

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON TERRY & ARLENE E	BELL RICHARD M & STADLER	40,000	09/18/2015	WD	03-ARM'S LENGTH	2015-03211	PROPERTY TRANSFER	100.0
CRANDALL	ANDERSON	82,500	06/01/2001	WD	03-ARM'S LENGTH	03-0:0862	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2790 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST		Shed	10/17/2019	2019-0653	100%

Owner's Name/Address	MAP #:
BELL RICHARD M & STADLER LORI 2790 S SEELEY RD CADILLAC MI 49601	2024 Est TCV 139,788 TCV/TFA: 92.45

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
SEC 18 T22N R8W LOT 1 BELL OAKS.	X		Dirt Road	125.83	591.97	0.9442	1.2344	90	100	13,198
Comments/Influences			Gravel Road	126 Actual	Front Feet,	1.71 Total	Acres	Total Est. Land Value =		13,198

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	24.15	140	25	845
	X	Gravel Road	Total Estimated Land Improvements True Cash Value =			845

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Level	2024	6,600	63,300	69,900			35,507C
	X	Rolling	2023	5,100	58,600	63,700			33,817C
	X	Low	2022	2,500	51,200	53,700			32,207C
	X	High	2021	2,500	45,700	48,200			31,179C

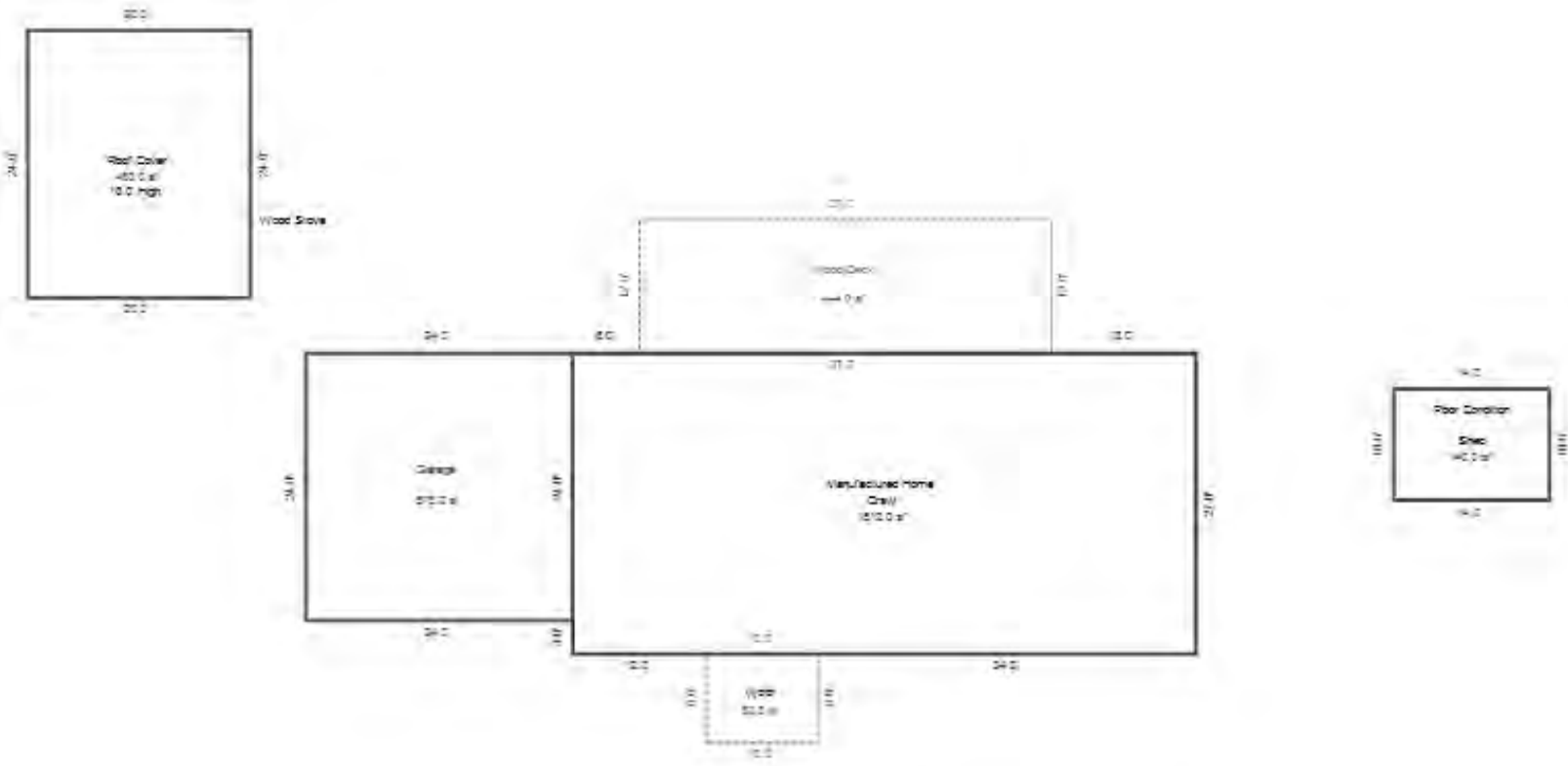


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*** Information herein deemed reliable but not guaranteed***

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 444 80 480	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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace	Class: CD Effec. Age: 25 Floor Area: 1,512 Total Base New : 223,548 Total Depr Cost: 167,660 Estimated T.C.V: 125,745			E.C.F. X 0.750	Bsmnt Garage: Carport Area: Roof:																																																																																		
Building Style: HUD				Size of Closets																																																																																												
Yr Built 1998	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																																																																																												
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(2) Windows		(7) Excavation		No. of Elec. Outlets																																																																																												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1512 S.F. Slab: 0 S.F. Height to Joists: 0.0																																																																																												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																																																																												
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X	Asphalt Shingle			Lump Sum Items:																																																																																												
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																																																																																														
Cost Est. for Res. Bldg: 1 Single Family HUD Cls CD Blt 1998 (11) Heating System: Forced Air w/ Ducts Ground Area = 1512 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,512</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>168,453</td> <td>126,340</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th></th> <th>Cost</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Average Fixture(s)</td> <td>1,230</td> <td>922</td> </tr> <tr> <td>1</td> <td>3 Fixture Bath</td> <td>3,860</td> <td>2,895</td> </tr> <tr> <td colspan="4">Water/Sewer</td> </tr> <tr> <td>1</td> <td>1000 Gal Septic</td> <td>4,550</td> <td>3,412</td> </tr> <tr> <td>1</td> <td>Water Well, 100 Feet</td> <td>5,640</td> <td>4,230</td> </tr> <tr> <td colspan="4">Deck</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>6,824</td> <td>5,118</td> </tr> <tr> <td></td> <td>Treated Wood</td> <td>2,213</td> <td>1,660</td> </tr> <tr> <td></td> <td>w/Roof (Roof portion)</td> <td>6,605</td> <td>4,954</td> </tr> <tr> <td colspan="4">Garages</td> </tr> <tr> <td colspan="4">Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td>576</td> <td>22,239</td> </tr> <tr> <td colspan="4">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td>1,934</td> <td>1,450</td> </tr> <tr> <td colspan="4">Totals: 223,548 167,660</td> </tr> </tbody> </table> Notes: HUD - 2015-03663 AFFMAN 1998 FORTUNE 268C1220071D SN 0765N ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCV: 125,745															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,512			Total:				168,453	126,340	Average Fixture(s)		Cost		1	Average Fixture(s)	1,230	922	1	3 Fixture Bath	3,860	2,895	Water/Sewer				1	1000 Gal Septic	4,550	3,412	1	Water Well, 100 Feet	5,640	4,230	Deck					Treated Wood	6,824	5,118		Treated Wood	2,213	1,660		w/Roof (Roof portion)	6,605	4,954	Garages				Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					Base Cost	576	22,239	Built-Ins					Appliance Allow.	1,934	1,450	Totals: 223,548 167,660			
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSINSKI KAYLEIGH	ROSINSKI CHAD	10	02/02/2021	QC	09-FAMILY	2021-00381	DEED	0.0
CRAWFORD TONY & KRISTIE	ROSINSKI CHAD A	116,600	05/25/2018	WD	03-ARM'S LENGTH	2018-01733	PROPERTY TRANSFER	100.0
ROSINSKI CHAD A	ROSINSKI CHAD ALLEN & KAY	0	05/25/2018	QC	09-FAMILY	2018-01741	DEED	0.0
		6,900	07/01/1999	WD	33-TO BE DETERMINED	329:490	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2797 S SEELEY RD			Addition	09/20/2008	20080544	Complete
	P.R.E. 100% 06/12/2018		Addition	09/10/2008	20080543	Complete

Owner's Name/Address	MAP #:
ROSINSKI CHAD 2797 S SEELEY ROAD CADILLAC MI 49601	2024 Est TCV 185,527 TCV/TFA: 97.44

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
	Public Improvements		* Factors * IRREGULAR			
			Description	Frontage	Depth	Value
			A 100' @ 90/	119.77	473.77	12,030
			120 Actual Front Feet, 1.30 Total Acres			12,030

Tax Description	X	Land Improvement Cost Estimates
SEC 18 T22N R8W LOT 2 BELL OAKS.		
Comments/Influences		

Description	Rate	Size % Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	96 94	1,487
Total Estimated Land Improvements True Cash Value =			1,487

X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.

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



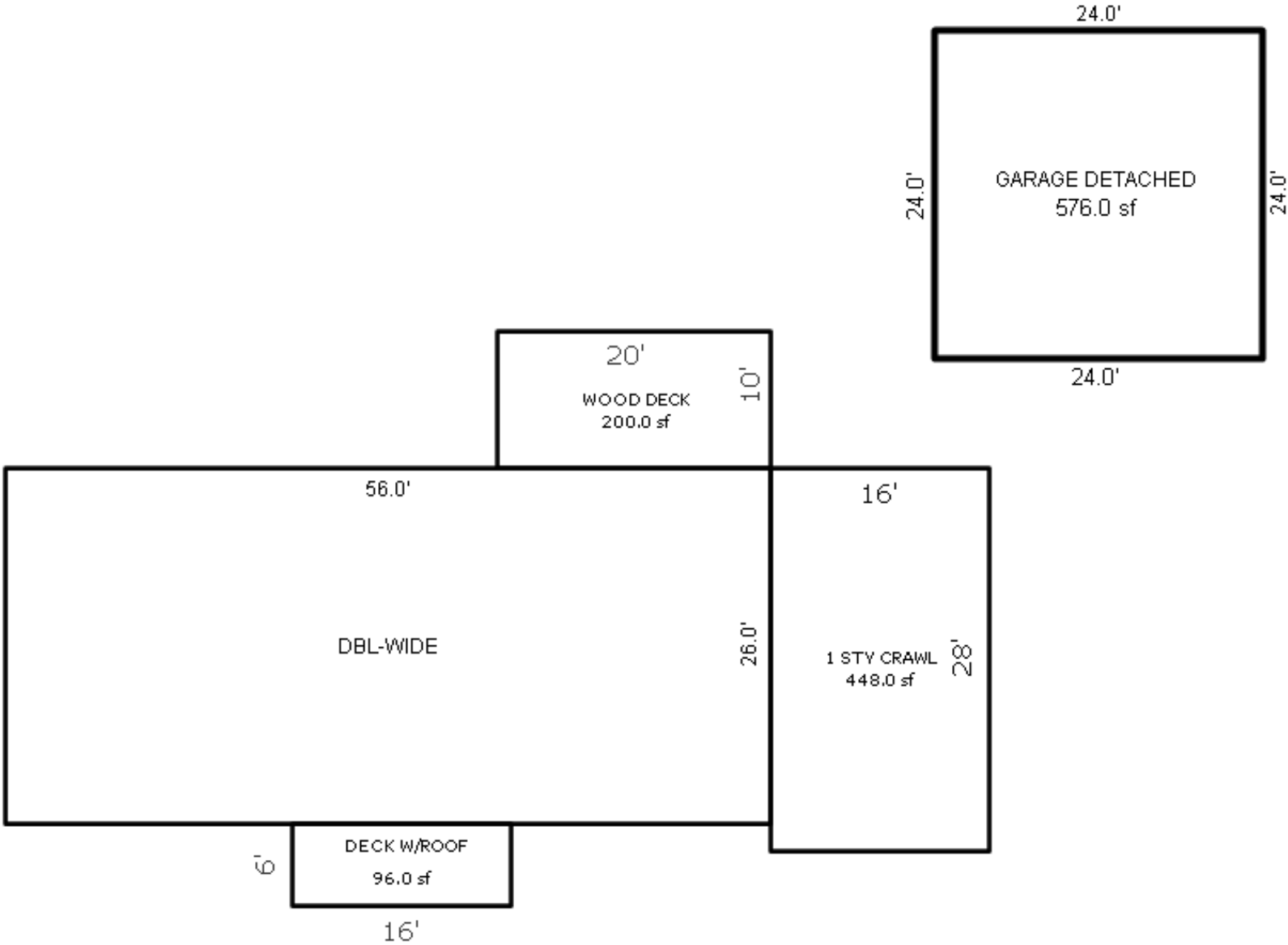
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,000	86,800	92,800			65,072C
2023	4,700	75,200	79,900			61,974C
2022	2,500	65,900	68,400			59,023C
2021	2,500	58,700	61,200			57,138C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200 96	Type Treated Wood Treated Wood	Year Built: 2001 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 20 Floor Area: 1,904 Total Base New : 286,682 Total Depr Cost: 229,346 Estimated T.C.V: 172,010			E.C.F. X 0.750		Bsmnt Garage:			
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace							Carport Area: Roof:		
Yr Built 1999	Remodeled 0	Ex	X Ord	Min	Size of Closets			No./Qual. of Fixtures					Cls C Blt 1999			
Condition: Average		Lg	X Ord	Small	Doors			No. of Elec. Outlets								
Room List		(5) Floors		Kitchen: Other: Other:			150 Amps Service			Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Air w/ Ducts Ground Area = 1904 SF Floor Area = 1904 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80						
	Basement 1st Floor 2nd Floor 3 Bedrooms									Building Areas						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation									1 Story Siding Crawl Space 1,456 1 Story Siding Crawl Space 448 Total: 235,128 188,103						
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments 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 Deck Treated Wood 200 4,134 3,307 Treated Wood 96 2,505 2,004 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 19,846 Door Opener 1 547 438 Built-Ins Appliance Allow. 1 2,766 2,213 Totals: 286,682 229,346						
X	Many Avg. X Avg. Large Avg. Small	Basement: 0 S.F. Crawl: 1904 S.F. Slab: 0 S.F. Height to Joists: 0.0		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(14) Water/Sewer			Notes: Slyline #17380315MAB ECF (4091 SEELEY & ROOSTED RD AREA) 0.750 => TCv:						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:						
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:						

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		82,000	09/01/1998	WD	33-TO BE DETERMINED	322:114	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
2823 S SEELEY RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/03/1999					
CHIPMAN TIMOTHY & LAURA A 2823 S SEELEY ROAD CADILLAC MI 49601	MAP #: 2024 Est TCV 199,850 TCV/TFA: 148.70					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
		Public Improvements			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
SEC 18 T22N R8W LOT 3 BELL OAKS.	X	Dirt Road		A 100' @ 90/	210.42	610.69	0.8303	1.2440	90 100	19,560	
Comments/Influences		Gravel Road		210 Actual Front Feet, 2.95 Total Acres						Total Est. Land Value =	19,560

Comments/Influences	X	Electric	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
	X	Gas	D/W/P: 4in Ren. Conc.	8.18	180	94	1,384
	X	Curb	Wood Frame	28.00	120	94	3,158
		Street Lights	Total Estimated Land Improvements True Cash Value =				4,542

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



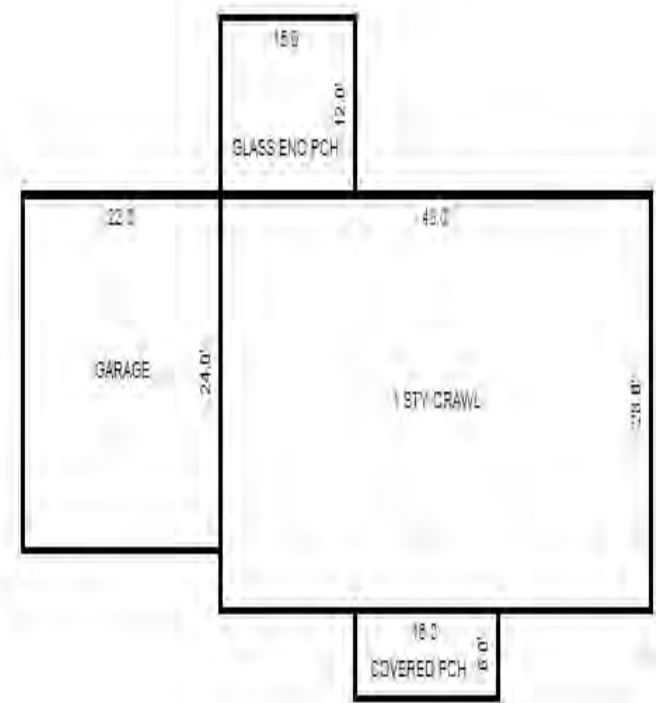
Low									
High									
Landscaped									
Swamp									
Wooded	X								
Pond									
Waterfront									
Ravine									
Wetland	X								
Flood Plain									
Who	When	What	2024	9,800	90,100	99,900			65,325C
TPC 12/27/2017	INSPECTED		2023	7,600	89,000	96,600			62,215C
TPC 08/01/2011	INSPECTED		2022	7,500	80,200	87,700			59,253C
			2021	5,000	79,800	84,800			57,361C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 180	Type WCP (1 Story) WGEP (1 Story)	Year Built: 1997 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	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace							
Building Style: 1S				Size of Closets						Class: C Effec. Age: 20 Floor Area: 1,344 Total Base New : 236,218 Total Depr Cost: 188,976 Estimated T.C.V: 175,748			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 1998	Remodeled 0	Ex	X	Ord		Min									Storage Area: 0 No Conc. Floor: 0	
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									
(1) Exterior				200			Amps Service									
				No./Qual. of Fixtures												
		Ex.	X	Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets												
		X	Drywall				Many	X	Ave.		Few					
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1344 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1344 SF Floor Area = 1344 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,344 Total: 173,488 138,792						
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			Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 2 Fixture Bath 1 3,108 2,486 Water/Sewer 1000 Gal Septic 1 4,864 3,891 Water Well, 100 Feet 1 5,808 4,646 Porches WCP (1 Story) 96 4,666 3,733 WGEP (1 Story) 180 14,139 11,311 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 23,396 18,717 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 1 547 438 Built-Ins Appliance Allow. 1 2,766 2,213 Totals: 236,218 188,976									
(3) Roof		(9) Basement Finish		(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney:				Joists: Unsupported Len: Cntr.Sup:												
Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 175,748																

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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
SMITH WARD H & PATRICIA J	SMITH WARD H TRUST	0	07/07/2023	QC	09-FAMILY	2023-01916	PROPERTY TRANSFER	0.0			
BLOHM CHARLES & DEBORAH	SMITH WARD H & PATRICIA J	129,000	12/28/2015	WD	03-ARM'S LENGTH	2015-04266	PROPERTY TRANSFER	100.0			
JAGER TRAVIS & KELLY	BLOHM CHARLES & DEBORAH (	119,000	10/17/2008	WD	03-ARM'S LENGTH	2008/3729	DEED	100.0			
US BANK NATIONAL ASSOCIAT	JAGER TRAVIS & KELLY (H/W	105,000	05/18/2007	WD	21-NOT USED/OTHER	2007/2213	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
11850 W ROSTED RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 12/28/2015									
SMITH WARD H TRUST 11850 W ROSTED ROAD CADILLAC MI 49601		MAP #:									
		2024 Est TCV 239,512 TCV/TFA: 133.66									
		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Tax Description		Public Improvements		* Factors * IRREGULAR WITH WETLAND							
SEC 18 T22N R8W LOT 4 BELL OAKS.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 100' @ 90/	135.00	998.64	0.9277	1.4067	90	100	15,857
NEW HOUSE @45% FOR 02..COMP FOR 03		Paved Road		135 Actual Front Feet, 3.10 Total Acres					Total Est. Land Value =	15,857	
12/03 TT NEW OWNER..PD 145000 IN 02.		Storm Sewer									
ADJUSTED TO BETTER REFLECT MKT VALUE FOR 04		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		X Wetland									
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2024	7,900	111,900	119,800		77,876C	
		TPC 04/30/2021 INSPECTED			2023	6,200	118,600	124,800		74,168C	
		TPC 12/27/2017 INSPECTED			2022	2,500	106,900	109,400		70,637C	
		TPC 01/08/2016 INSPECTED			2021	2,500	100,300	102,800		68,381C	

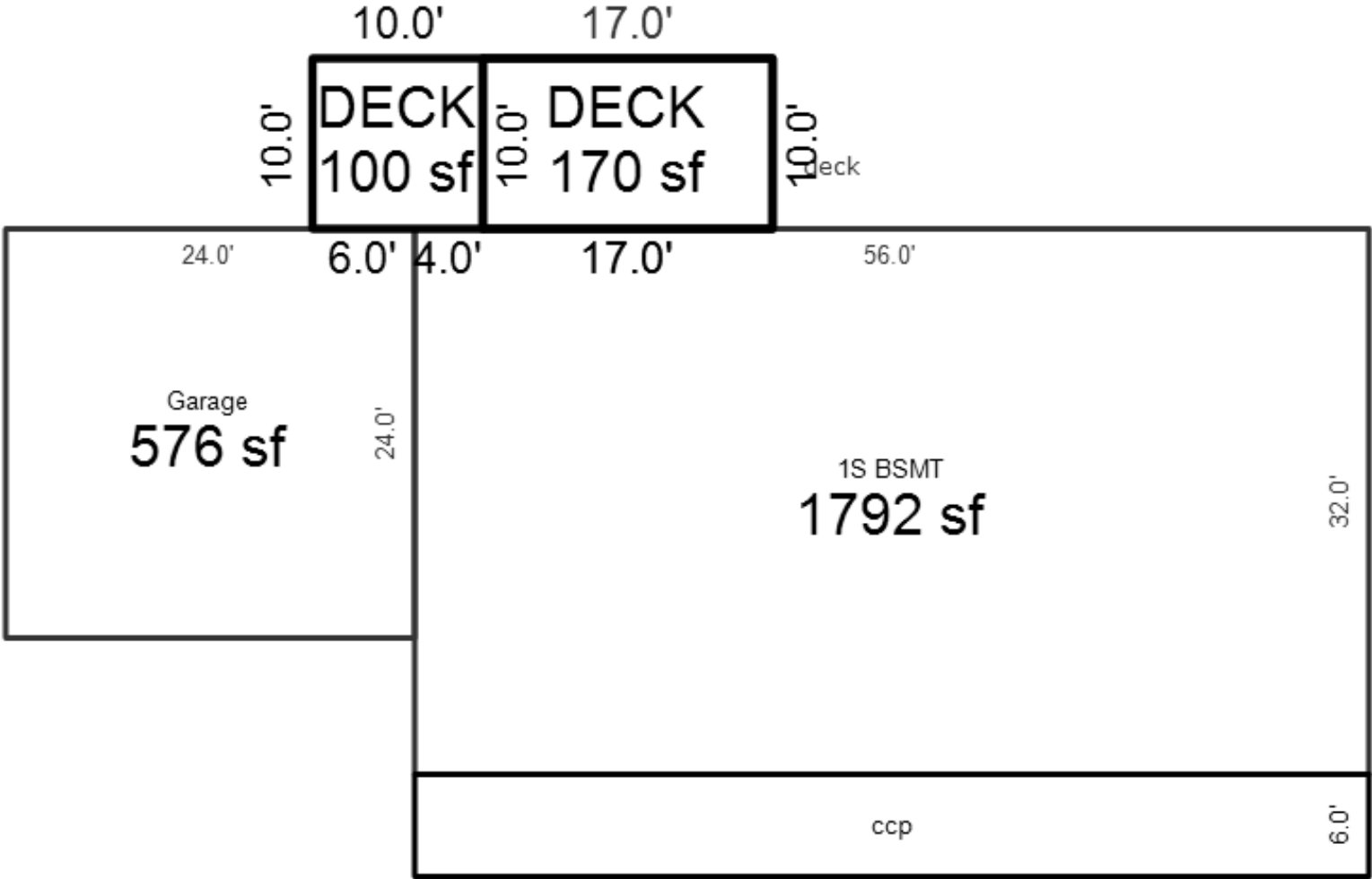


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage								
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas 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?: Yes 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							336	CCP (1 Story)											
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C -5 Effec. Age: 20 Floor Area: 1,792 Total Base New : 300,627 Total Depr Cost: 240,489 Estimated T.C.V: 223,655			E.C.F. X 0.930			Bsmnt Garage: Carport Area: Roof:								
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C -5 Blt 2001								
Condition: Average		Size of Closets		Lg	X	Ord		Small	200 Amps Service			Ground Area = 1792 SF Floor Area = 1792 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			200			Plumbing			1 Story Siding Basement 1,792			Total: 245,113 196,078								
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing			Other Additions/Adjustments			Plumbing								
X	Wood/Shingle Aluminum/Vinyl Brick	X	Drywall							Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s) 3 Fixture Bath			Water/Sewer 1000 Gal Septic Water Well, 100 Feet			Porches CCP (1 Story) Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost Common Wall: 1 Wall Door Opener			Built-Ins Appliance Allow.		
X	Insulation	(7) Excavation		Basement: 1792 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2			(14) Water/Sewer			Notes:			ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 223,655								
X	Many Avg. X Few	Large Avg. X Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:												
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																				
(2) Windows		(9) Basement Finish																						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:																				
X	Gable Hip Flat	Gambrel Mansard Shed																						
X	Asphalt Shingle																							

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		7,000	02/01/2003	WD	33-TO BE DETERMINED	03-0:1044	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11820 W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/03/2005	20050099	Complete
Owner's Name/Address	P.R.E. 100% 11/24/2003					
FREDELL DANIELLE 11820 W ROSTED RD CADILLAC MI 49601	MAP #:					
	2024 Est TCV 152,704 TCV/TFA: 112.95					

Tax Description	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
SEC 18 T22N R8W LOT 5 BELL OAKS.			* Factors *							
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
775-8947	X		A 100' @ 90/ 135.00 380.75 0.9277 1.1054 90 100 12,460							
			135 Actual Front Feet, 1.18 Total Acres Total Est. Land Value = 12,460							

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 Sewer			
X	Electric			
X	Gas	1,000.00	1 94	940
X	Curb			
X	Street Lights			
X	Standard Utilities			
X	Underground Utils.			
Total Estimated Land Improvements True Cash Value = 940				

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	6,200	70,200	76,400			34,436C
X Rolling	2023	4,800	63,100	67,900			32,797C
X Low	2022	2,700	54,400	57,100			31,236C
X High	2021	2,700	51,300	54,000			30,239C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							

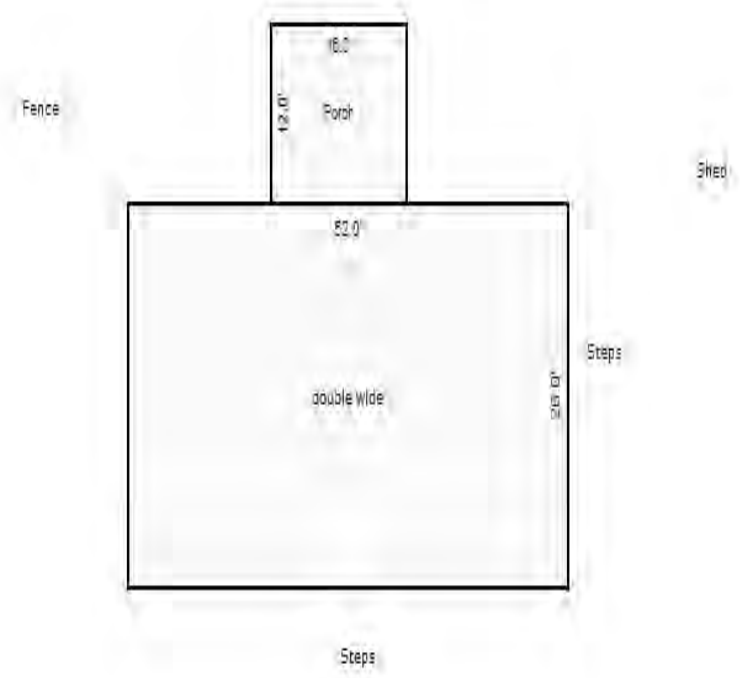


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192 20 25	Type Treated Wood Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G	(4) Interior			Class: CD Effec. Age: 15 Floor Area: 1,352 Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Building Style: BOCA/STATE		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 2003	Remodeled 0	Ex	X	Ord	Min	Size of Closets			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Condition: Average		Lg	X	Ord	Small	No. of Elec. Outlets			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
Room List		Doors	Solid	X	H.C.	No./Qual. of Fixtures			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:			150 Amps Service			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		No. of Elec. Outlets			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Air w/ Ducts Ground Area = 1352 SF Floor Area = 1352 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many X Ave. Few			Building Areas			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		(7) Excavation			(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1352 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,352 Total: 153,020 130,067			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Plumbing			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Plumbing			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			Lump Sum Items:			Average Fixture(s) 1 1,230 1,045 3 3,860 3,281 Water/Sewer 1000 Gal Septic 1 4,550 3,867 Water Well, 100 Feet 1 5,640 4,794 Deck Treated Wood 192 3,936 3,346 Ceramic Tile Floor 25 1,159 985 Treated Wood 20 894 760 Built-Ins Appliance Allow. 1 1,934 1,644			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes: 2003 REDMANMHD ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCv: 139,304			Totals: 176,223 149,789			Total Base New : 176,223 Total Depr Cost: 149,789 Estimated T.C.V: 139,304		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		

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



Sketch by Apex Mapping™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNABB	HOLLIDAY RAYMOND J & SHER	95,000	10/15/2003	WD	03-ARM'S LENGTH	MLS	REALTOR	0.0
CAIN	MCNABB	89,000	06/01/2001	WD	33-TO BE DETERMINED	03-0:5693	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
11784 ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 02/01/2004					
Owner's Name/Address	MAP #:					
HOLLIDAY RAYMOND J & SHERRY L 11784 ROSTED RD CADILLAC MI 49601	2024 Est TCV 205,556 TCV/TFA: 131.77					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
		Public Improvements			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 18 T22N R8W LOT 6 & 7 BELL OAKS. 4/17/2017 COMBINED WITH 009-050-007-00 FORMERLY SEC 18 T22N R8W LOT 6 & W 15 FT OF S 200 FT OF LOT 7. BELL OAKS.	X	Dirt Road		A 100' @ 90/	135.00	332.35	0.6775	1.0685	90	100		8,795
		Gravel Road		A 100' @ 90/	339.69	573.21	0.6775	1.2245	90	100		25,361
		Paved Road		475 Actual Front Feet, 5.50 Total Acres Total Est. Land Value =								34,156
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										

Comments/Influences	X	Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Level	Rolling							
MHD FOR 00 GRG @75% GRG COMP FOR 01 01 ADD .07 AC FROM 007 AS BNDRY ADJ ADD 24X24 PC GRG FOR 02 4/2017 COMBINE LOT 7	X	Level	Rolling	2024	17,100	85,700	102,800			52,200C
		Low	High	2023	13,300	77,200	90,500			49,715C
		Landscaped	Swamp	2022	15,000	66,600	81,600			47,348C
		Wooded	Pond	2021	10,000	69,000	79,000			45,836C
		Waterfront	Ravine							
		Wetland	Flood Plain							

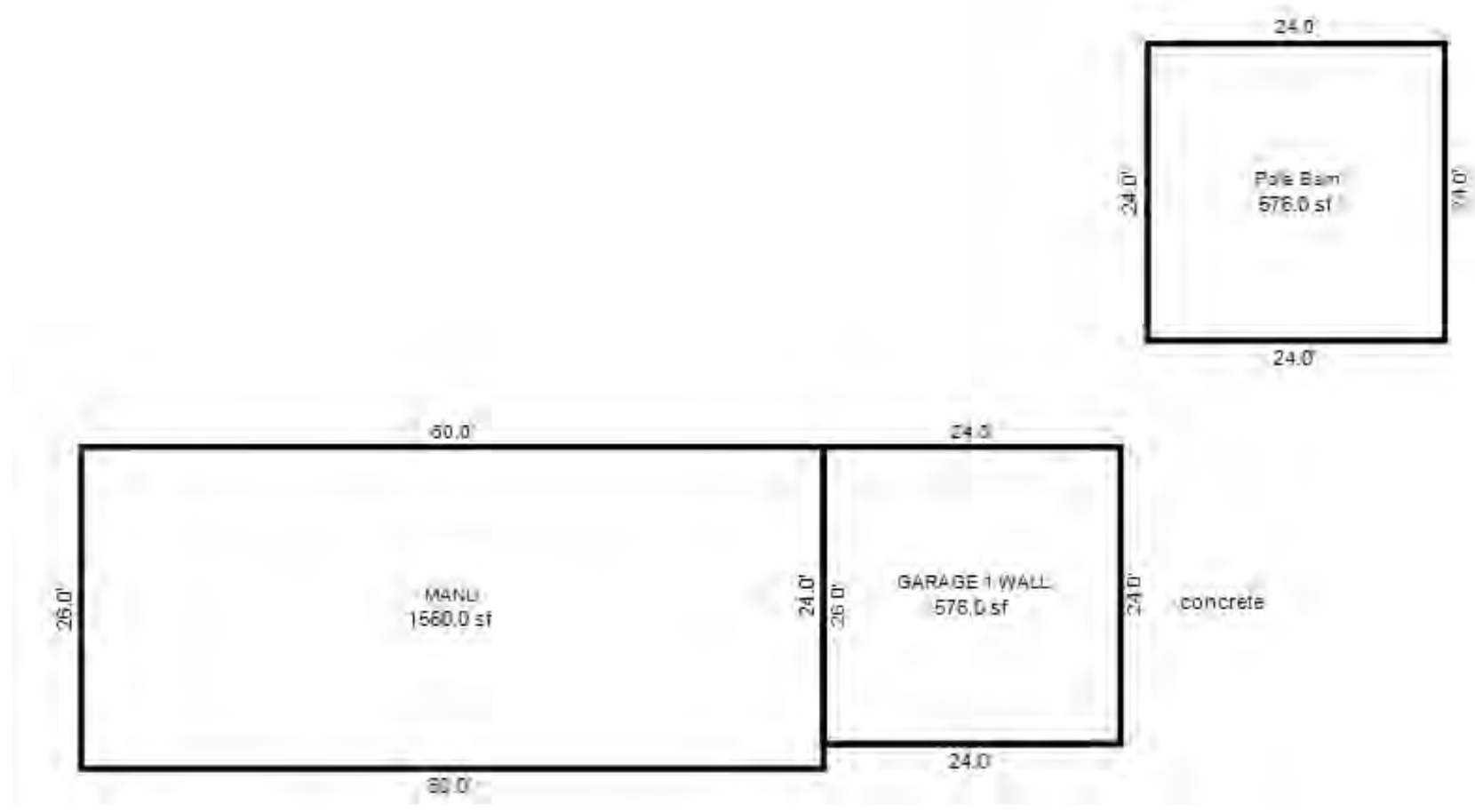


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area	Type	Year Built: 1999 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration														
Yr Built 1999	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														
		Kitchen: Other: Other:		150 Amps Service														
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE Cls CD Blt 1999 (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										
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Many			X	Ave.		Few	(13) Plumbing		Stories Exterior Foundation Size Cost New Depr. Cost				
												1 Story Siding Crawl Space 1,560		Total: 173,039 138,431				
(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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 984 3 Fixture Bath 1 3,860 3,088 Water/Sewer 1000 Gal Septic 1 4,550 3,640 Water Well, 100 Feet 1 5,640 4,512 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 22,239 17,791 Common Wall: 1 Wall 1 -2,512 -2,010 Class: CD Exterior: Pole (Unfinished) Base Cost 576 14,849 11,879 Built-Ins Appliance Allow. 1 1,934 1,547 Fireplaces Prefab 1 Story 1 2,189 1,751 Totals: 227,018 181,613											
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1560 S.F. Slab: 0 S.F. Height to Joists: 0.0			2												
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			Notes: ECF (4091 SEELEY & ROOSTED RD AREA) 0.930 => TCV: 168,900								
X		(9) Basement Finish		1000 Gal Septic 2000 Gal Septic			1											
(3) Roof		(10) Floor Support		Lump Sum Items:			1											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1												
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		1			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.
CREE UNIT PROPERTIES LLC	WELLMAN JOSEPH	1	07/16/2021	WD	21-NOT USED/OTHER	2021-03186	PROPERTY TRANSFER	100.0
GRR PROPERTY MGT	CREE UNIT PROPERTIES LLC	135,000	07/28/2020	WD	19-MULTI PARCEL ARM'S LE	2020-02123	PROPERTY TRANSFER	100.0
RODRIGUEZ GIOVANI R	GRR PROPERTY MANAGMENT LL	1	11/29/2017	QC	09-FAMILY	2018-00331	DEED	100.0
LAURAIN BERT J & JOHNSON	RODRIGUEZ GIOVANI R	128,900	08/25/2016	WD	19-MULTI PARCEL ARM'S LE	2016-02850	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W ROSTED RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/16/2021					
Owner's Name/Address	MAP #:					
WELLMAN JOSEPH 11650 ROSTED RD CADILLAC MI 49601-9400	2024 Est TCV 22,960					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 6.RES 6 RURAL ACREAGE & LOTS							
SEC 18 T22N R8W LOT 8 BELL OAKS.		X		* Factors * IRREGULAR WITH WETLANDS							
Comments/Influences	Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Dirt Road			A 200' @ 90/FF	190.131232.59	1.0127	1.3249	90	100		22,960
	Gravel Road			190 Actual Front Feet, 5.38 Total Acres Total Est. Land Value = 22,960							
	Paved Road										
	Storm Sewer										
	Sidewalk										
	Water										
	Sewer										
	X Electric										
	Gas										
	Curb										
	Street Lights										
	Standard Utilities										
	Underground Utils.										

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	11,500	0	11,500			8,268C
2023	8,900	0	8,900			7,875C
2022	7,500	0	7,500			7,500S
2021	6,300	0	6,300		6,300W	6,300S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E	MC GRAW KENNETH E TRUSTEE	0	02/25/2005	WD	21-NOT USED/OTHER	05-0/1613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1634 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 01/22/2011					
MCGRAW KENNETH E TRUSTEE KENNETH E MC GRAW LIVING TRUST 1634 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 611,453 TCV/TFA: 228.32					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
		Public Improvements		Description	Frontage	Depth	* Factors *	Value		
LOT 1 BIRCHAVEN BEACH EXC BEG S 89D 0' 00" E 133.2 FT FROM SW COR LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.	X	Dirt Road		B 80'@ 2500/	67.00	130.54	1.0000 1.0053	2500 100	168,391	
		Gravel Road		67 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	168,391	
		Paved Road		* Factors * TRIANGLE: EFF						
		Storm Sewer		Description	Rate	Size % Good	Cash Value			
		Sidewalk		Residential Local Cost Land Improvements						
		Water		Description	Rate	Size % Good	Cash Value			
		Sewer		LAND IMPROVE 1000				1,000.00	2 95	1,900
		Electric		Total Estimated Land Improvements True Cash Value =					1,900	
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								

Comments/Influences	X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
04 Split 17.5 Ft to 001-98 but appears FF was greater than 83 to start with.. Made Correction for 05. but adjusted size shape. (triangular lot) 04 SPLIT 17.75 FT TO 001-98 FOR 05	X	Level	2024	84,200	221,500	305,700			194,198C
		Rolling	2023	67,400	211,400	278,800			184,951C
		X Low	2022	69,500	190,600	260,100			176,144C
		X High	2021	69,500	196,600	266,100			170,517C
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		X Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		X Private Road							



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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 336 336	Type WPP Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1.75S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C Effec. Age: 20 Floor Area: 2,678 Total Base New : 377,707 Total Depr Cost: 302,166 Estimated T.C.V: 441,162			E.C.F. X 1.460		Bsmnt Garage:		
Yr Built 2000	Remodeled 0	X	Ex	Ord	Min	X	Ex	Ord	Min	Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1722 SF Floor Area = 2678 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C Blt 2000				
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			200 Amps Service			1.75 Story Siding Basement 1,274 1 Story Siding Basement 448			Total: 326,358 261,088				
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Basement, Outside Entrance, Below Grade 2 5,119 4,095				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		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			Plumbing			Average Fixture(s) 3 Fixture Bath 1 1,476 1,181 1 4,646 3,717				
(2) Windows	Many Avg. X Few	Large Avg. Small	Basement: 1722 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			Porches			WPP 336 5,658 4,526			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(7) Excavation		(9) Basement Finish			(14) Water/Sewer			Deck			Treated Wood 336 5,823 4,658				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 440 20,698 16,558 Common Wall: 1 Wall 1 -2,686 -2,149 Door Opener 1 547 438			
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Water/Sewer			Public Sewer 1 1,494 1,195 Water Well, 100 Feet 1 5,808 4,646			Built-Ins		Appliance Allow. 1 2,766 2,213		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		SANITARY SEWER 1 0 0 *			Local Cost Items			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>							

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



Sketch by Apex IVTV

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MC GRAW KENNETH E & MARY	MEIJER MARK D & MARY E TR	12,000	07/08/2004	WD	21-NOT USED/OTHER	04-0/3037	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W RIDGEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MEIJER MARK D & MARY E TRUST PO BOX 230345 GRAND RAPIDS MI 49523	MAP #:					
	2024 Est TCV 21,011					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
C 100' @1300/FF	17.75	64.00	1.0000	0.9105	1300	100		21,011
18 Actual Front Feet, 0.03 Total Acres								Total Est. Land Value = 21,011

Tax Description
 BEG S 89D 0' 00" E 133.2 FT FROM SW COR OF LOT 1: TH S 89D 0' 00" E 70.34 FT; N 30 D 31' 42" W 17.75 FT; S 77D 06' 24" W 62.81 FT TO POB.

