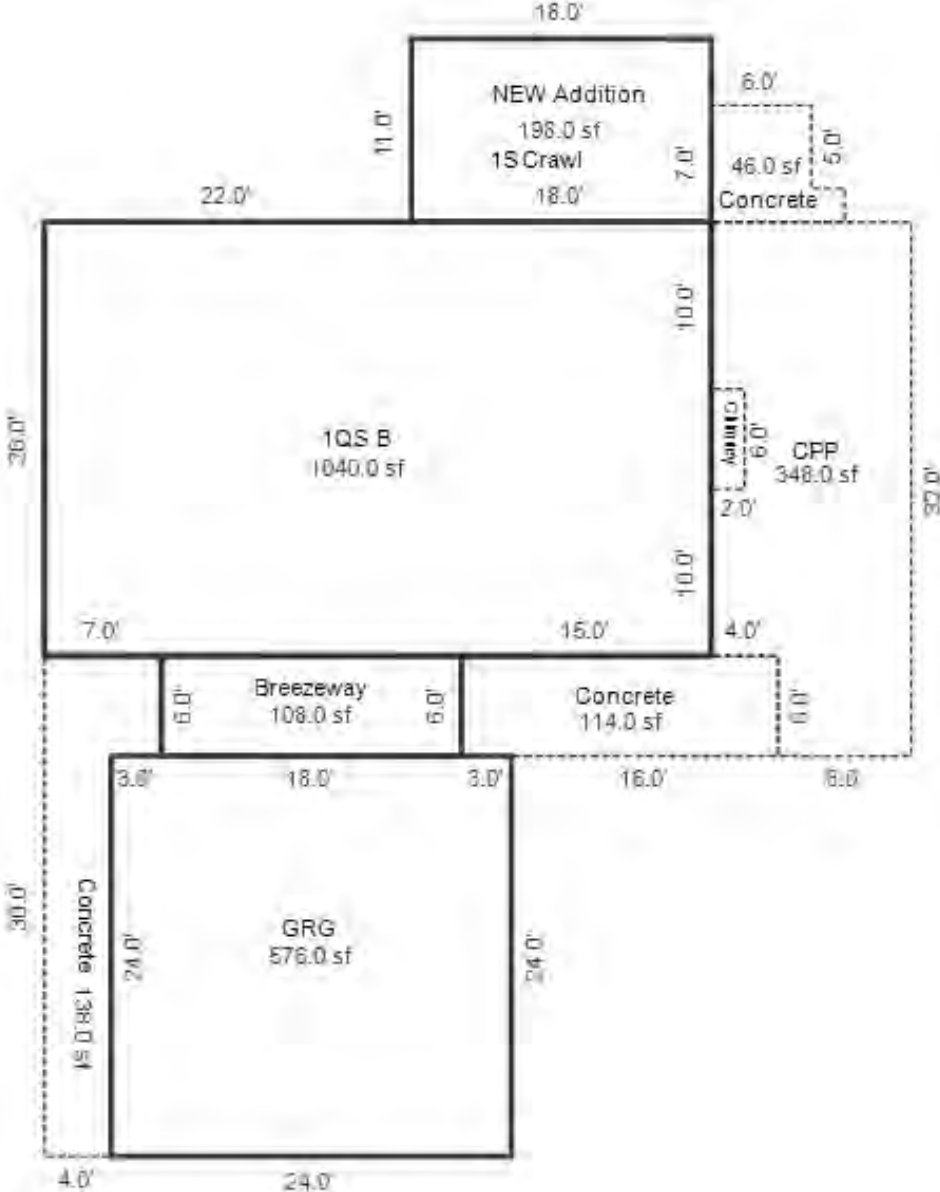
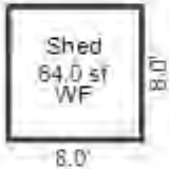
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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 348 260 108	Type CPP Treated Wood Brzwy, FW	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior		X										
	Building Style: 1.25S	X	Drywall Paneled		Plaster Wood T&G									
	Yr Built 1972	Remodeled 2016	Ex	X	Ord		Min							
	Condition: Average		Trim & Decoration											
	Room List	Doors		X	Ord		Small							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors												
	(1) Exterior	Kitchen: Other: Other:												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings												
	(2) Windows	(7) Excavation												
X	Many Avg. Few	X	Large Avg. Small											
X	Wood Sash Metal Sash Vinyl Sash	Basement: 1040 S.F. Crawl: 198 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement												
	(3) Roof	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor												
X	Gable Hip Flat	X	Gambrel Mansard Shed											
X	Asphalt Shingle	(9) Basement Finish												
	Chimney: Brick	(10) Floor Support												
		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
		(14) Water/Sewer												
		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic												
		(13) Plumbing												
		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												
		(12) Electric												
		200 Amps Service												
		No./Qual. of Fixtures												
		Ex. X Ord. Min												
		No. of Elec. Outlets												
		Many X Ave. Few												
		(11) Heating System: Electric Baseboard												
		Ground Area = 1238 SF Floor Area = 1498 SF.												
		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65												
		Building Areas												
		Stories Exterior Foundation Size Cost New Depr. Cost												
		1.25 Story Siding Basement 1,040												
		1 Story Siding Crawl Space 198												
		Total: 209,546 136,187												
		Other Additions/Adjustments												
		Plumbing												
		2 Fixture Bath 1 3,108 2,020												
		Water/Sewer												
		1000 Gal Septic 1 4,864 3,162												
		Water Well, 100 Feet 1 5,808 3,775												
		Porches												
		CPP 348 5,491 3,569												
		Deck												
		Treated Wood 260 4,919 3,197												
		Garages												
		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)												
		Base Cost 576 22,285 14,485												
		Door Opener 2 1,093 710												
		Built-Ins												
		Appliance Allow. 1 2,766 1,798												
		Fireplaces												
		Exterior 1 Story 1 6,513 4,233												
		Breezeways												
		Frame Wall 108 7,433 4,831												
		Solar Room 180 19,165 17,440												
		<<<<< 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.				
BALL TAMARA & BALL MARIE	BALL SAMUEL & RACHEL	1	08/11/2015	QC	09-FAMILY	2015-03071	PROPERTY TRANSFER	0.0				
BERENS EUGENE J LE	BALL TAMA, BALL M, BALL S	24,000	10/18/2013	WD	03-ARM'S LENGTH	2013-03588 & 0	PROPERTY TRANSFER	100.0				
BERENS EUGENE J & NELLIE	BERENS EUGENE J LE	0	11/25/2008	WD	21-NOT USED/OTHER	2007/4333	DEED	0.0				
PRICE JAY & KATHIE	BERENS EUGENE JOHN & NILL	0	01/08/2003	WD	06-COURT JUDGEMENT	2003-00987	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
8015 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		10/11/2018		2018-0550	100%			
Owner's Name/Address		P.R.E. 0% Cond. 2nd		RELOCATE HOME		04/04/2017		2017-0084	100%			
BALL SAMUEL & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651		MAP #:		2024 Est TCV 106,397 TCV/TFA: 0.00								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				I 200' @ 200/	178.08	521.02	1.0294	1.0683	200	100		39,169
				178 Actual Front Feet, 2.13 Total Acres Total Est. Land Value = 39,169								
				Land Improvement Cost Estimates								
				Description	Rate	Size	% Good	Cash Value				
				Wood Frame	24.66	200	50	2,466				
				Total Estimated Land Improvements True Cash Value = 2,466								
				Topography of Site								
				Level								
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who	When	What	2024	19,600	33,600	53,200			52,335C	
		TPC 04/30/2021	INSPECTED		2023	19,600	33,500	53,100			49,843C	
		TPC 08/27/2019	INSPECTED		2022	17,500	32,300	49,800			47,470C	
		JWV 12/09/2017	INSPECTED		2021	17,500	29,500	47,000			45,954C	

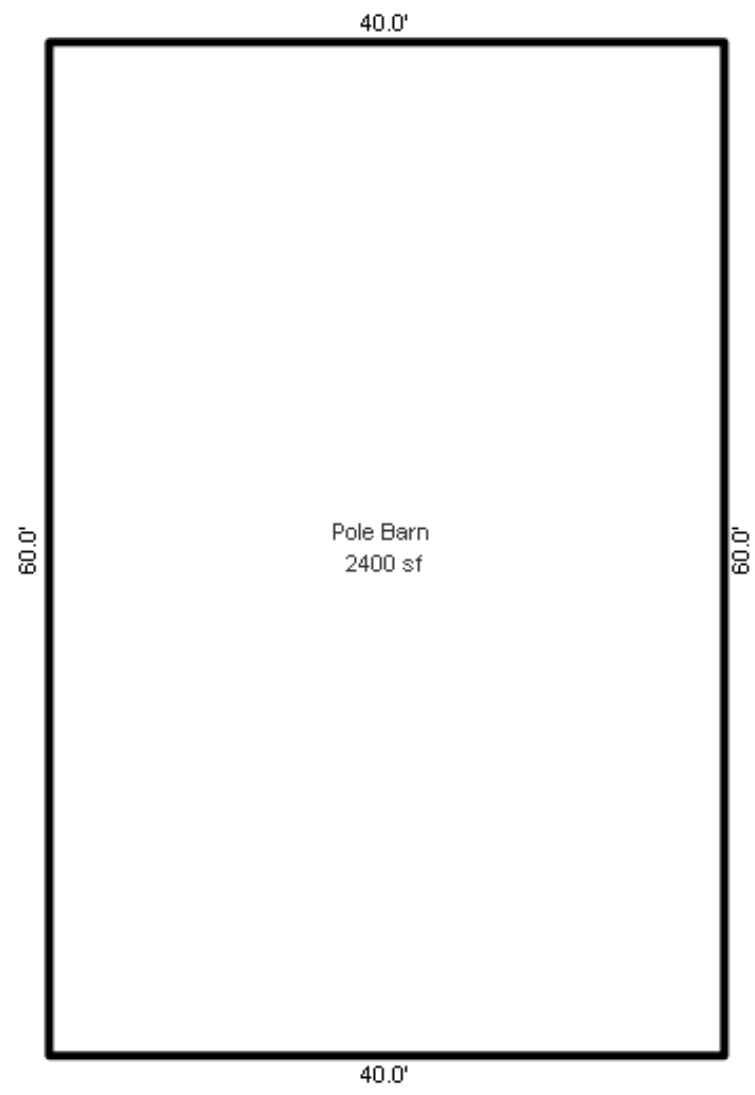


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2019 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: 2400 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 4 Floor Area: 0 Total Base New : 72,538 Total Depr Cost: 69,637 Estimated T.C.V: 64,762
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		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2020		Remodeled 0		(5) Floors			3 Fixture Bath 2 Fixture Bath Softener, Auto 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			Kitchens: Other: Other:			3 Fixture Bath		Garages		Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)		Base Cost	
Room List		Basement 1st Floor 2nd Floor Bedrooms			(6) Ceilings			Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Plumbing		1 -4,646 -4,460	
Basement		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Notes:		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
1st Floor		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
2nd Floor		(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Bedrooms		(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		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
(1) Exterior		Joists: Unsupported Len: Cntr.Sup:			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		2400 77,184 74,097		Totals: 72,538 69,637	
Wood/Shingle		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Aluminum/Vinyl		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Brick		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Insulation		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
(2) Windows		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Many Avg. Few		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Large Avg. Small		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Wood Sash		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Metal Sash		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Vinyl Sash		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Double Hung		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Horiz. Slide		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Casement		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Double Glass		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Patio Doors		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Storms & Screens		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
(3) Roof		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Gable		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Hip		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Flat		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Gambrel		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Mansard		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Shed		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	
Asphalt Shingle		Chimney:			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing		2400 77,184 74,097		Totals: 72,538 69,637	

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



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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0% Cond. 2nd					
BALL SAMUEL & RACHEL 1947 S DICKERSON RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 12,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			<Site Value C>	.50	-1.0	AC M/L	12000 100	12,000
			143 Actual Front Feet, 0.68 Total Acres					Total Est. Land Value = 12,000

Tax Description
 4/27/2017 SPLIT FROM 009-034-003-00 TO 003-10, 003-20. PARCEL #2 BOOK OF SURVEYS S-5 P219 2017-01412 FORMERLY PART OF 4/21/2017 COMBINE WITH 034-003-90 REQUEST FROM SAM BALL ALL THAT PART OF SECTION 34 & 27 LYING S OF BLUE RE, E OF CLAM RIVER & N OF A LINE BEG S 0 DEG 05' 53" E 208' FROM NE COR OF NE 1/4 TH S 89 DEG 56' 54" W 283.98', S 79 DEG 18' 08" W 283.08' TO CLAIM RIVER. S34T22NR8W 3.32AC M/L FORMERLY PART OF 2013-03588 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST

- 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



OWN 22 NORTH,
 TH 00 DEGREES 05
 70 FEET ALONG THE
 N 34 TO THE PLACE
 TH 00 DEGREES 05
 138.85 FEAT ALONG
 CTION 34; THENCE
 N ON FILE***

7 completed
 ;
 4-003-00;
 -003-10,

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,000	0	6,000			4,127C
2023	5,500	0	5,500			3,931C
2022	4,500	0	4,500			3,744C
2021	4,000	0	4,000			3,625C

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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.
BALL SAMUEL & RACHEL	CLEMENTS RALPH & GALE	187,000	09/15/2021	WD	03-ARM'S LENGTH	2021-03120	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5018 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/22/2022					
Owner's Name/Address	MAP #:					
CLEMENTS RALPH & GALE 5018 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 194,504 TCV/TFA: 149.16					

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 C>	.50	-1.0	AC	M/L	12000	100	12,000	
X	Gravel Road		143 Actual Front Feet, 0.68 Total Acres							Total Est. Land Value =	12,000
X	Paved Road		Land Improvement Cost Estimates								
X	Storm Sewer		Description	Rate	Size	% Good	Cash Value				
X	Sidewalk		D/W/P: 4in Ren. Conc.	10.26	1900	50	9,747				
X	Water		Total Estimated Land Improvements True Cash Value =							9,747	
X	Sewer										
X	Electric										
X	Gas										
X	Curb										
X	Street Lights										
X	Standard Utilities										
X	Underground Utils.										

Tax Description
 SPLIT ON 04/27/2017 FROM 009-034-003-00;
 PARCEL #3 BOOK OF SURVEYS S-5 P219
 2017-01412
 FORMERLY PART OF 4/21/2017 COMBINE WITH
 034-003-90 REQUEST FROM SAM BALL ALL THAT
 PART OF SECTION 34 & 27 LYING S OF BLUE
 RE, E OF CLAM RIVER & N OF A LINE BEG S 0
 DEG 05' 53" E 208' FROM NE COR OF NE 1/4
 TH S 89 DEG 56' 54" W 283.98', S 79 DEG
 18' 08" W 283.08' TO CLAIM RIVER.
 S34T22NR8W 3.32AC M/L
 FORMERLY PART OF 2013-03588 PART OF THE
 NORTHEAST QUARTER OF THE NORTHEAST



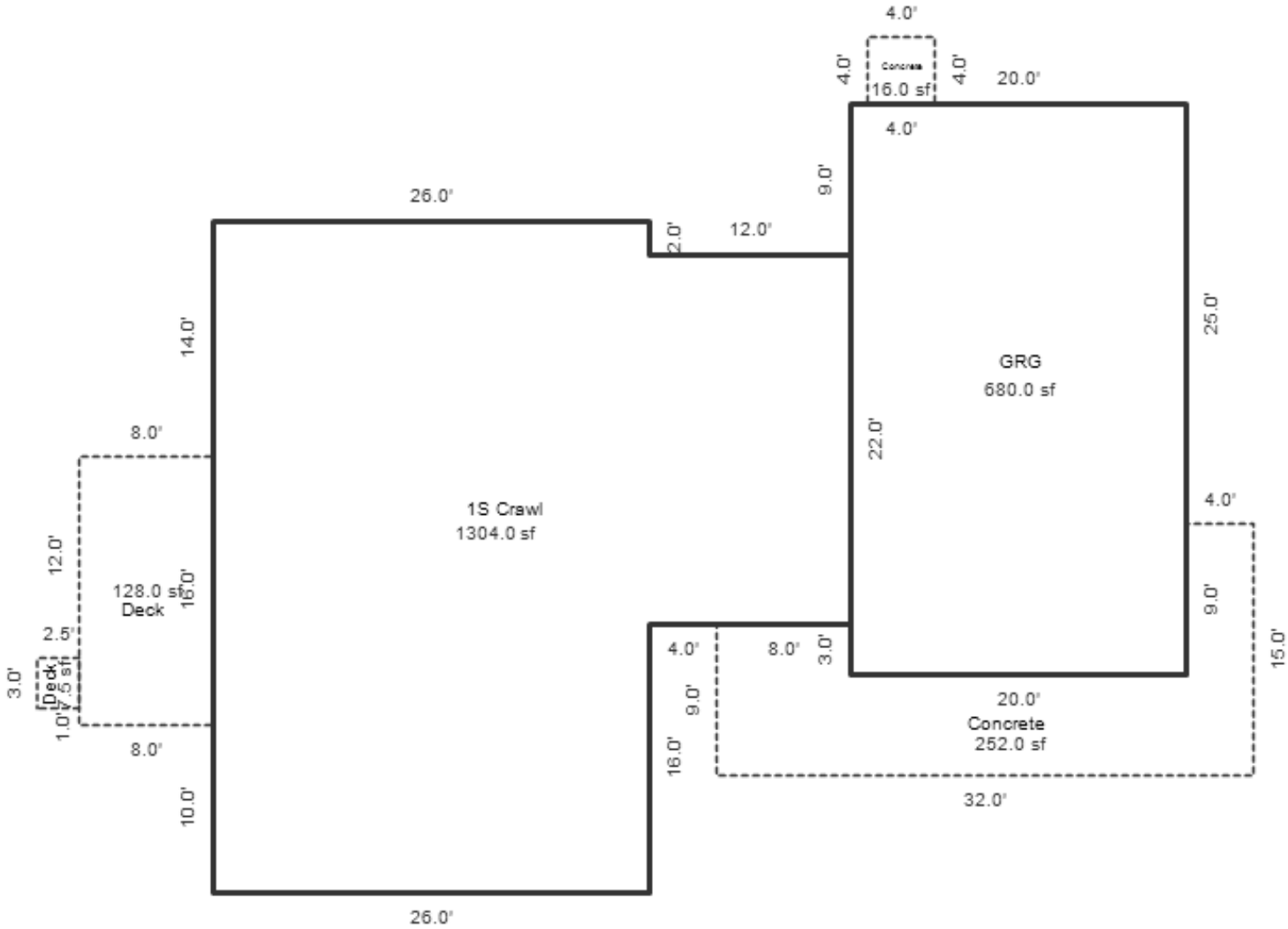
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 Missaukee, Michigan

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	Rolling		2024	6,000	91,300	97,300			77,726C
Low	High		2023	5,500	79,400	84,900			74,025C
Landsaped	Swamp		2022	4,500	66,000	70,500		70,500A	70,500C
Wooded	Pond		2021	4,000	63,100	67,100			42,456C
Waterfront	Ravine								
Wetland	Flood Plain								
Who	When	What							
TPC	05/27/2021	INSPECTED							
JWV	12/09/2017	INSPECTED							
TPC	05/02/2017	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 136	Type Treated Wood	Year Built: 2017 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 680 % 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: BC Effec. Age: 15 Floor Area: 1,304 Total Base New : 270,991 Total Depr Cost: 230,343 Estimated T.C.V: 172,757		E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:						
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1304 SF Floor Area = 1304 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Cls BC		Blt 1987						
Yr Built 1987	Remodeled 2017	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			1 Story		Siding	Crawl Space	1,304	Total:	209,283	177,890	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		Plumbing		Water/Sewer		Garages		Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Average Fixture(s)		1000 Gal Septic		1000 Gal Septic		1		2,172		1,846
(1) Exterior		(6) Ceilings		Other:			X			3 Fixture Bath		2 Fixture Bath		2 Fixture Bath		1		6,832		5,807
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1304 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			2		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water Well, 50 Feet		1		2,921		2,483
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			Average Fixture(s)		Deck		Treated Wood		136		3,408		2,897
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			X			3 Fixture Bath		Water/Sewer		1000 Gal Septic		1		5,636		4,791
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			X			1		1000 Gal Septic		2000 Gal Septic		1		683		581
(3) Roof		(14) Water/Sewer		Lump Sum Items:			X			1		Appliance Allow.		1		3,975		3,379		
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well			1			1000 Gal Septic		2000 Gal Septic		1		270,991		230,343
X	Asphalt Shingle	(15) Fireplaces		Notes: 2017 MOVED FROM ADJ PIN 034-003-00 PERMIT 20170084 L263P13 1987 FRIENDSHIP 28'X44' DOUBLE-WIDE MOBILE HOME ID MY 714091ABW ECF (416 RURAL METES & BOUNDS) 0.750 => TCV: 172,757			1			1		1		1		1		1		172,757

*** 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.
BARTLETT JUSTIN & KRISTA	STEFANKO DONALD & KAYLA	460,000	09/09/2020	WD	03-ARM'S LENGTH	2020-02611	PROPERTY TRANSFER	100.0
FRA REAL ESTATE ASSISTANC	BARTLETT JUSTIN & KRISTA	450,000	07/17/2019	WD	03-ARM'S LENGTH	2019-02726	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5086 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	06/13/2013	2013-0223	100%
	P.R.E. 100% 09/09/2020		Addition	03/01/2005	20050038	Complete
Owner's Name/Address	MAP #:					
STEFANKO DONALD & KAYLA 5086 S DICKERSON ROAD LAKE CITY MI 49651	2024 Est TCV 468,615 TCV/TFA: 150.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
				Description	Frontage	Depth	Value
SEC 34 T22N R8W (2*1998) BEG S 0 DEG 05'53"E 208.85 FT FROM NE COR TH S 0 DEG 05'53"E 339.45 FT, S 83 DEG 31'22"W 447.25 FT, N 40 DEG 19'28"E 145.93 FT, N 23 DEG 13'59"W 128.12 FT, N56 DEG 19'07"W 254.17 FT, N 79 DEG 18' 08"E 283.08 FT, N 89 DEG 56'54"E 283.98 FT TO POB. 3.8A.	X			I 200' @ 200/	339.45	487.64	62,500
				339 Actual Front Feet, 3.80 Total Acres			62,500

Comments/Influences	X	RIVER FRONTAGE 98 SPLIT FROM 003-00 FOR 99	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
	X		D/W/P: Asphalt Paving	3.10	2400 0	0	
	X		D/W/P: 4in Ren. Conc.	8.18	410 0	0	
	X		Wood Frame	27.67	128 94	3,329	
			Residential Local Cost Land Improvements				
			Description	Rate	Size % Good	Cash Value	
			LAND IMPROVE 5000	5,000.00	1 95	4,750	
			Total Estimated Land Improvements True Cash Value =				8,079

Topography of Site	X	Level	Rolling	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



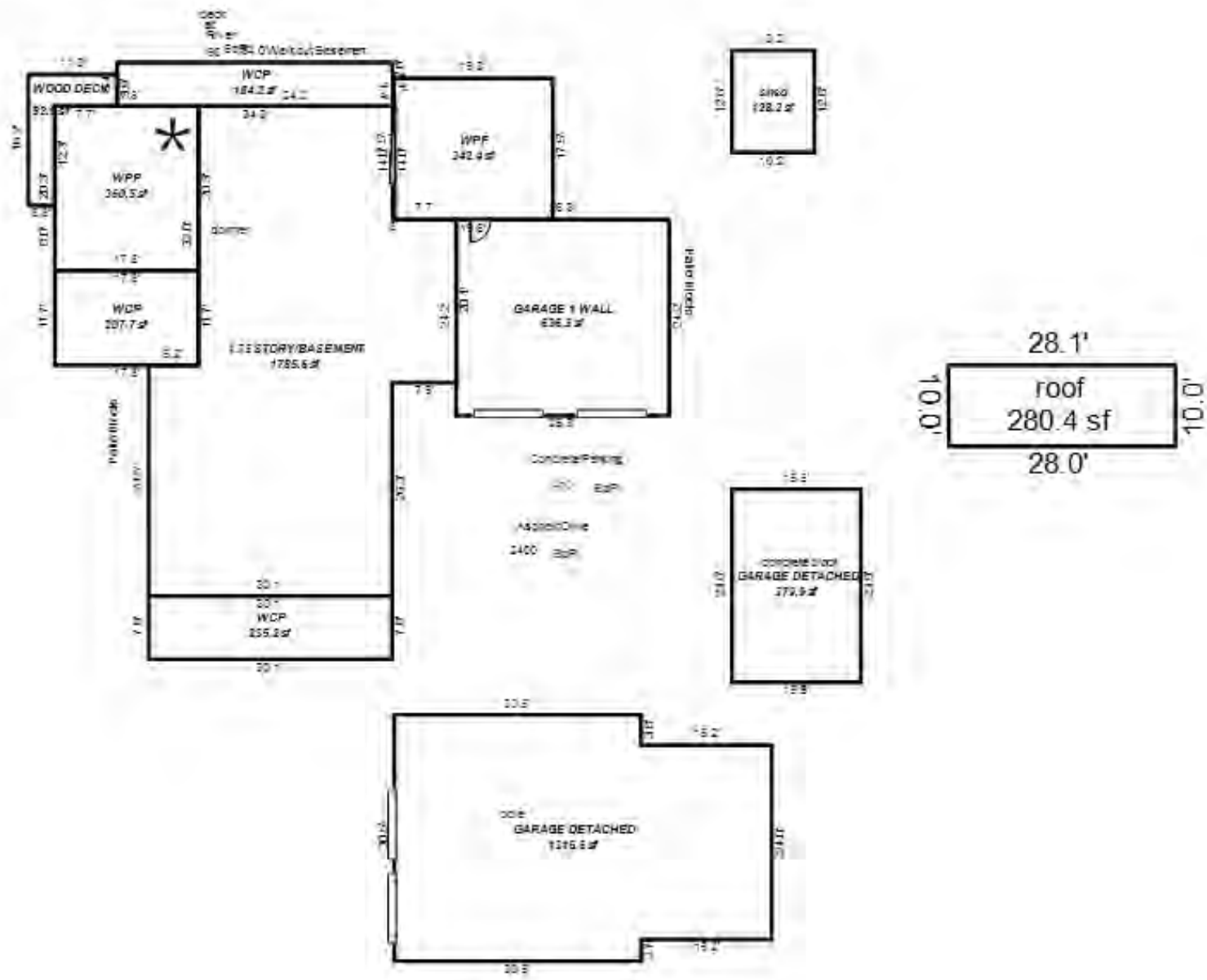
Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	31,300	196,700	17,500	17,500
TPC	09/07/2020	INSPECTED	31,300	196,700	179,800	179,800
TPC	12/27/2017	INSPECTED	31,300	196,700	197,300	181,900
			2024	2023	2022	2021
			31,300	196,700	179,800	179,800
			2024	2023	2022	2021
			31,300	196,700	179,800	179,800

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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 1 Direct-Vented Ga		Area 235 WCP (1 Story) 207 WCP (1 Story) 360 WPP 184 WCP (1 Story) 342 WPP 60 Treated Wood 82 Treated Wood 280 Roof Cover Onl 80 Brzwy, FW	Type	Year Built: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 636 % 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: 30 Floor Area: 3,124 Total Base New : 611,384 Total Depr Cost: 427,996 Estimated T.C.V: 398,036			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1972 199	Remodeled 2013	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls C 10 Blt 1972							
Condition: Average		Lg	X Ord	Small	100 Amps Service			(11) Heating System: Forced Heat & Cool			Ground Area = 1785 SF Floor Area = 3124 SF.							
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings		(13) Plumbing			1.75 Story Siding Basement 1,785			Total: 400,738 280,543								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1785 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Recreation Room 1786 34,523 24,166 Exterior Stone Veneer 144 5,466 3,826 Basement, Outside Entrance, Above Grade 1 1,870 1,309 Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 2 Fixture Bath 1 3,108 2,176 Separate Shower 1 1,360 952 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 100 Feet 1 5,808 4,066								
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Porches								
X	Many Avg. X Avg. Few Small	1786 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			WCP (1 Story) 235 8,827 6,179 WCP (1 Story) 207 8,201 5,741 WPP 360 6,059 4,241 WCP (1 Story) 184 7,601 5,321 WPP 342 5,759 4,031			Deck Treated Wood 60 1,958 1,371 Treated Wood 82 2,298 1,609								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
(3) Roof		Joists: Unsupported Len: Cntr.Sup:																
X	Gable Hip Flat Gambrel Mansard Shed																	
X	Asphalt Shingle																	
Chimney: Brick																		

*** 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.
ARENDS MATTHEW & LINDA	ARENDS MATTHEW & LINDA LI	0	05/13/2014	WD	03-ARM'S LENGTH	2014-01945	PROPERTY TRANSFER	0.0
JONES JERROLD T & MARILYN	ARENDS MATTHEW & LINDA	250,000	01/31/2014	WD	03-ARM'S LENGTH	2014-00398	PROPERTY TRANSFER	100.0
		47,000	04/01/1999	WD	33-TO BE DETERMINED	327:733	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5122 S DICKERSON RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/07/2014					

Owner's Name/Address	MAP #:
ARENDS MATTHEW & LINDA 5122 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 395,735 TCV/TFA: 174.64

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
	Public Improvements		* Factors * 247' X 675.445			
			Description	Frontage	Depth	Value
			I 200' @ 200/	247.00	675.45	53,419
			247 Actual Front Feet, 3.83 Total Acres			53,419

Tax Description
 SEC 34 T22N R8W (0*1998) BEG S 0 DEG 05'53"E 548.3 FT FROM NE CORTH S 0 DEG 05'53"E 81.14 FT, S 45 DEG 50'24"W 199.95 FT, S 74 DEG 28'32"W 483.94 FT, N 0 DEG 28'45"W 247.3 FT, S 86 DEG 40'45"E 122.89 FT, N 40 DEG 19' 28"E 119.78 FT, N 83 DEG 31'22"E 447.25 FT TO POB. 3.83A.

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

Description	Rate	Size % Good	Cash Value
Wood Frame	24.49	216 94	4,973
Residential Local Cost Land Improvements			
Description	Rate	Size % Good	Cash Value
LAND IMPROVE 1000	1,000.00	2 95	1,900
Total Estimated Land Improvements True Cash Value =			6,873

Comments/Influences
 RIVER FRONTAGE
 HOUSE ETC @50% FOR 01 COMP FOR 02
 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTOR TO MARKIET VALUE



- 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

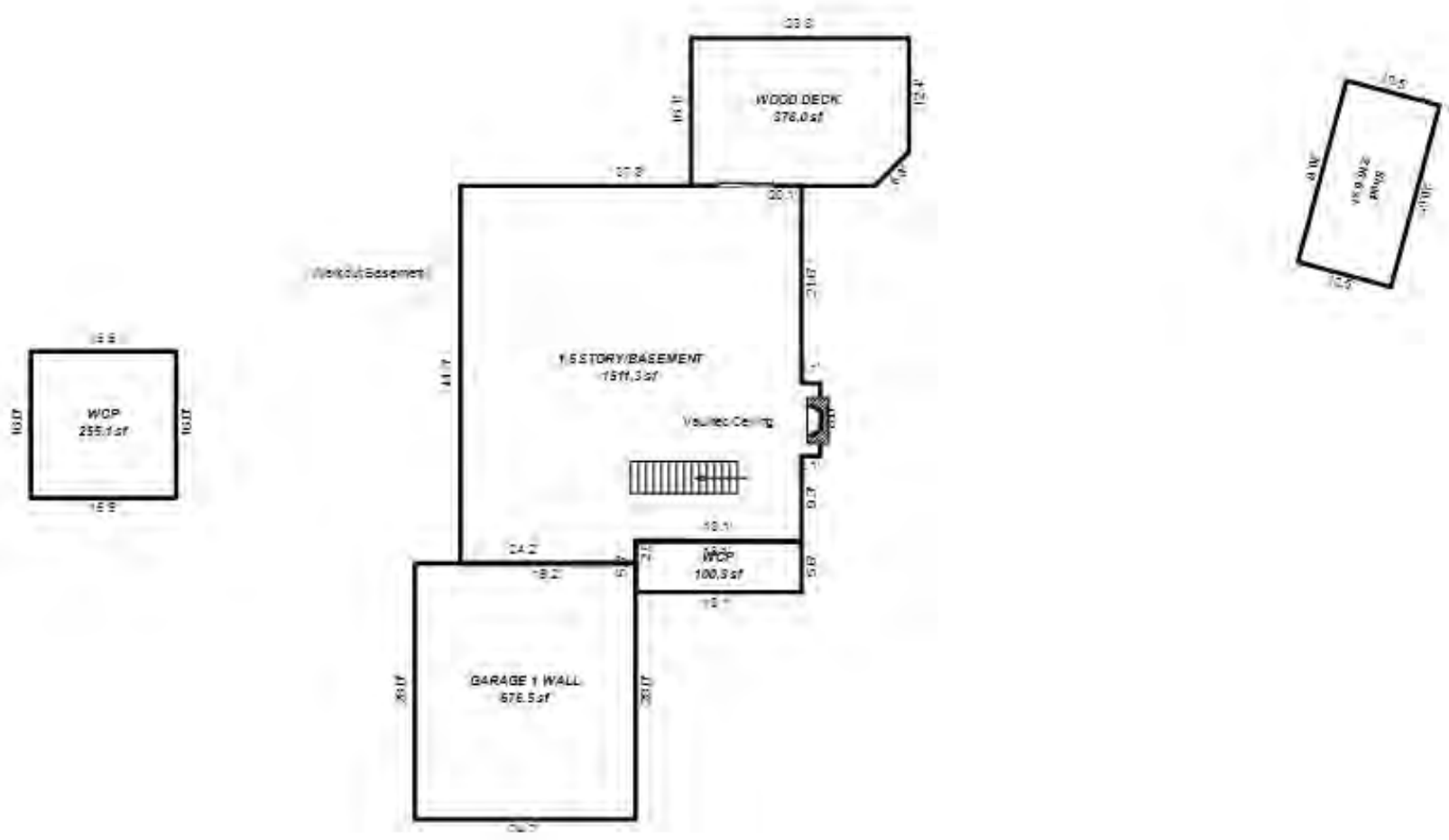
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	26,700	171,200	197,900			148,166C
2023	26,700	165,800	192,500			141,111C
2022	17,500	152,400	169,900			134,392C
2021	17,500	147,400	164,900			130,099C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 676 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
Wood Frame		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 15 Floor Area: 2,266 Total Base New : 424,341 Total Depr Cost: 360,691 Estimated T.C.V: 335,443			255 WCP (1 Story) 100 WCP (1 Story) 378 Treated Wood			Bsmnt Garage: Carport Area: Roof:				
Building Style: LOG		Drywall Paneled		Plaster Wood T&G		Central Air Wood Furnace			E.C.F. X 0.930								
Yr Built 2000		Remodeled 0		Trim & Decoration		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family LOG (11) Heating System: Forced Heat & Cool Ground Area = 1511 SF Floor Area = 2266 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Cls C 10 Blt 2000					
Condition: Average		Ex X Ord		Min		200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid X H.C.		No./Qual. of Fixtures			1.5 Story Pine Logs Basement 1,511			Total: 310,656 264,058					
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Hardwood Other:		No. of Elec. Outlets			Other Additions/Adjustments			Recreation Room 1700 32,861 27,932 Basement, Outside Entrance, Below Grade 1 2,560 2,176					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Average Fixture(s)			Plumbing			Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 1 4,646 3,949					
Wood/Shingle Aluminum/Vinyl Brick		(7) Excavation		Basement: 1511 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Extra Toilet			Water/Sewer			1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937					
X Pine/Cedar Insulation		(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Extra Sink			Porches			WCP (1 Story) 255 9,203 7,823 WCP (1 Story) 100 4,748 4,036					
(2) Windows		(9) Basement Finish		Many X Avg. Large Avg. X Avg. Large Few Small		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 378 6,290 5,346					
X Many Avg. X Avg. Few Small		(10) Floor Support		Basement: 1511 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			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 676 33,543 28,512 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 2 1,093 929					
X Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(14) Water/Sewer		1700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer 1 Water Well 1 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 2,766 2,351					
X Gable Hip Flat		(15) Fireplaces		1700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Lump Sum Items:			Fireplaces			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>					
X Asphalt Shingle		(16) Porches/Decks		1700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													
Chimney:		(17) Garage		1700 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUNT THOMAS & ANN	GENTRY JEFFREY P	129,900	09/19/2013	WD	03-ARM'S LENGTH	2013-03277 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8251 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	08/11/2006	20060263	Complete
Owner's Name/Address	P.R.E. 100% 09/24/2013					
GENTRY JEFFREY P 8251 W BLUE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 223,864 TCV/TFA: 99.67					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		* Factors *							
. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1293.62 FT FROM NE COR TH W'LY ON BLUE RD 150.02 FT S 31 DEG 17' 28" E 139.96 FT N 80 DEG 38' 52" E TO CLAM RIVER NE'LY ALONG RIVER TO A PT LYING S 35 DEG 17' 28" E OF POB N 35 DEG 17' 28" W TO POB. APP .47 A.	X	Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
		Gravel Road		I 200' @ 200/	100.00	204.73	1.1892	0.8458	200	100	20,117
Comments/Influences	X	Paved Road		100 Actual Front Feet, 0.47 Total Acres						Total Est. Land Value =	20,117
		Storm Sewer		Land Improvement Cost Estimates							
21105849\$129,900 3/2013 ADD 100 FT RIVER FRONTAGE FOR 05	X	Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: 3.5 Concrete	6.58	48	0	0			
	X	Sewer		D/W/P: Asphalt Paving	3.10	900	0	0			
		Electric		Residential Local Cost Land Improvements							
	X	Gas		Description	Rate	Size	% Good	Cash Value			
		Curb		LAND IMPROVE 1000	1,000.00	1	95	950			
		Street Lights		Total Estimated Land Improvements True Cash Value =						950	
		Standard Utilities									
		Underground Utils.									



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	10,100	101,800	111,900			71,215C
	Rolling		2023	10,100	98,700	108,800			67,824C
X	Low		2022	4,000	90,800	94,800			64,595C
	High		2021	5,500	83,000	88,500			62,532C
X	Landscaped								
	Swamp								
X	Wooded								
	Pond								
X	Waterfront								
	Ravine								
X	Wetland								
	Flood Plain								
Who	When	What							
TPC	04/30/2021	INSPECTED							
TPC	12/27/2017	INSPECTED							
TPC	05/20/2013	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type			Year Built: 1973 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 540 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							82	WCP (1 Story)	136	CCP (1 Story)			
Building Style: TRI		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 2,246 Total Base New : 335,479 Total Depr Cost: 218,061 Estimated T.C.V: 202,797			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Heat & Cool Ground Area = 1481 SF Floor Area = 2246 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1973		
Condition: Average		Size of Closets		Lg X Ord Small			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid X H.C.			(12) Electric			Tri-Level Siding Basement Overhang			1,481 24 Total: 284,207 184,734					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments			Exterior Brick Veneer 112 1,925 1,251					
(1) Exterior		(6) Ceilings		X Drywall			Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing Average Fixture(s) 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet			Plumbing 1 1,476 959 1 3,108 2,020					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1481 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Porches WCP (1 Story) CCP (1 Story)			1 4,864 3,162 1 2,686 1,746					
(2) Windows		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 540 23,760 15,444 Common Wall: 1 Wall 1 -2,686 -1,746								
X	Many Avg. X Avg. Few Large Small	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			Built-Ins Appliance Allow. 1 2,766 1,798								
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens									Fireplaces Interior 1 Story 1 5,338 3,470			Totals: 335,479 218,061					
(3) Roof																		
X	Gable Hip Flat	Gambrel Mansard Shed																
X	Asphalt Shingle Metal																	
Chimney: Metal																		

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WENZLICK SUSAN	EDGEComb DALE III & LINDS	285,000	09/11/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02866	DEED	100.0
SANDELL DEAN (FORMER SPOU	WENZLICK SUSAN W (SW)	0	01/14/2009	QC	21-NOT USED/OTHER	2009/301	DEED	0.0

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. 0%					
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Owner's Name/Address	MAP #:
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EDGEComb DALE III & LINDSEY 4196 E HOUGHTON LAKE RD LAKE CITY MI 49651	2024 Est TCV 26,470
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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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I 200' @ 200/	175.00	114.50	1.0339	0.7315	200	100		26,470
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175 Actual Front Feet, 0.46 Total Acres								Total Est. Land Value =	26,470
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Tax Description	X	Dirt Road	X	Electric
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. SEC 34 T22N R8W BEG W'LY ON BLUE RD 1492.38 FT & S 27 DEG 47' 28" E 133.37 FT FROM NE COR TH S 27 DEG 47' 28" E 150 FT S 46 DEG 12' 32" W TO CLAM RIVER N'LY ALONG RIVERTO A PT LYING S 46 DEG 12' 32" W OF POB N 46 DEG 12' 32" E TO POB. APP .46 A.	X	Gravel Road	X	Gas
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Comments/Influences	X	Paved Road	X	Curb
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RIVER FRONTAGE CHG ACRES FROM .14 TO .45..ADD 175 FT RIVER FRONTAGE FOR 05	X	Storm Sewer	X	Street Lights
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Standard Utilities	X	Sidewalk	X	Underground Utils.
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Topography of Site	X	Water	X	Level
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Sewer	X	Waterfront	X	Rolling
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Electric	X	Ravine	X	Low
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Gas	X	Wetland	X	High
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Curb	X	Flood Plain	X	Landscaped
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Street Lights	X	Year	X	Swamp
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Standard Utilities	X	Land Value	X	Wooded
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Underground Utils.	X	Building Value	X	Pond
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Year	X	Assessed Value	X	Waterfront
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2024	X	Board of Review	X	Ravine
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13,200	X	Tribunal/Other	X	Wetland
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0	X	Taxable Value	X	Flood Plain
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13,200	X	Who	X	When
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9,600	X	What	X	What
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9,600	X	2024	X	2024
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8,800	X	2023	X	2023
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8,800	X	2022	X	2022
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8,800	X	2021	X	2021
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10,021C	X	TPC 04/30/2021 INSPECTED		
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9,544C	X	TPC 12/27/2017 INSPECTED		
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9,090C	X	The Equalizer. Copyright (c) 1999 - 2009.		
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8,800S	X	Licensed To: Township of Lake, County of Missaukee, Michigan		
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*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG DAVID W & LINDA J	DEZEEUW KENNETH WELLER &	131,000	04/22/2015	LC	16-LC PAYOFF	2015-01718 & 0	PROPERTY TRANSFER	0.0

Property Address: S DICKERSON 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 KENNETH WELLER & BRENDA KAY
 MAP #: 2024 Est TCV 177,034

7742 S LUCAS RD
 MC BAIN MI 49657

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 34.66 Acres 3900 100 135,174
 AGRICULTRU SURPLUS 2800/ 10.00 Acres 2800 100 28,000
 44.66 Total Acres Total Est. Land Value = 163,174

Tax Description: SEC 34 T22N R8W (6*2001) S 1/2 OF NE 1/4 LYING S'LY OF HWY M-55 & W'LY OF DICKERSON ROAD EXC W 1/2 OF SW 1/4 OF NE 1/4 & EXC BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W707.99 FT FROM E COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RDSE'LY ALONG DICKERSON RD TO A POINT N 89 89 DEG 58'05"E OF POB, TH S 89 DEG 58' 05"W 966.05 FT TO POB. 44.66A.

Comments/Influences: 01 SPLIT 15.2 AC TO 006-70, 006-60, & 006-50 006-00

Topography of Site: 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 81,600 6,900 88,500 9,983C

2023 70,200 6,900 77,100 9,508C

2022 67,300 6,900 74,200 9,056C

2021 66,200 6,900 73,100 8,767C

Who When What: TPC 04/30/2021 INSPECTED TPC 12/27/2017 INSPECTED TPC 11/19/2013 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGG DAVID & LINDA	RICHARDSON KEITH & NICOLE	0	10/12/2022	WD	16-LC PAYOFF	2022-03311	DEED	0.0
GREGG DAVID W & LINDA J	RICHARDSON KEITH & NICOLE	42,000	09/16/2020	LC	03-ARM'S LENGTH	2020-02697	PROPERTY TRANSFER	100.0

Property Address: 5331 S DICKERSON 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: RICHARDSON KEITH & NICOLE
 2740 S MOREY RD
 LAKE CITY MI 49651
 2024 Est TCV 49,372

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 * I 200' @ 200/ 262.21 412.00 0.9345 1.0074 200 100 49,372 262 Actual Front Feet, 2.48 Total Acres Total Est. Land Value = 49,372									

Tax Description
 SEC 34 T22N R8W (0*2001) BEG N 0 DEG 05'53"W 1306.86 FT & S 89 DEG 58'05"W 884.65 FT FROM E 1/4 COR TH S 89 DEG 58'05"W 150.88 FT TO DICKERSON RD, S 40 DEG 14'42"E 423.83 FT, S 60 DEG 05'46"E 326.52 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, N 80 DEG 19'13"W 140.03 FT, N 88 DEG 59'21"W 112.17 FT, N 50 DEG 49'30"W 49.87 FT, N 27 DEG 31' 35"W 110.77 FT TO POB. 2.48A.

Comments/Influences

RIVER FRONTAGE
 01 000000 FROM 000 00 000 02



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

Who When What
 TPC 04/30/2021 INSPECTED
 TPC 06/07/2020 INSPECTED
 TPC 05/06/2018 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	24,700	0	24,700			19,293C
2023	24,700	0	24,700			18,375C
2022	17,500	0	17,500			17,500S
2021	17,500	0	17,500			17,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALDWIN CARL & HELEN	DEZEEUW KENNETH	75,000	06/28/2017	WD	08-ESTATE	2017-0254	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5272 S DICKERSON RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/05/2017 Qual. Ag.					
Owner's Name/Address	MAP #:					
DEZEEUW KENNETH 7742 S LUCAS RD MC BAIN MI 49657	2024 Est TCV 164,628 TCV/TFA: 131.91					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.	X			AGRICULTRU 30 - 65 ACRES	5.50 Acres	3900	100		21,450
	X			AGRICULTRU SURPLUS 2800/	2.00 Acres	2800	100		5,600
				7.50 Total Acres Total Est. Land Value =					27,050

SEC 34 T22N R8W (0*2001) BEG S 89 DEG 55'24"W 1448.65 FT & N 0 DEG 05'53"W 707.99 FT FROM E 1/4 COR TH N 0 DEG 05'53"W 600 FT, N 89 DEG 58'05"E TO DICKERSON RD, SE'LY ALONG DICKERSON RD TO A POINT N 89 DEG 58'05"E OF POB, TH S 89 DEG 58'05"W 966.05 FT TO POB. 7.5A. EXCEPTING THEEFROM ANY PART OF THE ABOVE PREMISES LYING WITHIN THAT PART CONVEYED TO MICHIGAN STATE HIGHWAY COMMISSION AS RECORDED IN LIBER 182PAG 126 AND LIBER 182P129.



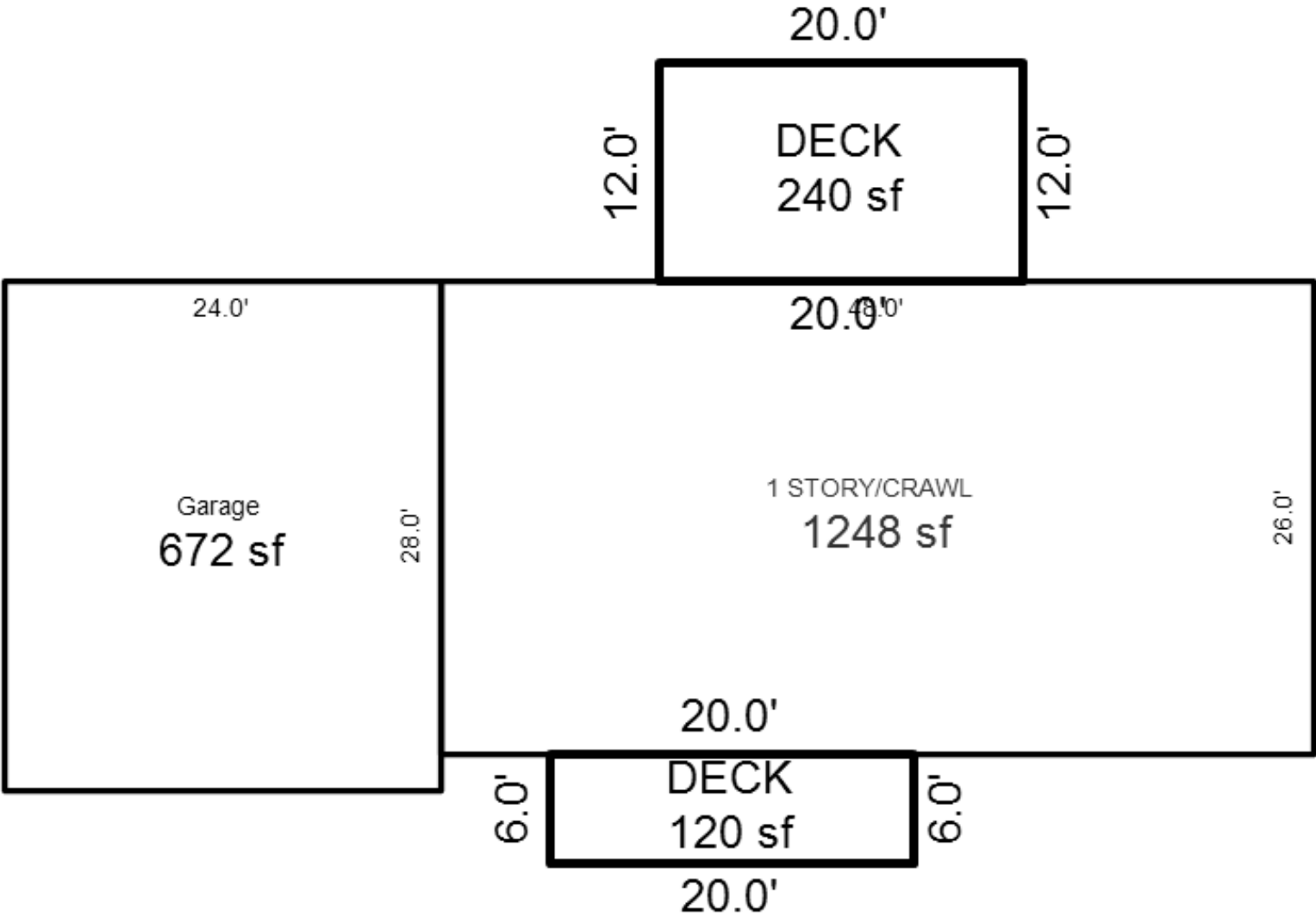
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	13,500	68,800	82,300			72,297C
X Rolling	2023	11,500	66,700	78,200			68,855C
Low	2022	13,300	61,700	75,000			65,577C
High	2021	13,800	56,300	70,100			63,483C
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 1 Wood Stove Direct-Vented Ga	Area 120 240	Type Treated Wood Treated Wood	Year Built: 1993 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling								
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 25 Floor Area: 1,248 Total Base New : 197,246 Total Depr Cost: 147,933 Estimated T.C.V: 137,578		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1993	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 = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Cls CD		Blt 1993			
Condition: Average		Lg		X	Ord		Small	200 Amps Service			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors			Solid	X	H.C.	No. of Elec. Outlets			1 Story Siding Crawl Space 1,248		Total: 142,831 107,123				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			Plumbing		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Deck Treated Wood Treated Wood Garages Class: CD Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Built-Ins Appliance Allow. Fireplaces Wood Stove Totals: 197,246		1,230 922 3,860 2,895 4,550 3,412 5,640 4,230 2,880 2,160 4,565 3,424 672 30,119 22,589 1 -2,512 -1,884 1 1,934 1,450 1 2,149 1,612 Totals: 197,246 147,933	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		137,578			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1248 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			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		137,578			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		137,578		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		137,578			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		137,578			
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.
BRADLEY RICHARD & CAROL	BRADLEY RICHARD A & CAROL	0	02/22/2021	QC	09-FAMILY	2021-00877	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5360 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/15/2002					
Owner's Name/Address	MAP #:					
BRADLEY RICHARD A & CAROL A TRUST 5360 S DICKERSON ROAD LAKE CITY MI 49651	2024 Est TCV 246,705 TCV/TFA: 124.35					

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 34 T22N R8W (0*2001) BEG 660.83 FT N OF E COR TH S 51 DEG 11'58"W 168.29 FT, N 49 DEG 26'53"W 300.79 FT, N 60 DEG 05'46"W 138.51 FT, N 11 DEG 08'00"W 341.53 FT TO CLAM RIVER, E'LY ALONG RIVER TO E SEC LINE EXC THAT PART OF E 120 FT OF N 1580.9 FT LYING S OF CLAM RIVER. 4.97A.	X	Dirt Road		I 200' @ 200/	343.00	631.18	0.8738	1.1208	200	100	67,186
		Gravel Road		343 Actual Front Feet, 4.97 Total Acres			Total Est. Land Value =				67,186

Tax Description	X	Land Improvement Cost Estimates		Residential Local Cost Land Improvements		Residential Local Cost Land Improvements		Residential Local Cost Land Improvements	
		Description	Rate	Size % Good	Cash Value	Description	Rate	Size % Good	Cash Value
	X	Water		LAND IMPROVE 1000	1,000.00	1	94		940
	X	Sewer		Total Estimated Land Improvements True Cash Value =				940	

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016 LAKE TOWNSHIP TRUSTEES: CAROL BRADLEY 5360 S. DICKERSON RD., LAKE CITY, MI	Level	2024	33,600	89,800	123,400			70,583C

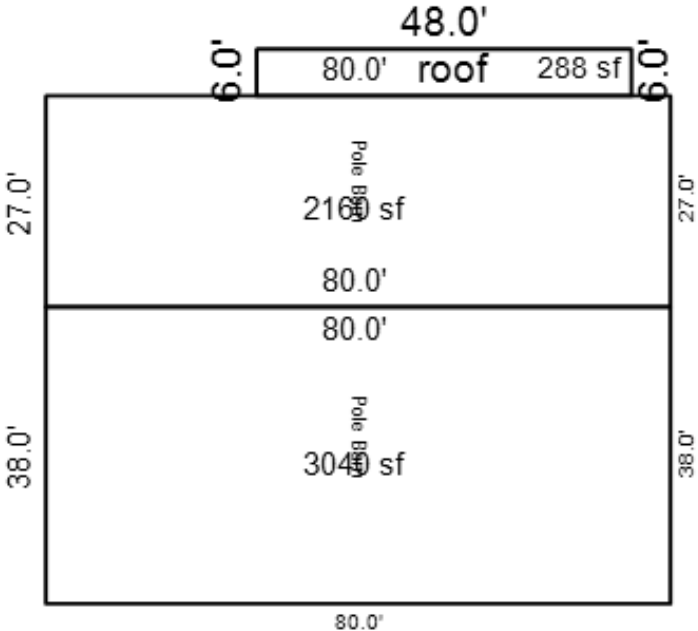


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2024	33,600	89,800	123,400			70,583C
	TPC 04/30/2021	INSPECTED		2023	33,600	87,000	120,600			67,222C
	TPC 05/06/2018	INSPECTED		2022	6,200	79,200	85,400			64,021C
	TPC 12/27/2017	INSPECTED		2021	7,500	72,300	79,800			61,976C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 288	Type CCP (1 Story) Roof Cover Onl	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 896 % 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: 1,984 Total Base New : 349,127 Total Depr Cost: 192,021 Estimated T.C.V: 178,579			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																																																																																			
Building Style: 1S		Drywall Paneled	X	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 = 1984 SF Floor Area = 1984 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55			Cls D Blt 1934																																																																																				
Yr Built 1934	Remodeled 1970	Ex	X	Ord		Min	No. of Elec. Outlets			Building Areas																																																																																								
Condition: Average		Lg	X	Ord		Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost																																																																																								
Room List		Doors		Solid	X	H.C.	(12) Electric			1+ Story Brick Mich Bsmnt.																																																																																								
	Basement 1st Floor 2 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Other Additions/Adjustments																																																																																								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Average Fixture(s)																																																																																								
X	Wood/Shingle Aluminum/Vinyl Brick Stone Insulation	X	Plaster				Ex. X Ord. Min			1 Average Fixture(s)																																																																																								
(2) Windows		(7) Excavation		Basement: 1024 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1+ Story Brick Mich Bsmnt.																																																																																								
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Basement Finish			(14) Water/Sewer			Plumbing																																																																																							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Average Fixture(s)																																																																																								
X	Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Lump Sum Items:			Plumbing			2 Fixture Bath																																																																																								
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Water/Sewer			Water/Sewer																																																																																								
(3) Roof		Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:			Water/Sewer			Average Fixture(s)																																																																																						
X	Asphalt Shingle	Chimney:		Lump Sum Items:			Water/Sewer			Water/Sewer			Average Fixture(s)																																																																																					
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Building Areas	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																												
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<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																																																																																																		

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



28.0'	30.0'	32.0'	6.0'
POLE BARN 32.0'	1 STY SLAB 32.0'	1+STY BSMT 32.0'	COVERED PCH

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

Building Type	Barn - General Purpose			
Year Built				
Class/Construction	C			
Quality/Exterior	Excellent			
# of Walls, Perimeter	4 Wall, 0			
Height	0			
Heating System	No Heating/Cooling			
Length/Width/Area	0 x 0 = 0			
Cost New	\$ 0			
Phy./Func./Econ. %Good	100/0/0 0.0			
Depreciated Cost	\$ 0			
+ Unit-In-Place Items	\$ 0			
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930			
% Good	100			
Est. True Cash Value	\$ 0			
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 0 / All Cards: 0				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON JEFFERY T & DAWN D	WOODSON HAYLEY A	32,000	02/22/2023	WD	03-ARM'S LENGTH	2023-00519	DEED	100.0
BRADLEY ROSS G & HELEN E	WILSON JEFFERY T & DAWN D	15,000	10/04/2005	WD	03-ARM'S LENGTH	05-0/3907	DEED	100.0
BRADLEY ERIC M	BRADLEY ROSS G & HELEN E	2,000	03/14/2005	WD	21-NOT USED/OTHER	05-0/1188	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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5484 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
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WOODSON HAYLEY A 1319 CENTER ST HILLSBORO IL 62049	2024 Est TCV 28,000
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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	Description	Frontage	Depth	* Factors *	Rate	%Adj.	Reason	Value
---------------------	-------------	----------	-------	-------------	------	-------	--------	-------

X	Dirt Road				18000	100		18,000
X	Gravel Road							
X	Paved Road							
X	Storm Sewer							
X	Sidewalk							
X	Water							
X	Sewer							
X	Electric							
X	Gas							
X	Curb							
X	Street Lights							
X	Standard Utilities							
X	Underground Utils.							