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	03/30/2015	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,500	0	10,500			7,001C
2023	9,300	0	9,300			6,668C
2022	11,500	0	11,500			6,351C
2021	11,500	0	11,500			6,149C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEBNER MARK W	CLOVER JAMES P & LORI A (	200,000	10/15/2010	WD	03-ARM'S LENGTH	2010-4701WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1614 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/28/2022	2022-0410	100%
Owner's Name/Address	P.R.E. 100% 11/17/2023		Demolition/Removal	04/21/2022	2022-0197	100%
CLOVER JAMES P & LORI A 1614 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 846,003 TCV/TFA: 378.36					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. LOTS 2 & 3 BIRCHAVEN BEACH.	X		B 80'@ 2500/	100.00	169.00	249,854
Comments/Influences			100 Actual Front Feet, 0.39 Total Acres			249,854

MLS 20901006, \$229,900	X Sewer	X Electric	X Gas	Land Improvement Cost Estimates			
				Description	Rate	Size % Good	Cash Value
				Fencing: Wd, Split, 2 Rail	16.48	300 0	0
				D/W/P: 4in Ren. Conc.	8.18	1481 50	6,057
				D/W/P: 4in Concrete	6.97	570 50	1,986
				Wood Frame	26.33	160 50	2,106
				Total Estimated Land Improvements True Cash Value =			10,149

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	124,900	298,100	423,000			354,390C
Rolling	2023	99,900	88,600	188,500			141,991C
Low	2022	65,000	47,100	112,100			95,480C
High	2021	60,900	48,400	109,300			92,430C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X Private Road							

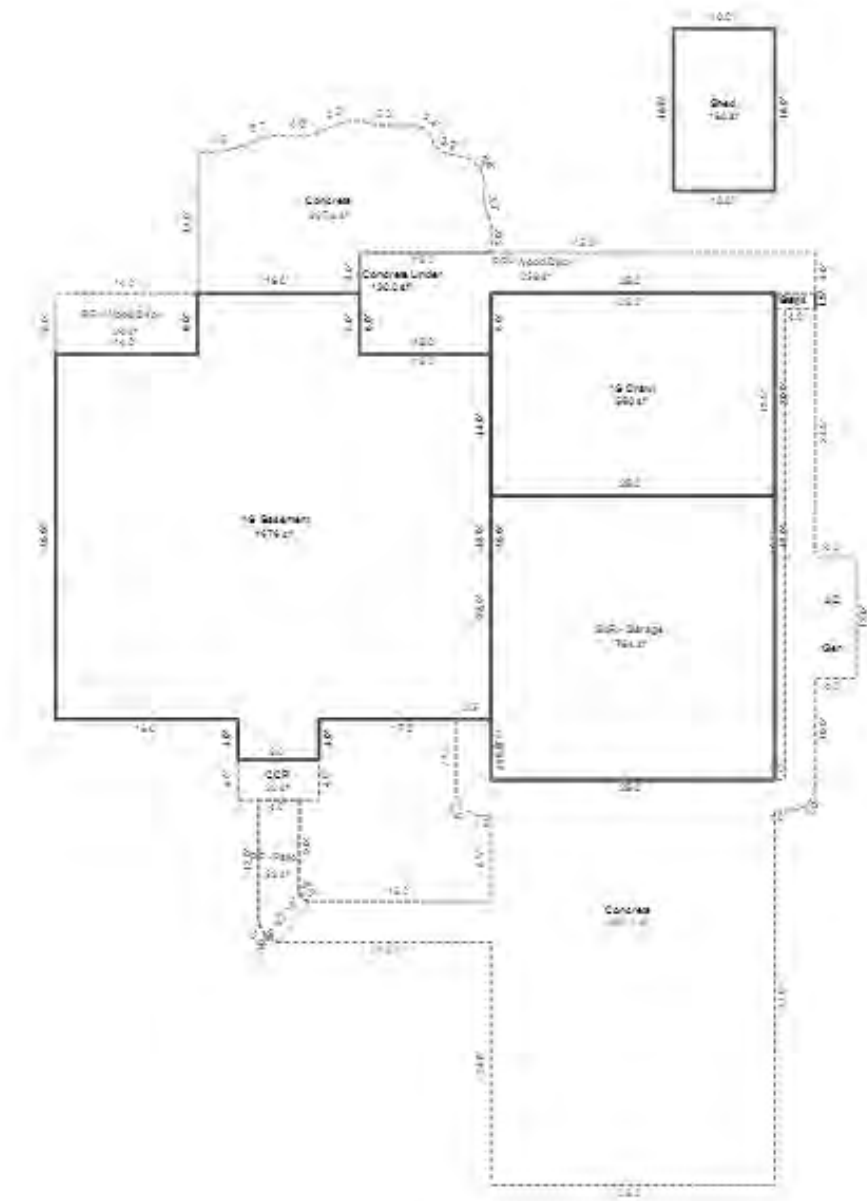


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 32 84 258 84	Type CCP (1 Story) WPP WPP Treated Wood	Year Built: 2022 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 784 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +10 Effec. Age: 1 Floor Area: 2,236 Total Base New : 405,458 Total Depr Cost: 401,370 Estimated T.C.V: 586,000			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2236 SF Floor Area = 2236 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99			Cls C 10 Blt 2023						
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas								
Condition: Average		Size of Closets		No. of Elec. Outlets Many Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost									
Room List		Doors	Solid	H.C.	(13) Plumbing			1 Story Siding Basement 1,676 1 Story Siding Crawl Space 560								
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		(12) Electric			Other Additions/Adjustments									
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Basement, Outside Entrance, Above Grade 1 1,870 1,851									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		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			Plumbing									
	Insulation	(7) Excavation		Basement: 1676 S.F. Crawl: 560 S.F. Slab: 0 S.F. Height to Joists: 0.0			Average Fixture(s) 3 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(2) Windows		Basement		(8) Basement			Porches									
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish			CCP (1 Story) 32 1,048 1,038 WPP 84 2,743 2,716 WPP 258 4,990 4,940									
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Deck									
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF 1 Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood 84 2,331 2,308									
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Garages								
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Water/Sewer			Class: C Exterior: Siding Foundation: 42 Inch (Finished)									
Chimney:				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost 784 37,232 36,860 Common Wall: 2 Wall 1 -5,371 -5,317 Door Opener 2 1,093 1,082 Water/Sewer Public Sewer 1 1,494 1,479 Water Well, 150 Feet 1 8,594 8,508									
Built-Ins Appliance Allow. 1 2,766 2,738 <<<<< 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.
		112,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:3314	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1604 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	11/12/2010	20100702	100%

Owner's Name/Address	P.R.E. 0%	MAP #:
FLEISCHMAN JOSEPH B & SUSAN K 2531 ORE VALLEY HARTLAND MI 48353		2024 Est TCV 547,836 TCV/TFA: 480.56

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOT 4 BIRCHAVEN BEACH.	Dirt Road	A50' @ 4200/FF	50.00	168.00	1.0000	1.1385	4200	100		239,082	
Comments/Influences	Gravel Road	50 Actual Front Feet, 0.19 Total Acres								Total Est. Land Value =	239,082

X Sewer	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
							Dock: Light posts		42.92	200	94	8,069
							D/W/P: 4in Ren. Conc.		8.18	170	94	1,308
							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 =					11,727

Topography of Site	Level	X Rolling	Low	X High	Landscaped	Swamp	Wooded	Pond	X 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	119,500	154,400	273,900			149,707C
			2023	71,200	147,300	218,500			142,579C
			2022	62,500	132,800	195,300			135,790C
			2021	55,000	143,900	198,900			131,453C

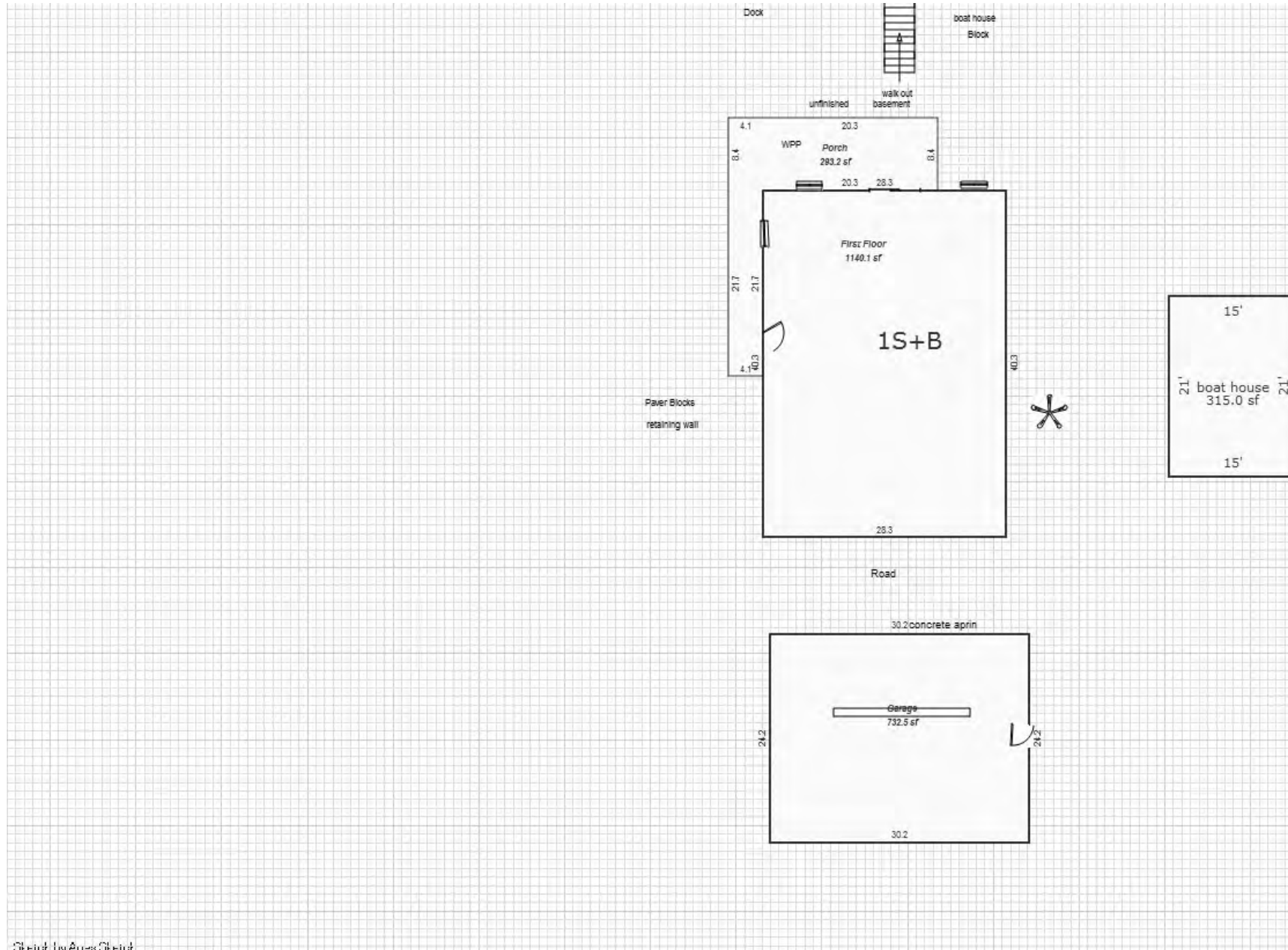
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 171 122 120	Type WCP (1 Story) WPP Treated Wood	Year Built: BH Car Capacity: Class: D Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 315 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:																																			
	Mobile Home													0 Front Overhang 0 Other Overhang	(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: 1,140 Total Base New : 226,037 Total Depr Cost: 203,443 Estimated T.C.V: 297,027																											
Wood Frame		Drywall Paneled	Plaster Wood T&G	Trim & Decoration	X	Central Air Wood Furnace	(12) Electric 0 Amps Service	No./Qual. of Fixtures Ex. Ord. Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1140 SF Floor Area = 1140 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,140 Total: 183,505 165,166	Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 2,304	Plumbing Average Fixture(s) 1 1,476 1,328	Porches WCP (1 Story) 171 7,228 6,505 WPP 122 3,335 3,001	Deck Treated Wood 120 2,947 2,652	Garages Class: D Exterior: Block Foundation: 42 Inch (Unfinished) Base Cost 315 14,918 13,426	Water/Sewer Public Sewer 1 1,494 1,345 Water Well, 100 Feet 1 5,808 5,227	Built-Ins Appliance Allow. 1 2,766 2,489	Totals: 226,037 203,443	Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 297,027																												
Building Style: 1S		Size of Closets Lg Ord Small																			No. of Elec. Outlets Many 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 1000 Gal Septic 2000 Gal Septic			(9) Basement Finish			(10) Floor Support			Lump Sum Items:												
Yr Built Remodeled 2011 0		Ex Ord Min		Doors Solid H.C.			(5) Floors Kitchen: Other: Other:			(6) Ceilings			(7) Excavation Basement: 1140 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			(3) Roof Gable Gambrel Hip Mansard Flat Shed			Chimney: Joists: Unsupported Len: Cntr.Sup:			(2) Windows Many Large Avg. Avg. Few Small			Insulation			(1) Exterior Wood/Shingle Aluminum/Vinyl Brick			Room List Basement 1st Floor 2nd Floor Bedrooms			Condition: Average			Yr Built Remodeled 2011 0			Condition: Average			Room List Basement 1st Floor 2nd Floor Bedrooms		

*** 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.
		150,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2613	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1594 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	06/04/2013	2013-0192	100%

Owner's Name/Address	MAP #:
GRIER R DIXON & PATRICA A TRUST 1594 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2024 Est TCV 753,104 TCV/TFA: 485.56

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. LOT 5 BIRCHAVEN BEACH.	X		

Comments/Influences	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
925-254-6002	X	Dirt Road	50.00	164.00	1.0000	1.1316	4200	100		237,646	
	X	Gravel Road	50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	237,646



Topography of Site	Description	Rate	Size	% Good	Cash 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				
X	PRIVATE RD				

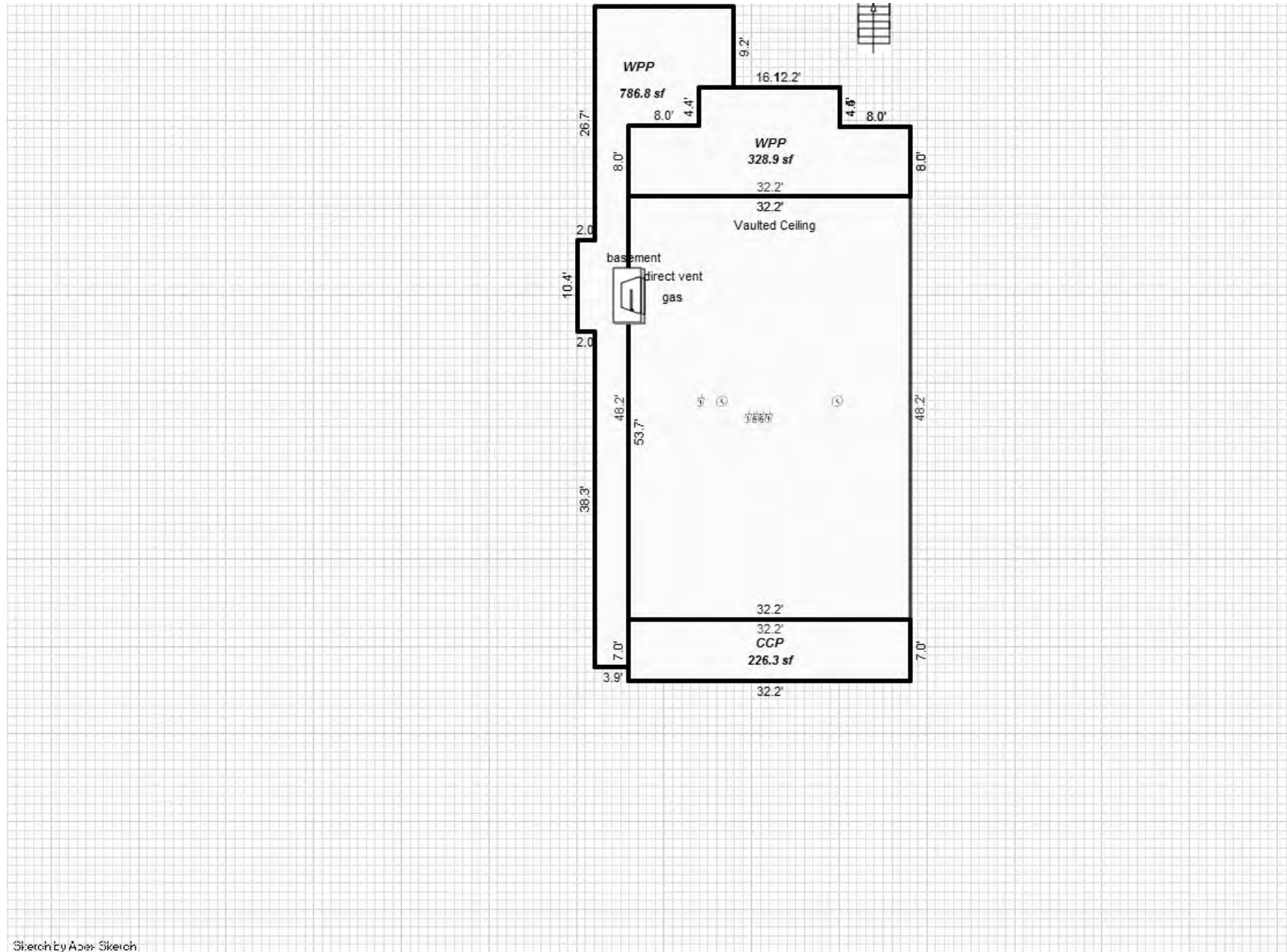
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	118,800	257,800	376,600			229,288C
2023	70,700	254,200	324,900			218,370C
2022	62,500	229,200	291,700			207,972C
2021	55,000	236,200	291,200			201,329C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove	2	Direct-Vented Ga	Class: BC Effec. Age: 10 Floor Area: 1,551 Total Base New : 385,851 Total Depr Cost: 347,264 Estimated T.C.V: 507,005	Area 328 786 226 120	Type WPP WPP CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:																
	Mobile Home																0	Front Overhang	0	Other Overhang												
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		Remodeled 0		Trim & Decoration																												
Condition: Average		Ex	Ord	Min	Size of Closets																											
Room List		Lg	Ord	Small	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		Large Avg. Small		Basement: 1551 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few																									
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(13) Plumbing																											
Chimney:		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																											
(3) Roof		(9) Basement Finish			(14) Water/Sewer																											
Gable Hip Flat		Gambrel Mansard Shed		1000 Recreation SF Living SF 2 Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
Asphalt Shingle		(10) Floor Support			Lump Sum Items:																											
		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1551 SF Floor Area = 1551 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>1,551</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>281,925</td> <td>253,731</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 1000 27,330 24,597 Basement, Outside Entrance, Below Grade 2 7,187 6,468 Plumbing Average Fixture(s) 3 Fixture Bath 1 6,832 6,149 2 Fixture Bath 1 4,577 4,119 Porches WPP 328 7,104 6,394 CCP (1 Story) 226 7,591 6,832 WPP 120 4,115 3,703 WPP 786 16,089 14,480 Water/Sewer Public Sewer 1 1,914 1,723 Water Well, 100 Feet 1 6,244 5,620 Built-Ins Appliance Allow. 1 3,975 3,577 Fireplaces Direct-Vented Gas 2 8,796 7,916 Totals: 385,851 347,264															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	1,551			Total:				281,925	253,731
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	1,551																													
Total:				281,925	253,731																											
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 507,005																																

*** 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.
		310,000	03/01/2001	WD	33-TO BE DETERMINED	01-0:1100	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1574 S BIRCHAVEN BEACH DR						
Owner's Name/Address	P.R.E. 0%		MAP #:		2024 Est TCV 490,605 TCV/TFA: 497.57	

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
. LOTS 6 & 7 BIRCHAVEN BEACH.	X		* Factors *			
Comments/Influences			Description	Frontage	Depth	Rate %Adj. Reason

20801166 \$335,000 2000	X		B 80'@ 2500/ 100 Actual Front Feet, 0.37 Total Acres	100.00	161.00	0.9564 1.0375	2500 100	248,043
			Total Est. Land Value = 248,043					
			Land Improvement Cost Estimates					
			Description	Rate	Size % Good	Cash Value		
	X		Dock: Light posts	42.92	320 0	0		
	X		D/W/P: 3.5 Concrete	6.58	2484 0	0		
	X		Wood Frame	24.14	250 50	3,017		
	X		Residential Local Cost Land Improvements					
			Description	Rate	Size % Good	Cash Value		
			LAND IMPROVE 2500	2,500.00	1 95	2,375		
			Total Estimated Land Improvements True Cash Value = 5,392					

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

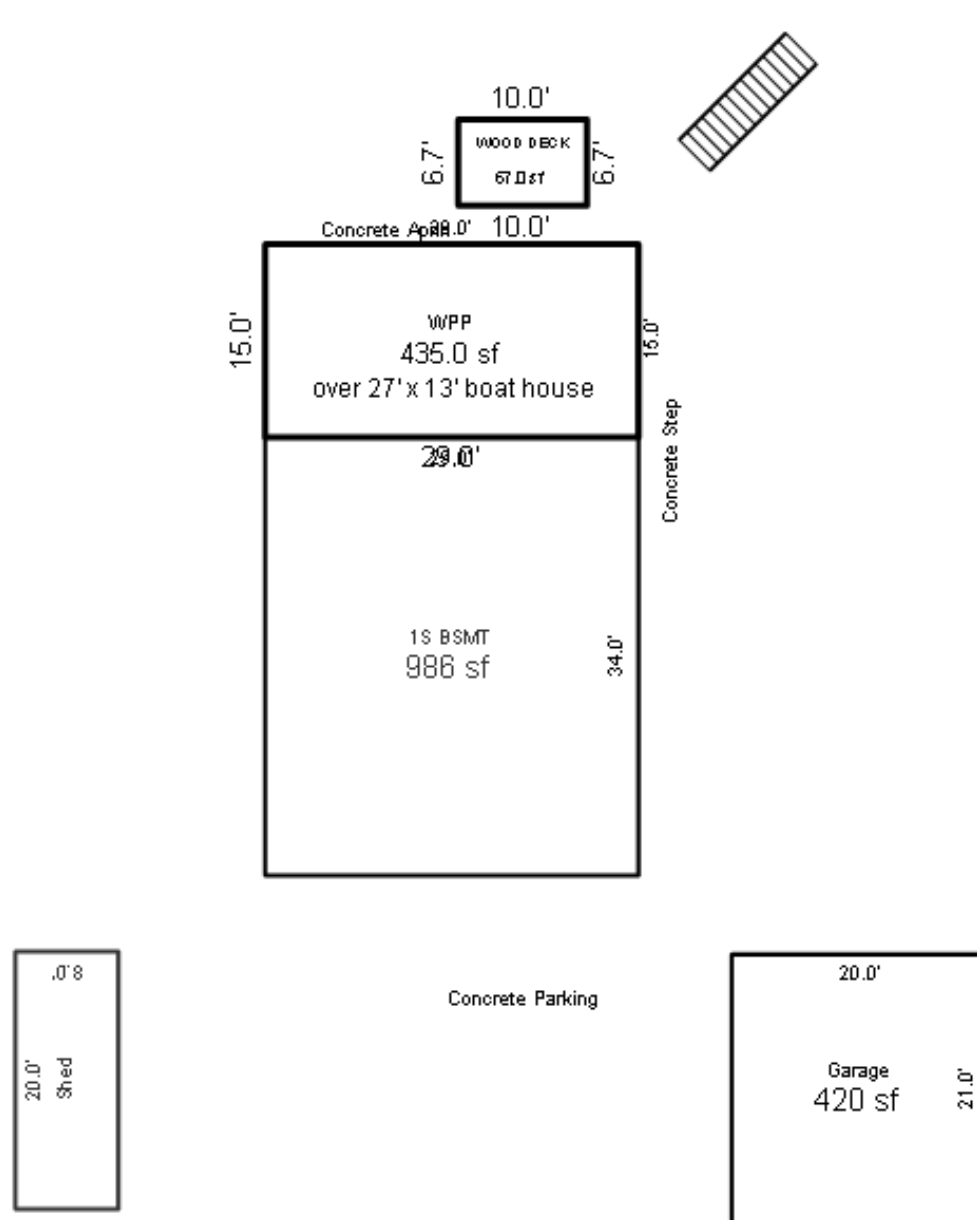
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	124,000	121,300	245,300			166,950C
2023	99,200	115,800	215,000			159,000C
2022	65,000	103,200	168,200			151,429C
2021	60,900	106,500	167,400			146,592C

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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	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 435 435 67	Type WPP Treated Wood Treated Wood	Year Built: 1974 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: 420 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																																															
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Yr Built 1974		Remodeled 0	Ex	X	Ord	Min																																																																																																																																																						
Condition: Average		Size of Closets		Lg	X	Ord	Small																																																																																																																																																					
Room List		Doors	Solid	X	H.C.																																																																																																																																																							
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	Insulation	(7) Excavation		(13) Plumbing		Many	X	Ave.	Few																																																																																																																																																			
(2) Windows		Basement: 986 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																																																																																																																																																								
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Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																																																																																																																							
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Class: C Effec. Age: 35 Floor Area: 986 Total Base New : 249,917 Total Depr Cost: 162,445 Estimated T.C.V: 237,170 E.C.F. X 1.460 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: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status				
1564 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 05/03/1999		MAP #:		2024 Est TCV 481,211 TCV/TFA: 330.05						
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
MOORE SHERMAN W & JUDITH PO BOX 382 LAKE CITY MI 49651		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value								
Tax Description		Dirt Road		A50' @ 4200/FF 50.00 158.00 1.0000 1.1212 4200 100		50 Actual Front Feet, 0.18 Total Acres Total Est. Land Value = 235,442								
. LOT 8 BIRCHAVEN BEACH.		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value								
Comments/Influences		Storm Sewer		D/W/P: Crushed Rock 2.27 576 0 0		D/W/P: Patio Blocks 15.61 119 0 0								
		X Sewer		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value								
		X Electric		LAND IMPROVE 1000 1,000.00 1 94 940		Total Estimated Land Improvements True Cash Value = 940								
		X Gas												
		Curb												
		Street Lights												
		Standard Utilities												
		Underground Utils.												
		Topography of Site												
		Level												
		X Rolling												
		Low												
		X High												
		X Landscaped												
		Swamp												
		Wooded												
		Pond												
		X Waterfront												
		Ravine												
		Wetland												
		Flood Plain												
		X PRIVATE RD												
		Who		When		What		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TPC 12/27/2017		INSPECTED				2024	117,700	122,900	240,600			108,976C
		TPC 03/30/2015		INSPECTED				2023	70,100	117,300	187,400			103,787C
		TPC 10/20/2014		INSPECTED				2022	62,500	105,700	168,200			98,845C
								2021	55,000	109,100	164,100			95,688C

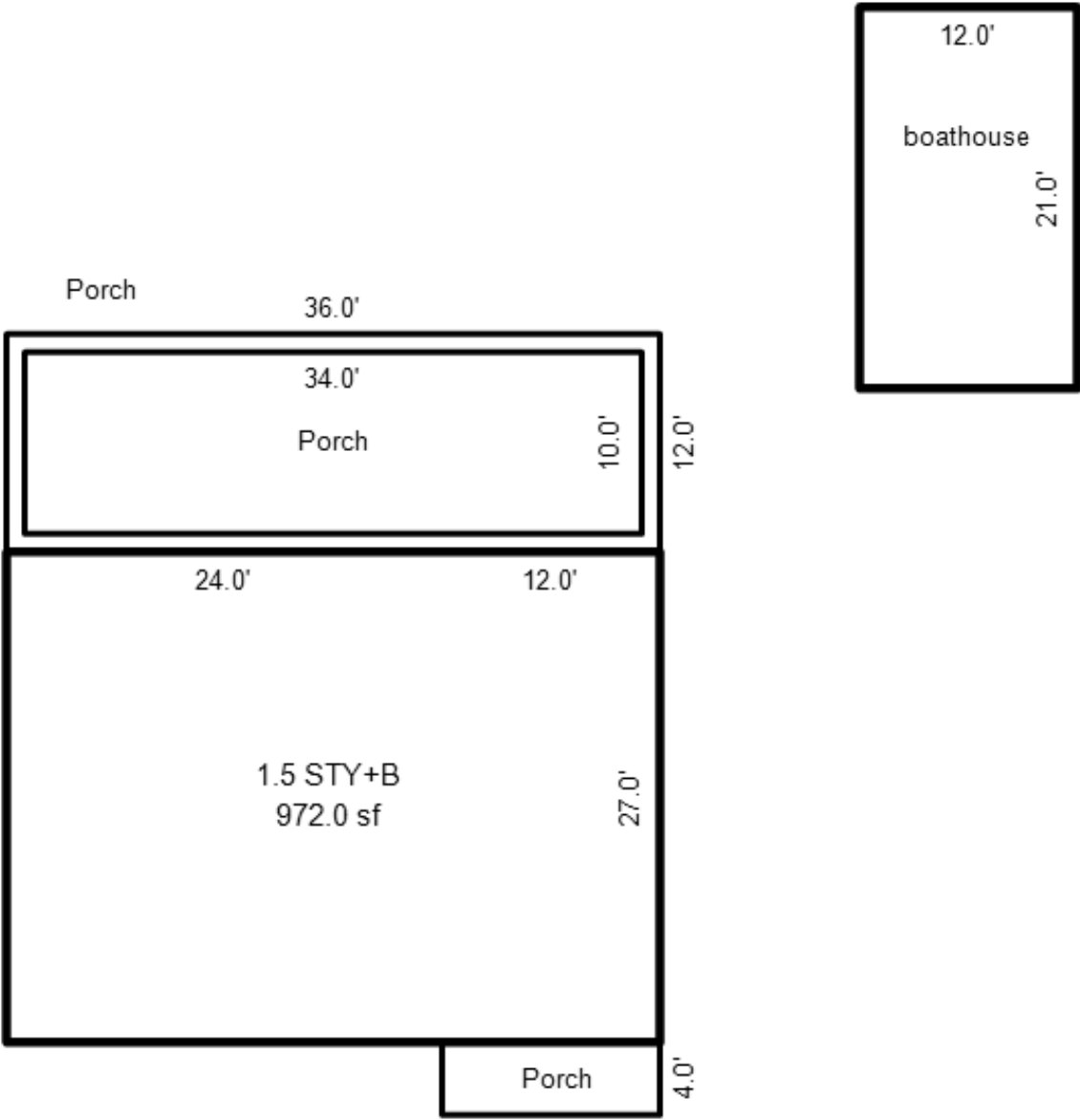


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal 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 1 Direct-Vented Ga		Area Type		Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G 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								
Building Style: 1.5S													
Yr Built 1969	Remodeled 1984	Ex	X Ord	Min									
Condition: Average			Size of Closets										
		Lg	X Ord	Small									
Room List		Doors	Solid	X H.C.									
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors										
			Kitchen: Other: Other:										
(1) Exterior			(6) Ceilings										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall										
(2) Windows			(7) Excavation										
	Many Avg. Few	X	Large Avg. Small										
X	Wood Sash Metal Sash Vinyl Sash		Basement: 972 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0										
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors		(8) Basement										
X	Storms & Screens	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor										
(3) Roof			(9) Basement Finish										
X	Gable Hip Flat		486	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)									
X	Asphalt Shingle		(10) Floor Support										
	Chimney:		Joists: Unsupported Len: Cntr.Sup:										
			(14) Water/Sewer										
			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
			Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Electric Baseboard Ground Area = 972 SF Floor Area = 1458 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C 5 Blt 1969			
Stories Exterior Foundation Size Cost New Depr. Cost													
1.5 Story Siding Basement 972 Total: 194,457 126,365													
Other Additions/Adjustments													
Recreation Room 486 9,394 6,106													
Exterior Stone Veneer 100 3,796 2,467													
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													
Porches													
WPP 340 5,726 3,722													
CCP (1 Story) 48 1,455 946													
Deck													
Treated Wood 432 6,860 4,459													
Balcony													
Wood Balcony 32 1,304 848													
Garages													
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)													
Base Cost 252 13,273 8,627													
Water/Sewer													
Public Sewer 1 1,494 971													
Water Well, 100 Feet 1 5,808 3,775													
Built-Ins													
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHECINSKI ANDRZEJ & MALGO	MUDREY MICHAEL S & GINA M	277,700	12/19/2019	WD	03-ARM'S LENGTH	2019-03916	PROPERTY TRANSFER	100.0
CHECINSKI ANDRZEJ	CHECINSKI ANDRZEJ & MALGO	0	05/27/2016	QC	09-FAMILY	2016-02041	PROPERTY TRANSFER	0.0
THOMPSON EILEEN V	CHECINSKI ANDRZEJ	0	05/24/2016	WD	16-LC PAYOFF	2016-02040	DEED	0.0
THOMPSON EILEEN	CHECINSKI ANDRZEJ	240,000	08/28/2015	LC	16-LC PAYOFF	2015-02920	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1554 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST	P.R.E. 0%	MAP #:	2024 Est TCV 435,011 TCV/TFA: 297.14
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Owner's Name/Address	MUDREY MICHAEL S & GINA M	1378 FOXCROFT RD	EAST LANSING MI 48823
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Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
LOT 9 BIRCHAVEN BEACH UNIT SEC10 T22N R8W	X			
7/12/2019 SPLIT LOTS 10 & PART 11 TO 100-010-00				
FORMERLY LOTS 9, 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W	X			
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12	X			
FORMERLY LOTS 9, 10, & 11. BIRCHAVEN BEACH.	X			

Public Improvements		* Factors *				Value	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50' @ 4200/FF	50.00	155.75	1.0000	1.1171	4200	100	234,599
50 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	234,599

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
D/W/P: 3.5 Concrete		6.16	192	71	840
Wood Frame		24.89	120	73	2,181
Total Estimated Land Improvements True Cash Value =					3,021

Comments/Influences	Topography of Site
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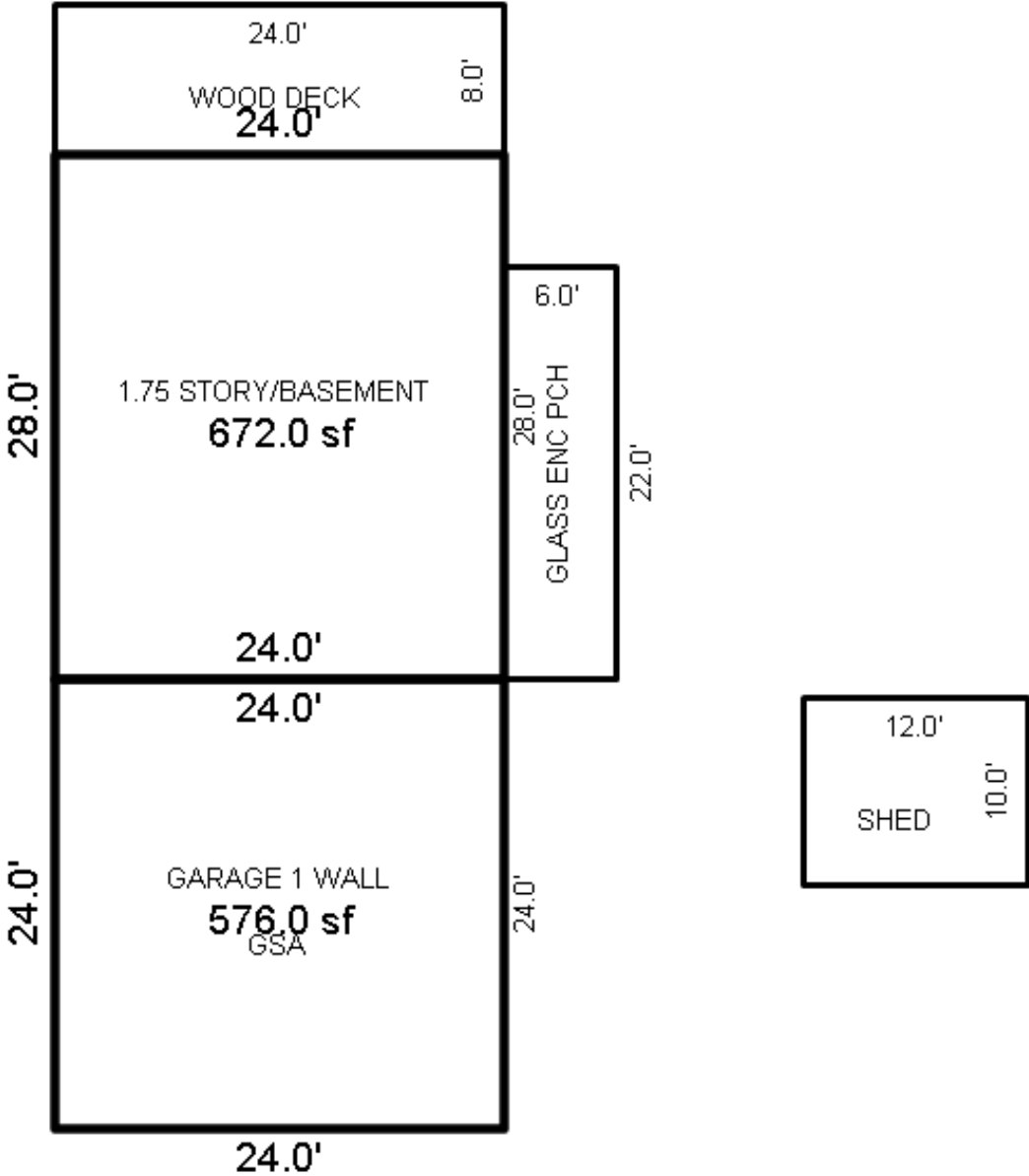
Level	X	Rolling	Low	X	High	Landscaped	Swamp	Wooded	Pond	X	Waterfront	Ravine	Wetland	Flood Plain	X	PRIVATE RD
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value										
2024	117,300	100,200	217,500			153,128C										
2023	69,800	95,600	165,400			145,837C										
2022	62,500	86,100	148,600			138,893C										
2021	55,000	88,700	143,700			134,456C										

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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 2 Wood Stove Direct-Vented Ga	Area 132 192	Type CGEP (1 Story) 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: 2 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																								
X	Wood Frame	(4) Interior		X	Drywall Paneled		Plaster Wood T&G		Trim & Decoration																															
Building Style: 1.75S																																								
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	Size of Closets																																	
Condition: Average		Lg		Ord	X	Small																																		
Room List		Doors		Solid	X	H.C.	Central Air Wood Furnace																																	
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric																																	
(1) Exterior					200 Amps Service																																			
		No./Qual. of Fixtures																																						
		Ex.	X	Ord.		Min																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No. of Elec. Outlets																																			
		X	Drywall				Many	X	Ave.		Few																													
(2) Windows		(7) Excavation			(13) Plumbing																																			
		1	Average Fixture(s)																																					
		2	3 Fixture Bath																																					
			2 Fixture Bath																																					
			Softener, Auto																																					
			Softener, Manual																																					
			Solar Water Heat																																					
			No Plumbing																																					
			Extra Toilet																																					
			Extra Sink																																					
			Separate Shower																																					
			Ceramic Tile Floor																																					
			Ceramic Tile Wains																																					
			Ceramic Tub Alcove																																					
			Vent Fan																																					
(3) Roof		(8) Basement			(14) Water/Sewer																																			
		628	Recreation	SF																																				
			Living	SF																																				
			Walkout Doors (B)																																					
			No Floor	SF																																				
			1 Walkout Doors (A)																																					
(10) Floor Support																																								
		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																			
X	Gable Hip Flat	Gambrel Mansard Shed																																						
X	Asphalt Shingle																																							
Chimney: Metal																																								
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Hot Water Ground Area = 672 SF Floor Area = 1464 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>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>160,848</td> <td>96,510</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 628 11,637 6,982 Basement, Outside Entrance, Above Grade 1 1,655 993 Plumbing Average Fixture(s) 1 1,230 738 3 Fixture Bath 1 3,860 2,316 Porches CGEP (1 Story) 132 8,270 4,962 Deck Treated Wood 192 3,936 2,362 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 22,239 13,343 Common Wall: 1 Wall 1 -2,512 -1,507 Door Opener 2 970 582 Water/Sewer Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	672			1 Story	Siding	Overhang	288			Total:				160,848	96,510
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																			
1.75 Story	Siding	Basement	672																																					
1 Story	Siding	Overhang	288																																					
Total:				160,848	96,510																																			

*** 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
1544 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	08/11/2020	2020-0418	100%
	P.R.E. 100% 06/16/2023					

Owner's Name/Address	MAP #:
CHECINSKI ANDRZEJ & MALGORZATA 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2024 Est TCV 737,622 TCV/TFA: 388.22

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road		B 80'@ 2500/	90.00	154.65	0.9767	1.0312	2500	100		226,620	
Gravel Road		90 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	226,620

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W		D/W/P: 4in Ren. Conc.	8.18	1261	50	5,157
7/2019 SPLIT FROM 100-009-00		Total Estimated Land Improvements True Cash Value =				5,157

Comments/Influences	Water	Sewer	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.
7/2019 SPLIT FROM LOT 9, LOTS 10 & 11 EXC 10' WIDE STRIP NW'L/Y SIDE OF LOT 11 BIRCHAVEN BEACH UNIT SEC10 T22N R8W								



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	113,300	255,500	368,800			303,047C
													2023	90,600	145,500	236,100		236,100A	189,855C
													2022	60,400	131,000	191,400			180,815C
													2021	68,100	64,600	132,700			108,824C

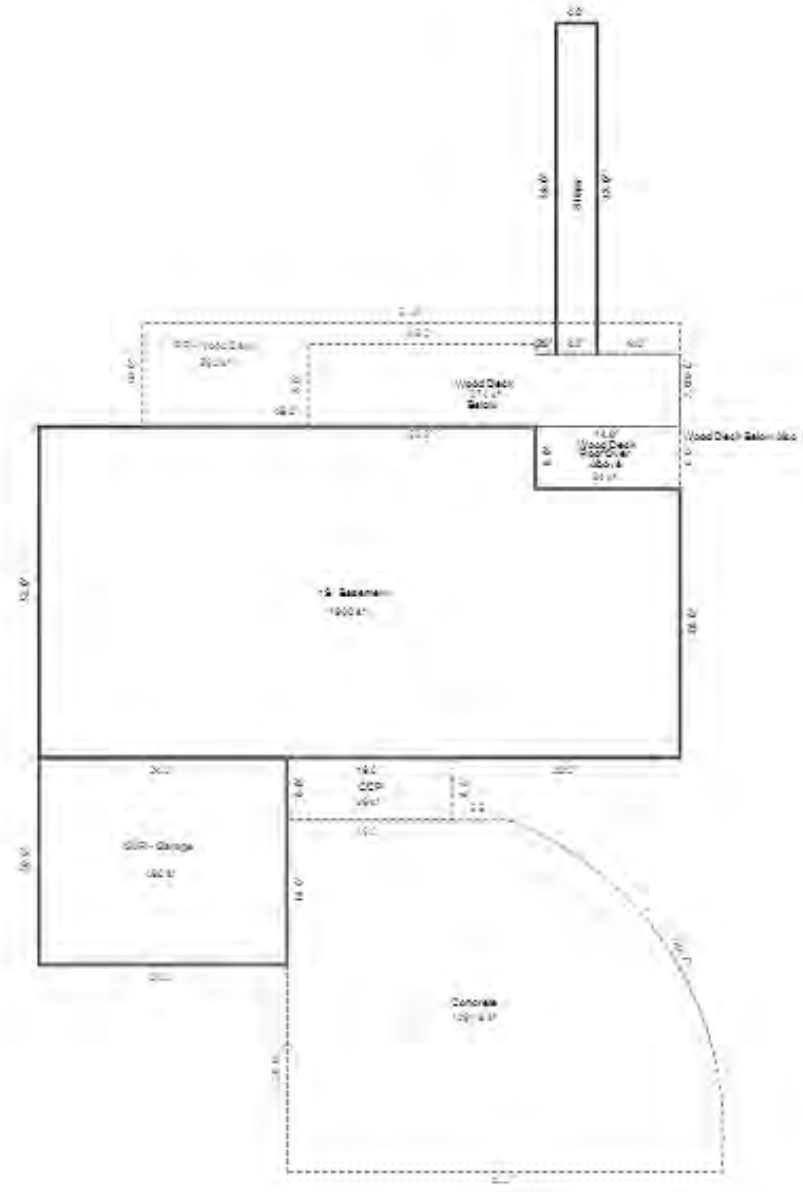
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/07/2023	INSPECTED	2023	90,600	145,500	236,100		236,100A	189,855C
JWV	10/19/2021	INSPECTED	2022	60,400	131,000	191,400			180,815C
JWV	12/01/2020	INSPECTED	2021	68,100	64,600	132,700			108,824C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 2021 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: 480 % Good: 1 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 2 Floor Area: 1,900 Total Base New : 372,554 Total Depr Cost: 346,469 Estimated T.C.V: 505,845			96 CCP (1 Story) 84 WCP (1 Story) 274 WPP 128 Treated Wood 604 Treated Wood		Bsmnt Garage: Carport Area: Roof:						
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1900 SF Floor Area = 1900 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98			E.C.F. X 1.460		Cls C 5 Blt 2023						
Yr Built 2023	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures Ex. Ord. Min			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost							
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing Areas			Total: 284,960 279,299								
Room List		Lg	Ord	Small	(13) Plumbing			Other Additions/Adjustments			1 1,900							
	Basement 1st Floor 2nd Floor 2 Bedrooms	Doors	Solid	H.C.	(12) Electric			Recreation Room Basement, Outside Entrance, Above Grade Plumbing			950 18,364 17,997							
(1) Exterior		(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Plumbing			1 1,476 1,446					
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Other: Other:			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			1 4,646 4,553					
(2) Windows		(7) Excavation		Basement: 1900 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2000 Gal Septic Water Well, 100 Feet			Porches			1 9,667 9,474					
	Many Avg. Few Large Avg. Small	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Deck			1 5,808 5,692					
	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 1 Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Garages			96 2,708 2,654					
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			CCP (1 Story) WCP (1 Story) WPP			84 4,364 4,277					
X	Gable Hip Flat	Gambrel Mansard Shed	1 Walkout Doors (A)			1 2000 Gal Septic			Deck			274 5,039 4,938						
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Treated Wood Treated Wood			128 3,089 3,027					
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages			604 8,547 8,376					
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			480 21,936 219 *					
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Common Wall: 1 Wall			1 -2,686 -27					
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins			1 2,766 2,711					
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Appliance Allow.			1 2,766 2,711					
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			<<<<< 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.
CHECINSKI ANDZEJ & CHECIN	ZYSK CAROLYN D	1	08/11/2017	QC	32-SPLIT VACANT	2017-02496	DEED	8.0
ZYSK DONALD H & CAROLYN D	ZYSK CAROLYN D	0	03/28/2013	AFF	07-DEATH CERTIFICATE	2013-01949 DC	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1524 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	11/21/2017	2017-0601	100%

Owner's Name/Address	MAP #:
ZYSK CAROLYN D 1524 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2024 Est TCV 400,349 TCV/TFA: 390.97

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
A50' @ 4200/FF	60.00	149.00	0.9554	1.1048	4200	100		266,012
60 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			266,012

Tax Description		Land Improvement Cost Estimates					
Description	Rate	Size	% Good	Cash Value			
Dirt Road							
Gravel Road							
Paved Road							
Storm Sewer							
Sidewalk							
Water	6.16	132	0	0			
Sewer	26.25	96	50	1,260			

Comments/Influences		Residential Local Cost Land Improvements					
Description	Rate	Size	% Good	Cash Value			
8/2017 TRANSFER 10' FROM LOT 11 FORMERLY. LOT 12 BIRCHAVEN BEACH.							
8/2017 TRANSFER 10' NW'LY LOT 11 TO LOT 12							
LAND IMPROVE 1000	1,000.00	1	95	950			
Total Estimated Land Improvements True Cash Value =					2,210		

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	133,000	67,200	200,200			91,490C
2023	79,200	64,100	143,300			87,134C
2022	72,300	57,800	130,100			82,985C
2021	63,600	59,600	123,200			80,334C



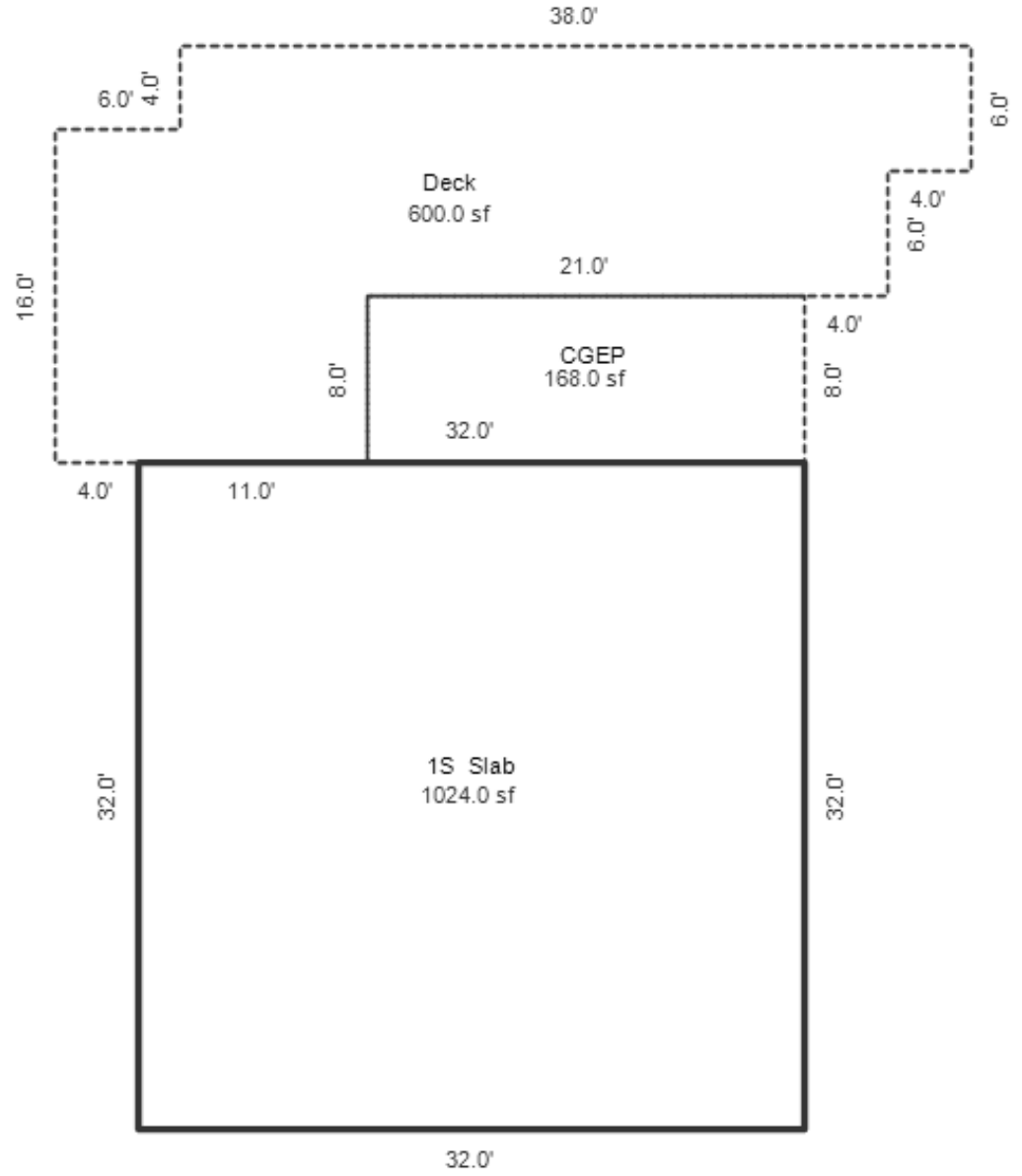
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Who	When	What	2024	2023	2022	2021
JWV	12/16/2017	INSPECTED				
TPC	08/07/2017	INSPECTED				
TPC	03/30/2015	INSPECTED				

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 168 600	Type CGEP (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: 1,024 Total Base New : 150,833 Total Depr Cost: 90,498 Estimated T.C.V: 132,127		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:																																		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets		Doors		Solid X H.C.																																		
Yr Built 1953	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 = 1024 SF Floor Area = 1024 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls CD		Blt 1953																																		
Condition: Average		Lg	X	Ord	Small	100 Amps Service			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																										
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1 Story		Siding		Slab		1,024		Total:		116,631		69,978																									
	Basement 1st Floor 2nd Floor 2 Bedrooms	(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Other Additions/Adjustments		Plumbing		Average Fixture(s) 3 Fixture Bath		Porches		CGEP (1 Story)		Deck		Treated Wood		Water/Sewer		Public Sewer		Water Well, 100 Feet		Built-Ins		Appliance Allow.		Fireplaces		Wood Stove		Local Cost Items		SANITARY SEWER		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		132,127	
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0			(8) Basement			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Totals:		150,833		90,498		* 0 0															
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Notes:		Totals:		150,833		90,498		* 0 0																													
X	Wood Sash Metal Sash Vinyl Sash	(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		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Totals:		150,833		90,498		* 0 0																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Totals:		150,833		90,498		* 0 0																	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Notes:		Totals:		150,833		90,498		* 0 0																													
X	Wood Sash Metal Sash Vinyl Sash	(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		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Totals:		150,833		90,498		* 0 0																	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water			Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Totals:		150,833		90,498		* 0 0																	
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(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		Lump Sum Items:		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Totals:		150,833		90,498		* 0 0															

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAVAGE JOSEPH E ET AL	WESTFALL DONALD B & MICHE	240,000	08/31/2016	WD	03-ARM'S LENGTH	2016-02874	PROPERTY TRANSFER	100.0
SAVAGE JOSEPH EDWARD		0	12/07/2010	AFF	07-DEATH CERTIFICATE	2011-00365DC	PROPERTY TRANSFER	0.0
SAVAGE JOSEPH E	SAVAGE JOSEPH E ET AL	0	09/09/2004	QC	07-DEATH CERTIFICATE	2011-362QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1514 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	05/16/2017	2017-0177	100%

Owner's Name/Address	MAP #:	2024 Est TCV 375,350 TCV/TFA: 361.61
WESTFALL DONALD B & MICHELLE 60 OAKLEAF LN GRANVILLE OH 43023		

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOT 13 BIRCHAVEN BEACH.	Dirt Road	A50' @ 4200/FF	50.00	147.00	1.0000	1.1011	4200	100		231,232

Comments/Influences	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

X	Improved	Vacant	Description	Rate	Size	% Good	Cash Value

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	115,600	72,100	187,700			122,264C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2017	INSPECTED	2023	68,800	68,800	137,600			116,442C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	03/30/2015	INSPECTED	2022	62,500	62,000	124,500			110,898C

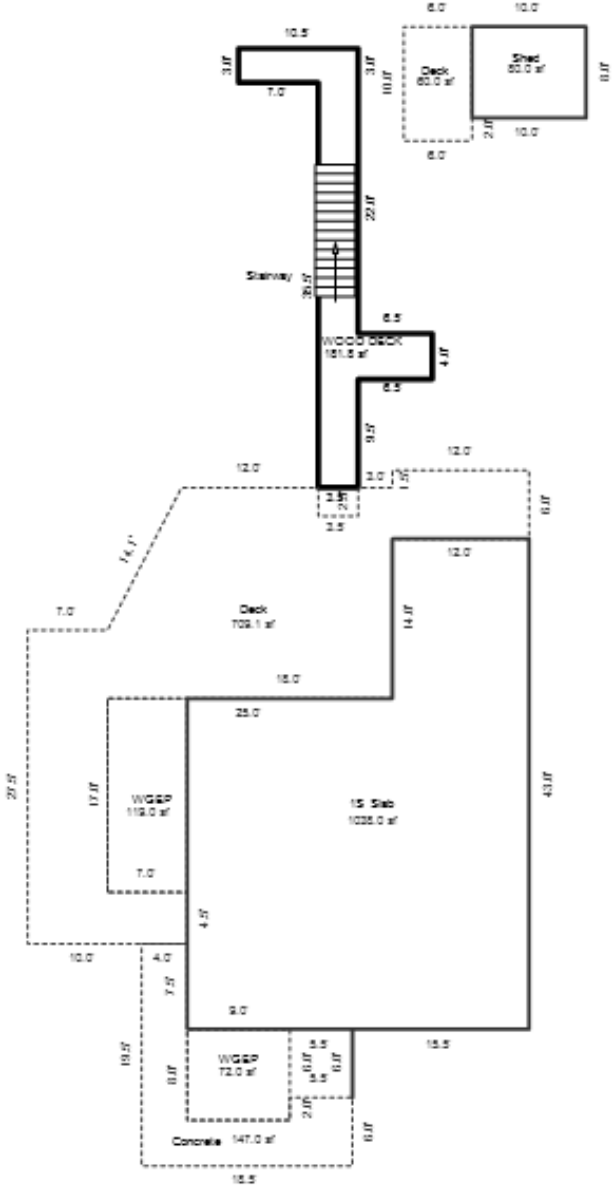
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	10/20/2014	INSPECTED	2021	55,000	63,900	118,900			107,356C

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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: 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: 1,038 Total Base New : 162,022 Total Depr Cost: 97,273 Estimated T.C.V: 142,019		119 WGEP (1 Story) 72 WGEP (1 Story) 709 Treated Wood 181 Treated Wood 60 Treated Wood		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:								
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		No. of Elec. Outlets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1038 SF Floor Area = 1038 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60								
Yr Built 1940	Remodeled 1986	Ex	X	Ord	Min	Size of Closets		100 Amps Service		Ex.		X	Ord.	Min	Building Areas							
Condition: Average		Lg	Ord	X	Small	(5) Floors		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing							
Room List		Doors	Solid	X	H.C.	(6) Ceilings		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		Exterior Siding	Foundation Slab	Size 1,038	Cost New 118,004	Depr. Cost 70,803						
Basement	1st Floor	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1038 S.F. Height to Joists: 0.0		(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		Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,230	738				
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Porches		WGEP (1 Story) WGEP (1 Story)		119	9,948	5,969	
(2) Windows	Many Avg. Few	X	Large Avg. Small	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1038 S.F. Height to Joists: 0.0		(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		Deck		Treated Wood Treated Wood Treated Wood		72	7,075	4,245				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(6) Ceilings		No. of Elec. Outlets		Many		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		Water/Sewer		Public Sewer Water Well, 50 Feet		1	1,326	796	
(3) Roof	Gable Hip Flat	X	Gambrel Mansard Shed	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1038 S.F. Height to Joists: 0.0		(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		Built-Ins		Appliance Allow.		1	1,934	1,160				
X	Asphalt Shingle	(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Fireplaces		Interior 1 Story		1	4,700	2,820	
Chimney: Block		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Unit-in-Place Cost Items		BOAT HOUSE (BY SQ FT)		100	529	376	
Chimney: Block		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Local Cost Items		SANITARY SEWER		1	0	0	
Chimney: Block		(6) Ceilings		No. of Elec. Outlets		Many		X	Ave.	Few	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Totals:		162,022		97,273		<<<<< 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.
		131,000	07/01/1997	WD	33-TO BE DETERMINED	312:586	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1504 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DEBOER DONALD A & JULIE A 2383 MCGEE ROAD LAKE CITY MI 49651	MAP #:	2024 Est TCV 376,279 TCV/TFA: 447.95				

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
	Public Improvements		* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			A50' @ 4200/FF	50.00	145.00	1.0000 1.0973	4200 100	230,442
			50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value = 230,442

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
. LOT 14 BIRCHAVEN BEACH.		Gravel Road					
Comments/Influences		Paved Road	Description	Rate	Size % Good	Cash Value	
		Storm Sewer	Wood Frame	35.25	63 72	1,599	
		Sidewalk	Total Estimated Land Improvements True Cash Value = 1,599				
		Water					
	X	Sewer					
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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Topography of Site									
Level	X	Rolling	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	High	2024	115,200	72,900	188,100			96,948C
		Landscaped	2023	68,600	69,600	138,200			92,332C
		Swamp	2022	62,500	62,700	125,200			87,936C
		Wooded	2021	55,000	64,600	119,600			85,127C
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
	X	Flood Plain							
		PRIVATE RD							
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	03/30/2015	INSPECTED							
TPC	10/20/2014	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 824	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 28 Floor Area: 840 Total Base New : 137,210 Total Depr Cost: 98,793 Estimated T.C.V: 144,238			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.25 Story Siding Crawl Space 672 Total: 108,449 78,084						
Yr Built 1982	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Other Additions/Adjustments						
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Plumbing						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Average Fixture(s)						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			1						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			X			1						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0			X			1						
(2) Windows		Many Avg.	X	Large Avg.		Small	X			1						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			X			1						
X	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)			X			1						
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			X			1						
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			X			1							
X	Asphalt Shingle			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 144,238			X			1						

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



Sketch by Apeal IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
1494 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 323,677 TCV/TFA: 392.34									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
DAVIDSON GERALD B & JUDITH A 11003 BABCOCK ROAD BATH MI 48808		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		Dirt Road		A50' @ 4200/FF 50.00 143.00 1.0000 1.0935 4200 100		229,643											
. LOT 15 BIRCHAVEN BEACH.		X Paved Road		50 Actual Front Feet, 0.16 Total Acres		Total Est. Land Value = 229,643											
Comments/Influences		Storm Sewer		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value											
		Sidewalk		D/W/P: 3.5 Concrete		5.78 165 0 0											
		Water		Residential Local Cost Land Improvements		Description Rate Size % Good Cash Value											
		X Sewer		Gas		LAND IMPROVE 1000		1,000.00 1 95 950									
		X Electric		Curb		Total Estimated Land Improvements True Cash Value = 950											
		X Gas		Street Lights		Standard Utilities											
		Underground Utils.		Topography of Site													
		Level		X Rolling													
		X Low		X High													
		Landscaped		Swamp													
		Wooded		Pond													
		X Waterfront		Ravine													
		Wetland		Flood Plain													
		X PRIVATE RD		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		Who		When		What		2024		114,800		47,000		161,800		69,004C	
		TPC 12/27/2017		INSPECTED		2023		68,300		44,900		113,200				65,719C	
		TPC 03/30/2015		INSPECTED		2022		62,500		40,500		103,000				62,590C	
		TPC 10/20/2014		INSPECTED		2021		55,000		41,800		96,800				60,591C	

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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 120	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior			Forced 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	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Yr Built 1958	Remodeled 0	Trim & Decoration			Ex	Ord	X	Min							
Condition: Average		Size of Closets			Lg	Ord	X	Small							
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:										
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.	Min							
(2) Windows		(7) Excavation			No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small		Many		Ave.	X	Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 825 S.F. Height to Joists: 0.0			(13) Plumbing										
X		(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		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(14) Water/Sewer										
(3) Roof		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:										
Chimney: Block															
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 825 SF Floor Area = 825 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls D Blt 1958					
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Slab 825 Total: 88,056 52,833															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,025 615															
Porches															
CGEP (1 Story) 120 6,900 4,140															
Water/Sewer															
Public Sewer 1 1,175 705															
Water Well, 50 Feet 1 2,498 1,499															
Built-Ins															
Appliance Allow. 1 1,638 983															
Fireplaces															
Exterior 1 Story 1 4,969 2,981															
Local Cost Items															
SANITARY SEWER 1 0 0															
Totals: 106,261 63,756															
Notes:															
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 93,084															

*** 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.
FORCHE LIVING TRUST KURT	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY	2106-01523	DEED	0.0
FORCHE KURT D & JEANNETTE	FORCHE KURT D & JEANNETTE	1	04/26/2016	QC	09-FAMILY	2016-01525	DEED	0.0
HUMMEL GREGORY A & COURTIN	FORCHE LIVING TRUST KURT	183,500	05/16/2014	WD	03-ARM'S LENGTH	2014-01799	PROPERTY TRANSFER	100.0
CLIFF THOMAS E &	HUMMEL GREGORY & COURTNEY	165,000	05/26/2011	WD	03-ARM'S LENGTH	2011-01763	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1484 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Addition	11/02/2021	2021-0764	100%
	P.R.E. 0%		ALTERATION	04/27/2017	2017-0130	100%

Owner's Name/Address	MAP #:
FORCHE KURT D & JEANNETTE L TRUST 3676 SOUTH MINGES RD BATTLE CREEK MI 49015	2024 Est TCV 434,235 TCV/TFA: 403.56

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
	Dirt Road					
	Gravel Road					
X	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water					
X	Sewer					
X	Electric					
X	Gas					
	Curb					
	Street Lights					
	Standard Utilities					
	Underground Utils.					
	50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value = 227,609

Tax Description	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. LOT 16 BIRCHAVEN BEACH.	Description			
Comments/Influences	D/W/P: 3.5 Concrete	6.58	105 50	345
21100953 \$169,000 & 17-82	D/W/P: Asphalt Paving	3.10	355 50	550
	Wood Frame	35.08	64 50	1,122
	Metal Prefab	22.87	60 50	686
	Total Estimated Land Improvements True Cash Value =			2,703

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	113,800	103,300	217,100			146,154C
X Rolling	2023	67,700	99,700	167,400			139,195C
Low	2022	62,500	56,500	119,000			97,329C
High	2021	55,000	58,200	113,200			94,220C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame		(4) Interior													
	Building Style: 1S	X	Drywall Paneled													
	Yr Built 1958		Trim & Decoration													
	Remodeled 2022		Ex	X	Ord											
	Condition: Average		Size of Closets													
	Room List		Lg	X	Ord											
	Basement 1st Floor 2nd Floor 2 Bedrooms		Doors		Solid											
	(1) Exterior		(5) Floors													
	Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:													
	Insulation		(6) Ceilings													
	(2) Windows		(7) Excavation													
X	Many Avg.	X	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1076 S.F. Height to Joists: 0.0													
	Large Avg.		(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
	(3) Roof		(9) Basement Finish													
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
	Gambrel Mansard Shed		(10) Floor Support													
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:													
	Chimney:		(14) Water/Sewer													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(12) Electric													
			60 Amps Service													
			No./Qual. of Fixtures													
			Ex.	X	Ord.											
			No. of Elec. Outlets													
			Many		Ave.	X	Few									
			(13) Plumbing													
			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
			(14) Water/Sewer													
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
			Lump Sum Items:													
			(15) Fireplaces													
			Class: C +5 Effec. Age: 25 Floor Area: 1,076 Total Base New : 186,226 Total Depr Cost: 139,673 Estimated T.C.V: 203,923													
			(16) Porches/Decks													
			112 WGEP (1 Story) 643 Treated Wood 116 Treated Wood													
			E.C.F. X 1.460													
			(17) Garage													
			Bsmnt Garage: Carport Area: Roof:													
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1076 SF Floor Area = 1076 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75 Building Areas													
			Stories Exterior Foundation Size Cost New Depr. Cost													
			1 Story Siding Slab 900 149,333 112,005													
			1 Story Siding Slab 176													
			Total: 149,333 112,005													
			Other Additions/Adjustments													
			Plumbing													
			Average Fixture(s)													
			2 Fixture Bath													
			Porches													
			WGEP (1 Story)													
			Deck													
			Treated Wood													
			Treated Wood													
			Water/Sewer													
			Public Sewer													
			Water Well, 100 Feet													
			Built-Ins													
			Appliance Allow.													
			Local Cost Items													
			GENERATOR													
			SANITARY SEWER													
			Totals:													
			186,226													
			139,673													
			Notes:													
			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:													
			203,923													

*** 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.				
		0	05/25/2022	PTA	09-FAMILY	2022-01736	PROPERTY TRANSFER	0.0				
PAPENFUSS MARJORIE E	PAPENFUSS MARJORIE E	0	07/25/2019	WD	16-LC PAYOFF	2019-02368	DEED	0.0				
PAPENFUSS MARJORIE	PAPENFUSS RANDOLPH KAREN	300,000	10/24/2016	LC	09-FAMILY	2016-03618	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
1474 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST			Garage	09/22/2004	20040376	Complete				
Owner's Name/Address		P.R.E. 0%		MAP #:								
PAPENFUSS RANDOLPH KAREN E & RANDOLPH ELLA 2709 HIGHBROOK MIDLAND MI 48642		2024 Est TCV 373,686 TCV/TFA: 409.74										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. LOT 17 ALSO THAT PART OF LOT 18 DESC AS COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S LOTLINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
989-835-9094		Gravel Road		B 80'@ 2500/	50.00	135.00	1.0000	1.0104	2500	100		126,300
		Paved Road		B 80'@ 2500/	25.00	135.00	1.0000	1.0104	2500	100		63,150
		Storm Sewer		75 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 189,451								
		Sidewalk		Land Improvement Cost Estimates								
		Water		Description	Rate	Size	% Good	Cash Value				
		Sewer		D/W/P: Asphalt Paving	2.89	950	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 1000	1,000.00	2	95	1,900				
		Street Lights		BOAT LIFT	500.00	1	0	0				
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 1,900								
		Underground Utils.										
Topography of Site												
Level												
X Rolling												
Low												
High												
Landscaped												
Swamp												
Wooded												
Pond												
X Waterfront												
Ravine												
Wetland												
Flood Plain												
X PRIVATE RD		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	94,700	92,100	186,800					109,533C
TPC 12/27/2017 INSPECTED				2023	75,800	88,000	163,800					104,318C
TPC 03/30/2015 INSPECTED				2022	64,500	79,400	143,900					99,351C
TPC 11/09/2010 INSPECTED				2021	64,500	81,900	146,400					96,178C

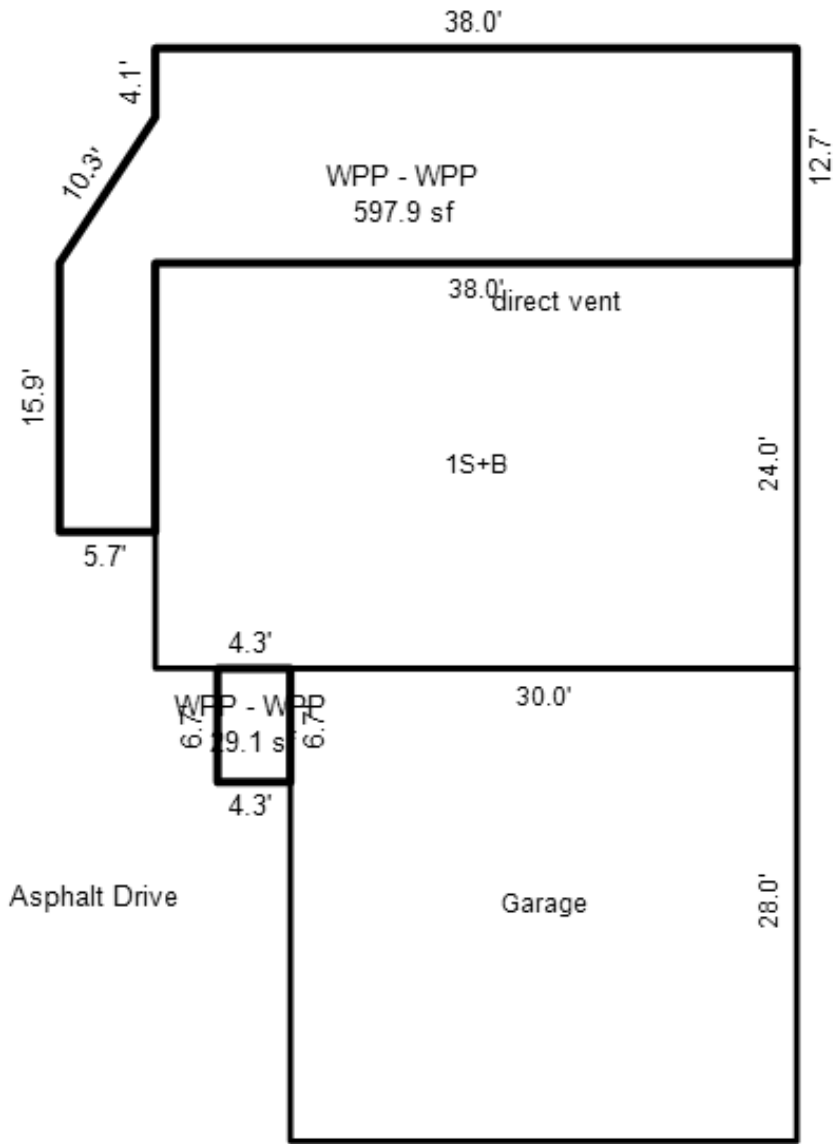


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 597 29	Type WPP WPP	Year Built: 2004 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: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 30 Floor Area: 912 Total Base New : 178,413 Total Depr Cost: 124,887 Estimated T.C.V: 182,335		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Size of Closets		Condition: Average			
Yr Built 1978	Remodeled 0	Ex	X	Ord	Min	No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1978			
Room List		Doors		Solid	X	H.C.	100 Amps Service			Ground Area = 912 SF Floor Area = 912 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas		
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Total		125,080	87,555			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Plumbing			Exterior		Foundation		Size		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	No. of Elec. Outlets			(13) Plumbing			Siding		Basement		912		
(2) Windows		(7) Excavation		Many			Average Fixture(s)			Other Additions/Adjustments		Cost New		Depr. Cost		
X	Many Avg. Few	X	Large Avg. Small	X			1			Exterior		1		2,160		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		X			1			Plumbing		1		1,230		
(3) Roof		(8) Basement		X			1			Porches		597		8,800		
X	Gable Hip Flat	Gambrel Mansard Shed	1	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor	X			1			WPP		29		1,425	
X	Asphalt Shingle	(9) Basement Finish		X			1			Garages		29		1,425		
Chimney: Metal		(10) Floor Support		X			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		840		29,064		
		Joists: Unsupported Len: Cntr.Sup:		X			1			Base Cost		1		-2,512		
				X			1			Common Wall: 1 Wall		1		-1,758		
				X			1			Door Opener		1		485		
				X			1			Water/Sewer		1		1,326		
				X			1			Public Sewer		1		2,585		
				X			1			Water Well, 50 Feet		1		1,809		
				X			1			Built-Ins		1		1,934		
				X			1			Appliance Allow.		1		1,354		
				X			1			Local Cost Items		1		0		
				X			1			SANITARY SEWER		1		0		
				X			1			Lump Sum Items:		1		0		
				X			1			Totals:		178,413		124,887		
				X			1			<<<< 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.				
FISH THOMAS E LIVING TRUS	FISH THOMAS E & SALLIE E	1	07/25/2013	QC	21-NOT USED/OTHER	2013-02544 QD	DEED	0.0				
FISH THOMAS E & SALLIE E	FISH SALLIE TRUST	0	07/25/2013	QC	09-FAMILY	2013-02545 QD	DEED	0.0				
FISH THOMAS E (SM)	FISH THOMAS E LIVING TRUS	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2987	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1454 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		New House		05/03/2012		2012-0150	100%			
Owner's Name/Address		P.R.E. 0%		New House		05/13/2009		20090176	100%			
FISH SALLIE TRUST PO BOX 504 LAKE CITY MI 49651		MAP #:		New House		12/19/2007		20070937	Canceled			
		2024 Est TCV 630,763 TCV/TFA: 388.16										
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *								
. LOT 19 ALSO LOT 18 EXC COMM AT MOST E'LY COR OF LOT 18 COMMON TO LOT 17 & 18 TH N 31 DEG 26' W 25 FT TH SW'LY PAR TO S'LY LOT LINE OF LOT 18 TO W LOT LINE OF LOT 18 TH SE'LY TO NW COR OF LOT 17 TH E'LY TO POB BIRCHAVEN BEACH.		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road	B 80'@ 2500/	52.10	134.00	1.0000	1.0093	2500	100		131,458
		X	Paved Road	B 80'@ 2500/	25.00	135.00	1.0000	1.0104	2500	100		63,150
		X	Storm Sewer	77 Actual Front Feet, 0.24 Total Acres Total Est. Land Value = 194,608								
		X	Sidewalk	Land Improvement Cost Estimates								
		X	Water	Description								
		X	Sewer	Rate								
		X	Electric	Size % Good								
		X	Gas	Cash Value								
		X	Curb	Dock: Light posts 42.92 105 0 0								
		X	Street Lights	D/W/P: 4in Ren. Conc. 8.18 848 50 3,468								
		X	Standard Utilities	D/W/P: 4in Ren. Conc. 8.18 1078 50 4,409								
		X	Underground Utils.	Total Estimated Land Improvements True Cash Value = 7,877								
Comments/Influences		Topography of Site										
FROM: JANIE SCHNEIDER [MAILTO:BUILDING2@MISSAUKEE.ORG] SENT: THURSDAY, DECEMBER 01, 2016 11:16 AM TO: LAKE TOWNSHIP SUBJECT: RE: 009-100-019-00 INSPECTIONS? IN REFERENCE TO MR. TOM FISH ALL PERMITS HAVE BEEN CANCELLED. IN AUGUST I FOUND THAT HIS PROPERTY WAS IN THE PAPER FOR MORTGAGE REFINANCE AS TODAY NO FINNY		X	Level									
		X	Rolling									
		X	Low									
		X	High									
		X	Landscaped									
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	PRIVATE RD									
		Who	When	What	2024	97,300	218,100	315,400			234,680C	
		JWV	09/12/2023	INSPECTED	2023	77,800	198,800	276,600			214,077C	
		JWV	11/12/2022	INSPECTED	2022	57,000	156,000	213,000			168,931C	
		JWV	05/24/2022	INSPECTED	2021	53,500	165,800	219,300			163,535C	



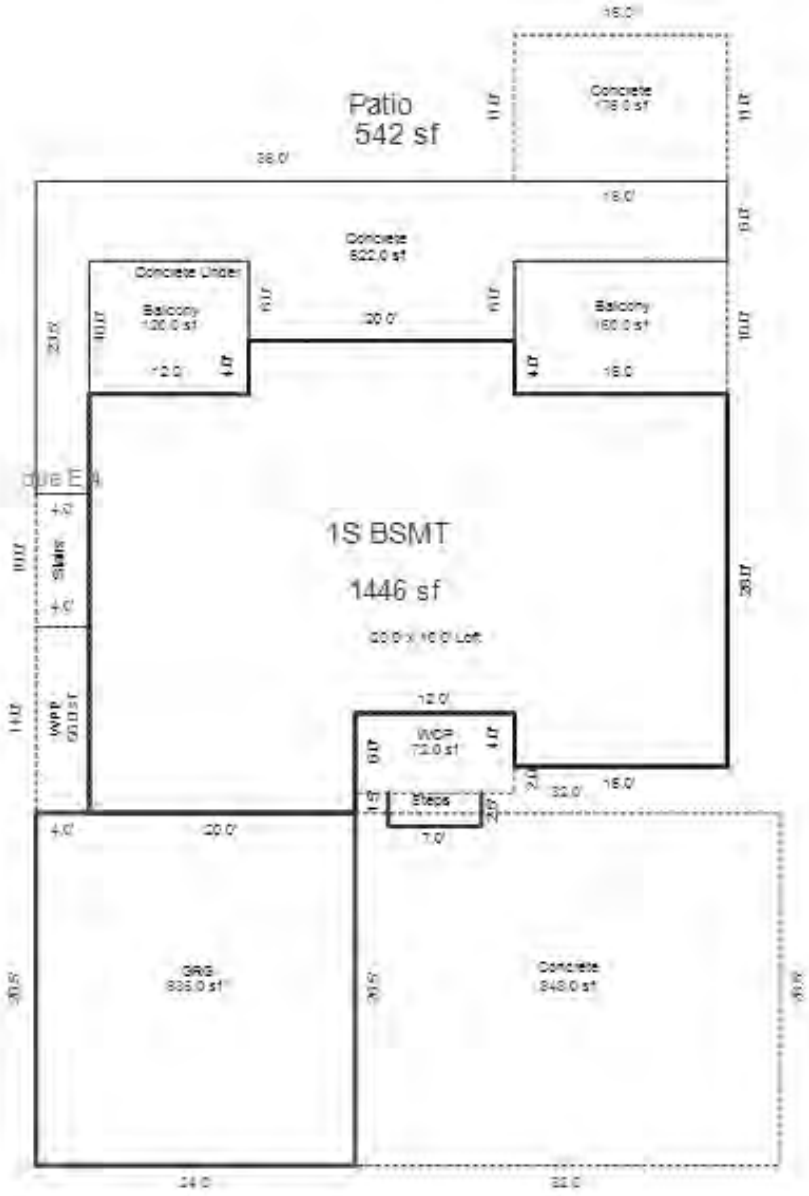
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 1 Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 72 97 120 160	Type WCP (1 Story) WPP WPP WPP	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: 649 % 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: 8 Floor Area: 1,625 Total Base New : 318,834 Total Depr Cost: 293,341 Estimated T.C.V: 428,278			E.C.F. X 1.460			Bsmnt Garage:	
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 = 1446 SF Floor Area = 1625 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92			Cls C 5 Blt 2015			Carpport Area:	
Yr Built 2015 FIN	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Building Areas			Depr. Cost				
Condition: Average		Size of Closets		No./Qual. of Fixtures			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost							
Room List		Doors		Solid		H.C.	1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 1,446 1 Story Siding Overhang 179 Total: 234,968 216,186							
5 Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Plumbing			Other Additions/Adjustments			Recreation Room 1200 23,196 21,340 Basement, Outside Entrance, Below Grade 1 2,560 2,355		
(1) Exterior	(6) Ceilings		Basement: 1446 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches			Plumbing			Garages		
Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(8) Basement			(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			WCP (1 Story) 72 3,982 3,663 WPP 97 2,851 2,623 WPP 120 3,295 3,031 WPP 160 4,018 3,697			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 649 26,979 24,821 Common Wall: 1 Wall 1 -2,686 -2,471 Door Opener 1 547 503		
(2) Windows	(8) Basement		(9) Basement Finish			(14) Water/Sewer			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer 1 1,494 1,374 Water Well, 100 Feet 1 5,808 5,343			Fireplaces		
Many Avg. X Few	Large Avg. X Small		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Water Well, 100 Feet 1 5,808 5,343			Fireplaces		
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(10) Floor Support			Lump Sum Items:			WCP (1 Story) 72 3,982 3,663 WPP 97 2,851 2,623 WPP 120 3,295 3,031 WPP 160 4,018 3,697			Public Sewer 1 1,494 1,374 Water Well, 100 Feet 1 5,808 5,343			Fireplaces		
(3) Roof	Joists: Unsupported Len: Cntr.Sup:		Chimney:			Lump Sum Items:			WCP (1 Story) 72 3,982 3,663 WPP 97 2,851 2,623 WPP 120 3,295 3,031 WPP 160 4,018 3,697			Public Sewer 1 1,494 1,374 Water Well, 100 Feet 1 5,808 5,343			Fireplaces		
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney:			Lump Sum Items:			WCP (1 Story) 72 3,982 3,663 WPP 97 2,851 2,623 WPP 120 3,295 3,031 WPP 160 4,018 3,697			Public Sewer 1 1,494 1,374 Water Well, 100 Feet 1 5,808 5,343			Fireplaces		
X	Asphalt Shingle	Chimney:			Lump Sum Items:			WCP (1 Story) 72 3,982 3,663 WPP 97 2,851 2,623 WPP 120 3,295 3,031 WPP 160 4,018 3,697			Public Sewer 1 1,494 1,374 Water Well, 100 Feet 1 5,808 5,343			Fireplaces			

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

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	09-FAMILY	2017-02279	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1444 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068	MAP #:					
	2024 Est TCV 304,814 TCV/TFA: 390.79					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
LOT 20 BIRCHAVEN BEACH SPLIT ON 12/31/2014 INTO 009-100-021-00; FORMERLY ASSESSED AS LOTS 20 & 21 BIRCHAVEN BEACH.	X		* Factors *			
			A50' @ 4200/FF	47.50	132.50	216,803
			48 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 216,803			

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
LOT 20 BIRCHAVEN BEACH SPLIT ON 12/31/2014 INTO 009-100-021-00; FORMERLY ASSESSED AS LOTS 20 & 21 BIRCHAVEN BEACH.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	D/W/P: 3.5 Concrete	6.16	100 71	437
			Wood Frame	34.90	35 71	868
			Total Estimated Land Improvements True Cash Value = 1,305			

Comments/Influences

Split/Comb. on 12/31/2014 completed
12/31/2014 TIM ASSESS LOTS
SEPARATELY;
Parent Parcel(s): 009-100-020-00;
Child Parcel(s): 009-100-021-00;



X	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X	Waterfront Ravine Wetland Flood Plain							
X	PRIVATE RD							