Tax Description	Value
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SEC 34 T22N R8W S 200 FT OF E 200 FT OF S 1/2 OF NE 1/4 LYING W'LY OF HWY R/W. .7461A	18,000
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Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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	Metal Prefab		14.90	330	0	0
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Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
--	-------------	------	------	--------	------------

	LAND IMPROVE 10000	10,000.00	1	100	10,000
	Total Estimated Land Improvements True Cash Value =				10,000

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

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

	Who	When	What	2024	9,000	5,000	14,000			14,000S
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	TPC 02/22/2023	INSPECTED		2023	5,600	11,300	16,900			9,523C
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	TPC 12/27/2017	INSPECTED		2022	5,000	9,300	14,300			9,070C
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	TPC 07/07/2011	INSPECTED		2021	4,000	8,500	12,500			8,781C
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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.
JACKSON JEFFERY	BIGGER DAVID & CARMEN	350,000	03/22/2022	WD	03-ARM'S LENGTH	2022-00911	PROPERTY TRANSFER	100.0
GOHN DARYL & COLLEEN	JACKSON JEFFERY	260,000	01/10/2020	WD	03-ARM'S LENGTH	2020-00123	PROPERTY TRANSFER	100.0
HARNICK JOSHUA L & JILL L	GOHN DARYL & COLLEEN	190,000	11/17/2014	WD	03-ARM'S LENGTH	2014-03853	DEED	100.0
PIPPIN DONNA A	BRESTER & HARNICK (W/H)	220,000	08/10/2007	WD	03-ARM'S LENGTH	2007/2923	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
8481 W WATERGATE RD	School: LAKE CITY AREA SCHOOL DIST		REPAIR	09/04/2014	2014-0361	100%
	P.R.E. 100% 03/22/2022					

Owner's Name/Address	MAP #:
BIGGER DAVID & CARMEN 8481 W WATERGATE RD LAKE CITY MI 49651	2024 Est TCV 364,313 TCV/TFA: 143.88

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	330.00	1185.27	0.88	23 1.31	20		34,382	
			330 Actual Front Feet, 8.98 Total Acres							Total Est. Land Value =	34,382

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
. SEC 34 T22N R8W W 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4 LYING S'LY OF HWY M55 RELOCATED. APP 9A	X	Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 4in Ren. Conc.	8.18	728 0	0	
		Sewer	Metal Prefab	14.44	576 50	4,158	
	X	Electric	Residential Local Cost Land Improvements				
		Gas					
		Curb					
		Street Lights	LAND IMPROVE 1000	1,000.00	1 95	950	
		Standard Utilities	Total Estimated Land Improvements True Cash Value =				5,108
		Underground Utils.					

Comments/Influences	X	Topography of Site
SPLIT FROM 006-00	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	17,200	165,000	182,200			181,755C
2023	13,400	159,700	173,100			173,100S
2022	8,300	146,800	155,100	0M	155,100C	150,921C
2021	6,600	139,500	146,100			146,100S



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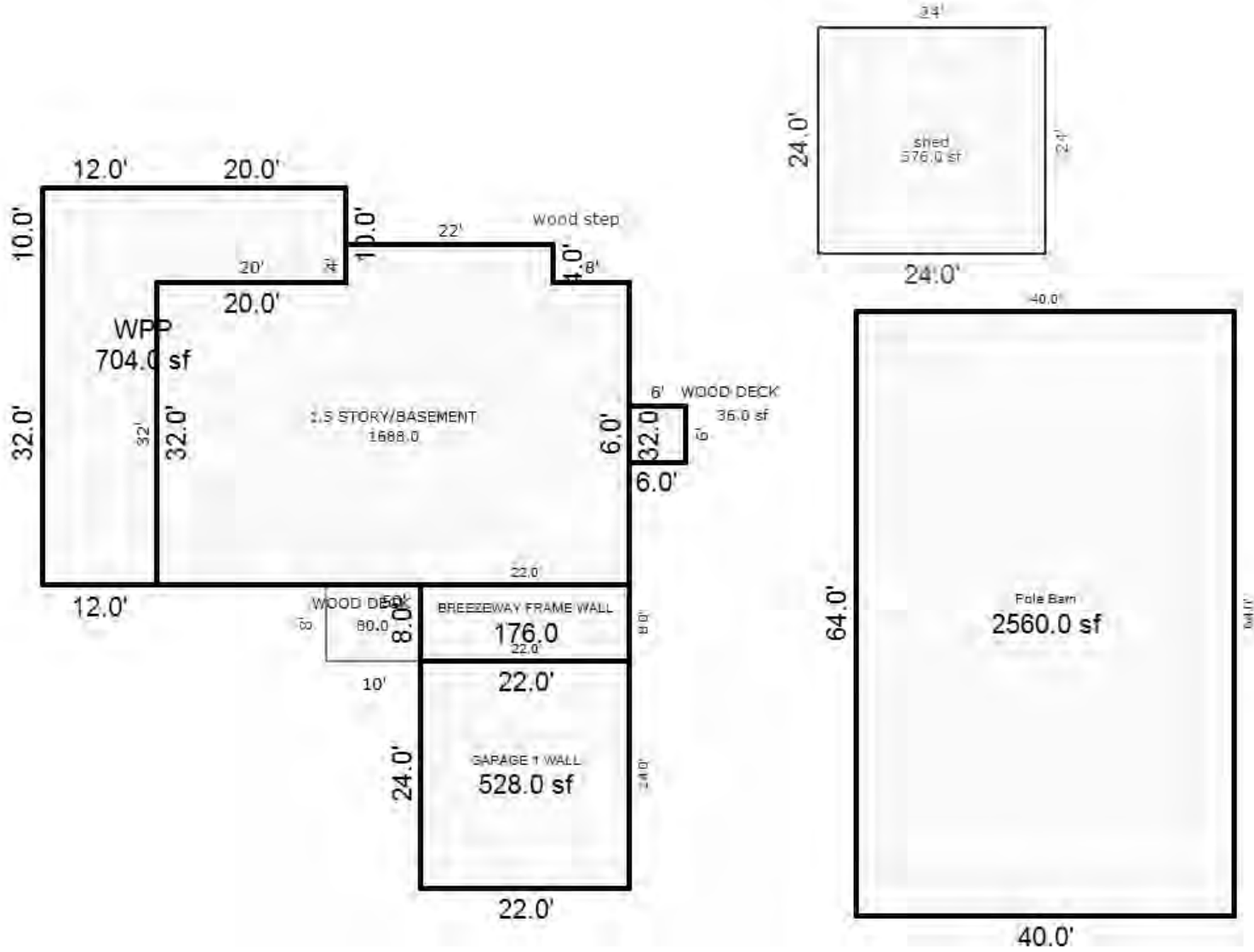
Who	When	What
TPC	01/11/2022	INSPECTED
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 704 20 80 32 176	Type WPP WPP Treated Wood Treated Wood Brzwy, FW	Year Built: 1993 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: 528 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.5S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 2,532 Total Base New : 465,685 Total Depr Cost: 349,272 Estimated T.C.V: 324,823		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1993	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1993			
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1688 SF Floor Area = 2532 SF.					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Building Areas					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			Stories Exterior Foundation		Size		Cost New Depr. Cost	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1688 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower 1000 Gal Septic Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding		1,688		Total: 327,520 245,650	
(2) Windows		(8) Basement		Basement Finish			14) Water/Sewer			Other Additions/Adjustments					
X	Many Avg. X Few	Large Avg. X Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Exterior Stone Veneer		200		7,592 5,694	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			1			Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath		1 1 1		1,476 1,107 4,646 3,484 3,108 2,331	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1			Water/Sewer Treated Wood Treated Wood		1 80 32		4,864 3,648 2,686 2,014 2,264 1,698 1,404 1,053	
X	Gable Hip Flat	Gambrel Mansard Shed		Chimney: Metal			1			Decks Treated Wood Treated Wood		80 32		2,264 1,698 1,404 1,053	
X	Asphalt Shingle									Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Common Wall: 1 Wall Door Opener Class: C Exterior: Pole (Unfinished) Base Cost		528 1 1 2560		23,396 -2,686 547 61,773	
										Built-Ins Appliance Allow.		1		2,766 2,074	

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

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



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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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MICH STATE HWY COMM	2024 Est TCY 0					
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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	11.10 Acres	3000	100					33,300
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		11.10 Total Acres Total Est. Land Value =							33,300
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Taxpayer's Name/Address	X	Dirt Road	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
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MICH STATE HWY COMM		Gravel Road
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		Paved Road
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		Storm Sewer
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		Sidewalk
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		Water
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		Sewer
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Tax Description	X	Electric
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SEC 34 T22N R8W HWY M-55 R/W LYING OVER & ACROSS NE 1/4.11.1A.		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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		Topography of Site
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		Level
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	X	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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	X	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	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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			TPC 12/27/2017 INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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				2022	0	0	0	0
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				2021	0	0	0	0
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*** 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: M-55 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST P.R.E. 0% MAP #: 2024 Est TCV 0

Owner's Name/Address: LAKE TOWNSHIP
8150 W KELLY RD
LAKE CITY MI 49651

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors * 1500 X 220.704					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			Residentia	8000/A	7.60 Acres	8000	100	60,800
			7.60 Total Acres Total Est. Land Value =					60,800

Taxpayer's Name/Address: LAKE TOWNSHIP

Tax Description	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 Utilis.						

Comments/Influences: Topography of Site

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

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEVOS PATRICIA J TRUST	DEVOS PATRICIA J & VANDEN	0	06/09/2020	QC	09-FAMILY	2020-02211	PROPERTY TRANSFER	0.0
DEVOS PATRICIA J & VANDEN	DEVOS PATRICIA J	0	06/09/2020	QC	09-FAMILY	2020-02212	PROPERTY TRANSFER	0.0
DEVOS PATRICIA J	DEVOS PATRICIA J TRUST	0	06/09/2020	QC	09-FAMILY	2020-02213	PROPERTY TRANSFER	0.0
DEVOS PATRICIA J & DEANA	DEVOS PATRICIA J TRUST	0	02/28/2020	QC	09-FAMILY	2020-00805	PROPERTY TRANSFER	0.0

Property Address: S DICKERSON 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: DEPOS PATRICIA J TRUST
 8538 PETERSON POINT RD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 188,000

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 34 T22N R8W S 1/2 OF N 1/2 OF SE 1/4. 40 A.

Comments/Influences



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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
2024	94,000	0	94,000			18,593C
2023	70,000	0	70,000			17,708C
2022	67,000	0	67,000			16,865C
2021	66,000	0	66,000			16,327C

*** 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-IMPR	Zoning:	Building Permit(s)		Date	Number	Status	
5560 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		VIOLATION LETTER		10/02/2020	2020-9997	100%	
Owner's Name/Address		P.R.E. 100% 07/22/1994		New House		08/26/2011	2011-0613	100%	
BILLET WILLIAM N 5560 DICKERSON RD LAKE CITY MI 49651		MAP #: 2024 Est TCV 261,717 TCV/TFA: 239.67							
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture					
. SEC 34 T22N R8W N 1/2 OF N 1/2 OF SE 1/4. 40 A.		Public Improvements		* Factors *					
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
14X70 MH FOR 99 NO PERMIT		Gravel Road		AGRICULTRU 30 - 65 ACRES	40.00 Acres		3900 100		156,000
28X30 PB FOR 04		Paved Road		40.00 Total Acres Total Est. Land Value =					156,000
REMOVE VALUES FOR FV BARN & 1440 SQ FT PB FOR 2010 (SEE PICS). ALSO HAS OLD MH & SEVERAL OUT BLDGS OF NO VALUE (SEE PICS). UIP MISC IS 16X30 PLASTIC GREENHOUSE ATTACHED TO SIDE OF PC GARAGE.		Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		D/W/P: 4in Concrete	6.41	760	0	0	
		Sewer		Wood Frame	29.38	64	50	940	
		Electric		Residential Local Cost Land Improvements					
		Gas		Description	Rate	Size	% Good	Cash Value	
		Curb		LAND IMPROVE 1000	1,000.00	1	100	1,000	
		Street Lights		Total Estimated Land Improvements True Cash Value =					1,940
		Standard Utilities							
		Underground Utils.							
Topography of Site									
Level									
X Rolling									
Low									
High									
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
Who	When	What	2024	78,000	52,900	130,900		55,269C	
JWV	10/05/2021	INSPECTED	2023	70,000	43,400	113,400		52,638C	
JWV	10/20/2020	INSPECTED	2022	67,000	41,600	108,600		50,132C	
TPC	12/27/2017	INSPECTED	2021	66,000	39,300	105,300		48,531C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 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: 840 % 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: D Effec. Age: 40 Floor Area: 1,092 Total Base New : 179,462 Total Depr Cost: 107,677 Estimated T.C.V: 100,140			24 364 112	WPP Treated Wood Brzwy, FW	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:		
	Building Style: BOCA/STATE	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace							(12) Electric	
	Yr Built 1980	Remodeled 2011	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls D Blt 1980 (11) Heating System: Forced Air w/ Ducts , Wood Furnace Add-On Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Total: 133,819		80,291		
	Condition: Average	Size of Closets		0 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	Room List	Doors	Solid	H.C.	No. of Elec. Outlets			1 Story Siding Basement 1,092			Total: 133,819		80,291			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			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			Plumbing Average Fixture(s) 1 1,025 615 Water/Sewer 2000 Gal Septic 1 8,570 5,142 Water Well, 100 Feet 1 5,506 3,304		Deck Treated Wood 364 5,857 3,514 Garages Class: D Exterior: Pole (Unfinished) Base Cost 840 17,195 10,317 Built-Ins Appliance Allow. 1 1,638 983 Porches WPP 24 1,130 678 Breezeways Frame Wall 112 4,722 2,833 Totals: 179,462 107,677	
	(1) Exterior	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Notes: PORTABLE CLASSROOM EST 1980 ORIGINAL CONSTRUCTION ECF (101 AGRICULTURE) 0.930 => TCv: 100,140						
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. Few			(14) Water/Sewer									
	(2) Windows	(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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
	Many Avg. Few Large Avg. Small	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:												
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
	(3) Roof	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
	Asphalt Shingle															

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

Building Type	Farm Utility Buildings	Greenhouses Straight-Wal	Farm Utility Storage She		
Year Built					
Class/Construction	D,Pole	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap	Low Cost		
# of Walls, Perimeter	4 Wall, 192	4 Wall, 88	4 Wall, 100		
Height	12	10	12		
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	70 x 26 = 1820	28 x 16 = 448	30 x 20 = 600		
Cost New	\$ 17,508	\$ 4,148	\$ 5,802		
Phy./Func./Econ. %Good	35/25/100 8.8	35/100/100 35.0	35/100/100 35.0		
Depreciated Cost	\$ 1,532	\$ 1,452	\$ 2,031		
+ Unit-In-Place Items	\$ 497	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost	/A22/UOCL, 270 X 2.59 X 50 = 497				
Itemized ->					
Unit-In-Place ->					
Items ->					
E.C.F.	X 0.660	X 0.660	X 0.660		
% Good	35	35	35		
Est. True Cash Value	\$ 1,339	\$ 958	\$ 1,340		
Comments:	SALVAGE VALUE		RED BARN		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 3637 / All Cards: 3637					

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW LOIS TRUST	DEZEEUW KENNETH W & BREND	0	04/19/2016	QC	09-FAMILY	2016-01512	PROPERTY TRANSFER	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW LOIS G TRUST	0	03/13/2012	QC	21-NOT USED/OTHER	2015-00528	DEED	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	21-NOT USED/OTHER	2008/1394	DEED	0.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
W WATERGATE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 07/22/1994 Qual. Ag.					
Owner's Name/Address	MAP #:					
DEZEEUW KENNETH W & BRENDA K 7742 S LUCAS RD MC BAIN MI 49657	2024 Est TCV 599,286					

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	
PA 116 1991 SEC 34 T22N R8W NW 1/4 EXC BEG ON W LINE 554.54 FT N OF 1/4 POST TH N 52 DEG 35' 56" E 233.23 FT TH N 84 DEG 48' 8" E 25.25 FT TH N 84 DEG 34' 49" E 178.25 FT TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG 17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50 FT TH ON A 22993.31 FT RADIUS LH CURVE 702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N 82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38' 31" W 40 FT TH ON A 22993.31 FT RADIUS LH CURVE 1473.36 FT, TH N ON 1/4 LINE 152.89 FT, TH ON A 22843.31 FT RADIUS RH CURVE 1493.32 FT, TH N 7 DEG EG 35'14"W 49.79	X			AGRICULTRU IRRIGATED	4700	115.00	Acres	4700	100	540,500
	AGRICULTRU SURPLUS	2800	2.65	Acres	2800	100			7,426	
	AGRICULTRU INFERIOR	1500	25.00	Acres	1500	100			37,500	
	AGRICULTRU ROW	0	7.35	Acres	0	100			0	
				150.00	Total Acres		Total Est. Land Value =		585,426	

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Agricultural Local Cost Land Improvements	8' DIAMETER WELL	15,750.00	1	88	13,860
Total Estimated Land Improvements True Cash Value =					13,860

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	2024	292,700	6,900	299,600			64,158C
	Rolling	2023	262,500	6,900	269,400			61,103C
	Low	2022	251,300	6,900	258,200			58,194C
	High	2021	247,500	6,900	254,400			56,335C
	Landsaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	292,700	262,500	251,300	247,500
TPC	12/27/2017	INSPECTED	299,600	269,400	258,200	254,400

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN RURAL AGR SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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MICH STATE HWY COMM	MAP #:					
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	2024 Est TCV 0					
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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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Taxpayer's Name/Address	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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MICH STATE HWY COMM	X Gravel Road	Residentia 8 - 17 @\$3000	9.99 Acres	3000	100					29,970
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	X Paved Road	9.99 Total Acres		Total Est. Land Value =		29,970
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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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	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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Tax Description	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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. SEC 34 T22N R8W BEG ON W SEC LINE	Level	2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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554.54 FT N OF 1/4 POST TH N 52 DEG 35'	X Rolling	2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
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56" E 233.23 FT TH N 84 DEG 48' 8" E	Low	2022	0	0	0			0
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25.25 FT TH N 84 DEG 34' 49" E 178.25 FT	High	2021	0	0	0			0
--	------	------	---	---	---	--	--	---

TH S 5 DEG 38' 31" E 50 FT TH N 84 DEG	Landscaped							
--	------------	--	--	--	--	--	--	--

17' 44" E 50.27 FT TH N 5 DEG 46' 1" W 50	Swamp							
---	-------	--	--	--	--	--	--	--

FT TH ON A 22993.31 FT RADIUS LH CURVE	Wooded							
--	--------	--	--	--	--	--	--	--

702.29 FT TH S 7 DEG 31' 1" E 40 FT TH N	Pond							
--	------	--	--	--	--	--	--	--

82 DEG 25' 14" E 50.25 FT TH N 7 DEG 38'	Waterfront							
--	------------	--	--	--	--	--	--	--

31" W 40 FT TH ON A 22993.31 FT RADIUS LH	Ravine							
---	--------	--	--	--	--	--	--	--

CURVE 1473.36 FT TH N ON 1/4 LINE 152.89	Wetland							
--	---------	--	--	--	--	--	--	--

FT TH ON A 22843.31 FT RADIUS RH CURVE	Flood Plain							
--	-------------	--	--	--	--	--	--	--

1493.32 FT TH N 7 DEG 38'31"W 20 FT TH S								
--	--	--	--	--	--	--	--	--

82 DEG 35'14"W 49.79 FT TH S 7 DEG 31'1"E								
---	--	--	--	--	--	--	--	--

20 FT TH ON A 22843.31 FT RADIUS RH CURVE								
---	--	--	--	--	--	--	--	--

697.71 FT THN 5 DEG 46'1"W 80 FT TH S 84								
--	--	--	--	--	--	--	--	--

DEG 17'44"W49.66 FT TH S 5 DEG 38'31"E 80								
---	--	--	--	--	--	--	--	--

FT TH S 84 DEG 34'49"W 177.08 FT TH S 84								
--	--	--	--	--	--	--	--	--

DEG 48'8"W 12.28 FT TH N 60 DEG 5'37"W TO								
---	--	--	--	--	--	--	--	--

W LINE OF SEC TH S TO POB, ALSO W 50 FT								
---	--	--	--	--	--	--	--	--

OFN 50 FT OF S 1129.54 FT OF NW1/4.
 BALANCE OF DESCRIPTION ON FILE
 Comments/Influences
 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.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	99	04/16/2008	QC	21-NOT USED/OTHER	2008/1394	DEED	0.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH W & BRENDA K MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	MAP #: 2024 Est TCV 756,146					

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 1982 SEC 34 T22N R8W SW 1/4 EXC BEG 1800 FT E OF SW COR TH E 135 FT, N 225 FT, W 135 FT, S 225 FT TO POB. 159.3027A. FARMLAND DEV RIGHTS AGREEMENT DATED 3-6-02 REMOVED & REPLACED 12-29-08 FOR A TERM OF 34 YEARS, COMM. ON 1-1-1982 AND ENDING 3-31-2015.	X		* Factors *						
			AGRICULTRU IRRIGATED	4700/	119.91	Acres	4700	100	563,577
			AGRICULTRU UNTILLABLE		35.50	Acres	3000	100	106,500
			155.41 Total Acres Total Est. Land Value = 670,077						
			Land Improvement Cost Estimates						
			Description	Rate	Size	% Good	Cash Value		
			Agricultural Local Cost Land Improvements						
			Description	Rate	Size	% Good	Cash Value		
			8' DIAMETER WELL	15,750.00	1	88	13,860		
			Total Estimated Land Improvements True Cash Value = 13,860						

Comments/Influences
Added Free-Stall Barn for 09

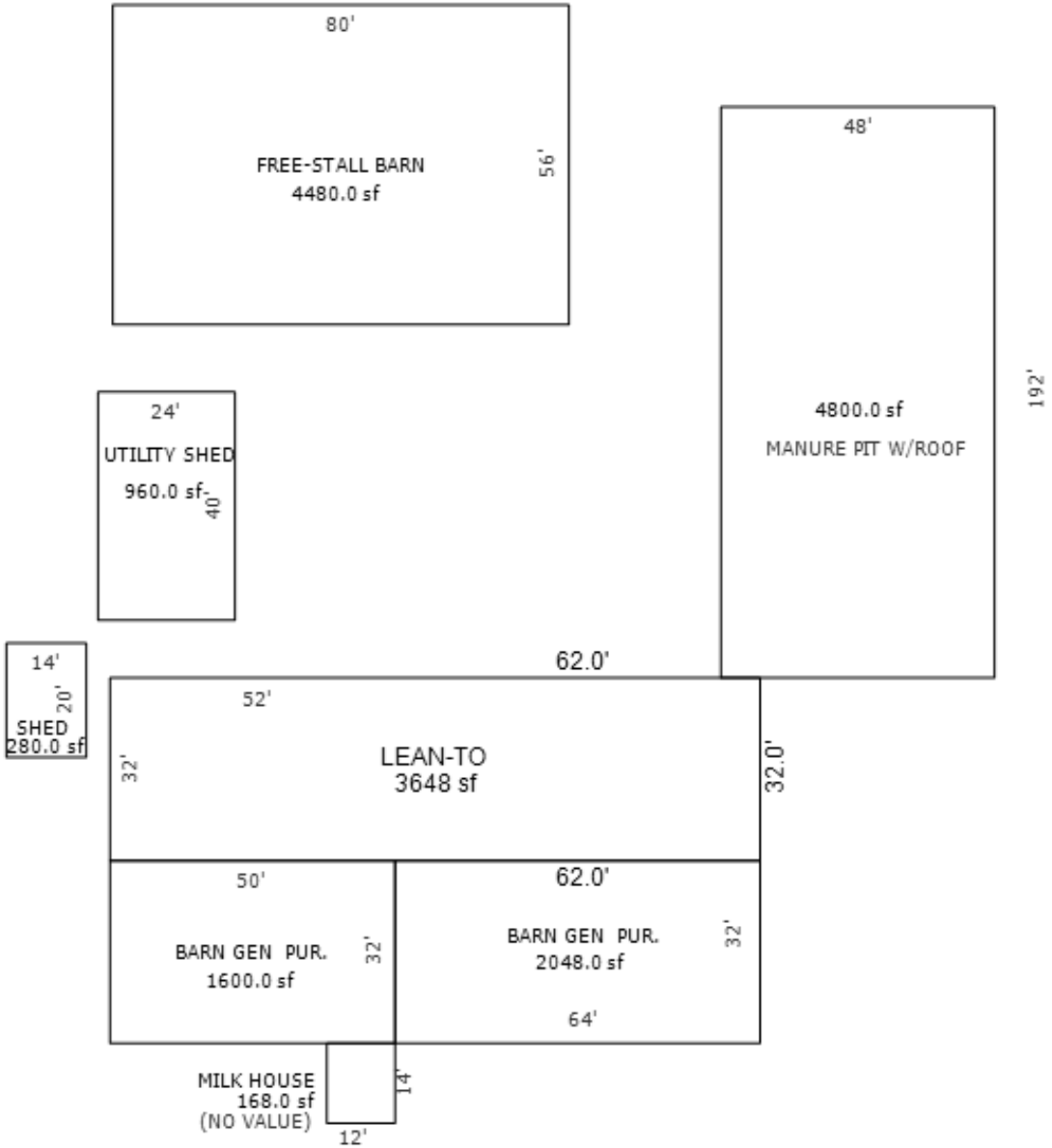
Topography of Site	X Level	X Rolling	X Low	X High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	X Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
													Who	When	What	2024	335,000	43,100	378,100			134,196C
			2023	255,600	55,700	311,300			127,806C										
			2022	241,200	48,400	289,600			121,720C										
			2021	238,200	47,900	286,100			117,832C										

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

Building Type	Barn - General Purpose	Barn - General Purpose	Utility Lean-Tos	Farm Utility Buildings	Barn - Free-Stall
Year Built	1941	1961	1965	1956	1965
Class/Construction	D,Frame	D,Frame	D,Pole	D,Frame	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 164	4 Wall, 200	Lean-To, 292	4 Wall, 128	4 Wall, 272
Height	30	30	10	8	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	50 x 32 = 1600	64 x 36 = 2304	114 x 32 = 3648	40 x 24 = 960	80 x 56 = 4480
Cost New	\$ 57,232	\$ 78,566	\$ 20,383	\$ 13,095	\$ 58,060
Phy./Func./Econ. %Good	35/50/100 17.5	35/90/100 31.5	35/90/100 31.5	35/75/100 26.3	35/75/100 26.3
Depreciated Cost	\$ 10,016	\$ 24,748	\$ 6,421	\$ 3,437	\$ 15,241
+ 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	35	35	35	35	35
Est. True Cash Value	\$ 6,610	\$ 16,334	\$ 4,238	\$ 2,269	\$ 10,059
Comments:					
Total Estimated True Cash Value of Agricultural Improvements / This Card: 39510 / All Cards: 72209					

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



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

Building Type	Toolshed	Barn - Free-Stall		
Year Built	1944			
Class/Construction	D,Frame	D,Pole		
Quality/Exterior	Low Cost	Cheap		
# of Walls, Perimeter	4 Wall, 68	4 Wall, 476		
Height	8	10		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	20 x 14 = 280	190 x 48 = 9120		
Cost New	\$ 4,248	\$ 80,803		
Phy./Func./Econ. %Good	25/100/100 25.0	60/100/100 60.0		
Depreciated Cost	\$ 1,062	\$ 48,482		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.660	X 0.660		
% Good	25	60		
Est. True Cash Value	\$ 701	\$ 31,998		
Comments:		STATE MANDATED MANURE PI		
Total Estimated True Cash Value of Agricultural Improvements / This Card: 32699 / All Cards: 72209				

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	02/11/2015	WD	16-LC PAYOFF	2015-00529	PROPERTY TRANSFER	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	0	03/13/2012	WD	16-LC PAYOFF	2012-00756	PROPERTY TRANSFER	0.0
DEZEEUW DAIRY FARMS LLC	DEZEEUW KENNETH W & BREND	50,000	01/01/2002	LC	09-FAMILY		PROPERTY TRANSFER	100.0

Property Address: 8670 W CADILLAC RD
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s) Date Number Status

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 0%
 MAP #:

Owner's Name/Address: DEZEEUW KENNETH W & BRENDA K
 MANY BLESSINGS DAIRY FARM
 7742 S LUCAS RD
 MC BAIN MI 49657
 2024 Est TCV 133,305 TCV/TFA: 91.06

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
 <Site Value C> .50 -1.0 AC M/L 12000 100 12,000
 135 Actual Front Feet, 0.70 Total Acres Total Est. Land Value = 12,000

Tax Description: SEC 34 T22N R8W BEG 1800 FT E OF SW COR OF SW 1/4 TH E 135 FT, N 225 FT, W 135 FT S 225 FT TO POB. .6973A.
 X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water
 Land Improvement Cost Estimates
 Description Rate Size % Good Cash Value
 Residential Local Cost Land Improvements
 Description Rate Size % Good Cash Value
 LAND IMPROVE 1000 1,000.00 1 97 970
 Total Estimated Land Improvements True Cash Value = 970

Comments/Influences: RENTAL HOUSE MOVE ALL BLDGS TO 012-00 FROM 101 TO 401 FOR 04
 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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	60,700	66,700			40,095C
2023	5,500	58,800	64,300			38,186C
2022	4,500	54,100	58,600			36,368C
2021	4,000	49,400	53,400			35,207C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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 80	Type CCP (1 Story) Brzwy, FW	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 560 % Good: 75 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: 30 Floor Area: 1,464 Total Base New : 184,605 Total Depr Cost: 129,392 Estimated T.C.V: 120,335			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1.75S		Drywall Paneled	X Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls D		Blt 1920	
Yr Built 1920	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 996 SF Floor Area = 1464 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Building Areas						
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 1.75 Story Siding Crawl Space 624 1 Story Siding Basement 372 Total: 151,414 105,989						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing						
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Plumbing			Average Fixture(s) 1 1,025 717 1000 Gal Septic Water Well, 50 Feet 1 4,263 2,984 1 2,498 1,749						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Porches			CCP (1 Story) 120 2,785 1,281 *						
	Insulation	(7) Excavation		Many Ave. X Few			Garages			Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 560 16,744 12,558 *						
X	Many Avg. X Few	Large Avg. Small	Basement: 372 S.F. Crawl: 624 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Built-Ins			Appliance Allow. 1 1,638 1,147					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Breezeways			Frame Wall 80 4,238 2,967						
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Lump Sum Items:			Notes:			Totals: 184,605 129,392					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support			ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:					120,335			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENDRICKS ALBERT & MYRNA	DEZEEUW KENNETH & BRENDA	0	02/28/2014	WD	16-LC PAYOFF	2014-01030	DEED	0.0
HENDRICKS ALBERT	DEZEEUW KENNETH & BRENDA	120,000	02/18/2004	LC	16-LC PAYOFF	04-0/1095	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994 Qual. Ag.					
DEZEEUW KENNETH & BRENDA MANY BLESSINGS DAIRY FARM 7742 S LUCAS RD MC BAIN MI 49657	MAP #: 2024 Est TCV 389,860					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
AGRICULTRU IRRIGATED	4700/	80.00	Acres	4700	100	376,000
			80.00	Total Acres	Total Est. Land Value =	376,000

Tax Description	X	Land Improvement Cost Estimates			
Description		Rate	Size % Good	Cash Value	
. PA 116 1985 SEC 34 T22N R8W S 1/2 OF SE 1/4. 80A. FARMLAND DEV RIGHTS AGREEMENT 1-1-1985 TO 12-31-2014.	X				
2023-03368 PA116 AGR 1/1/1985-12/31/2041 2023-03368 PA116 FARMLAND DEVELOPMENT RIGHTS AGREEMENT DEPT AG & RURAL DEVELOPMENT 2018-00496 FARMLAND DEVELOPEMENT RIGHTS	X				



Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	188,000	6,900	194,900			89,489C
Rolling	2023	148,000	6,900	154,900			85,228C
Low	2022	134,000	6,900	140,900			81,170C
High	2021	132,000	6,900	138,900			78,577C
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: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7021 W BLUE RD	School: MCBAIN RURAL AGR	SCHOOL DIST	New House	04/29/2014	2014-0093	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651		159,247	53.49

Taxpayer's Name/Address	Improvements	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value A 200' @ 90/FF 330.001244.76 0.8823 1.3282 90 100 34,805 330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 34,805

Tax Description	Improvements	Land Improvement Cost Estimates
. SEC 35 T22N R8W E 1/4 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.	X Electric X Gas X Curb	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 7.35 72 0 0 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 1000 0.00 0 95 950 Total Estimated Land Improvements True Cash Value = 950

Comments/Influences	Improvements	Topography of Site
	X Street Lights X Standard Utilities X Underground Utils.	Level X Rolling X Low High Landscaped Swamp X Wooded Pond Waterfront Ravine X Wetland Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	17,400	62,200	79,600			64,617C
2023	13,500	60,500	74,000			61,540C
2022	14,000	56,300	70,300			58,610C
2021	12,400	54,000	66,400			56,738C


Who When What

TPC 12/27/2017 INSPECTED

TPC 08/05/2014 INSPECTED

TPC 03/26/2012 INSPECTED

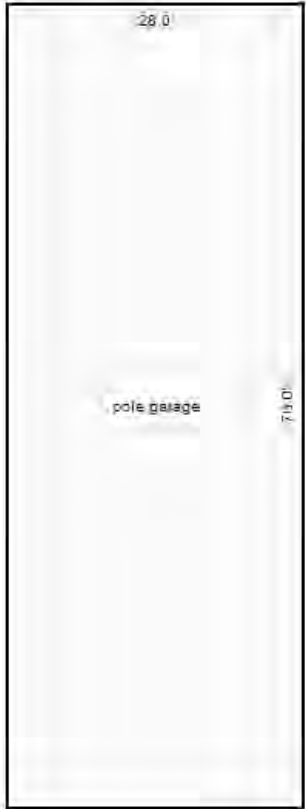
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	55 WCP (1 Story) 28 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:					
	Mobile Home																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	Class: CD Effec. Age: 10 Floor Area: 849 Total Base New : 133,110 Total Depr Cost: 119,798 Estimated T.C.V: 111,412	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 2014					
Duplex		Trim & Decoration		(12) Electric			(11) Heating System: Forced Air w/ Ducts			Ground Area = 849 SF			Floor Area = 849 SF.					
A-Frame		Ex Ord Min		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Building Style: 1S		Size of Closets		No./Qual. of Fixtures			1 Story Siding Basement 849			Total: 117,851 106,065								
Yr Built 2014		Lg Ord Small		Ex. Ord. Min			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,230 1,107					
Remodeled 0		Doors Solid H.C.		No. of Elec. Outlets			Water/Sewer			Water Well, 50 Feet			Porches					
Condition: Average		(5) Floors		Many Ave. Few			Solar Water Heat			1000 Gal Septic			1 4,550 4,095					
Room List		Kitchen:		(13) Plumbing			No Plumbing			Water Well, 50 Feet			1 2,585 2,326					
Basement		Other:		1 Average Fixture(s)			Extra Toilet			Porches			WCP (1 Story) 55 2,979 2,681					
1 1st Floor		Other:		1 3 Fixture Bath			Extra Sink			WCP (1 Story) 28 1,981 1,783			Built-Ins					
3 2nd Floor		Other:		2 Fixture Bath			Separate Shower			Appliance Allow. 1 1,934 1,741			Totals: 133,110 119,798					
1 Bedrooms		(6) Ceilings		Softener, Auto			Ceramic Tile Floor			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 111,412					
(1) Exterior		(7) Excavation		Softener, Manual			Ceramic Tile Wains											
Wood/Shingle		Basement: 849 S.F.		No Plumbing			Ceramic Tub Alcove											
Aluminum/Vinyl		Crawl: 0 S.F.		Extra Toilet			Vent Fan											
Brick		Slab: 0 S.F.		Extra Sink														
Insulation		Height to Joists: 0.0		Separate Shower														
(2) Windows		(8) Basement		Ceramic Tile Floor														
Many Avg. Large		Conc. Block		Ceramic Tile Wains														
X Avg. X Small		Poured Conc.		Ceramic Tub Alcove														
Wood Sash		Stone		Vent Fan														
Metal Sash		Treated Wood		(14) Water/Sewer														
Vinyl Sash		Concrete Floor		Public Water														
Double Hung		(9) Basement Finish		Public Sewer														
Horiz. Slide		Recreation SF		Water Well														
Casement		Living SF		1000 Gal Septic														
Double Glass		Walkout Doors (B)		2000 Gal Septic														
Patio Doors		No Floor SF		Lump Sum Items:														
Storms & Screens		Walkout Doors (A)																
(3) Roof		(10) Floor Support																
Gable		Joists:																
Hip		Unsupported Len:																
Flat		Cntr.Sup:																
Asphalt Shingle																		
Chimney:																		

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



Sketch by Apex Sketch

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

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

Class: D,Pole
 Floor Area: 2,128
 Gross Bldg Area: 2,128
 Stories Above Grd: 1
 Average Sty Hght : 14
 Bsmnt Wall Hght

Depr. Table : 4%
 Effective Age : 35
 Physical %Good: 35
 Func. %Good : 100
 Economic %Good: 100

1974 Year Built
 Remodeled

Overall Bldg Height

Comments:

Construction Cost					
High	Above Ave.	Ave.	X	Low	
** ** Calculator Cost Data ** **					
Quality: Low Cost					
Heat#1: No Heating or Cooling 0%					
Heat#2: No Heating or Cooling 0%					
Ave. SqFt/Story: 2128					
Ave. Perimeter					
Has Elevators:					
*** Basement Info ***					
Area:					
Perimeter:					
Type:					
Heat: Hot Water, Radiant Floor					
* Mezzanine Info *					
Area #1:					
Type #1:					
Area #2:					
Type #2:					
* Sprinkler Info *					
Area:					
Type: Low					

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

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

Base Rate for Upper Floors = 17.44

Adjusted Square Foot Cost for Upper Floors = 17.44

Total Floor Area: 2,128 Base Cost New of Upper Floors = 37,112

Reproduction/Replacement Cost = 37,112

Eff. Age: 35 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0
 Total Depreciated Cost = 12,989

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 12,080
 Replacement Cost/Floor Area= 17.44 Est. TCV/Floor Area= 5.68

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

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 34,673					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *							
Dirt Road			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Gravel Road			A 200' @ 90/FF	330.00	1226.00	0.8823	1.3231	90	100	34,673
Paved Road			330 Actual Front Feet, 9.29 Total Acres Total Est. Land Value = 34,673							
Storm Sewer										
Sidewalk										
Water										
Sewer										

Taxpayer's Name/Address	X	Tax Description								
MULDER HAROLD D 7021 W BLUE RD LAKE CITY MI 49651	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	X	Topography of Site
. SEC 35 T22N R8W W 1/2 OF E 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & S 89 DEG 7' 4" E 225.18 FT OF NE COR OF SEC TH ON A LH 17188.734 FT RADIUS CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W	X	Level
***** 3 A.	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	17,300	0	17,300			7,154C
2023	13,500	0	13,500			6,814C
2022	14,000	0	14,000			6,490C
2021	12,400	0	12,400			6,283C

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.
FOWLER DON & D & FOWLER M	FOUTS JAMES B & TRIBLEY S	68,000	02/04/2014	WD	03-ARM'S LENGTH	2014-00489 WD	PROPERTY TRANSFER	100.0
GREEN TREE FINANCIAL SERV	FOWLER DON & FOWLER MATTH	49,000	02/07/2007	WD	21-NOT USED/OTHER	07-0/565	DEED	100.0
BUDD LEON & DAVIDSON GENE	GREEN TREE FINANCIAL SERV	85,762	11/04/2006	SD	21-NOT USED/OTHER	05-0/4500	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7249 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FOUTS JAMES B & TRIBLEY SHANNON M 5179 N 600 E ROCHESTER IN 46975	MAP #:					
	2024 Est TCV 154,027 TCV/TFA: 98.74					

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 35 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" W & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3057.41 FT CHORD BEARING S 85 DEG 47' 11.5" W 3053.39 FT TO END. 9.4318 A.	X			* Factors *						
				A 200' @ 90/FF	330.00	1244.76	0.8823	1.3282	90	100	34,805
Comments/Influences	X			330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 34,805						

2010MLS20903410EXP\$89,900:77DOM
Removed grg for 09. (no value)



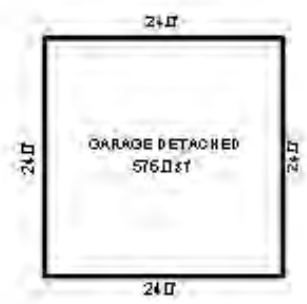
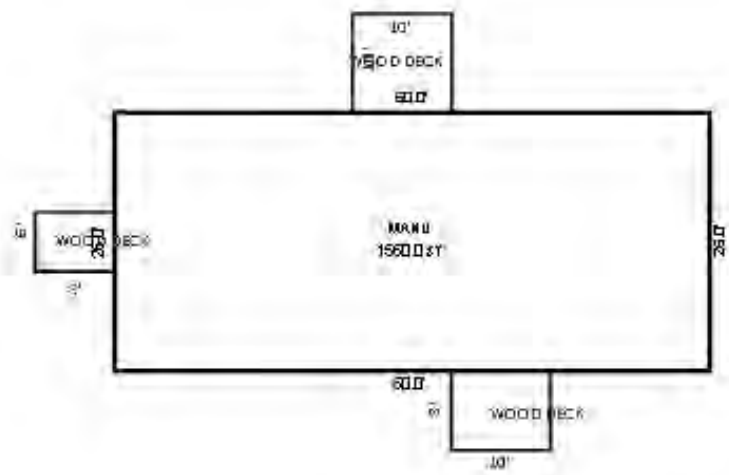
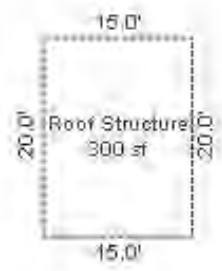
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	17,400	59,600	77,000			43,816C
X Rolling	2023	13,500	51,700	65,200			41,730C
Low	2022	14,000	45,300	59,300			39,743C
High	2021	12,400	40,300	52,700			38,474C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 04/17/2017 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage													
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Condition: Average		Size of Closets		Lg X Ord Small		Doors Solid X H.C.													
Building Style: HUD		Yr Built 1998		Remodeled 0		Ex X Ord Min		Condition: Average		Size of Closets		Lg X Ord Small		Room List													
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		150 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets													
(1) Exterior		(6) Ceilings		X Drywall		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(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: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support													
Many Avg. Few Large Avg. Small		Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof		X Gable Hip Flat Gambrel Mansard Shed		Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Plumbing		Average Fixture(s) 1 2 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet Deck Treated Wood Ceramic Tile Floor Treated Wood w/Roof (Roof portion) Built-Ins Appliance Allow. Fireplaces Prefab 1 Story		Notes: 1998 CENTURY #MX9948281ABF ECF (416 RURAL METES & BOUNDS) 0.750 => TCY:											
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		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,560		Total: 173,039 138,431											
Other Additions/Adjustments		Plumbing		Average Fixture(s) 2 Fixture Bath		Water/Sewer		1000 Gal Septic Water Well, 50 Feet		Deck		Treated Wood Ceramic Tile Floor Treated Wood w/Roof (Roof portion)		Built-Ins Appliance Allow. Fireplaces Prefab 1 Story		Totals: 198,704 158,962											
173,039		138,431		1,230 984		2,596 2,077		4,550 3,640		2,585 2,068		2,490 1,992		1,690 1,352		2,213 1,770		4,188 3,350		1,934 1,547		2,189 1,751		198,704 158,962		119,222	

*** 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.
TRIBLEY DOROTHY J	TRIBLEY DOROTHY J	0	08/04/2017	QC	09-FAMILY	2017-02470	PROPERTY TRANSFER	0.0
TRIBLEY JOHN III & DOROTH	TRIBLEY DOROTHY J	0	09/29/2016	QC	09-FAMILY	2016-03351	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7139 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		SOLAR	03/09/2021	2021-0102	100%
Owner's Name/Address	P.R.E. 100% 07/22/1994		Garage	07/23/1980	1980-1994	100%
TRIBLEY DOROTHY J 7139 W BLUE ROAD LAKE CITY MI 49651	MAP #:		Addition	07/30/1979	1979-1604	100%
	2024 Est TCV 211,652 TCV/TFA: 125.98					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W E 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 EXC N'LY 75 FT THEREOF. 9.4318 A.	X		* Factors *			
			A 200' @ 90/FF	330.00	1244.76	0.8823 1.3282	90 100	34,805
Comments/Influences			330 Actual Front Feet, 9.43 Total Acres Total Est. Land Value = 34,805			
			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
			D/W/P: 4in Concrete	6.97	768 0	0
			Wood Frame	37.85	48 50	908
			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 = 1,858			



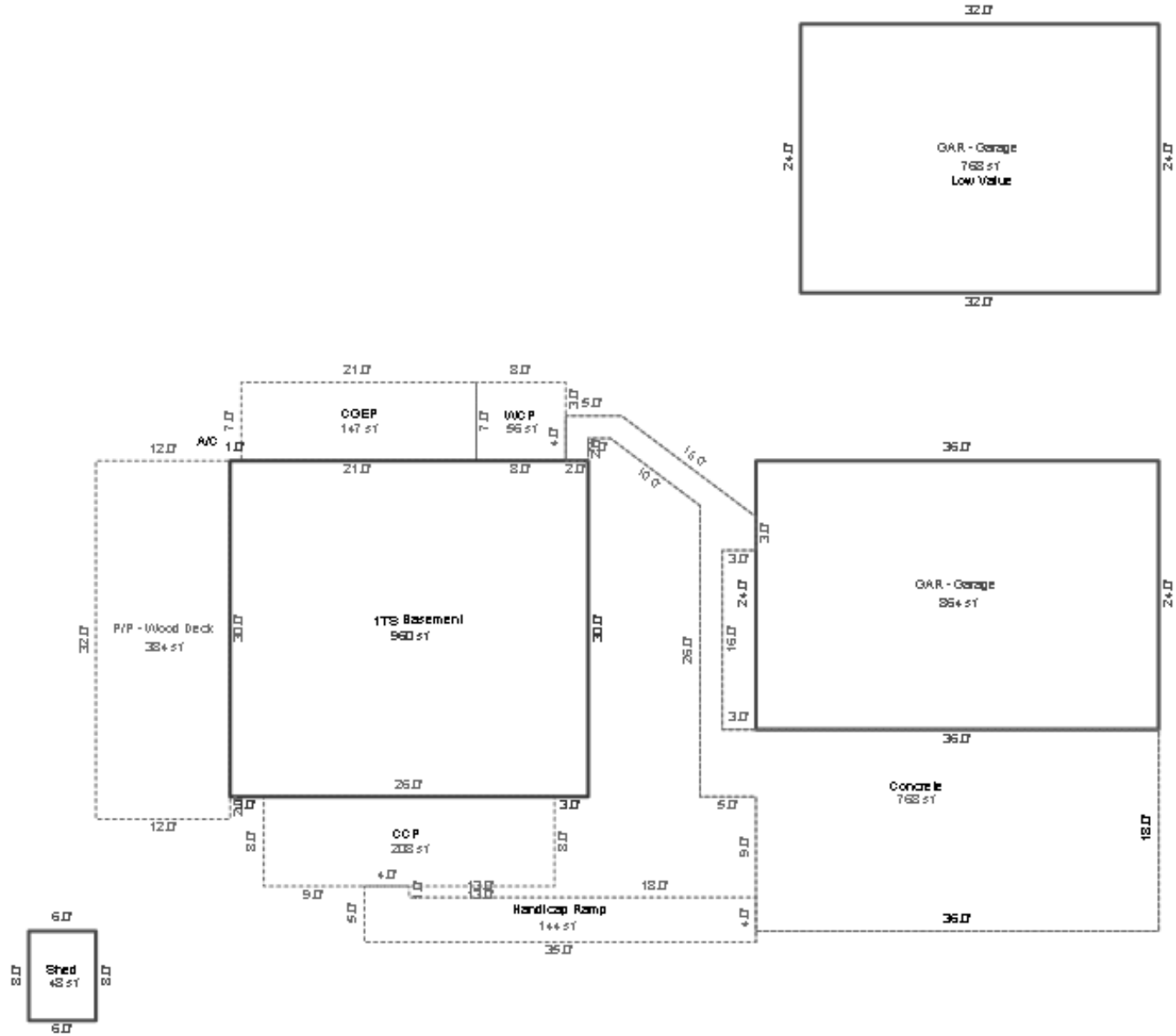
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	17,400	88,400	105,800			53,964C
X Rolling	2023	13,500	85,700	99,200			51,395C
Low	2022	14,000	78,800	92,800			48,948C
High	2021	12,400	62,600	75,000			47,385C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
JWV 05/25/2021 INSPECTED							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 208 147 56 384	Type CCP (1 Story) CGEP (1 Story) WCP (1 Story) Treated Wood	Year Built: 1980 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 864 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1.75S		Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration													
Yr Built 1940	Remodeled 1980	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													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation							100	Amps Service									
(2) Windows		(7) Excavation			No./Qual. of Fixtures			Ex.	X	Ord.		Min						
X	Many Avg. Few	X	Large Avg. Small	Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets			Many	X	Ave.		Few				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			(13) Plumbing													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan														
(3) Roof		(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
X	Asphalt Shingle Metal	(10) Floor Support			Lump Sum Items:													
Chimney:		Joists: Unsupported Len: Cntr.Sup:																
Cost Est. for Res. Bldg: 1 Single Family 1.75S										Cls C -5 Blt 1940								
(11) Heating System: Forced Heat & Cool																		
Ground Area = 960 SF Floor Area = 1680 SF.																		
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																		
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost			
1.75 Story Siding										Basement		960						
Other Additions/Adjustments													Total:	202,263	131,438			
Plumbing										Average Fixture(s)		1	1,476	959				
Water/Sewer										1000 Gal Septic		1	4,864	3,162				
Water Well, 50 Feet												1	2,686	1,746				
Porches										CCP (1 Story)		208	5,443	3,538				
										CGEP (1 Story)		147	9,996	6,497				
										WCP (1 Story)		56	3,348	2,176				
Deck										Treated Wood		384	6,355	4,131				
Garages										Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)								
										Base Cost		864	29,817	19,381				
										Class: C Exterior: Pole (Unfinished)								
										Base Cost		768	20,513	13,333				
Built-Ins										Appliance Allow.		1	2,766	1,798				
Local Cost Items										SOLAR POWER SYSTEM		1	1	1	*			
Totals:													289,528	188,160				
<<<<< 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.
		250,000	10/01/2002	WD	33-TO BE DETERMINED	02-0:4762	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7421 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/18/2007	20070458	Complete

Owner's Name/Address	P.R.E. 100% 12/12/2001	MAP #:				
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GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	2024 Est TCV 569,651 TCV/TFA: 170.25					
---	--------------------------------------	--	--	--	--	--

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
		Public Improvements			* Factors *								
SEC 35 T22N R8W (2*2001) N 660 FT OF W 990 FT OF SW 1/4 OF NE 1/4. 15A.	X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road			Residential 8 - 17	@\$3000	15.00	Acres	3000	100			45,000
		Paved Road			15.00 Total Acres Total Est. Land Value =								45,000
		Storm Sewer			Land Improvement Cost Estimates								
		Sidewalk			Description					Rate	Size	% Good	Cash Value
		Water			D/W/P: 3.5 Concrete					6.58	384	50	1,263
		Sewer			Wood Frame					23.53	308	50	3,623
	X	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 =								9,636
		Standard Utilities											
		Underground Utils.											

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

2080051 \$259,900 2002 PRICED WORKSHOP AS FIN GRG 2ND STY ADD'N, GRG,BWY ETC FOR 04 01 SPLIT 25 AC TO 005-40 FOR 02 0 DIV RTS REMAINING	X	Topography of Site											
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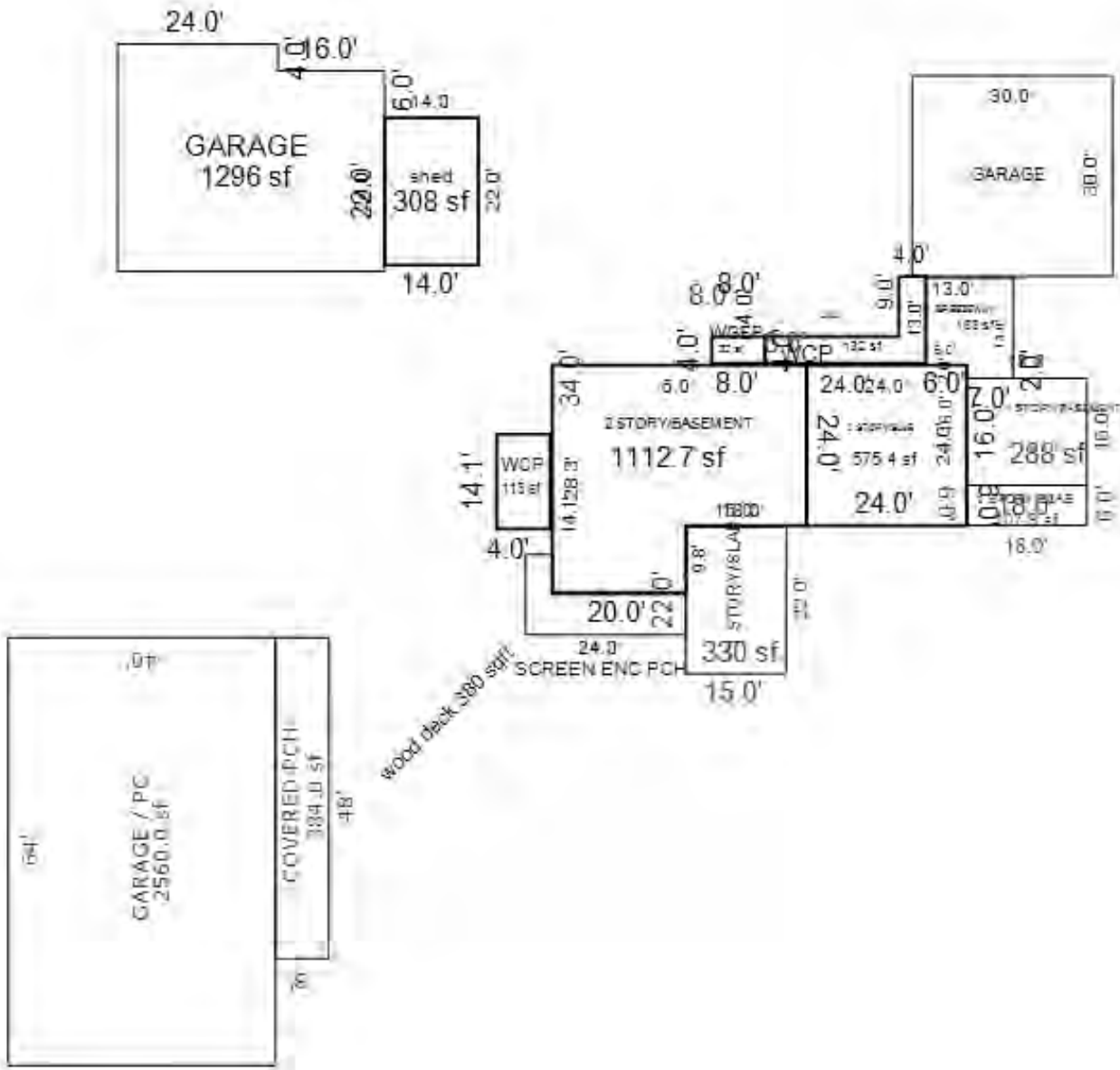
Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	X	2024	22,500	262,300	284,800			182,631C
Low		2023	21,000	254,200	275,200			173,935C
High		2022	15,000	233,800	248,800			165,653C
Landscaped		2021	15,000	213,800	228,800			160,362C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2007 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 2560 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled	X	Ord	Min						32	WGEP (1 Story)			
	Building Style: 1.5S		Plaster Wood T&G									132	WCP (1 Story)			
	Yr Built 1977		Trim & Decoration									113	WGEP (1 Story)			
	Remodeled 2003		Size of Closets									168	WSEP (1 Story)			
	Condition: Average		Lg	X	Ord	Small						380	Treated Wood			
	Room List		Doors		Solid	X	H.C.					183	Brzwy, FW			
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors													
	(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings													
	(2) Windows		(7) Excavation													
X	Many Avg.	X	Large Avg.													
X	Few		Small													
X	Wood Sash		Basement: 1400 S.F. Crawl: 0 S.F. Slab: 905 S.F. Height to Joists: 0.0													
X	Metal Sash		(8) Basement													
X	Vinyl Sash		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Double Hung		(9) Basement Finish													
X	Horiz. Slide		(10) Floor Support													
X	Casement		Joists: Unsupported Len: Cntr.Sup:													
X	Double Glass															
X	Patio Doors															
X	Storms & Screens															
	(3) Roof		1112 Recreation SF Living SF Walkout Doors (B) No Floor SF 2 Walkout Doors (A)													
X	Gable		(14) Water/Sewer													
X	Hip		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Flat		Lump Sum Items:													
X	Asphalt Shingle															
	Chimney: Brick															

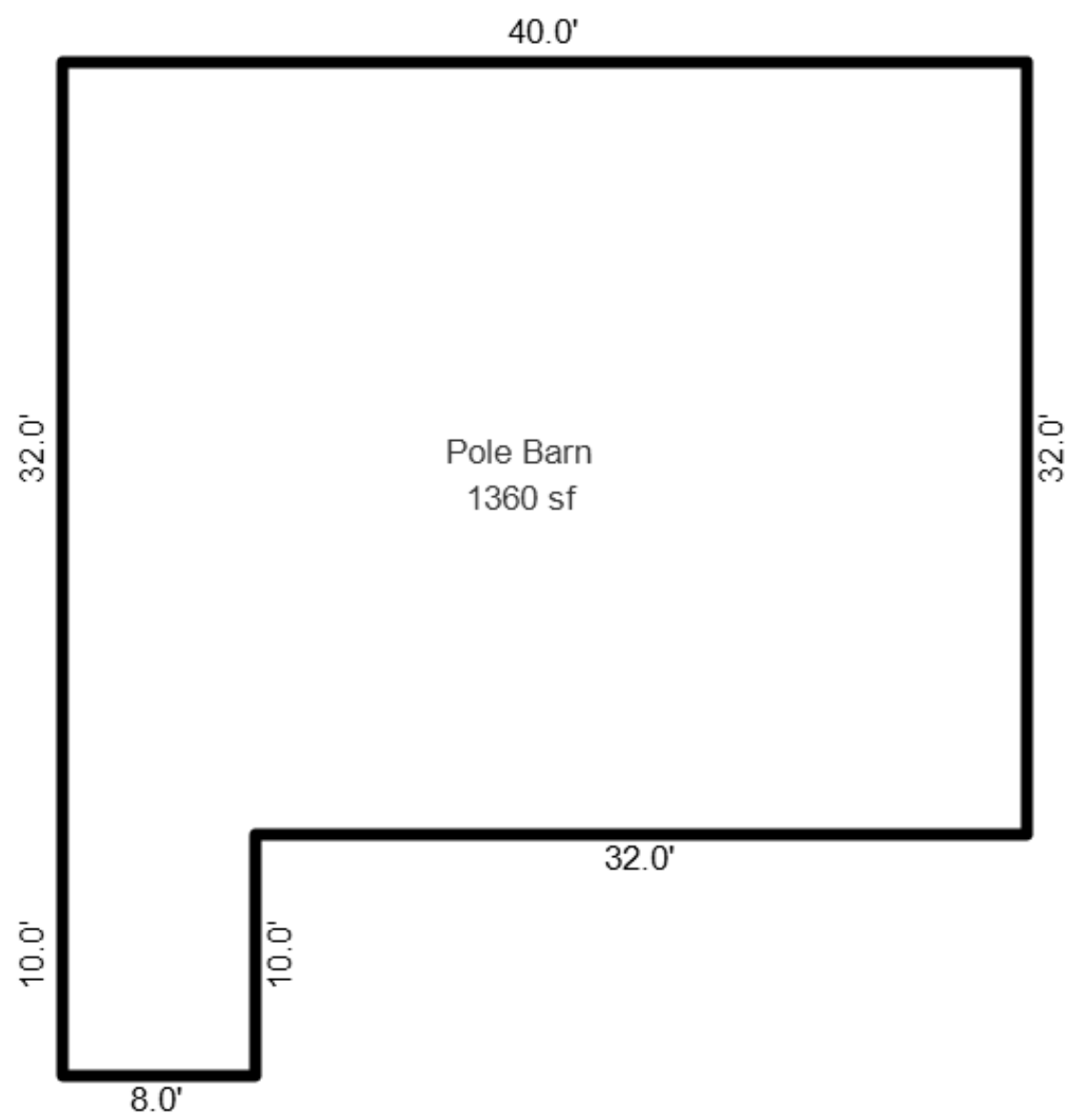
*** Information herein deemed reliable but not guaranteed***



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 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: 1360 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 28,171 Total Depr Cost: 21,129 Estimated T.C.V: 19,650
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 2 Single Family GRG		Cls C Blt 0		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			(14) Water/Sewer		Average Fixture(s)		Building Areas				
Yr Built 0		Remodeled 0		Doors Solid H.C.			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Condition: Average		(5) Floors			No Heating/Cooling			Average Fixture(s)		3 Fixture Bath		Other Additions/Adjustments			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Central Air Wood Furnace			Average Fixture(s)		Garages		Plumbing			
Basement		(6) Ceilings			No Heating/Cooling			Average Fixture(s)		Class: C Exterior: Pole (Unfinished)		Plumbing			
1st Floor		Kitchen: Other: Other:			No Heating/Cooling			Average Fixture(s)		Base Cost		Plumbing			
2nd Floor		No./Qual. of Fixtures			No Heating/Cooling			Average Fixture(s)		Totals:		Plumbing			
Bedrooms		Ex. Ord. Min			No Heating/Cooling			Average Fixture(s)		ECF (416 RURAL METES & BOUNDS) 0.930 => TCv:		Plumbing			
(1) Exterior		No. of Elec. Outlets			No Heating/Cooling			Average Fixture(s)				Plumbing			
Wood/Shingle		Many Ave. Few			No Heating/Cooling			Average Fixture(s)				Plumbing			
Aluminum/Vinyl		(7) Excavation			No Heating/Cooling			Average Fixture(s)				Plumbing			
Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No Heating/Cooling			Average Fixture(s)				Plumbing			
Insulation		(8) Basement			No Heating/Cooling			Average Fixture(s)				Plumbing			
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No Heating/Cooling			Average Fixture(s)				Plumbing			
Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No Heating/Cooling			Average Fixture(s)				Plumbing			
Large Avg. Small		(9) Basement Finish			No Heating/Cooling			Average Fixture(s)				Plumbing			
Wood Sash		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			No Heating/Cooling			Average Fixture(s)				Plumbing			
Metal Sash		(10) Floor Support			No Heating/Cooling			Average Fixture(s)				Plumbing			
Vinyl Sash		Lump Sum Items:			No Heating/Cooling			Average Fixture(s)				Plumbing			
Double Hung		Joists: Unsupported Len: Cntr.Sup:			No Heating/Cooling			Average Fixture(s)				Plumbing			
Horiz. Slide Casement					No Heating/Cooling			Average Fixture(s)				Plumbing			
Double Glass					No Heating/Cooling			Average Fixture(s)				Plumbing			
Patio Doors					No Heating/Cooling			Average Fixture(s)				Plumbing			
Storms & Screens					No Heating/Cooling			Average Fixture(s)				Plumbing			
(3) Roof					No Heating/Cooling			Average Fixture(s)				Plumbing			
Gable					No Heating/Cooling			Average Fixture(s)				Plumbing			
Hip					No Heating/Cooling			Average Fixture(s)				Plumbing			
Flat					No Heating/Cooling			Average Fixture(s)				Plumbing			
Asphalt Shingle					No Heating/Cooling			Average Fixture(s)				Plumbing			
Chimney:					No Heating/Cooling			Average Fixture(s)				Plumbing			

*** 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 BLUE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/01/2003
 Building Permit(s): 2024 Est TCV 70,000
 Date: MAP #:
 Number: Status:

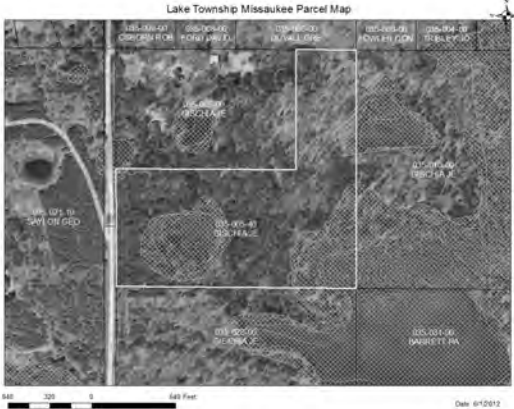
Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

Tax Description: SEC 35 T22N R8W (11*TRACT*2001) SW 1/4 OF NE 1/4 EXC N 660 FT OF W 990 FT THOF. 25A.
 Comments/Influences: 01 SPLIT FROM 005-00 FOR 02 11 DIV RTS (TRACT)

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								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
X	Electric								
	Gas								
	Curb								
	Street Lights								
	Standard Utilities								
	Underground Utils.								
	* Factors *								
	Residentia PARTOF	>80%	\$2800	25.00	Acres	2800	100		70,000
	25.00 Total Acres Total Est. Land Value =								70,000

Topography of Site:
 Level: X 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
TPC	12/27/2017	INSPECTED	2024	35,000	0	35,000			25,698C
			2023	30,000	0	30,000			24,475C
			2022	25,000	0	25,000			23,310C
			2021	25,000	0	25,000			22,566C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,900	05/01/1997	WD	33-TO BE DETERMINED	311:72	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7341 W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
DUVALL GREGORY A & SHERYL F 7341 W BLUE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 274,737 TCV/TFA: 180.75					

Taxpayer's Name/Address	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	
CHEMICAL BANK WEST P O BOX 749 127 S MAIN STREET LAKE CITY MI 49651	X		Dirt Road							
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							
			* Factors *							
			Residentialia 8 - 17 @\$3000	17.50 Acres			3000	100		52,500
			17.50 Total Acres Total Est. Land Value =						52,500	

Tax Description	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
. SEC 35 T22N R8W E 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PT LYING NW'LY OF LINE 75 FT SE'LY OF & PAR TO LINE DESC AS BEG AT PT S 00 DEG 52' 56" W 1.07 FT & S 89 DEG 07' 04" E 225.18 FR NE COR SEC 35 SD POB ALSO BEING PT OF CURVE OF 17188.734 FT RADIUS	X	D/W/P: 4in Concrete	6.97	860	0	0	
	X	Wood Frame	27.00	144	50	1,944	
	X	LAND IMPROVE 1000	1,000.00	1	95	950	
		Total Estimated Land Improvements True Cash Value =				2,894	

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level								
Rolling	X	2024	26,300	111,100	137,400			102,558C
Low								
High								
Landscaped								
Swamp								
Wooded	X	2023	24,500	107,600	132,100			97,675C
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
		2022	17,500	99,000	116,500			93,024C
		2021	17,500	90,500	108,000			90,053C



ORD BEARING S 85 FT TH ALG ARC NG. 17.50 A.

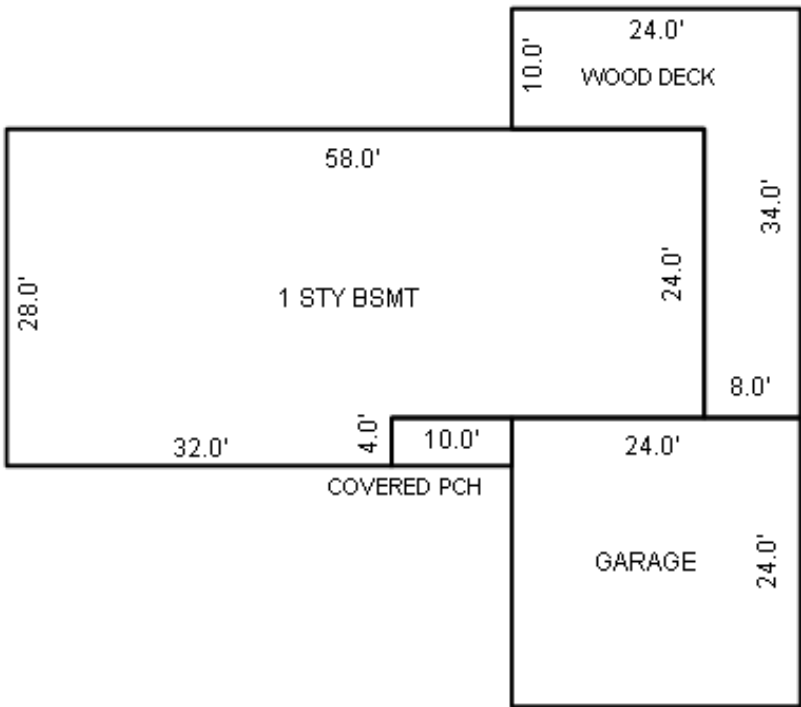
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*** Information herein deemed reliable but not guaranteed***

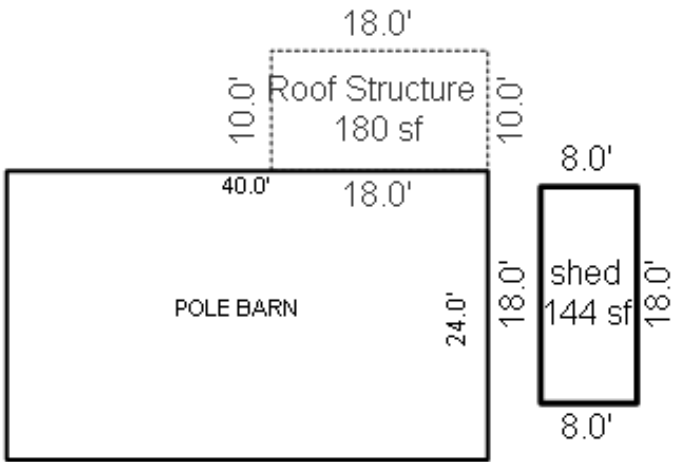
Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher 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: 1998 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C Effec. Age: 20 Floor Area: 1,520 Total Base New : 294,814 Total Depr Cost: 235,853 Estimated T.C.V: 219,343		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Trim & Decoration		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1998							
Yr Built 1998	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1520 SF		Floor Area = 1520 SF.							
Condition: Average		Lg		X	Ord	Small	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.	(12) Electric		Many		X	Ave.	Few	(13) Plumbing						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:		200		Average Fixture(s)		1		3 Fixture Bath		Other Additions/Adjustments					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Ex.		X	Ord.	Min	Plumbing		1		Average Fixture(s)		1		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets		Many	X	Ave.	Few	(13) Plumbing		1		3 Fixture Bath		Average Fixture(s)		1	
(2) Windows		(7) Excavation		Basement: 1520 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		2		Average Fixture(s)		2		3 Fixture Bath		Softener, Auto		Softener, Manual	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
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		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
X	Gable Hip Flat	X	Gambrel Mansard Shed	(14) Water/Sewer		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
Chimney:		Lump Sum Items:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
		Notes:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
		Totals:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
		294,814		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
		235,853		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	
		219,343		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		2		Average Fixture(s)		2		3 Fixture Bath		Solar Water Heat		No Plumbing	

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



concrete

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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN RURAL AGR SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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	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 .		
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Public Improvements	Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
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Taxpayer's Name/Address	Dirt Road						0
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MICH STATE HWY COMM	Gravel Road		7.71	Total Acres	Total Est. Land Value =		0
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	Paved Road						
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	Storm Sewer						
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	Sidewalk						
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	Water						
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	Sewer						
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	Electric						
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	Gas						
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	Curb						
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	Street Lights						
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	Standard Utilities						
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	Underground Utils.						
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	Topography of Site						
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	Level						
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	Rolling						
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	Low						
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	High						
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	Landscaped						
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	Swamp						
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	Wooded						
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	Pond						
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	Waterfront						
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	Ravine						
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	Wetland						
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	Flood Plain						
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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

	Who	When	What				
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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.
MICH STATE HWY COMM	VAN DRIE BUILDING CO INC	3,500	06/07/2004	QC	21-NOT USED/OTHER	04-0/2755	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
VANDRIE BUILDING CO INC 7591 S US-131 CADILLAC MI 49601	MAP #:					
	2024 Est TCV 10,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
SEC 35 T22N R8W (0*2004) 1.17 A M/L THAT PART OF W/2 OF NW/4 OF NE/4 LYING N OF A LINE 75FT NW'LY OF C/L OF HWY M55.		X		
Comments/Influences				
04 SPLIT FROM MDOT FOR 05		X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value B> GROUP B 10K					10000	100		10,000
X Gravel Road	138 Actual Front Feet, 1.17 Total Acres							Total Est. Land Value =	10,000
X Paved Road									
X Storm Sewer									
X Sidewalk									
X Water									
X Sewer									
X Electric									
X Gas									
X Curb									
X Street Lights									
X Standard Utilities									
X Underground Utils.									



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling	Level	2024	5,000	0	5,000			3,237C
Low	Rolling	2023	4,000	0	4,000			3,083C
High	Low	2022	3,500	0	3,500			2,937C
Landscaped	High	2021	3,000	0	3,000			2,844C
Swamp	Landscaped							
Wooded	Swamp							
Pond	Wooded							
Waterfront	Pond							
Ravine	Waterfront							
Wetland	Ravine							
Flood Plain	Wetland							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	4,000	0	4,000			3,083C
TPC	08/23/2017	INSPECTED	2022	3,500	0	3,500			2,937C
			2021	3,000	0	3,000			2,844C

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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.
PRICE KATHIE I LIVING TRU	FORD DAVID & DAWN (H/W)	20,000	06/29/2007	WD	03-ARM'S LENGTH	2007/2375	DEED	100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0
		80,000	08/01/2000	WD	33-TO BE DETERMINED	339:79	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST					
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	P.R.E. 100% 06/29/2007					
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Owner's Name/Address	MAP #:
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FORD DAVID & DAWN 7367 W BLUE ROAD LAKE CITY MI 49651	2024 Est TCV 30,235
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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A 200' @ 90/FF	330.00	708.84	0.8823	1.1538	90	100	30,235
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330 Actual Front Feet, 5.37 Total Acres						Total Est. Land Value =	30,235
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Tax Description . SEC 35 T22N R8W S 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 & W 33 FT OF N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF HWY M-55. 5.37A.	X	Dirt Road					
		Gravel Road					

Comments/Influences	X	Paved Road					
		Storm Sewer					

	X	Sidewalk					
		Water					

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

2024	15,100	0	15,100			7,514C
------	--------	---	--------	--	--	--------

2023	11,800	0	11,800			7,157C
------	--------	---	--------	--	--	--------

2022	8,300	0	8,300			6,817C
------	-------	---	-------	--	--	--------

2021	6,600	0	6,600			6,600S
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The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2024	15,100	0	15,100			7,514C
	TPC 12/27/2017 INSPECTED			2023	11,800	0	11,800			7,157C

				2022	8,300	0	8,300			6,817C
				2021	6,600	0	6,600			6,600S

*** 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			
7397 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Garage		07/12/2011		2011-0340	100%				
Owner's Name/Address		P.R.E. 73% 04/15/2002		MAP #:		2024 Est TCV 311,999 (10,000 MCL 211.2							
FORD DAVID 7397 W BLUE ROAD 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 35 T22N R8W N 1/2 OF E 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 LYING S OF M-55 RELOCATED EXC W 33 FT THOF. 3A.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road		B GRADE 125/FF	296.00	441.49	1.0000	1.0000	125	100		37,000
ADD NEW DETACHED FIN GRG FOR 94 ADD'N TO SAME GRG FOR 97		X	Paved Road		296 Actual Front Feet, 3.00 Total Acres Total Est. Land Value = 37,000								
DECK FOR 98		X	Storm Sewer		Land Improvement Cost Estimates								
		X	Sidewalk		Description	Rate	Size	% Good	Cash Value				
		X	Water		D/W/P: Asphalt Paving	3.10	5900	0	0				
		X	Sewer		Residential Local Cost Land Improvements								
		X	Electric		Description	Rate	Size	% Good	Cash Value				
		X	Gas		LAND IMPROVE 5000	5,000.00	2	95	9,500				
			Curb		Total Estimated Land Improvements True Cash Value = 9,500								
			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	18,500	137,500	156,000			92,165C					
		2023	18,500	133,800	152,300			87,777C					
		2022	18,500	121,100	139,600			83,598C					
		2021	18,500	110,900	129,400			80,928C					
Who		When	What										
TPC 12/27/2017		INSPECTED											
TPC 07/22/2014		INSPECTED											
TPC 08/26/2011		INSPECTED											



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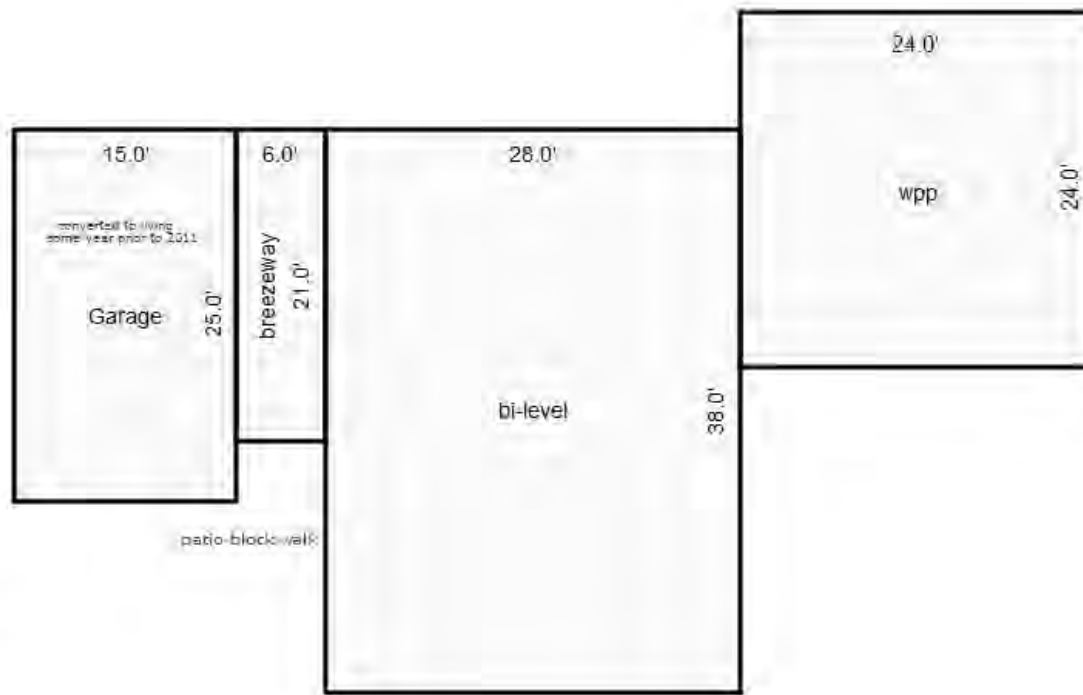
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 576 274 126	Type WPP WPP Brzwy, FW	Year Built: 2011 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1295 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C +5 Effec. Age: 25 Floor Area: 2,290 Total Base New : 324,086 Total Depr Cost: 243,060 Estimated T.C.V: 226,046		E.C.F. X 0.930	Bsmnt Garage: Carport Area: 379 Roof: Aluminum			
Building Style: BI		Condition: Average		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BI			Cls C 5 Blt 1986			
Yr Built 1986	Remodeled 2014	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1439 SF Floor Area = 2290 SF.							
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Basement	1st Floor	(5) Floors	Kitchen: Other: Other:			Plumbing			Building Areas							
2nd Floor	Bedrooms	Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost								
(1) Exterior		(6) Ceilings			1 3 Fixture Bath			Bi-Level Siding Bi-Lev. 80% 1,064								
Wood/Shingle	Aluminum/Vinyl	X Drywall			2 Fixture Bath			1 Story Siding Slab 375								
Brick	Insulation	(7) Excavation			Softener, Auto			Total: 252,178 189,131								
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 375 S.F. Height to Joists: 0.0			Softener, Manual			Other Additions/Adjustments								
Many	X	Large	(8) Basement			Solar Water Heat			Plumbing							
Avg.	X	Avg.	8 Conc. Block			No Plumbing			Average Fixture(s)							
Few		Small	Poured Conc.			Extra Toilet			Water/Sewer							
Wood Sash		Stone			Extra Sink			1000 Gal Septic								
Metal Sash		Treated Wood			Separate Shower			Water Well, 50 Feet								
Vinyl Sash		X Concrete Floor			Ceramic Tile Floor			Porches								
Double Hung		(9) Basement Finish			Ceramic Tile Wains			WPP 576 9,636 7,227								
Horiz. Slide		Lump Sum Items:			Ceramic Tub Alcove			WPP 274 5,039 3,779								
Casement		(14) Water/Sewer			Vent Fan			Built-Ins								
Double Glass		Public Water			Public Sewer			Appliance Allow.								
Patio Doors		Public Sewer			Water Well			Breezeways								
Storms & Screens		1000 Gal Septic			2000 Gal Septic			Frame Wall								
(3) Roof		1 1000 Gal Septic						Garages								
X	Gable	Gambrel	Recreation SF			Lump Sum Items:			Class: C Exterior: Pole (Unfinished)							
	Hip	Mansard	Living SF						Base Cost							
	Flat	Shed	Walkout Doors (B)						Carports							
X	Asphalt Shingle		No Floor SF						Aluminum							
Chimney: Metal		Walkout Doors (A)						Totals:								
		(10) Floor Support						274 5,039 3,779								
		Joists: Unsupported Len: Cntr.Sup:						126 8,671 6,503								
		Notes:						379 5,522 4,141								
		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:						324,086 243,060								
		226,046														

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

WPP around Pool

2011 pole garage



Asphalt Drive

asphalt drive

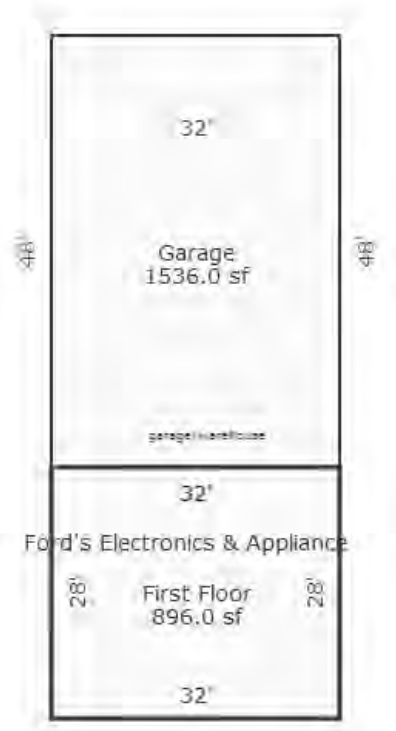
Sketch by Apex Sketch

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

Desc. of Bldg/Section: FORD'S ELECTRONICS Calculator Occupancy: Warehouses - Storage		<<<<< Calculator Cost Computations >>>>>						
Class: D Floor Area: 2,432 Gross Bldg Area: 2,432 Stories Above Grd: 1 Average Sty Hght : 8 Bsmnt Wall Hght		Construction Cost				Class: D Quality: Low Cost Stories: 1 Story Height: 8 Perimeter: 216 Overall Building Height: 8		
		High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 36.38 (10) Heating system: Wall or Floor Furnace Cost/SqFt: 4.11 100% Adjusted Square Foot Cost for Upper Floors = 40.49 Total Floor Area: 2,432 Base Cost New of Upper Floors = 98,472 Reproduction/Replacement Cost = 98,472 Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0 Total Depreciated Cost = 53,175 ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 49,453 Replacement Cost/Floor Area= 40.49 Est. TCV/Floor Area= 20.33	
Depr. Table : 3% Effective Age : 20 Physical %Good: 54 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** **						
1983 Year Built 1996 Remodeled		Quality: Low Cost Heat#1: Wall or Floor Furnace 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2432 Ave. Perimeter: 216 Has Elevators:						
8 Overall Bldg Height		*** Basement Info ***						
Comments:		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Low						

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

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



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.
PRICE KATHIE I LIVING TRU	OSBORN ROBERT & MOLLIE	500,000	03/16/2011	LC	16-LC PAYOFF	2011-00740	PROPERTY TRANSFER	100.0
PRICE JAY W & KATHIE I	PRICE KATHIE I LIVING TRU	0	03/21/2005	QC	21-NOT USED/OTHER	05-0/1349	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7451 W BLUE RD	School: MCBAIN RURAL AGR SCHOOL DIST		Commercial	09/25/2020	2020-0549	100%
	P.R.E. 86% 04/11/2011		ALTERATION	11/13/2014	2014-0524	100%
Owner's Name/Address	MAP #:		New House	05/27/2005	20050031	100%
OSBORN ROBERT & MOLLIE 7451 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 893,265 TCV/TFA: 118.19					

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 35 T22N R8W W 1/2 OF W 1/2 OF NW 1/4 OF NE 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG 1.07 FT S 52' 56" E & 225.18 FT S 89 DEG7' 4" E OF NE SEC COR TH ON A 17188.734 FT RADIUS LH CURVE 3053.39 FT CHORD BEARING S 85 DEG 47' 11.5" W 3057.41 FT TO END. 8.04 A.	X				A 200' @ 90/FF	330.00	1108.80	0.8823	1.2903	90	100	33,813
					330 Actual Front Feet, 8.40 Total Acres			Total Est. Land Value =				33,813

Comments/Influences	X	Topography of Site		Description	Rate	Size	% Good	Arch	Mult	Cash Value	
		Level	Rolling								
839-5309 NEW HOUSE & PB @45% FOR 02 COMP FOR 04	X	Level	Rolling	PAVING	0.40	6500	88	100		2,288	
	X	High	Landscaped	CONCRETE	0.40	2354	88	100		829	
		Swamp	Wooded	Total Estimated Land Improvements True Cash Value =							11,219
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									

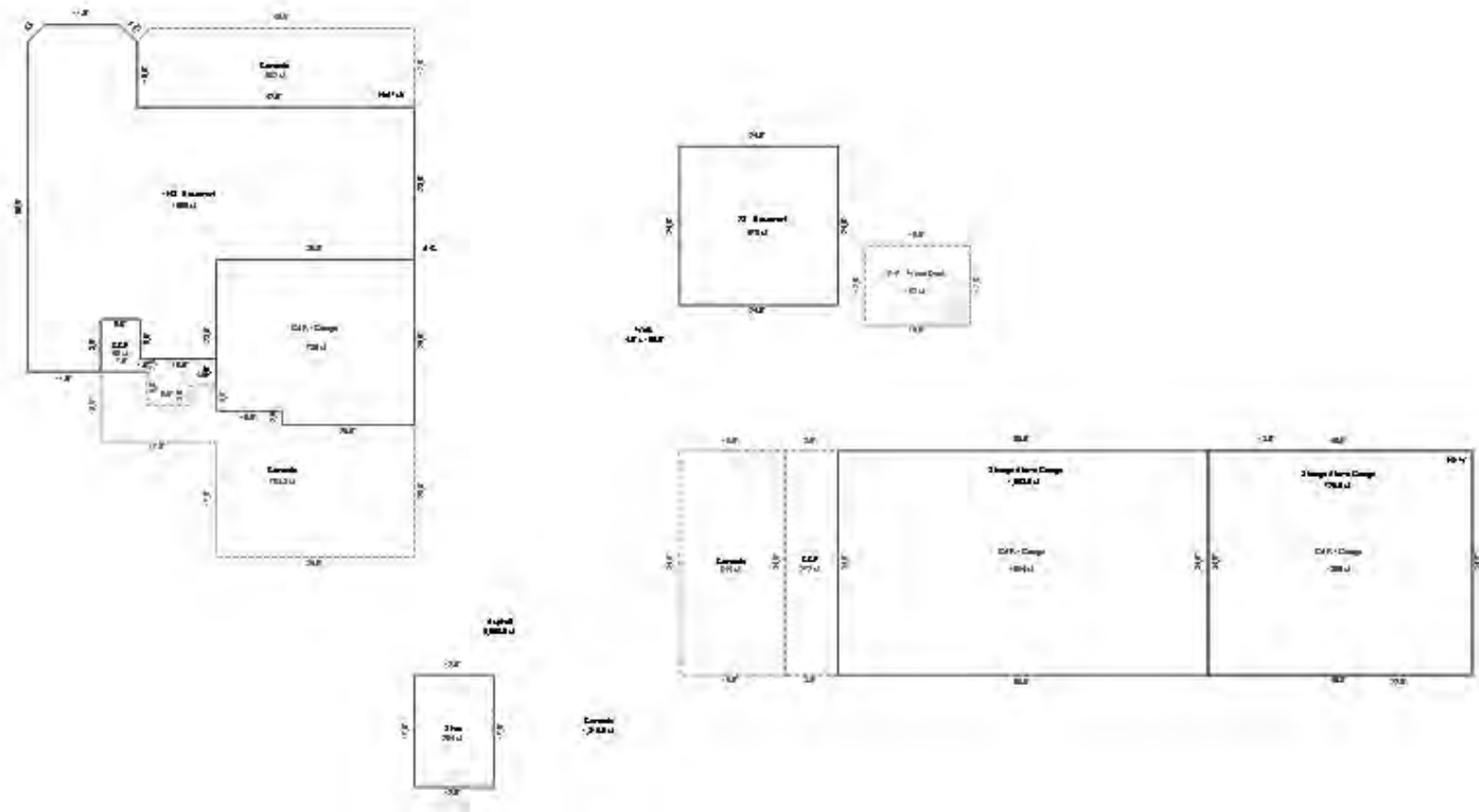
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,900	429,700	446,600			296,778C
2023	13,100	418,900	432,000			282,646C
2022	14,000	377,400	391,400			269,187C
2021	12,400	327,100	339,500			227,674C

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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: B Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 730 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							50	CCP (1 Story)					
Building Style: 1.5S		Trim & Decoration		X Ex Ord Min			X			Class: B -10 Effec. Age: 20 Floor Area: 3,046 Total Base New : 643,252 Total Depr Cost: 514,574 Estimated T.C.V: 478,554			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:		
Yr Built 2001	Remodeled 0	Size of Closets		X Lg Ord Small			Central Air Wood Furnace			No./Qual. of Fixtures								
Condition: Average		Doors		Solid X H.C.			(12) Electric			200 Amps Service								
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1959 SF Floor Area = 3046 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls B-10 Blt 2001					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(6) Ceilings		X Drywall			Many X Ave. Few			Building Areas								
(1) Exterior		(7) Excavation		Basement: 1959 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		8 Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor			1 Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Basement 784 1 Story Siding Basement 1,175 1 Story Siding Overhang 500			Total: 491,678 393,316					
(2) Windows		(9) Basement Finish		1924 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Other Additions/Adjustments								
X	Many Avg. X Few	Large Avg. X Small		1924 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			Recreation Room 1924 58,278 46,622								
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:			Lump Sum Items:			Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed								Average Fixture(s) 3 Fixture Bath 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Total: 1924 58,278 46,622					
X	Asphalt Shingle									Porches CCP (1 Story) 50 2,106 1,685								
Chimney:										Garages Class: B Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 730 53,224 42,579 Common Wall: 2 Wall 1 -7,291 -5,833 Door Opener 2 1,530 1,224 Built-Ins Appliance Allow. 1 6,849 5,479			Totals: 643,252 514,574					
										Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 478,554								

*** 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 192	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: 2S		Trim & Decoration		Size of Closets																																					
Yr Built 2005	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																																					
	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall																																						
X	Pine/Cedar Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0																																					
(2) Windows		Many Avg. Few	X	Large Avg. Small	(8) Basement																																				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																					
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																					
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																																			
X	Asphalt Shingle	Lump Sum Items:																																							
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																							
Cost Est. for Res. Bldg: 2 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 576 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>2 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>96</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>188,125</td> <td>159,907</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 2,172 1,846 Water/Sewer 1000 Gal Septic 1 5,636 4,791 Water Well, 100 Feet 1 6,244 5,307 Deck Treated Wood 192 4,289 3,646 Built-Ins Appliance Allow. 1 3,975 3,379 Totals: 210,441 178,876														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	576			1 Story	Siding	Overhang	96			Total:				188,125	159,907	E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
2 Story	Siding	Crawl Space	576																																						
1 Story	Siding	Overhang	96																																						
Total:				188,125	159,907																																				
Notes: CARDINAL CREATIONS RENTAL HOUSE ECF (416 RURAL METES & BOUNDS) 0.930 => TCv: 166,355																																									

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

see Sketch on Resi Building 1 - all bldgs on 1 sketch file

Desc. of Bldg/Section: P#20140524 & 20200549 Calculator Occupancy: Stores - Warehouse Discount				<<<<< Calculator Cost Computations >>>>>								
Class: D,Pole Floor Area: 3,264 Gross Bldg Area: 3,264 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 12 Perimeter: 260 Overall Building Height: 24						
Depr. Table : 4% Effective Age : 5 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100				High	Above Ave.	Ave.	X	Low				
2002 Year Built 2021 Remodeled				** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Electric, Cable or Baseboard 0% Ave. SqFt/Story: 3264 Ave. Perimeter: 260 Has Elevators:		Base Rate for Upper Floors = 46.33 Mezzanine 1 Storage Base Rate = 29.50						
24 Overall Bldg Height				*** Basement Info *** Area: Perimeter: Type: Heat:		(10) Heating system: Package Heating & Cooling Cost/SqFt: 19.28 100% Adjusted Square Foot Cost for Upper Floors = 65.61						
Comments: P#20200549 BUSINESS ADDITION ORIGINAL BUILD 2002. 2014 PERMIT FOR COMMERCIAL USE YARN & CRAFTS: CARDINAL CREATIONS INC .COM				* Mezzanine Info * Area #1: 1728 Type #1: Good Storage (No Rates) Area #2: Type #2: * Sprinkler Info * Area: Type: Low		Total Floor Area: 3,264 Base Cost New of Upper Floors = 214,151 Mezzanine 1 Area: 1,728 Base Cost New of Mezzanine = 50,976 Reproduction/Replacement Cost = 265,127 Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 Total Depreciated Cost = 217,404						
<<<<< Segregated Cost Computations >>>>>				Costs taken from Segregated Cost Section 3: Stores & Commercial								
				Item Description		Cost	# or Height	Storys	Cost			
						Col.	Rate	SqFt	Adj. Adj.			
						Total Cost New = 0						
						Reproduction/Replacement Cost = 0						
				<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:		(39) Miscellaneous:		
(2) Foundation:				(8) Plumbing:				Outlets:		Fixtures:		
X	Poured Conc	Brick/Stone	Block	Many	Average	Average	Few	Few	Few	Few		
				Above Ave.	Typical	Typical	None	Average	Average	Average		
(3) Frame:				Total Fixtures		Urinals		Many	Many	Many		
				3-Piece Baths		Wash Bowls		Unfinished	Unfinished	Unfinished		
				2-Piece Baths		Water Heaters		Typical	Typical	Typical		
				Shower Stalls		Wash Fountains		(40) Exterior Wall:				
				Toilets		Water Softeners						Flex Conduit
(4) Floor Structure:				(9) Sprinklers:				Rigid Conduit	Fluorescent	Sodium Vapor	Transformer	
(5) Floor Cover:				(10) Heating and Cooling:				Armored Cable	(13) Roof Structure: Slope=0			
				Gas	Coal	Hand Fired		Non-Metalic				
(6) Ceiling:				Oil	Stoker	Boiler		(14) Roof Cover:				

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

see Sketch on Resi Bldg 1. All sketches on one file

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

Property Address: W BLUE RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 100% 07/01/2003
 Building Permit(s): 2024 Est TCV 56,000
 Date: MAP #:
 Number: Status:

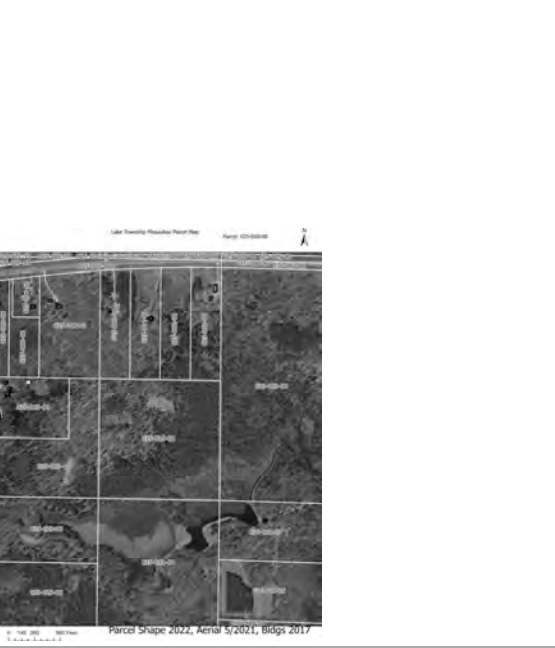
Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651

Tax Description: SEC 35 T22N R8W (11*TRACT*2001) SE 1/4 OF NE 1/4. 40A.