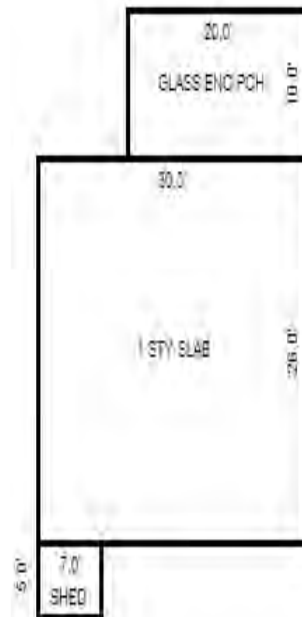
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Missaukee, Michigan

Who	When	What	2024	2023	2022	2021
			108,400	64,500	60,000	52,800
			44,000	42,000	37,800	39,000
			152,400	106,500	97,800	91,800
			75,187C	71,607C	68,198C	66,020C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 200	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior			Forced 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	X	Plaster Wood T&G												
Yr Built 1951	Remodeled 0		Trim & Decoration			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Condition: Average			Ex	X	Ord		Min										
Room List		Doors	Lg		Ord	X	Small										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.		Few								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 0 S.F. Slab: 780 S.F. Height to Joists: 0.0			(13) Plumbing												
		(8) Basement		1	Average Fixture(s)												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
(3) Roof		(9) Basement Finish			(14) Water/Sewer												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:												
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:															
Cost Est. for Res. Bldg: 1 Single Family 1S											Cls CD		Blt 1951				
(11) Heating System: Space Heater																	
Ground Area = 780 SF Floor Area = 780 SF.																	
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55																	
Building Areas																	
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 780											Total:		89,898 49,444				
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)											1		1,230 676				
Porches																	
CGEP (1 Story)											200		11,006 6,053				
Water/Sewer																	
Public Sewer											1		1,326 729				
Water Well, 50 Feet											1		2,585 1,422				
Built-Ins																	
Appliance Allow.											1		1,934 1,064				
Local Cost Items																	
SANITARY SEWER											1		0 0 *				
Totals:													107,979 59,388				
Notes:																	
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:													86,706				

*** 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.
RENNER MICHAEL J & POLLY	RENNER FAMILY TRUST	0	07/10/2017	WD	09-FAMILY	2017-02279	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1434 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	04/07/2015	2015-0070	100%

Owner's Name/Address	MAP #:
RENNER FAMILY TRUST 7486 CHERRY BROOK DR REYNOLDSBURG OH 43068	2024 Est TCV 658,554 TCV/TFA: 286.33

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LOT 21 BIRCHAVEN BEACH SPLIT ON 12/31/2014 FROM 009-100-020-00	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	A50' @ 4200/FF	50.00	128.10	1.0000	1.0639	4200	100		223,412
		50 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	223,412

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
Split/Comb. on 12/31/2014 completed 12/31/2014 TIM ASSESS LOTS SEPARATELY; Parent Parcel(s): 009-100-020-00; Child Parcel(s): 009-100-021-00;	Residential Local Cost Land Improvements	D/W/P: 4in Concrete	6.97	359	0	0

	Description	Rate	Size	% Good	Cash Value
	LAND IMPROVE 1000	1,000.00	1	95	950
	Total Estimated Land Improvements True Cash Value =				950

	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	111,700	217,600	329,300			229,866C

	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	JWV	09/09/2017	INSPECTED	2023	66,500	216,800	283,300			218,920C
	TPC	10/29/2015	INSPECTED	2022	62,500	195,400	257,900			208,496C
				2021	55,000	201,500	256,500			201,836C

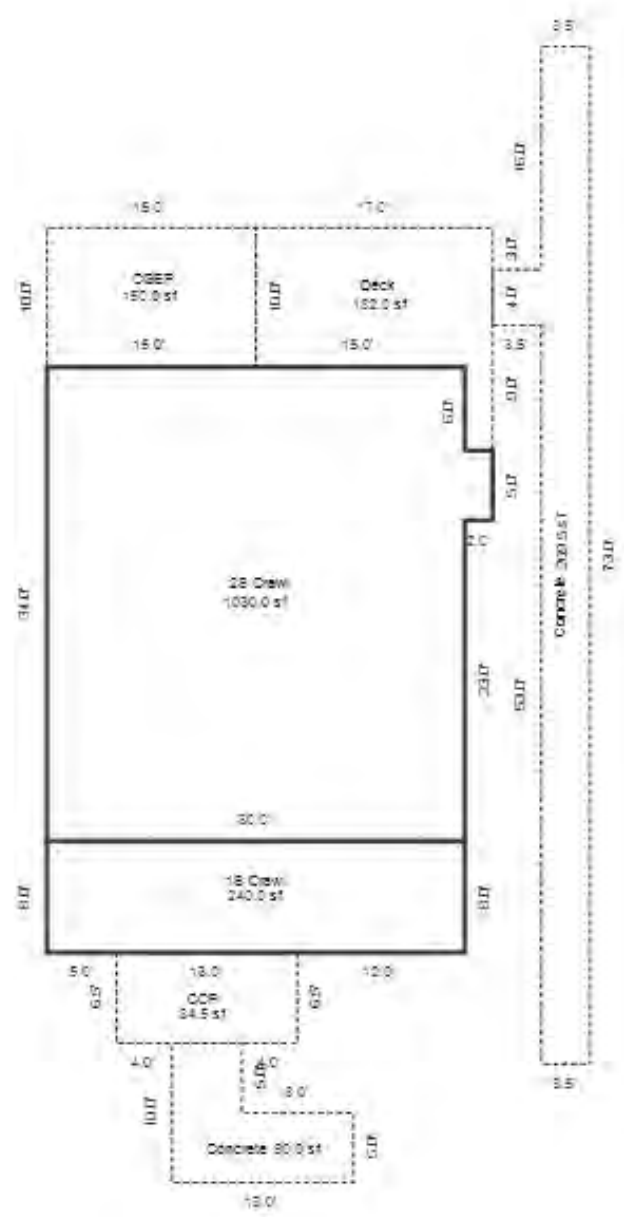


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																															
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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	150	CGEP (1 Story) 84 CCP (1 Story) 182 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 1.460	Bsmnt Garage: Carport Area: Roof:																																																																																
	Mobile Home			(4) Interior	Wood	Coal								Steam																																																																															
	Town Home				Drywall	Plaster																																																																																							
	Duplex	0	0		Forced Air w/o Ducts																																																																																								
	A-Frame				Forced Air w/ Ducts																																																																																								
	Wood Frame				Forced Hot Water																																																																																								
	Building Style: 1.75S				Electric Baseboard																																																																																								
	Yr Built 2015	Remodeled 0			Elec. Ceil. Radiant																																																																																								
	Condition: Average				Radiant (in-floor)																																																																																								
	Room List				Electric Wall Heat																																																																																								
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1st Floor				Wall/Floor Furnace																																																																																									
2nd Floor				Forced Heat & Cool																																																																																									
3 Bedrooms				Heat Pump																																																																																									
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Wood/Shingle				Central Air																																																																																									
Aluminum/Vinyl				Wood Furnace																																																																																									
Brick				(12) Electric																																																																																									
Insulation				0 Amps Service																																																																																									
(2) Windows				No./Qual. of Fixtures																																																																																									
Many	Large			Ex.	Ord.	Min																																																																																							
Avg.	Avg.																																																																																												
Few	Small																																																																																												
Wood Sash				No. of Elec. Outlets																																																																																									
Metal Sash				Many	Ave.	Few																																																																																							
Vinyl Sash				(13) Plumbing																																																																																									
Double Hung				1 Average Fixture(s)																																																																																									
Horiz. Slide				2 3 Fixture Bath																																																																																									
Casement				1 2 Fixture Bath																																																																																									
Double Glass				Softener, Auto																																																																																									
Patio Doors				Softener, Manual																																																																																									
Storms & Screens				Solar Water Heat																																																																																									
(3) Roof				No Plumbing																																																																																									
Gable	Gambrel			Extra Toilet																																																																																									
Hip	Mansard			Extra Sink																																																																																									
Flat	Shed			Separate Shower																																																																																									
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Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C 10 Blt 2015 (11) Heating System: Forced Heat & Cool Ground Area = 1270 SF Floor Area = 2300 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 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>1,030</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>240</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>291,205</td> <td>264,986</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing <table border="1"> <thead> <tr> <th>Average Fixture(s)</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>3 Fixture Bath</td> <td>1,476</td> <td>1,343</td> </tr> <tr> <td>2 Fixture Bath</td> <td>4,646</td> <td>4,228</td> </tr> <tr> <td>2 Fixture Bath</td> <td>3,108</td> <td>2,828</td> </tr> </tbody> </table> Porches <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>CGEP (1 Story)</td> <td>150</td> <td>10,118</td> <td>9,207</td> </tr> <tr> <td>CCP (1 Story)</td> <td>84</td> <td>2,408</td> <td>2,191</td> </tr> </tbody> </table> Deck <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Treated Wood</td> <td>182</td> <td>3,889</td> <td>3,539</td> </tr> </tbody> </table> Water/Sewer <table border="1"> <thead> <tr> <th>Type</th> <th>Area</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Public Sewer</td> <td>1</td> <td>1,494</td> <td>1,360</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,686</td> <td>2,444</td> </tr> </tbody> </table> Built-Ins <table border="1"> <thead> <tr> <th>Type</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Appliance Allow.</td> <td>2,766</td> <td>2,517</td> </tr> </tbody> </table> Fireplaces <table border="1"> <thead> <tr> <th>Type</th> <th>Cost</th> <th>Depr.</th> </tr> </thead> <tbody> <tr> <td>Direct-Vented Gas</td> <td>3,021</td> <td>2,749</td> </tr> </tbody> </table> Totals: 326,817 297,392 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 434,192														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	2 Story	Siding	Crawl Space	1,030			1 Story	Siding	Crawl Space	240			Total:				291,205	264,986	Average Fixture(s)	Cost	Depr.	3 Fixture Bath	1,476	1,343	2 Fixture Bath	4,646	4,228	2 Fixture Bath	3,108	2,828	Type	Area	Cost	Depr.	CGEP (1 Story)	150	10,118	9,207	CCP (1 Story)	84	2,408	2,191	Type	Area	Cost	Depr.	Treated Wood	182	3,889	3,539	Type	Area	Cost	Depr.	Public Sewer	1	1,494	1,360	Water Well, 50 Feet	1	2,686	2,444	Type	Cost	Depr.	Appliance Allow.	2,766	2,517	Type	Cost	Depr.	Direct-Vented Gas	3,021	2,749
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		310,000	06/01/2001	WD	33-TO BE DETERMINED	01-0:2575	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1424 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331	MAP #:	2024 Est TCV 570,866 TCV/TFA: 190.54				

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors *			
Tax Description			Description	Frontage	Depth	Rate %Adj. Reason Value
. LOT 22 BIRCHAVEN BEACH.	X		A50' @ 4200/FF	50.00	124.00	1.0000 1.0553 4200 100 221,603
Comments/Influences			50 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 221,603			

			Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Sewer	D/W/P: 3.5 Concrete	6.58	750 82	4,047
	X	Electric	Total Estimated Land Improvements True Cash Value = 4,047			
	X	Gas				
		Curb				
		Street Lights				
		Standard Utilities				
		Underground Utils.				

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

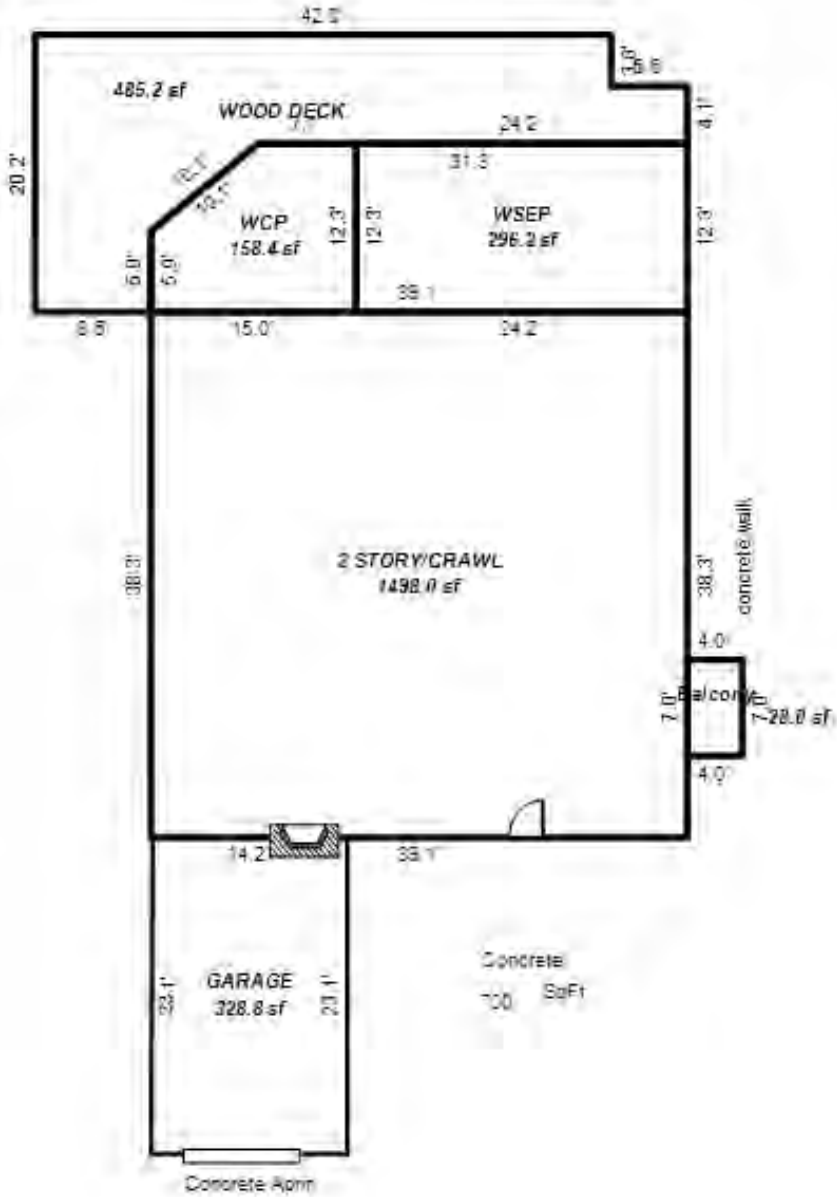


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
				2024	110,800	174,600	285,400			154,869C
			TPC 12/27/2017 INSPECTED	2023	66,000	166,600	232,600			147,495C
			TPC 03/30/2015 INSPECTED	2022	62,500	150,100	212,600			140,472C
			TPC 10/15/2013 INSPECTED	2021	55,000	154,700	209,700			135,985C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 328 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior										
Building Style: 2S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 2,996 Total Base New : 363,828 Total Depr Cost: 236,449 Estimated T.C.V: 345,216						
Yr Built 1965	Remodeled 1991	Ex	X	Ord		Min	No./Qual. of Fixtures			E.C.F. X 1.460						
Condition: Average		Lg	X	Ord		Small	150 Amps Service			Total Base New : 363,828 Total Depr Cost: 236,449 Estimated T.C.V: 345,216						
Room List		Doors		Solid	X	H.C.	(12) Electric			Floor Area: 2,996 Total Base New : 363,828 Total Depr Cost: 236,449 Estimated T.C.V: 345,216						
	Basement 1st Floor 2nd Floor 5 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Total Base New : 363,828 Total Depr Cost: 236,449 Estimated T.C.V: 345,216						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1498 SF Floor Area = 2996 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1965						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1498 S.F. Slab: 0 S.F. Height to Joists: 0.0			Ex. X Ord. Min			Building Areas						
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1498 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost						
X	Many Avg. X Few	Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing			2 Story Siding Crawl Space 1,498						
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Plumbing						
(3) Roof		(11) Heating/Cooling		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020						
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Porches						
X	Asphalt Shingle	(12) Electric		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			WSEP (1 Story) 296 13,512 8,783 WCP (1 Story) 158 6,829 4,439						
Chimney: Block		(13) Plumbing		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Balcony						
		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Wood Balcony 28 1,141 742						
		(15) Fireplaces		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Garages						
		(16) Porches/Decks		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
		(17) Garage		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Base Cost 328 15,255 9,916 Common Wall: 1 Wall 1 -2,219 -1,442						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Built-Ins						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Appliance Allow. 1 2,766 1,798						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Fireplaces						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Exterior 2 Story 1 8,024 5,216						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Deck						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			Composite 485 7,493 4,870						
				Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			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			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>						

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



sqft
100 sqft

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FINK ARNOLD & CAROL	MAXWELL TODD R	1,870	09/16/2013	QC	21-NOT USED/OTHER	2013-03264 QC	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FINK ARNOLD & CAROL 33992 OLD TIMBER FARMINGTON MI 48331	MAP #:					
	2024 Est TCV 222,855					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
A50' @ 4200/FF	50.00	119.00	1.0000	1.0444	4200	100	219,334
50 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	219,334

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
. LOT 23 BIRCHAVEN BEACH.	X	Description	23.41	160 94	3,521
Comments/Influences	X	Wood Frame	Total Estimated Land Improvements True Cash Value =		3,521



Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Rolling		2024	109,700	1,700	111,400			51,450C
Low		2023	65,300	1,600	66,900			49,000C
High		2022	62,500	1,500	64,000			46,667C
Landscaped		2021	55,000	1,400	56,400			45,177C
Swamp								
Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD								

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		180,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2617	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1404 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Remodel	12/15/2003	20030457	Complete
Owner's Name/Address	P.R.E. 0%					
MAXWELL KEVIN P 10725 NADINE AVE HUNTINGTON WOODS MI 48070-1519	MAP #:					
	2024 Est TCV 395,536 TCV/TFA: 350.03					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			Description	Frontage	Depth	Rate %Adj. Reason	Value		
. LOT 24 BIRCHAVEN BEACH.	X		A50' @ 4200/FF	50.00	115.00	1.0000 1.0356	4200 100	217,467	
Comments/Influences			50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 217,467						
12X16 SHED ACROSS ROAD	X		Land Improvement Cost Estimates						
			Description			Rate	Size % Good	Cash Value	
	X		D/W/P: 3.5 Concrete			6.58	169 66	734	
	X		Wood Frame			24.99	192 45	2,159	
	X		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 =						5,243

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



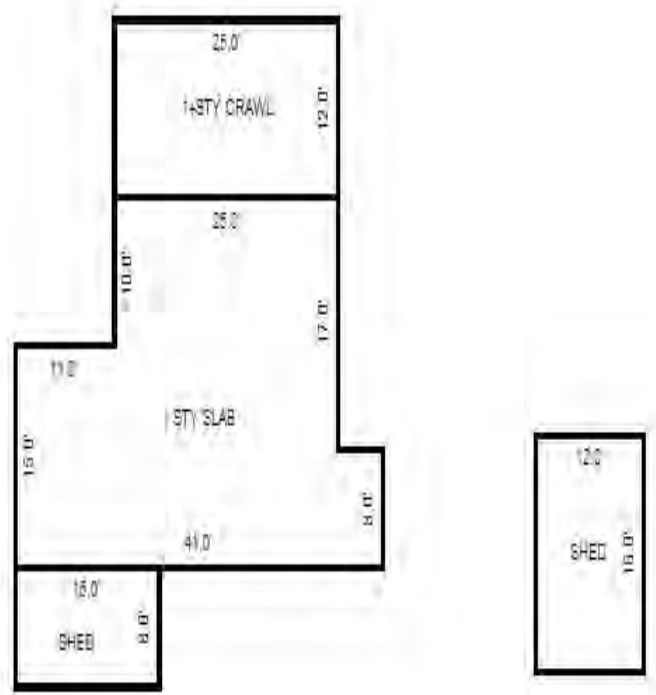
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC 12/27/2017	INSPECTED		2024	108,700	89,100	197,800			92,850C
TPC 10/29/2015	INSPECTED		2023	64,700	85,000	149,700			88,429C
TPC 10/15/2013	INSPECTED		2022	62,500	76,700	139,200			84,219C
			2021	55,000	79,000	134,000			81,529C

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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 316	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																		
X	Wood Frame	(4) Interior																																	
	Building Style: 1S		Drywall Paneled																																
	Yr Built 1957		Plaster Wood T&G																																
	Remodeled 2004		Trim & Decoration																																
	Condition: Average		Ex		X		Ord		Min																										
	Room List		Size of Closets																																
	Basement 1st Floor 2nd Floor Bedrooms		Lg		Ord		X		Small																										
	(1) Exterior		Doors		Solid		X		H.C.																										
	(2) Windows		(5) Floors																																
	(3) Roof		Kitchen: Other: Other:																																
X	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings																																
	Insulation		(7) Excavation																																
	(2) Windows		Basement: 0 S.F. Crawl: 300 S.F. Slab: 830 S.F. Height to Joists: 0.0																																
X	Many Avg.		(8) Basement																																
	X Large Avg.		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																
	Few Small		(9) Basement Finish																																
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																
	(3) Roof		(10) Floor Support																																
X	Gable Hip Flat		Joists: Unsupported Len: Cntr.Sup:																																
	Gambrel Mansard Shed		(14) Water/Sewer																																
X	Asphalt Shingle		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																																
	Chimney: Block		Lump Sum Items:																																
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1130 SF Floor Area = 1130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Slab</td> <td>830</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>300</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>145,461</td> <td>101,821</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 Deck Treated Wood 316 5,590 3,913 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 100 Feet 1 5,808 4,066 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Exterior 1 Story 1 6,513 4,559 Local Cost Items SANITARY SEWER 1 0 0 Totals: 169,108 118,374												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Slab	830			1 Story	Siding	Crawl Space	300			Total:				145,461	101,821
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																														
1 Story	Siding	Slab	830																																
1 Story	Siding	Crawl Space	300																																
Total:				145,461	101,821																														
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 172,826																																			

*** 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.
ALDERDEN SUSAN J	HEEREN KURT M & SVENJE	224,900	10/07/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/4205	DEED	100.0
		165,000	12/01/2001	WD	33-TO BE DETERMINED	02-0:0034	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1394 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
HEEREN KURT M & SVENJE	P.R.E. 0%					
11823 TAVEMA AVE	MAP #:					
LAS VEGAS NV 89138	2024 Est TCV 357,870 TCV/TFA: 430.13					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. LOT 25 BIRCHAVEN BEACH.				A50' @ 4200/FF	50.00	110.00	1.0000	1.0241	4200	100	215,064
Comments/Influences				50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	215,064		
SHED ACROSS ROAD	X	Public Improvements		Land Improvement Cost Estimates							
		Dirt Road		Description		Rate	Size % Good	Cash Value			
		Gravel Road		Wood Frame		37.85	48 71	1,290			
		Paved Road		Wood Frame		33.69	72 71	1,722			
		Storm Sewer		Residential Local Cost Land Improvements							
		Sidewalk		Description		Rate	Size % Good	Cash Value			
		Water		LAND IMPROVE 2500		2,500.00	1 94	2,350			
		X Sewer		Total Estimated Land Improvements True Cash Value =				5,362			
		X Electric									
		X Gas									
		X 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	107,500	71,400	178,900			102,585C
	Rolling		2023	64,000	68,200	132,200			97,700C
	Low		2022	62,500	61,500	124,000			93,048C
	High		2021	55,000	63,300	118,300			90,076C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
X	Flood Plain								
	PRIVATE RD								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	10/29/2015	INSPECTED							
TPC	11/09/2010	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 256 288	Type CGEP (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: C Effec. Age: 35 Floor Area: 832 Total Base New : 144,831 Total Depr Cost: 94,140 Estimated T.C.V: 137,444		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1965		
Yr Built 1965	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 832 SF Floor Area = 832 SF.			Total: 109,799		71,370			
Condition: Average		Size of Closets		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				
Room List		Doors	Solid X	H.C.	(12) Electric			Building Areas			1 Story Siding Slab 832		109,799		71,370	
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(13) Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,476 959		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Plumbing			Porches		CGEP (1 Story)		256 14,835 9,643		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X Tile	(7) Excavation		Many X Ave. Few			Deck			Treated Wood		288 5,262 3,420			
(2) Windows	Many Avg. X Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 832 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Water/Sewer		Public Sewer		1 1,494 971		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1 2,766 1,798				
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		(14) Water/Sewer			Fireplaces			Exterior 1 Story		1 6,513 4,233				
(3) Roof	Gable Hip Flat Gambrel Mansard Shed	(9) Basement Finish		Lump Sum Items:			Local Cost Items			SANITARY SEWER		1 0 0		*		
X	Asphalt Shingle	(10) Floor Support		Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			144,831		94,140		137,444		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:														

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



Sketch by Apex IVT

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
COUGHLIN BERNITA M	COUGHLIN BERNITA & RYAN P	1	09/22/2020	QC	09-FAMILY	2020-02800	DEED	0.0					
COUGHLIN JOHN T & BERNITA	COUGHLIN BERNITA M	0	02/01/2008	AFF	07-DEATH CERTIFICATE	2010-05303DC	PROPERTY TRANSFER	0.0					
COUGHLIN JOHN T & BERNITA	COUGHLIN JOHN T & BERNITA	0	08/16/2007	QC	21-NOT USED/OTHER	2007/3051	DEED	0.0					
		104,000	06/01/1996	WD	33-TO BE DETERMINED	304:770	DEED	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
1384 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		09/02/2010		20100501	100%				
Owner's Name/Address		P.R.E. 100% 08/02/2018		MAP #:									
COUGHLIN BERNITA & RYAN PAMELA M 8993 SIMPSON RD OVID MI 48866		2024 Est TCV 389,355 TCV/TFA: 331.08											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. LOT 26 BIRCHAVEN BEACH.		Public Improvements		* Factors *									
Comments/Influences		Dirt Road		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50' @ 4200/FF		50.00	105.00	1.0000	1.0123	4200	100		212,577
		Paved Road		50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =		212,577	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	%	Good	Cash Value			
		Water		Dock: Light posts		42.92	32	0		0			
		X	Sewer	D/W/P: 3.5 Concrete		6.58	145	0		0			
		X	Electric	D/W/P: Patio Blocks		15.61	725	0		0			
		X	Gas	Wood Frame		29.53	96	71		2,013			
		Curb		Residential Local Cost Land Improvements									
		Street Lights		Description		Rate	Size	%	Good	Cash Value			
		Standard Utilities		LAND IMPROVE 2500		2,500.00	1	97		2,425			
		Underground Utils.		Total Estimated Land Improvements		True Cash Value =		4,438					
		Topography of Site											
		Level											
		X	Rolling										
		X	Low										
			High										
			Landscaped										
			Swamp										
			Wooded										
			Pond										
		X	Waterfront										
			Ravine										
			Wetland										
			Flood Plain										
		X	PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	106,300	88,400	194,700			101,103C		
		TPC 12/27/2017	INSPECTED		2023	63,300	84,400	147,700			96,289C		
		TPC 10/29/2015	INSPECTED		2022	62,500	76,100	138,600			91,704C		
		TPC 03/30/2015	INSPECTED		2021	55,000	78,400	133,400			88,775C		



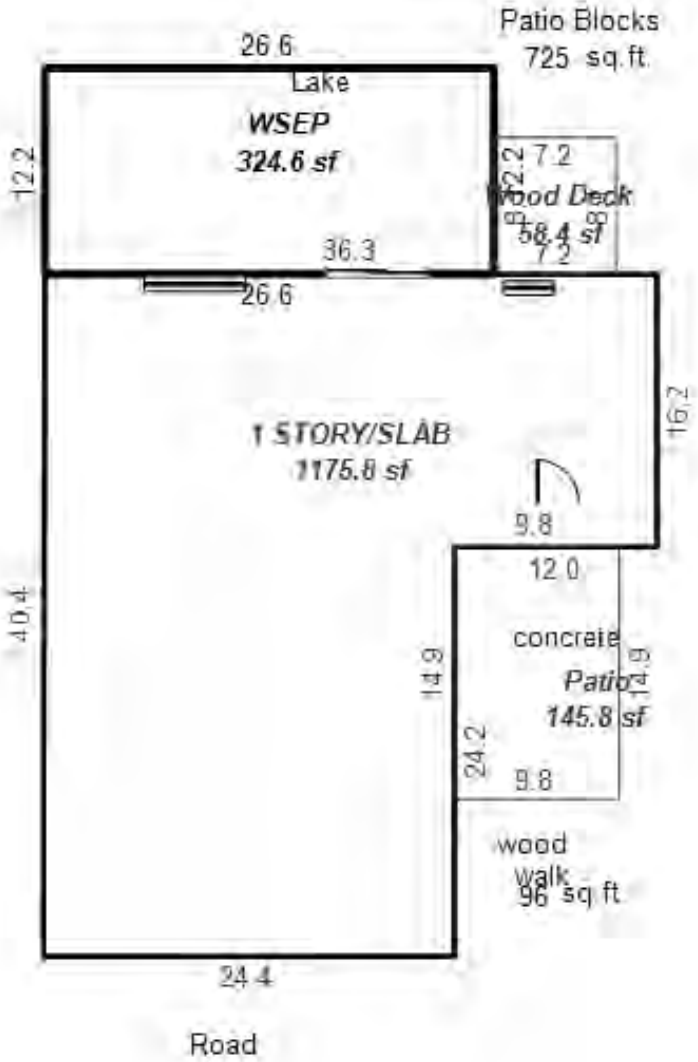
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 324 58 96	Type WSEP (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	X	Drywall Paneled		Plaster Wood T&G	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: 1,176 Total Base New : 181,599 Total Depr Cost: 118,041 Estimated T.C.V: 172,340	E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Total Base New : 181,599 Total Depr Cost: 118,041 Estimated T.C.V: 172,340		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1970	Remodeled 0	Ex	X	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 1176 SF Floor Area = 1176 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
Condition: Average		Lg	Ord	X	Small	No. of Elec. Outlets			Building Areas							
Room List		Doors	Solid	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			1 Story Siding Slab 1,176 Total: 149,399 97,111						
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			Other Additions/Adjustments						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures			2 Fixture Bath			Plumbing						
(2) Windows		X	Ex	Ord	Min	3 Fixture Bath			Average Fixture(s)							
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1176 S.F. Height to Joists: 0.0			Softener, Auto			3 Fixture Bath						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	X	Large Avg. Small	(7) Excavation			Softener, Manual			Solar Water Heat						
(3) Roof		X	Large Avg. Small	(8) Basement			No Plumbing			Porches						
X	Gable Hip Flat	X	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Extra Toilet			WSEP (1 Story)						
X	Asphalt Shingle	X	Large Avg. Small	(9) Basement Finish			Extra Sink			Deck						
Chimney: Block		X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Separate Shower			Treated Wood						
(10) Floor Support		X	Large Avg. Small	Joints: Unsupported Len: Cntr.Sup:			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood						
(14) Water/Sewer		X	Large Avg. Small	Public Water			Ceramic Tile Floor			Water/Sewer						
Lump Sum Items:		X	Large Avg. Small	Public Sewer			Ceramic Tile Wains			Public Sewer						
SANITARY SEWER		X	Large Avg. Small	Water Well			Ceramic Tub Alcove			Water Well, 50 Feet						
Notes:		X	Large Avg. Small	1000 Gal Septic			Vent Fan			Built-Ins						
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		X	Large Avg. Small	2000 Gal Septic						Appliance Allow.						
		X	Large Avg. Small							Local Cost Items						
		X	Large Avg. Small							SANITARY SEWER						
		X	Large Avg. Small							Totals: 181,599 118,041						

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

2 Dock sections 8 by 4



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD DAVID & MARILYN FAMI	RYAN DAVID B & PAMELA M	245,000	10/21/2014	WD	03-ARM'S LENGTH	2014-03643	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1374 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RYAN DAVID B & PAMELA M 11311 BRIMLEY RD WEBBERVILLE MI 48892	MAP #:					
	2024 Est TCV 482,507 TCV/TFA: 212.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. LOT 27 BIRCHAVEN BEACH.	X		A50' @ 4200/FF	50.00	101.00	210,523
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			210,523

Tax Description	X Improved	Vacant	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X		D/W/P: 4in Ren. Conc.	8.18	194 0	0
	X		Residential Local Cost Land Improvements			
	X		Description	Rate	Size % Good	Cash Value
	X		Gas	1,000.00	1 95	950
			LAND IMPROVE 1000			
			Total Estimated Land Improvements True Cash Value =			950

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



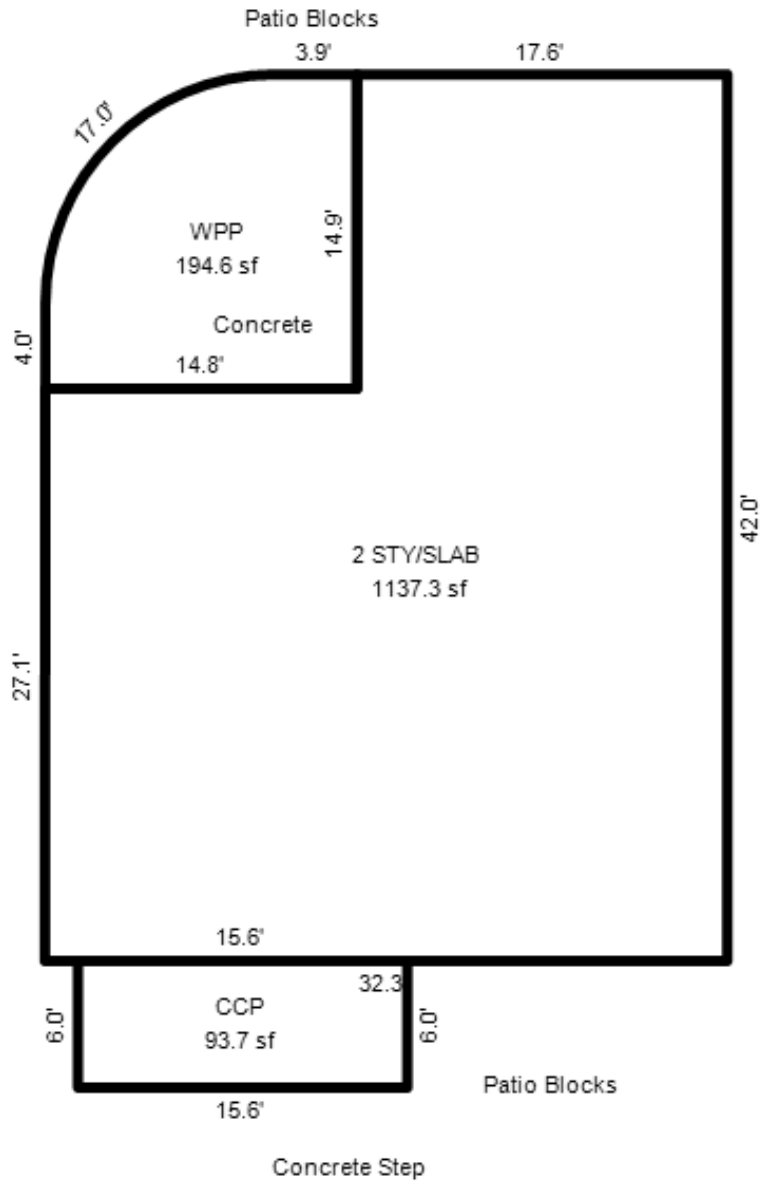
Who	When	What	2024	105,300	136,000	241,300			156,256C
			2023	62,700	129,800	192,500			148,816C
			2022	62,500	117,000	179,500			141,730C
			2021	55,000	120,700	175,700			137,203C

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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 93 194	Type CCP (1 Story) WPP	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 35 Floor Area: 2,274 Total Base New : 285,649 Total Depr Cost: 185,640 Estimated T.C.V: 271,034			E.C.F. X 1.460			Bsmnt Garage: Carport Area: Roof:		
Building Style: 2S		X	Drywall		Plaster													
Yr Built 1963		Remodeled 1989		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			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Air w/ Ducts Ground Area = 1137 SF Floor Area = 2274 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C 5 Blt 1963					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			200 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick	X Tile		Ex.	X	Ord.		Min	No. of Elec. Outlets			2 Story Siding Slab 1,137						
	Insulation			Many	X	Ave.		Few	(13) Plumbing			Total: 258,817 168,199						
(2) Windows		(7) Excavation		Average Fixture(s)			Other Additions/Adjustments			Plumbing			Average Fixture(s)			1 1,476 959		
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1137 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			Porches			3 Fixture Bath			1 4,646 3,020		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		No Plumbing			Plumbing			CCP (1 Story)			WPP			93 2,634 1,712 194 4,483 2,914		
X	Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer			Water Well, 50 Feet			1 1,494 971 1 2,686 1,746		
(3) Roof		(9) Basement Finish		Ceramic Tile Wains			Built-Ins			Appliance Allow.			Fireplaces			Interior 2 Story		
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	Vent Fan			(14) Water/Sewer			Local Cost Items			SANITARY SEWER			1 0 0 *		
X	Asphalt Shingle	(10) Floor Support		Ceramic Tub Alcove Vent Fan			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Interior 2 Story			1 6,647 4,321		
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:						ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			285,649 185,640			271,034		

*** 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.
SMITH ROBERT I TRUST	SMITH GLENN	0	10/07/2020	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
SMITH GLENN	SMITH GLEN & SARAH	0	10/07/2020	WD	09-FAMILY	2020-03214	PROPERTY TRANSFER	0.0
SMITH ROBERT I TRUST	SMITH GLENN	0	10/07/2020	WD	09-FAMILY	2020-03213	PROPERTY TRANSFER	0.0
SMITH ROBERT I	SMITH ROBERT I TRUST	0	11/19/2019	WD	09-FAMILY	2019-03697	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1364 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SMITH GLEN & SARAH 16802 YORKSHIRE LIVONIA MI 48154	2024 Est TCV 470,871 TCV/TFA: 482.45

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. LOTS 28 & 29 BIRCHAVEN BEACH.	X		A50' @ 4200/FF	50.00	95.00	0.8409	0.9873	4200	100		174,338
	X		A50' @ 4200/FF	50.00	95.00	0.8409	0.9873	4200	100		174,338
			100 Actual Front Feet, 0.22 Total Acres Total Est. Land Value = 348,677								

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
									Wood Frame	25.63	100	50	1,281
								Residential Local Cost Land Improvements					
									LAND IMPROVE 1000	1,000.00	1	95	950
								Total Estimated Land Improvements True Cash Value = 2,231					



Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD
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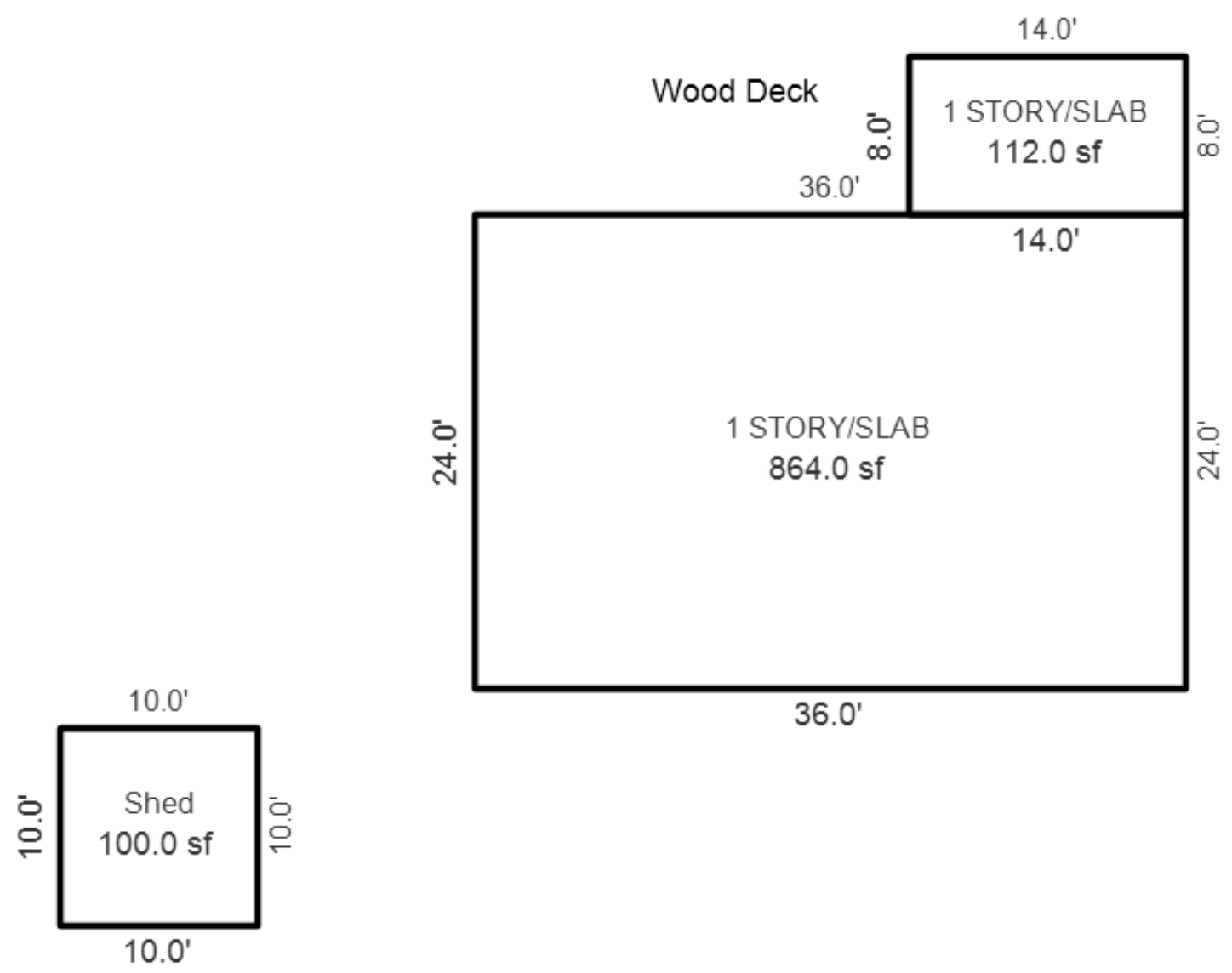
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	174,300	61,100	235,400			94,865C
		TPC 04/30/2021 INSPECTED	2023	103,800	58,300	162,100			90,348C
		TPC 12/27/2017 INSPECTED	2022	65,000	52,600	117,600			86,046C
		TPC 10/27/2015 INSPECTED	2021	60,900	54,200	115,100			83,298C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 300	Type CPP	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced 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 1962		Remodeled 0			Ex	X	Ord									
Condition: Average		Size of Closets														
Room List		Doors				X	Ord									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:											
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.									
(2) Windows		(7) Excavation			No. of Elec. Outlets											
	Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 976 S.F. Height to Joists: 0.0			X	Ave.									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		Average Fixture(s)									
(3) Roof		(9) Basement Finish			1		3 Fixture Bath									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				2 Fixture Bath Softener, Auto 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: Block		Joists: Unsupported Len: Cntr.Sup:		1		Public Water									
					1		Public Sewer									
							Water Well									
							1000 Gal Septic									
							2000 Gal Septic									
					Lump Sum Items:											
					Notes:											
					ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:											
					Cost Est. for Res. Bldg: 1 Single Family 1S											
					(11) Heating System: Wall/Floor Furnace											
					Ground Area = 976 SF Floor Area = 976 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	Slab	864								
					1 Story	Siding	Slab	112								
					Total:				109,378	71,095						
					Other Additions/Adjustments											
					Plumbing											
					Average Fixture(s)				1	1,230	799					
					Porches											
					CPP				300	4,251	2,763					
					Water/Sewer											
					Public Sewer				1	1,326	862					
					Water Well, 50 Feet				1	2,585	1,680					
					Built-Ins											
					Appliance Allow.				1	1,934	1,257					
					Fireplaces											
					Exterior 1 Story				1	5,707	3,710					
					Local Cost Items											
					SANITARY SEWER				1	0	0					
					Totals:					126,411	82,166					
					Notes:											
					ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
COEBLY JUDITH L	COEBLY JUDITH L TRUST	0	11/01/2017	QC	09-FAMILY	2017-03557	DEED	0.0				
COEBLY JUDITH L TRUST	COEBLY JUDITH L TRUST	10	11/01/2017	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0				
LINDEMAN CHERYL P TRUST	COEBLY JUDITH	83,000	10/02/2017	QC	09-FAMILY	2017-03151	PROPERTY TRANSFER	0.0				
LINDEMAN CHERYL PENCE AKA	LINDEMAN CHERYL P TRUST	1	09/22/2011	WD	03-ARM'S LENGTH	2011-031431 WD	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
1344 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
COEBLY JUDITH L TRUST 5364 KIERSTAN DR BRIGHTON MI 48114		MAP #:										
		2024 Est TCV 295,348 TCV/TFA: 435.62										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. LOT 30 BIRCHAVEN BEACH.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50' @ 4200/FF	50.00	88.00	1.0000	0.9685	4200	100		203,395
		Paved Road		50 Actual Front Feet, 0.10 Total Acres					Total Est. Land Value =	203,395		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Wood Frame	34.90	24	94	788				
		X Sewer	Residential Local Cost Land Improvements									
		X Electric	Description	Rate	Size	% Good	Cash Value					
		X Gas	LAND IMPROVE 1000	1,000.00	1	95	950					
		X Curb	Total Estimated Land Improvements True Cash Value = 1,738									
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	101,700	46,000	147,700			56,624C	
		TPC 12/27/2017	INSPECTED		2023	60,500	43,900	104,400			53,928C	
		TPC 03/30/2015	INSPECTED		2022	62,500	39,600	102,100			51,360C	
		TPC 04/30/2013	INSPECTED		2021	55,000	40,800	95,800			49,720C	