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

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	Residentia INFERIOR	\$1400	40.00	Acres	1400	100			56,000
Gravel Road	40.00 Total Acres Total Est. Land Value =								56,000

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



Who: TPC 12/27/2017 INSPECTED
 When: 2024
 What: 28,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,000	0	28,000			24,823C
2023	28,000	0	28,000			23,641C
2022	24,000	0	24,000			22,516C
2021	24,000	0	24,000			21,797C

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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	School: MCBAIN RURAL AGR SCHOOL DIST					
--	--------------------------------------	--	--	--	--	--

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

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

MICH STATE HWY COMM	2024 Est TCV 0					
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	Improved	X	Vacant	Land Value Estimates for Land Table .		
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	Public Improvements	* Factors *				
--	---------------------	-------------	--	--	--	--

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

					10.470 Acres	0 100		0
--	--	--	--	--	--------------	-------	--	---

					10.47 Total Acres	Total Est. Land Value =		0
--	--	--	--	--	-------------------	-------------------------	--	---

Taxpayer's Name/Address	Dirt Road							
-------------------------	-----------	--	--	--	--	--	--	--

MICH STATE HWY COMM	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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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Who	When	What	2024	EXEMPT	EXEMPT	EXEMPT	EXEMPT
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		TPC 12/27/2017 INSPECTED	2023	EXEMPT	EXEMPT	EXEMPT	EXEMPT
--	--	--------------------------	------	--------	--------	--------	--------

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

			2021	0	0	0	0
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status
M-55		School: MCBAIN RURAL AGR SCHOOL DIST						
Owner's Name/Address		P.R.E. 0%		MAP #:				
LAKE TOWNSHIP 8105 W KELLY RD LAKE CITY MI 49651		2024 Est TCV 0						
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
SEC 35 T22N R8W ALL THAT PART OF NW 1/4 LYING S'LY OF HWY M-55 RELOCATED, N OF CLAM RIVER & W OF CLAM RIVER ESTATES SUBDIVISION. APPROX 6.9A.		Public Improvements		* Factors *		700' X 429.377'		
Comments/Influences		Dirt Road		Description		Frontage		Value
PARK ON CLAM RIVER		Gravel Road		I 200' @ 200/		429.38		81,597
		Paved Road		429 Actual Front Feet, 6.90 Total Acres		700.00		
		Storm Sewer		0.8261		1.1502		
		Sidewalk		200		100		
		Water		Total Est. Land Value =				81,597
		Sewer						
		Electric						
		Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
		Landscaped						
		Swamp						
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who		2024	EXEMPT	EXEMPT	EXEMPT			EXEMPT
When		2023	EXEMPT	EXEMPT	EXEMPT			EXEMPT
What		2022	0	0	0			0
TPC 04/30/2021 INSPECTED		2021	0	0	0			0
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-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					
GISCHIA JEFFREY T & DEBORAH A 7421 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 4,650					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
	Public Improvements			* Factors *			66 X 1023
				Description	Frontage	Depth	Rate %Adj. Reason
				Residentia 3 - 7 @\$3000	1.55 Acres	3000	100
				1.55 Total Acres			Total Est. Land Value =
							4,650
							4,650

Tax Description
 . SEC 35 T22N R8W E 4 RDS OF NE 1/4 OF NW 1/4 LYING S'LY OF HWY M-55. 1.55 A.
 Comments/Influences

ACCESS TO BACK 40



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

Topography of Site

- Level
- X Rolling
- Low
- High
- Landscaped
- Swamp
- 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	2,300	0	2,300			2,300S
2023	2,300	0	2,300			2,300S
2022	2,800	0	2,800			2,582C
2021	2,500	0	2,500			2,500S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
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 MATTHEW	145,000	01/28/2011	WD	09-FAMILY	2011-333WD	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
HINDS MARY K	FANNIE MAE	0	01/11/2010	QC	23-PART OF REF	2010/53	DEED	0.0

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% 08/19/2014					
Owner's Name/Address	MAP #:					
SAWMILLER JEREMY & HILARY 7600 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 10,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
Public Improvements			* Factors *		ADJACENT BLUE RD ESTATES	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
<Site Value A> GROUP A	\$10000		10000	100		10,000
	0.930 Acres		0	100		0
	0.93 Total Acres		Total Est. Land Value =			10,000

Tax Description
 . SEC 35 T22N R8W THAT PART OF NE 1/4 OF NW 1/4 LYING N OF RE-CONSTRUCTED M-55 & N'LY & E'LY OF BLUE RD. .9325 A.
 Comments/Influences

IRREGULAR SHAPE. EASEMENTS (N OF M55 E OF BLUE RD ESTATES)

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

Topography of Site

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



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

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEIMEISTER LYNN A J/T	GILMER D H & WEIMEISTER L	0	09/19/2013	QC	21-NOT USED/OTHER	2013-03531	PROPERTY TRANSFER	0.0
WEIMEISTER LYNN A ETAL	WEIMEISTER J R & WEIMEIST	0	07/23/2013	QC	21-NOT USED/OTHER	2013-02509	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5271 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	01/23/2018	2018-0015	100%
	P.R.E. 0%		Addition	07/13/2017	2017-0310	100%

Owner's Name/Address	MAP #:
WEIMEISTER J R & WEIMEISTER L A J/T 6902 HOBBLEBUSH LN KALAMAZOO MI 49009	2024 Est TCV 181,850 TCV/TFA: 169.64

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/	365.00	374.74	0.8604	0.9838	200	100		61,791	
			365 Actual Front Feet, 3.14 Total Acres							Total Est. Land Value =		61,791

Tax Description	X	Public Improvements	Land Improvement Cost Estimates				Cash Value
			Description	Rate	Size	% Good	
. SEC 35 T22N R8W A PARCEL OF LAND BEG AT A PT WHERE CLAM RIVER INTERSECTS N & S SEC LINE ON OLD M-55 ON THE S SIDE OF CLAM RIVER, TH S 250 FT; TH E 365 FT; TH N 500 FT; TO RIVER TH W 365 FT, ALONG RIVER TO POB. 3.1422 A.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Water Sewer	37.85	48	50	908
	X	Electric	Total Estimated Land Improvements True Cash Value =				908

Comments/Influences	X	Gas Curb Street Lights Standard Utilities Underground Utils.
RIVER FRONTAGE		

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,900	60,000	90,900			44,223C
2023	30,900	58,100	89,000			42,118C
2022	20,000	53,500	73,500			40,113C
2021	17,500	48,800	66,300			38,832C

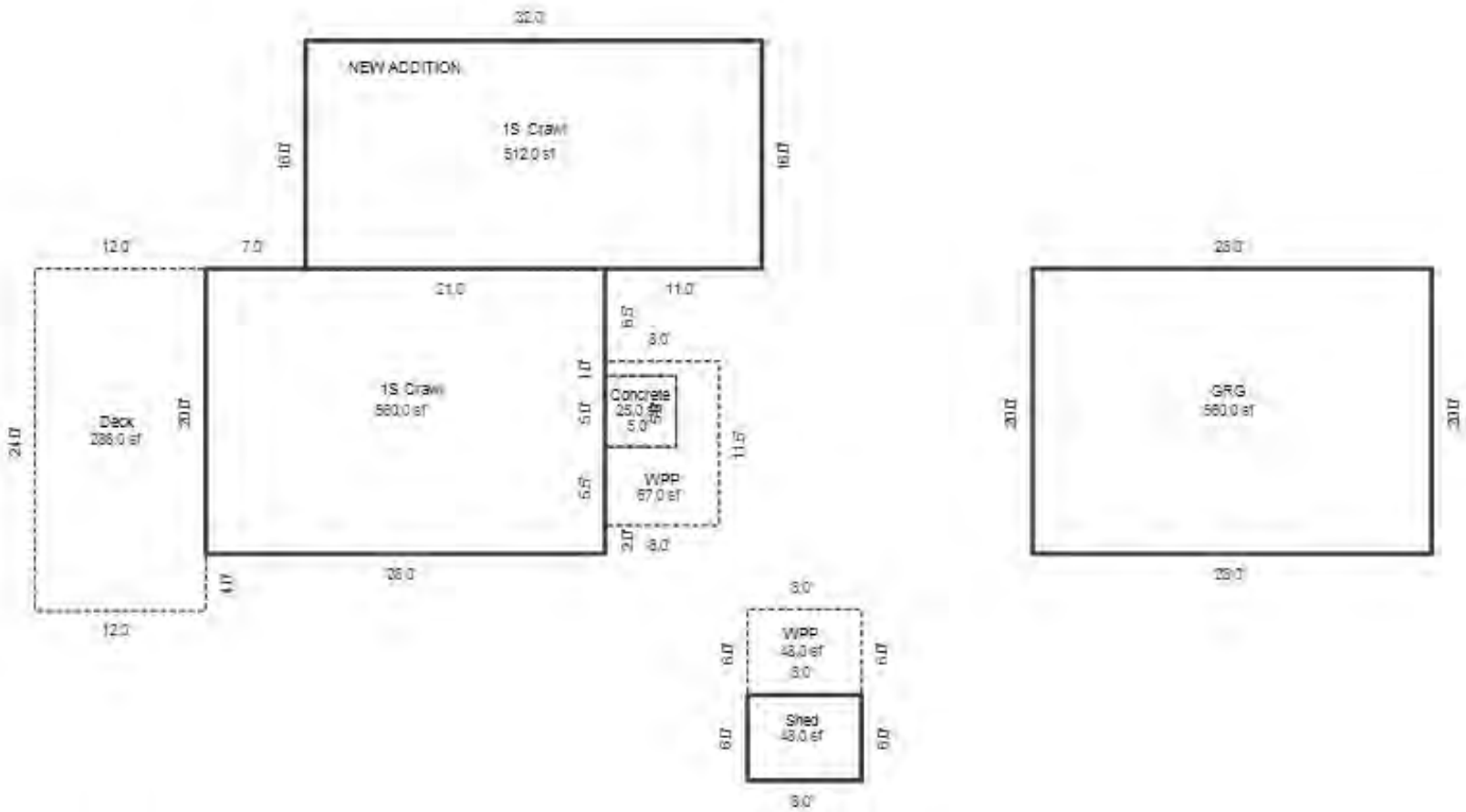
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other 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 1 Direct-Vented Ga	Area 67 48 288	Type WPP WPP Treated Wood	Year Built: 2017 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 560 % Good: 0 Storage Area: 0 No Conc. Floor: 0																										
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,072 Total Base New : 183,027 Total Depr Cost: 128,119 Estimated T.C.V: 119,151		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:																									
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1072 SF Floor Area = 1072 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Cls C		Blt 1938																									
Yr Built 1938	Remodeled 2017	Ex	X	Ord		Min	No./Qual. of Fixtures			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																	
Condition: Average		Size of Closets		Lg	X	Ord		Small	0 Amps Service			1 Story		Siding		Crawl Space		560		142,059		99,441																	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments		1		1,476		1,033		1		4,864		3,405																	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Plumbing		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath			Water/Sewer		1000 Gal Septic		Water Well, 50 Feet		Porches		WPP		67		2,474		1,732															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			1			Public Water		Public Sewer		Water Well		1		2,766		1,936		1		3,021		2,115													
(2) Windows		Many Avg.		Large Avg.		Small	1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:		119,151																			
X	Few	X					(9) Basement Finish			(14) Water/Sewer		Class: C Exterior: Pole (Unfinished) Base Cost		560		16,391		11,474		Built-Ins		Appliance Allow.		1		2,766		1,936											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			1000 Gal Septic		2000 Gal Septic		Fireplaces		Direct-Vented Gas		1		3,021		2,115		Totals:		183,027		128,119											
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:		119,151																			
X	Gable Hip Flat			Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:		119,151																		
X	Asphalt Shingle	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:		119,151																			
Chimney: Metal		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		E.C.F. (416 RURAL METES & BOUNDS) 0.930 => TCY:		119,151																			

*** 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		
5511 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 03/31/1998								
Owner's Name/Address		MAP #:		2024 Est TCV 193,044 TCV/TFA: 127.67								
MERRITT GARY A STOREY LINDA 8415 KNAPP RD HOUGHTON LAKE MI 48629		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Tax Description		Public Improvements		* Factors * 500' X 633.868' IRR								
SEC 35 T22N R8W N 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4 & S 170 FT OF SW 1/4 OF SW 1/4 OF NW 1/4 S OF CLAM RIVER. 7.2758 A.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		X	Gravel Road	I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
RIVER FRONTAGE		X	Paved Road	Residentia 8 - 17 @\$3000	5.44	Acres	3000	100				16,317
		X	Storm Sewer	200 Actual Front Feet, 7.28 Total Acres								Total Est. Land Value = 56,317
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description	Rate	Size	% Good	Cash Value				
		X	Sewer	D/W/P: 3.5 Concrete	6.58	168	71	785				
		X	Electric	Total Estimated Land Improvements True Cash Value = 785								
		X	Gas									
		X	Curb									
		X	Street Lights									
		X	Standard Utilities									
		X	Underground Utils.									
		X	Topography of Site									
		X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X	Rolling	2024	28,200	68,300	96,500			58,672C		
		X	Low	2023	27,600	66,200	93,800			55,879C		
		X	High	2022	27,500	59,900	87,400			53,219C		
		X	Landscaped	2021	25,000	54,700	79,700			51,519C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		Who When What										
		TPC 04/30/2021 INSPECTED										
		TPC 12/27/2017 INSPECTED										

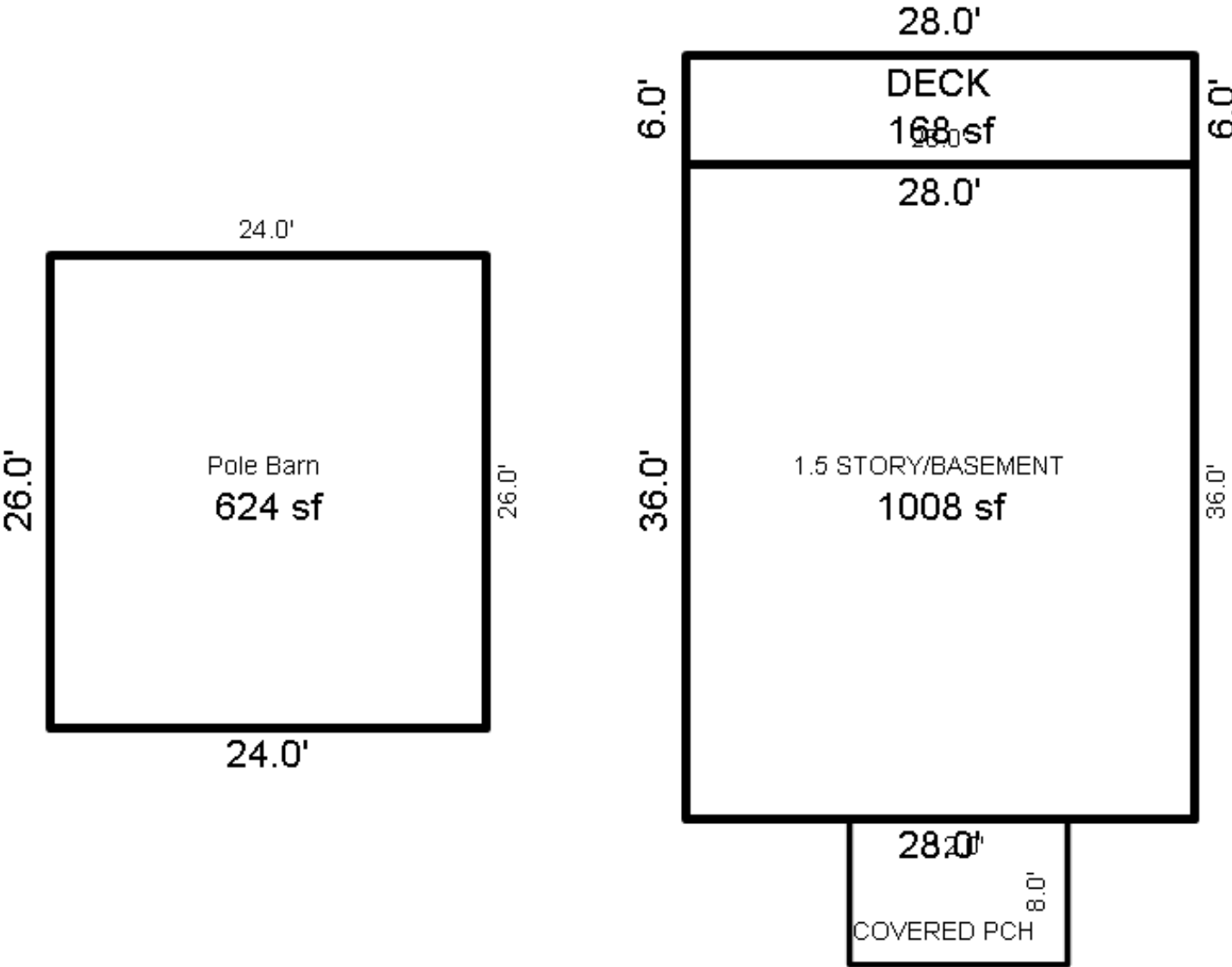


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*** Information herein deemed reliable but not guaranteed***

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 96 168	Type WCP (1 Story) Treated Wood	Year Built: 1975 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: 624 % 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 1975	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Lg	X	Ord		Small										
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings														
X	Wood/Shingle Aluminum/Vinyl Brick Insulation															
(2) Windows		(7) Excavation														
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														
		8	Conc. Block 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: Block		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 -5		Blt 1975				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 1008 SF Floor Area = 1512 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1.5 Story Siding Basement 1,008																
Total: 182,436 118,561																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s) 1 1,476 959																
3 Fixture Bath 1 4,646 3,020																
Water/Sewer																
1000 Gal Septic 1 4,864 3,162																
Water Well, 50 Feet 1 2,686 1,746																
Porches																
WCP (1 Story) 96 4,666 3,033																
Deck																
Treated Wood 168 3,693 2,400																
Garages																
Class: C Exterior: Pole (Unfinished)																
Base Cost 624 17,684 11,495																
Built-Ins																
Appliance Allow. 1 2,766 1,798																
Totals: 224,917 146,174																
Notes:																
ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:																

*** 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
5521 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 07/22/1994				
Owner's Name/Address	MAP #:					
RODGERS MICHAEL L 5521 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 175,269 TCV/TFA: 152.14					

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 35 T22N R8W THAT PART OF E 3/4 OF N 1/2 OF N 1/2 OF N 1/2 OF SW 1/4 & OF E 3/4 OF S 1/2 OF NW 1/4 LYING W'LY & S'LY OF CLAM RIVER. 6.25 A.	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	40,000
		Gravel Road		Residentia 3 - 7 @\$3000		4.41 Acres			3000	100	13,239
		Paved Road		200 Actual Front Feet, 6.25 Total Acres					Total Est. Land Value =		53,239
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									

Comments/Influences

RIVER FRONTAGE
CHG DEP..CHG CLASS FROM CD GAVE LOC ALLOWANCE
STIP TRIB PETITIION FOR 94
REMOVE LOC ALLOWANCE FOR 05



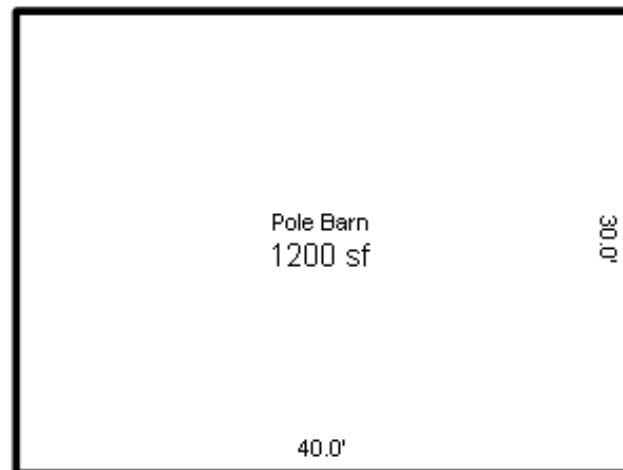
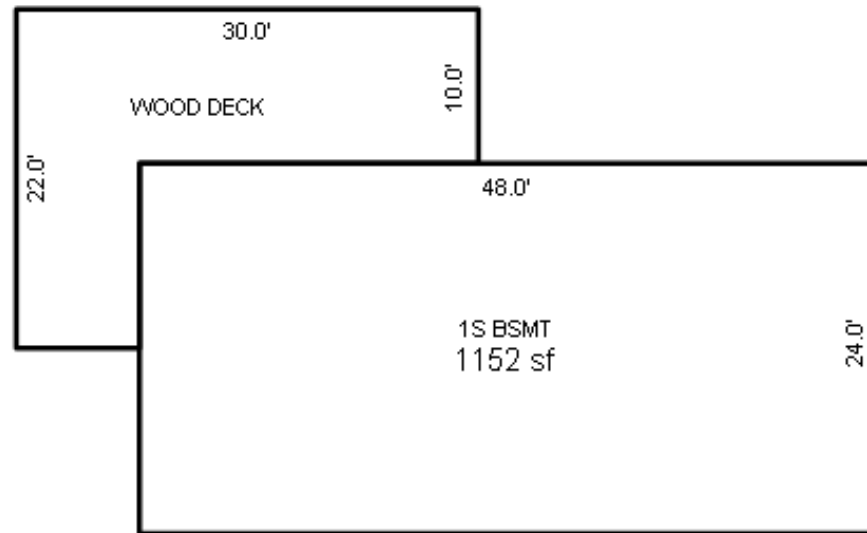
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	26,600	61,000	87,600			54,579C
		TPC 04/30/2021 INSPECTED	2023	26,600	59,100	85,700			51,980C
		TPC 12/27/2017 INSPECTED	2022	23,700	50,300	74,000			49,505C
			2021	21,500	46,000	67,500			47,924C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 372	Type Pine	Year Built: Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 1200 % Good: 67 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration									
Building Style: 1S				Size of Closets												
Yr Built 1976	Remodeled 0	Ex	X	Ord		Min										
Condition: Average				Lg			X	Ord		Small						
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation		No. of Elec. Outlets												
X	Many Avg.	X	Large Avg.													
X	Few Small	Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		(13) Plumbing												
(3) Roof		8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	1	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: Brick		Joists: Unsupported Len: Cntr.Sup:														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls CD		Blt 1976				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Basement 1,152 Total: 151,969 98,779																
Other Additions/Adjustments																
Basement, Outside Entrance, Below Grade										1		2,160 1,404				
Plumbing																
Average Fixture(s)										1		1,230 799				
2 Fixture Bath										1		2,596 1,687				
Water/Sewer																
1000 Gal Septic										1		4,550 2,957				
Water Well, 50 Feet										1		2,585 1,680				
Deck																
Pine										372		4,851 2,231 *				
Built-Ins																
Appliance Allow.										1		1,934 1,257				
Fireplaces																
Interior 1 Story										1		4,700 3,055				
Garages																
Class: CD Exterior: Pole (Unfinished)																
Base Cost										1200		25,920 17,366 *				
Notes:										Totals:		202,495 131,215				
										ECF (416 RURAL METES & BOUNDS) 0.930 =>		TCV: 122,030				

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST				
		P.R.E. 100% 04/21/2009				
Owner's Name/Address	MAP #:					
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651	2024 Est TCV 15,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Residentia PARTOF>10@	\$3000	5.00 Acres	3000	100			15,000
5.00 Total Acres					Total Est. Land Value =		15,000

Tax Description
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4. 5A.

Comments/Influences



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

Topography of Site

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	7,500	0	7,500			5,361C
2023	7,000	0	7,000			5,106C
2022	5,000	0	5,000			4,863C
2021	5,000	0	5,000			4,708C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/21/2009					

Owner's Name/Address	MAP #:
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VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651	2024 Est TCV 15,000
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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
---------------------	-------------	-------------	----------	-------	-------	-------	------	-------	--------	-------

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.	Residentialia PARTOF>10@	\$3000	5.00 Acres	3000	100					15,000
	5.00 Total Acres Total Est. Land Value =									15,000

Tax Description

. SEC 35 T22N R8W E 1/2 OF S 1/2 OF N 1/2 OF NW 1/4 OF SW 1/4 LYING WzLY OF CLAM RIVER. 5A.

Comments/Influences

SAME OWNER OWNS FRONT 5 ACRES



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	7,500	0	7,500			5,163C
2023	7,000	0	7,000			4,918C
2022	5,000	0	5,000			4,684C
2021	5,000	0	5,000			4,535C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN B	SCHOLTEN ARLENE M	0	09/23/2016	AFF	07-DEATH CERTIFICATE	2106-03414	DEED	0.0
		3,500	05/01/1996	WD	33-TO BE DETERMINED	315:1372	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5675 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Modular	04/28/2005	20050089	Complete

Owner's Name/Address	MAP #:
SCHOLTEN ARLENE M 5675 S DICKERSON RD Lake City MI 49651	2024 Est TCV 216,306 TCV/TFA: 158.12

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
SEC 35 T22N R8W S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4. .6921 A M/L	X		* Factors *					

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Dirt Road	A 200' @ 90/FF	134.00	225.00	1.1053	0.8660	90	100	11,544	
Gravel Road	134 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	11,544

Comments/Influences	Description	Rate	Size	% Good	Cash Value
825-2050	D/W/P: Asphalt Paving	2.69	3100	0	0
SPLIT .5657 AC TO 019-75 FOR 97	D/W/P: 4in Concrete	6.06	600	0	0

Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
LAND IMPROVE 5000		5,000.00	1	100	5,000
Total Estimated Land Improvements True Cash Value =					5,000

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	5,800	102,400	108,200			50,023C
Rolling	2023	4,500	92,300	96,800			47,641C
Low	2022	3,400	79,700	83,100			45,373C
High	2021	2,700	75,400	78,100			43,924C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

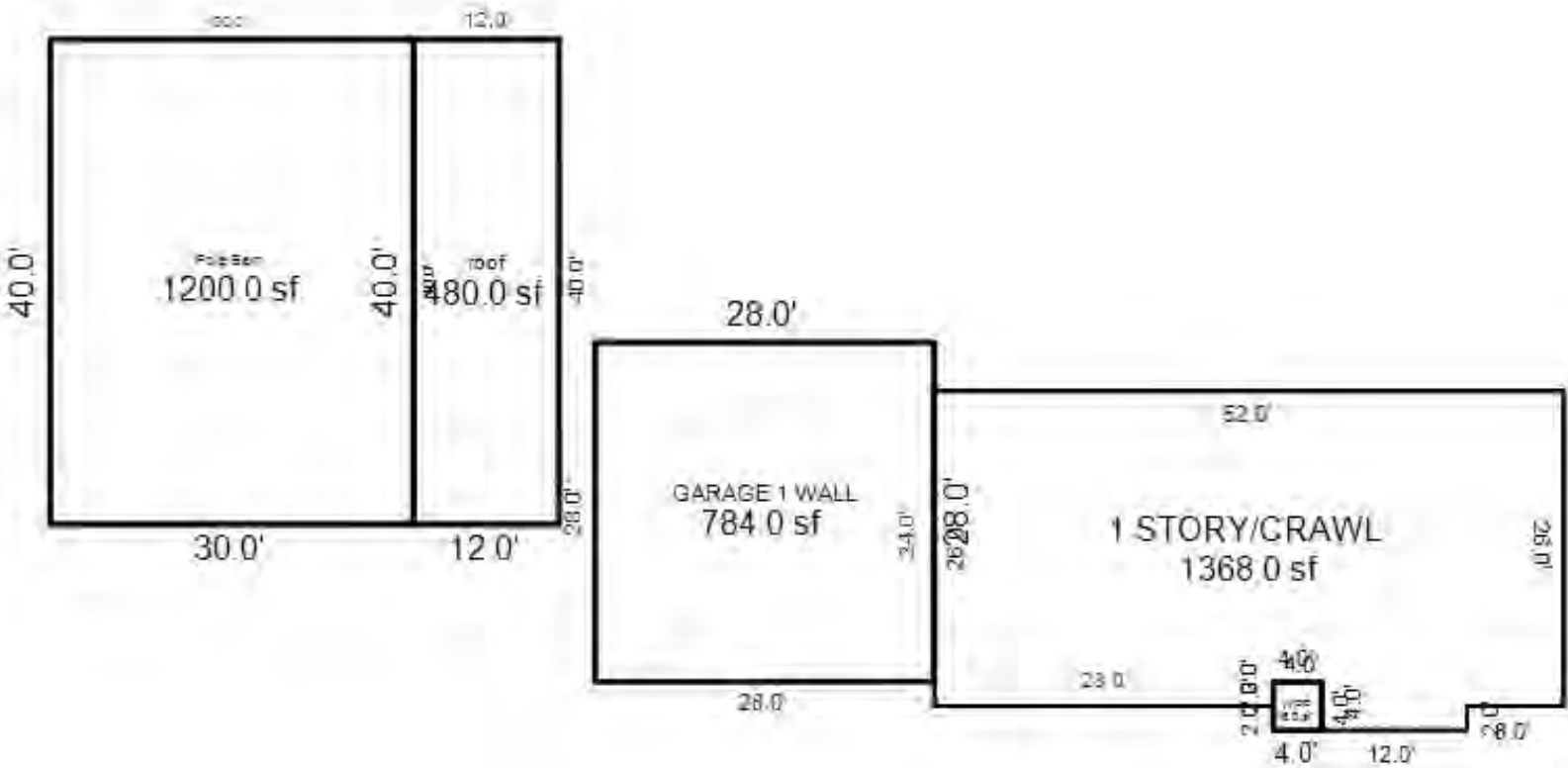


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*** Information herein deemed reliable but not guaranteed***

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 16 480	Type WPP Roof Cover Onl	Year Built: 2005 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: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: C -5 Effec. Age: 15 Floor Area: 1,368 Total Base New : 252,703 Total Depr Cost: 214,798 Estimated T.C.V: 199,762		E.C.F. X 0.930		Bsmnt Garage:		
Building Style: BOCA/STATE																
Yr Built 2005	Remodeled 0	Ex	X	Ord	Min	Size of Closets										
Condition: Average		Lg	X	Ord	Small											
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:		(12) Electric		0 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall													
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1368 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 2		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1368 SF Floor Area = 1368 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85 Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,368 Total: 167,412 142,300				
X	Many Avg. X Few	Large Avg. Small			(8) Basement		Water/Sewer		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1 1,476 1,255 3 Fixture Bath 1 4,646 3,949	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Water/Sewer		1000 Gal Septic Water Well, 100 Feet		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost 784 30,717 26,109 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465		
(3) Roof		(9) Basement Finish				(14) Water/Sewer		Built-Ins		Class: C Exterior: Pole (Unfinished)		Base Cost 1200 28,956 24,613				
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		Plumbing		Appliance Allow.		784 30,717 26,109 Common Wall: 1 Wall 1 -2,686 -2,283 Door Opener 1 547 465		Base Cost 1200 28,956 24,613			
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		Porches		Built-Ins		Appliance Allow.		1 2,766 2,351		
Chimney:								WPP		Deck		w/Roof (Roof portion)		480 7,349 6,247		
								Notes: MODULAR		Totals:		252,703 214,798		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 199,762		

*** 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.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO,	0	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/15/2005					
Owner's Name/Address	MAP #:					
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	2024 Est TCV 61,207					

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture			
Public Improvements			Description	Frontage	Depth	Value
			AGRICULTRU 8 - 17 Acres	12.10 Acres	3900 100	47,190
			12.10 Total Acres		Total Est. Land Value =	47,190

Tax Description		* Factors *			
Description	Rate	Size	% Good	Cash Value	
SEC 35 T22N R8W (2*2005) S 1/2 OF NW 1/4 OF SW 1/4 EXC S/2 OF SW/4 OF NW/4 OF SW/4 & EXC S 134 FT OF W 225 FT OF N/2 OF S/2 OF NW/4 OF SW/4 & EXC BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG 45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W 100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG 59'12" W 94.04 FT TO POB & EXC W 554 FT OF N 160 FT THOF. 12.106 A M/L					
Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value	
Agricultural Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value	
8' DIAMETER WELL	15,750.00	1	89	14,017	
Total Estimated Land Improvements True Cash Value =				14,017	

Comments/Influences	Topography of Site
05 Split from 035-019-00 for 06	



Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	23,600	7,000	30,600			16,708C
Rolling	2023	21,200	7,000	28,200			15,913C
Low	2022	20,000	7,000	27,000			15,156C
High	2021	20,000	7,000	27,000			14,672C
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	21,200	7,000	28,200			15,913C
TPC	05/13/2019	INSPECTED	2022	20,000	7,000	27,000			15,156C
TPC	12/27/2017	INSPECTED	2021	20,000	7,000	27,000			14,672C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	11-FROM LENDING INSTITUT	2012-00761	PROPERTY TRANSFER	100.0	
US BANK	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	21-NOT USED/OTHER	2011-03294 CD	PROPERTY TRANSFER	0.0	
STURTEVANT SCOTT L	US BANK	103,895	08/20/2010	SD	10-FORECLOSURE	2010-4046SD	PROPERTY TRANSFER	0.0	
MCVEAN KATHLEEN (FORMER S	STURTEVANT SCOTT L (SM)	0	07/21/2008	QC	21-NOT USED/OTHER	2008/2867	DEED	0.0	
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status	
5663 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST			Pole Barn	12/02/2004	20040460	Complete	
Owner's Name/Address		P.R.E. 0%		MAP #:					
THOMAS ROGER L & CHARLENE 2688 S BURKETT RD LAKE CITY MI 49651		2024 Est TCV 112,991 TCV/TFA: 77.60							
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	127.00	298.40	1.1202 0.9294	90 100	11,900
				127 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value = 11,900
				Land Improvement Cost Estimates					
				Description	Rate	Size	% Good	Cash Value	
				Fencing: Wd, Solid, 6 ft.	28.81	48	0	0	
				Wood Frame	20.08	576	50	5,783	
				Wood Frame	26.25	96	50	1,260	
				Residential Local Cost Land Improvements					
				Description	Rate	Size	% Good	Cash Value	
				LAND IMPROVE 1000	1,000.00	1	95	950	
				Total Estimated Land Improvements True Cash Value =					7,993
		Topography of Site							
		X Level							
		X Rolling							
		X Low							
		X High							
		X Landscaped							
		X Swamp							
		X Wooded							
		X Pond							
		X Waterfront							
		X Ravine							
		X Wetland							
		X Flood Plain							
		Who	When	What	2024	6,000	50,500	56,500	27,571C
		TPC 02/25/2024	INSPECTED		2023	4,600	44,100	48,700	26,259C
		TPC 04/30/2021	INSPECTED		2022	3,200	41,200	44,400	25,009C
		TPC 12/27/2017	INSPECTED		2021	2,500	39,200	41,700	24,211C

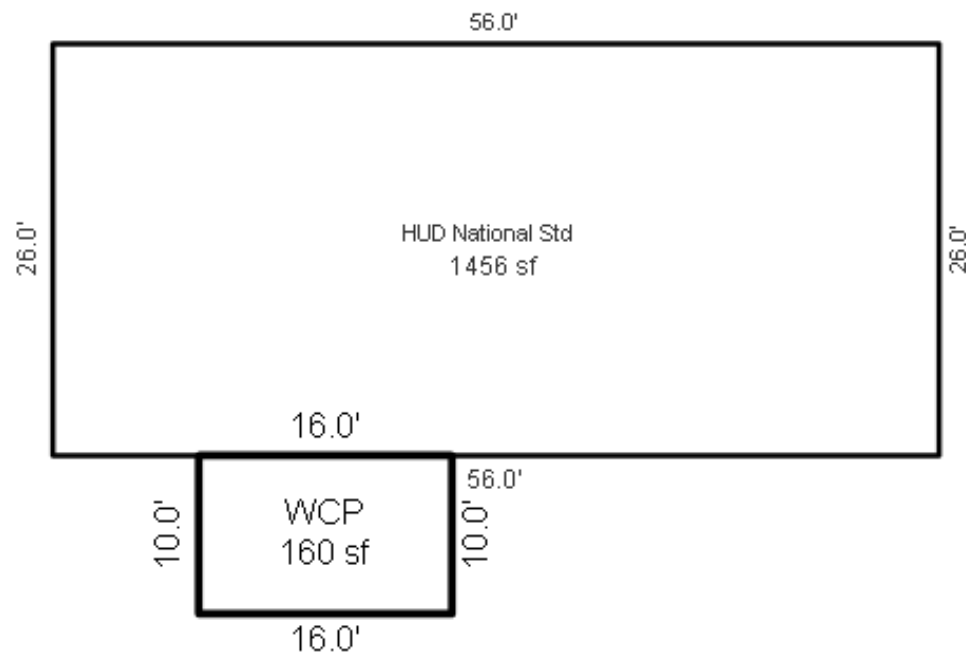


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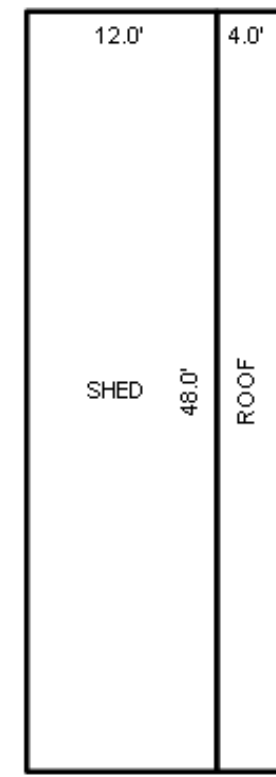
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 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	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: 30 Floor Area: 1,456 Total Base New : 177,330 Total Depr Cost: 124,131 Estimated T.C.V: 93,098		Storage Area: No Conc. Floor:				
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	No. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1456 SF Floor Area = 1456 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls CD Blt 1995				
Condition: Average		Size of Closets		Lg	X	Ord	Small	200 Amps Service			Total		151,121 105,784			
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas			Depr. Cost				
Basement	1st Floor	(5) Floors		Kitchen:			200 Amps Service			Stories			Cost New			
2nd Floor	3 Bedrooms	Kitchen:		Other:			No. of Elec. Outlets			Exterior			Depr. Cost			
(1) Exterior		Other:		No. of Fixtures			Many			Siding			Totals:			
Wood/Shingle	Aluminum/Vinyl	(6) Ceilings		Ex.			X	Ord.	Min	Foundation			Totals:			
Brick	Insulation	X Drywall		No. of Elec. Outlets			Average Fixture(s)			Piers			1,456			
(2) Windows		(7) Excavation		Many			X	Ave.	Few	Size			1,456			
Many	X	Large	Basement: 0 S.F.		2			Average Fixture(s)			Cost New			105,784		
Avg.	X	Avg.	Crawl: 0 S.F.		3			3 Fixture Bath			Depr. Cost			861		
Few		Small	Slab: 0 S.F.		2			2 Fixture Bath			Totals:			3,860 2,702		
Wood Sash	Metal Sash	Height to Joists: 0.0		Softener, Auto			Solar Water Heat			Water/Sewer			1,230 861			
X	Vinyl Sash	(8) Basement		Softener, Manual			No Plumbing			1000 Gal Septic			4,550 3,185			
X	Double Hung	Conc. Block		Solar Water Heat			Extra Toilet			Water Well, 100 Feet			5,640 3,948			
X	Horiz. Slide	Poured Conc.		No Plumbing			Extra Sink			Deck			Treated Wood w/Roof (Deck Portion)		160 3,498	
X	Casement	Stone		Extra Toilet			Separate Shower			Treated Wood w/Roof (Roof portion)			160 2,536			
X	Double Glass	Treated Wood		Extra Sink			Ceramic Tile Floor			w/Roof (Roof portion)			192 2,961			
X	Patio Doors	Concrete Floor		Separate Shower			Ceramic Tile Wains			Built-Ins			Appliance Allow.		1 1,934 1,354	
X	Storms & Screens	(9) Basement Finish		Ceramic Tile Floor			Ceramic Tub Alcove			Notes: 1995 REDMAN			Totals:		177,330 124,131	
(3) Roof		(10) Floor Support		Vent Fan			(14) Water/Sewer			ECF (416 RURAL METES & BOUNDS) 0.750 => TCv:			93,098			
X	Gable	Gambrel	Recreation SF		Public Water			1			Public Sewer			1		
X	Hip	Mansard	Living SF		Public Sewer			1			Water Well			1		
X	Flat	Shed	Walkout Doors (B)		1			1			1000 Gal Septic			1		
X	Asphalt Shingle	No Floor SF		1			1			2000 Gal Septic			1			
Chimney: Metal		Walkout Doors (A)		Lump Sum Items:			1			Notes: 1995 REDMAN			1			

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOOK ROBIN RAY	BRUNINK TARIN & BRIAN	190,000	12/16/2020	WD	03-ARM'S LENGTH	2020-03817	PROPERTY TRANSFER	100.0
MISSAUKEE COUNTY TREASURE	SCHOOK ROBIN RAY	26,250	09/06/2019	QC	13-GOVERNMENT	2019-02798	PROPERTY TRANSFER	100.0
BARTHOLOMEW JEREMY A	MISSAUKEE COUNTY TREASURE	0	04/01/2019	OTH	10-FORECLOSURE	2019-00903	DEED	100.0
JPMORGAN CHASE BANK	BARTHOLOMEW JEREMY A	49,900	05/29/2014	CD	11-FROM LENDING INSTITUT	2014-01918	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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5661 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/16/2020					

Owner's Name/Address	MAP #:
BRUNINK TARIN & BRIAN 5661 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 200,727 TCV/TFA: 139.59

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		A 200' @ 90/FF	127.00	300.00	1.1202	0.9306	90	100		11,916
Gravel Road		127 Actual Front Feet, 0.88 Total Acres							Total Est. Land Value =	11,916

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 35 T22N R8W (3*2004) N 160 FT OF W 300 FT OF N 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4 EXC N 33 FT THOF. .8747 A	X		D/W/P: 4in Ren. Conc.	8.18	1200	0	0
			Fencing: Wire Mesh, #9	3.79	100	0	0

Comments/Influences	X	Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
Split for 94 96 Split .30 Ac to 019-75 for 97 04 Split .29 Ac to 019-94 for 05 Exempt..(Adjacent Land Owner)	X		LAND IMPROVE 1000	1,000.00	1	95	950
			Total Estimated Land Improvements True Cash Value =				950



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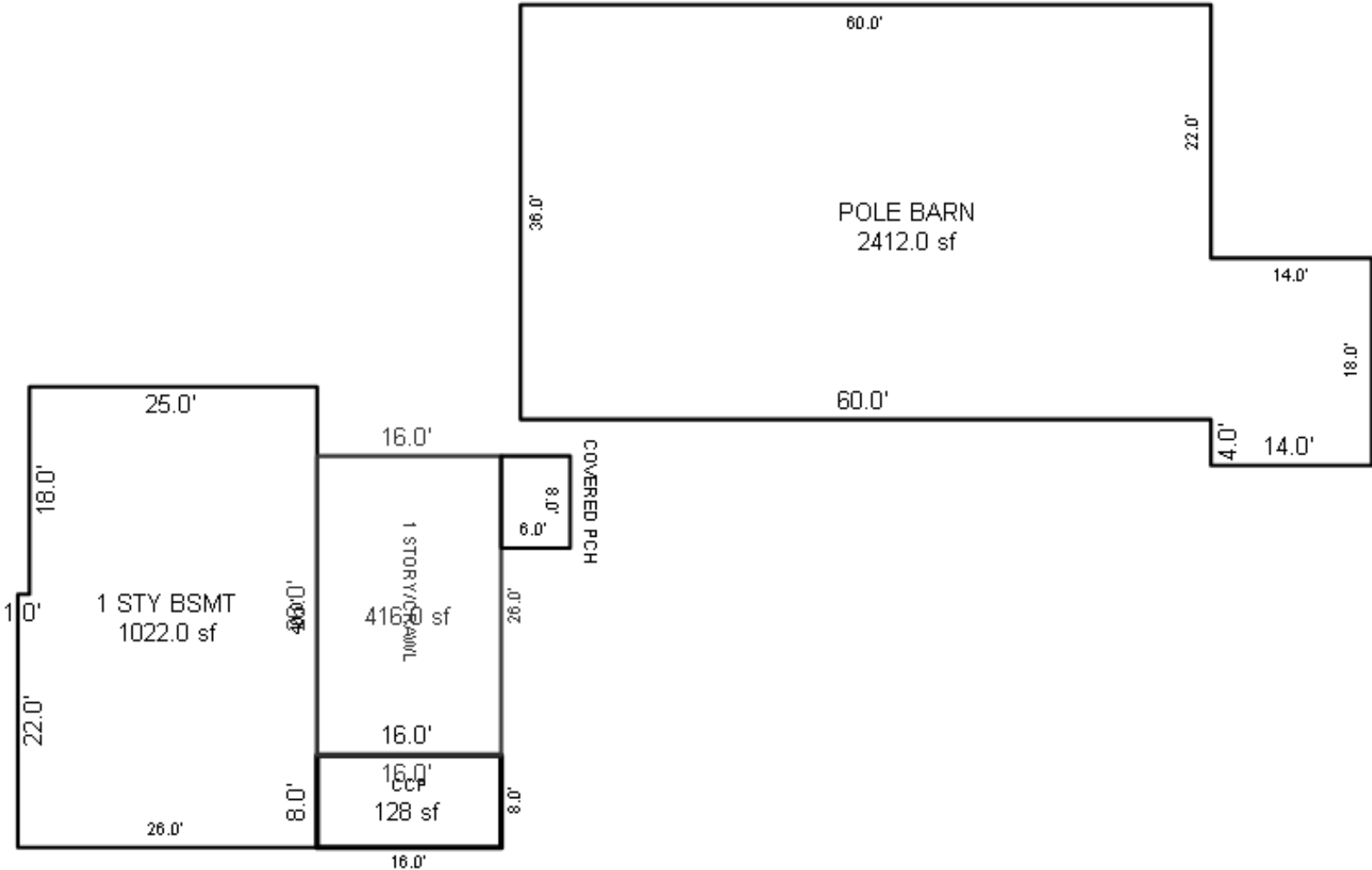
Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	6,000	94,400	100,400			90,427C
2023	4,600	91,500	96,100			86,121C
2022	3,200	84,100	87,300			82,020C
2021	2,500	76,900	79,400			79,400S

*** 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	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 2412 % 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			128	CCP (1 Story)	Class: C Effec. Age: 30 Floor Area: 1,438 Total Base New : 288,575 Total Depr Cost: 202,001 Estimated T.C.V: 187,861				
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C Blt 1973					
Yr Built 1973	Remodeled 2020	Ex	X	Ord		Min	150 Amps Service			Ground Area = 1438 SF Floor Area = 1438 SF.								
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas								
Room List		Doors		Solid		H.C.	(12) Electric			Stories Exterior Foundation Size Cost New Depr. Cost								
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:			150 Amps Service			1 Story Siding Basement 1,022									
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Siding Crawl Space 416								
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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 50 Feet 1 2,686 1,880 Porches CCP (1 Story) 128 3,528 2,470 Foundation: Shallow 128 -1,046 -732 WCP (1 Story) 48 3,013 2,109 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Interior 1 Story 1 5,338 3,737 Garages Class: C Exterior: Pole (Unfinished) Base Cost 2412 58,202 40,741			Total: 203,102 142,170					
(2) Windows		(7) Excavation		Basement: 1022 S.F. Crawl: 416 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Totals: 288,575 202,001								
X	Many Avg. X Few	Large Avg. X Small	Basement: 1022 S.F. Crawl: 416 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCV: 187,861									
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											
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:											

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SECRETARY OF HOUSING & UR	THOMAS ROGER L & CHARLENE	28,778	03/06/2012	WD	11-FROM LENDING INSTITUT	2012-00761	DEED	100.0
US BANK NA	SECRETARY OF HOUSING & UR	1	10/03/2011	CD	21-NOT USED/OTHER	2011-03294 CD	DEED	0.0
STURTEVANT SCOTT L	US BANK	103,893	08/20/2010	SD	10-FORECLOSURE	2010-4046SD	PROPERTY TRANSFER	0.0
MCVEAN KATHLEEN STURTEVAN	STURTEVANT SCOTT L (S/M)	0	08/21/2008	QC	21-NOT USED/OTHER	2008/2867	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 #:					
THOMAS ROGER L & CHARLENE 2688 S BURKETT RD LAKE CITY MI 49651	2024 Est TCV 8,034					

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	127.00	1.1892	0.7506	90 100	8,034
			100 Actual Front Feet, 0.29 Total Acres					Total Est. Land Value =	8,034

Tax Description

2012-0761 WD Parcel 2: Part of the Southwest 1/4 of Section 35, Town 22 North, Range 8 West, Lake Township, Missaukee County, Michigan more fully described to wit: Commencing at the West 1/4 comer of Section 35; thence South 00 degrees 00 minutes 44 seconds West, 653.46 feet along the West line of said Section 35; thence South 89 degrees 45 minutes 09 seconds East, 300.00 feet; thence South 00 degrees 00 minutes 39 seconds West, 33.00 feet to the point of beginning; thence South 89 degrees 45 minutes 00 seconds East, 100.00 feet; thence South 00 degrees 00 minutes 39 seconds East, 300.00 feet; thence North 89 degrees 45 minutes 09 seconds West, 33.00 feet to the point of beginning. *** ON FILE***

for 05 exempt



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,000	0	4,000			992C
2023	3,100	0	3,100			945C
2022	1,500	0	1,500			900C
2021	1,300	0	1,300			872C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/21/2009					
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651	MAP #: 2024 Est TCV 510					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 35 T22N R8W BEG S 0 DEG 0'44" W 653.46 FT & S 89 DEG45'09" E 1170.38 FT FROM W 1/4 COR TH S 89 DEG 45'09" E 150 FT, S 0 DEG 01'27" W100 FT N 44 DEG 46'54" W 90 FT, N 66 DEG59'12" W 94.04 FT TO POB. .17A.		X		* Factors *							
Comments/Influences	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
DRIVEWAY ACCESS PARCEL SCH DST DIFF FROM IRREGULAR SHAPE..SAME OWNER OWNS ADJOINING PCLS. REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE LOT.	Electric Gas Curb Street Lights Standard Utilities Underground Utils.			Residentia PARTOF>10@\$3000	0.17 Acres		3000	100			510
	Topography of Site			0.17 Total Acres Total Est. Land Value = 510							


Comments/Influences
DRIVEWAY ACCESS PARCEL SCH DST DIFF FROM
IRREGULAR SHAPE..SAME OWNER OWNS
ADJOINING PCLS.
REDUCED NEG SIZE ADJ FOR 05..IS BUILDABLE
LOT.



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	300	0	300			210C
		TPC 04/30/2021 INSPECTED	2023	200	0	200			200S
		TPC 12/27/2017 INSPECTED	2022	200	0	200			200S
			2021	200	0	200			200S

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

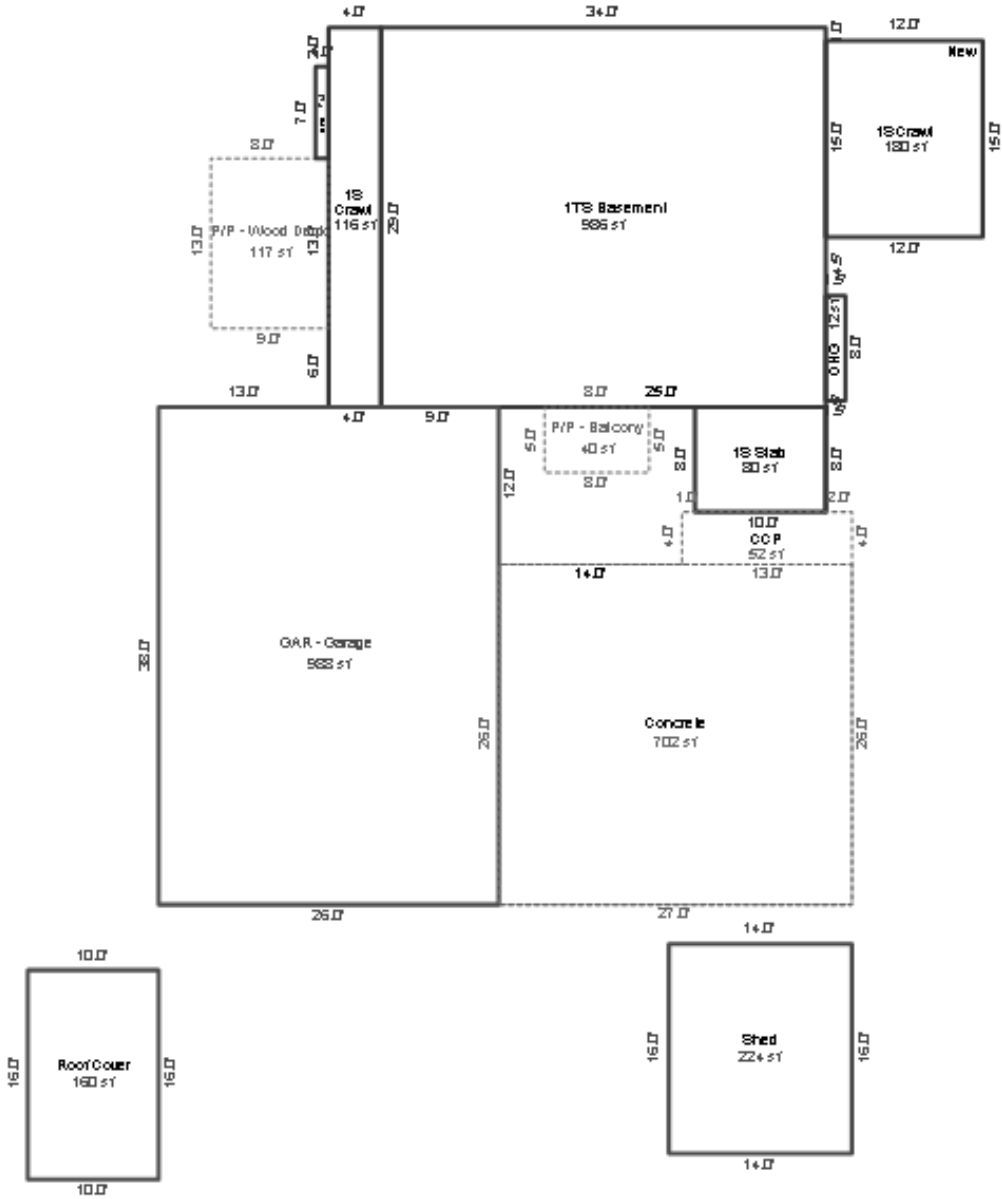
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
5759 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/15/2021	2021-0180	100%		
Owner's Name/Address		P.R.E. 100% 07/22/1994		Addition		05/25/2006	20060124	Complete		
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651		MAP #:		2024 Est TCV 251,726 TCV/TFA: 134.33						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
SNELLER RONALD L & CYNTHIA R 5759 S DICKERSON LAKE CITY MI 49651		X		* Factors *						
Tax Description		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 35 T22N R8W W 1/2 OF S 1/2 OF S 1/2 OF NW 1/4 OF SW 1/4. 5 A.		Dirt Road		Residentia 3 - 7 @\$3000	5.00 Acres	3000	100		15,000	
Comments/Influences		Gravel Road		5.00 Total Acres Total Est. Land Value = 15,000						
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size	% Good	Cash Value		
		Sidewalk		D/W/P: 4in Ren. Conc.	8.18	702	50	2,871		
		Water		Wood Frame	24.41	224	50	2,734		
		Sewer		Total Estimated Land Improvements True Cash Value = 5,605						
		Electric		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Gas		Who	When	What	2024			84,471C
		Curb		JWV	06/05/2023	INSPECTED	2023			80,449C
		Street Lights		JWV	09/01/2021	INSPECTED	2022			75,285C
		Standard Utilities		TPC	12/27/2017	INSPECTED	2021			53,983C
		Underground Utils.								
		Topography of Site								
		X Level								
		Rolling								
		Low								
		High								
		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	Type	Year Built: 2018 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 988 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							52	CCP (1 Story)				
Building Style: 1.25S		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 +5 Effec. Age: 16 Floor Area: 1,874 Total Base New : 295,842 Total Depr Cost: 248,517 Estimated T.C.V: 231,121										
Yr Built	Remodeled	Ex	X	Ord		Min											
Condition: Average		Size of Closets		Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C 5 Blt 1900				
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 1362 SF Floor Area = 1874 SF.							
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			Building Areas							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				Many		Ave.	X	Few						
(2) Windows		(7) Excavation		Basement: 986 S.F. Crawl: 296 S.F. Slab: 80 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1.5 Story Siding Mich Bsmnt. 986 1 Story Siding Crawl Space 116 1 Story Siding Crawl Space 180 1 Story Siding Slab 80 1 Story Siding Overhang 7 1 Story Siding Overhang 12			Total: 236,100		205,196		
X	Many Avg.	X	Large Avg.	Basement			(13) Plumbing			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Plumbing							
(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			Average Fixture(s) 1 1,476 1,240 3 Fixture Bath 1 4,646 3,903 Water/Sewer 2000 Gal Septic 1 9,667 8,120 Water Well, 50 Feet 1 2,686 2,256							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Porches						
X	Asphalt Shingle						Lump Sum Items:			CCP (1 Story) 52 1,556 1,307 Deck Treated Wood 117 2,890 2,428 w/Roof (Roof portion) 160 2,789 2,343 Balcony Wood Balcony 40 1,630 1,369 Garages							
Chimney: Brick										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 988 29,689 24,939							

*** 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.
SAYLON GEROGGE A JR ETAL	SAYLON FAMILY LEGACY PROP	0	08/18/2021	QC	09-FAMILY	2021-03613	PROPERTY TRANSFER	0.0
SAYLON GEORGE ASSET TRUST	SAYLON GEROGGE A JR ET AL	1	07/09/2021	QC	09-FAMILY	2021-02614	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5601 S RIVERVIEW DR	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SAYLON FAMILY LEGACY PROPERTY TRUST 8141 24TH ST WESTMINSTER CA 92683	MAP #:					
	2024 Est TCV 448,360 TCV/TFA: 361.58					

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
Public Improvements			* Factors *			SW'LY LINE IS RIVER				
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value		
X	Dirt Road		I 200' @ 200/	400.00	400.00	0.8409	1.0000	200	100	67,272
	Gravel Road		Residentia 30 - 65	\$3000	52.23	Acres	3000	100		156,681
	Paved Road		400 Actual Front Feet, 55.90 Total Acres						Total Est. Land Value =	223,953

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 35 T22N R8W ALL THAT PART OF SE 1/4 OF NW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66 FT THOF ALSO N 22 AC OF NE 1/4 OF SW 1/4 LYING N'LY & E'LY OF CLAM RIVER EXC E 66FT THOF ALSO N 66 FT OF E 200 FT OF SW 1/4 OF NW 1/4 . 55.903A.	X	Electric	8.18	530	50	2,167
	X	Gas	3.79	236	0	0

Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
RIVER FRONTAGE VERY NICE PROPERTY..HOUSE COMPLETELY REDONE NEW GRG FOR 97	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	112,000	112,200	224,200			113,166C
2023	96,300	108,700	205,000			107,778C
2022	50,300	97,400	147,700			102,646C
2021	50,300	89,100	139,400			99,367C

Who When What 2024 112,000 112,200 224,200 113,166C

TPC 04/30/2021 INSPECTED 2023 96,300 108,700 205,000 107,778C

TPC 05/06/2018 INSPECTED 2022 50,300 97,400 147,700 102,646C

TPC 12/27/2017 INSPECTED 2021 50,300 89,100 139,400 99,367C

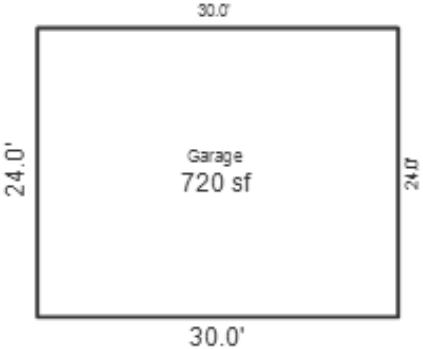
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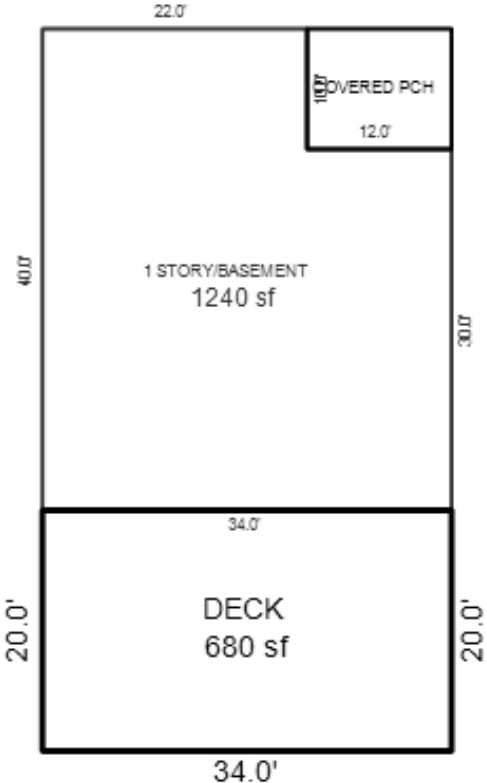


Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 680	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % 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: 20 Floor Area: 1,240 Total Base New : 295,503 Total Depr Cost: 236,414 Estimated T.C.V: 219,865			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			Size of Closets		Condition: Average																																																																																									
Yr Built 1964	Remodeled 0	Ex	X	Ord	Min	Lg			X	Ord	Small	Doors		Solid	X	H.C.																																																																																							
Room List		(5) Floors		(12) Electric			100 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1964																																																																																										
	Basement 1st Floor 2nd Floor 2 Bedrooms	Kitchen: Other: Other:		100 Amps Service			No. of Elec. Outlets			Ground Area = 1240 SF Floor Area = 1240 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Building Areas																																																																																										
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 192,321 153,869																																																																																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																										
(2) Windows		(8) Basement		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																										
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																									
(3) Roof		(10) Floor Support		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																										
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																									
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																										
Chimney: Block		Lump Sum Items:		Basement: 1240 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			1 Story Siding Basement 1,240			Total: 192,321 153,869																																																																																										
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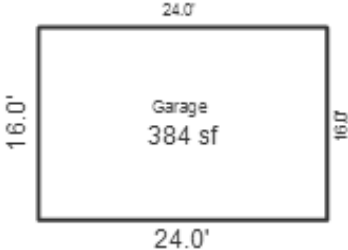
*** Information herein deemed reliable but not guaranteed***



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

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

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 07/22/1994

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 4,500

Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
 * Factors * 66' X 990 '
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 Residentia 3 - 7 @\$3000 1.50 Acres 3000 100 4,500
 1.50 Total Acres Total Est. Land Value = 4,500

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

Tax Description
 . SEC 35 T22N R8W E 66 FT OF SE 1/4 OF NW
 1/4 EXC S 330 FTTHOF. 1.5A.

Comments/Influences
 SERVES AS EASEMENT ACCESS TO 005 & 028



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 Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	2,300	0	2,300			2,300S
			2023	2,300	0	2,300			2,300S
			2022	2,800	0	2,800			2,582C
			2021	2,500	0	2,500			2,500S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOTTON EDWARD & MARIANNE	SELVES (LE) ETAL JT*	0	10/29/2009	QC	21-NOT USED/OTHER	2009/3780	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5485 S RIVERVIEW DR	School: MCBAIN RURAL AGR SCHOOL DIST		New House	05/30/1990	1990-5215	100%

Owner's Name/Address	MAP #:
TOTTON EDWARD & MARIANNE (LE) 5485 RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 294,990 TCV/TFA: 175.59

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 35 T22N R8W E 200 FT OF SW 1/4 OF NW 1/4 EXC N 282 FT THOF. 4.4628A.	X		

Comments/Influences	Public Improvements	* Factors *
RIVER FRONTAGE	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Frontage Depth Front Depth Rate %Adj. Reason Value I 200' @ 200/ 200.00 971.39 1.0000 1.2483 200 100 49,934 200 Actual Front Feet, 4.46 Total Acres Total Est. Land Value = 49,934

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail		16.48	100 50	824
D/W/P: 3.5 Concrete		6.58	1488 0	0
Wood Frame		24.08	256 50	3,082
Residential Local Cost Land Improvements	Description	Rate	Size % Good	Cash Value
LAND IMPROVE 2500		2,500.00	1 95	2,375
Total Estimated Land Improvements True Cash Value =				6,281

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	25,000	122,500	147,500			102,314C
2023	25,000	118,600	143,600			97,442C
2022	20,000	108,800	128,800			92,802C
2021	17,500	99,500	117,000			89,838C

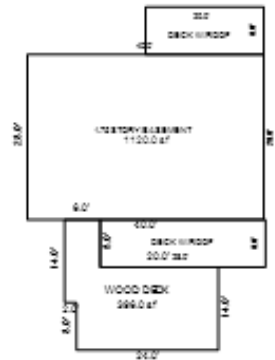
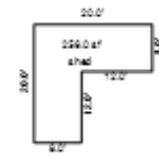
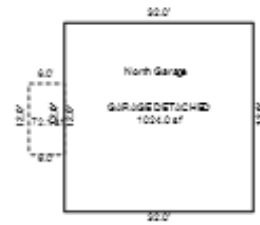
Who When What
TPC 04/30/2021 INSPECTED
TPC 12/27/2017 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 Pine 160 Pine 72 Roof Cover Onl	Year Built: 1991 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 896 % 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: 1,680 Total Base New : 342,319 Total Depr Cost: 256,747 Estimated T.C.V: 238,775		E.C.F. X 0.930		Bsmnt Garage:	
Building Style: LOG		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family LOG		Cls C 5 Blt 1991		
Yr Built 1991	Remodeled 0	Ex	X	Ord	Min	Size of Closets			200 Amps Service		Ground Area = 1120 SF Floor Area = 1680 SF.				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75				
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1.5 Story Pine Logs Basement		Total: 223,045 167,293			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Other Additions/Adjustments		Recreation Room 750 14,498 10,873			
X	Wood/Shingle Aluminum/Vinyl Brick Log Insulation	(7) Excavation		Basement: 1120 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			Plumbing		Average Fixture(s) 1 1,476 1,107			
(2) Windows		(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(13) Plumbing			Water/Sewer		Water/Sewer		1000 Gal Septic 1 4,864 3,648 Water Well, 50 Feet 1 2,686 2,014	
X	Many Avg. X Few	Large Avg. X Small		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Deck		Pine w/Roof (Deck Portion) 160 2,856 2,142 Pine w/Roof (Roof portion) 160 2,789 2,092 Pine w/Roof (Deck Portion) 160 2,856 2,142 Pine w/Roof (Roof portion) 160 2,789 2,092 w/Roof (Roof portion) 72 1,374 1,030			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	(9) Basement Finish		750 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments		Recreation Room 750 14,498 10,873 Basement, Outside Entrance, Below Grade 1 2,560 1,920			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Plumbing		Average Fixture(s) 1 1,476 1,107			
X	Gable Hip Flat	Gambrel Mansard Shed		1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Water/Sewer		1000 Gal Septic 1 4,864 3,648 Water Well, 50 Feet 1 2,686 2,014			
X	Asphalt Shingle	Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Deck		Pine w/Roof (Deck Portion) 160 2,856 2,142 Pine w/Roof (Roof portion) 160 2,789 2,092 Pine w/Roof (Deck Portion) 160 2,856 2,142 Pine w/Roof (Roof portion) 160 2,789 2,092 w/Roof (Roof portion) 72 1,374 1,030			
Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost 896 37,345 28,009 Door Opener 2 970 727			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost 1024 32,932 24,699		Built-Ins		Appliance Allow. 1 2,766 2,074	
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAWMILLER PATRICIA	MORRIS SHERYL	0	09/19/2022	QC	09-FAMILY	2022-03338	DEED	0.0
MORRIS SHERYL	MORRIS SHERYL & JERMEY	0	09/19/2022	QC	09-FAMILY	2022-03340	PROPERTY TRANSFER	0.0
SAWMILLER JOHN & PATRICIA	SAWMILLER PATRICIA	0	09/19/2021	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
SAWMILLER JOHN & PAT & MO	SAWMILLER JOHN & PATRICIA	0	08/03/2021	QC	09-FAMILY	2021-02789	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5285 S RIVERVIEW DR						
	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 09/19/2022					

Owner's Name/Address	MAP #:
MORRIS SHERYL & JERMEY 5285 S RIVERVIEW DR LAKE CITY MI 49651	2024 Est TCV 136,939 TCV/TFA: 94.05

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value C>	.50	-1.0	AC	M/L	12000	100		12,000
			200 Actual Front Feet, 0.99 Total Acres		Total Est. Land Value =		12,000	

Tax Description	X	Description	Rate	Size	% Good	Cash Value
. SEC 35 T22N R8W N 282 FT OF E 200 FT OF SW1/4 OF NW1/4 EXC N 66 FT THOF. .9918A.	X	Dirt Road				
Comments/Influences		Gravel Road				
		Paved Road				
		Storm Sewer				
		Sidewalk				
		Water				
		Sewer				
	X	Electric				
		Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

20900189	\$69,000	727	DOM
Land Improvement Cost Estimates			
Description	Rate	Size	% Good
D/W/P: Asphalt Paving	2.89	900	0
Residential Local Cost Land Improvements			
Description	Rate	Size	% Good
LAND IMPROVE 1000	1,000.00	1	95
Total Estimated Land Improvements True Cash Value =			950

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

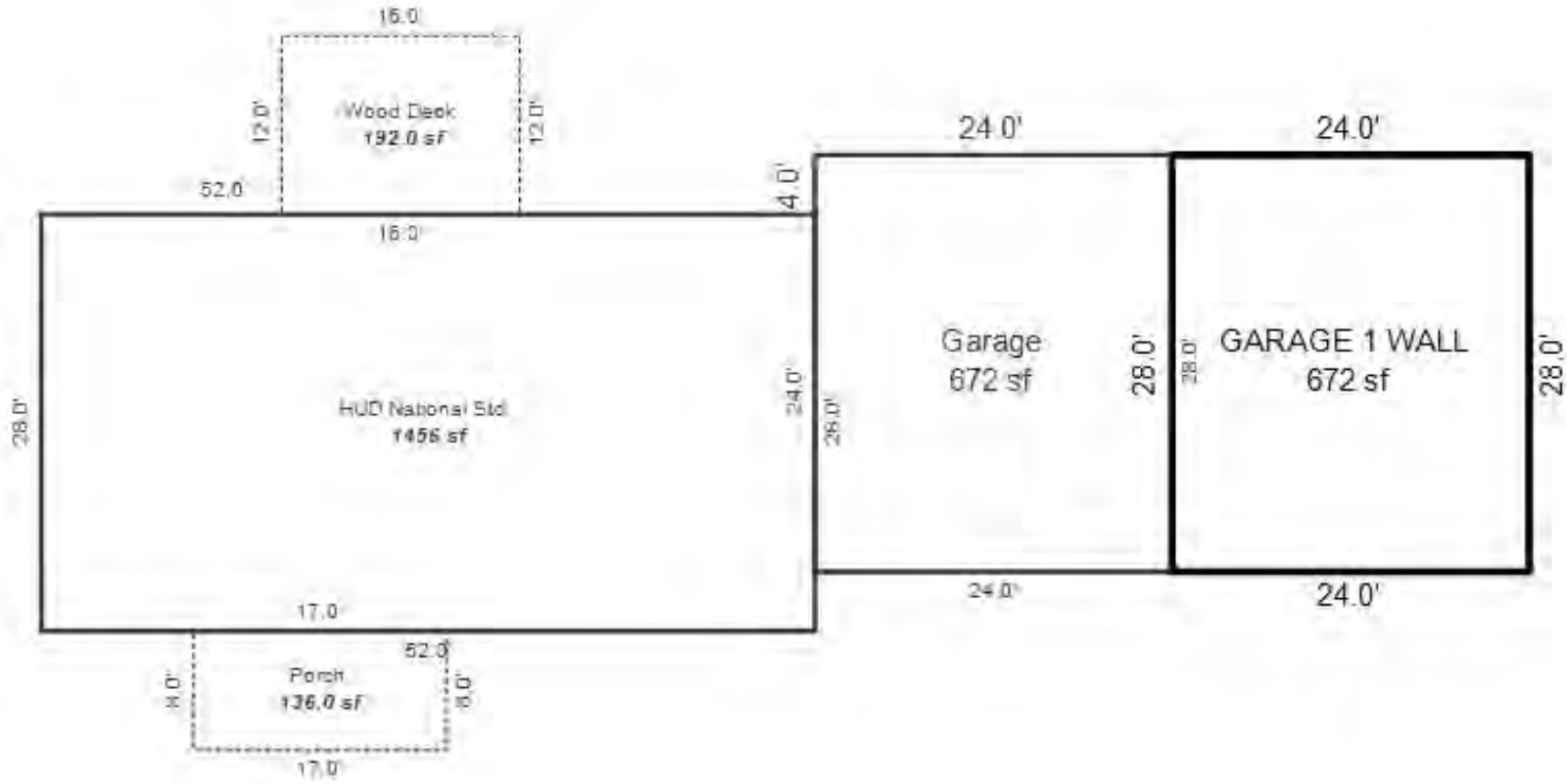
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	62,500	68,500			35,003C
2023	5,500	54,200	59,700			33,337C
2022	4,500	47,500	52,000		52,000W	31,750C
2021	4,000	42,400	46,400			30,736C

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



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																												
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 136	Type Treated Wood Pine	Year Built: 1988 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 1,456 Total Base New : 236,170 Total Depr Cost: 165,318 Estimated T.C.V: 123,989		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 CD		Blt 1988																												
Yr Built 1988	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1456 SF		Floor Area = 1456 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70																												
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																				
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few	1 Story			Siding		Crawl Space		1,456		Total:		163,104		114,172															
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(6) Ceilings			(13) Plumbing			Average Fixture(s)			1			3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet			Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			1			3 Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet			Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(7) Excavation			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(2) Windows		(7) Excavation		(8) Basement			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1456 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			1			1,934			1,354								
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			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
(3) Roof		(8) Basement		(9) Basement Finish			(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>								
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:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>										
X	Asphalt Shingle	(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney: Metal		(10) Floor Support		(14) Water/Sewer			Public Water			Public Sewer			Water Well			1000 Gal Septic			2000 Gal Septic			Lump Sum Items:			Built-Ins			Appliance Allow.			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>											
Chimney:																																										



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

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

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

7580 W CADILLAC RD School: MCBAIN RURAL AGR SCHOOL DIST P.R.E. 100% 07/22/1994

Owner's Name/Address MAP #:

ZUIDERVEEN LARRY A & APRIL E 2024 Est TCV 252,541 TCV/TFA: 194.26

7580 W CADILLAC ROAD X Improved Vacant Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS

MC BAIN MI 49657 Public Improvements * Factors * RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
I 200' @ 200/	300.00	402.06	0.9036	1.0013	200	100		54,286
300 Actual Front Feet, 2.77 Total Acres Total Est. Land Value =								54,286

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

. SEC 35 T22N R8W BEG 570 FT W & 791 FT N OF SE COR OF SW 1/4, TH E 570 FT, N TO CLAM RIVER, W'LY ALG RIVER TO PT N OF POB S TO POB EXC E'LY 100 FT THOF. 2.753A.

Comments/Influences RIVER FRONTAGE

Land Improvement Cost Estimates Description Rate Size % Good Cash Value

D/W/P: 4in Ren. Conc. 8.18 450 0 0

D/W/P: 3.5 Concrete 6.58 200 0 0

D/W/P: Asphalt Paving 3.10 1500 0 0

Wood Frame 29.53 96 76 2,155

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 = 4,530

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,100	99,200	126,300			86,109C
2023	27,100	96,100	123,200			82,009C
2022	20,000	88,400	108,400			78,104C
2021	17,500	86,500	104,000			75,609C

Who When What

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

TPC 06/05/2017 INSPECTED

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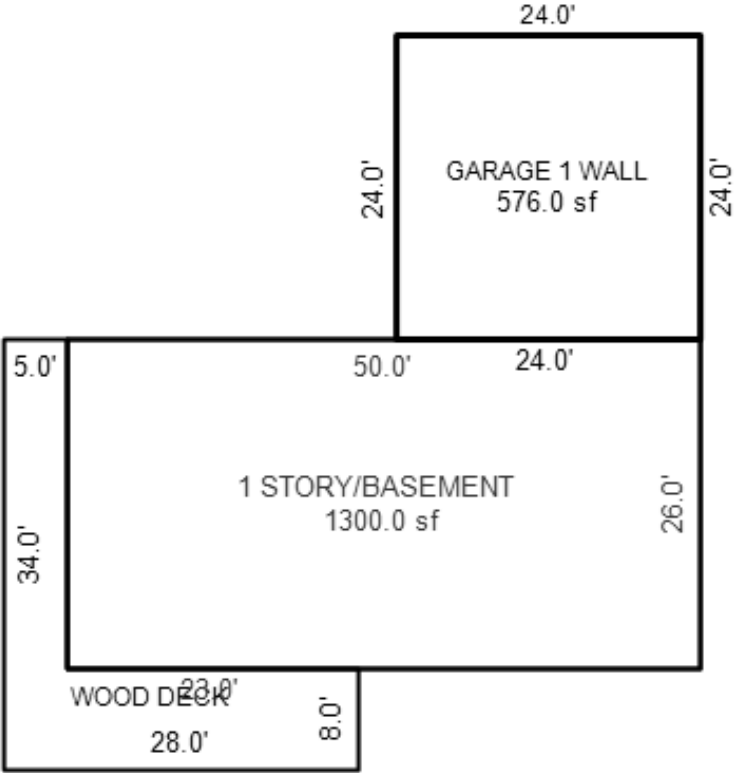
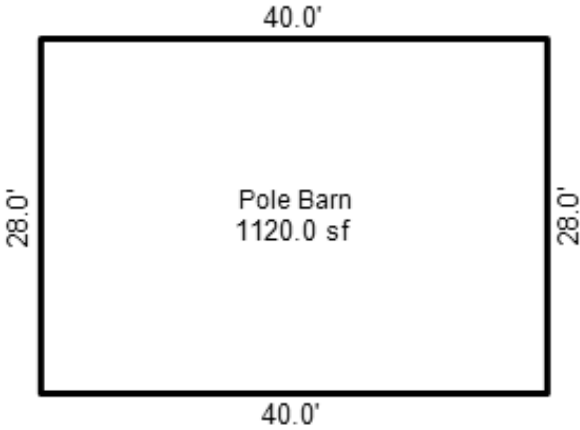
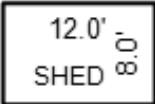
Licensed To: Township of Lake, County of Missaukee, Michigan

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 354	Type 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: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		(4) Interior	X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration							
Building Style: 1S					Ex	X	Ord		Min							
Yr Built 1986	Remodeled 0			Size of Closets												
Condition: Average				Lg	X	Ord			Small							
Room List		Doors		Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1986		
(1) Exterior		Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		(11) Heating System: Forced Air w/ Ducts						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		Ground Area = 1300 SF Floor Area = 1300 SF.						
(2) Windows		(7) Excavation		Basement: 1300 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		1 Average Fixture(s) 2 3 Fixture Bath		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		1000 Gal Septic Water Well, 50 Feet		Deck Treated Wood		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1000 Gal Septic Water Well, 50 Feet		Deck Treated Wood		Plumbing		Average Fixture(s) 3 Fixture Bath				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer		1 1000 Gal Septic 1 2000 Gal Septic		Garages		Water/Sewer		1000 Gal Septic Water Well, 50 Feet				
X	Gable Hip Flat	X	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Water/Sewer		1 1000 Gal Septic 1 2000 Gal Septic				
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well		Notes:		Base Cost Common Wall: 1 Wall		Built-Ins		1 1000 Gal Septic 1 2000 Gal Septic				
Chimney: Brick				1000 Gal Septic 2000 Gal Septic				Class: C Exterior: Pole (Unfinished)		Appliance Allow. Fireplaces		1 2,766 1 6,513				
								Base Cost Common Wall: 1 Wall		Exterior 1 Story		1 6,513 Totals: 297,583		17,366 -1,880 18,918 1,936 4,559 208,306		
								Class: C Exterior: Pole (Unfinished)		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TC		193,725		

*** 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.
KORTMAN CODY L	POTTER ROBERT	154,000	09/16/2016	WD	03-ARM'S LENGTH	2016-03186	PROPERTY TRANSFER	100.0
VANDERMEULEN SCOTT	KORTMAN CODY L	135,000	09/12/2013	WD	03-ARM'S LENGTH	2013-03211	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7480 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
	P.R.E. 100% 10/01/2016					
Owner's Name/Address	MAP #:					
POTTER ROBERT 7480 W CADILLAC RD MC BAIN MI 49657	2024 Est TCV 236,278 TCV/TFA: 187.52					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 35 T22N R8W BEG 791 FT N OF SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 180 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG SAID CEN THREAD TO THE E LINE OF SE 1/4 OF SW 1/4 TH S TO POB SUBJECT TO EASEMENTS OF RECORD, ALSO BEG 791 FT N OF SE COR OF SW 1/4 THW 100 FT, N TO THREAD OF CLAM RIVER E'LY ALG RIVER TO N-S 1/4 LINE, S TO POB. 1.8349A. 2021-03915 & 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT		Dirt Road		I 200' @ 200/	280.00	482.69	0.9193	1.0481	200	100	53,958
		Gravel Road		280 Actual Front Feet, 3.10 Total Acres						Total Est. Land Value =	53,958

Land Improvement Cost Estimates		RIVER FRONTAGE	
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	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.



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

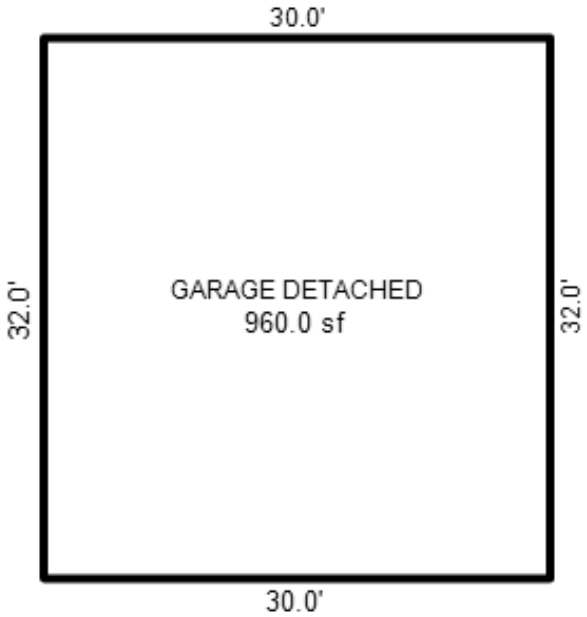
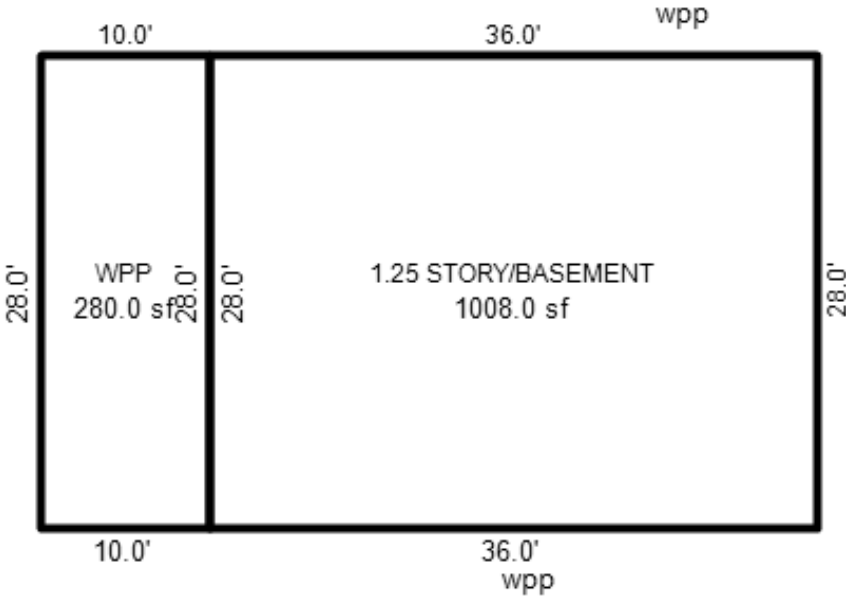
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	27,000	91,100	118,100			90,253C
2023	27,000	88,300	115,300			85,956C
2022	15,400	81,300	96,700			81,863C
2021	14,000	74,300	88,300			79,248C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 960 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling					1		280 72 64	WPP WPP WPP				
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace										
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures										
Condition: Average		Lg	X	Ord		Small	200 Amps Service										
Room List		Doors		Solid	X	H.C.	(12) Electric										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets										
(1) Exterior							Many			X	Ave.						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			(13) Plumbing										
(2) Windows							1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 1000 Gal Septic 1 2000 Gal Septic										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(7) Excavation		(8) Basement			(14) Water/Sewer										
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
(3) Roof			Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			Lump Sum Items:										
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle																
Chimney:																	
Cost Est. for Res. Bldg: 1 Single Family 1.25S										Cls C 5 Blt 1994							
(11) Heating System: Forced Air w/ Ducts										Ground Area = 1008 SF		Floor Area = 1260 SF.					
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76										Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
1.25 Story Siding Basement 1,008										Total:		181,599 138,018					
Other Additions/Adjustments										Basement, Outside Entrance, Below Grade		1 2,560 1,946					
Plumbing										Average Fixture(s)		1 1,476 1,122					
Water/Sewer										2 Fixture Bath		1 3,108 2,362					
1000 Gal Septic										1 4,864 3,697							
Water Well, 50 Feet										1 2,686 2,041							
Porches										WPP 280 5,051 3,839							
										WPP 72 2,568 1,952							
										WPP 64 2,411 1,832							
Garages										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)							
										Base Cost 960 35,846 27,243							
										Door Opener 2 1,093 831							
Built-Ins										Appliance Allow. 1 2,766 2,102							
Fireplaces										Exterior 2 Story 1 8,024 6,098							
										Wood Stove 1 2,551 1,939							
										Totals: 256,603 195,022							
<<<<< 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.
WADE JEREMY L & REBECCA M	PACKARD AMY NICHOLSON &	245,000	12/15/2021	WD	03-ARM'S LENGTH	2021-04276	DEED	100.0
SHAFFER ANNELIESE & GERAL	WADE JEREMY L & REBECCA M	155,000	09/29/2017	WD	03-ARM'S LENGTH	2017-03009	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7380 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PACKARD AMY NICHOLSON & BITZINGER HOWARD 11600 MAPLE ST BIG RAPIDS MI 49307	MAP #:					
	2024 Est TCV 216,128 TCV/TFA: 226.08					

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 35 T22N R8W BEG 791 FT N OF THE SE COR OF SW 1/4 TH E AND PAR WITH S SEC LINE 1000 FT TH N TO CEN THREAD LINE OF CLAM RIVER TH W'LY AND N'LY ALONG CEN THREAD TO E LINE OF SE 1/4 OF SW 1/4 TH S TO POB EXC W 180 FT THEREOF SUBJECT TO EASEMENTS OF RECORD. 4.6376 A. 2021-04021 AMEND 2ND SHARED DRIVEWAY AGREEMENT	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	40,000
		Gravel Road		Residentia 1 - 2.99 @\$7000	2.80	Acres	7000	100			19,607
		Paved Road		200 Actual Front Feet, 4.64 Total Acres			Total Est. Land Value =				59,607

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
RIVER FRONTAGE	X	Street Lights	Residential Local Cost Land Improvements			
	X	Standard Utilities	Description	Rate	Size % Good	Cash Value
	X	Underground Utils.	Gas	2,500.00	1 95	2,375
			LAND IMPROVE 2500			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	Rolling	2024	29,800	78,300	108,100			104,186C
	X	Low	2023	29,800	75,900	105,700			99,225C
	X	High	2022	24,600	69,900	94,500			94,500S
	X	Landscaped	2021	20,500	54,100	74,600			70,571C
	X	Swamp							
	X	Wooded							
	X	Pond							
	X	Waterfront							
	X	Ravine							
	X	Wetland							
	X	Flood Plain							



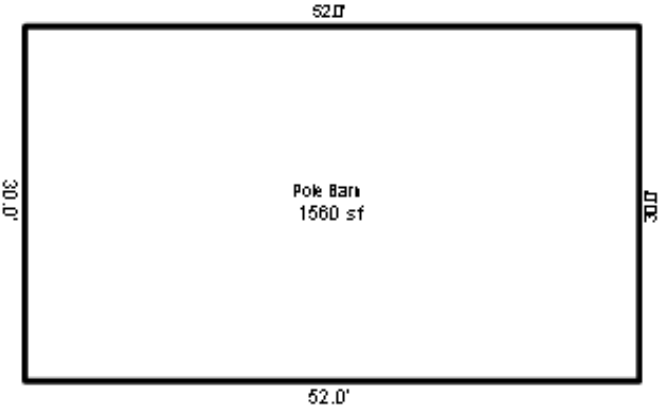
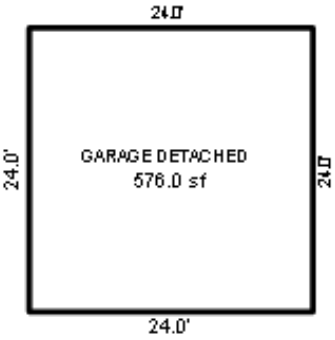
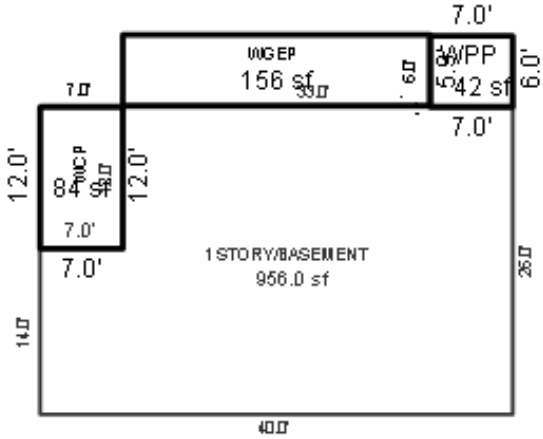
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	29,800	75,900	105,700			99,225C
TPC	12/27/2017	INSPECTED	2022	24,600	69,900	94,500			94,500S
TPC	06/05/2017	INSPECTED	2021	20,500	54,100	74,600			70,571C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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 1 Direct-Vented Ga	Area 84 156 42	Type WCP (1 Story) WGEP (1 Story) WPP	Year Built: 1969 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			X								
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 956 Total Base New : 254,995 Total Depr Cost: 165,748 Estimated T.C.V: 154,146		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1969	Remodeled 1978	Ex	Ord	Min	Size of Closets			No./Qual. of Fixtures							
Condition: Average		Lg	Ord	Small	Kitchen: Other: Other:			200 Amps Service							
Room List		Doors	Solid	H.C.	(5) Floors			(12) Electric							
	Basement 1st Floor 2nd Floor 3 Bedrooms				(6) Ceilings			No. of Elec. Outlets							
(1) Exterior					(7) Excavation			Many X Ave. Few							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Basement: 956 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing							
(2) Windows					(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	Many Avg. X Few	Large Avg. X Small			(9) Basement Finish			1 Average Fixture(s) 2 3 Fixture Bath							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens					(10) Floor Support			1000 Gal Septic 2000 Gal Septic							
(3) Roof		550	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)	(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic								
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:										
X	Asphalt Shingle Metal			Joists: Unsupported Len: Cntr.Sup:											
<p>Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 956 SF Floor Area = 956 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 956 Total: 142,716 92,766 Other Additions/Adjustments Recreation Room 550 10,632 6,911 Basement, Outside Entrance, Below Grade 1 2,560 1,664 Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Porches WCP (1 Story) 84 4,364 2,837 WGEP (1 Story) 156 12,829 8,339 WPP 42 1,910 1,241 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Class: D Exterior: Pole (Unfinished) Base Cost 1560 29,780 19,357 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Interior 1 Story 1 5,338 3,470 <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></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.
VANHOUTEN CLIFFORD & SALL	VANHOUTEN CLIFFORD J & SA	0	03/16/2022	QC	09-FAMILY	2022-00964	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5659 S DICKERSON RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/21/2009					
VANHOUTEN CLIFFORD J & SALLY TRUST 5659 S DICKERSON LAKE CITY MI 49651	MAP #: 2024 Est TCV 280,444 TCV/TFA: 149.09					

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 35 T22N R8W BEG 350 FT E & 250 FT N OF SW COR OF NE 1/4 OF SW 1/4 TH N TO THREADLINE OF CLAM R NW'LY ALONG R TO W LINE OF NE 1/4 OF SW 1/4 S TO PT 350 FT N OF SW COR OF NE 1/4 OF SW 1/4 SE'LY TO POB. 5 A.	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
		Gravel Road		Residentia 3 - 7 @\$3000		3.16 Acres			3000	100		9,489
		Paved Road		200 Actual Front Feet, 5.00 Total Acres Total Est. Land Value = 49,489								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate		Size % Good		Cash Value
		Water		D/W/P: 4in Ren. Conc.				8.18		530 50		2,167
		Sewer		Residential Local Cost Land Improvements								
	X	Electric		Description				Rate		Size % Good		Cash Value
		Gas		LAND IMPROVE 5000				5,000.00		1 95		4,750
		Curb		Total Estimated Land Improvements True Cash Value = 6,917								
		Street Lights										
		Standard Utilities										
		Underground Utils.										



Comments/Influences	X	Topography of Site
RIVER FRONTAGE		Level
Add 226 sq WD for 09.(+1100 as adj)	X	Rolling
		Low
		High
		Landscaped
		Swamp
		Wooded
	X	Pond
	X	Waterfront
		Ravine
	X	Wetland
	X	Flood Plain

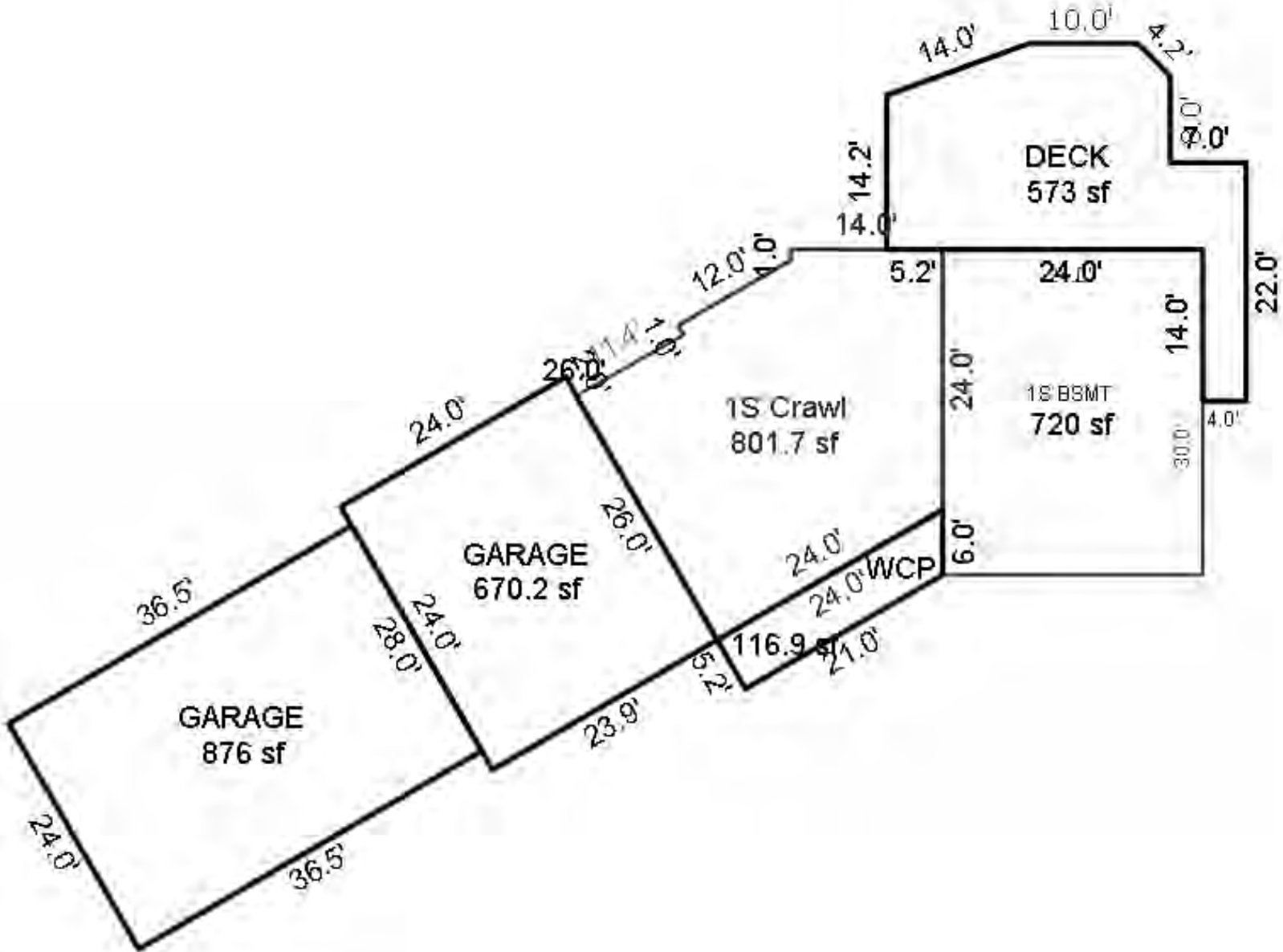
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,700	115,500	140,200			76,178C
2023	24,700	112,000	136,700			72,551C
2022	20,000	97,100	117,100			69,097C
2021	17,500	90,100	107,600			66,890C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 120 336 226	Type CCP (1 Story) Treated Wood Treated Wood	Year Built: 1977 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 670 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																		
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,881 Total Base New : 342,339 Total Depr Cost: 240,901 Estimated T.C.V: 224,038			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:								
Yr Built 1977	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1521 SF Floor Area = 1881 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C 5 Blt 1977										
Condition: Average		Size of Closets		X			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost										
Room List		Doors		Solid	X	H.C.	No./Qual. of Fixtures			1.5 Story Siding Basement 720			801										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			200 Amps Service			1 Story Siding Crawl Space 801			Total: 255,569		178,904								
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many			X			Average Fixture(s)			1		1,476		1,033						
(2) Windows		(7) Excavation		X			Ave.			Plumbing			3		4,646		3,252						
X	Many Avg. Few	X	Large Avg. Small	Basement: 720 S.F. Crawl: 801 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			Water/Sewer			1000 Gal Septic		1		4,864		3,405				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1			Public Water			Water Well		2		1,093		765				
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Public Sewer			1000 Gal Septic			1		23,367		23,357			
X	Gable Hip Flat		Gambrel Mansard Shed	(10) Floor Support			1			Water Well			2000 Gal Septic			1		-2,686		-1,880			
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			CCP (1 Story)		120		3,324		2,327	
Chimney: Block										Deck			Treated Wood		336		5,823		4,076				
										Garages			Treated Wood		226		4,493		4,403 *				
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		670		27,604		19,323				
										Common Wall: 1 Wall			1		-2,686		-1,880						
										Door Opener			2		1,093		765						
										Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost		876		33,367		23,357				
										Common Wall: 1 Wall			1		-2,686		-1,880						
										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.
DURAND ELINOR TRUST	VANHOUTEN CLIFFORD & SALL	102,500	05/17/2017	WD	03-ARM'S LENGTH	2017-01665	PROPERTY TRANSFER	100.0
VANHOUTEN CLIFFORD & SALL	DICK SCOTT	102,500	05/17/2017	LC	03-ARM'S LENGTH	2017-01566	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7650 W CADILLAC RD	School: MCBAIN RURAL AGR SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 06/05/2017					
DICK SCOTT 7650 W CADILLAC RD MC BAIN MI 49657	MAP #: 2024 Est TCV 145,242 TCV/TFA: 159.26					

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
2017-01665 SEC 35 T22N R8W BEG 770 FT W & 791 FT N OF SE COR OF SW 1/4 TH E 200 FT N TO THRD LINE OF CLAM RIVER W'LY & N'LY ALG RIVER TO N LINE OF SE 1/4 OF SW 1/4 W TO PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4 S'LY TO POB. 3.6 A M/L INCLUDING AN EASEMENT FOR INGRESS & EGRESS BEG AT PT 850' W OF THE S1/4 POST OF SEC35 T22N R8W TH N 991'; TH EAST 2 RODS; TH S 991'; TH WEST 2 RODS TO POB.				I 200' @ 200/	200.00	784.08	1.0000	1.1832	200 100	47,330
				200 Actual Front Feet, 3.60 Total Acres Total Est. Land Value =					47,330	

Comments/Influences	X	Land Improvement Cost Estimates			Rate	Size	% Good	Cash Value
		Description	Rate	Size					% Good	Cash Value
RIVER FRONTAGE		Electric	15.53	50	94	730		
		Gas	21.45	252	35	1,892		
		Total Estimated Land Improvements True Cash Value =					2,622	
		Curb						

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	23,700	48,900	72,600			60,006C
X Rolling	2023	23,700	47,400	71,100			57,149C
Low	2022	20,000	43,500	63,500			54,428C
X High	2021	17,500	39,800	57,300			52,690C



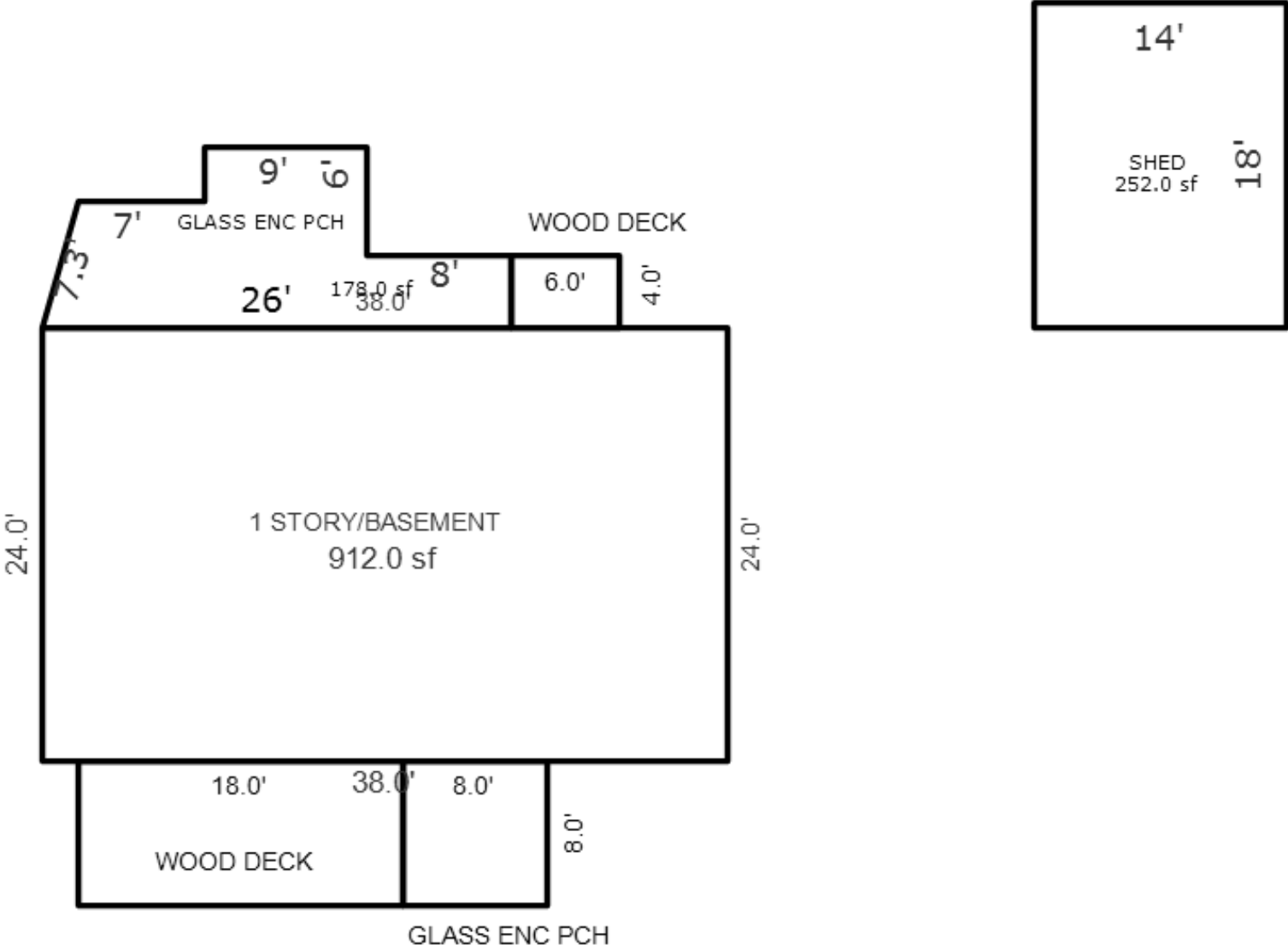
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	23,700	47,400	71,100			57,149C
TPC	12/27/2017	INSPECTED	2022	20,000	43,500	63,500			54,428C
TPC	06/05/2017	INSPECTED	2021	17,500	39,800	57,300			52,690C

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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	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 64 178 144 24	Type WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Class: CD Effec. Age: 40 Floor Area: 912 Total Base New : 177,645 Total Depr Cost: 102,463 Estimated T.C.V: 95,290		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		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1973				
Yr Built 1973	Remodeled 0	Ex	X	Ord	Min	(12) Electric		Building Areas		Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		No./Qual. of Fixtures		200 Amps Service		Stories		912		124,578		74,746		
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Exterior		Total:		16,899		4,225		
Basement	1st Floor	(5) Floors		Ex.		X	Ord.	Foundation		1		2,160		1,296		
2nd Floor	3 Bedrooms	Kitchen: Other: Other:		Many		X	Ave.	Basement		1		1,230		738		
(1) Exterior		(6) Ceilings		Average Fixture(s)		Few		Plumbing		1		4,550		2,730		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		3 Fixture Bath		1		Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		2,585		1,551		
(2) Windows		Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2 Fixture Bath Softener, Auto Softener, Manual		1		Porches		1		6,572		3,943		
X	Many Avg. Few	X	Large Avg. Small	No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		WGEP (1 Story)		1		12,800		9,472		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Deck		1		3,264		1,958		
X	Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		1000 Gal Septic Water Well, 50 Feet		1		Treated Wood		1		1,073		644		
(3) Roof		(9) Basement Finish		1000 Gal Septic 2000 Gal Septic		1		Built-Ins		1		1,934		1,160		
X	Gable Hip Flat	Gambrel Mansard Shed	912 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Appliance Allow.		1		177,645		102,463	
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		1		Notes:		1		177,645		102,463		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		1		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		1		177,645		102,463		

*** 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.
SCHOLTEN MELVIN B & ARLEN	DICK RONALD L & BETTE JO	325,000	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5721 S DICKERSON RD	School: MCBAIN RURAL AGR SCHOOL DIST		Pole Barn	05/10/2005	20050112	Complete
Owner's Name/Address	P.R.E. 100% 04/15/2005					
DICK RONALD L & BETTE J TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON RD MC BAIN MI 49657	MAP #: 2024 Est TCV 273,129 TCV/TFA: 171.56					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
		Public Improvements		Description	Frontage	Depth	* Factors *	E'LY BOUNDARY IS RIVER	
. SEC 35 T22N R8W THAT PART OF NE 1/4 OF SW 1/4 LYING W & S OF CLAM RIVER EXC W 350 FT THEREOF. 5.3 A.	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000 1.0000	200 100	40,000
Comments/Influences		Gravel Road		Residentia 3 - 7 @\$3000		3.46 Acres	3000 100		10,389
RIVER FRONTAGE		Paved Road		200 Actual Front Feet, 5.30 Total Acres		Total Est. Land Value =			50,389
NEW PC GRG ON CHILD FOR 06.	X	Storm Sewer		Land Improvement Cost Estimates					
		Sidewalk		Description	Rate	Size	% Good	Cash Value	
		Water		Wood Frame	28.00	120	94	3,158	
		Sewer		Residential Local Cost Land Improvements					
		Electric		Description	Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVE 2500	2,500.00	1	95	2,375	
		Curb		Total Estimated Land Improvements True Cash Value =					
		Street Lights						5,533	
		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	25,200	111,400	136,600			99,932C
	Low	2023	25,200	107,900	133,100			95,174C
	High	2022	20,000	100,800	120,800			90,642C
	Landscaped	2021	17,500	92,200	109,700			87,747C
	Swamp							
	Wooded							
	Pond							
	X Waterfront							
	Ravine							
	Wetland							
	Flood Plain							



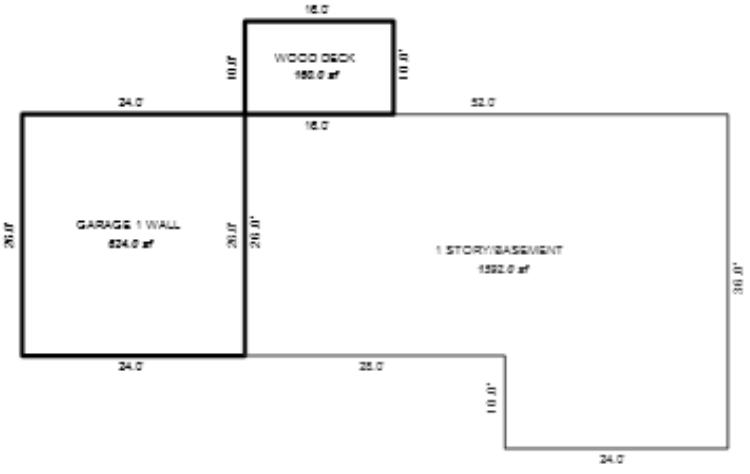
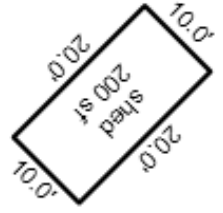
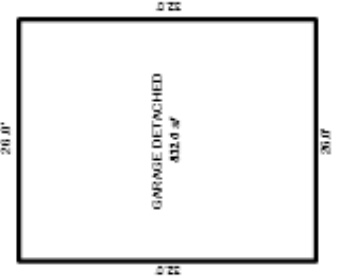
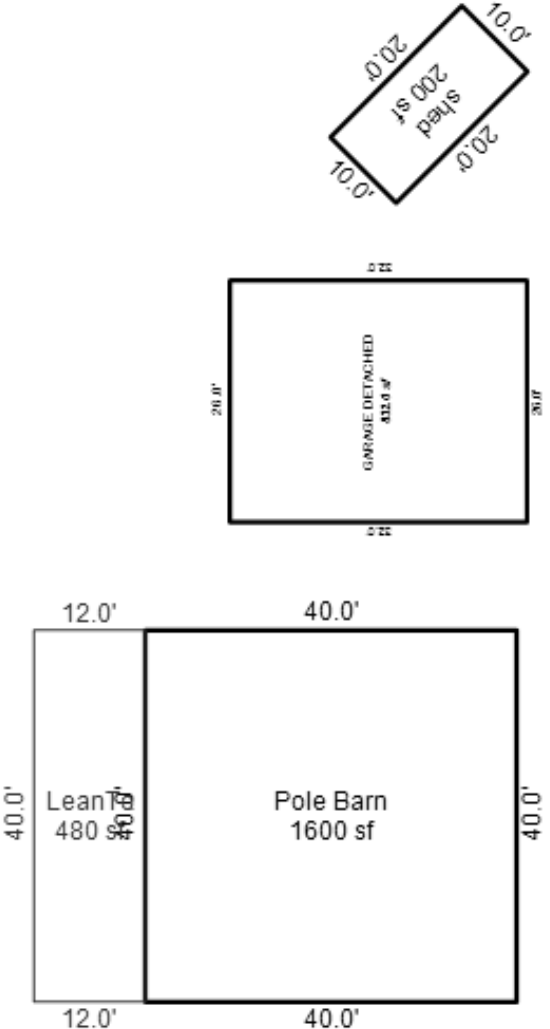
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	25,200	111,400	136,600			99,932C
TPC 12/27/2017	INSPECTED		2023	25,200	107,900	133,100			95,174C
TPC 05/19/2014	INSPECTED		2022	20,000	100,800	120,800			90,642C
			2021	17,500	92,200	109,700			87,747C