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood	X	Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 40 Floor Area: 678 Total Base New : 102,983 Total Depr Cost: 61,791 Estimated T.C.V: 90,215			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 678 SF Floor Area = 678 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Slab 678 Total: 81,505 48,904				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches CGEP (1 Story) 112 7,370 4,422 Water/Sewer Public Water 1 1,326 796 Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Local Cost Items SANITARY SEWER 1 0 0				
Yr Built Remodeled 1955 1990		Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 90,215						
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Totals: 102,983 61,791						
Room List		Doors		Solid	X	H.C.	(14) Water/Sewer 1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Lump Sum Items:												
(1) Exterior		Kitchen: Other: Other:		(12) Electric 100 Amps Service												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(13) Plumbing												
(2) Windows		(7) Excavation		Lump Sum Items:												
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 678 S.F. Height to Joists: 0.0		Lump Sum Items:											
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:											
X	Storms & Screens	(9) Basement Finish		Lump Sum Items:												
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:												
X	Gable Hip Flat	Gambrel Mansard Shed			Lump Sum Items:											
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:												
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:												

*** 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.
FERGUSON DAVID C & ROSE M	FERGUSON DAVID C & ROSE M	0	05/23/2007	QC	21-NOT USED/OTHER	2007/2087	DEED	0.0
FERGUSON ROSEMARY	FERGUSON DAVID C & ROSE M	0	02/10/2004	QC	21-NOT USED/OTHER	04-0/0529	DEED	0.0
		76,000	09/01/1996	WD	33-TO BE DETERMINED	318:1334	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1334 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Shed	01/01/2015	2015-31157	100%

Owner's Name/Address	MAP #:
FERGUSON DAVID C & ROSE M (TTEE) THE BIRCHAVEN COTTAGE TRUST 113 E MADISON STREET DEWITT MI 48820	2024 Est TCV 293,556 TCV/TFA: 419.37

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>50.00</td> <td>93.00</td> <td>1.0000</td> <td>0.9820</td> <td>4200</td> <td>100</td> <td></td> <td>206,224</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.11 Total Acres</td> <td>Total Est. Land Value = 206,224</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	50.00	93.00	1.0000	0.9820	4200	100		206,224	50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 206,224
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
A50' @ 4200/FF	50.00	93.00	1.0000	0.9820	4200	100		206,224																					
50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 206,224																					

Tax Description	Public Improvements	Description	Rate	Size	% Good	Cash Value
. LOT 31 BIRCHAVEN BEACH.	X	Dirt Road				
Comments/Influences	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	6.16	65	0	0
	X	Sewer	23.41	160	94	3,521
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				

Topography of Site	Description	Rate	Size	% Good	Cash Value
X Level	D/W/P: 3.5 Concrete	6.16	65	0	0
X Rolling	Wood Frame	23.41	160	94	3,521
X Low	Residential Local Cost Land Improvements				
X High	Description	Rate	Size	% Good	Cash Value
X Landscaped	LAND IMPROVE 1000	1,000.00	1	95	950
X Swamp	Total Estimated Land Improvements True Cash Value = 4,471				
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	103,100	43,700	146,800			65,418C
2023	61,400	41,600	103,000			62,303C
2022	62,500	37,600	100,100			59,337C
2021	55,000	38,600	93,600			57,442C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Exterior Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1958		Remodeled 0			Ex	X	Ord									
Condition: Average			Trim & Decoration													
Room List			Size of Closets													
	Basement 1st Floor 2nd Floor Bedrooms		Ex	X	Ord		Min									
(1) Exterior			Lg	X	Ord		Small									
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Doors		Solid	X	H.C.									
(2) Windows			(5) Floors		Kitchen: Other: Other:											
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 700 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		(6) Ceilings		(8) Basement											
					Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Gable Hip Flat		Gambrel Mansard Shed		(9) Basement Finish											
X	Asphalt Shingle		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support											
Chimney: Block			Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer											
					1	Public Water										
					1	Public Sewer										
						Water Well										
						1000 Gal Septic										
						2000 Gal Septic										
					Lump Sum Items:											
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1958				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 700 SF Floor Area = 700 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 700																
Total: 82,018 49,210																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,230 738				
Deck																
Treated Wood										96		2,443 1,466				
Water/Sewer																
Public Sewer										1		1,326 796				
Water Well, 100 Feet										1		5,640 3,384				
Built-Ins																
Appliance Allow.										1		1,934 1,160				
Local Cost Items																
SANITARY SEWER										1		0 0 *				
Totals:												94,591 56,754				
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:												82,861				

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



Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FROEHLICH GAIL & FROEHLIC	LAROSE RYAN & ERIN N	220,000	09/19/2017	WD	03-ARM'S LENGTH	2017-03007	PROPERTY TRANSFER	100.0
WILSON DONNA	FROEHLICH GAIL & FROEHLIC	0	02/12/2007	QC	21-NOT USED/OTHER	2007/654	DEED	0.0
THOMAS RHONDA	FROEHLICH GAIL & FROEHLIC	0	08/07/2003	QC	21-NOT USED/OTHER	2003/4890	DEED	0.0
LA DUKE SUSAN	FROEHLICH GAIL & FROEHLIC	0	07/14/2003	QC	21-NOT USED/OTHER	2003/3878	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1324 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	03/02/2018	2018-0043	100%
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LAROSE RYAN & ERIN N 11070 WILDLIFE DR SE LOWELL MI 49331	2024 Est TCV 352,689 TCV/TFA: 373.22

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50' @ 4200/FF	50.00	116.00	1.0000	1.0378	4200 100	217,938
50 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	217,938

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates			
. LOT 32 BIRCHAVEN BEACH.				Description	Rate	Size % Good	Cash Value
Comments/Influences	X	Dirt Road		D/W/P: 3.5 Concrete	6.58	157 0	0
	X	Gravel Road		Wood Frame	36.47	56 95	1,940
	X	Paved Road		Residential Local Cost Land Improvements			
	X	Storm Sewer		Description	Rate	Size % Good	Cash Value
	X	Sidewalk		LAND IMPROVE 1000	1,000.00	1 95	950
	X	Water		Total Estimated Land Improvements True Cash Value = 2,890			
	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
Level	2024	109,000	67,300	176,300			118,617C
Rolling	2023	64,900	64,300	129,200			112,969C
Low	2022	62,500	58,000	120,500			107,590C
High	2021	55,000	59,700	114,700			104,153C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
PRIVATE RD							

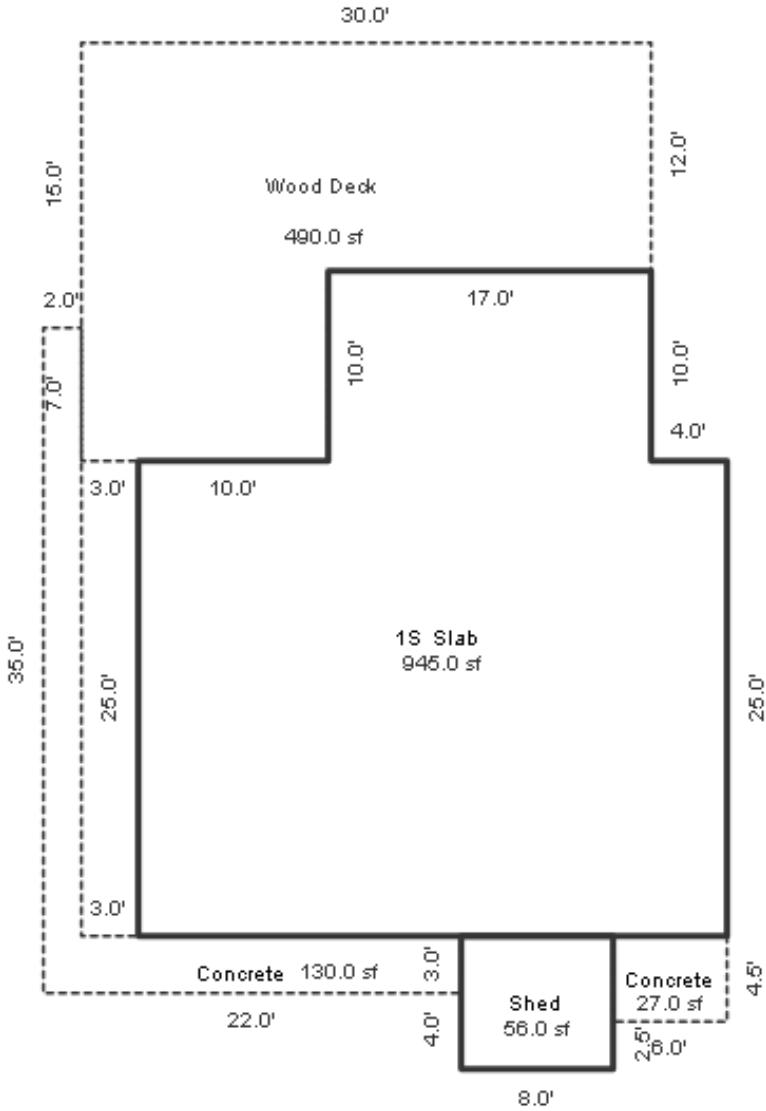


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 490	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 945 Total Base New : 138,949 Total Depr Cost: 90,316 Estimated T.C.V: 131,861		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1964		
Yr Built 1964	Remodeled 2018	Ex	X	Ord		Min	100 Amps Service			Ground Area = 945 SF Floor Area = 945 SF.						
Condition: Average		Size of Closets		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				
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Slab		945				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Average Fixture(s)		Total:		123,074 79,998		
(1) Exterior		(6) Ceilings		No. of Fixtures			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,476 959		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			Deck			Treated Wood		490		7,453 4,844		
(2) Windows		(8) Basement		Many X Ave. Few			Water/Sewer			Public Sewer		1		1,494 971		
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 945 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			Built-Ins			Appliance Allow.		1		2,766 1,798		
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		14) Water/Sewer			Local Cost Items			SANITARY SEWER		1		0 0 *		
X	Double Hung Horiz. Slide Casement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		138,949		90,316		
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Lump Sum Items:						Totals:		138,949		90,316		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed														
X	Asphalt Shingle	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.
SCHLICK DAVID R & MARIANN	SCHLICK DAVID R & MARIANN	0	01/08/2021	WD	09-FAMILY	2021-00508	PROPERTY TRANSFER	0.0
COWDREY PHILLIP E & LINDA	SCHLICK DAVID R & MARIANN	305,000	06/10/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2291	DEED	100.0
		84,900	01/01/1997	WD	33-TO BE DETERMINED	308:1180	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1314 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SCHLICK DAVID R & MARIANNE TRUST 2700 OAKWOOD DR SE GRAND RAPIDS MI 49506	MAP #:					
	2024 Est TCV 422,135 TCV/TFA: 337.17					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
				Description	Frontage	Depth	Rate %Adj. Reason	Value		
. LOT 33 BIRCHAVEN BEACH.	X			A50' @ 4200/FF	50.00	146.00	1.0000 1.0992	4200 100	230,838	
Comments/Influences				50 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	230,838	
ADD'N FOR 98 1QS TO 1HS FOR 01				Land Improvement Cost Estimates						
				Description			Rate	Size % Good	Cash Value	
	X			Fencing: Wd, Picket, 30-40			13.76	50 0	0	
	X			D/W/P: 3.5 Concrete			6.58	300 0	0	
	X			Wood Frame			26.50	156 50	2,067	
	X			Residential Local Cost Land Improvements						
				Description			Rate	Size % Good	Cash Value	
				LAND IMPROVE 1000			1,000.00	1 95	950	
				Total Estimated Land Improvements True Cash Value =						3,017



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

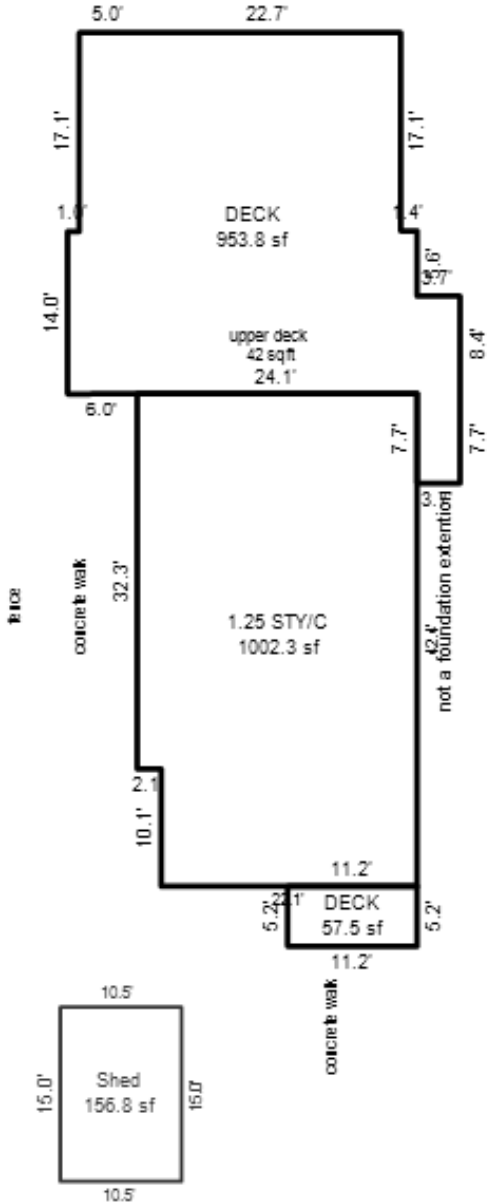
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	115,400	95,700	211,100			110,789C
TPC	12/27/2017	INSPECTED	2023	68,700	91,300	160,000			105,514C
TPC	10/27/2015	INSPECTED	2022	62,500	82,300	144,800			100,490C
TPC	04/30/2013	INSPECTED	2021	55,000	84,800	139,800			97,280C

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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 953 57 42	Type Treated Wood Treated Wood Wood Balcony	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,252 Total Base New : 184,228 Total Depr Cost: 128,959 Estimated T.C.V: 188,280			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 1970		
Yr Built 1970	Remodeled 1997	Ex	X	Ord		Min	100 Amps Service			Ground Area = 1002 SF Floor Area = 1252 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	X	H.C.	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			1.25 Story Siding Crawl Space			Total:		155,168	108,618	
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1002 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)			1		1,476	1,033	
(2) Windows		Many Avg.	X	Large Avg.	Basement			3 Fixture Bath			Deck			57		1,902	1,331
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Few		Small	(8) Basement			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Treated Wood Treated Wood			953		12,379	8,665
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(9) Basement Finish			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Balcony			42		1,711	1,198	
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support			(14) Water/Sewer			Water/Sewer			1		2,766	1,936		
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			SANITARY SEWER			Built-Ins			1		2,766	1,936	
Chimney: Metal		Totals:			Notes:			Appliance Allow. Local Cost Items			1		0	0	*		
		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TC						Totals:			184,228		128,959	188,280			

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



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

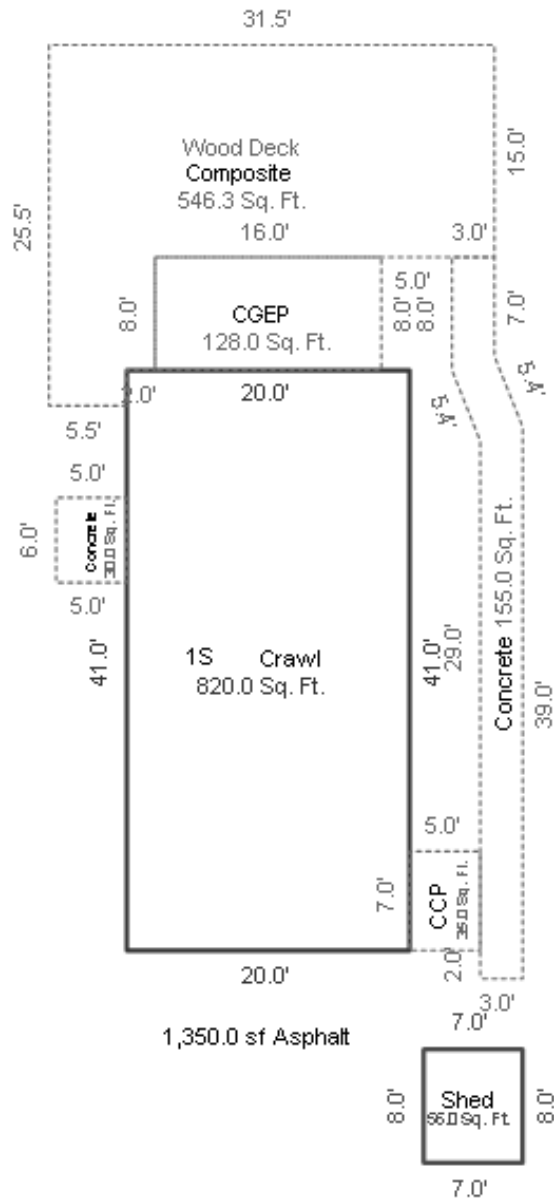
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.								
DONNER DAVID STEVEN	MERCHANT JOSHUA D & CARRI	243,700	09/21/2018	WD	03-ARM'S LENGTH	2018-03097	PROPERTY TRANSFER	100.0								
DONER LIVING TRUST	DONNER CYNTHIA APPELEGATE	0	09/05/2018	QC	09-FAMILY	2018-03094	DEED	0.0								
DONNER CYNTHIA APPELEGATE	DONNER STEVEN DONNER	0	09/05/2018	QC	09-FAMILY	201-03096	DEED	50.0								
DONNER DAVID S & CYNTHIA	DONNER LIVING TRUST	0	04/15/2016	QC	09-FAMILY	2016-01439	PROPERTY TRANSFER	0.0								
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status						
1304 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		04/11/2019		2019-0098	100%							
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 381,483 TCV/TFA: 465.22										
MERCHANT JOSHUA D & CARRIE L 2810 HARTWICK DR ROCHESTER MI 48307		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE										
Tax Description		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. LOT 34 BIRCHAVEN BEACH.		X		Dirt Road		A50' @ 4200/FF		50.00	170.00	1.0000	1.1419	4200	100		239,790	
Comments/Influences		X		Gravel Road		50 Actual Front Feet, 0.20 Total Acres		Total Est. Land Value =						239,790		
		X		Paved Road		Land Improvement Cost Estimates										
		X		Storm Sewer		Description		Rate	Size	% Good	Cash Value					
		X		Sidewalk		Dock: Light posts		42.92	240	0	0					
		X		Water		D/W/P: Asphalt Paving		3.10	1350	0	0					
		X		Sewer		D/W/P: 3.5 Concrete		6.58	185	0	0					
		X		Electric		Wood Frame		36.47	56	50	1,021					
		X		Gas		Residential Local Cost Land Improvements										
		X		Curb		Description		Rate	Size	% Good	Cash Value					
		X		Street Lights		LAND IMPROVE 1000		1,000.00	2	95	1,900					
		X		Standard Utilities		Total Estimated Land Improvements True Cash Value =									2,921	
		X		Underground Utils.												
		X		Topography of Site												
		X		Level												
		X		Rolling												
		X		Low												
		X		High												
		X		Landscaped												
		X		Swamp												
		X		Wooded												
		X		Pond												
		X		Waterfront												
		X		Ravine												
		X		Wetland												
		X		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
		X		PRIVATE RD		2024	119,900	70,800	190,700							
		X		Who		2023	71,400	67,600	139,000							
		X		When		2022	62,500	61,000	123,500							
		X		What		2021	55,000	62,900	117,900							
		X		TPC 09/17/2019 INSPECTED											122,358C	
		X		TPC 05/06/2018 INSPECTED											116,532C	
		X		TPC 12/27/2017 INSPECTED											110,983C	
		X		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan											107,438C	



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 128 35 546	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 820 Total Base New : 146,231 Total Depr Cost: 95,049 Estimated T.C.V: 138,772			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 820 SF Floor Area = 820 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1960						
Yr Built 1960	Remodeled 2019	Ex	X Ord	Min	No./Qual. of Fixtures Ex. X Ord. Min			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Condition: Average		Size of Closets		No. of Elec. Outlets Many X Ave. Few			(13) Plumbing			1 Story	Siding	Slab	820	108,375	70,444	
Room List		Doors	Solid	X H.C.	(12) Electric 100 Amps Service			Other Additions/Adjustments								
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(14) Water/Sewer			Plumbing									
(1) Exterior		Kitchen: Other: Other:		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			Porches									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Deck									
(2) Windows		(7) Excavation		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Treated Wood Water/Sewer Public Sewer Water Well, 50 Feet									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 820 S.F. Height to Joists: 0.0	Lump Sum Items:			Built-Ins									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Fireplaces			Appliance Allow.									
(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			Exterior 1 Story									
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish	Lump Sum Items:			Local Cost Items SANITARY SEWER									
X	Asphalt Shingle	(10) Floor Support		Notes:			Totals:			1	0	0	146,231	95,049		
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			Totals:			1	0	0	146,231	95,049		

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER THOMAS & DAMIA	KINEY CAROL LEE	200,000	11/21/2014	WD	03-ARM'S LENGTH	2014-03891	PROPERTY TRANSFER	100.0
SCOTT MICHAEL J & KATHLEE	WALKER THOMAS & DAMIA	205,000	09/16/2011	WD	03-ARM'S LENGTH	2011-02915	PROPERTY TRANSFER	100.0
		15,000	02/01/1998	WD	33-TO BE DETERMINED	03-0:5361	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1284 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
KINEY CAROL LEE 55205 S 8 MILE RD NORTHVILLE MI 48167-9158	MAP #:					
	2024 Est TCV 380,675 TCV/TFA: 566.48					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors * LOTS 35, 36, W 25' OF 37			
			Description	Frontage	Depth	Rate %Adj. Reason Value
			B 80'@ 2500/	125.00	170.00	0.9146 1.0460 2500 100 298,949
			125 Actual Front Feet, 0.49 Total Acres			Total Est. Land Value = 298,949

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
LOTS 35, 36 & 37 EXC W'LY 25 FT OF LOT 37. (0*1998) BIRCHAVEN BEACH.		Dirt Road			
		Gravel Road			
		Paved Road			
		Storm Sewer			
		Sidewalk			
2011MLS21101253\$229,900:5/3/11		Water	5.78	75 0	0
35/50 BY 178, 50 X 190, AND 25 BY 190	X	Sewer	27.81	64 95	1,691
98 SPLIT W 25' LOT 37 TO 038 FOR 99	X	Electric			
	X	Gas			
	X	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							
		Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
	X	PRIVATE RD	2024	149,500	40,800	190,300			111,220C

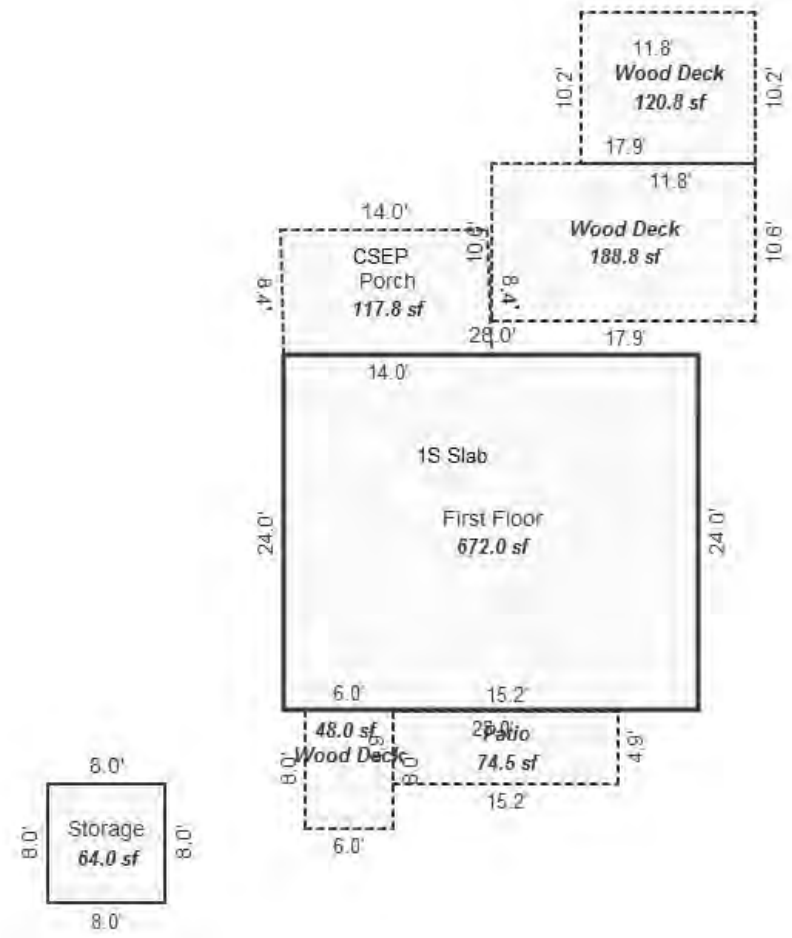
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017 INSPECTED			2023	119,600	39,000	158,600			105,924C
TPC 04/29/2013 INSPECTED			2022	67,600	35,200	102,800			100,880C
			2021	67,600	36,300	103,900			97,658C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame		(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							117 CSEP (1 Story) 118 Treated Wood 120 Treated Wood 48 Treated Wood		
	Building Style: 1S		Drywall Paneled											
	Yr Built 1952	Remodeled 0	Plaster Wood T&G											
	Condition: Average		Trim & Decoration											
	Room List		Ex X Ord Min											
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets											
	(1) Exterior		Lg Ord X Small											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Doors Solid X H.C.											
	(2) Windows		(5) Floors											
X	Many Avg. Few X Avg. Small		Kitchen: Other:											
X	Wood Sash Metal Sash Vinyl Sash		Other:											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(6) Ceilings											
	(3) Roof		No./Qual. of Fixtures											
X	Gable Hip Flat	Gambrel Mansard Shed	Ex. X Ord. Min											
X	Asphalt Shingle		No. of Elec. Outlets											
	Chimney: Block		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 1000 Gal Septic 2000 Gal Septic											
			Lump Sum Items:											
			(10) Floor Support											
			Joists: Unsupported Len: Ctr.Sup:											
			(12) Electric											
			100 Amps Service											
			(17) Garage											
			Central Air Wood Furnace											
			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55											
			Building Areas											
			Stories Exterior Foundation Size Cost New Depr. Cost											
			1 Story Siding Slab 672 Total: 76,273 41,951											
			Other Additions/Adjustments											
			Plumbing											
			Average Fixture(s)											
			1 1,025 564											
			Porches											
			CSEP (1 Story)											
			117 4,473 2,460											
			Deck											
			Treated Wood											
			118 2,778 1,528											
			Treated Wood											
			120 2,815 1,548											
			Treated Wood											
			48 1,656 911											
			Water/Sewer											
			Public Sewer											
			1 1,175 646											
			Water Well, 50 Feet											
			1 2,498 1,374											
			Built-Ins											
			Appliance Allow.											
			1 1,638 901											
			Fireplaces											
			Interior 1 Story											
			1 4,129 2,271											
			Local Cost Items											
			SANITARY SEWER											
			1 0 0 *											
			Totals: 98,460 54,154											
			Notes:											
			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 79,065											

*** 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.
COWLBECK DAVID R & CONSTA	CHECINSKI ANDREZ J & MARL	223,500	04/21/2011	WD	03-ARM'S LENGTH	2011-01425	PROPERTY TRANSFER	100.0
NOLES ROBERT E & ANITA (H	COWLBECK DAVID R & CONSTA	250,335	01/22/2008	WD	03-ARM'S LENGTH	2008/227	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1264 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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CHECINSKI ANDREZ J & MARLOGORZATA 1544 S BIRCHAVEN BEACH DR LAKE CITY MI 49651	2024 Est TCV 399,959 TCV/TFA: 370.33					
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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B 80'@ 2500/	50.00	184.00	1.0000	1.0584	2500	100		132,305
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B 80'@ 2500/	25.00	184.00	1.0000	1.0584	2500	100		66,153
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75 Actual Front Feet, 0.32 Total Acres								Total Est. Land Value =	198,458
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Land Improvement Cost Estimates								
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Description	Rate	Size	% Good	Cash Value
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Dock: Light posts	42.92	256	0	0
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Wood Frame	35.08	64	74	1,661
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Residential Local Cost Land Improvements				
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Description	Rate	Size	% Good	Cash Value
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LAND IMPROVE 2500	2,500.00	1	95	2,375
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Total Estimated Land Improvements True Cash Value =				4,036
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Topography of Site				
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Level	
-------	--

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

Low	
-----	--

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

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

Swamp	
-------	--

Wooded	
--------	--

Pond	
------	--

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

Ravine	
--------	--

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

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

X PRIVATE RD	
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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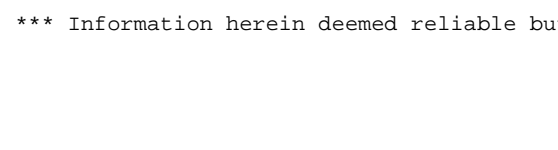
2024	99,200	100,800	200,000			139,447C
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2023	79,400	96,200	175,600			132,807C
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2022	76,100	86,800	162,900			126,483C
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2021	76,100	89,400	165,500			122,443C
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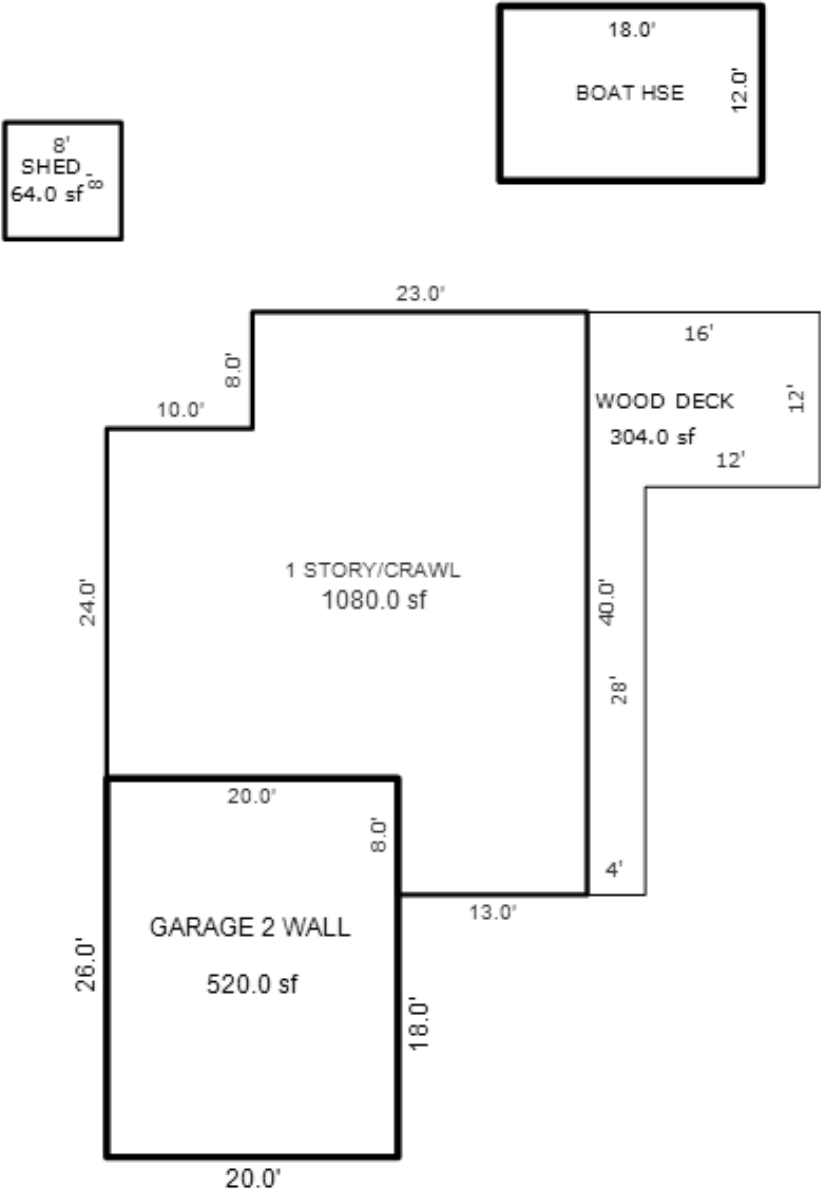
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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough		Gas	Oil	X Elec.	1	Appliance Allow.	Interior 1 Story Interior 2 Story 2nd/Same Stack		Area	Type	Year Built: 1966 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: 520 % Good: 0 Storage Area: 200 No Conc. Floor: 0			
	Mobile Home	Insulation		Wood	Coal	Steam									304	Treated Wood
	Town Home	0	Front Overhang		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater						1	Wood Stove Direct-Vented Ga	Class: C Effec. Age: 30 Floor Area: 1,080 Total Base New : 193,214 Total Depr Cost: 135,250 Estimated T.C.V: 197,465			
Duplex	0	Other Overhang		X			Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		E.C.F. X 1.460						Bsmnt Garage: Carport Area: Roof:	
A-Frame		(4) Interior		No Heating/Cooling			Central Air Wood Furnace			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 1966		
X Wood Frame		Drywall	Plaster		(12) Electric			200 Amps Service			No. of Elec. Outlets		Ground Area = 1080 SF Floor Area = 1080 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
Building Style: 1S		Paneled	Wood T&G		No. of Elec. Outlets			Many X Ave. Few			(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Yr Built 1966 Remodeled 2009		Trim & Decoration		No./Qual. of Fixtures			Ex. X Ord. Min			1 Average Fixture(s)			1 Story Siding Crawl Space 1,080		Total: 143,002 100,101	
Condition: Average		Size of Closets		200 Amps Service			Ex. X Ord. Min			1 3 Fixture Bath			Other Additions/Adjustments		Plumbing	
Room List		Doors		Central Air Wood Furnace			Ex. X Ord. Min			1 2 Fixture Bath			Average Fixture(s)		1 1,476 1,033	
Basement		(5) Floors		(12) Electric			Ex. X Ord. Min			1 2 Fixture Bath			Deck		Treated Wood 304 5,445 3,811	
1st Floor		Kitchen:		200 Amps Service			Ex. X Ord. Min			1 2 Fixture Bath			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)	
2nd Floor		Other:		No./Qual. of Fixtures			Ex. X Ord. Min			1 2 Fixture Bath			Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)		Base Cost 520 23,161 16,213	
2 Bedrooms		Other:		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Storage Over Garage 200 2,748 1,924		Common Wall: 1 Wall 1 -2,686 -1,880	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Water/Sewer		Public Sewer 1 1,494 1,046	
Wood/Shingle		(7) Excavation		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Water Well, 50 Feet		Built-Ins	
Aluminum/Vinyl		Basement: 0 S.F.		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Appliance Allow.		1 2,766 1,936	
Brick		Crawl: 1080 S.F.		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Fireplaces		Wood Stove 1 2,551 1,786	
Insulation		Slab: 0 S.F.		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Local Cost Items		SANITARY SEWER 1 0 0 *	
(2) Windows		Height to Joists: 0.0		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			Totals:		193,214 135,250	
Many Avg. X Avg. Large		(8) Basement		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath			<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>			
Avg. X Avg. Small		Conc. Block		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Wood Sash		Poured Conc.		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Metal Sash		Stone		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Vinyl Sash		Treated Wood		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Double Hung		Concrete Floor		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Horiz. Slide Casement		(9) Basement Finish		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Double Glass		Recreation SF		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Patio Doors		Living SF		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Storms & Screens		Walkout Doors (B)		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
(3) Roof		No Floor SF		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Gable		Walkout Doors (A)		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Hip		Recreation SF		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Flat		Living SF		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
X Asphalt Shingle		Walkout Doors (A)		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
Chimney: Metal		(10) Floor Support		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
		Joists:		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
		Unsupported Len:		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						
		Cntr.Sup:		No. of Elec. Outlets			Ex. X Ord. Min			1 2 Fixture Bath						

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		187,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:2572	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1254 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 428,820 TCV/TFA: 320.49					

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			* Factors *							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
			A50' @ 4200/FF	50.00	179.00	1.0000 1.1567	4200 100		242,903	
			50 Actual Front Feet, 0.20 Total Acres						Total Est. Land Value =	242,903

Tax Description		Public Improvements	Land Improvement Cost Estimates					
. LOT 39 BIRCHAVEN BEACH.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value	
Comments/Influences		Gravel Road	D/W/P: 3.5 Concrete	6.16	120	0	0	
	X	Paved Road	Wood Frame	34.90	36	94	1,181	
	X	Storm Sewer	Wood Frame	29.96	72	94	2,028	
	X	Sidewalk	Residential Local Cost Land Improvements					
		Water	Description	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 =					5,634
	X	Gas						
		Curb						
		Street Lights						
		Standard Utilities						
		Underground Utils.						

Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level		2024	121,500	92,900	214,400			108,984C
Rolling		2023	72,300	88,700	161,000			103,795C
Low		2022	62,500	80,100	142,600			98,853C
High	X	2021	55,000	82,400	137,400			95,696C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X							
Ravine								
Wetland								
Flood Plain								
PRIVATE RD	X							

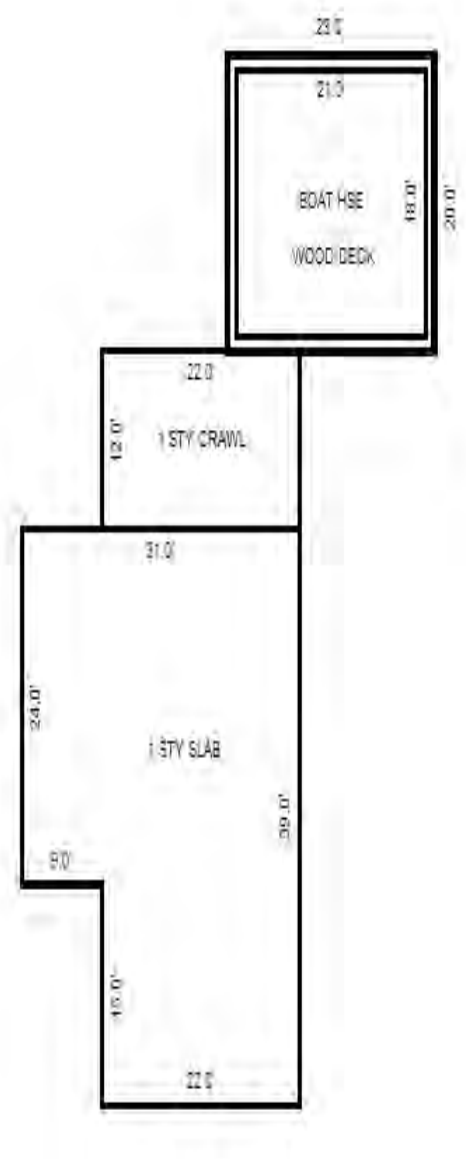


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*** Information herein deemed reliable but not guaranteed***

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	X	Eavestrough Insulation	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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 378	Type Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 460 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,338 Total Base New : 181,028 Total Depr Cost: 123,481 Estimated T.C.V: 180,283		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1338 SF Floor Area = 1338 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD Blt 1968			
Yr Built 1968	Remodeled 1994	Ex	X	Ord	Min	100 Amps Service			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Average Fixture(s)			144,261		99,583		
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story Siding Slab 1,074			264				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			1 Story Siding Crawl Space			Total: 144,261		99,583		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Average Fixture(s)			1,230		799		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 264 S.F. Slab: 1074 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s)			1,230		799		
X	Insulation	(8) Basement		Basement Finish			(14) Water/Sewer			Deck Treated Wood			378		6,146		
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost			460		17,839		
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:			Water/Sewer Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER			1		1,934		
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Notes:			Built-Ins Appliance Allow. Fireplaces Exterior 1 Story Local Cost Items SANITARY SEWER			1		5,707		
X	Asphalt Shingle	(11) Roof		Chimney: Metal			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			Totals:			181,028		123,481		
X	Gable Hip Flat	Gambrel Mansard Shed	(12) Roof		Lump Sum Items:			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:			Totals:			181,028		123,481	

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RIETSEMA KLAAS & KATHY	HAMILTON JOE & AMY	135,000	10/22/2020	WD	03-ARM'S LENGTH	2020-03300	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HAMILTON JOE & AMY 4205 MICHIGAN ST NE GRAND RAPIDS MI 49512	MAP #:					
	2024 Est TCV 250,221					

	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				A50' @ 4200/FF	50.00	175.00	1.0000 1.1502	4200 100		241,534
				50 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		241,534

Tax Description	X	Dirt Road	Land Improvement Cost Estimates				
. LOT 40 BIRCHAVEN BEACH.		Gravel Road	Description	Rate	Size % Good	Cash Value	
Comments/Influences		Paved Road	Water	20.82	320 94	6,262	
1858708\$129,900 40 & 40A		Storm Sewer	Residential Local Cost Land Improvements				
SEE ADJACENT GARAGE SIZE PARCEL ACCROSS THE ROAD 010-018-99	X	Sidewalk	Description	Rate	Size % Good	Cash Value	
	X	Water	LAND IMPROVE 2500	2,500.00	1 97	2,425	
	X	Sewer	Total Estimated Land Improvements True Cash Value =				8,687
	X	Electric					
	X	Gas					
		Curb					
		Street Lights					
		Standard Utilities					
		Underground Utils.					