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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 160	Type Treated Wood	Year Built: 1973 Car Capacity: Class: D Exterior: Brick Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(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 1973	
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1592 SF Floor Area = 1592 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 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 3 Fixture Bath			1 Story Brick Basement 1,592						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall				1 2 Fixture Bath			Total: 235,789 153,263						
(2) Windows		(7) Excavation		Basement: 1592 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Softener, Auto			Other Additions/Adjustments						
X	Many Avg. X Few	Large Avg. Small				1 Softener, Manual			Basement, Outside Entrance, Below Grade							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			1 No Plumbing			Plumbing						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			1 Extra Toilet			Average Fixture(s)						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Extra Sink			2 Fixture Bath							
X	Asphalt Shingle	(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic			1 No Plumbing			Water/Sewer						
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			1 Extra Toilet			1000 Gal Septic						
<p>Deck Treated Wood 160 3,578 2,326</p> <p>Garages Class: D Exterior: Brick Foundation: 42 Inch (Unfinished) Base Cost 624 24,529 15,944 Common Wall: 1 Wall 1 -3,061 -1,990 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 832 22,747 14,786 Class: D Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 2080 52,936 34,408</p> <p>Built-Ins Appliance Allow. 1 2,766 1,798</p> <p>Fireplaces Interior 1 Story 1 5,338 3,470</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></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.
		170,000	10/01/2001	WD	33-TO BE DETERMINED	01-0:4092	DEED	0.0

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

School: MCBAIN RURAL AGR SCHOOL DIST
 P.R.E. 100% 07/01/2003

Owner's Name/Address: GISCHIA JEFFREY T & DEBORAH A
 7421 W BLUE ROAD
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 60,480

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 PARTOF>80@\$2800 21.60 Acres 2800 100 60,480
 21.60 Total Acres Total Est. Land Value = 60,480

Tax Description: SEC 35 T22N R8W (11*TRACT*2001) N 715 FT OF W 1/2 OF SE 1/4. 21.6667A.
 Comments/Influences:

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	30,200	0	30,200			23,814C
2023	25,900	0	25,900			22,680C
2022	21,600	0	21,600			21,600S
2021	21,600	0	21,600			21,600S

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.
MUSSELMAN JOHN & MARIA	MUSSELMAN JOHN & MARIA	1	11/18/2020	QC	09-FAMILY	2020-03648	PROPERTY TRANSFER	0.0
ARNOLD ALLAN & DONNA	MUSSELMAN JOHN & MARIA	0	03/01/2005	OTH	21-NOT USED/OTHER	05-0/728	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7575 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 09/20/2021					
Owner's Name/Address	MAP #:					
MUSSELMAN JOHN & MARIA 7575 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 307,297 TCV/TFA: 179.08					

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 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6 2 A.				I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	40,000
				Residentia 3 - 7 @\$3000		4.36 Acres			3000	100	13,089
				200 Actual Front Feet, 6.20 Total Acres				Total Est. Land Value =			53,089

Tax Description	X	Land Improvement Cost Estimates				
		Description	Rate	Size	% Good	Cash Value
SEC 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6 2 A.		Wood Frame	32.30	80	74	1,912
		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 =				4,287

Tax Description	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Level	Rolling							
SEC 35 T22N R8W (2*2005) BEG N 89 D 40' 12" W 66 FT, S 00 D 01' 58" W 725.78 FT, N 89 D 43' 12" W 809.86 FT FROM NE COR OF SW 1/4 TO E BANK OF CLAM RIVER & POB: TH S 89D 43' 12" E 809.86 FT, N 00 D 01' 58" E 725.78 FT, S 89 D 40' 12" E 66 FT, S 00D 01' 58" W 872.15 FT, S 87 D 42' 21' W 133.54 FT, S 05D 15' 27" E 125.60 FT, S 52D 03' 58" W 265.53 FT, S 64D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO E'LY BANK OF CLAM RIVER, TH N &W ALONG RIVER TO POB. ALSO E 66 FT OF S 330 FT OF SE1/4/ OF NW 1/4 6 2 A.		Level	Rolling							
				Low						
			High							
			Landscaped							
			Swamp							
			Wooded							
			Pond							
			Waterfront							
			Ravine							
			Wetland							
			Flood Plain							
			PRIVATE RD							

Who	When	What	2024	2023	2022	2021
			26,500	26,500	24,800	24,800
			127,100	123,200	117,400	107,300
			153,600	149,700	142,200	132,100
						132,100W
			90,233C	85,937C	81,845C	79,231C

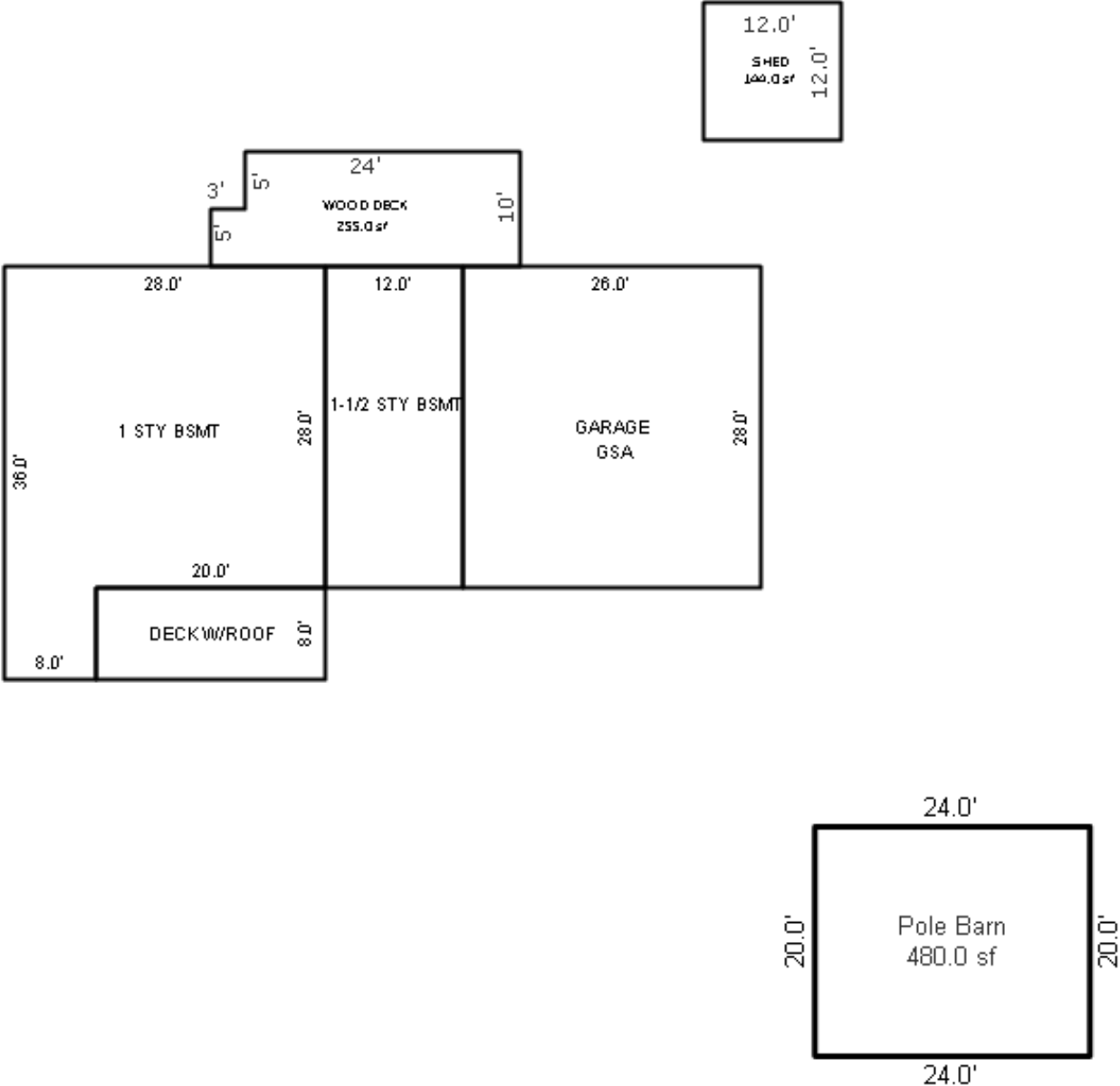
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 160 255 80	Type Pine Treated Wood Roof Cover Onl	Year Built: 1993 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 728 % 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	Class: C +5 Effec. Age: 18 Floor Area: 1,716 Total Base New : 327,691 Total Depr Cost: 268,733 Estimated T.C.V: 249,921	E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 1993							
Yr Built 1993	Remodeled 1994	Ex	X	Ord	Min	200 Amps Service			Ground Area = 1184 SF Floor Area = 1716 SF.										
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82									
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 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			1.5 Story Siding Foundation 336 1 Story Siding Basement 848 1 Story Siding Overhang 364			Total: 235,262		192,943					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	X Many			Ave.	Few	Recreation Room 172 3,325 2,726 Basement, Outside Entrance, Above Grade 1 1,870 1,533 Plumbing Average Fixture(s) 1 1,476 1,210 3 Fixture Bath 2 9,291 7,619 2 Fixture Bath 1 3,108 2,549 Water/Sewer 1000 Gal Septic 1 4,864 3,988 Water Well, 100 Feet 1 5,808 4,763 Deck Pine w/Roof (Deck Portion) 160 2,856 2,342 Pine w/Roof (Roof portion) 160 2,789 2,287 Treated Wood 255 4,855 3,981 w/Roof (Roof portion) 80 1,509 1,237			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 29,007 Common Wall: 1 Wall 1 -2,686 -2,203 Door Opener 2 1,093 896							
(2) Windows		(7) Excavation		Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Basement, Outside Entrance, Above Grade 1 1,870 1,533									
X	Many Avg. X Few	Large Avg. X Small	Basement: 1184 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Recreation Room 172 3,325 2,726 Basement, Outside Entrance, Above Grade 1 1,870 1,533										
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Plumbing Average Fixture(s) 1 1,476 1,210 3 Fixture Bath 2 9,291 7,619 2 Fixture Bath 1 3,108 2,549 Water/Sewer 1000 Gal Septic 1 4,864 3,988 Water Well, 100 Feet 1 5,808 4,763 Deck Pine w/Roof (Deck Portion) 160 2,856 2,342 Pine w/Roof (Roof portion) 160 2,789 2,287 Treated Wood 255 4,855 3,981 w/Roof (Roof portion) 80 1,509 1,237			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 29,007 Common Wall: 1 Wall 1 -2,686 -2,203 Door Opener 2 1,093 896						
(3) Roof		172 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		(9) Basement Finish			(14) Water/Sewer			Basement, Outside Entrance, Above Grade 1 1,870 1,533									
X	Gable Hip Flat	Gambrel Mansard Shed	172 Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			(14) Water/Sewer			Plumbing Average Fixture(s) 1 1,476 1,210 3 Fixture Bath 2 9,291 7,619 2 Fixture Bath 1 3,108 2,549 Water/Sewer 1000 Gal Septic 1 4,864 3,988 Water Well, 100 Feet 1 5,808 4,763 Deck Pine w/Roof (Deck Portion) 160 2,856 2,342 Pine w/Roof (Roof portion) 160 2,789 2,287 Treated Wood 255 4,855 3,981 w/Roof (Roof portion) 80 1,509 1,237			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 29,007 Common Wall: 1 Wall 1 -2,686 -2,203 Door Opener 2 1,093 896							
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Basement, Outside Entrance, Above Grade 1 1,870 1,533									
Chimney: Metal							Lump Sum Items:			Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 728 35,374 29,007 Common Wall: 1 Wall 1 -2,686 -2,203 Door Opener 2 1,093 896									

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

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



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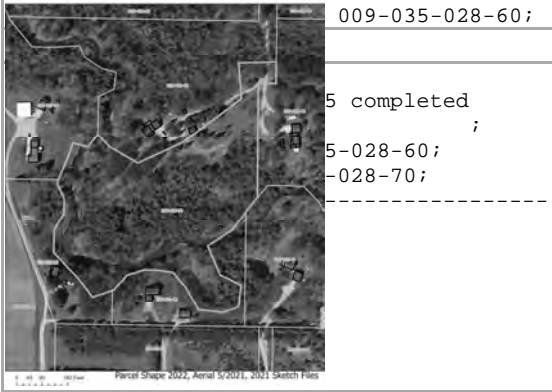
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUSSELMAN JOHN & MARIA	MUSSELMAN JOHN & MARIA	1	11/18/2020	QC	09-FAMILY	2020-03648	PROPERTY TRANSFER	0.0

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% 09/20/2021					
MUSSELMAN JOHN & MARIA 7575 W BLUE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 45,548					

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

Tax Description	X	Dirt Road	I 200' @ 200/	200.00	400.00	1.0000	1.0000	200 100	40,000
SEC 35 T22N R8W (2*2005) BEG AT NE COR OF SW/4 TH S 00 D 01' 58" W 872.15 FT, S 87 D 42' 21" W 133.54 FT, S 05 D 15' 27"E 125.6 FT S 52D 03' 38" W 265.53 FT, S 64 D 48' 34" W 171.06 FT, N 60 D 38' 49" W 117.18 FT TO THE E'LY BANK OF CLAM RIVER & POB. TH S 60D 38' 49" E 117.18 FT, N 64D 48' 34' E 171.06 FT, N 52D 05' 58" E 265.53 FT, N 05D 15' 27" W 125.6 FT, N 87D 42' 21" E 133.54 FT, S 00 D 01' 58" W 77.85 FT N 89D 58' 02" E 66 FT, S 00D 00' 08" W 434.38 FT, TO THE N & E BANK OF CLAM RIVER. TH N &W ALONG RIVER TO POB.	X	Gravel Road	Residentia INFERIOR@\$1400	3.96	Acres	1400	100	5,548	
		Paved Road	200 Actual Front Feet, 5.80 Total Acres	Total Est. Land Value =			45,548		
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
	X	Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							


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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	22,800	0	22,800			17,112C
2023	22,800	0	22,800			16,298C
2022	23,200	0	23,200			15,522C
2021	23,200	0	23,200		23,200W	15,027C

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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.					
GRUMM ASHLEY	GRUMM ASHLEY	0	10/30/2019	WD	09-FAMILY	2019-03880	PROPERTY TRANSFER	0.0					
SHUPE TIMOTHY & ELLEN TRU	GRUMM ASHLEY	280,000	07/30/2019	WD	03-ARM'S LENGTH	2019-02365	PROPERTY TRANSFER	100.0					
SHUPE TIMOTHY & ELLEN	SHUPE TIMOTHY & ELLEN TRU	0	06/24/2013	QC	21-NOT USED/OTHER	2013-02226	PROPERTY TRANSFER	0.0					
SHUPE TIMOTHY & ELLEN TRU	SHUPE TIMOTHY & ELLEN	0	06/24/2013	QC	21-NOT USED/OTHER	2013-02224 QD	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
7477 W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		04/26/2013		2013-0112	100%				
Owner's Name/Address		P.R.E. 100% 07/30/2019		MAP #:		2024 Est TCV 392,064 TCV/TFA: 284.52							
GRUMM ASHLEY 7477 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 *		S'LY BOUNDARY IS RIVER							
. SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB.		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
FORMERLY DESCRIBED AS: . SEC 35 T22N R8W W 1/2 OF SE 1/4 LYING N'LY OF CLAM RIVEREXC N 715 FT THOF. ALSO BEG 950 FT S OF NE COR OF SW 1/4 TH W 66 FT, S TO CLAM RIVER, E'LY ALONG RIVER TO N-S 1/4 LINE,N TO POB. 33.4333A.		X	Gravel Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100		40,000
		X	Paved Road		Residentia 18 -29 @\$3000	24.23	Acres	3000	100				72,681
		X	Storm Sewer		200 Actual Front Feet, 26.06 Total Acres			Total Est. Land Value =					112,681
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		D/W/P: 4in Ren. Conc.	8.18	600	0	0				
		X	Electric		Wood Frame	28.83	100	94	2,710				
		X	Gas		Wood Frame	24.45	220	94	5,056				
		X	Curb		Residential Local Cost Land Improvements								
		X	Street Lights		Description	Rate	Size	% Good	Cash Value				
		X	Standard Utilities		LAND IMPROVE 2500	2,500.00	1	95	2,375				
		X	Underground Utils.		Total Estimated Land Improvements True Cash Value = 10,141								
Comments/Influences		Topography of Site											
		Level											
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	56,300	139,700	196,000		151,973C			
		TPC 04/30/2021	INSPECTED		2023	51,500	135,200	186,700		144,737C			
		TPC 12/27/2017	INSPECTED		2022	26,100	124,300	150,400		137,845C			
		TPC 06/17/2013	INSPECTED		2021	23,500	113,700	137,200		133,442C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga		Area Type	Year Built: 2013 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 919 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G										
Building Style: 1.25S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			E.C.F. X 0.930		Cls C 10 Blt 2001			
Yr Built 2001	Remodeled 2013	Ex	X	Ord		Min	Ground Area = 1185 SF Floor Area = 1378 SF.			Total Base New : 318,149		Total Depr Cost: 289,508		Estimated T.C.V: 269,242	
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Floor Area: 1,378		Storage Area: 0		Bsmnt Garage:	
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Total Area: 205,279		Total Depr. Cost: 186,796		Carport Area:	
	Basement 1st Floor 2nd Floor 2 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			Total: 771		Total: 14,903		Total: 13,562	
(1) Exterior		(6) Ceilings		Height to Joists: 0.0			(14) Water/Sewer			Total: 2,560		Total: 2,330		Total: 2,330	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	(8) Basement			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Total: 14,903		Total: 13,562		Total: 2,330	
(2) Windows		(7) Excavation		Basement: 771 S.F. Crawl: 414 S.F. Slab: 0 S.F.			Lump Sum Items:			Total: 1,476		Total: 1,343		Total: 4,228	
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove Vent Fan			Total: 4,646		Total: 4,228		Total: 4,228	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		771 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove Vent Fan			Total: 4,864		Total: 4,426		Total: 5,285	
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Total: 5,808		Total: 5,285		Total: 5,285	
X	Gable Hip Flat	Gambrel Mansard Shed	1	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tub Alcove Vent Fan			Total: 6,355		Total: 5,783		Total: 5,783	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Total: 6,466		Total: 4,228		Total: 4,228	
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Ceramic Tub Alcove Vent Fan			Total: 6,466		Total: 4,228		Total: 4,228	

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

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



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.
PARKER LYNNWOOD L & HANDY	DICK RONALD L & BETTE JO	280,000	05/31/2006	WD	03-ARM'S LENGTH	06-0/2015	DEED	100.0

Property Address	Class: AGRICULTURAL-VACA	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 02/24/2015 Qual. Ag.			
DICK RONALD L & BETTE J TRUSTEES 5721 S DICKERSON ROAD MC BAIN MI 49657	MAP #:		2024 Est TCV 260,798			

Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
AGRICULTRU IRRIGATED	4700/	52.54 Acres	4700	100			246,938
			52.54 Total Acres		Total Est. Land Value =		246,938

Tax Description		Land Improvement Cost Estimates			
Description	Rate	Size	% Good	Cash Value	
SEC 35 T22N R8W (7*2014) SW 1/4 OF SW 1/4 EXC BEG N 0 DEG 41'15"E 243.9 FT FROM SW COR, TH N 0 DEG 41'15"E 313.62 FT, S 88 DEG 22'54"E 317.6 FT, S 08 DEG 04'01"E 146.12 FT, S 10 DEG 49'47"W 167.54 FT, N 89 DEG 08'54"W 310.31 FT TO POB. ALSO BEG 770 FT W OF SE COR OF SE 1/4 OF SW 1/4, TH N 791 FT, NW'LY TO A PT 350 FT E OF NW COR OF SE 1/4 OF SW 1/4, W 350 FT, S TO S SEC LINE, E TO POB. 52.54 A M/L. SPLIT ON 02/12/2015 INTO 009-035-029-70; FORMERLY: 2012 PER OWNER REQUEST COMBINED					
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	123,500	6,900	130,400			66,767C
X	Rolling	2023	97,200	6,900	104,100			63,588C
X	Low	2022	88,000	6,900	94,900			60,560C
X	High	2021	86,700	6,900	93,600			58,626C
X	Landscaped							
X	Swamp							
X	Wooded							
X	Pond							
X	Waterfront							
X	Ravine							
X	Wetland							
X	Flood Plain							

Map showing parcel boundaries and features. Includes text: "Lake Township Planning Dept File No. 009-035-029-00", "F SW 1/4. 40A.", "FT W OF SE COR OF 1 FT, NW'LY TO A SE 1/4 OF SW 1/4 NE, E TO POB.", "N ON FILE***", "5 completed OF 2.34A HOUSE,", "5-029-00;", "-029-10;", "The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan"

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOLTEN MELVIN & ARLENE	DICK RONALD L & BETTE JO	0	04/15/2005	WD	21-NOT USED/OTHER	05-0/1348	DEED	100.0

Property Address	Class: AGRICULTURAL-IMPR	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	11/30/2005	20050396	Complete
	P.R.E. 100% 04/15/2005 Qual. Ag.					

Owner's Name/Address	MAP #:
DICK RONALD L & BETTE JO TRUSTEES RONALD L & BETTE JO DICK FAM TRUST 5721 S DICKERSON MC BAIN MI 49657	2024 Est TCV 55,083 TCV/TFA: 0.00

X	Improved	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			AGRICULTRU SURPLUS	2800/	2.00	Acres	2800	100			5,600
			AGRICULTRU 30 - 65 ACRES		0.41	Acres	3900	100			1,599
					2.41	Total Acres	Total Est. Land Value =				7,199

Taxpayer's Name/Address	X	Public Improvements
DICK RONALD L & BETTE JO TRUSTEES 5721 S DICKERSON MC BAIN MI 49657	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer

Tax Description	X	Electric
SEC 35 T22N R8W BEG AT SW COR OF NE 1/4 OF SW 1/4 TH N 350 FT, S 73 DEG 51'13"E 364.3 FT, S 250FT, W 350 FT TO POB. 2.41A.	X	Gas Curb Street Lights Standard Utilities Underground Utils.

Comments/Influences
PROPERTY HAS RIVER ACCESS THRU 027-00..SAME OWNER



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

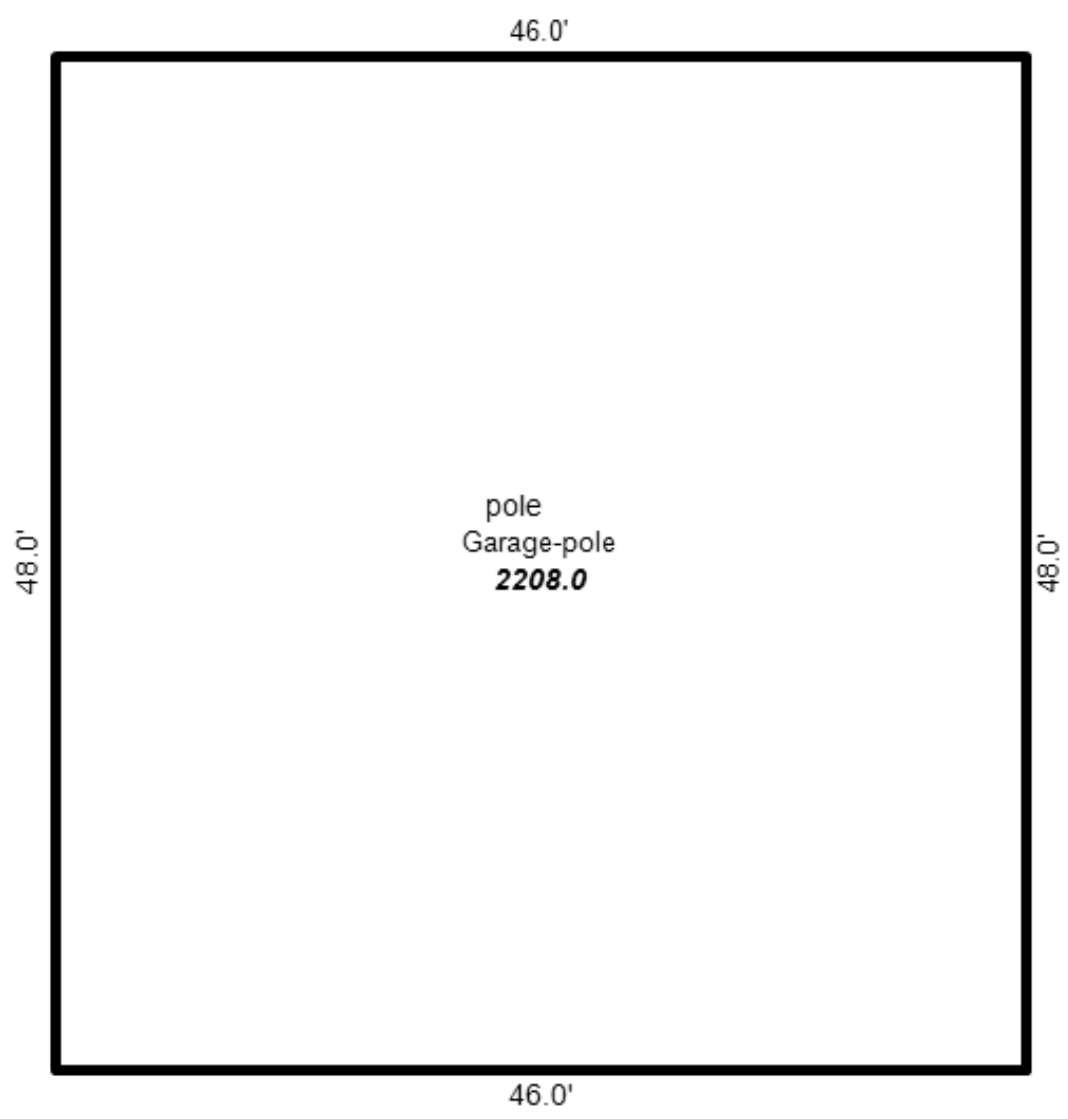
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,600	23,900	27,500			18,298C
2023	2,600	23,200	25,800			17,427C
2022	2,500	20,500	23,000			16,598C
2021	2,500	20,500	23,000			16,068C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	Elec.	Appliance Allow.			Interior 1 Story		Area	Type	Year Built: 2006		
	Mobile Home	Insulation		Wood	Coal	Steam	Cook Top	Interior 2 Story		2nd/Same Stack				Car Capacity:		
	Town Home	0	Front Overhang	Forced Air w/o Ducts			Dishwasher	Two Sided		Exterior 1 Story		Class: CD				
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Exterior: Siding		Brick Ven.: 0				
	A-Frame	(4) Interior			Forced Hot Water			Bath Heater	Prefab 1 Story		Stone Ven.: 0		Common Wall: Detache			
	Wood Frame	Drywall		Plaster		Electric Baseboard			Prefab 2 Story		Foundation: 42 Inch		Finished ?:			
	Building Style:	Paneled	Wood T&G		Elec. Ceil. Radiant			Heat Circulator		Raised Hearth		Auto. Doors: 0		Mech. Doors: 2		
	GRG	Trim & Decoration			Space Heater			Wood Stove		Direct-Vented Ga		Area: 2208		% Good: 0		
	Yr Built	Remodeled	Ex	Ord	Min	Wall/Floor Furnace			Class: CD		Effec. Age: 10		Storage Area: 0		No Conc. Floor: 2208	
	2006	0	Size of Closets			Forced Heat & Cool			Floor Area: 0		Total Base New : 57,209		E.C.F.		Bsmnt Garage:	
Condition: Average		Lg	Ord	Small	Heat Pump			Total Depr Cost: 51,488		Estimated T.C.V: 47,884		X 0.930		Roof:		
Room List		Doors	Solid	H.C.	X No Heating/Cooling			Oven		Microwave						
	Basement	(5) Floors			Central Air			Standard Range								
	1st Floor	Kitchen:			Wood Furnace			Self Clean Range								
	2nd Floor	Other:			(12) Electric			Sauna								
	Bedrooms	Other:			0 Amps Service			Trash Compactor								
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Central Vacuum								
	Wood/Shingle	Ex.	Ord.	Min	Many			Security System								
	Aluminum/Vinyl	(6) Ceilings			Ave.			Cost Est. for Res. Bldg: 1 Single Family GRG				Cls CD		Blt 2006		
	Brick				Few			(11) Heating System: No Heating/Cooling								
	Insulation	(7) Excavation			(13) Plumbing			Ground Area = 0 SF Floor Area = 0 SF.								
(2) Windows		Basement: 0 S.F.			Average Fixture(s)			Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
	Many	Crawl: 0 S.F.			1			Building Areas								
	Avg.	Slab: 0 S.F.			3 Fixture Bath			Stories Exterior Foundation Size Cost New Depr. Cost								
	Few	Height to Joists: 0.0			2 Fixture Bath			Garages								
	Large	(8) Basement			Softener, Auto			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)								
	Avg.	Conc. Block			Softener, Manual			Base Cost		2208		70,700		63,630		
	Small	Poured Conc.			Solar Water Heat			No Concrete Floor		2208		-13,491		-12,142		
	Wood Sash	Stone			No Plumbing			Totals:		57,209		51,488				
	Metal Sash	Treated Wood			Extra Toilet			Notes:								
	Vinyl Sash	Concrete Floor			Extra Sink			ECF (101 AGRICULTURE) 0.930 => TCV:				47,884				
	Double Hung	(9) Basement Finish			Separate Shower											
	Horiz. Slide				Ceramic Tile Floor											
	Casement				Ceramic Tile Wains											
	Double Glass				Ceramic Tub Alcove											
	Patio Doors				Vent Fan											
	Storms & Screens	(10) Floor Support			(14) Water/Sewer											
(3) Roof		Recreation SF			Public Water											
	Gable	Living SF			Public Sewer											
	Hip	Walkout Doors (B)			Water Well											
	Flat	No Floor SF			1000 Gal Septic											
	Asphalt Shingle	Walkout Doors (A)			2000 Gal Septic											
Chimney:		Joists:			Lump Sum Items:											
		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.
DICK RONALD L & BETTE	ZORN JASON & ASHLEY	0	03/06/2020	WD	03-ARM'S LENGTH	2020-00884	DEED	0.0
DICK BETTE JO FAMILY TRUS	ZORN JASON & ASHLEY	105,000	02/25/2015	LC	31-SPLIT IMPROVED	2015-00657	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5921 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 03/20/2015					
Owner's Name/Address	MAP #:					
ZORN JASON & ASHLEY 5921 S DICKERSON ROAD MC BAIN MI 49657	2024 Est TCV 209,324 TCV/TFA: 106.04					

Tax Description	X Improved		Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	Dirt Road									
	Gravel Road									
	Paved Road									
	Storm Sewer									
	Sidewalk									
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									

SPLIT ON 02/11/2015 FROM 009-035-029-00; THE SW 1/4 OF SEC 35 T22N R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN COM SW CNR OF SAID SECTION THENCE N00DEG41'15"E ALONG THE WEST SEC LINE 243.9' TO POB THENCE CONTINUING N00DEG 41'19"E ALONG SAID LINE 313.62' THENCE S88DEG 22'54"E 317.60' THENCE S08DEG 04'01"E 146.12' THENCE S10DEG49'47"W 167.54' THENCE N89DEG 08'54"W 310.31' TO POB 2.34A M/L SUBJECT TO THE ROW FOR DICKERSON RD ACROSS THE WESTERLY 33' THEREOF AS DEPICTED ON THE CERTIFICATE OF SURVEY



Land Improvement Cost Estimates		Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock			2.19	2000	0	0
Wood Frame			20.08	462	50	4,638
Residential Local Cost Land Improvements						
Description		Rate	Size	% Good	Cash Value	
LAND IMPROVE 1000		1,000.00	1	95	950	
Total Estimated Land Improvements True Cash Value =						5,588

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								

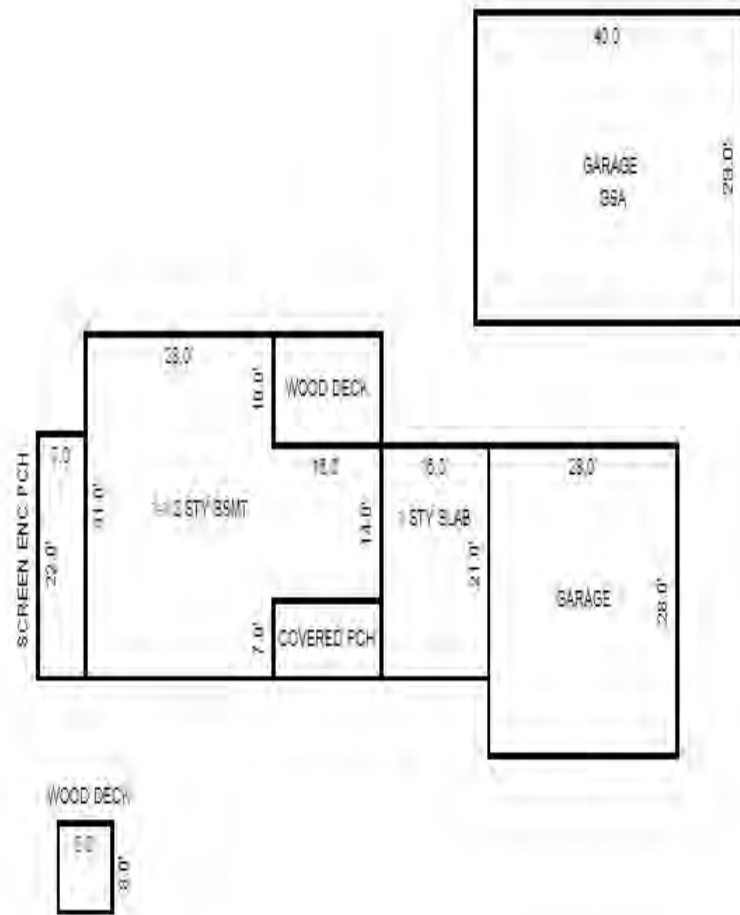
Who	When	What	2024	2023	2022	2021
			11,600	9,000	7,800	6,300
			93,100	90,100	82,900	75,700
			104,700	99,100	90,700	82,000
			76,030C	72,410C	68,962C	66,759C

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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 154 112 160 64	Type CSEP (1 Story) CCP (1 Story) Treated Wood Treated Wood	Year Built: 1983 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: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Ex X Ord Min		Size of Closets		Lg X Ord Small		
Building Style: 1.5S		Yr Built Remodeled 1909 1945		Condition: Average		Room List		Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:		Basement 1st Floor 2nd Floor 4 Bedrooms		
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		(11) Roof		(12) Water/Sewer		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	X	Many	X	Ave.		Few	1	Average Fixture(s)	1	3 Fixture Bath	2	Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Many Avg. X Few		Large Avg. Small	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Public Water Public Sewer Water Well		1000 Gal Septic 2000 Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash	X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		(9) Basement Finish		(10) Floor Support		(11) Roof		(12) Water/Sewer		(13) Garage		
X	Storms & Screens	Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 27,628 Common Wall: 1 Wall 1 -2,512 -1,382 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 1000 12,230 6,726 Base Cost 1120 35,862 19,724 Class: CD Exterior: Pole (Unfinished) Storage Over Garage 560 6,849 3,767		210,432 121,451		1,230 676 1 4,550 2,502 1 5,640 3,102 154 6,095 3,352 112 2,854 1,570 160 3,498 1,924 64 1,980 1,089		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		100 Amps Service		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		
Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors		Kitchen: Other: Other:		No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		
(1) Exterior		(6) Ceilings		(7) Excavation		(8) Basement		(9) Basement Finish		(10) Floor Support		(11) Roof		(12) Water/Sewer		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	X	Many	X	Ave.		Few	1	Average Fixture(s)	1	3 Fixture Bath	2	Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Many Avg. X Few		Large Avg. Small	Basement: 1092 S.F. Crawl: 0 S.F. Slab: 336 S.F. Height to Joists: 0.0		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Public Water Public Sewer Water Well		1000 Gal Septic 2000 Gal Septic		
X	Wood Sash Metal Sash Vinyl Sash	X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement		(9) Basement Finish		(10) Floor Support		(11) Roof		(12) Water/Sewer		(13) Garage		
X	Storms & Screens	Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 784 27,628 Common Wall: 1 Wall 1 -2,512 -1,382 Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Storage Over Garage 1000 12,230 6,726 Base Cost 1120 35,862 19,724 Class: CD Exterior: Pole (Unfinished) Storage Over Garage 560 6,849 3,767		210,432 121,451		1,230 676 1 4,550 2,502 1 5,640 3,102 154 6,095 3,352 112 2,854 1,570 160 3,498 1,924 64 1,980 1,089		

*** 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.				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
W CADILLAC RD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 08/25/1997								
Owner's Name/Address		MAP #:		2024 Est TCV 44,033								
ZUIDERVEEN LARRY 7580 W CADILLAC ROAD MC BAIN MI 49657		Improved	X	Vacant	Land Value Estimates for Land Table Ag 1 .A - Agriculture							
Tax Description		Public Improvements		* Factors *								
SEC 35 T22N R8W S 791 FT OF E 770 FT OF SE 1/4 OF SW 1/4 EXCEPT BEG AT THE S 1/4 CORNER OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH 1/4 LINE, 790.95 FEET; THENCE N89°14'26"W, 55.07 FEET; THENCE S00°43'20'W PARALLEL WITH SAID NORTH-SOUTH 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89° 10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. 12.98 ACRES SPLIT ON 5/8/2020 PART TO 035-029-99 1 A FORMERLY SEC 35 T22N R8W S 791 FT OF E 1/4 13.98A.		X			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
					AGRICULTRU 8 - 17 Acres	6.99	Acres	3900	100			27,261
					AGRICULTRU SURPLUS 2800/	5.99	Acres	2800	100			16,772
					12.98 Total Acres			Total Est. Land Value =				44,033
ACCESS THRU		X			Topography of Site							
0 completed ;					Level							
5-029-75;					Rolling							
-029-99;					Low							
-----					High							
					Landscaped							
					Swamp							
					Wooded							
					Pond							
					Waterfront							
					Ravine							
					Wetland							
					Flood Plain							
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	22,000	0	22,000			6,637C	
					2023	17,900	0	17,900			6,321C	
					2022	17,100	0	17,100			6,020C	
					2021	16,900	0	16,900			5,828C	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZUIDERVEEN LARRY	POTTER ROBERT	3,000	05/16/2020	WD	32-SPLIT VACANT	2020-01465	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W CADILLAC RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/19/2020					
POTTER ROBERT 7480 W CADILLAC ROAD MC BAIN MI 49657	MAP #: 2024 Est TCV 8,113					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 35 T22N R8W BEG AT THE S 1/4 COR OF SAID SECTION; THENCE N00°43'20"E ALONG THE NORTH-SOUTH ;1/4 LINE, 790.95 FEET; THENCE N89° I 4'2G"W, 55.07 FEET; THENCE 500°43'20'W PARALLEL WITH SAID N-S 1/4 LINE. 790.88 FEET TO THE SOUTH SECTION LINE; THENCE S89°10'11"E ALONG SAID LINE, 55.07 FEET TO THE POINT OF BEGINNING. SPLIT ON 05/08/2020 FROM 009-035-029-75;				A 200' @ 90/FF	55.07	790.90	1.3805	1.1858	90	100	8,113
				55 Actual Front Feet, 1.00 Total Acres Total Est. Land Value =					8,113		

Comments/Influences

Split/Comb. on 05/08/2020 completed 05/08/2020 TIM



- 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	4,100	0	4,100			1,251C
2023	3,200	0	3,200			1,192C
2022	1,400	0	1,400			1,136C
2021	1,100	0	1,100			1,100S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKER PATRICK DEE	PARKER PATRICK D & CAROL	0	01/31/2005	QC	21-NOT USED/OTHER	05-0/395	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7260 W CADILLAC RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/22/1994					
PARKER PATRICK D & CAROL J 7260 W CADILLAC RD MC BAIN MI 49657	MAP #: 2024 Est TCV 327,084 TCV/TFA: 179.32					

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 35 T22N R8W BEG AT S 1/4 POST TH N 791 FT E 1000 FT N TO C/L OF CLAM R E ALONG R TO E LINE OF SW 1/4 OF SE 1/4 S TO SEC LINE W TO POB & W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 18.6677A.	X	Dirt Road		I 200' @ 200/	200.00	400.00	1.0000	1.0000	200	100	40,000
		Gravel Road		Residentia 18 -29 @\$3000	12.74	Acres	3000	100			38,226
Comments/Influences	X	Paved Road		Residentia INFERIOR@\$1400	10.00	Acres	1400	100			14,000
		Storm Sewer		200 Actual Front Feet, 24.58 Total Acres						Total Est. Land Value =	92,226

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
RIVER FRONTAGE 60X60 HORSE BARN @45% FOR 03 REMOVE SWAMP ADJ FOR 05..NOT A NEGATIVE FACTROR TO OVERALL MARKET VALUE	X	Gas	Fencing: Wrought iron	11.00	200	94	2,068
		Curb	Wood Frame	20.08	950	50	9,538
	X	Street Lights	Ad-Hoc Unit-In-Place Items				
		Standard Utilities	Description	Rate	Size % Good	Cash Value	
		Underground Utils.	/CI16/YARI/FARAR/ADDFWPL	0.47	5000	100	2,350
			Total Estimated Land Improvements True Cash Value =				13,956

Topography of Site	X	Taxable Value						
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	46,100	117,400	163,500			87,900C
Rolling		2023	43,600	113,300	156,900			83,715C
Low		2022	30,100	97,100	127,200			79,729C
High		2021	27,100	89,300	116,400			77,182C
Landscaped								
Swamp	X							
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland	X							
Flood Plain	X							



Who	When	What	2024	2023	2022	2021
TPC	04/30/2021	INSPECTED	46,100	43,600	30,100	27,100
TPC	05/06/2018	INSPECTED				
TPC	12/27/2017	INSPECTED				

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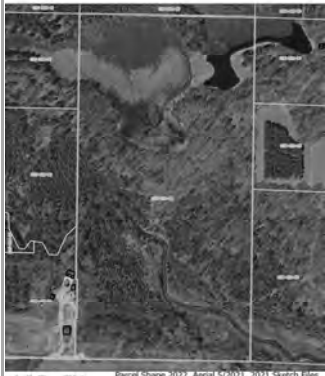
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 512 1088	Type Treated Wood Roof Cover Onl	Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 352 % 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: 1,824 Total Base New : 309,166 Total Depr Cost: 185,499 Estimated T.C.V: 172,514		E.C.F. X 0.930		Bsmnt Garage:		
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		No. of Elec. Outlets		No./Qual. of Fixtures	
Yr Built 1973	Remodeled 0	Ex	X	Ord			Min				Lg		X	Ord		Small
Condition: Average		Doors			Solid	X	H.C.	(5) Floors			Kitchen: Other: Other:		200 Amps Service		No. of Elec. Outlets	
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms														
(1) Exterior		(6) Ceilings		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1824 SF Floor Area = 1824 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD		Blt 1973				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			200			Ex. X Ord. Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Basement 1,824 Total: 223,678 134,206		
(2) Windows		(7) Excavation		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments		Exterior		Plumbing		
X	Many Avg. X Few	Large Avg. X Small		Basement: 1824 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Water/Sewer		Average Fixture(s) 1 1000 Gal Septic 1 Water Well 1 2000 Gal Septic		
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: 500			Deck		Treated Wood w/Roof (Deck Portion) Treated Wood w/Roof (Roof portion) w/Roof (Roof portion)		Garages		
X	Many Avg. X Few	Large Avg. X Small		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost Common Wall: 1 Wall		Class: CD Exterior: Pole (Unfinished)		
(3) Roof		(9) Basement Finish		(10) Floor Support						Base Cost		Common Wall: 1 Wall		Base Cost		
X	Gable Hip Flat	Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Appliance Allow.		Fireplaces		Exterior 1 Story		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:								1		1		5,707 3,424		
<p>Chimney: Brick</p> <p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

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


Building Type	Loafing Sheds	Stables		
Year Built	2011	2005		
Class/Construction	D,Pole	D,Pole		
Quality/Exterior	Low Cost	Low Cost		
# of Walls, Perimeter	No-Wall, 194	4 Wall, 220		
Height	10	14		
Heating System	No Heating/Cooling	No Heating/Cooling		
Length/Width/Area	72 x 16 = 1152	60 x 50 = 3000		
Cost New	\$ 4,308	\$ 70,020		
Phy./Func./Econ. %Good	70/100/100 70.0	70/100/100 70.0		
Depreciated Cost	\$ 3,016	\$ 49,014		
+ Unit-In-Place Items	\$ 0	\$ 0		
Description, Size X Rate X %Good = Cost Itemized -> Unit-In-Place -> Items ->				
E.C.F.	X 0.930	X 0.930		
% Good	70	70		
Est. True Cash Value	\$ 2,805	\$ 45,583		
Comments:				
Total Estimated True Cash Value of Agricultural Improvements / This Card: 48388 / All Cards: 48388				

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				
WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 203,997						
Owner's Name/Address		Improved		X	Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460		Public Improvements		* Factors *		RIVER DIVIDES								
Tax Description		Dirt Road		Description		Frontage		Depth		Rate	%Adj.	Reason	Value	
SEC 35 T22N R8W E 1/2 OF SE 1/4 EXC W 10 FT OF N 300 FT OF S 600 FT OF SE 1/4 OF SE 1/4. 79.9311A.		Gravel Road		I 200' @ 200/		200.00		400.00		1.0000	1.0000	200	100	40,000
Comments/Influences		Paved Road		Residentia 66 - 120		\$2800		39.05		Acres		2800	100	109,332
BLDG MOVED TO ADJ PIN SAME OWNER COMBINED W/ 031,32,33 FOR 95 VERY NICE 80 W/RIVER PC GRG COMPLETE FOR 05 (DIRT FLOOR)		Storm Sewer		Residentia INFERIOR@\$1400		39.05		Acres		1400	100		54,666	
		Sidewalk		200 Actual Front Feet, 79.93 Total Acres		Total Est. Land Value =							203,997	
		Water												
		Sewer												
		Electric												
		Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level												
		X Rolling												
		Low												
		High												
		Landscaped												
		X Swamp												
		X Wooded												
		X Pond												
		X Waterfront												
		Ravine												
		X Wetland												
		X Flood Plain												
		X SEASONAL RD												
		Who		When		What		2024	102,000	0	102,000		66,830C	
		TPC 04/30/2021 INSPECTED		TPC 12/27/2017 INSPECTED				2023	94,200	0	94,200		63,648C	
								2022	71,900	0	71,900		60,618C	
								2021	71,900	0	71,900		58,682C	



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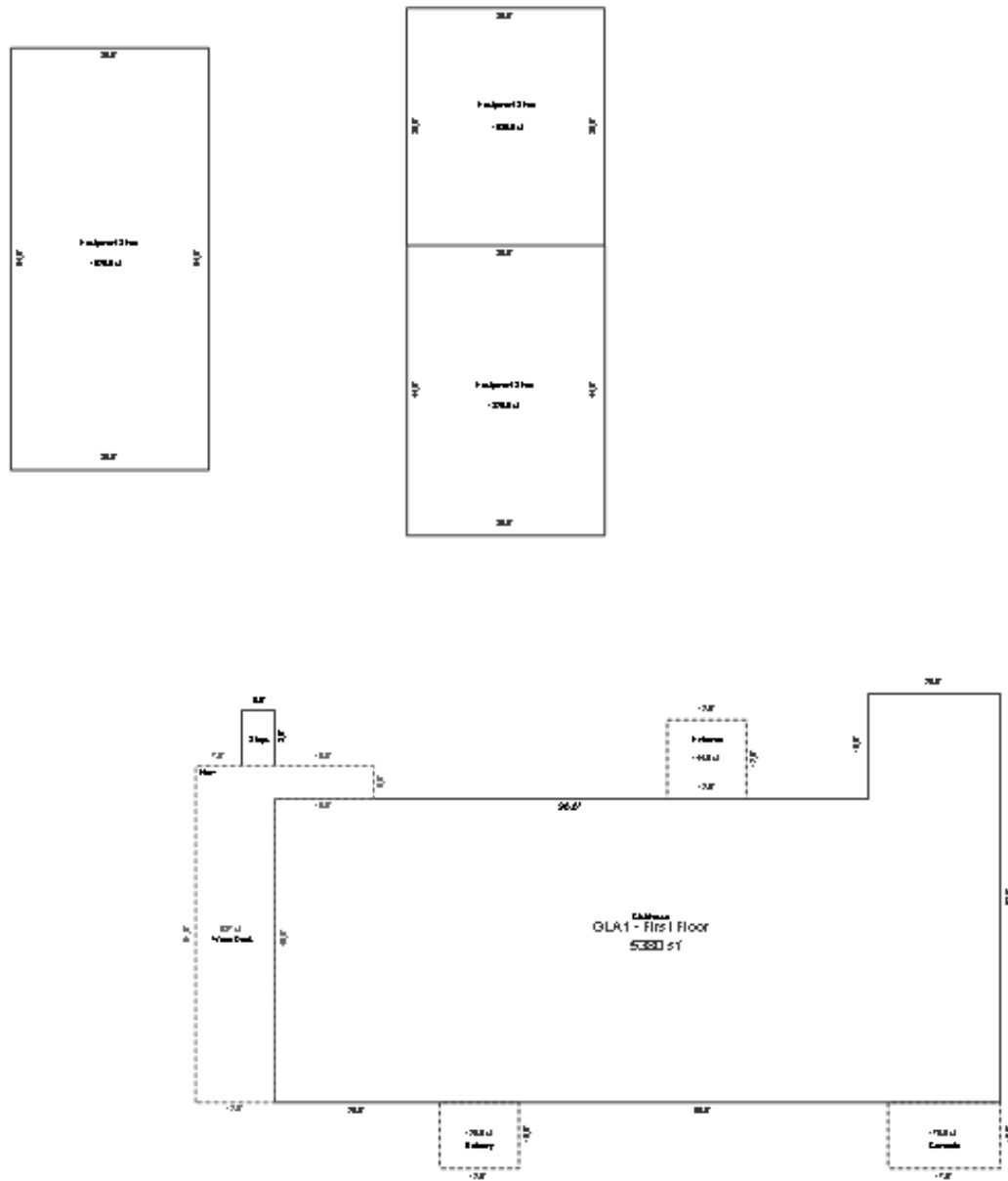
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)		Date	Number	Status				
5300 S MOREY RD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		10/27/2020	2020-0633	100%				
Owner's Name/Address		P.R.E. 0%		Commercial		04/14/2009	20090108	Complete				
MISSAUKEE GOLF ASSOCIATION P O BOX 336 LAKE CITY MI 49651		MAP #:	2024 Est TCV 2,589,171 TCV/TFA: 266.92									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES								
. SEC 36 T22N R8W NE 1/4 EXC BEG 18 RDS N OF SE COR OF NE 1/4 OF NE 1/4 TH W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO POB & EXC N 75 FT THEREOF & EXC THAT PART NE'LY OF BEG 300 FT S OF NE COR TH N 44 DEG 40' 59" W TO INTERSECTION WITH PREVIOUS EXCEPTION. 153.2922 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MISSAUKEE GOLF CLUB		Gravel Road		COMMERCIAL	100 AC +/-	147.55	Acres	3500	100			516,425
		Paved Road		COMMERCIAL ROW		5.75	Acres	0	100			0
		Storm Sewer		153.30 Total Acres Total Est. Land Value = 516,425								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description		Rate		Size	% Good		Cash Value	
		Sewer		Commercial	Local Cost	Land Improvements						
		Electric		Description		Rate		Size	% Good	Arch	Mult	Cash Value
		Gas		PAVING		0.40		46000	86	100		15,824
		Curb		Total Estimated Land Improvements True Cash Value = 15,824								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		X 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	258,200	1,036,400	1,294,600		506,532C		
		JWV	09/01/2021	INSPECTED	2023	221,300	813,500	1,034,800		482,412C		
		JWV	11/18/2020	INSPECTED	2022	147,600	659,500	807,100		459,440C		
		JWV	08/06/2018	INSPECTED	2021	147,600	662,000	809,600		444,763C		

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

Desc. of Bldg/Section: CAL 30 Calculator Occupancy: Clubhouses		<<<<< Calculator Cost Computations >>>>>							
Class: D Floor Area: 5,380 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght : 10		Class: D Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 344 Overall Building Height: 10							
Depr. Table : 2% Effective Age : 30 Physical %Good: 55 Func. %Good : 100 Economic %Good: 100		Base Rate for Upper Floors = 83.73 Utility Basement Basement, Base Rate for Basement = 42.59 (Basement Fireproofing Rate = 0.00)							
1990 Year Built Remodeled		(10) Heating system: Package Heating & Cooling Cost/SqFt: 20.60 100% Bsmnt Heating system: Hot Water, Radiant Floor Cost/SqFt: 21.00 Adjusted Square Foot Cost for Upper Floors = 104.33 Adjusted Square Foot Cost for Basement = 63.59							
10 Overall Bldg Height		Total Floor Area: 5,380 Base Cost New of Upper Floors = 561,296 Basement Area: 5,060 Base Cost New of Basement = 321,765							
Comments: BSM'T HAS EMPLOYEE KITCHEN FACILITIES.. REST NOT FINISHED		Reproduction/Replacement Cost = 883,061 Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 55 /100/100/100/55.0 Total Depreciated Cost = 485,684							
Construction Cost <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%;">High</td> <td style="width:15%;">Above Ave.</td> <td style="width:15%;">X</td> <td style="width:15%;">Ave.</td> <td style="width:15%;"> </td> <td style="width:15%;">Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Low Cost Heat#1: Package Heating & Cooling 100 Heat#2: Heat Pump System 0% Ave. SqFt/Story: 5380 Ave. Perimeter: 344 Has Elevators:		High	Above Ave.	X	Ave.		Low	<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels	
High	Above Ave.	X	Ave.		Low				
*** Basement Info *** Area: 5060 Perimeter: 304 Type: Utility Basement Heat: Hot Water, Radiant Floor		Item Description Cost # or Height Storys Cost Col. Rate SqFt Adj. Adj. Cost							
* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		(39) Miscellaneous <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							
* 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	Few Average	1 Single Unit (Self-contained) Ki			
(3) Frame:		Total Fixtures	Urinals		Many Unfinished	Many Unfinished					
		3-Piece Baths	Wash Bowls		Typical	Typical					
		2-Piece Baths	Water Heaters								
		Shower Stalls	Wash Fountains								
		Toilets	Water Softeners								
(4) Floor Structure:		(9) Sprinklers:			Flex Conduit	Incandescent	(40) Exterior Wall:				
					Rigid Conduit	Fluorescent	Thickness	Bsmnt Insul.			
					Armored Cable	Mercury					
					Non-Metalic	Sodium Vapor					
					Bus Duct	Transformer					
(5) Floor Cover:		(10) Heating and Cooling:			(13) Roof Structure: Slope=0						
		Gas	Coal	Hand Fired							
		Oil	Stoker	Boiler							
(6) Ceiling:		(14) Roof Cover:									