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Topography of Site								
Level								
X Rolling								
Low								
High								
Landscaped								
Swamp								
X Wooded								
Pond								
X Waterfront								
Ravine								
Wetland								
Flood Plain								
X PRIVATE RD	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value	
Who	When	What	2024	120,800	4,300	125,100	64,827C	
TPC 12/27/2017 INSPECTED	2023	71,900	4,100	76,000			61,740C	
TPC 04/30/2013 INSPECTED	2022	55,000	3,800	58,800			58,800S	
	2021	55,000	3,700	58,700			58,700S	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
BARNOWSKI RUTH M TRUST	SEYMOUR JASON & SHARON	215,000	09/05/2014	WD	03-ARM'S LENGTH	2014-03078	PROPERTY TRANSFER	100.0									
BARNOWSKI RUTH M TRUST*	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	21-NOT USED/OTHER	2009/4029	DEED	0.0									
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	21-NOT USED/OTHER	2008/3646	DEED	100.0									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
1228 S BIRCHAVEN BEACH DR		School: LAKE CITY AREA SCHOOL DIST		MISSING PERMIT		12/19/2014		2014-9996	100%								
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 370,839 TCV/TFA: 223.80											
SEYMOUR JASON & SHARON 56713 APPLE CREEK DR WASHINGTON MI 48094		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
Tax Description		Public Improvements			* Factors *		LOTS 41 & PRT OF 42										
LOTS 41 & PART OF LOT 42 BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND CO, PLAT NO 1 SEC10 T22N R8W DESC TO-WIT: COMM AT SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; TH S29 DEG 53'24" E 59.5 FT ALONG THE WESTERLY LINE OF PLAT TO POB TH N24DEG28'04"E 152.62 FT TO POINT ON NORTHERLY LINE OF SAID PLAT TH N85DEG01'18"E 40.05 FT ALONG SAID NORTHERLY PLAT LINE TH S35DEG08'00"E 84.10 FT ALONG SAID PLAT LINE TO NORTHEASTERLY CNR COMMON TO LOTS 40 & 41 OF SAID PLAT TH S47DEG03'11"W 172.5 FT ALONG		X	Dirt Road			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value			
		X	Gravel Road			C 100' @1300/FF	100.00	148.99	1.0000	1.0873	1300	100		141,354			
		X	Paved Road			100 Actual Front Feet,	0.34	Total Acres					Total Est. Land Value =	141,354			
		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		400 0		0			
		X	Sewer			Residential Local Cost Land Improvements											
		X	Electric			Description				Rate		Size % Good		Cash Value			
		X	Gas			LAND IMPROVE 1000				1,000.00		2 95		1,900			
		X	Curb			Total Estimated Land Improvements True Cash Value = 1,900											
		X	Street Lights								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		X	Standard Utilities								2024	70,700	114,700	185,400			137,075C
		X	Underground Utils.								2023	57,200	109,600	166,800			130,548C
		X	Topography of Site								2022	65,000	98,800	163,800			124,332C
		X	Level								2021	60,900	101,900	162,800			120,361C
		X	Rolling								Who When What						
		X	Low			TPC 12/27/2017 INSPECTED						TPC 10/27/2015 INSPECTED					
		X	High			TPC 10/20/2014 INSPECTED											
		X	Landscaped														
		X	Swamp														
		X	Wooded														
		X	Pond														
		X	Waterfront														
		X	Ravine														
		X	Wetland														
		X	Flood Plain														
		X	PRIVATE RD														

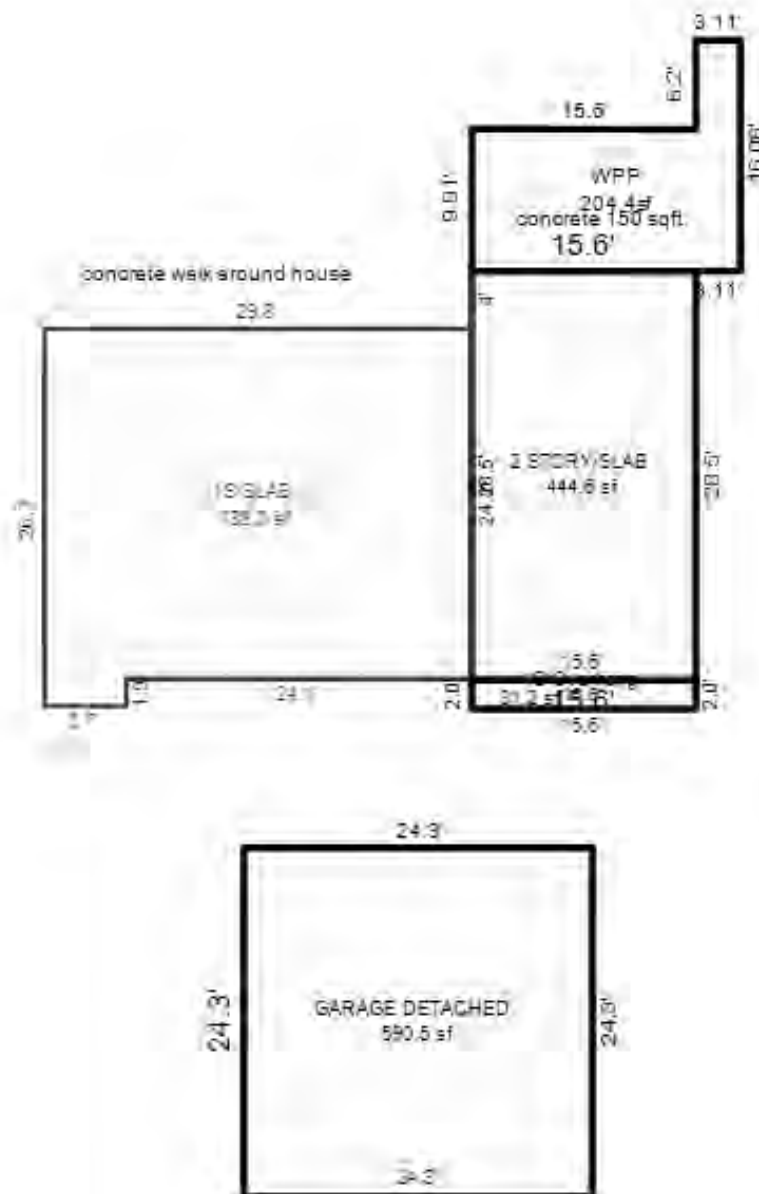


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X 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 1 Exterior 1 Story 1 Exterior 2 Story 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 204	Type WPP	Year Built: 1987 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: 590 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		Central Air Wood Furnace		Class: C Effec. Age: 35 Floor Area: 1,657 Total Base New : 239,817 Total Depr Cost: 155,880 Estimated T.C.V: 227,585		E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.25S		X	Drywall Paneled		Plaster Wood T&G									
Yr Built 1960 198		Remodeled 2015		Ex	X Ord	Min								
Condition: Average		Size of Closets		Lg	X Ord	Small								
Room List		Doors	Solid	X	H.C.									
	Basement 6 1st Floor 2 2nd Floor 5 Bedrooms	(5) Floors		(12) Electric										
(1) Exterior			Kitchen: Other: Other:	100	Amps Service									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No./Qual. of Fixtures		Ex.	X Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C	Blt 1960	
(2) Windows		(7) Excavation		No. of Elec. Outlets		Many	X Ave.	Few	(11) Heating System: Electric Baseboard					
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1182 S.F. Height to Joists: 0.0					Ground Area = 1182 SF Floor Area = 1657 SF.					
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		2 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish					Building Areas					
(3) Roof		(10) Floor Support		(13) Plumbing					Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer					1 Story	Siding	Slab	738		
X	Asphalt Shingle			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic					2 Story	Siding	Slab	444		
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:					1 Story	Siding	Overhang	31		
									Other Additions/Adjustments					
									Plumbing					
									Average Fixture(s)					
									3 Fixture Bath					
									Porches					
									WPP		204	4,594	2,986	
									Garages					
									Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
									Base Cost		590	22,656	14,726	
									Water/Sewer					
									Public Sewer		1	1,494	971	
									Water Well, 50 Feet		1	2,686	1,746	
									Fireplaces					
									Exterior 1 Story		1	6,513	4,233	
									Prefab 1 Story		1	2,592	1,685	
									Local Cost Items					
									SANITARY SEWER		1	0	0	*
									Totals:			239,817	155,880	
									Notes: 2015 REPLACE DECKS WITH 200+SQFT DECK & CONCRETE WALKS, PAINT, INTERIOR REF					
									ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:				227,585	

*** 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.
BARNOWSKI RUTH TRUST	UELAND STEVE & KELLY	80,000	01/22/2013	WD	03-ARM'S LENGTH	2013-00240 WD	PROPERTY TRANSFER	100.0
BARNOWSKI RUTH TRUST *	BARNOWSKI WALTER J & MARK	0	06/24/2009	QC	21-NOT USED/OTHER	2009/4029	DEED	0.0
BARNOWSKI RUTH (DECEASED)	BARNOWSKI WALTER J & KENN	0	10/06/2008	QC	21-NOT USED/OTHER	2008/3646	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1220 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/24/2015	2015-0466	100%

Owner's Name/Address	MAP #:
UELAND STEVE & KELLY 3713 ATWTER HILLS COURT GRAND RAPIDS MI 49525	2024 Est TCV 556,478 TCV/TFA: 262.61

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors *

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
PART OF LOTS 42 & 43, OF THE RECORDED PLAT OF BIRCHAVEN BEACH UNIT OF MISSAUKEE LAKES LAND COMPANY, PLAT NO. 1, SEC10T22N RBW DESC TO-WIT: BEG AT THE SOUTHERLY CNR COMMON TO LOTS 43 & 44 OF SAID PLAT; THENCE N14DEG36'23"W 80.07 FT ALONG THE NORTHERLY CNR COMMON TO SAID LOT 43 & 44 TH N85DEG01'18"E 113.48 FT ALONG NORTHERLY LINE OF SAID PLAT; TH S24DEG28'04"W 152.62 FT TO A PT ON WESTERLY LINE OF BIRCHAVEN BEACH DR OF SAID PLAT; TH N29DEG53'24"W 59.50 FT ALONG SAID WESTERLY LINE TO POB. 2011 ASSESSMENT AND PRIOR YEARS AS: LOT 43 BIRCHAVEN BEACH.	Dirt Road	95.32	152.62	1.0000	1.0928	1300	100		135,421
	X Paved Road	113 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	135,421

X Improved	Description	Rate	Size	% Good	Cash Value
X	Water	8.18	655	0	0
X	Sewer	6.97	186	0	0
X	Electric	Residential Local Cost Land Improvements			
X	Gas	Residential Local Cost Land Improvements			
	Curb	LAND IMPROVE 5000			
	Street Lights	5,000.00	1	95	4,750
	Standard Utilities	Total Estimated Land Improvements True Cash Value =			
	Underground Utils.	4,750			

Topography of Site
Level

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

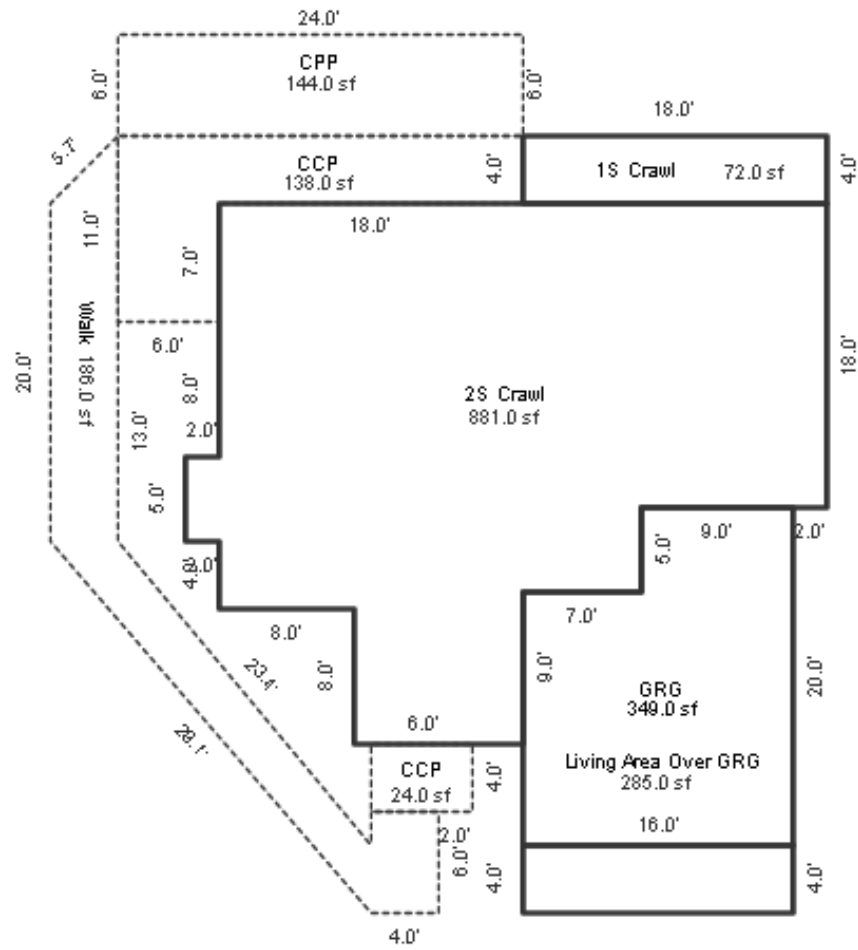
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	67,700	210,500	278,200			203,706C
2023	54,700	209,800	264,500			194,006C
2022	50,300	189,200	239,500			184,768C
2021	38,600	195,100	233,700			178,866C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage									
X	Single Family	Eavestrough Insulation	0 Front Overhang 0 Other Overhang	Gas	Oil	Elec.	1 Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 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	144 CPP 138 CCP (1 Story) 24 CCP (1 Story)	Area	Type	Year Built: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 349 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:									
	Mobile Home																						
	Town Home																						
	Duplex	(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 9 Floor Area: 2,119 Total Base New : 313,340 Total Depr Cost: 285,142 Estimated T.C.V: 416,307									E.C.F. X 1.460								
	A-Frame	Drywall	Plaster																				
	Wood Frame	Paneled	Wood T&G																				
	Building Style: 2S	Trim & Decoration																					
	Yr Built 2015	Ex	Ord	Min																			
	Remodeled 0	Size of Closets																					
	Condition: Average	Lg	Ord	Small																			
Room List	Doors	Solid	H.C.																				
Basement	(5) Floors			X Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 2S (11) Heating System: Forced Heat & Cool Ground Area = 953 SF Floor Area = 2119 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91 Building Areas	Stories Exterior Foundation Size Cost New Depr. Cost	270,005	245,707													
1st Floor	(6) Ceilings										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 1,476 1,343 1 4,646 4,228	2,771 2,522 3,778 3,438 1,208 1,099										
2nd Floor	(7) Excavation				(13) Plumbing	Plumbing								Average Fixture(s)	1 1,476 1,343	1 4,646 4,228							
4 Bedrooms	(8) Basement																1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	1 1,494 1,360 1 5,808 5,285	2,766 2,517				
(1) Exterior	(9) Basement Finish																			Lump Sum Items:	Fireplaces	1 3,021 2,749	
Wood/Shingle	(10) Floor Support																						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>
Aluminum/Vinyl	Recreation SF																						
Brick	Living SF																						
Insulation	Walkout Doors (B)																						
(2) Windows	No Floor SF																						
Many Avg. Few	Walkout Doors (A)																						
Large Avg. Small	Joists:																						
Wood Sash	Unsupported Len:																						
Metal Sash	Cntr.Sup:																						
Vinyl Sash																							
Double Hung																							
Horiz. Slide																							
Casement																							
Double Glass																							
Patio Doors																							
Storms & Screens																							
(3) Roof																							
Gable																							
Hip																							
Flat																							
Asphalt Shingle																							
Chimney:																							

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



Concrete parking 700 sqft

Concrete

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES WILLIAM B TRUST	GLASS CASEY R & JENNIFER	1	05/19/2017	QC	09-FAMILY	2017-01695	PROPERTY TRANSFER	0.0
GLASS CASEY R & JENNIFER	GLASS CASEY R & JENNIFER	0	08/28/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0
JONES WILLIAM B & VERA (D	JONES WILLIAM B TRUST	0	10/18/2000	QC	09-FAMILY	341P139	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1214 S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/27/2017	2017-0282	100%

Owner's Name/Address	MAP #:
GLASS CASEY R & JENNIFER S TRUST 10336 E BEARD ROAD BYRON MI 48418	2024 Est TCV 431,554 TCV/TFA: 334.54

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>B 80'@ 2500/</td> <td>100.00</td> <td>88.00</td> <td>0.9564</td> <td>0.9476</td> <td>2500</td> <td>100</td> <td></td> <td>226,556</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.20 Total Acres</td> <td>Total Est. Land Value = 226,556</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	B 80'@ 2500/	100.00	88.00	0.9564	0.9476	2500	100		226,556	100 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 226,556
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																					
B 80'@ 2500/	100.00	88.00	0.9564	0.9476	2500	100		226,556																					
100 Actual Front Feet, 0.20 Total Acres								Total Est. Land Value = 226,556																					

Tax Description	Public Improvements	Land Improvement Cost Estimates																									
. LOTS 44 & 45 BIRCHAVEN BEACH.	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: Patio Blocks</td> <td>15.61</td> <td>168</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>132</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>37.85</td> <td>48</td> <td>50</td> <td>908</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>908</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Patio Blocks	15.61	168	0	0	D/W/P: 4in Concrete	6.97	132	0	0	Wood Frame	37.85	48	50	908	Total Estimated Land Improvements True Cash Value =				908
Description	Rate	Size	% Good	Cash Value																							
D/W/P: Patio Blocks	15.61	168	0	0																							
D/W/P: 4in Concrete	6.97	132	0	0																							
Wood Frame	37.85	48	50	908																							
Total Estimated Land Improvements True Cash Value =				908																							

Comments/Influences	Topography of Site																										
LOTS 44 & 45	<table border="1"> <thead> <tr> <th>X Level</th> <th>Rolling</th> <th>X Low</th> <th>High</th> <th>Landscaped</th> <th>Swamp</th> <th>Wooded</th> <th>Pond</th> <th>X Waterfront</th> <th>Ravine</th> <th>Wetland</th> <th>Flood Plain</th> <th>X PRIVATE RD</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	X Level	Rolling	X Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD													
X Level	Rolling	X Low	High	Landscaped	Swamp	Wooded	Pond	X Waterfront	Ravine	Wetland	Flood Plain	X PRIVATE RD															

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	113,300	102,500	215,800			110,783C
2023	54,300	97,800	152,100			105,508C
2022	52,200	88,200	140,400			100,484C
2021	52,200	90,900	143,100			97,274C



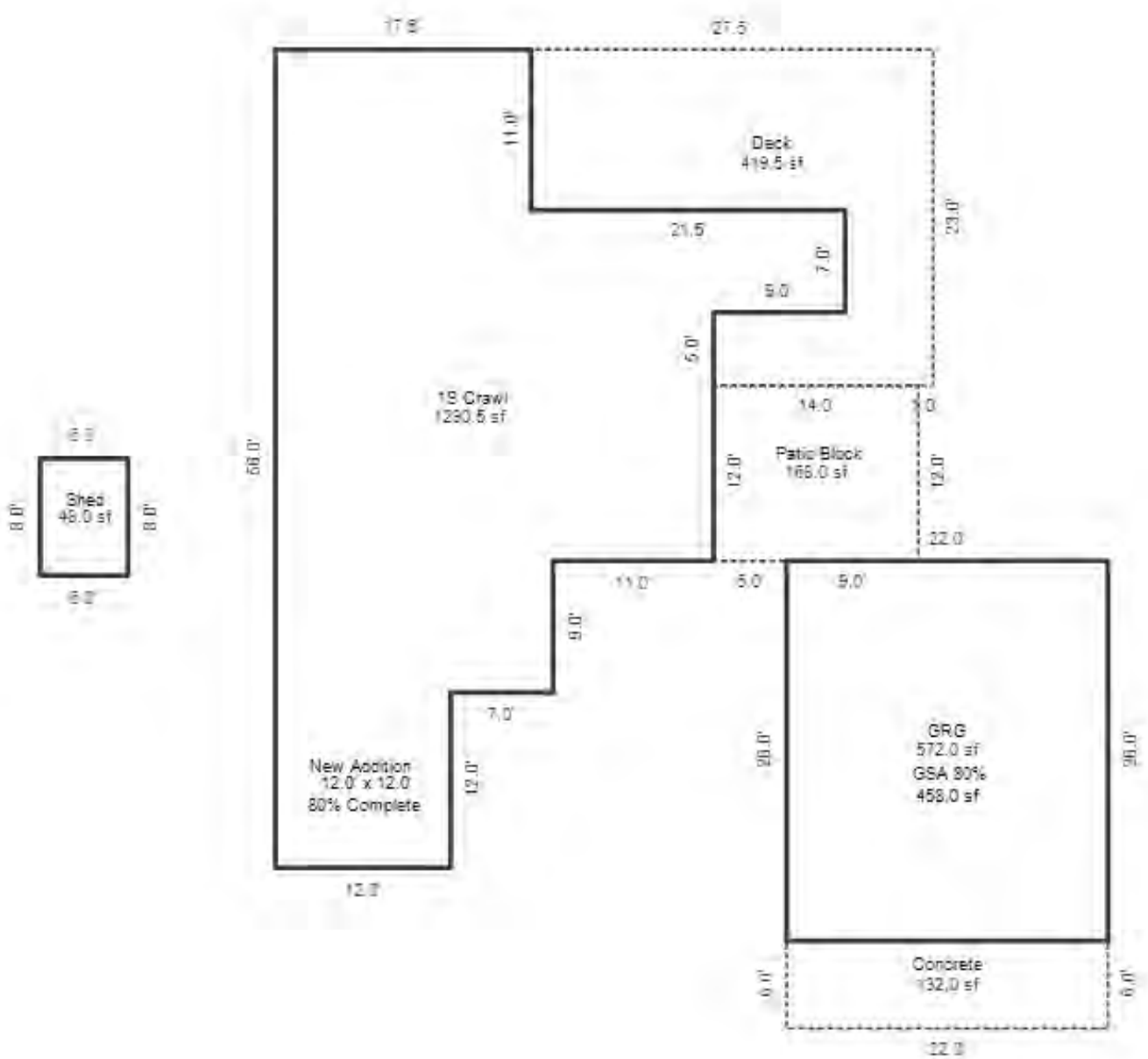
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Who	When	What	2024	2023	2022	2021
JWV	11/10/2017	INSPECTED	113,300	54,300	52,200	52,200
TPC	08/22/2016	INSPECTED	102,500	97,800	88,200	90,900
TPC	04/29/2013	INSPECTED	215,800	152,100	140,400	143,100

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 419	Type Treated Wood	Year Built: 1981 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 458 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 1,290 Total Base New : 232,973 Total Depr Cost: 139,788 Estimated T.C.V: 204,090		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1290 SF Floor Area = 1290 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60		Cls C 5 Blt 1955			
Yr Built 1955	Remodeled 2017	Ex	X Ord	Min	No. of Elec. Outlets			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost				
Condition: Average		Lg	Ord	X Small	(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			1,290 Total: 175,681 105,411				
Room List		Doors	Solid	X H.C.	(12) Electric			Other Additions/Adjustments			Plumbing				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Average Fixture(s) 3 Fixture Bath		1 1,476 886 1 4,646 2,788			
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Deck			Treated Wood		419 6,725 4,035			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. X Ord. Min			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
(2) Windows		(8) Basement		Many X Ave. Few			Water/Sewer			Base Cost		572 24,693 14,816			
X	Many Avg. X Avg. Few Small	Basement: 0 S.F. Crawl: 1290 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Public Water			Storage Over Garage		458 6,293 3,776			
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			Public Sewer			Water/Sewer		1 1,494 896 1 2,686 1,612			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water Well			Public Sewer		1 1,494 896 1 2,686 1,612			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Local Cost Items			1 0 0			
X	Asphalt Shingle Metal	Chimney:		Lump Sum Items:			SANITARY SEWER			1 0 0					
							Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:			Totals: 232,973 139,788		204,090			

*** 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.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	09-FAMILY	2010-4998WD	PROPERTY TRANSFER	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	21-NOT USED/OTHER	2008/0094	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1198 S BIRCHAVEN BEACH DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 333,493 TCV/TFA: 298.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. LOT 46 BIRCHAVEN BEACH.	X		B 80'@ 2500/	50.00	97.00	120,191
Comments/Influences			50 Actual Front Feet, 0.11 Total Acres			120,191

RAY'S NOTE: LOC ADJ..FRONTAGE MORE "BAY LIKE"	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	391 71	1,827
	X	Gravel Road	Wood Frame	32.30	80 71	1,835
	X	Paved Road	Wood Frame	27.17	140 94	3,576
	X	Storm Sewer	Residential Local Cost Land Improvements			
		Sidewalk	Description	Rate	Size % Good	Cash Value
		Water	LAND IMPROVE 2500	2,500.00	1 95	2,375
		Sewer	Total Estimated Land Improvements True Cash Value =			9,613
		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	60,100	106,600	166,700			87,092C
Rolling	2023	27,400	101,800	129,200			82,945C
Low	2022	30,000	88,900	118,900			78,996C
High	2021	30,000	91,300	121,300			76,473C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
X PRIVATE RD							

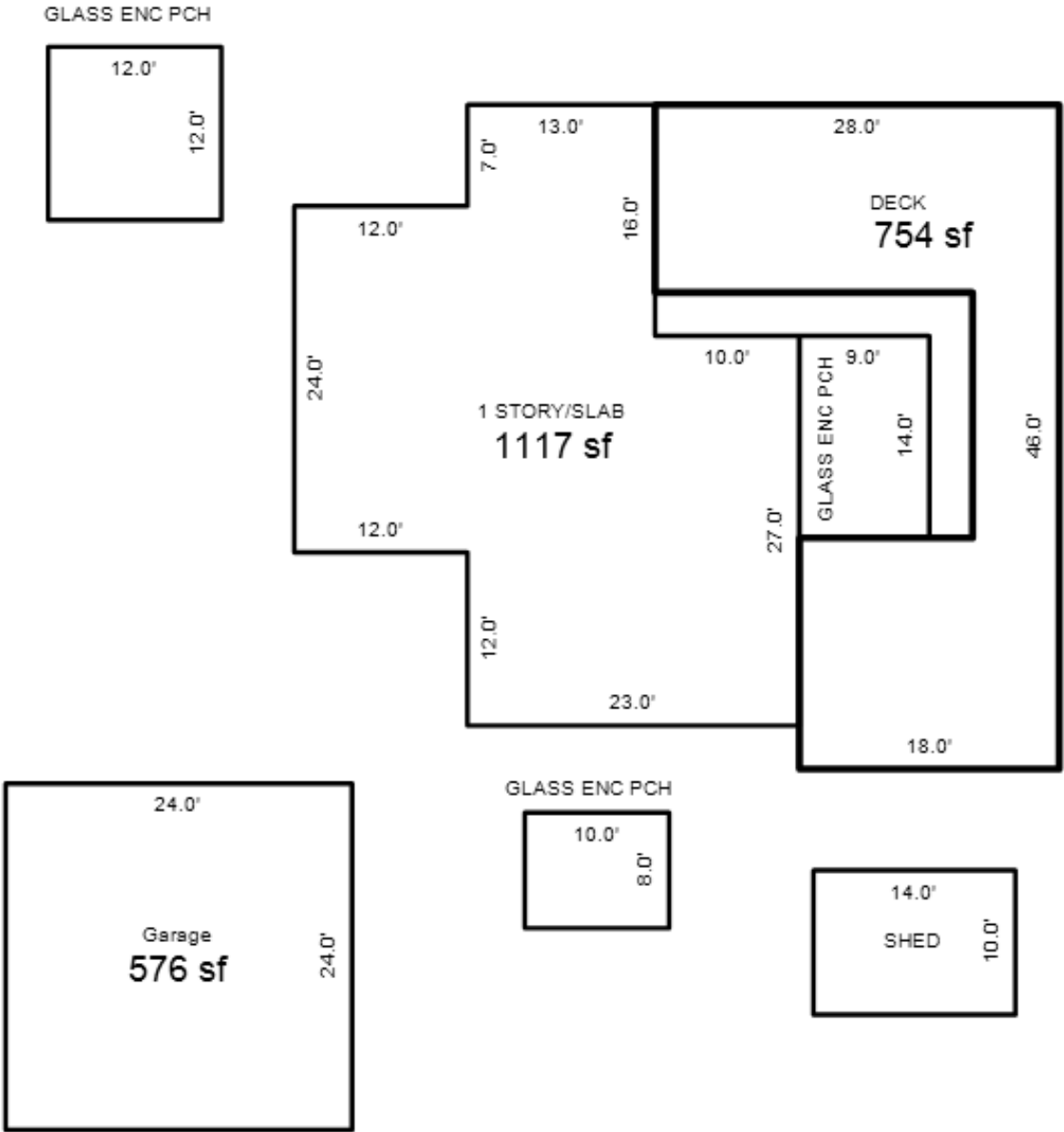
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/27/2017	INSPECTED	2023	27,400	101,800	129,200			82,945C
TPC	08/22/2016	INSPECTED	2022	30,000	88,900	118,900			78,996C
TPC	04/29/2013	INSPECTED	2021	30,000	91,300	121,300			76,473C

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

Building Type		(3) Roof (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	X	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	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: 1988 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		Drywall	Plaster Wood T&G												
Yr Built 1950		Remodeled 0		Ex	X	Ord	Min								
Condition: Average		Trim & Decoration													
Room List		Doors	Solid	X	H.C.										
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors													
(1) Exterior		Kitchen: Other: Other:													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings													
(2) Windows		(7) Excavation													
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1117 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													
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(9) Basement Finish													
Chimney: Brick		(10) Floor Support													
		Joists: Unsupported Len: Cntr.Sup:													
		(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 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
		(14) Water/Sewer													
		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic													
		Lump Sum Items:													
		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1117 SF Floor Area = 1117 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 Slab 1,117 Total: 142,764 92,797													
		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Porches CGEP (1 Story) 126 9,048 5,881 WGEP (1 Story) 144 12,210 7,936 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 576 22,285 14,485 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Exterior 1 Story 1 6,513 4,233 Deck Treated Wood 792 10,288 6,687 Local Cost Items SANITARY SEWER 1 0 0 *													
		Totals: 214,638 139,513													
		<<<<< 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.
HOWELL CAROL L TRUSTEE	HOWELL CAROL L TRUSTEE	0	10/21/2010	WD	09-FAMILY	2010-4998WD	PROPERTY TRANSFER	0.0
HOWELL THOMAS M (Deceased)	HOWELL CAROL (Surviving s	0	01/08/2008	OTH	21-NOT USED/OTHER	2008/0094	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S BIRCHAVEN BEACH DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HOWELL CAROL L TRUSTEE 1198 BIRCHAVEN BEACH DR LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 107,983					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors * LOTS 47 & 48								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			C 100' @1300/FF	50.00	86.00	1.0000	0.9688	1300	100		62,974
			BACK 50' @1200/	50.00	76.00	0.8409	0.8921	1200	100		45,009
			100 Actual Front Feet, 0.19 Total Acres						Total Est. Land Value =		107,983

Tax Description
 . LOTS 47 & 48 BIRCHAVEN BEACH.
 Comments/Influences

HOUSE DATA ON LOT 46
 LOW & SWAMPY, ESPECIALLY LOT 48

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



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Who	When	What
TPC 04/30/2021	INSPECTED	
TPC 12/27/2017	INSPECTED	
TPC 08/22/2016	INSPECTED	

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	54,000	0	54,000			34,279C
2023	42,100	0	42,100			32,647C
2022	31,100	0	31,100			31,093C
2021	30,100	0	30,100			30,100S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAMBLE JOHN C & RETA G	GAMBLE JOHN C & RETA G TR	0	07/20/2020	QC	09-FAMILY	2020-02072	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
5115 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
GAMBLE JOHN C & RETA G TRUST 20382 130TH AVE TUSTIN MI 49688	2024 Est TCV 120,625 TCV/TFA: 96.65					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				Value
			Description	Frontage	Depth	* Factors * Rate %Adj. Reason	
. SEC 35 T22N R8W LOT 1 BLUE ROAD ESTATES.	X		Dirt Road	140-Blue Road	0.00	8000 100	8,000
			Gravel Road				
Comments/Influences			IRREGULAR SHAPE				
			0.00 Total Acres Total Est. Land Value =				8,000



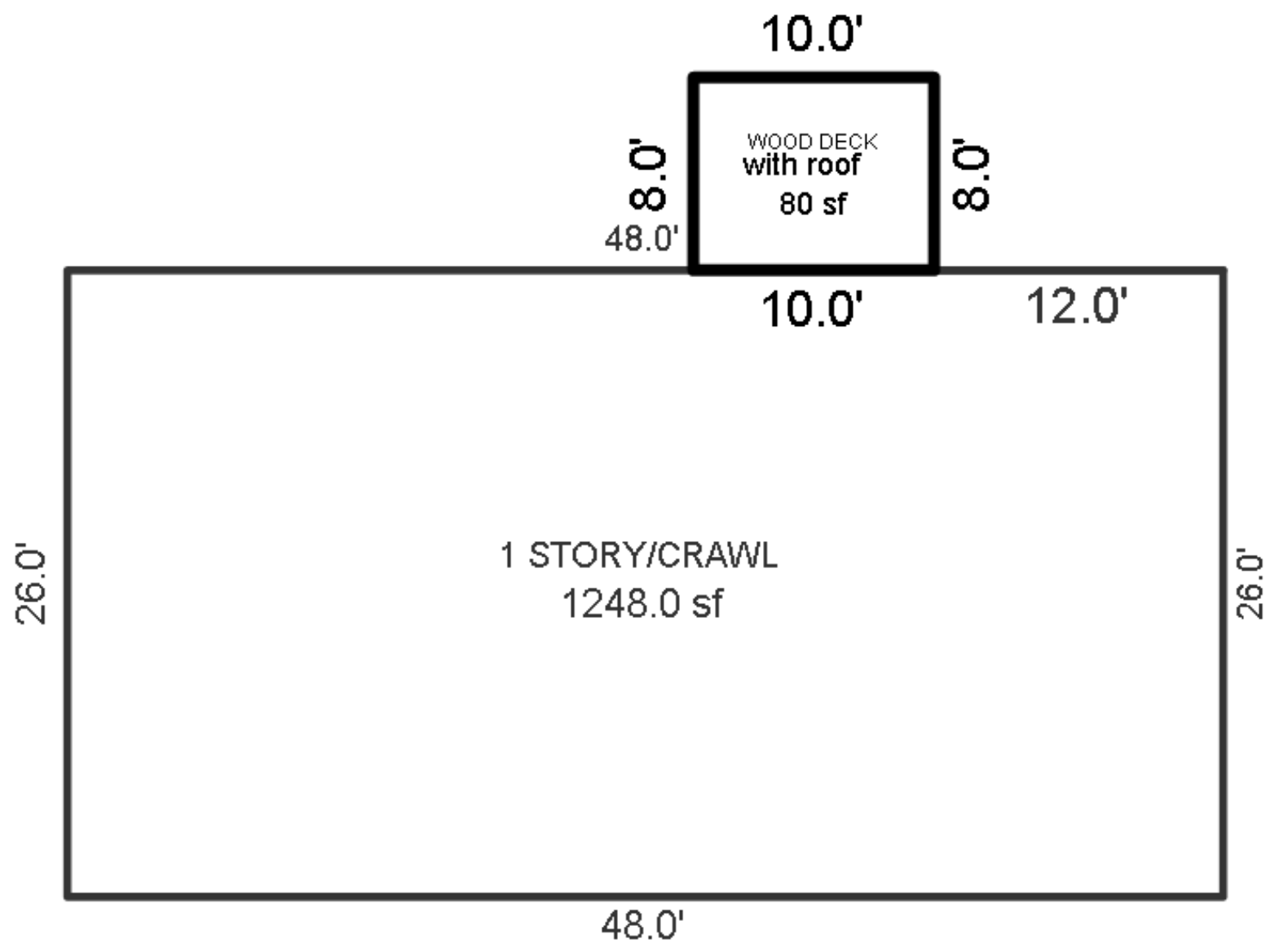
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	4,000	56,300	60,300			40,864C
X Rolling	2023	4,000	55,700	59,700			38,919C
Low	2022	3,000	50,200	53,200			37,066C
X High	2021	3,000	47,100	50,100			35,882C
Landscaped							
Swamp							
X Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 05/06/2018 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 04/08/2016 INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 80	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 25 Floor Area: 1,248 Total Base New : 161,472 Total Depr Cost: 121,102 Estimated T.C.V: 112,625		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1995					
Yr Built 1995	Remodeled 0	Ex	X	Ord	Min	200 Amps Service		(11) Heating System: Forced Air w/ Ducts		Ground Area = 1248 SF		Floor Area = 1248 SF.					
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas		Stories		Exterior			
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:		200 Amps Service		Many		X		Ave.		Few		(13) Plumbing		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings	No. of Elec. Outlets		Average Fixture(s)		1		2		3 Fixture Bath		2 Fixture Bath		Softener, Auto		
(2) Windows	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1248 S.F. Slab: 0 S.F. Height to Joists: 0.0		Softener, Manual		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		Separate Shower	
X	Wood Sash Metal Sash Vinyl Sash	(7) Excavation	Basement		1000 Gal Septic		Water Well, 50 Feet		Deck		Treated Wood w/Roof (Deck Portion)		80		2,213		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		Vent Fan		Built-Ins		Appliance Allow.		
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes: MODULAR		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv: 112,625		
X	Asphalt Shingle	(9) Basement Finish	Public Water Public Sewer Water Well		1		1000 Gal Septic		2000 Gal Septic		Totals:		161,472		121,102		
	Chimney: Metal	(10) Floor Support	Joists: Unsupported Len: Cntr.Sup:		1		1000 Gal Septic		2000 Gal Septic		Totals:		161,472		121,102		

*** 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.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	03-ARM'S LENGTH	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-1450	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. 0%					
BRONKEMA TAMARA L 10316 W FINKLE RD MC BAIN MI 49657	MAP #:					
	2024 Est TCV 8,000					

Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS									
Public Improvements			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			<Site Value C>	140-Blue Road				8000	100		8,000	
			100 Actual Front Feet, 1.07 Total Acres					Total Est. Land Value =				8,000

Tax Description
 . SEC 35 T22N R8W LOT 2 BLUE ROAD ESTATES.
 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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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	4,000	0	4,000			3,307C
2023	4,000	0	4,000			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-01450	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. 0%					
BRONKEMA TAMARA L 10316 W FINKLE RD MC BAIN MI 49657	MAP #:					
	2024 Est TCV 8,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS					
Tax Description	Public Improvements			* Factors *					
	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W LOT 3 BLUE ROAD ESTATES.	X	Dirt Road				8000	100		8,000
Comments/Influences	X	Gravel Road							
	X	Paved Road							
	X	Storm Sewer							
	X	Sidewalk							
	X	Water							
	X	Sewer							
	X	Electric							
	X	Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
	X	Landscaped							
	X	Swamp							
	X	Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,000	0	4,000			3,307C
2023	4,000	0	4,000			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-01450	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. 0%					
BRONKEMA TAMARA L 10316 W FINKLE RD MC BAIN MI 49657	MAP #: 2024 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 35 T22N R8W LOT 4 BLUE ROAD ESTATES.		X		* Factors *							
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				<Site Value C>	140-Blue Road				8000	100	8,000
						0.00	Total Acres	Total Est. Land Value =			8,000



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	4,000	0	4,000			3,307C
2023	4,000	0	4,000			3,150C
2022	3,000	0	3,000			3,000S
2021	3,000	0	3,000			3,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDIN DALE A & FAYE C	BRONKEMA TAMARA L	20,000	11/15/2019	WD	19-MULTI PARCEL ARM'S LE	2019-03549	PROPERTY TRANSFER	100.0
FREDIN DALE A & FAYE C	FREDIN DALE A & FAYE C	0	05/01/2019	QC	09-FAMILY	2019-01450	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. 0%					
BRONKEMA TAMARA L 10316 W FINKLE RD MC BAIN MI 49657	MAP #: 2024 Est TCV 8,000					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 35 T22N R8W LOT 5 BLUE ROAD ESTATES.		X		* Factors *							
Comments/Influences		X		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		X		<Site Value C>	140-Blue Road				8000	100	8,000
		X		0.00 Total Acres Total Est. Land Value = 8,000							

Dirt Road	
Gravel Road	
Paved Road	X
Storm Sewer	
Sidewalk	
Water	
Sewer	
Electric	X
Gas	X
Curb	
Street Lights	
Standard Utilities	
Underground Utils.	
Topography of Site	
Level	
Rolling	X
Low	
High	X
Landscaped	
Swamp	
Wooded	X
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	4,000	0	4,000			3,307C
TPC 05/06/2018	INSPECTED		2023	4,000	0	4,000			3,150C
TPC 12/27/2017	INSPECTED		2022	3,000	0	3,000			3,000S
			2021	3,000	0	3,000			3,000S

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

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

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7859 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 07/25/1994					
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Owner's Name/Address	MAP #:					
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FOSTER WM K	2024 Est TCV 131,044 TCV/TFA: 124.09					
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7859 W BLUE RD	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
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LAKE CITY MI 49651	Public Improvements		* Factors *			
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			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
--	--	--	-------------	----------	-------	-------------	------	-------	--------	-------

			<Site Value C> 140-Blue Road				8000	100		8,000
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				0.00	Total Acres				Total Est. Land Value =	8,000
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			Land Improvement Cost Estimates			
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			Description	Rate	Size	% Good	Cash Value
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			Metal Prefab	15.55	100	66	1,026
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			Total Estimated Land Improvements True Cash Value =				1,026
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	X Electric									
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	X Gas									
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			Curb							
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			Street Lights							
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			Standard Utilities							
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			Underground Utils.							
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			Topography of Site							
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	X Level									
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			Rolling							
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			Low							
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	X High									
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			Landscaped							
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			Swamp							
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			Wooded							
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			Pond							
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			Waterfront							
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			Ravine							
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			Wetland							
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			Flood Plain							
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			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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			2024	4,000	61,500	65,500			42,119C
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			2023	4,000	60,800	64,800			40,114C
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			2022	3,000	54,800	57,800			38,204C
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			2021	3,000	51,400	54,400			36,984C
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			Who	When	What					
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			JWV	11/26/2018	INSPECTED					
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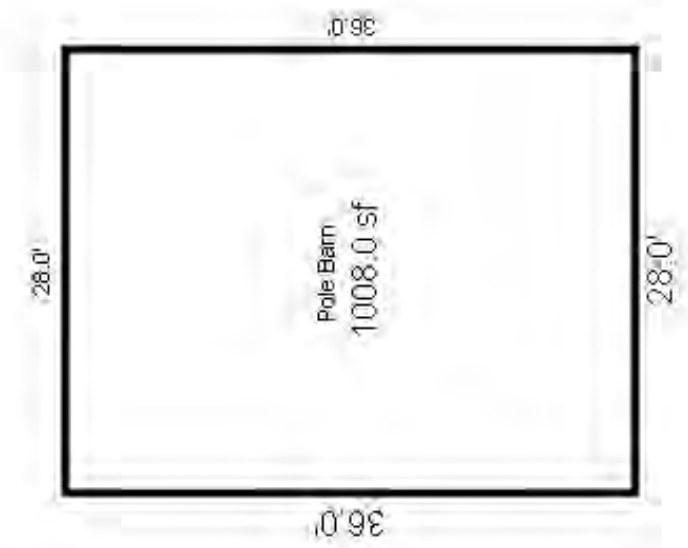
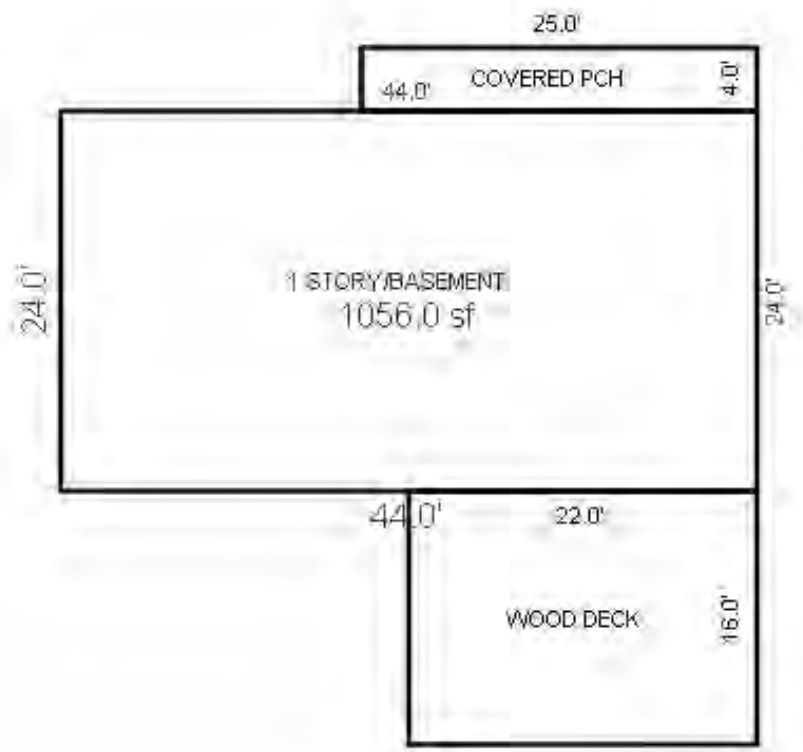
			TPC	05/06/2018	INSPECTED					
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 Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 100 352	Type CCP (1 Story) Treated Wood	Year Built: 1978 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: 1008 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 29 Floor Area: 1,056 Total Base New : 184,794 Total Depr Cost: 131,202 Estimated T.C.V: 122,018		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		X	Drywall Paneled			Plaster Wood T&G	Trim & Decoration			Size of Closets		Lg X Ord		Small			
Yr Built 1978	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few			
Condition: Average		Size of Closets		Lg X Ord Small			Room List			Doors Solid X H.C.		(5) Floors		Kitchen: Other: Other:			
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		(6) Ceilings			(7) Excavation			Basement: 1056 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	
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick Insulation		(12) Electric			100 Amps Service			No./Qual. of Fixtures		Ex. X Ord. Min		No. of Elec. Outlets		Many X Ave. Few	
(2) Windows		Many Avg. X Large Avg. Small		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:		
X Wood Sash X Metal Sash X Vinyl Sash X Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors X Storms & Screens		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:		122,018			
(3) Roof		X Gable X Hip X Flat X Asphalt Shingle		X Gambrel X Mansard X Shed			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 = 1056 SF Floor Area = 1056 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,056 Total: 141,293 100,318 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 873 Water/Sewer 1000 Gal Septic 1 4,550 3,230 Water Well, 50 Feet 1 2,585 1,835 Porches CCP (1 Story) 100 2,569 1,824 Deck Treated Wood 352 5,864 4,163 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 1008 22,620 16,060 Built-Ins Appliance Allow. 1 1,934 1,373 Fireplaces Wood Stove 1 2,149 1,526 Totals: 184,794 131,202					

*** 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.
HARRIS RYAN & KARIN	SHELTON SHAWNA	91,500	11/04/2013	WD	03-ARM'S LENGTH	2013-03754	PROPERTY TRANSFER	100.0
COVENANT CAPITAL INC	HARRIS RYAN & KARIN	1	12/21/2011	QC	21-NOT USED/OTHER	2012-00027	DEED	100.0
US BANK NATIONAL ASSOCIATI	COVENANT CAPITAL INC	55,000	03/04/2011	CD	21-NOT USED/OTHER	2011-08877	DEED	0.0
PETERSON WANDA	US BANK NATIONAL ASSOCIAT	75,838	07/16/2010	SD	10-FORECLOSURE	2011-3078SD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7823 W BLUE RD						
School: LAKE CITY AREA SCHOOL DIST						
P.R.E. 100% 11/04/2013						
Owner's Name/Address	MAP #:					
SHELTON SHAWNA 7823 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 169,574 TCV/TFA: 93.89					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
					* Factors *							
Comments/Influences	X	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		20800696 \$110,000-\$139,900		Dirt Road		<Site Value C> 140-Blue Road					8000	100		8,000

Tax Description	X	Public Improvements		Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
. SEC 35 T22N R8W LOT 7 BLUE ROAD ESTATES.		Paved Road		D/W/P: 3.5 Concrete	6.16	428	78	2,056			
20800696 \$110,000-\$139,900		Storm Sewer		Total Estimated Land Improvements True Cash Value = 2,056							

Tax Description	X	Public Improvements		Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
20800696 \$110,000-\$139,900		Water		Total Estimated Land Improvements True Cash Value = 2,056							
		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
		Level	Rolling							
		Low		2024	4,000	80,800	84,800			53,758C
		High		2023	4,000	79,800	83,800			51,199C
		Landscaped		2022	3,000	71,900	74,900			48,761C
		Swamp		2021	3,000	67,500	70,500			47,204C
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								

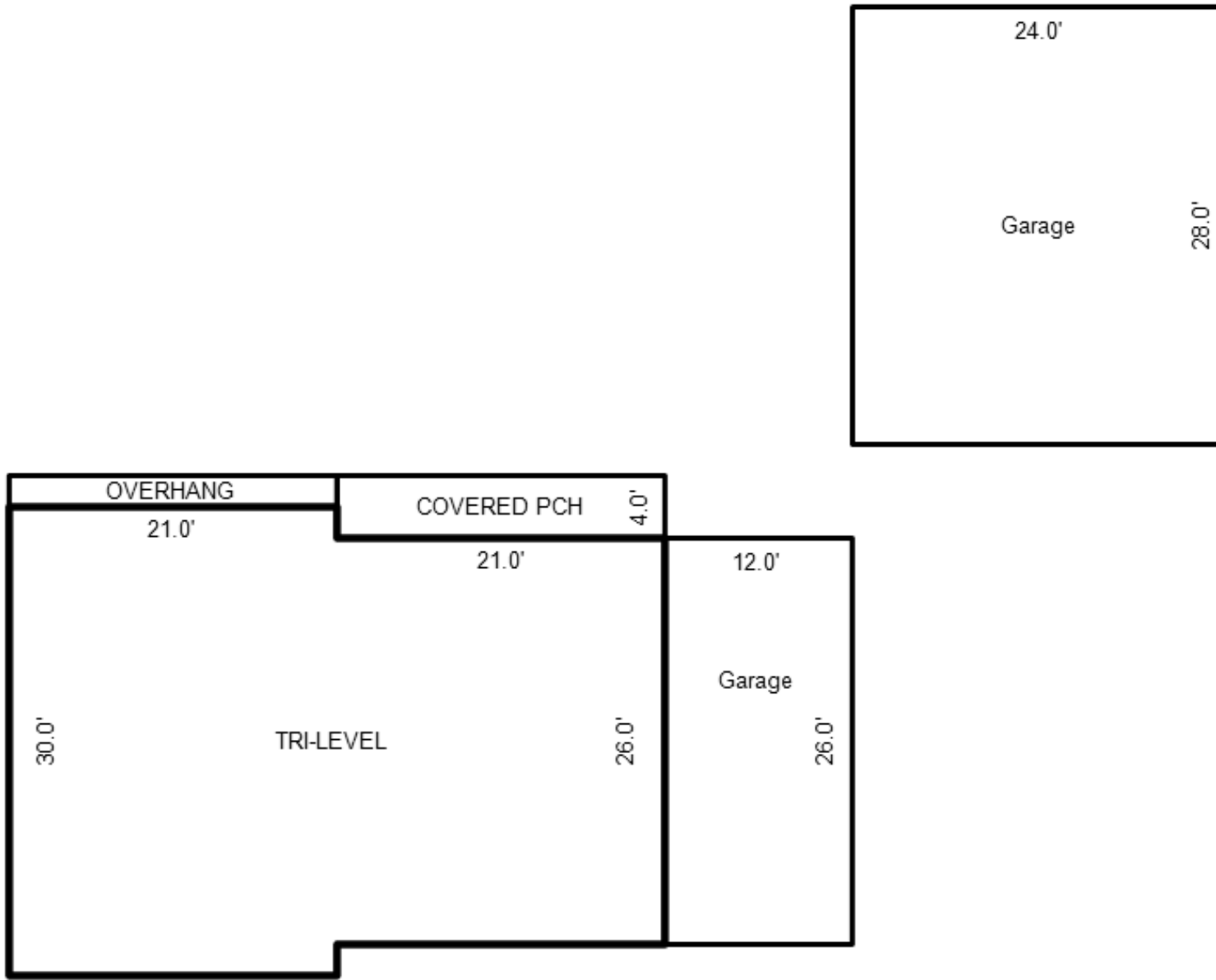
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Who	When	What	2024	2023	2022	2021
		TPC 12/27/2017 INSPECTED	4,000	4,000	3,000	3,000

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack 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: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 312 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled	X	Plaster Wood T&G							84	CCP (1 Story)			
Building Style: TRI		Trim & Decoration														
Yr Built	Remodeled	Ex	X	Ord	Min											
1979	199	2007														
Condition: Average		Size of Closets														
Room List		Lg	X	Ord	Small											
Basement 5 1st Floor 3 2nd Floor 4 Bedrooms		Doors	Solid	X	H.C.											
(1) Exterior		(5) Floors														
Wood/Shingle Aluminum/Vinyl Brick Insulation		Kitchen: Other: Other:														
(2) Windows		(6) Ceilings														
Many Avg. X Few		Large Avg. X Small														
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement X Double Glass X Patio Doors Storms & Screens	(7) Excavation														
		Basement: 0 S.F. Crawl: 1176 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement														
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
X	Asphalt Shingle	(9) Basement Finish														
Chimney: Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
		(10) Floor Support														
		Joists: Unsupported Len: Cntr.Sup:														
		(14) Water/Sewer														
		Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic														
		Lump Sum Items:														
		(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 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:														
		(15) Fireplaces														
		Class: CD Effec. Age: 30 Floor Area: 1,806 Total Base New : 241,211 Total Depr Cost: 171,525 Estimated T.C.V: 159,518														
		E.C.F. X 0.930														
		Bsmnt Garage: Carport Area: Roof:														
		Cost Est. for Res. Bldg: 1 Single Family TRI (11) Heating System: Forced Air w/ Ducts Ground Area = 1176 SF Floor Area = 1806 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas														
		Stories Exterior Foundation Size Cost New Depr. Cost														
		Tri-Level Siding Crawl Space 1,176 42														
		1 Story Siding Overhang 42														
		Total: 187,702 131,391														
		Other Additions/Adjustments														
		Plumbing														
		Average Fixture(s) 1 1,230 861														
		3 Fixture Bath 1 3,860 2,702														
		2 Fixture Bath 1 2,596 1,817														
		Water/Sewer														
		1000 Gal Septic 1 4,550 3,185														
		Water Well, 50 Feet 1 2,585 1,809														
		Porches														
		CCP (1 Story) 84 2,208 1,568 *														
		Garages														
		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)														
		Base Cost 312 14,929														
		Common Wall: 1 Wall 1 -2,512 -1,758														
		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)														
		Base Cost 672 22,129 18,146 *														
		Built-Ins														
		Appliance Allow. 1 1,934 1,354														
		Totals: 241,211 171,525														
		Notes:														
		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCY: 159,518														

*** 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.
		56,900	06/01/1998	WD	33-TO BE DETERMINED	320:9	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7753 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	10/29/2018	2018-0601	100%
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:
COCKERAM JASON L & RUBY L 7753 W BLUE ROAD LAKE CITY MI 49651	2024 Est TCV 150,162 TCV/TFA: 112.73

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
			Description	Frontage	Depth	Value
. SEC 35 T22N R8W LOT 8 BLUE ROAD ESTATES.	X		Dirt Road			
			Gravel Road			
			Paved Road			
			Storm Sewer			
			Sidewalk			
			Water			
			Sewer			
			Electric			
			Gas			
			Curb			
			Street Lights			
			Standard Utilities			
			Underground Utils.			

Comments/Influences	12x27 add'n for 02

Public Improvements		* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value
<Site Value C> 140-Blue Road					8000 100 8,000
0.00 Total Acres			Total Est. Land Value =		8,000

Land Improvement Cost Estimates		Rate	Size	% Good	Cash Value
Description					
Fencing: Wire Mesh, #9		3.79	4500	50	8,527
Wood Frame		32.30	80	50	1,292
Wood Frame		35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =					10,941

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	4,000	71,100	75,100			44,220C
2023	4,000	62,000	66,000			42,115C
2022	3,000	54,400	57,400			40,110C
2021	3,000	48,600	51,600			38,829C

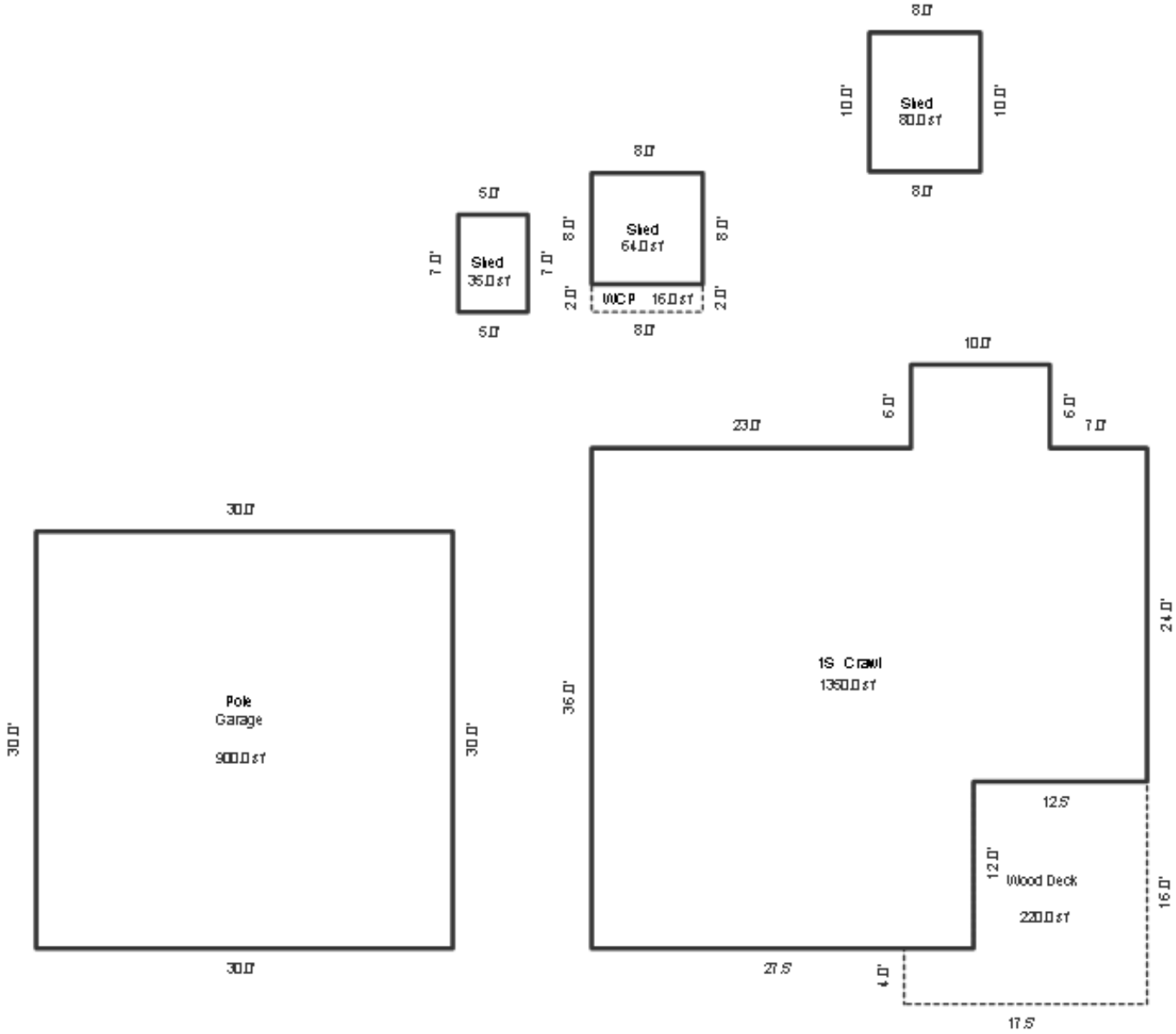
Who When What TPC 08/27/2019 INSPECTED JWV 11/26/2018 INSPECTED TPC 09/13/2018 INSPECTED

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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 220	Type Treated Wood	Year Built: 2018 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 900 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			Size of Closets								
Building Style: HUD			Ex	X	Ord			Min	Central Air Wood Furnace								
Yr Built 1990 ADD	Remodeled 2002	Condition: Average			Lg		Ord	X	Small	No Heating/Cooling							
Room List		Doors		Solid	X	H.C.	(5) Floors			Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 4 Bedrooms	Kitchen: Other: Other:			(12) Electric			200 Amps Service			Class: C +10 Effec. Age: 25 Floor Area: 1,332 Total Base New : 233,276 Total Depr Cost: 174,961 Estimated T.C.V: 131,221						
(1) Exterior		No./Qual. of Fixtures			No. of Elec. Outlets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C 10 Blt 1990			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			Ex.			X	Ord.		Min	(11) Heating System: Forced Air w/ Ducts Ground Area = 1332 SF Floor Area = 1332 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			Building Areas		
(2) Windows		(7) Excavation			Many			X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 1332 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Average Fixture(s)			1 Story Siding Crawl Space 1,002						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			2			3 Fixture Bath			Other Additions/Adjustments						
(3) Roof		(9) Basement Finish			1			2 Fixture Bath			Plumbing						
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Average Fixture(s)						
X	Asphalt Shingle	(10) Floor Support			1			Solar Water Heat			3 Fixture Bath						
Chimney: Metal		(14) Water/Sewer			1			No Plumbing			Water/Sewer						
		Joists: Unsupported Len: Cntr.Sup:			1			Extra Toilet			1000 Gal Septic						
		Lump Sum Items:			1			Extra Sink			Water Well						
					1			Separate Shower			1000 Gal Septic						
					1			Ceramic Tile Floor			2000 Gal Septic						
					1			Ceramic Tile Wains			Notes: 2002 ADDITION 12X27						
					1			Ceramic Tub Alcove			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCV:			131,221			
					1			Vent Fan			Totals:			233,276 174,961			

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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.
COVENANT CAPITAL INC	PALUCK ALEXANDER	71,500	03/28/2016	WD	03-ARM'S LENGTH	2016-00931	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7717 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/13/2016					
PALUCK ALEXANDER 7717 W BLUE RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 116,089 TCV/TFA: 105.15					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value		
. SEC 35 T22N R8W LOT 9 BLUE ROAD ESTATES.	X		Dirt Road								
Comments/Influences			Gravel Road								
21103214\$79,900 10/201 DOM 68			Paved Road								
			Storm Sewer								
			Sidewalk								
			Water								
			Sewer								
	X		Electric								
	X		Gas								
			Curb								
			Street Lights								
			Standard Utilities								
			Underground Utils.								

Land Improvement Cost Estimates			* Factors *				
Description	Rate	Size % Good	Rate	Depth	%Adj.	Reason	Cash Value
D/W/P: 3.5 Concrete	6.58	65 94					402
Total Estimated Land Improvements True Cash Value =							402

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level			2024	4,000	54,000	58,000			43,058C
Rolling			2023	4,000	53,400	57,400			41,008C
Low			2022	3,000	48,100	51,100			39,056C
High			2021	3,000	45,200	48,200			37,809C
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									



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Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1976 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G					16	CCP (1 Story)				
Building Style: 1S		Trim & Decoration													
Yr Built 1976	Remodeled 2010	Ex	X Ord		Min										
Condition: Average		Size of Closets													
Room List		Lg	Ord	X	Small										
	Basement 1st Floor 2nd Floor 3 Bedrooms	Doors	Solid	X	H.C.	Central Air Wood Furnace									
(1) Exterior		(5) Floors				(12) Electric									
		Kitchen: Other: Other:				200 Amps Service									
		No./Qual. of Fixtures													
		Ex.	X Ord.		Min										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings				No. of Elec. Outlets									
		X	Drywall			Many X Ave. Few									
(2) Windows		(7) Excavation				(13) Plumbing									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1104 S.F. Slab: 0 S.F. Height to Joists: 0.0				1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan								
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement				(14) Water/Sewer									
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic									
(3) Roof		(9) Basement Finish				Lump Sum Items:									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Asphalt Shingle	(10) Floor Support													
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1104 SF Floor Area = 1104 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C		Blt 1976			
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Crawl Space 1,104										Total:		145,818 94,781			
Other Additions/Adjustments															
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			
Garages															
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)															
Base Cost										576		22,239 14,455			
Common Wall: 1 Wall										1		-2,512 -1,633			
Built-Ins															
Appliance Allow.										1		2,766 1,798			
Porches															
CCP (1 Story)										16		806 524			
Totals:										178,143		115,792			
Notes:															
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:												107,687			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPETEBROOT TONY R & LINDA	GREENFIELD REBECCA &	7,000	08/21/2020	WD	03-ARM'S LENGTH	2020-02416	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7709 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		New House	01/26/2021	2021-0033	100%

Owner's Name/Address	MAP #:
GREENFIELD REBECCA & GREENFIELD DWAYNE L 7027 CROSBY RD CADILLAC MI 49601	2024 Est TCV 224,937 TCV/TFA: 170.41

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS																											
. SEC 35 T22N R8W LOT 10 BLUE ROAD ESTATES.	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><Site Value C> 140-Blue Road</td> <td></td> <td></td> <td></td> <td></td> <td>8000</td> <td>100</td> <td></td> <td>8,000</td> </tr> <tr> <td colspan="8">165 Actual Front Feet, 1.19 Total Acres</td> <td>Total Est. Land Value = 8,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value C> 140-Blue Road					8000	100		8,000	165 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 8,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value C> 140-Blue Road					8000	100		8,000																						
165 Actual Front Feet, 1.19 Total Acres								Total Est. Land Value = 8,000																						

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>181</td> <td>50</td> <td>740</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	181	50	740
Description	Rate	Size	% Good	Cash Value									
D/W/P: 4in Ren. Conc.	8.18	181	50	740									

Comments/Influences	X	Electric	Ad-Hoc Unit-In-Place Items															
	X	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>/CI16/YARI/CHALF/04'/211</td> <td>9.70</td> <td>236</td> <td>100</td> <td>2,289</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>3,029</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	/CI16/YARI/CHALF/04'/211	9.70	236	100	2,289	Total Estimated Land Improvements True Cash Value =				3,029
Description	Rate	Size	% Good	Cash Value														
/CI16/YARI/CHALF/04'/211	9.70	236	100	2,289														
Total Estimated Land Improvements True Cash Value =				3,029														

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



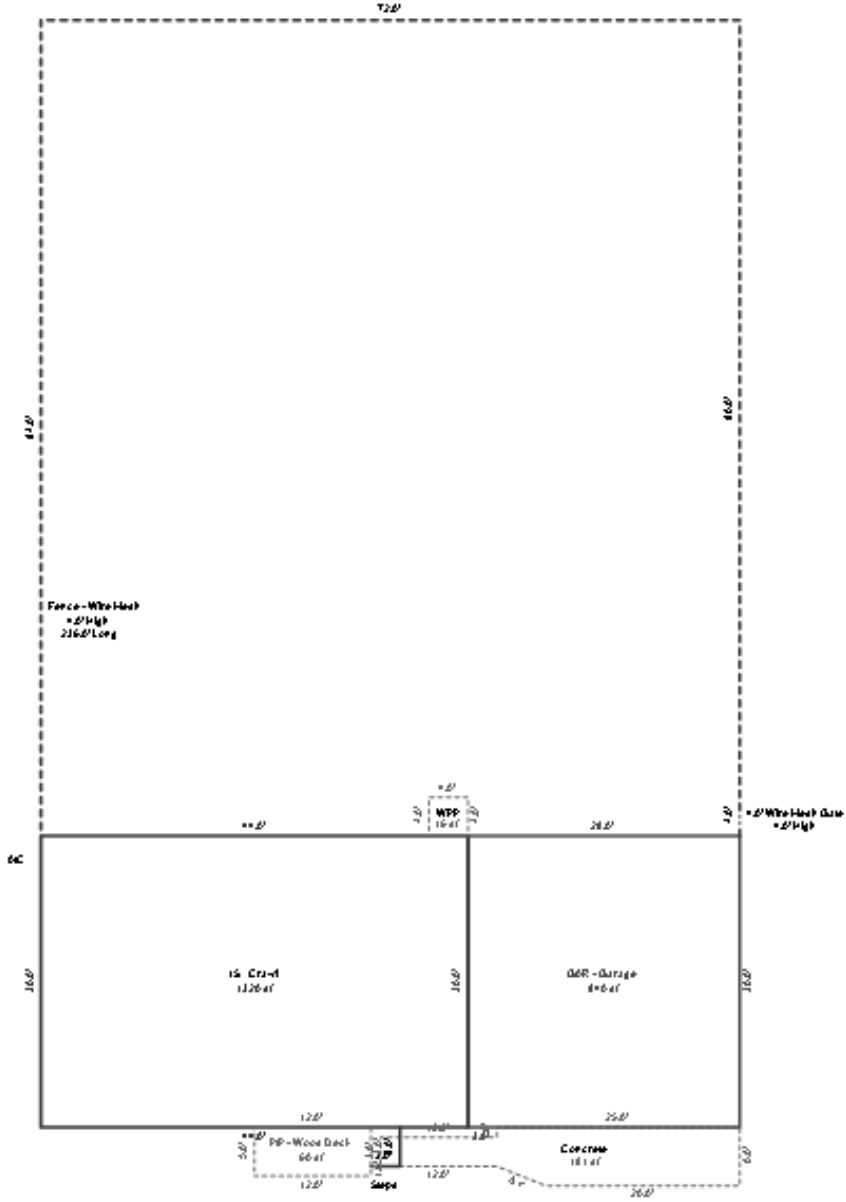
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	12/01/2023	INSPECTED	2024	4,000	108,500	112,500			109,919C
JWV	10/20/2021	INSPECTED	2023	4,000	107,300	111,300			104,685C
TPC	05/06/2018	INSPECTED	2022	3,000	96,700	99,700			99,700S
			2021	3,000	0	3,000			3,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family	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 16 60	Type Treated Wood Treated Wood	Year Built: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 840 % Good: 0 Storage Area: 0 No Conc. Floor: 0	16	Treated Wood	Treated Wood	Bsmnt Garage: Carport Area: Roof:			
	0 Front Overhang														0 Other Overhang	0 Amps Service	Class: C Effec. Age: 3 Floor Area: 1,320 Total Base New : 237,122 Total Depr Cost: 230,009 Estimated T.C.V: 213,908
Wood Frame		(4) Interior			X	Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1320 SF Floor Area = 1320 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97	Cls C	Blt 2021	Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration													
Yr Built 2021	Remodeled 0	Size of Closets			(13) Plumbing			Building Areas			Plumbing			Water/Sewer			
Condition: Average		Ex	Ord	Min	Average Fixture(s)			Other Additions/Adjustments			Plumbing			Water/Sewer			
Room List		Doors	Solid	H.C.	1 Average Fixture(s)			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
Basement 1st Floor 2nd Floor 2 Bedrooms		(5) Floors			2 3 Fixture Bath			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
(1) Exterior		Kitchen: Other: Other:			2 2 Fixture Bath			3 Fixture Bath			1000 Gal Septic			1000 Gal Septic			
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings			Softener, Auto			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
Insulation		No. of Elec. Outlets			Softener, Manual			3 Fixture Bath			1000 Gal Septic			1000 Gal Septic			
(2) Windows		Many			Solar Water Heat			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
Many Avg. Few		Large Avg. Small			No Plumbing			3 Fixture Bath			1000 Gal Septic			1000 Gal Septic			
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation			Extra Toilet			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
Basement: 0 S.F. Crawl: 1320 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Extra Sink			3 Fixture Bath			1000 Gal Septic			1000 Gal Septic			
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Separate Shower			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
Gable Hip Flat		(9) Basement Finish			Ceramic Tile Floor			3 Fixture Bath			1000 Gal Septic			1000 Gal Septic			
Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Ceramic Tile Wains			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
X Asphalt Shingle		(10) Floor Support			Ceramic Tub Alcove Vent Fan			3 Fixture Bath			1000 Gal Septic			1000 Gal Septic			
Chimney:		Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Average Fixture(s)			1000 Gal Septic			1000 Gal Septic			
								Notes:			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:			213,908			

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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.
PHILLIPS CHAD & ELLIS AMY	YOUNGBEG GARRICK	128,000	06/01/2012	WD	03-ARM'S LENGTH	2012-02063 WD	PROPERTY TRANSFER	100.0
GREGG DAVID & LINDA J (H/	PHILLIPS & ELLIS (H/W)**	0	07/20/2007	OTH	21-NOT USED/OTHER	2007/2769	DEED	0.0
GREGG DAVID W & LINDA J	PHILLIPS CHAD(S/M) & ELLI	80,000	06/05/2006	LC	21-NOT USED/OTHER		DEED	100.0
		129,900	10/01/2001	WD	33-TO BE DETERMINED	01-0:4020	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7699 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/15/2012					
Owner's Name/Address	MAP #:					
YOUNGBEG GARRICK 7699 W BLUE RD LAKE CITY MI 49651	2024 Est TCV 234,069 TCV/TFA: 156.05					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 35 T22N R8W LOT 11 BLUE ROAD ESTATES.	X			<Site Value C> 140-Blue Road					8000	100		8,000
Comments/Influences				170 Actual Front Feet, 1.00 Total Acres					Total Est. Land Value =			8,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates				
			Description	Rate	Size	% Good	Cash Value
2011 MLS \$138,900 , 8/5/11 DOM 135 NEW HOUSE FOR 96 COMPLETE FOR 97 Uncapped for 2007 by letter 8-23-07.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	D/W/P: 4in Ren. Conc.	8.18	960	0	0
	X	Water Sewer	Residential Local Cost Land Improvements				
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	X		LAND IMPROVE 5000	5,000.00	1	94	4,700
			Total Estimated Land Improvements True Cash Value =				4,700

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
															X					
	X													2023	4,000	111,800	115,800			76,745C
														2022	3,000	101,000	104,000			73,091C
														2021	3,000	94,900	97,900			70,757C

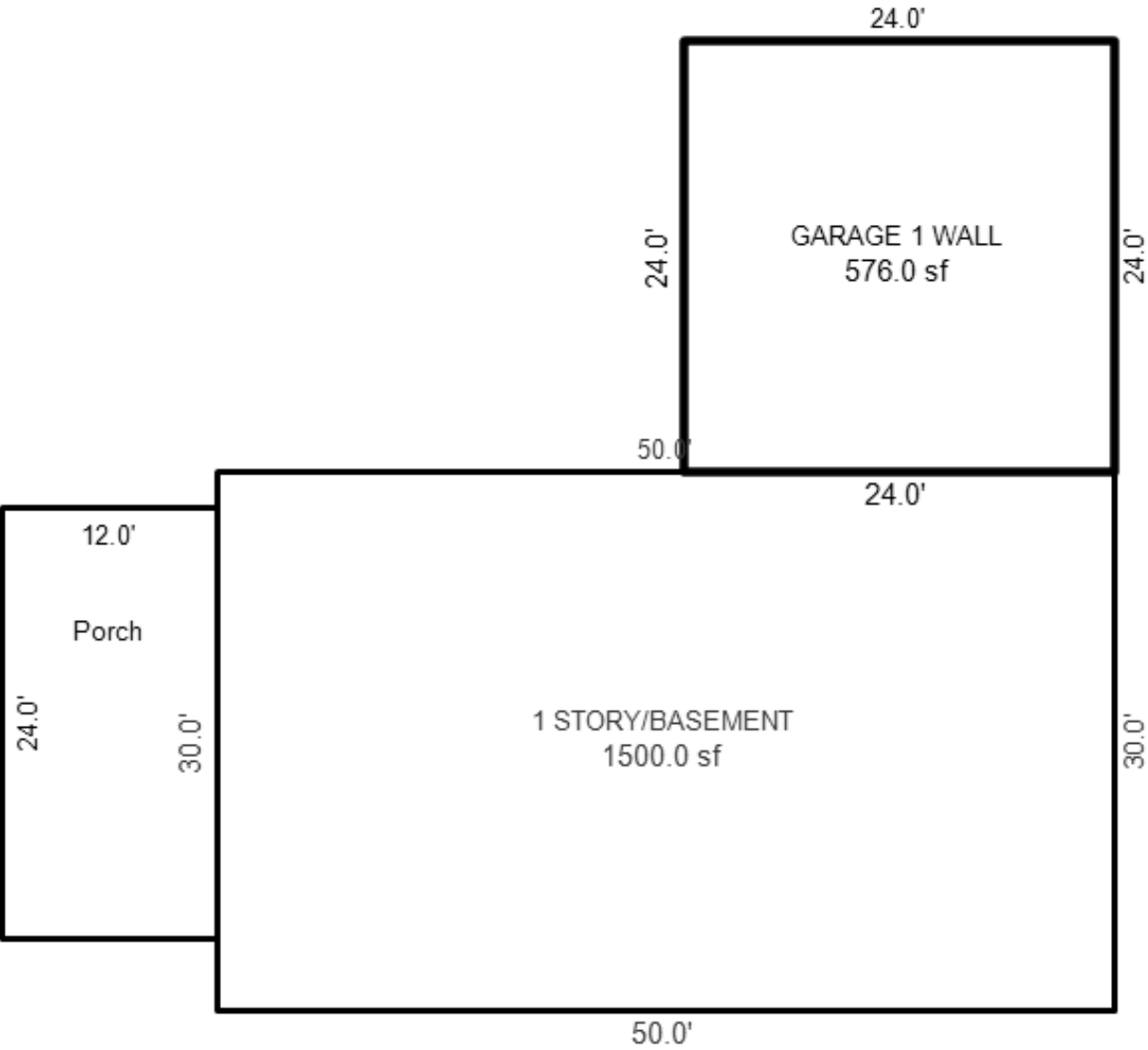


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*** Information herein deemed reliable but not guaranteed***

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: 1995 Car Capacity: 2 Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame Metal Frame	X	Drywall Paneled		Plaster Wood T&G												
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 20 Floor Area: 1,500 Total Base New : 308,392 Total Depr Cost: 238,031 Estimated T.C.V: 221,369		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1995	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 308,392 Total Depr Cost: 238,031 Estimated T.C.V: 221,369		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1500 SF Floor Area = 1500 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80			Cls C 5 Blt 1995					
Room List		Doors		Solid	X	H.C.	(12) Electric			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			1 Story Siding Basement 1,500		Total: 232,342 185,889					
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Other Additions/Adjustments		Recreation Room 1500 28,995 14,497					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Ex.	X	Ord.		Min	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		Average Fixture(s) 3 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 50 Feet		Average Fixture(s) 1 1,476 1,181 1 4,646 3,717	
(2) Windows		(7) Excavation		Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			X Many Ave. Few			Deck		Treated Wood 288 5,262 4,210					
X	Many Avg. X Few	Large Avg. Small	Basement: 1500 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer			Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 19,846 Door Opener 1 547 438			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			Built-Ins		Appliance Allow. 1 2,766 2,213					
X	Double Hung Horiz. Slide Casement	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Notes:		Totals: 308,392 238,031					
X	Double Glass Patio Doors Storms & Screens	(10) Floor Support		1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:		221,369					
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:															
	Chimney: Metal																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	04/01/1995	WD	33-TO BE DETERMINED	293:927	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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7691 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST					
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Owner's Name/Address	P.R.E. 0%					
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COCKERAM JAMIE A & LISA M	MAP #:					
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7691 W BLUE ROAD	2024 Est TCV 197,072 TCV/TFA: 97.75					
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LAKE CITY MI 49651	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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	<Site Value C>	140-Blue Road				8000	100		8,000
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			0.00	Total Acres		Total Est.	Land Value =		8,000
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Tax Description	Dirt Road								
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. SEC 35 T22N R8W LOT 12 BLUE ROAD	X Gravel Road								
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ESTATES.	X Paved Road								
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Comments/Influences	X Storm Sewer								
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	X Sidewalk								
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	X Water								
--	---------	--	--	--	--	--	--	--	--

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

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

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

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

	Street Lights								
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	Standard Utilities								
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	Underground Utils.								
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	Topography of Site								
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	X Level								
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	X Rolling								
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	Low								
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	X High								
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	Landscaped								
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	Swamp								
--	-------	--	--	--	--	--	--	--	--

	Wooded								
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	Pond								
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	Waterfront								
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	Ravine								
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	Wetland								
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	Flood Plain								
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	4,000	94,500	98,500			44,775C
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2023	4,000	85,000	89,000			42,643C
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2022	3,000	73,200	76,200			40,613C
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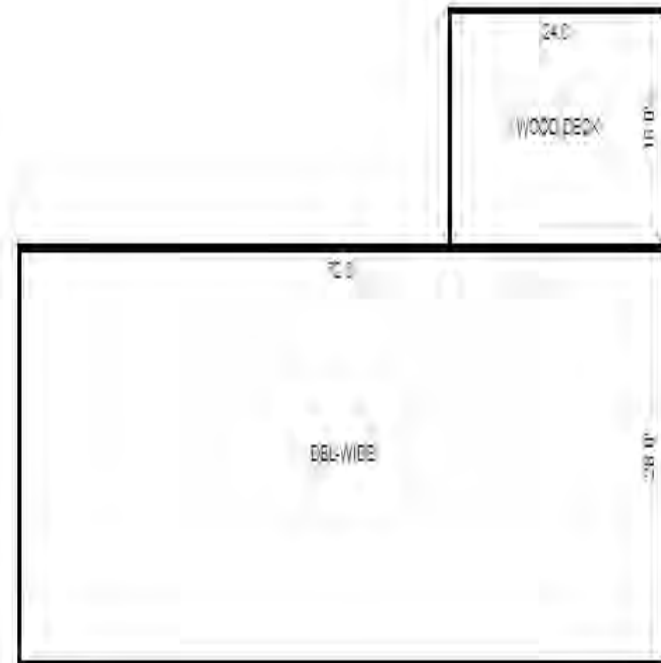
2021	3,000	69,000	72,000			39,316C
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*** Information herein deemed reliable but not guaranteed***

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 384	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:													
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling									Class: D Effec. Age: 15 Floor Area: 2,016 Total Base New : 239,180 Total Depr Cost: 203,303 Estimated T.C.V: 189,072													
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			Central Air Wood Furnace								E.C.F. X 0.930												
Yr Built 1999	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE		Cls D		Blt 1999													
Condition: Average		Size of Closets		Lg	X	Ord		Small	150 Amps Service		Ground Area = 2016 SF		Floor Area = 2016 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:			12) Electric			100		1 Story		Siding		Basement		2,016		215,657		183,309					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			13) Plumbing			Average Fixture(s)		Plumbing		Average Fixture(s)		1		1,025		871							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 2016 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Water/Sewer		1000 Gal Septic		1		4,263		3,624							
(2) Windows		Many Avg.	X	Large Avg.		Small	(8) Basement			8		Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish		Treated Wood			1		1,638		1,392				
X	Many Avg. Few	X	Large Avg. Small	Height to Joists: 0.0			(9) Basement Finish			1		Average Fixture(s)		3 Fixture Bath		Water/Sewer		1		3,245		2,758					
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			1		Average Fixture(s)		3 Fixture Bath		Water/Sewer		1		4,263		3,624					
(3) Roof		(9) Basement Finish		Treated Wood			X Concrete Floor			1		Average Fixture(s)		3 Fixture Bath		Water/Sewer		1		3,245		2,758					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		14) Water/Sewer		1		Average Fixture(s)		1		1,025		871				
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		14) Water/Sewer		1		Average Fixture(s)		1		1,025		871			
Chimney:		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			1		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		14) Water/Sewer		1		Average Fixture(s)		1		1,025		871			
Notes:														ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 189,072													
Totals:														239,180		203,303											

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



Sketch by Alex 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.
		72,000	05/01/1995	WD	33-TO BE DETERMINED	294:31	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7675 W BLUE RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/16/2008	20080096	Complete
	P.R.E. 100% 06/05/1996					

Owner's Name/Address	MAP #:	2024 Est TCV 208,181 TCV/TFA: 137.69
CEBULSKI JOSEPH S & JULIEANN 7675 W BLUE ROAD LAKE CITY MI 49651		
	X Improved	Vacant
	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS	
	Public Improvements	
	* Factors *	
	Description	Frontage Depth Front Depth Rate %Adj. Reason Value
	<Site Value C>	140-Blue Road 8000 100 8,000
		0.00 Total Acres Total Est. Land Value = 8,000

Taxpayer's Name/Address	X	Public Improvements	Description	Rate	Size % Good	Cash Value
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Wood Frame	29.53	96 86	2,438
			Total Estimated Land Improvements True Cash Value = 2,438			

Tax Description	X	Electric
. SEC 35 T22N R8W LOT 13 BLUE ROAD ESTATES.	X	Gas
Comments/Influences		Curb
NEW 1 1/2 STY FOR 95		Street Lights Standard Utilities Underground Utils.