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



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Desc. of Bldg/Section: Calculator Occupancy: Sheds - Equipment 4 Wall Building	
Class: D,Pole Floor Area: 2,400 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght	Construction Cost
	High Above Ave. Ave. X Low
Depr. Table : 4% Effective Age : 20 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 2400 Ave. Perimeter: 220 Has Elevators:
	*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor
1977 Year Built Remodeled	* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:
12 Overall Bldg Height	* Sprinkler Info * Area: Type: Average
Comments:	

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Average	Stories: 1 Story Height: 12 Perimeter: 220
Overall Building Height: 12	
Base Rate for Upper Floors = 26.78	
(10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 12.80 100%	Adjusted Square Foot Cost for Upper Floors = 39.58
Total Floor Area: 2,400	Base Cost New of Upper Floors = 94,992
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	Reproduction/Replacement Cost = 94,992
ECF (201B COMMERCIAL GROUP B)	Total Depreciated Cost = 41,796
Replacement Cost/Floor Area= 39.58	Est. TCV/Floor Area= 14.80
0.850 => TCV of Bldg: 2 =	35,527

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

*** 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: 1,920 Gross Bldg Area: 9,700 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght		Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 188 Overall Building Height: 12 Base Rate for Upper Floors = 27.18 (10) Heating system: Hot Water, Radiant Floor Cost/SqFt: 12.99 100% Adjusted Square Foot Cost for Upper Floors = 40.17 Total Floor Area: 1,920 Base Cost New of Upper Floors = 77,127 Reproduction/Replacement Cost = 77,127 Total Depreciated Cost = 63,244 Eff.Age:10 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 82 /100/100/100/82.0 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 3 = 53,758 Replacement Cost/Floor Area= 40.17 Est. TCV/Floor Area= 28.00						
Depr. Table : 2% Effective Age : 10 Physical %Good: 82 Func. %Good : 100 Economic %Good: 100		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>Ave.</td> <td>X</td> <td>Low</td> </tr> </table> ** ** Calculator Cost Data ** ** Quality: Average Heat#1: Hot Water, Radiant Floor 100 Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1920 Ave. Perimeter: 188 Has Elevators:		High	Above Ave.	Ave.	X	Low
High	Above Ave.	Ave.	X	Low				
1993 Year Built Remodeled 12 Overall Bldg Height		*** 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						

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

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

Desc. of Bldg/Section: LAND IMPROVEMENTS: COURSE Calculator Occupancy: Clubhouses		<<<<< Segregated Cost Computations >>>>>					
Class: D Floor Area Gross Bldg Area: 9,700 Stories Above Grd Average Sty Hght Bsmnt Wall Hght		Construction Cost				Costs taken from Segregated Cost Section 1: Apartments, Clubs, Hotels	
		High	Above Ave.	Ave.	X	Low	Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost
Depr. Table : 2.5% Effective Age : 15 Physical %Good: 68 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Excellent Heat#1: Zoned A.C. Warm & Cooled Air 0% Heat#2: Zoned A.C. Warm & Cooled Air 0% Ave. SqFt/Story Ave. Perimeter Has Elevators:				Item Description	
Year Built Remodeled Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type:				Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0 Total Depreciated Cost = 0 Unit in Place Items /CI17/GOLC/COSR/CLAIL 101121.43 18 1.00 100 1,820,186 ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 4 = 1,547,158	
Comments:							

(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	
(3) Frame:	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Fixtures: Few Average Many Unfinished Typical	Thickness
(4) Floor Structure:	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Incandescent Fluorescent Mercury Sodium Vapor Transformer	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		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORWIN CAROL	CORWIN LYLE & CAROL	0	09/16/2020	QC	09-FAMILY	2020-02691	PROPERTY TRANSFER	0.0
WILLIAMS ARVILLA J (WIDOW	WILLIAMS ARVILLA & CORWI	0	08/24/2007	QC	21-NOT USED/OTHER	2007/3103	DEED	0.0
WILLIAMS JACK (DECEASED)	WILLIAMS ARVILLA J (HIS W	0	08/03/2007	OTH	21-NOT USED/OTHER	2007/3102	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5190 S MOREY RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
CORWIN LYLE & CAROL 720 E HOUGHTON LAKE RD LAKE CITY MI 49651	2024 Est TCV 111,391 TCV/TFA: 59.06					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Com 1.COM & RES M55/66 TYPES																																								
. SEC 36 T22N R8W IN NE 1/4 OF NE 1/4 BEG 18 RDS N OF SE COR W 16 RDS N 10 RDS E 16 RDS S 10 RDS TO BEG. 1 A.	X		<table border="1"> <thead> <tr> <th colspan="8">* Factors *</th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>GROUP H 75/FF</td> <td>165.00</td> <td>264.00</td> <td>1.0000</td> <td>1.0000</td> <td>75</td> <td>100</td> <td></td> <td>12,375</td> </tr> <tr> <td colspan="8">165 Actual Front Feet, 1.00 Total Acres</td> <td>Total Est. Land Value = 12,375</td> </tr> </tbody> </table>						* Factors *								Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	GROUP H 75/FF	165.00	264.00	1.0000	1.0000	75	100		12,375	165 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 12,375
* Factors *																																											
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																																			
GROUP H 75/FF	165.00	264.00	1.0000	1.0000	75	100		12,375																																			
165 Actual Front Feet, 1.00 Total Acres								Total Est. Land Value = 12,375																																			

Comments/Influences

10/4/2013 ARVILLA HAS GIVEN AWAY THE MOBILE HOME. IT'S IN PROCESS OF BEING MOVED OFF THE PROPERTY. TITLE IS ALREADY SIGNED OVER TO A NEW OWNER. - TIM



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Public Improvements	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Dirt Road	2024	6,200	49,500	55,700			34,151C
Gravel Road	2023	6,200	48,600	54,800			32,525C
Paved Road	2022	6,200	44,100	50,300			30,977C
Storm Sewer	2021	6,200	40,300	46,500			29,988C
Sidewalk							
Water							
Sewer							
Electric							
Gas							
Curb							
Street Lights							
Standard Utilities							
Underground Utils.							
Topography of Site							
X Level							
Rolling							
Low							
X High							
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED	2023	6,200	48,600	54,800	32,525C
TPC	10/29/2013	INSPECTED	2022	6,200	44,100	50,300	30,977C
			2021	6,200	40,300	46,500	29,988C

*** 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	Type	Year Built: 1968 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: 672 % Good: 0 Storage Area: 0 No Conc. Floor: 0																	
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: D Effec. Age: 40 Floor Area: 1,166 Total Base New : 157,516 Total Depr Cost: 94,510 Estimated T.C.V: 87,894			80	CCP (1 Story)	Bsmnt Garage:																	
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			E.C.F. X 0.930			Roof:																		
Yr Built 1965	Remodeled 1983	Ex	X	Ord	Min	200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls D		Blt 1965																	
Condition: Average		Size of Closets			(12) Electric			Ground Area = 1166 SF			Floor Area = 1166 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas			Stories		Exterior	Foundation	Size	Cost New	Depr. Cost												
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			200			Many			X	Ave.	Few	1 Story			Siding	Crawl Space	1,166	123,519	74,111										
(1) Exterior		Kitchen: Other: Other:			No./Qual. of Fixtures			Average Fixture(s)			Plumbing			Other Additions/Adjustments			Plumbing			Water/Sewer											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.			X	Ord.	Min	1			3 Fixture Bath			2 Fixture Bath			Softener, Auto											
(2) Windows		(7) Excavation			No. of Elec. Outlets			1			2			Softener, Manual			Solar Water Heat			No Plumbing											
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1166 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			3			Extra Toilet			Extra Sink			Separate Shower												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			1			1			1			Water Well, 50 Feet			Porches			CCP (1 Story)											
X	Double Hung Horiz. Slide Casement	X	Conc. Block Poured Conc. Stone	1			1			1			1000 Gal Septic			1			2,498			1,499									
X	Double Glass Patio Doors Storms & Screens	X	Treated Wood Concrete Floor	1			1			1			1			1			1,940			1,164									
(3) Roof		(9) Basement Finish			1			1			1			1			1			1			1,638			983					
X	Gable Hip Flat	X	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			1			1			1			1			1			1,638			983			
X	Asphalt Shingle	(10) Floor Support			1			1			1			1			1			1			1			1,638			983		
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:			1			1			1			1			1			1			1			1,638			983		
		(14) Water/Sewer			1			1			1			1			1			1			1			1,638			983		
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			1			1			1			1			1			1			1,638			983		
		Lump Sum Items:			1			1			1			1			1			1			1			1,638			983		
		Notes:			1			1			1			1			1			1			1			1,638			983		
		ECF (416 RURAL METES & BOUNDS) 0.930 => TCY:			1			1			1			1			1			1			1			1,638			983		
		Totals:			157,516			94,510			87,894																				

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



Sketch by Alex WTV

*** Information herein deemed reliable 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			Dishwasher	2nd/Same Stack		Class:				
	Duplex	0	Other Overhang		Wall Furnace	Garbage Disposal		Bath Heater	Two Sided		Exterior:				
	A-Frame	(4) Interior			Warm & Cool Air	Vent Fan		Exterior 1 Story	Exterior 2 Story		Stone Ven.:				
	Wood Frame	Drywall			Heat Pump	Hot Tub		Exterior 2 Story	Prefab 1 Story		Common Wall:				
	Building Style: HUD	Paneled			Central Air Wood Furnace	Unvented Hood		Prefab 2 Story		Heat Circulator		Foundation:			
		Plaster				Vented Hood		Raised Hearth		Wood Stove		Finished ?			
	Trim & Decoration		Wood T&G			Intercom		Direct-Vented Ga		Auto. Doors:					
	Yr Built	Remodeled	Ex			Ord	Min	Jacuzzi Tub		Class: Low		Storage Area:			
1968	1983	Size of Closets				Jacuzzi repl.Tub		Effec. Age: 40		No Conc. Floor:					
Condition: Fair		Lg	Ord			Small	Oven		Floor Area:		Bsmnt Garage:				
Room List		Doors	Solid	H.C.		Microwave		Total Base New : 39,720		E.C.F.					
Basement	(5) Floors		(12) Electric			Standard Range		Total Depr Cost: 13,902		X 0.800					
1st Floor	Kitchen:		0 Amps Service			Self Clean Range		Estimated T.C.V: 11,122		Roof:					
2nd Floor	Other:		No./Qual. of Fixtures			Sauna		Cost Est. for Res. Bldg: 2 Mobile Home HUD							
Bedrooms	Other:		Ex. Ord. Min			Trash Compactor		Cls Low Blt 1968							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Central Vacuum		(11) Heating System: Wall Furnace						
Wood/Shingle	Many		Many Ave. Few			Security System		Ground Area = 720 SF Floor Area = 720 SF.							
Aluminum/Vinyl	Avg.		Average Fixture(s)			Cost Est. for Res. Bldg: 2 Mobile Home HUD		Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35							
Brick	Large		1			Expando		Building Areas							
Insulation	Small		3 Fixture Bath			Type		Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost							
(2) Windows		(7) Excavation		2 Fixture Bath			Main Home		720						
Many	Basement: 0 S.F.		Softener, Auto			Expando		64							
Avg.	Crawl: 0 S.F.		Softener, Manual			Other Additions/Adjustments		Total: 39,720 13,902							
Few	Slab: 0 S.F.		Solar Water Heat			Notes:		Totals: 39,720 13,902							
Wood Sash	Height to Joists: 0.0		No Plumbing			ECF (416 RURAL METES & BOUNDS) 0.800 => TC		11,122							
Metal Sash	(8) Basement		Extra Toilet												
Vinyl Sash	Conc. Block		Extra Sink												
Double Hung	Poured Conc.		Separate Shower												
Horiz. Slide	Stone		Ceramic Tile Floor												
Casement	Treated Wood		Ceramic Tile Wains												
Double Glass	Concrete Floor		Ceramic Tub Alcove												
Patio Doors	(9) Basement Finish		Vent Fan												
Storms & Screens	(14) Water/Sewer		Public Water												
(3) Roof		Recreation SF		Public Sewer											
Gable	Living SF		Water Well												
Hip	Walkout Doors (B)		1000 Gal Septic												
Flat	No Floor SF		2000 Gal Septic												
Asphalt Shingle	Walkout Doors (A)		Lump Sum Items:												
Chimney:		(10) Floor Support		Joists:											
		Joists:		Unsupported Len:											
		Unupported Len:		Cntr.Sup:											
		Cntr.Sup:													

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

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

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
M-55	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MICH STATE HWY COMM	MAP #:					
		2024 Est TCY 0				

	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
	Public Improvements			* Factors *								
Taxpayer's Name/Address				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
MICH STATE HWY COMM				Residentia 8 - 17	@\$3000	10.26	Acres	3000	100			30,789
				10.26 Total Acres			Total Est. Land Value =					30,789

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

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

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		30,000	07/01/1998	WD	33-TO BE DETERMINED	320:711	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6693 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 81,319 TCV/TFA: 82.98					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
			* Factors * 236.5 X 3693 IRR			
GILSON DONALD W JR & PENNY L 6693 W BLUE ROAD LAKE CITY MI 49651	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Frontage	Depth	Value
			A 200' @ 90/FF	236.50	3693.00	35,580
			237 Actual Front Feet, 20.05 Total Acres		Total Est. Land Value =	35,580
Tax Description	X	Electric	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
		Wood Frame	23.41	320 50	3,745	
			Total Estimated Land Improvements True Cash Value =		3,745	

SEC 36 T22N R8W NE 1/4 OF NW 1/4 EXC N 75 FT THOF AND EXC BEG 75 FT S OF NE COR TH S 462 FT, W 684 FT, N 273 FT, W 240 FT, N 189 FT, E 924 FT TO POB & EXC W 1/2 OF W 1/2 THOF. 19.999A.



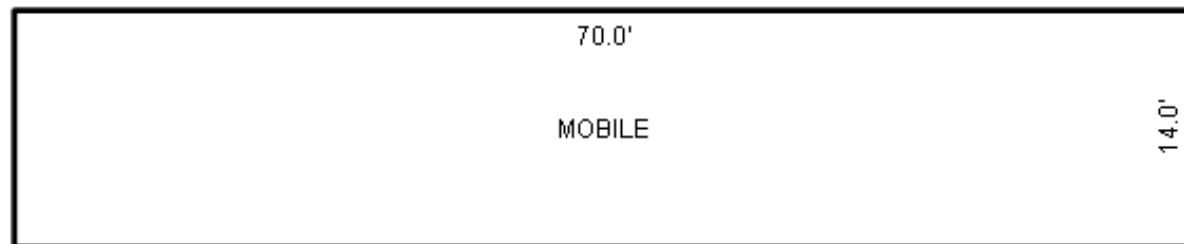
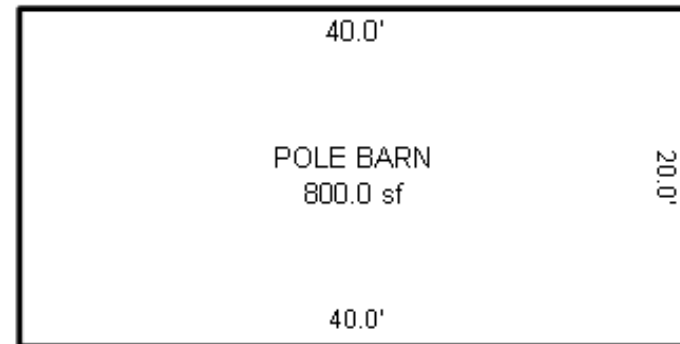
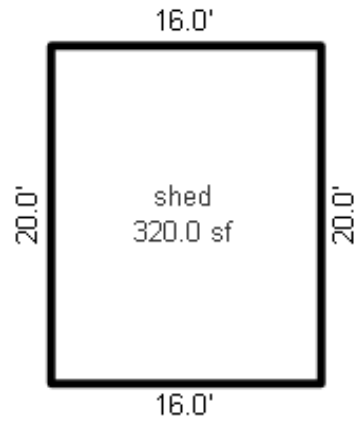
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Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine X Wetland Flood Plain	2024	17,800	22,900	40,700			31,318C
		2023	13,800	24,700	38,500			29,827C
		2022	10,100	20,400	30,500			28,407C
		2021	8,900	18,600	27,500			27,500S
		Who	When	What				
	TPC 12/27/2017	INSPECTED						
	TPC 03/26/2012	INSPECTED						

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1999 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 800 % 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: Average Effec. Age: 20 Floor Area: Total Base New : 95,442 Total Depr Cost: 52,492 Estimated T.C.V: 41,994		E.C.F. X 0.800		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			No. of Elec. Outlets						
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Mobile Home HUD		Cls Average		Blt 1998		
Condition: Average		Size of Closets		Lg	X	Ord		Small	150 Amps Service							
Room List		Doors		Solid	X	H.C.	(12) Electric			Ground Area = 980 SF Floor Area = 980 SF.						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			150 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Ex. X Ord. Min			Type Ext. Walls Roof/Fnd. Size Cost New Depr. Cost						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Main Home Siding Comp.Shingle 980		Total: 58,052 31,929				
X	Many Avg. X Few	Large Avg. Small		Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Skirting, Metal or Vinyl, Vertical 168 1,908 1,049 Plumbing Average Fixture(s) 1 964 530 Water/Sewer 1000 Gal Septic 1 4,864 2,675 Water Well, 100 Feet 1 5,808 3,194						
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			Garages Class: C Exterior: Pole (Unfinished) Base Cost 800 21,080 11,594 Built-Ins Appliance Allow. 1 2,766 1,521		Totals: 95,442 52,492				
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes:			ECF (416 RURAL METES & BOUNDS) 0.800 => TCV:		41,994				
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			Lump Sum Items:						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												

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



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE & GRAY ALA	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY	2021-02026	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	09-FAMILY	2018-01991	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6689 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Reroof	06/17/2021	2021-0379	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651		115,511	77.94

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 36 T22N R8W (0*1998) N 264 FT OF W 306 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF AND EXC W 66 FT THOF. 1.04A.	X			A 200' @ 90/FF	236.00	188.00	0.9595	0.8280	90	100	16,874
Comments/Influences				236 Actual Front Feet, 1.02 Total Acres		Total Est. Land Value =				16,874	

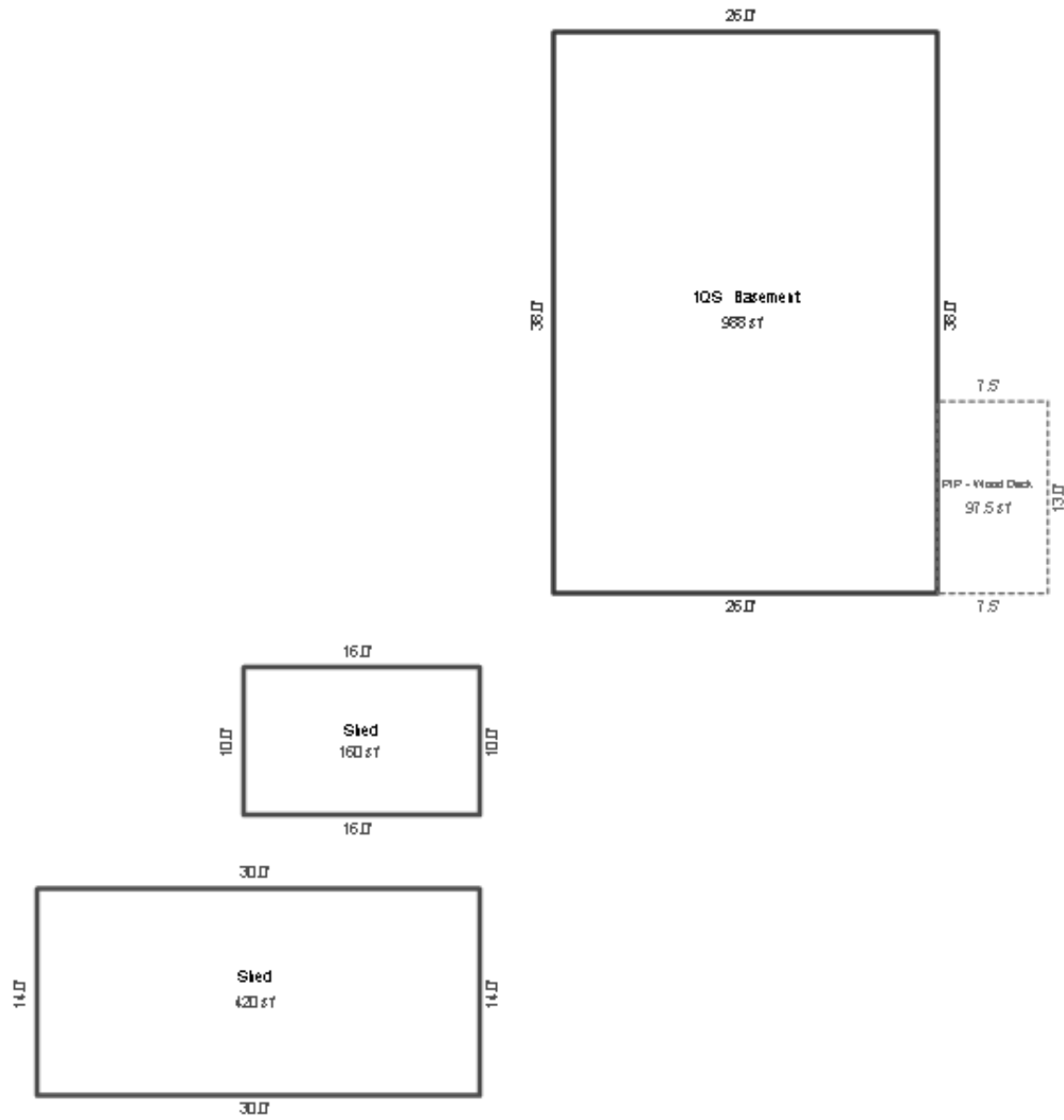
Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates				
								Description	Rate	Size	% Good	Cash Value
98 SPLIT FROM 034-00 FOR 99	X							Wood Frame	20.87	160	50	1,669
	X							Wood Frame	17.91	420	50	3,761
								Total Estimated Land Improvements True Cash Value =				5,430



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	8,400	49,400	57,800			32,511C
Rolling	2023	6,600	47,700	54,300			30,963C
Low	2022	7,100	43,800	50,900			29,489C
High	2021	5,900	39,300	45,200			28,547C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE & GRAY ALA	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY	2021-02026	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	09-FAMILY	2018-01991	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	OTH	03-ARM'S LENGTH	05-0/558	DEED	0.0
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	20,000	02/15/2005	WD	03-ARM'S LENGTH	05-0/559	DEED	100.0

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. 0%					
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 8,000					

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	160.00	231.00	1.0000	1.0000	50	100	8,000
160 Actual Front Feet, 0.85 Total Acres							Total Est. Land Value =	8,000

Tax Description
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

Comments/Influences

98 SPLIT FROM 034-00 FOR 99

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

Topography of Site

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

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,000	0	4,000			4,000S
2023	4,000	0	4,000			3,856C
2022	4,000	0	4,000			3,673C
2021	4,000	0	4,000			3,556C

TPC 12/27/2017 INSPECTED
TPC 05/08/2017 INSPECTED
TPC 03/26/2012 INSPECTED

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1000	DEED	0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANETTE M	0	01/11/2005	QC	21-NOT USED/OTHER	05-0/546	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6577 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		HUD/NATIONAL STD	08/23/2018	2018-0429	100%
Owner's Name/Address	P.R.E. 0%		HUD/NATIONAL STD	08/23/2018	2018-0430	100%
WHALEY JEANNETTE M SAPP 3417 W BEELEER ROAD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 143,269 TCV/TFA: 74.62					

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 36 T22N R8W (0*1998) BEG 466 FT E & 75 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 194 FT, N 231 FT, W 194 FT TO POB. 1.029A.	X			* Factors * 194 X 231				
				<Site Value A> GROUP A 18K			18000 100	18,000
				194 Actual Front Feet, 1.02 Total Acres Total Est. Land Value =				18,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size % Good	Cash Value	
12/2022 PER PHONE CALL WITH JEANNETTE, NO NEW INTERIOR FINISH, STILL ALSO TRYING TO FINISH. -JWV	X	Dirt Road					
98 SPLIT FROM 034-00 FOR 99	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	Wood Frame	20.87	160 50	1,669	
	X	Sewer	Wood Frame	19.81	192 50	1,902	
			Total Estimated Land Improvements True Cash Value =				3,571

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	9,000	62,600	71,600			55,463C
Rolling	2023	9,000	42,200	51,200			39,394C
Low	2022	9,000	38,000	47,000			37,519C
High	2021	7,500	36,300	43,800			36,321C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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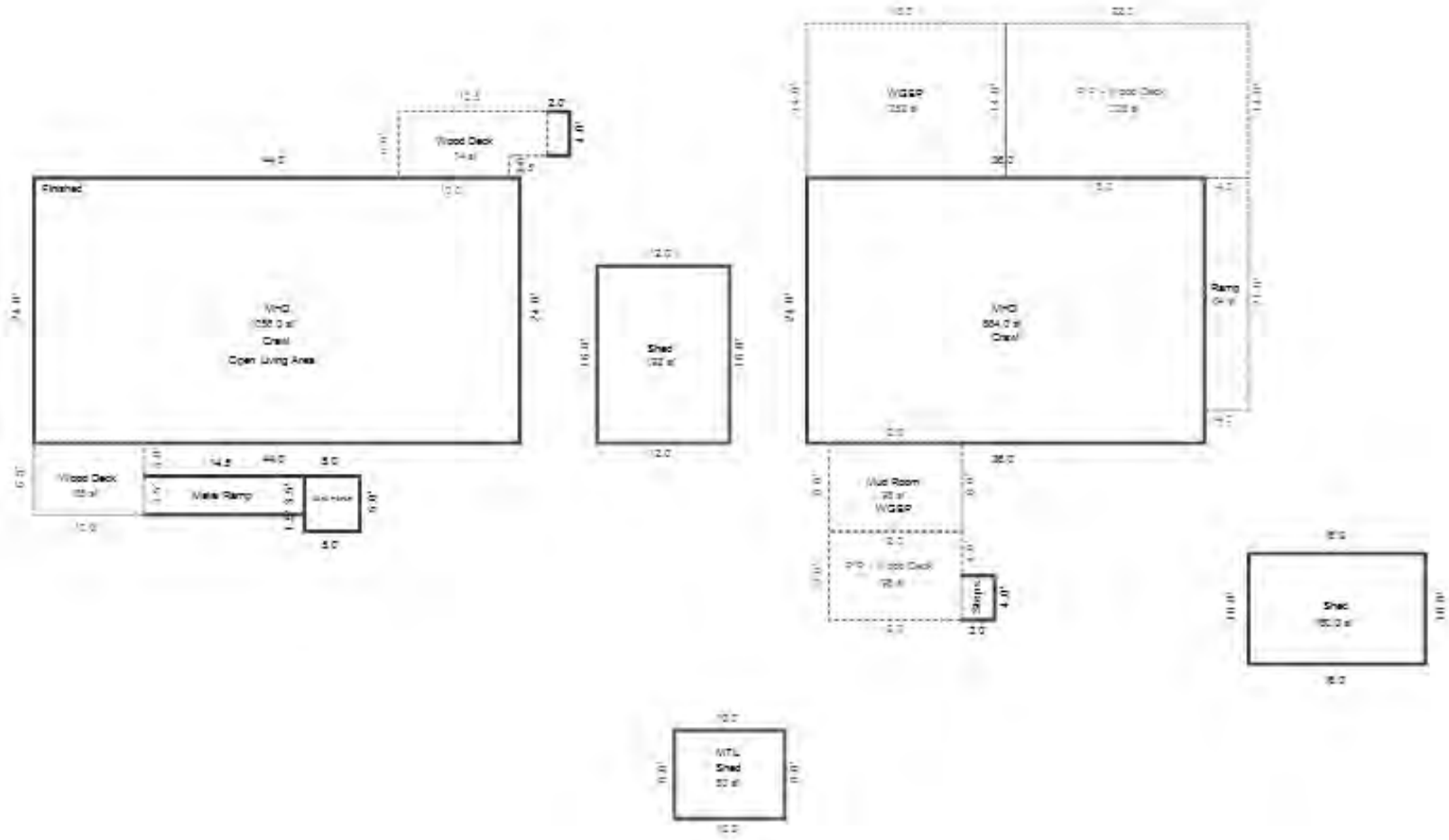
*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family	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 252 96 308 96	Type WGEP (1 Story) WGEP (1 Story) Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	HUD	E.C.F. X 0.750	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: D Effec. Age: 35 Floor Area: 864 Total Base New : 124,961 Total Depr Cost: 81,225 Estimated T.C.V: 60,919
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D		Blt 1970				
Duplex		Drywall Paneled		(12) Electric			Ground Area = 864 SF Floor Area = 864 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
A-Frame		Plaster Wood T&G		0 Amps Service			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Wood Frame		Trim & Decoration		No./Qual. of Fixtures			1 Story Siding Crawl Space			Total:		94,622 61,504				
Building Style: HUD		Ex Ord Min		No. of Elec. Outlets			Other Additions/Adjustments			WGEP (1 Story)		14,795 9,617				
Yr Built Remodeled 1970 REL 2022		Lg Ord Small		Average Fixture(s)			Deck			WGEP (1 Story)		7,909 5,141				
Condition: Average		Doors Solid H.C.		3 Fixture Bath			Treated Wood			96		5,251 3,413				
Room List		(5) Floors		2 Fixture Bath			Treated Wood			96		2,384 1,550				
Basement		Kitchen:		Softener, Auto			Notes:			ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		60,919				
1st Floor		Other:		Softener, Manual												
2nd Floor		Other:		Solar Water Heat												
2 Bedrooms		(6) Ceilings		No Plumbing												
(1) Exterior		Insulation		Extra Toilet												
Wood/Shingle		(7) Excavation		Extra Sink												
Aluminum/Vinyl		Basement: 0 S.F.		Separate Shower												
Brick		Crawl: 864 S.F.		Ceramic Tile Floor												
Insulation		Slab: 0 S.F.		Ceramic Tile Wains												
(2) Windows		Height to Joists: 0.0		Ceramic Tub Alcove												
Many Avg. Few		(8) Basement		Vent Fan												
Large Avg. Small		Conc. Block		(14) Water/Sewer												
Wood Sash		Poured Conc.		Public Water												
Metal Sash		Stone		Public Sewer												
Vinyl Sash		Treated Wood		Water Well												
Double Hung		Concrete Floor		1000 Gal Septic												
Horiz. Slide		(9) Basement Finish		2000 Gal Septic												
Casement		864 Recreation SF		Lump Sum Items:												
Double Glass		Living SF														
Patio Doors		Walkout Doors (B)														
Storms & Screens		No Floor SF														
(3) Roof		Walkout Doors (A)														
X Gable		(10) Floor Support														
Hip		Joists:														
Flat		Unsupported Len:														
Gambrel		Cntr.Sup:														
Mansard																
Shed																
X Asphalt Shingle																
Chimney:																

*** Information herein deemed reliable 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 65 74	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:	E.C.F. X 0.750	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: D Effec. Age: 35 Floor Area: 1,056 Total Base New : 124,674 Total Depr Cost: 81,039 Estimated T.C.V: 60,779
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 2 Single Family HUD		Cls D		Blt 1970		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1056 SF		Floor Area = 1056 SF.		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			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		
Wood Frame		Ex Ord Min		Ex. Ord. Min			Many Ave. Few		Building Areas		1 Story Siding Crawl Space		1,056 Total: 113,888 74,028		
Building Style: HUD		Size of Closets		(13) Plumbing			Average Fixture(s)		Other Additions/Adjustments		Water/Sewer		1000 Gal Septic 1 4,263 2,771 Water Well, 50 Feet 1 2,498 1,624		
Yr Built Remodeled 1970 REL 0		Lg Ord Small		1 Average Fixture(s)			3 Fixture Bath		Deck		Treated Wood 65 1,954 1,270 Treated Wood 74 2,071 1,346		Totals: 124,674 81,039		
Condition: Excellent		Doors Solid H.C.		2 Softener, Auto			2 Softener, Manual		Notes:		ECF (416 RURAL METES & BOUNDS) 0.750 => TCV:		60,779		
Room List		(5) Floors		No Plumbing			Extra Toilet								
Basement		Kitchen:		1 Average Fixture(s)			Extra Sink								
1st Floor		Other:		3 Fixture Bath			Separate Shower								
2nd Floor		Other:		2 Fixture Bath			Ceramic Tile Floor								
Bedrooms				Softener, Auto			Ceramic Tile Wains								
(1) Exterior		(6) Ceilings		Softener, Manual			Ceramic Tub Alcove								
Wood/Shingle				Solar Water Heat			Vent Fan								
Aluminum/Vinyl				No Plumbing											
Brick				Extra Toilet											
Insulation				Extra Sink											
(2) Windows		(7) Excavation		Separate Shower											
Many Avg. Few		Basement: 0 S.F. Crawl: 1056 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ceramic Tile Floor											
Large Avg. Small		(8) Basement		Ceramic Tile Wains											
Wood Sash		Conc. Block		Ceramic Tub Alcove											
Metal Sash		Poured Conc.		Vent Fan											
Vinyl Sash		Stone		(14) Water/Sewer											
Double Hung		Treated Wood		Public Water											
Horiz. Slide		Concrete Floor		Public Sewer											
Casement		(9) Basement Finish		Water Well											
Double Glass				1000 Gal Septic											
Patio Doors				2000 Gal Septic											
Storms & Screens				Lump Sum Items:											
(3) Roof		(10) Floor Support													
Gable		Joists:													
Hip		Unsupported Len:													
Flat		Cntr.Sup:													
Asphalt Shingle															
Chimney:															

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		97,350	01/01/2002	WD	33-TO BE DETERMINED	02-0:0249	DEED	0.0

Property Address	Class: COMMERCIAL-IMPROV	Zoning:	Building Permit(s)	Date	Number	Status
6535 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
COMMUNITY CHURCH OF CHRIST 6110 W BLUE ROAD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 0 TCV/TFA: 0.00					

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 36 T22N R8W (0*1998) N 537 FT OF E 330 FT OF NE 1/4 OF NW 1/4EXC N 75 FT THOF. 3.5A.	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	
MICHIGAN ID # 800877509 TO TE FOR 03.. CHURCH	X	Residential Local Cost Land Improvements					
	X	Description	Rate	Size	% Good	Cash Value	
	X	LAND IMPROVE 5000	5,000.00	1	95	4,750	
		Total Estimated Land Improvements True Cash Value =				4,750	

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



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Missaukee, Michigan

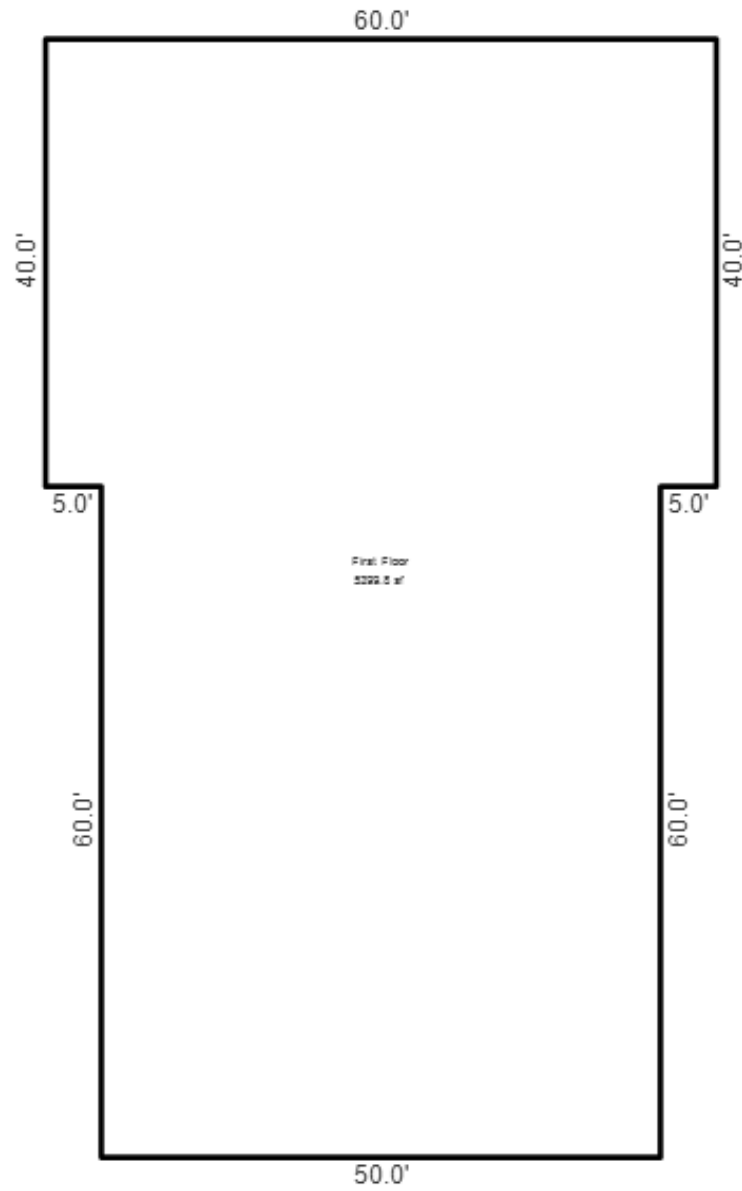
*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section: Calculator Occupancy: Visitor Centers																																																																																																																																											
Class: D,Pole Floor Area: 5,400 Gross Bldg Area: 5,400 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght	<table border="1"> <tr><th colspan="6">Construction Cost</th></tr> <tr><th>High</th><th>Above Ave.</th><th>Ave.</th><th>X</th><th>Low</th><th></th></tr> <tr><td>**</td><td>**</td><td></td><td></td><td></td><td>**</td></tr> <tr><td colspan="6">** ** Calculator Cost Data ** **</td></tr> <tr><td colspan="6">Quality: Average</td></tr> <tr><td colspan="4">Heat#1: Package Heating & Cooling</td><td colspan="2">100</td></tr> <tr><td colspan="4">Heat#2: No Heating or Cooling</td><td colspan="2">0%</td></tr> <tr><td colspan="6">Ave. SqFt/Story: 5400</td></tr> <tr><td colspan="6">Ave. Perimeter: 319</td></tr> <tr><td colspan="6">Has Elevators:</td></tr> <tr><td colspan="6">*** Basement Info ***</td></tr> <tr><td colspan="6">Area:</td></tr> <tr><td colspan="6">Perimeter:</td></tr> <tr><td colspan="6">Type:</td></tr> <tr><td colspan="6">Heat: Hot Water, Radiant Floor</td></tr> <tr><td colspan="6">* Mezzanine Info *</td></tr> <tr><td colspan="6">Area #1:</td></tr> <tr><td colspan="6">Type #1:</td></tr> <tr><td colspan="6">Area #2:</td></tr> <tr><td colspan="6">Type #2:</td></tr> <tr><td colspan="6">* Sprinkler Info *</td></tr> <tr><td colspan="6">Area:</td></tr> <tr><td colspan="6">Type: Average</td></tr> </table>	Construction Cost						High	Above Ave.	Ave.	X	Low		**	**				**	** ** Calculator Cost Data ** **						Quality: Average						Heat#1: Package Heating & Cooling				100		Heat#2: No Heating or Cooling				0%		Ave. SqFt/Story: 5400						Ave. Perimeter: 319						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					
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Depr. Table : 2.5% Effective Age : 20 Physical %Good: 60 Func. %Good : 100 Economic %Good: 100																																																																																																																																											
Year Built Remodeled																																																																																																																																											
Overall Bldg Height																																																																																																																																											
Comments:																																																																																																																																											

<<<<< Calculator Cost Computations >>>>>	
Class: D,Pole Quality: Average	
Stories: 1 Story Height: 16 Perimeter: 319	
Base Rate for Upper Floors = 143.03	
(10) Heating system: Package Heating & Cooling Cost/SqFt: 29.21 100%	
Adjusted Square Foot Cost for Upper Floors = 172.24	
Total Floor Area: 5,400 Base Cost New of Upper Floors = 930,096	
Reproduction/Replacement Cost = 930,096	
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0	
Total Depreciated Cost = 558,058	
ECF (201B COMMERCIAL GROUP B) 0.850 => TCV of Bldg: 1 = 474,349	
Replacement Cost/Floor Area= 172.24 Est. TCV/Floor Area= 87.84	

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRAY RUTH ANNE & GRAY ALA	MAXWELL SANDRA & JAMES	1	06/09/2021	QC	09-FAMILY	2021-02026	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	GRAY RUTH ANNE & GRAY ALA	1	06/11/2018	QC	09-FAMILY	2018-01991	PROPERTY TRANSFER	0.0
GRAY RUTH ANNE	SAPP ARTHUR W JR	0	02/15/2005	OTH	21-NOT USED/OTHER	05-0/558	DEED	0.0
SAPP ARTHUR W JR & JEANET	GRAY RUTH ANNE	0	01/15/2005	WD	21-NOT USED/OTHER	05-0/559	DEED	100.0

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	P.R.E. 0%				
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Owner's Name/Address	MAP #:
MAXWELL SANDRA & JAMES 6094 W BROADWAY LAKE CITY MI 49651	2024 Est TCV 13,273

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS						
Public Improvements			* Factors * 160 X 231						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			A 200' @ 90/FF	160.00	231.00	1.0574	0.8717	90 100	
			160 Actual Front Feet, 0.85 Total Acres					Total Est. Land Value =	13,273

Tax Description
SEC 36 T22N R8W (0*1998) BEG 306 FT E & 306 FT S OF NW COR OF NE 1/4 OF NW 1/4 TH S 231 FT, E 160 FT, N 231 FT, W 160 FT TO POB. .85A.

Comments/Influences

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

Topography of Site

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,600	0	6,600			3,778C
2023	5,200	0	5,200			3,599C
2022	4,800	0	4,800			3,428C
2021	4,000	0	4,000			3,319C

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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.
GRAY RUTH ANNE	WHALEY JEANNETTE M SAPP	15,000	04/04/2006	OTH	21-NOT USED/OTHER	06-0/1000	DEED	0.0
SAPP ARTHUR W JR & JEANET	SAPP JEANNETTE M	0	01/11/2005	QC	21-NOT USED/OTHER	05-0/546	DEED	0.0

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. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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WHALEY JEANNETTE M SAPP 3417 W BEELEER ROAD LAKE CITY MI 49651	2024 Est TCV 12,000					
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Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS			
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Public Improvements	* Factors *					
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Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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<Site Value C>	.50	-1.0	AC	M/L	12000	100	12,000
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194 Actual Front Feet, 1.03 Total Acres						Total Est. Land Value =	12,000
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	X	Dirt Road					
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	X	Gravel Road					
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	X	Paved Road					
--	---	------------	--	--	--	--	--

	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		Landscaped					
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		Swamp					
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		Wooded					
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		Pond					
--	--	------	--	--	--	--	--

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

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

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

		Flood Plain					
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	6,000	0	6,000			3,321C
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2023	5,500	0	5,500			3,163C
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2022	4,500	0	4,500			3,013C
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2021	4,000	0	4,000			2,917C
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Who	When	What
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TPC 04/30/2021	INSPECTED	
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TPC 12/27/2017	INSPECTED	
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TPC 05/08/2017	INSPECTED	
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Licensed To: Township of Lake, County of		
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Missaukee, Michigan		
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*** Information herein deemed reliable but not guaranteed***



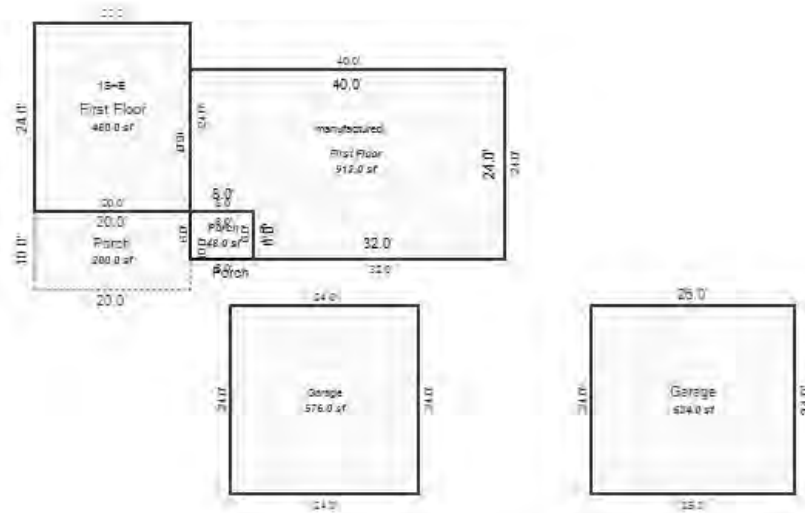
Lake Township Missaukee Parcel 009-036-004

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				
6763 W BLUE RD		School: LAKE CITY AREA SCHOOL DIST		Addition		04/20/2005	20050071	Complete				
Owner's Name/Address		P.R.E. 100% 07/22/1994										
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651		MAP #:		2024 Est TCV 179,643 TCV/TFA: 129.05								
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
COCHRANE GEORGE E 6763 W BLUE ROAD LAKE CITY MI 49651		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 36 T22N R8W W 1/2 OF W 1/2 OF NE 1/4 OF NW 1/4 LYINGS'LY OF S R/W LINE HWY M-55. 9.4318 A.		Gravel Road		Residentia 8 - 17 @\$3000		9.43 Acres		3000		100		28,290
Comments/Influences		Paved Road		9.43 Total Acres		Total Est. Land Value =						28,290
231-839-2861		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description		Rate	Size	% Good	Cash Value			
		Water		Residential Local Cost Land Improvements								
		Sewer		Description		Rate	Size	% Good	Cash Value			
		Electric		LAND IMPROVE 1000		1,000.00	1	95	950			
		Gas		Total Estimated Land Improvements True Cash Value =					950			
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		X Level		2024	14,100	75,700	89,800			49,528C		
		Rolling		2023	13,200	68,100	81,300			47,170C		
		Low		2022	9,400	58,700	68,100			44,924C		
		High		2021	9,400	55,400	64,800			43,489C		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What	2024	14,100	75,700	89,800		49,528C		
		TPC 12/27/2017 INSPECTED			2023	13,200	68,100	81,300		47,170C		
					2022	9,400	58,700	68,100		44,924C		
					2021	9,400	55,400	64,800		43,489C		



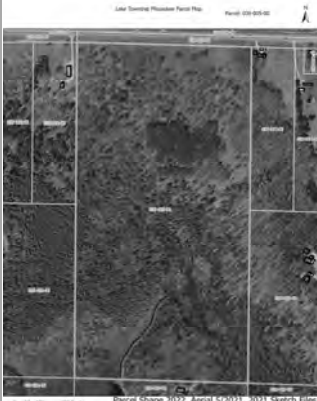
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Missaukee, Michigan

*** 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.				
JOHNSTON ROBERT R &		0	09/01/2021	QC	09-FAMILY		OTHER	0.0				
JOHNSTON TODD E	JOHNSTON TODD & JENNIFER	0	09/01/2021	QC	09-FAMILY	2021-03007	PROPERTY TRANSFER	0.0				
JOHNSTON ROBERT R ETAL TC	JOHNSTON ROBERT R ETAL JT	0	07/16/2007	QC	21-NOT USED/OTHER	2007/3158	DEED	75.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:	Building Permit(s)	Date	Number	Status				
W BLUE RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
JOHNSTON TODD & JENNIFER 2796 BYRON STATION DR SW BYRON CENTER MI 49315		2024 Est TCV 217,636										
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
. SEC 36 T22N R8W W 1/2 OF NW 1/4 EXC THAT PART N OF A LINE 75 FT S OF BEG ON W SEC LINE 2.55 FT S OF NW COR TH ON A 17188 FT RADIUS RH CURVE 225.19 FT CHORD BEARING S 89 DEG 29' 35" E 225.18 FT TH S 89 DEG 7' 4" E 1500 FT TO END. 77.7273 A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2011 COUNTY EQ LV \$2,100=\$163,225		Gravel Road		Residentia 66 - 120	\$2800	77.73 Acres	2800	100				217,636
		Paved Road		77.73 Total Acres Total Est. Land Value = 217,636								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		X Rolling										
		X Low										
		X High										
		X Landscaped										
		X Swamp										
		X Wooded										
		X Pond										
		X Waterfront										
		X Ravine										
		X Wetland										
		X Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	108,800	0	108,800		64,899C		
		TPC 04/30/2021 INSPECTED			2023	93,300	0	93,300		61,809C		
		TPC 12/27/2017 INSPECTED			2022	77,700	0	77,700		58,866C		
					2021	77,700	0	77,700		56,986C		

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAW DOUGLAS R & ZITA I	SULLIVAN DEVIN J	338,000	04/14/2023	WD	03-ARM'S LENGTH	2023-01035	PROPERTY TRANSFER	100.0
		124,000	08/01/2002	WD	03-ARM'S LENGTH	02-0:3595	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6540 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	04/16/2008	20080095	Complete
	P.R.E. 100% 04/25/2023		Pole Barn	10/14/2004	20040411	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 194,953 TCV/TFA: 185.67
SULLIVAN DEVIN J 6540 W WALENJUS RD LAKE CITY MI 49651		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 36 T22N R8W NE 1/4 OF SE 1/4 OF NW 1/4. 10 A.				
Comments/Influences				
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value Residentialia 8 - 17 @\$3000 10.00 Acres 3000 100 30,000 10.00 Total Acres Total Est. Land Value = 30,000
	X	Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Land Improvement Cost Estimates Description Rate Size % Good Cash Value D/W/P: Asphalt Paving 3.10 2800 0 0 Wood Frame 25.50 180 50 2,295 Residential Local Cost Land Improvements Description Rate Size % Good Cash Value LAND IMPROVE 2500 2,500.00 1 100 2,500 Total Estimated Land Improvements True Cash Value = 4,795



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

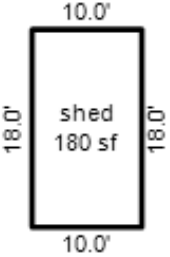
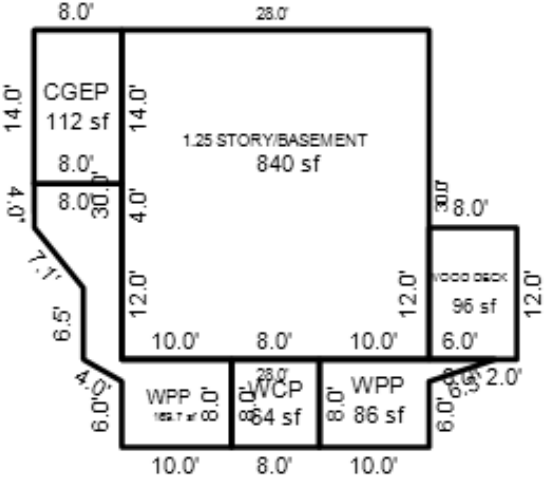
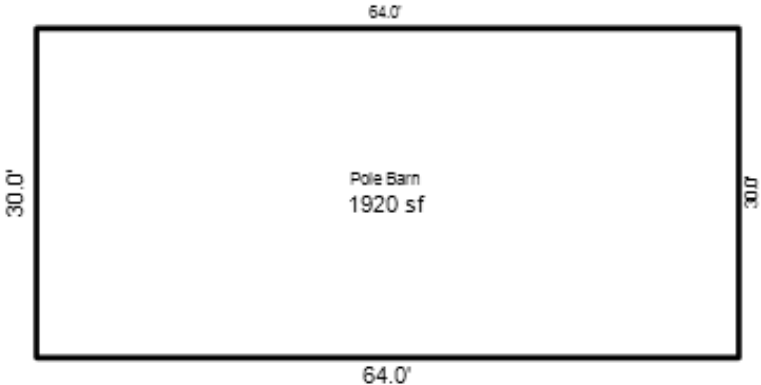
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	15,000	82,500	97,500			97,500S
		TPC 04/30/2021 INSPECTED	2023	14,000	79,900	93,900			64,992C
		TPC 05/06/2018 INSPECTED	2022	10,000	73,600	83,600			61,898C
		TPC 12/27/2017 INSPECTED	2021	10,000	67,300	77,300			59,921C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112 64 255 96	Type CGEP (1 Story) WCP (1 Story) WPP Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,050 Total Base New : 233,453 Total Depr Cost: 172,213 Estimated T.C.V: 160,158			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 1050 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas			Cls C 5 Blt 1982		Total: 155,528 108,870		
Yr Built 1982	Remodeled 2003	Ex	X	Ord		Min	No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost			Total: 155,528 108,870		Total: 155,528 108,870		
Condition: Average		Lg	X	Ord		Small	No. of Elec. Outlets			1.25 Story Siding Basement 840			Total: 155,528 108,870		Total: 155,528 108,870		
Room List		Doors		Solid		H.C.	(13) Plumbing			Other Additions/Adjustments			Total: 155,528 108,870		Total: 155,528 108,870		
	Basement 1st Floor 2nd Floor 2 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			Recreation Room 420 8,119 5,683 Basement, Outside Entrance, Above Grade 1 1,870 1,309 Plumbing Average Fixture(s) 1 1,476 1,033 Water/Sewer 1000 Gal Septic 1 4,864 3,405 Water Well, 50 Feet 1 2,686 1,880			Total: 155,528 108,870		Total: 155,528 108,870		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(14) Water/Sewer			Porches			Total: 155,528 108,870		Total: 155,528 108,870		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Ceramic Tile Floor WCP (1 Story) WPP			Total: 155,528 108,870		Total: 155,528 108,870		
(2) Windows		(8) Basement		Lump Sum Items:			Deck			Treated Wood 96 2,505 1,753			Total: 155,528 108,870		Total: 155,528 108,870		
	Many Avg. X Few	Large Avg. X Small	Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)			Built-Ins			Appliance Allow. 1 2,766 1,936			Total: 155,528 108,870		Total: 155,528 108,870	
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			Garages			Class: D Exterior: Pole (Unfinished) Base Cost 1920 36,653 34,454			Total: 155,528 108,870		Total: 155,528 108,870		
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 160,158			Total: 155,528 108,870		Total: 155,528 108,870		
X	Gable Hip Flat	Gambrel Mansard Shed	420		Asphalt Shingle			Totals: 233,453 172,213			Total: 155,528 108,870			Total: 155,528 108,870			

*** 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.
LUTZ KEITH E & MARILYN A	STROM DAVID A	0	06/22/2015	WD	32-SPLIT VACANT	2015-0176	PROPERTY TRANSFER	0.0
LUTZ KEITH & MARILYN (H/W	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	21-NOT USED/OTHER	06-0/593	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 12/19/2000					
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Owner's Name/Address	MAP #:
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LUTZ KEITH E & MARILYN A TRUST P O BOX 471 LAKE CITY MI 49651	2024 Est TCV 15,000
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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 3 - 7 @\$3000	5.00 Acres		3000	100			15,000
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5.00 Total Acres						Total Est. Land Value =	15,000
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Tax Description	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water	Sewer	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
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SEC 36 T22N R8W S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 5A															
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6/22/2015 SPLIT/EXEMPT TRANSFER 10A TO ADJ PIN.															
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FORMERLY SEC 36 T22N R8W S 1/2 OF SE 1/4 OF NW 1/4 EXC N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4. 15A.															
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Comments/Influences

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Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	7,500	0	7,500			2,778C
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2023	7,500	0	7,500			2,646C
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2022	6,300	0	6,300			2,520C
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2021	7,500	0	7,500			2,440C
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Who	When	What
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TPC 12/27/2017	INSPECTED	
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TPC 07/27/2014	INSPECTED	
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Lake Township Parcel Map		
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUTZ KEITH E & MARILYN A	STROM DAVID A & KATHY L	24,000	06/22/2015	WD	32-SPLIT VACANT	2015-02176	PROPERTY TRANSFER	100.0
ALDERDEN WILLIAM & SUSAN	STROM DAVID A & KATHY L	220,000	06/03/2014	WD	03-ARM'S LENGTH	2014-03807	PROPERTY TRANSFER	100.0
		172,000	12/01/1998	WD	33-TO BE DETERMINED	324:788	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6666 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	02/04/2016	2016-0041	100%
	P.R.E. 100% 10/09/2014					

Owner's Name/Address	MAP #:
STROM DAVID A & KATHY L 6666 W WALENJUS LAKE CITY MI 49651	2024 Est TCV 424,087 TCV/TFA: 138.05

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 36 T22N R8W NW 1/4 OF SE 1/4 OF NW 1/4. 10A M/L & 2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W 10A M/L	X	Dirt Road		Residentia 18	-29	@\$3000	20.00	Acres	3000	100		60,000
Comments/Influences		Gravel Road		20.00 Total Acres					Total Est. Land Value =			60,000

Tax Description	X	Topography of Site	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
2016 TRANSFER IN OF 10A FROM 035-007-00 ADD A/C, SHED, 2 RS, & DECK FOR 10.	X	Level	D/W/P: 4in Ren. Conc.	8.18	480	50	1,963
2015-02176 THE SW 1/4 OF SE 1/4 OF NW 1/4 OF SEC36T22NR8W - EXEMPT TRANSFER OF PARCEL BOUNDRY FROM 009-036-007-00 LUTZ	X	Rolling	D/W/P: 4in Ren. Conc.	8.18	778	50	3,182
		Low	D/W/P: Asphalt Paving	3.10	5500	50	8,525
		High	D/W/P: Patio Blocks	15.61	1200	50	9,366
		Landscaped	Wood Frame	28.83	100	50	1,441
		Swamp	Total Estimated Land Improvements True Cash Value =				24,477

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			X		PRIVATE RD	2024	30,000	182,000	212,000			149,557C
		TPC 04/30/2021 INSPECTED	2023	26,000	167,700	193,700			142,436C
		TPC 12/27/2017 INSPECTED	2022	20,000	153,900	173,900			135,654C
		JWV 10/22/2016 INSPECTED	2021	18,000	140,900	158,900			131,321C

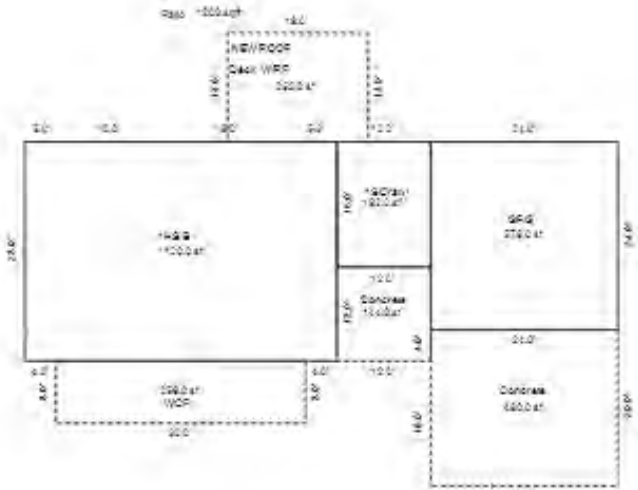


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*** Information herein deemed reliable but not guaranteed***

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 256 WCP (1 Story) 288 CCP (1 Story) 252 Treated Wood 168 Treated Wood 9 Treated Wood 12 Treated Wood	Type	Year Built: 1995 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 288 No Conc. Floor: 0	
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1.5S			Drywall Paneled													
Yr Built 1995			Plaster Wood T&G													
Remodeled 0			Trim & Decoration													
Condition: Average			Ex X Ord													
Room List			Min													
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets													
	(1) Exterior		Lg X Ord													
	Wood/Shingle Aluminum/Vinyl Brick		Small													
	Insulation		Doors													
	(2) Windows		Solid X H.C.													
	Many Avg. X Avg. Few		(5) Floors													
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Kitchen: Other: Other:													
	(3) Roof		(6) Ceilings													
	X Gable Hip Flat		(7) Excavation													
	Gambrel Mansard Shed		Basement: 1120 S.F. Crawl: 192 S.F. Slab: 0 S.F. Height to Joists: 0.0													
	X Asphalt Shingle		(8) Basement													
	Chimney:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
			(9) Basement Finish													
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
			(10) Floor Support													
			Joists: Unsupported Len: Cntr.Sup:													
			(11) Heating/Cooling													
			(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) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
			Lump Sum Items:													
			(15) Heating/Cooling													
			(16) Porches/Decks													
			Class: C +10 Effec. Age: 15 Floor Area: 1,872 Total Base New : 416,948 Total Depr Cost: 351,159 Estimated T.C.V: 326,578													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1312 SF Floor Area = 1872 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 1,120 1 Story Siding Crawl Space 192 Total: 263,322 223,847 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,255 3 Fixture Bath 2 9,291 7,897 Water/Sewer 1000 Gal Septic 1 4,864 4,134 Water Well, 100 Feet 1 5,808 4,937 Porches WCP (1 Story) 256 9,221 7,838 CCP (1 Story) 288 7,128 6,059 Deck Treated Wood w/Roof (Deck Portion) 252 4,816 4,094 Treated Wood w/Roof (Roof portion) 252 4,055 3,447 Treated Wood 168 3,693 3,139 Treated Wood 9 411 349 Treated Wood 12 548 466 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 25,376 Storage Over Garage 288 3,957 3,363 Class: C Exterior: Pole (Unfinished) <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>													

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



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

Desc. of Bldg/Section:
 Calculator Occupancy: Sheds - Equipment 3 Wall Shed

Class: D,Pole
 Floor Area: 1,200
 Gross Bldg Area: 1,200
 Stories Above Grd: 1
 Average Sty Hght : 12
 Bsmnt Wall Hght

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

1995 Year Built
 2016 Remodeled

Overall Bldg Height

Comments:
 1995-2016 NO CONCRETE

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: 1200					
Ave. Perimeter: 140					
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: 140

Base Rate for Upper Floors = 26.54

Adjusted Square Foot Cost for Upper Floors = 26.54

Total Floor Area: 1,200 Base Cost New of Upper Floors = 31,848

Reproduction/Replacement Cost = 31,848

Eff. Age: 20 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 44 /100/100/100/44.0
 Total Depreciated Cost = 14,013

ECF (416 RURAL METES & BOUNDS) 0.930 => TCV of Bldg: 1 = 13,032
 Replacement Cost/Floor Area= 26.54 Est. TCV/Floor Area= 10.86

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

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
GREAT WATER INVESTMENTS L	DEKAM CHRISTOPHER & SAMAN	157,700	03/23/2018	WD	03-ARM'S LENGTH	2018-00849	PROPERTY TRANSFER	100.0			
SECRETARY OF HUD	GREAT WATER INVESTMENTS L	71,000	09/27/2017	WD	11-FROM LENDING INSTITUT	2017-02995	PROPERTY TRANSFER	100.0			
PNC MORTGAGE	SECRETARY OF HUD	1	02/16/2017	WD	11-FROM LENDING INSTITUT	2017-00710	PROPERTY TRANSFER	0.0			
GRUNDER KORY	PNC MORTGAGE	86,100	08/12/2016	SD	10-FORECLOSURE	2016-02732	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
6520 W WALENJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST		Addition		05/01/2006		20060075	Complete		
Owner's Name/Address		P.R.E. 100% 04/03/2018		MAP #:		2024 Est TCV 219,828 TCV/TFA: 115.46					
DEKAM CHRISTOPHER & SAMANTHA 6520 W WALENJUS RD LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS					
Tax Description		X		Public Improvements		* Factors *					
.N 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 36, T22N R8W., INCLUDING AN EASEMENT OVER AND ACROSS THE WEST 33 FEET OF THE W 1/2 OF THE NW 1/4 OF SEC 36 T22N R8W. 5 A M/L		Dirt Road		Gravel Road		Paved Road		Storm Sewer		Sidewalk	
Comments/Influences		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 RD		Year		Land Value		Building Value	
		Who		When		What		2024		7,500	
		TPC 04/30/2021		INSPECTED		2023		7,500		99,300	
		TPC 12/27/2017		INSPECTED		2022		6,300		88,200	
		TPC 12/20/2013		INSPECTED		2021		7,500		80,700	
								109,900		92,020C	
								106,800		87,639C	
								94,500		83,466C	
								88,200		80,800C	

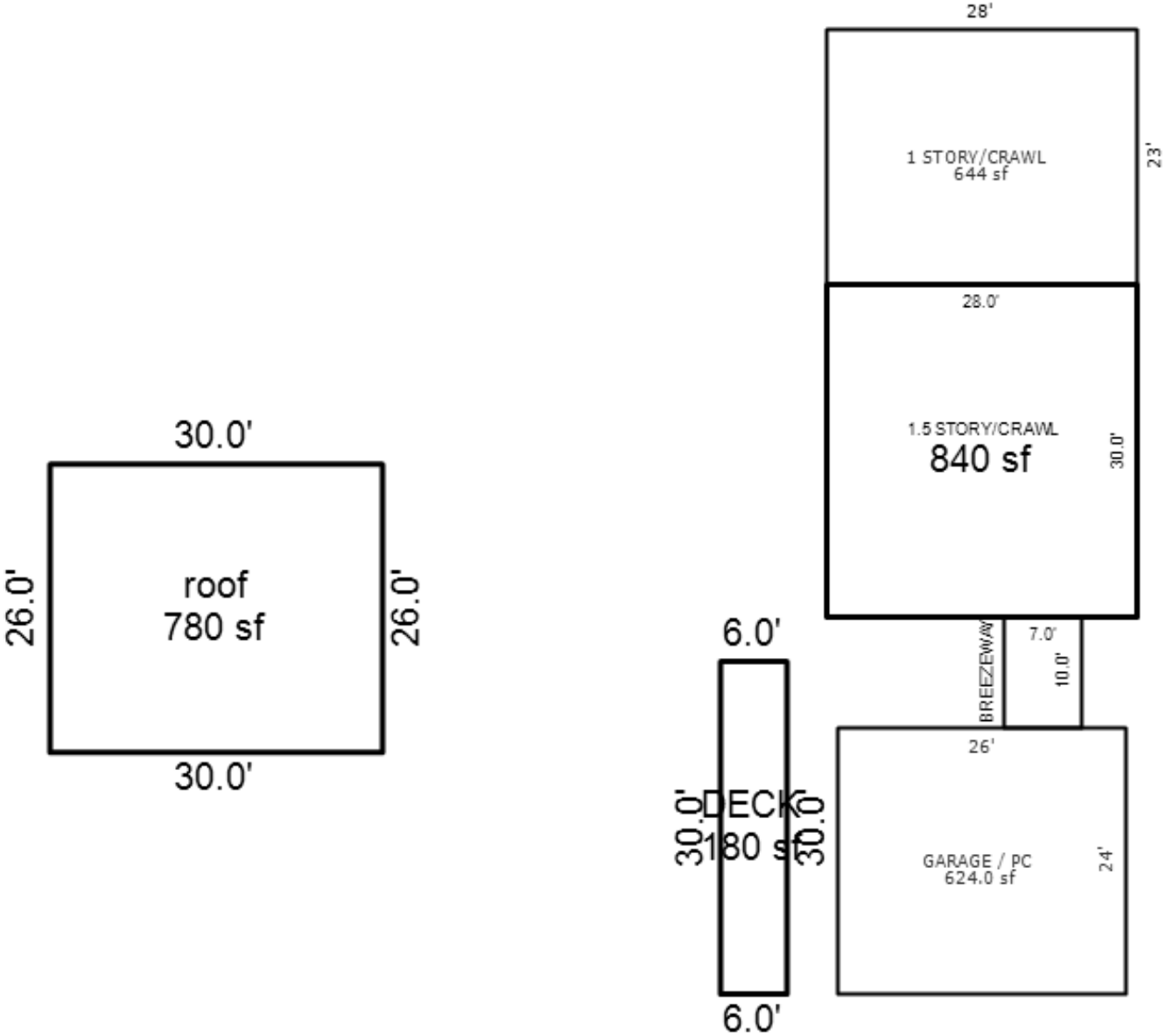


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*** Information herein deemed reliable but not guaranteed***

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 180 780 70	Type Treated Wood Roof Cover Onl Brzwy, FW	Year Built: 1982 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: 624 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,904 Total Base New : 283,258 Total Depr Cost: 219,224 Estimated T.C.V: 203,878			E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1484 SF Floor Area = 1904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C		Blt 1982		
Yr Built 1982 200	Remodeled 2006	Ex	X Ord	Min	No./Qual. of Fixtures			X Ex. Ord. Min			Building Areas						
Condition: Average		Size of Closets		Lg X Ord Small			0 Amps Service			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors	Solid X	X H.C.	(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 Crawl Space 840 1 Story Siding Crawl Space 644			Total: 222,112 176,422			
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments							
(1) Exterior		(6) Ceilings		X Ex. Ord. Min			Many X Ave. Few			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1484 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Deck							
(2) Windows		Many Avg. X Large Avg. Small		(8) Basement			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Treated Wood w/Roof (Roof portion)							
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			Lump Sum Items:			Garages							
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Class: C Exterior: Pole (Unfinished) Base Cost							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.							
X	Gable Hip Flat	Gambrel Mansard Shed		1 1			Fireplaces			Exterior 1 Story							
X	Asphalt Shingle	Chimney:		Breezeways Frame Wall			70			4,817			3,372				
				Totals:			283,258			219,224							
				ECF (416 RURAL METES & BOUNDS) 0.930 =>			TCV:			203,878							

*** 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.
LUTZ KEITH E & MARILYN A	STROM DAVID A	24,000	06/22/2015	PTA	32-SPLIT VACANT	PTA	PROPERTY TRANSFER	0.0
LUTZ KEITH (MM)	LUTZ KEITH E & MARILYN A	0	02/09/2006	WD	21-NOT USED/OTHER	06-0/592	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6561 W WALENJUS RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/22/1994					
Owner's Name/Address	MAP #:					
LUTZ KEITH E & MARILYN A TRUST PO BOX 471 LAKE CITY MI 49651	2024 Est TCV 389,672 TCV/TFA: 253.69					

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
					Residentia 30 - 65	\$3000	44.30	Acres	3000	100			132,900
					Residentia INFERIOR@	\$1400	16.00	Acres	1400	100			22,400
					60.30 Total Acres			Total Est. Land Value =					155,300

Tax Description	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates					
								Description	Rate	Size	% Good	Cash Value	
								D/W/P: 3.5 Concrete	6.58	800	71		3,737
								Total Estimated Land Improvements True Cash Value =					3,737

Tax Description	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	64,400	113,400	177,800			99,448C
														2022	49,500	104,300	153,800			94,713C
														2021	49,500	95,300	144,800			91,688C

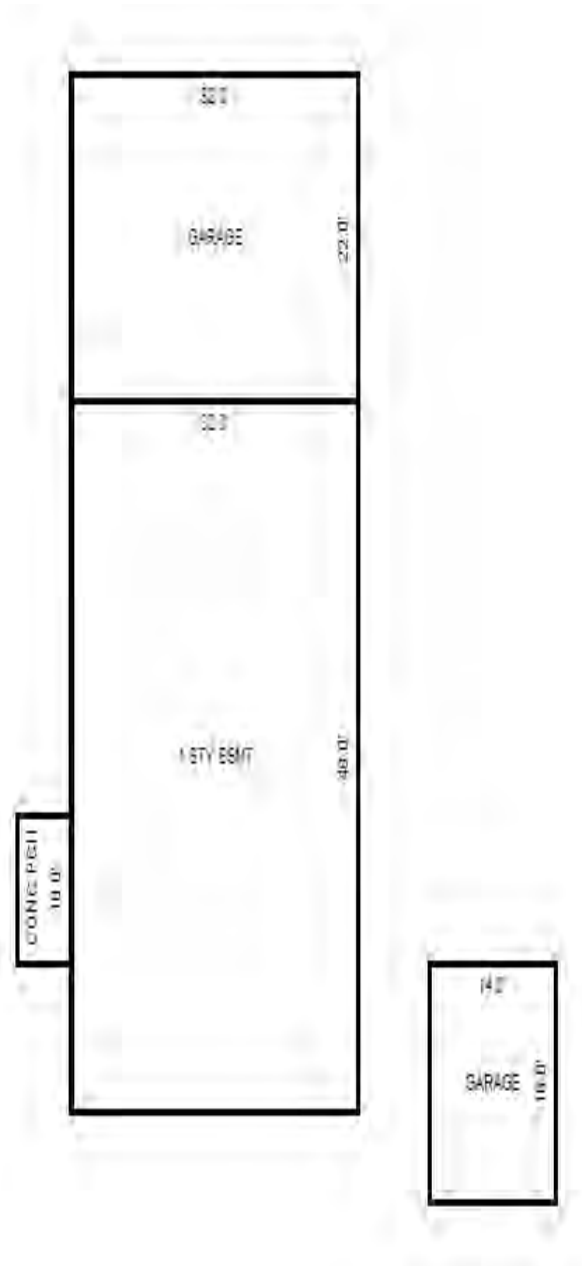


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 60	Type CPP	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: 0 Mech. Doors: 0 Area: 704 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,536 Total Base New : 358,267 Total Depr Cost: 247,995 Estimated T.C.V: 230,635		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S				Cls C 5 Blt 1979		
Yr Built 1979	Remodeled 0	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 1536 SF Floor Area = 1536 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas							
Room List		Doors		Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 1 2 Fixture Bath 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,536 Total: 230,937 161,672						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Basement Living Area Basement, Outside Entrance, Below Grade			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath						
(2) Windows		(8) Basement		Basement: 1536 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Water/Sewer			1000 Gal Septic Water Well, 100 Feet						
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		Public Water Public Sewer Water Well			Porches			CPP					
(3) Roof		(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic 1 2000 Gal Septic			Class: C Exterior: Block Foundation: 18 Inch (Unfinished)			Base Cost						
Chimney: Brick							Fireplaces			Exterior 2 Story						

*** 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.
LUTZ KEITH E & MARILYN A	HERWERYER JOSH & MEGHAN	18,500	07/22/2016	QC	03-ARM'S LENGTH	2016-03147	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6305 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	03/12/2021	2021-0111	100%
Owner's Name/Address	P.R.E. 100% 11/01/2017		New House	10/14/2016	2016-0531	100%
HERWERYER JOSH & MEGHAN 6305 W WALNJUS RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 306,968 TCV/TFA: 190.90					

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
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF				Residentia 3 - 7 @\$3000	6.07 Acres		3000	100		18,210
					6.07 Total Acres		Total Est. Land Value =			18,210

Tax Description	X	Public Improvements	* Factors *				Cash Value
			Description	Rate	Size	% Good	
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF		Dirt Road					
		Gravel Road					
		Paved Road					
		Storm Sewer					
		Sidewalk					
		Water	D/W/P: 3.5 Concrete	6.58	277	50	911
		Sewer	D/W/P: 3.5 Concrete	6.58	22	50	72
		Electric	D/W/P: 4in Ren. Conc.	8.18	1180	50	4,826
		Gas	Total Estimated Land Improvements True Cash Value =				5,809
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					

Tax Description	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016-02437 PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION 1313.18 FEET; THENCE S00°58'04"W, 500.00 FEET TO THE POB; THENCE, CONTINUING S00°58'04"W, 801.37 FEET TO THE SOUTH 1/16TH LINE; THENCE N88°15'46"W, ALONG SAID ,1/16TH LINE, 330.00 FEET; THENCE N00°58'04"E, 801.68 FEET; THENCE S88°12'29"E, 330.00 FEET TO THE POB CONTAINING 6.07+- ACRES. TOGETHER WITH AND SUBJECT TO AN EASEMENT DESCRIBED BELOW. AS DEPICTED ON THE CERTIFICATE OF		Level	2024	9,100	144,400	153,500			125,184C
		Rolling	2023	9,100	139,800	148,900			119,223C
		Low	2022	7,600	128,500	136,100			113,546C
		High	2021	9,100	92,200	101,300			83,201C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

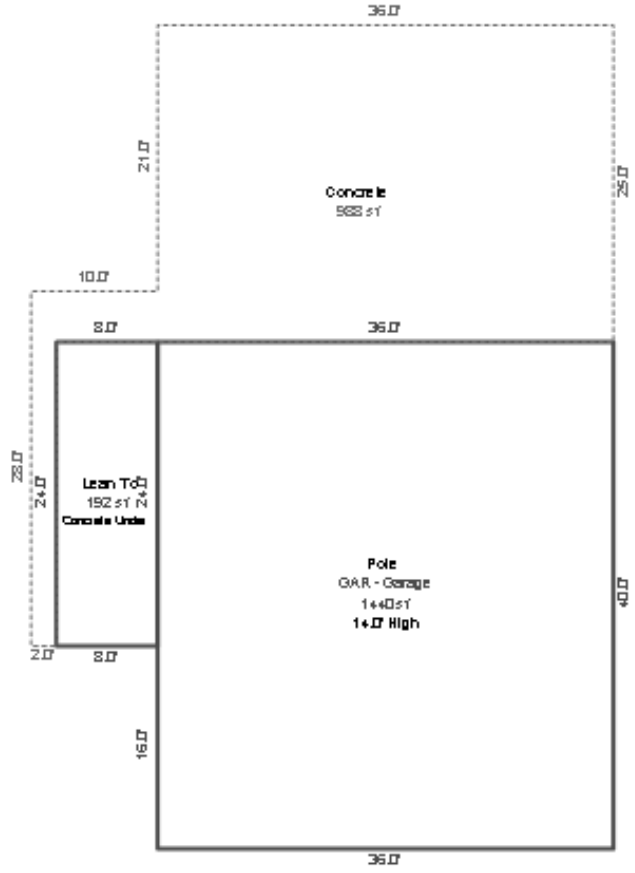
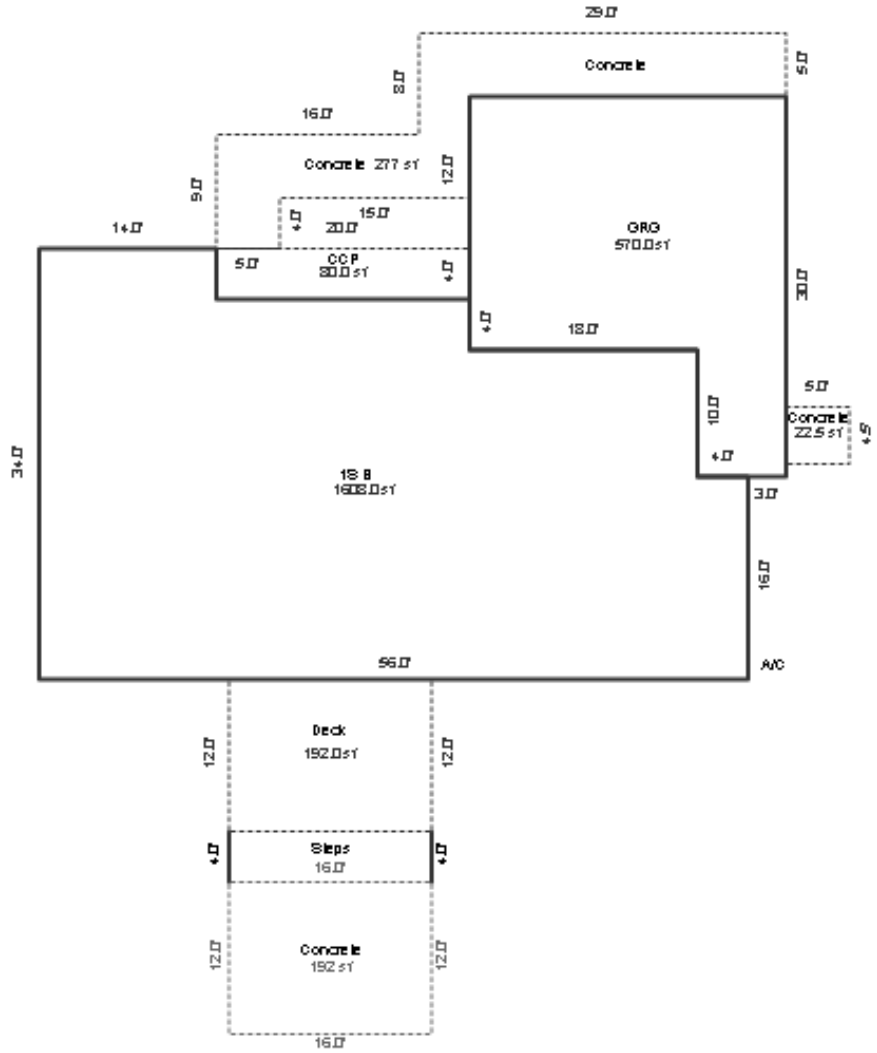


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*** Information herein deemed reliable but not guaranteed***

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	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 80 192 192	Type CCP (1 Story) Treated Wood Roof Cover Onl	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 570 % 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: 7 Floor Area: 1,608 Total Base New : 327,147 Total Depr Cost: 304,246 Estimated T.C.V: 282,949			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 2016	Remodeled 0	Ex	Ord	Min	Size of Closets											
Condition: Average		Lg	Ord	Small												
Room List		Doors	Solid	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1608 SF Floor Area = 1608 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93			Cls C Blt 2016						
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Building Areas			Total: 234,789 218,353						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures			Stories Exterior Foundation Size Cost New Depr. Cost									
Insulation				Ex. Ord. Min			1 Story Siding Basement 1,608			234,789 218,353						
(2) Windows		(7) Excavation		No. of Elec. Outlets			Other Additions/Adjustments									
Many Avg. Few	Large Avg. Small	Basement: 1608 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many Ave. Few			Basement, Outside Entrance, Below Grade			1 2,560 2,381						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing			Plumbing									
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			1 1,476 1,373 1 4,646 4,321 1 3,108 2,890						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed	1 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water Public Sewer Water Well 1 1000 Gal Septic 2000 Gal Septic			1000 Gal Septic Water Well, 100 Feet			1 4,864 4,524 1 5,808 5,401						
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches									
Chimney:		Joists: Unsupported Len: Cntr.Sup:					Deck			80 2,306 2,145						
							Treated Wood w/Roof (Roof portion)			192 4,028 3,746 192 3,256 3,028						
							Garages									
							Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
							Base Cost			570 24,635 22,911						
							Common Wall: 1.5 Wall			1 -4,028 -3,746						
							Door Opener			2 1,093 1,016						
							Class: C Exterior: Pole (Unfinished)									
							Door Opener			2 1,093 1,016						
							Base Cost			1440 34,747 32,315						
							<<<<< 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.
LASKOWSKI DAVID	URBANAVAGE RONALD & TIERR	28,000	12/07/2022	WD	03-ARM'S LENGTH	2022-03792	PROPERTY TRANSFER	100.0
LUTZ KEITH E & MARILYN A	LASKOWSKI DAVID	22,000	06/03/2020	WD	03-ARM'S LENGTH	2020-01531	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
6329 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		New House	02/02/2024	PB24-0009	0%

Owner's Name/Address	MAP #:
URBANAVAGE RONALD & TIERRA L PO BOX 273 LAKE CITY MI 49651	2024 Est TCV 29,550

Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			Residentia 8 - 17 @\$3000	9.85 Acres				3000	100		29,550
			9.85 Total Acres Total Est. Land Value =								29,550

Tax Description
 SEC 36 T22N R8W PCL C & PCL D OF SURVEY RECORDED IN BOOK OF SURVEYS S-5 P204. 9.85A.
 2024 COMBINATION WITH 009-036-009-80 ON 4/25/2023
 FORMERLY 2020-01531 PARCEL D BOOK OF SURVEYS S-5P204: PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88°12'29"W, ALONG THE EAST-WEST 1/4. LINE OF SAID SECTION



°58'04"W, 500.00 CONTINUING TO THE SOUTH 15'46"W, ALONG 0 FEET; THENCE ; THENCE TO THE POB TOGETHER WITH N ON FILE***

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	14,800	0	14,800			14,800S
2023	9,100	0	9,100			9,100S
2022	7,600	0	7,600			7,600S
2021	9,100	0	9,100			9,100S

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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.
POGUE JOHN & RENEE	KRICK MICHAEL J & AMY J	285,000	07/15/2019	WD	03-ARM'S LENGTH	2019-02196	PROPERTY TRANSFER	100.0
LUTZ KEITH E & MARILYN A	POGUE JOHN & RENEE	18,000	09/18/2013	WD	03-ARM'S LENGTH	2013-03223	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6255 W WALENJUS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	09/22/2020	2020-0537	100%
	P.R.E. 100% 08/11/2019		New House	10/24/2013	2013-0539	100%

Owner's Name/Address	MAP #:
KRICK MICHAEL J & AMY J 6255 W WALLENJUS RD LAKE CITY MI 49651	2024 Est TCV 320,135 TCV/TFA: 172.12

X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
X	Dirt Road		A 200' @ 90/FF	330.00	500.00	0.8823	1.0574	90	100	27,709	
	Gravel Road		330 Actual Front Feet, 3.79 Total Acres							Total Est. Land Value =	27,709

Tax Description
 PARCEL "B": PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST /4 OF SECTION 36, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 36; THENCE N88° 12'29"W, ALONG THE NORTH LINE OF SAID SECTION 1313.18 FEET, TO THE EAST1/16TH LINE AND THE POINT OF BEGINNING; THENCE S00°58'04"W, ALONG SAID LINE 500.00 FEET; THENCE N88° 12'29"W, 165.00 FEET; THENCE N00°58'04"E, 500.00 FEET, TO THE NORTH LINE OF SAID SECTION; THENCE S88° 12'29"E ALONG SAID

X	Topography of Site	Description	Rate	Size % Good	Cash Value
X	Level	D/W/P: 4in Ren. Conc.	8.18	1066 0	0
X	Rolling	Residential Local Cost Land Improvements			
X	Low	Description	Rate	Size % Good	Cash Value
X	High	LAND IMPROVE 2500	2,500.00	1 95	2,375
	Landscaped	Total Estimated Land Improvements True Cash Value =			2,375



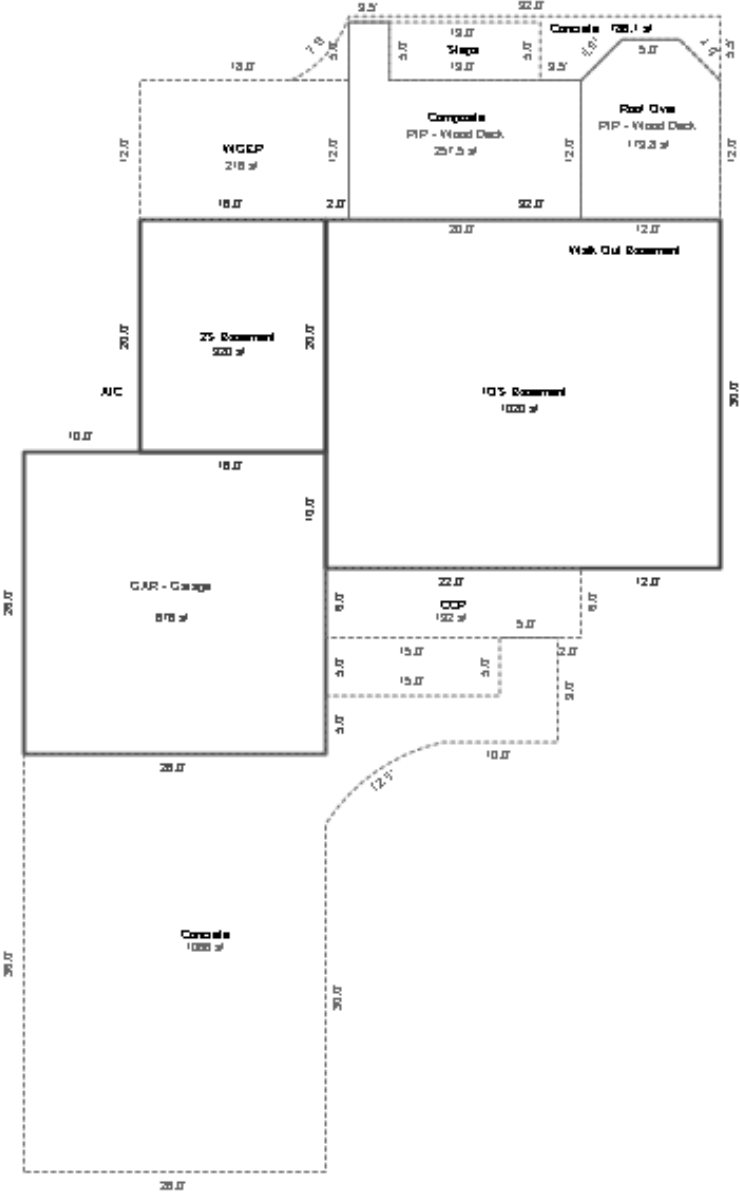
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	13,900	146,200	160,100			143,527C
2023	10,800	146,400	157,200			136,693C
2022	8,300	134,600	142,900			130,184C
2021	6,600	116,400	123,000			118,959C

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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																																																																																																						
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	Mobile Home															0	Front Overhang	(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 +5 Effec. Age: 10 Floor Area: 1,860 Total Base New : 346,532 Total Depr Cost: 311,883 Estimated T.C.V: 290,051																																																																																															
	Town Home	0	Other Overhang	Drywall Paneled						Plaster Wood T&G						Trim & Decoration		Size of Closets		Bsmt Garage:																																																																																																	
	Duplex	Ex		Ord						Min						Lg		Ord		Small		Carport Area: Roof:																																																																																															
	A-Frame	Ex		Ord						Min						Lg		Ord		Small		Roof:																																																																																															
	Wood Frame	Ex		Ord						Min						Lg		Ord		Small		Roof:																																																																																															
	Building Style: 1.25S	Ex		Ord						Min						Lg		Ord		Small		Roof:																																																																																															
	Yr Built 2014	Ex		Ord						Min						Lg		Ord		Small		Roof:																																																																																															
	Remodeled 0	Ex		Ord						Min						Lg		Ord		Small		Roof:																																																																																															
	Condition: Average	Ex		Ord						Min						Lg		Ord		Small		Roof:																																																																																															
Room List	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Basement	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
1st Floor	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
2nd Floor	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Bedrooms	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
(1) Exterior	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Wood/Shingle	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Aluminum/Vinyl	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Brick	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Insulation	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
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Small	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Wood Sash	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Metal Sash	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Vinyl Sash	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Double Hung	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Horiz. Slide	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Casement	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Double Glass	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Patio Doors	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Storms & Screens	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
(3) Roof	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Gable	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Hip	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Flat	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Gambrel	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Mansard	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Shed	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Asphalt Shingle	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Chimney:	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Recreation SF	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Living SF	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Walkout Doors (B)	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
No Floor SF	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
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Joists:	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
Unsupported Len:	Ex		Ord		Min		Lg		Ord		Small		Roof:																																																																																																								
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Water Well, 50 Feet	2,686	2,417																																																																																																																			
Porches																																																																																																																					
WGEP (1 Story)	216	15,975	14,377																																																																																																																		
CCP (1 Story)	135	3,703	3,333																																																																																																																		
Garages																																																																																																																					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																																																																																																																					
Base Cost	678	27,839	25,055																																																																																																																		
Common Wall: 1 Wall	1	-2,686	-2,417																																																																																																																		
Door Opener	1	547	492																																																																																																																		
Built-Ins																																																																																																																					
Appliance Allow.	1	2,766	2,489																																																																																																																		
Fireplaces																																																																																																																					

*** 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				
WALEJUS RD		School: MCBAIN RURAL AGR SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
BARRETT PATRICIA A TRUSTEE 17351 LAKE AVENUE WEST OLIVE MI 49460		2024 Est TCV 249,464 TCV/TFA: 299.84										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS								
. SEC 36 T22N R8W N 1/2 OF NW 1/4 OF SW 1/4. 20A.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2012 MOVED CABIN FROM ADJ PIN SAME OWNER SPLIT OFF 40 AC IN 92 SPLIT OFF 20 AC IN 93		Gravel Road		Residentia PARTOF	>80	\$2800	20.00	Acres	2800	100		56,000
		Paved Road		20.00 Total Acres Total Est. Land Value = 56,000								
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
			Low									
			High									
			Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
			Ravine									
		X	Wetland									
		X	Flood Plain									
		X	SEASONAL RD									
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
					2024	28,000	96,700	124,700			51,980C	
					2023	24,000	93,700	117,700			49,505C	
					2022	20,000	86,200	106,200			47,148C	
					2021	20,000	78,700	98,700			45,642C	

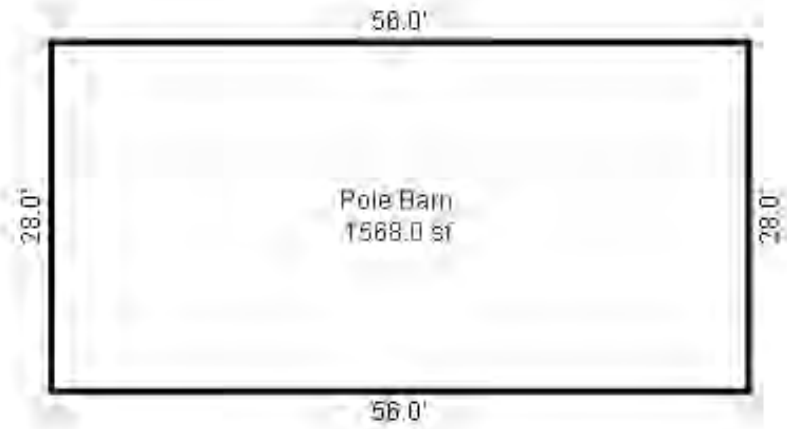
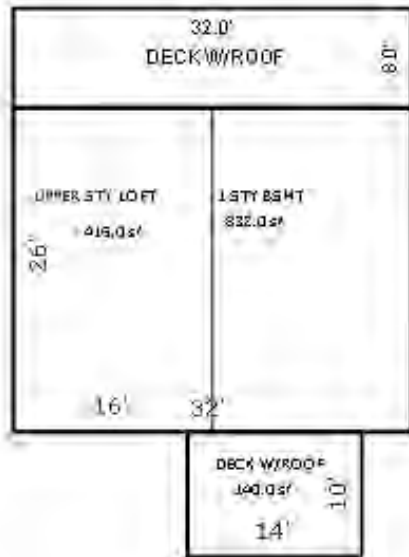


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 256 140	Type Pine Treated Wood	Year Built: 2005 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: 1568 % 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: 15 Floor Area: 832 Total Base New : 244,725 Total Depr Cost: 208,026 Estimated T.C.V: 193,464		E.C.F. X 0.930		Bsmnt Garage:					
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 1998							
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 832 SF Floor Area = 832 SF.									
Condition: Average		Size of Closets			No./Qual. of Fixtures			No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85								
Room List		Doors		Solid	X	H.C.	Many			X	Ave.		Few						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			Average Fixture(s)			Building Areas		Stories		Exterior	Foundation	Size	Cost New	Depr. Cost	
(1) Exterior		Kitchen: Other: Other:		200			1			1 Story		Pine	Logs	Basement	832	Total:	146,669	124,679	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			1			Other Additions/Adjustments		Basement Living Area		832		29,836		25,361	
	Insulation	(7) Excavation		1			2			Basement, Outside Entrance, Above Grade		1		1,870		1,589			
X	Many Avg. Few	X	Large Avg. Small	Basement: 832 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing		Average Fixture(s)		1		1,476		1,255	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			3			Water/Sewer		3		4,646		3,949			
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			2			Deck		2		3,108		2,642			
		(9) Basement Finish		1			1			Built-Ins		1		2,766		2,351			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		1			1			Garages		Class: D Exterior: Pole (Unfinished) Base Cost		1568		29,933		25,443	
X	Gable Hip Flat		Gambrel Mansard Shed	1			1			Notes:		Totals:		244,725		208,026			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			1000 Gal Septic 2000 Gal Septic			ECF (416 RURAL METES & BOUNDS) 0.930 => TC				193,464					
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.
VANDER PLOEG MARVIN & CAR	BARRETT LARRY L TRUST	120,000	07/19/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02376	PROPERTY TRANSFER	100.0
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	18-LIFE ESTATE	2015-03123	DEED	0.0

Property Address: X WALEJUS
 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: BARRETT LARRY L TRUST
 17351 LAKE RD
 WEST OLIVE MI 49460
 2024 Est TCV 60,000

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

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

X Dirt Road Residentialia PARTOF>40@\$3000 20.00 Acres 3000 100 60,000
 Gravel Road 20.00 Total Acres Total Est. Land Value = 60,000
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 X Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Tax Description: . SEC 36 T22N R8W S 1/2 OF NW 1/4 OF SW 1/4. 20A.
 Comments/Influences:

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	30,000	0	30,000			19,845C
		TPC 04/30/2021 INSPECTED	2023	24,000	0	24,000			18,900C
		TPC 12/27/2017 INSPECTED	2022	18,000	0	18,000			18,000S
		TPC 10/06/2015 INSPECTED	2021	18,000	0	18,000			18,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDER PLOEG MARVIN & CAR	BARRETT LARRY L TRUST	120,000	07/19/2019	WD	03-ARM'S LENGTH	2019-02376	PROPERTY TRANSFER	100.0
VANDER PLOEG MICHAEL AKA	VANDER PLOEG MARVIN & CAR	0	09/10/2015	WD	18-LIFE ESTATE	2015-03123	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W WALEJUS RD	School: MCBAIN RURAL AGR SCHOOL DIST		VIOLATION LETTER	05/22/2018	2018-9999	100%
	P.R.E. 0%		New House	03/19/2011	2011-01050	100%

Owner's Name/Address	MAP #:	2024 Est TCV 212,271 TCV/TFA: 245.68
BARRETT LARRY L TRUST 17351 LAKE RD WEST OLIVE MI 49460		

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
. SEC 36 T22N R8W SW 1/4 OF SW 1/4. 40A.				

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
RIVER FRONTAGE			Dirt Road								
			Gravel Road								
			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
			Electric								
			Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								
			* Factors *								
			Residentia PARTOF>80@\$2800	40.00 Acres				2800	100		112,000
			40.00 Total Acres Total Est. Land Value = 112,000								

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
			Wood Frame	24.24	240	50	2,909	
			Total Estimated Land Improvements True Cash Value =					2,909



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

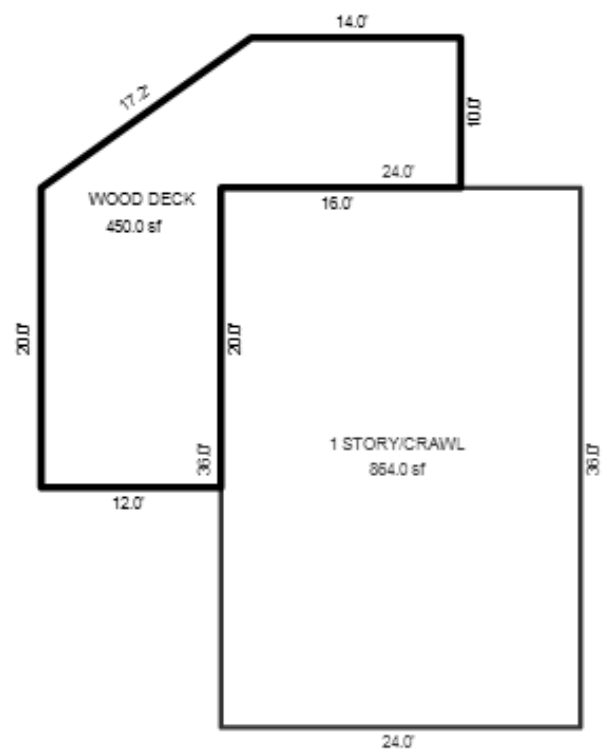
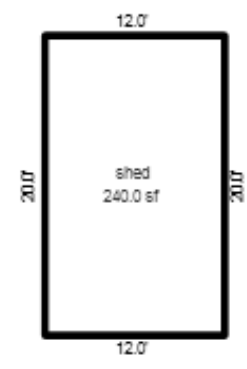
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	56,000	50,100	106,100			90,882C
2023	48,000	48,500	96,500			86,555C
2022	40,000	44,600	84,600			82,434C
2021	40,000	40,700	80,700			79,801C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 450	Type WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Building Style: 1S		Drywall Paneled			Plaster Wood T&G										
	Yr Built 1995		Trim & Decoration			Ex	Ord	Min								
	Remodeled 0		Size of Closets													
	Condition: Average		Lg		Ord		Small									
	Room List		Doors		Solid		H.C.									
	Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors		(12) Electric											
	(1) Exterior		Kitchen: Other: Other:		0 Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures											
	Insulation				Ex.	Ord.	Min									
	(2) Windows		(7) Excavation		No. of Elec. Outlets											
	Many Avg. Few		Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many	Ave.	Few									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(13) Plumbing											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
	(3) Roof		(9) Basement Finish		(14) Water/Sewer											
	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											
	Asphalt Shingle		(10) Floor Support		Lump Sum Items:											
	Chimney:		Joists: Unsupported Len: Cntr.Sup:													
<p>Cost Est. for Res. Bldg: 1 Single Family 1S Cls C Blt 1995 (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 864 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 864 Total: 117,118 87,838</p> <p>Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 Water/Sewer 1000 Gal Septic 1 4,864 3,648 Water Well, 100 Feet 1 5,808 4,356 Porches WPP 450 7,556 5,667 Built-Ins Appliance Allow. 1 2,766 2,074 Totals: 139,588 104,690</p> <p>Notes: ECF (416 RURAL METES & BOUNDS) 0.930 => TCY: 97,362</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.

Property Address: X WALEJUS RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 56,000 Date: Number: Status:

School: MCBAIN RURAL AGR SCHOOL DIST

Owner's Name/Address: TACOMA DANIEL J & TACOMA TIMOTHY P
 9331 S BLODGETT RD
 MC BAIN MI 49657

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 Residantia INFERIOR@\$1400 40.00 Acres 1400 100 56,000
 Gravel Road 40.00 Total Acres Total Est. Land Value = 56,000
 Paved Road
 Storm Sewer
 Sidewalk
 Water
 Sewer
 Electric
 Gas
 Curb
 Street Lights
 Standard Utilities
 Underground Utils.

Tax Description: . SEC 36 T22N R8W SE 1/4 OF SW 1/4. 40 A.

Comments/Influences: RIVER FRONTAGE

Topography of Site

Level

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

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,000	0	28,000			24,823C
2023	28,000	0	28,000			23,641C
2022	24,000	0	24,000			22,516C
2021	24,000	0	24,000			21,797C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWEET NORMAN JAMES	SWEET NORMAN JAMES & STEV	0	06/14/2005	QC	21-NOT USED/OTHER	05-0/2461	DEED	0.0

Property Address: S MOREY 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: SWEET NORMAN JAMES & SWEET STEVEN AUSTON
 9896 NEFF ROAD
 EDMORE MI 48829

2024 Est TCV 196,000

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

Public Improvements * Factors * RIVER FRONTAGE

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Residentia 66 - 120	\$2800	60.00	Acres	2800	100			168,000
Residentia INFERIOR@	\$1400	20.00	Acres	1400	100			28,000
80.00 Total Acres Total Est. Land Value =								196,000

Tax Description: . SEC 36 T22N R8W E 1/2 OF SE 1/4. 80 A.

Comments/Influences: RIVER FRONTAGE & M66

Topography of Site

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

TPC 04/30/2021 INSPECTED

TPC 12/27/2017 INSPECTED

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

2024 98,000 0 98,000 36,058C

2023 86,000 0 86,000 34,341C

2022 72,000 0 72,000 32,706C

2021 72,000 0 72,000 31,662C



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		11,500	10/01/1997	WD	33-TO BE DETERMINED	314:968	DEED	0.0

Property Address: X WALEJUS RD
 Class: RESIDENTIAL-VACAN Zoning: P.R.E. 0%
 Building Permit(s): MAP #: 2024 Est TCV 56,000
 Date: Improved Vacant
 Number: Public Improvements
 Status: RIVER FRONTAGE

School: MCBAIN RURAL AGR SCHOOL DIST
 Description: Residential INFERIOR@1400
 Frontage: 40.00 Acres
 Depth: 1400
 Front: 100
 * Factors *
 Rate %Adj. Reason
 Value: 56,000

Owner's Name/Address: TACOMA DANIEL J ETAL
 9331 S BLODGETT RD
 MC BAIN MI 49657
 Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS
 Total Acres: 40.00
 Total Est. Land Value = 56,000

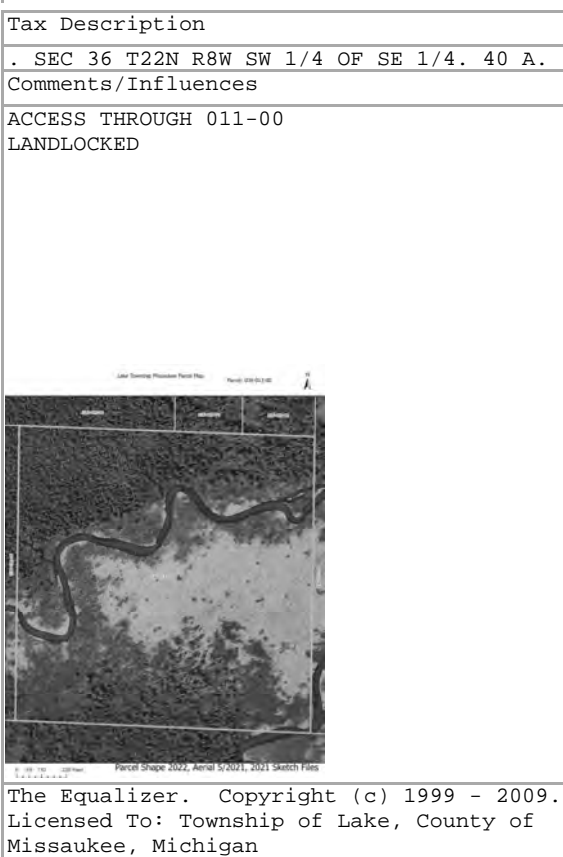
Tax Description: . SEC 36 T22N R8W SW 1/4 OF SE 1/4. 40 A.
 Comments/Influences: ACCESS THROUGH 011-00
 LANDLOCKED

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

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

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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,000	0	28,000			14,303C
2023	28,000	0	28,000			13,622C
2022	24,000	0	24,000			12,974C
2021	24,000	0	24,000			12,560C



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,000	0	28,000			14,303C
2023	28,000	0	28,000			13,622C
2022	24,000	0	24,000			12,974C
2021	24,000	0	24,000			12,560C

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