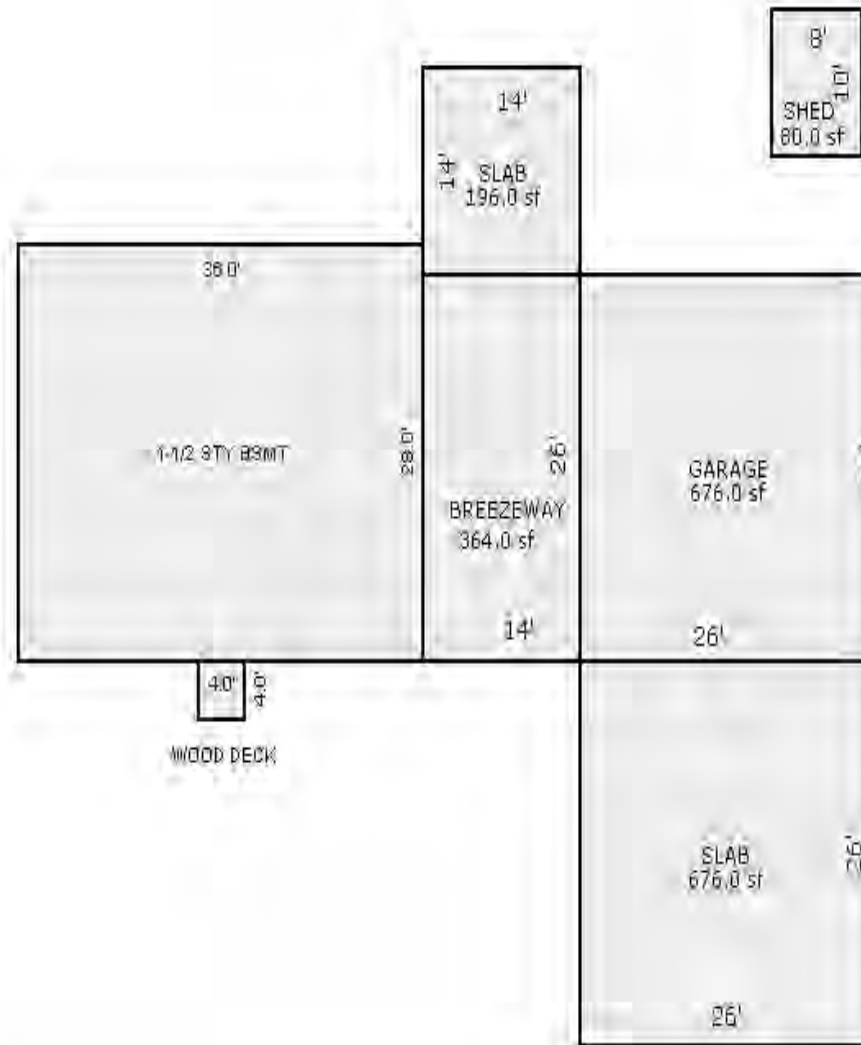
Topography of Site	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Rolling	2024	4,000	100,100	104,100			68,886C
	X High	2023	4,000	98,900	102,900			65,606C
	Landscaped	2022	3,000	89,100	92,100			62,482C
	Swamp	2021	3,000	83,600	86,600			60,486C
	Wooded							
	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 16 364	Type Treated Wood Brzwy, FW	Year Built: 2008 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 676 % Good: 98 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						Class: C Effec. Age: 20 Floor Area: 1,512 Total Base New : 254,908 Total Depr Cost: 212,627 Estimated T.C.V: 197,743		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:			
Yr Built 1994	Remodeled 0	Ex	X	Ord		Min											
Condition: Average		Lg		X	Ord		Small										
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall														
(2) Windows		(7) Excavation		No. of Elec. Outlets													
X	Many Avg. Few	X	Large Avg. Small	Basement: 1008 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		(14) Water/Sewer													
X	Double Glass Patio Doors Storms & Screens			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													
(3) Roof				(13) Plumbing													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Asphalt Shingle	(10) Floor Support		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic													
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas										Cls C		Blt 1994					
Stories Exterior Foundation Size Cost New Depr. Cost										1,008		Total: 192,022		153,618			
1.5 Story Siding Basement																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s)										1		1,476		1,181			
2 Fixture Bath										1		3,108		2,486			
Water/Sewer																	
1000 Gal Septic										1		4,864		3,891			
Water Well, 50 Feet										1		2,686		2,149			
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost										676		27,777		27,221		*	
Built-Ins																	
Appliance Allow.										1		2,766		2,213			
Deck																	
Treated Wood										16		731		585			
Breezeways																	
Frame Wall										364		19,478		19,283		*	
Totals:												254,908		212,627			
Notes:																	
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:														197,743			

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



Sketch by Apex Medina™

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6120 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
BELEN LEONARD F TRUST 1091 BROOKSIDE DR GRAND LEDGE MI 48837		MAP #:		2024 Est TCV 431,400 TCV/TFA: 385.87								
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 11 & COMM AT SE COR OF LOT 11, TH N TO OUTLOT A, TH N'LY 10 FT ALONG N LINE OF LOT 11 AS EXTENDED, TH S TO SW COR OF LOT 10, TH SW'LY ALONG S LINE OF LOT 10 AS EXTENDED TO POB. BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50' @ 4200/FF 62.00 100.00 0.9476 1.0000 4200 100 246,766								
		Paved Road		62 Actual Front Feet, 0.14 Total Acres Total Est. Land Value = 246,766								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		Fencing: Vnyl, 2 Rail	15.27	30	0	0				
		X Sewer		D/W/P: 3.5 Concrete	6.16	437	0	0				
		X Electric		Residential Local Cost Land Improvements								
		X Gas		Description	Rate	Size	% Good	Cash Value				
		X Curb		LAND IMPROVE 2500	2,500.00	1	97	2,425				
		X Street Lights		Total Estimated Land Improvements True Cash Value = 2,425								
		Standard Utilities										
		Underground Utils.										
Topography of Site		Level										
		Rolling										
		Low										
		High										
		X Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	123,400	92,300	215,700			113,939C	
		TPC 04/30/2021 INSPECTED			2023	73,400	101,200	174,600			108,514C	
		TPC 12/27/2017 INSPECTED			2022	74,200	88,000	162,200			103,347C	
		TPC 10/31/2011 INSPECTED			2021	65,300	85,100	150,400			100,046C	

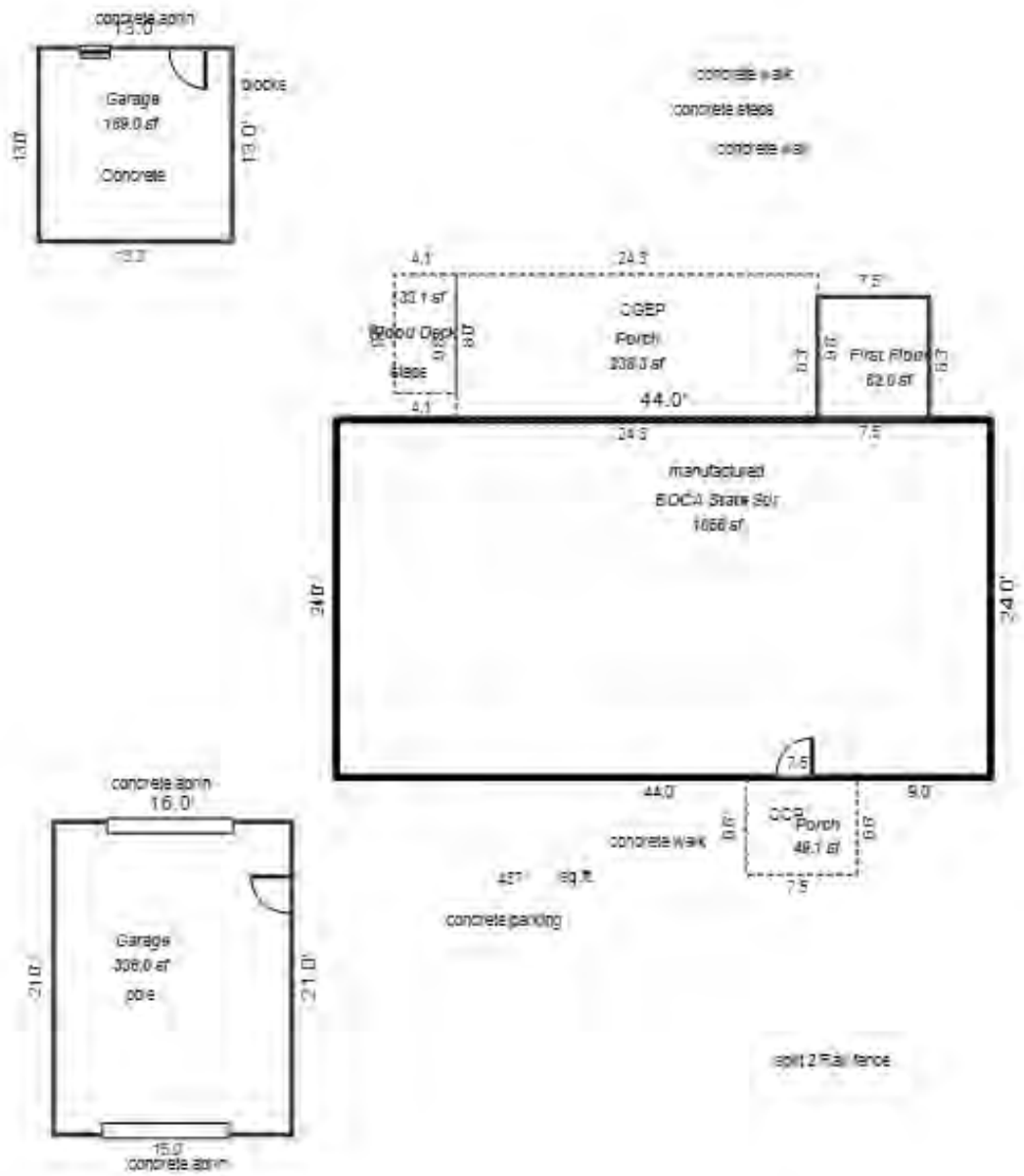


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 238 49 33	Type CGEP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1978 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		Size of Closets Ex X Ord Min		Condition: Average		Room List Doors Solid X H.C.		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:	
Building Style: BOCA/STATE		Trim & Decoration		Size of Closets Lg Ord X Small		Central Air Wood Furnace		(12) Electric 100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 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 BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 1118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70	
Yr Built	Remodeled	Size of Closets Lg Ord X Small		Central Air Wood Furnace		(12) Electric 100 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing 1 Average Fixture(s) 2 3 Fixture Bath 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 BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 1118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,056 62 1 Story Siding Slab Total: 133,355 93,348	
Condition: Average		Room List Doors Solid X H.C.		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 1118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,056 62 1 Story Siding Slab Total: 133,355 93,348		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 3 Fixture Bath 1 3,860 2,702 2 Fixture Bath 1 2,596 1,817		Porches CGEP (1 Story) 238 12,512 8,758 CCP (1 Story) 49 1,356 949		Deck Treated Wood 33 1,401 981	
Room List Doors Solid X H.C.		Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE (11) Heating System: Forced Heat & Cool Ground Area = 1118 SF Floor Area = 1118 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,056 62 1 Story Siding Slab Total: 133,355 93,348		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 861 3 Fixture Bath 1 3,860 2,702 2 Fixture Bath 1 2,596 1,817		Porches CGEP (1 Story) 238 12,512 8,758 CCP (1 Story) 49 1,356 949		Deck Treated Wood 33 1,401 981		Garages Class: CD Exterior: Pole (Unfinished) Base Cost 336 10,339 7,237 Class: CD Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 169 8,271 5,790	
(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		(7) Excavation Basement: 0 S.F. Crawl: 1056 S.F. Slab: 62 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Built-Ins Appliance Allow. 1 1,934 1,354		Totals: 180,765 126,534	
(2) Windows Many Avg. X Large Avg. Small		(7) Excavation Basement: 0 S.F. Crawl: 1056 S.F. Slab: 62 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Built-Ins Appliance Allow. 1 1,934 1,354		Totals: 180,765 126,534		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>	
(3) Roof Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Built-Ins Appliance Allow. 1 1,934 1,354		Totals: 180,765 126,534		<<<<< 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.				
SELENO NICOLE R & BRAUN C	SELENO NICOLE R & BRAUN C	0	03/08/2023	QC	09-FAMILY	2023-01225	DEED	0.0				
SELENO NICOLE R & BRAUN C	SELENO NICOLE TRUST	0	03/08/2023	PTA	09-FAMILY	PTA	REAL PROPERTY STA	0.0				
LALIK JULIAANE & JAMES	SELENO NICOLE R & BRAUN C	450,000	10/21/2022	WD	03-ARM'S LENGTH	2022-03320	PROPERTY TRANSFER	100.0				
SANDY SUNSETS COTTAGE LLC	LALIK JULIAANE & JAMES	0	10/03/2022	QC	21-NOT USED/OTHER	2022-03171	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6130 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
SELENO NICOLE TRUST 3060 NEWCASTLE RD ANN ARBOR MI 48104		MAP #:										
		2024 Est TCV 336,549 TCV/TFA: 377.30										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 12 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50' @ 4200/FF 52.00 100.00 0.9902 1.0000 4200 100 216,269								
		Paved Road		52 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 216,269								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description Rate Size % Good Cash Value								
		Water		D/W/P: 3.5 Concrete 6.16 136 0 0								
		Sewer		Residential Local Cost Land Improvements								
		Electric		Description Rate Size % Good Cash Value								
		Gas		LAND IMPROVE 1000 1,000.00 1 97 970								
		Curb		Total Estimated Land Improvements True Cash Value = 970								
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		X Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who		When	What	2024	108,100	60,200	168,300		118,650C			
TPC 10/24/2022 INSPECTED		2023	64,400	48,600	113,000			113,000S				
TPC 12/27/2017 INSPECTED		2022	64,500	43,900	108,400			85,795C				
TPC 10/31/2011 INSPECTED		2021	56,800	45,200	102,000			83,055C				

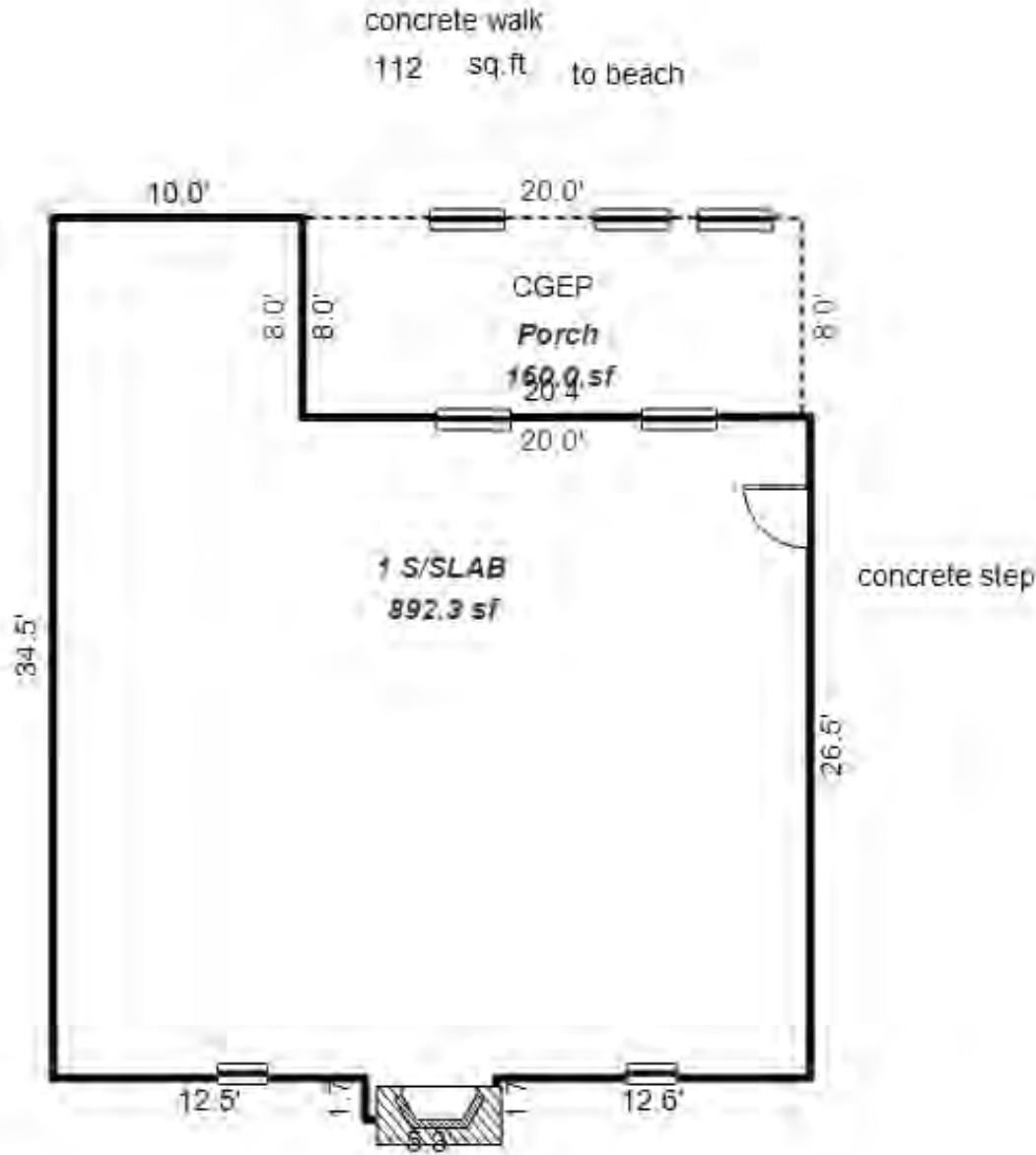


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	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 160	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts X Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 892 Total Base New : 125,721 Total Depr Cost: 81,719 Estimated T.C.V: 119,310		E.C.F. X 1.460		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 = 892 SF Floor Area = 892 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1956				
Yr Built 1956	Remodeled 0	Ex	X Ord	Min	60 Amps Service			Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
Condition: Average		Size of Closets		Lg	X Ord	Small	(12) Electric			1 Story		Siding	Slab	Total:	103,521	67,289		
Room List		Doors	Solid	X H.C.	(13) Plumbing			Notes:			1		Average Fixture(s)					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			1		3 Fixture Bath						
(1) Exterior		(6) Ceilings		X Plaster			Many			X	Ave.	Few	Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 892 S.F. Height to Joists: 0.0			1			Average Fixture(s)								
(2) Windows		Many Avg.	X Avg.	Large Small	(8) Basement			1			3 Fixture Bath							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			2 Fixture Bath								
X	Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Lump Sum Items:								
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1			Lump Sum Items:			
X	Asphalt Shingle	(15) Fireplaces		Chimney: Brick			1			Exterior 1 Story			Totals:		125,721	81,719		
<p>ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 119,310</p>																		

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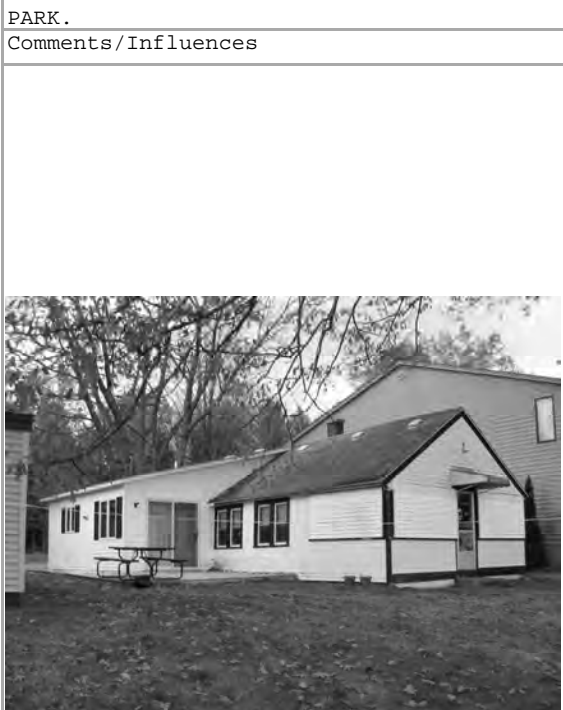


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAWFORD JACK L & MARY G	CRAWFORD JACK L & MARY G	1	05/24/2012	QC	21-NOT USED/OTHER	2012-02157	PROPERTY TRANSFER	0.0
CRAWFORD RUTH E (WIDOW)	CRAWFORD JACK L & MARY G	0	09/13/2006	QC	21-NOT USED/OTHER	06-0/3355	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6140 W LAKEVIEW DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 335,547 TCV/TFA: 337.57					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 13 BUENA VISTA PARK.	X		A50' @ 4200/FF	49.00	100.00	1.0051 1.0000	4200 100	206,842
Comments/Influences			49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 206,842					



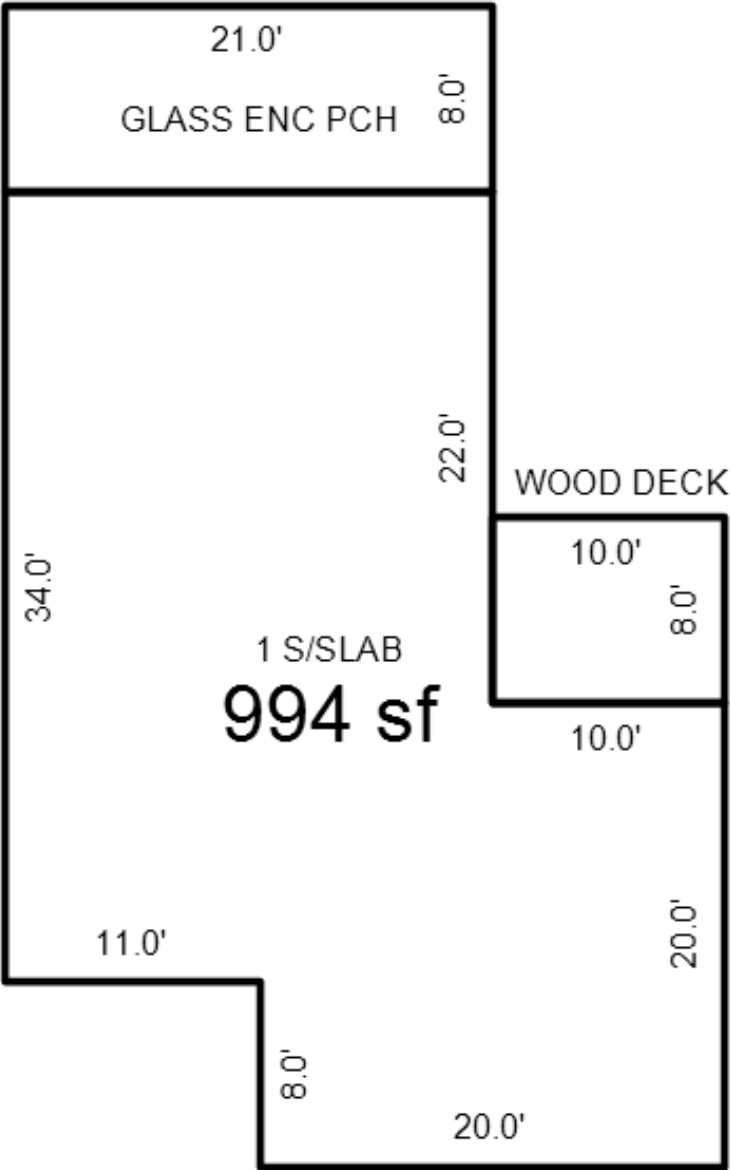
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	103,400	64,400	167,800			94,338C
Rolling	2023	61,600	56,700	118,300			89,846C
Low	2022	61,500	51,100	112,600			85,568C
High	2021	54,100	52,700	106,800			82,835C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 10/31/2011 INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 168 80	Type CGEP (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: 35 Floor Area: 994 Total Base New : 135,527 Total Depr Cost: 88,154 Estimated T.C.V: 128,705		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1940		
Yr Built 1940	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Ground Area = 994 SF Floor Area = 994 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
Room List		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation		Size		Cost New Depr. Cost			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab		994		Total: 113,672 73,887		
(1) Exterior		(6) Ceilings		No. of Plumbing			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,230 799		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 994 S.F. Height to Joists: 0.0			2 Fixture Bath Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Porches		CGEP (1 Story)		168 9,759 6,343		
(2) Windows		(8) Basement		Basement Finish			(14) Water/Sewer			Deck		Treated Wood		80 2,213 1,438		
X	Many Avg. X Few	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Ceramic Tile Floor		1 1,326 862			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Lump Sum Items:			Built-Ins			Water Well, 50 Feet		1 2,585 1,680				
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow.			SHED		150 212 201		*		
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Brick		Notes:			Unit-in-Place Cost Items			Totals:		135,527 88,154			
X	Asphalt Shingle	Chimney: Brick		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:								128,705				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DERUITER BRUCE A & JOHANN	DERUITER BRUCE & JOHANNA	0	10/05/2021	WD	09-FAMILY	2021-03370	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6146 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 07/25/1994					
DERUITER BRUCE & JOHANNA TRUST 6146 LAKEVIEW DR LAKE CITY MI 49651	MAP #: 2024 Est TCV 634,260 TCV/TFA: 279.66					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
		Public Improvements		Description	Frontage	Depth	* Factors *	Value	
. SEC 12 T22N R8W LOT 14 BUENA VISTA PARK.	X	Dirt Road		A50' @ 4200/FF	49.00	100.00	1.0051 1.0000	4200 100	206,842
Comments/Influences	X	Gravel Road		49 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =	206,842
	X	Paved Road		Land Improvement Cost Estimates					
	X	Storm Sewer		Description			Rate	Size % Good	Cash Value
	X	Sidewalk		D/W/P: 3.5 Concrete			7.59	576 82	3,585
	X	Water		D/W/P: Patio Blocks			18.87	1100 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	1 95	4,750
	X	Curb		Total Estimated Land Improvements True Cash Value =					8,335



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	103,400	213,700	317,100			168,690C
	Rolling		2023	61,600	232,600	294,200			160,658C
	Low		2022	61,500	209,800	271,300			153,008C
	High		2021	54,100	216,200	270,300			148,121C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
X	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								
Who	When	What							
TPC	12/27/2017	INSPECTED							
TPC	11/02/2015	INSPECTED							
TPC	10/31/2011	INSPECTED							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 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: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G							36 420 420	CCP (1 Story) WPP Treated Wood			
Building Style: 1.75S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: BC Effec. Age: 30 Floor Area: 2,268 Total Base New : 410,065 Total Depr Cost: 287,043 Estimated T.C.V: 419,083			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 410,065 Total Depr Cost: 287,043 Estimated T.C.V: 419,083			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Condition: Average		Size of Closets		Lg	X	Ord		Small	No./Qual. of Fixtures							
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls BC		Blt 1992	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			(11) Heating System: Forced Heat & Cool						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			No./Qual. of Fixtures			Ground Area = 1080 SF						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Ex. X Ord. Min			Floor Area = 2268 SF.						
(2) Windows		(7) Excavation		Many X Ave. Few			(13) Plumbing			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70						
X	Many Avg. X Few	Large Avg. Small	Basement: 1080 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 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			1.75 Story Siding 1 Story Siding			Building Areas					
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			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Plumbing			Foundation						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath			Size					
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Porches			Cost New			Depr. Cost			
Chimney:		Joists: Unsupported Len: Cntr.Sup:					CCP (1 Story) WPP Deck Treated Wood			Total:						
							Garages			333,779			233,644			
							Class: BC Exterior: Siding Foundation: 42 Inch (Finished)			576			37,976		26,583	
							Base Cost			1			-3,117		-2,182	
							Common Wall: 1 Wall			2			1,366		956	
							Door Opener			1			1,914		1,340	
							Water/Sewer			1			2,921		2,045	
							Public Sewer			1						
							Water Well, 50 Feet			1						
							Built-Ins			1			3,975		2,782	
							Appliance Allow.			Totals:			410,065		287,043	
										<<<<< 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.
ERNSBERGER RICHARD S & LA	ERNSBERGER THOMAS R & NAN	245,000	08/29/2005	WD	21-NOT USED/OTHER	05-0/3094	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6162 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 409,648 TCV/TFA: 313.19					

Owner's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
ERNSBERGER THOMAS R & NANCY A 2001 KINGSWOOD DR LANSING MI			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value

Tax Description	X	Dirt Road	50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100	210,000	
. SEC 12 T22N R8W LOT 15 BUENA VISTA PARK.		Gravel Road	50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	210,000
Comments/Influences	X	Paved Road	Land Improvement Cost Estimates								
		Storm Sewer	Description	Rate	Size	% Good	Cash Value				
	X	Sidewalk	D/W/P: 4in Concrete	6.97	142	0	0				
	X	Water	Wood Frame	32.30	80	50	1,292				
	X	Sewer	Total Estimated Land Improvements True Cash Value =							1,292	
	X	Electric									
	X	Gas									
	X	Curb									
	X	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	105,000	99,800	204,800			123,895C
Rolling	2023	62,500	95,300	157,800			117,996C
Low	2022	62,500	85,800	148,300			112,378C
High	2021	55,000	88,500	143,500			108,788C
Landscaped							
Swamp							
Wooded							
Pond							
X Waterfront							
Ravine							
Wetland							
Flood Plain							



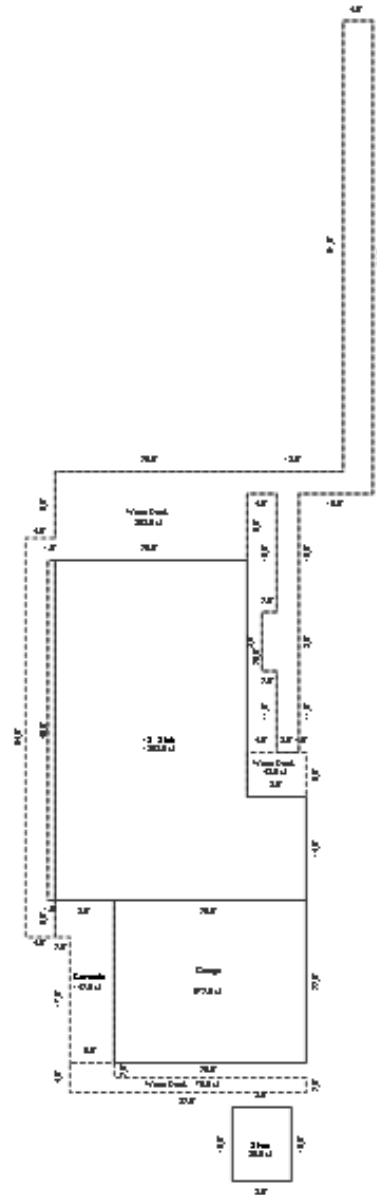
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	06/16/2018	INSPECTED	2024	105,000	99,800	204,800			123,895C
TPC	12/27/2017	INSPECTED	2023	62,500	95,300	157,800			117,996C
TPC	04/02/2012	INSPECTED	2022	62,500	85,800	148,300			112,378C
			2021	55,000	88,500	143,500			108,788C


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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 899 48	Type Treated Wood Treated Wood	Year Built: 1990 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 572 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall		Plaster Wood T&G												
Yr Built 1938		Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets			Lg	X	Ord		Small								
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall		No. of Elec. Outlets												
(2) Windows		(7) Excavation			Many	X	Ave.		Few								
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1308 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan												
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish												
(3) Roof		(10) Floor Support			(14) Water/Sewer												
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
X	Asphalt Shingle	(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 Heat & Cool Ground Area = 1308 SF Floor Area = 1308 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C -5 Blt 1938							
Stories Exterior Foundation Size Cost New Depr. Cost																	
1 Story Siding Slab 1,308 Total: 160,561 104,347																	
Other Additions/Adjustments																	
Plumbing																	
Average Fixture(s) 1 1,476 959																	
3 Fixture Bath 1 4,646 3,020																	
Deck																	
Treated Wood 48 1,730 1,124																	
Treated Wood 899 11,678 7,591																	
Garages																	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																	
Base Cost 572 24,693 16,050																	
Common Wall: 1 Wall 1 -2,686 -1,746																	
Water/Sewer																	
Public Sewer 1 1,494 971																	
Water Well, 50 Feet 1 2,686 1,746																	
Built-Ins																	
Appliance Allow. 1 2,766 1,798																	
Totals: 209,044 135,860																	
Notes:																	
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 198,356																	

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



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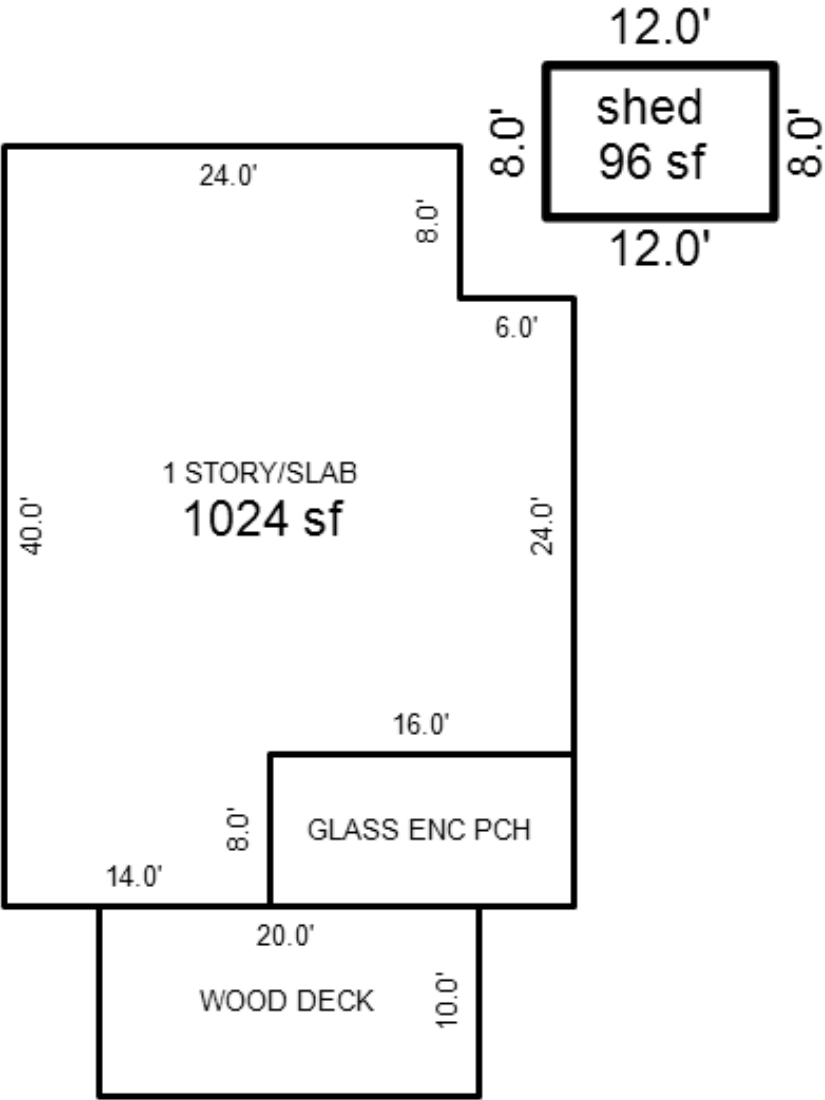
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.											
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status									
6170 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 328,688 TCV/TFA: 320.98											
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE													
LOT1 JAMES R 12264 TOWNLINE RD GRAND BLANC MI 48439		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value													
Tax Description		X Dirt Road		A50' @ 4200/FF 49.00 100.00 1.0051 1.0000 4200 100		49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 206,842													
. SEC 12 T22N R8W LOT 16 BUENA VISTA PARK.		X Paved Road		Land Improvement Cost Estimates		Description Rate Size % Good Cash Value													
Comments/Influences		X Storm Sewer		D/W/P: Asphalt Paving		2.89 1100 50 1,589													
		X Sidewalk		Wood Frame		26.25 96 50 1,260													
		X Water		Total Estimated Land Improvements True Cash Value =		2,849													
		X Sewer		Topography of Site		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value	
		X Electric		X Level		2024		103,400		60,900		164,300						78,302C	
		X Gas		Rolling		2023		61,600		58,100		119,700				74,574C			
		X Curb		Low		2022		61,500		51,200		112,700				71,023C			
		X Street Lights		High		2021		54,100		52,800		106,900				68,755C			
		X Standard Utilities		Landscaped															
		X Underground Utils.		Swamp															
				Wooded															
				Pond															
				X Waterfront															
				Ravine															
				Wetland															
				Flood Plain															
		Who		When		What		2024		103,400		60,900		164,300		78,302C			
		TPC 04/30/2021		INSPECTED		2023		61,600		58,100		119,700				74,574C			
		TPC 12/27/2017		INSPECTED		2022		61,500		51,200		112,700				71,023C			
		TPC 04/02/2012		INSPECTED		2021		54,100		52,800		106,900				68,755C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 128 200	Type CGEP (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: 1,024 Total Base New : 135,842 Total Depr Cost: 81,505 Estimated T.C.V: 118,997		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1938				
Yr Built 1938	Remodeled 0	Ex	X	Ord		Min	100 Amps Service		(11) Heating System: Forced Air w/ Ducts								
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing		Ground Area = 1024 SF				Floor Area = 1024 SF.				
Room List		Doors		Solid	X	H.C.	(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60				Building Areas				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)		Stories		Exterior		Foundation		Size		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1		1 Story		Siding		Slab		Total:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1024 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments		Average Fixture(s)		1		1,230		
(2) Windows		Many Avg.	X	Large Avg.	Basement			1		Porches		CGEP (1 Story)		128		8,100	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1		Deck		Treated Wood		200		4,036		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		(14) Water/Sewer			1		Water/Sewer		Public Sewer		1		1,326		
X	Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1		Built-Ins		Water Well, 50 Feet		1		2,585		
(3) Roof		Gable		Gambrel	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1		Appliance Allow.		1		1,934		1,160	
X	Asphalt Shingle	Hip		Mansard	Lump Sum Items:			1		Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		118,997		Totals:	
Chimney: Brick		Flat		Shed	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			1		Totals:		135,842		81,505			

*** 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.
KENNEDY GEORGIA JEAN	KENNEDY FAMILY LIVING TRU	0	07/28/2012	CD	07-DEATH CERTIFICATE	2012-02774 DC	DEED	0.0
KENNEDY JAMES D & GEORGIA	KENNEDY FAMILY LIVING TRU	0	10/27/2006	QC	21-NOT USED/OTHER	06-0/4142	DEED	0.0

Property Address: 6180 W LAKEVIEW DR
 Class: RESIDENTIAL-IMPRO Zoning: Building Permit(s): Date: Number: Status:

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

Owner's Name/Address: KENNEDY FAMILY LIVING TRUST
 JAMES D & GEORGIA J KENNEDY TTEE
 11109 BRADEN RD
 BYRON MI 48418

2024 Est TCV 277,553 TCV/TFA: 468.84

X Improved Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

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

A50' @ 4200/FF 49.00 100.00 1.0051 1.0000 4200 100 206,842
 49 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 206,842

Tax Description: . SEC 12 T22N R8W LOT 17 BUENA VISTA PARK.

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
- X Waterfront
- Ravine
- Wetland
- Flood Plain

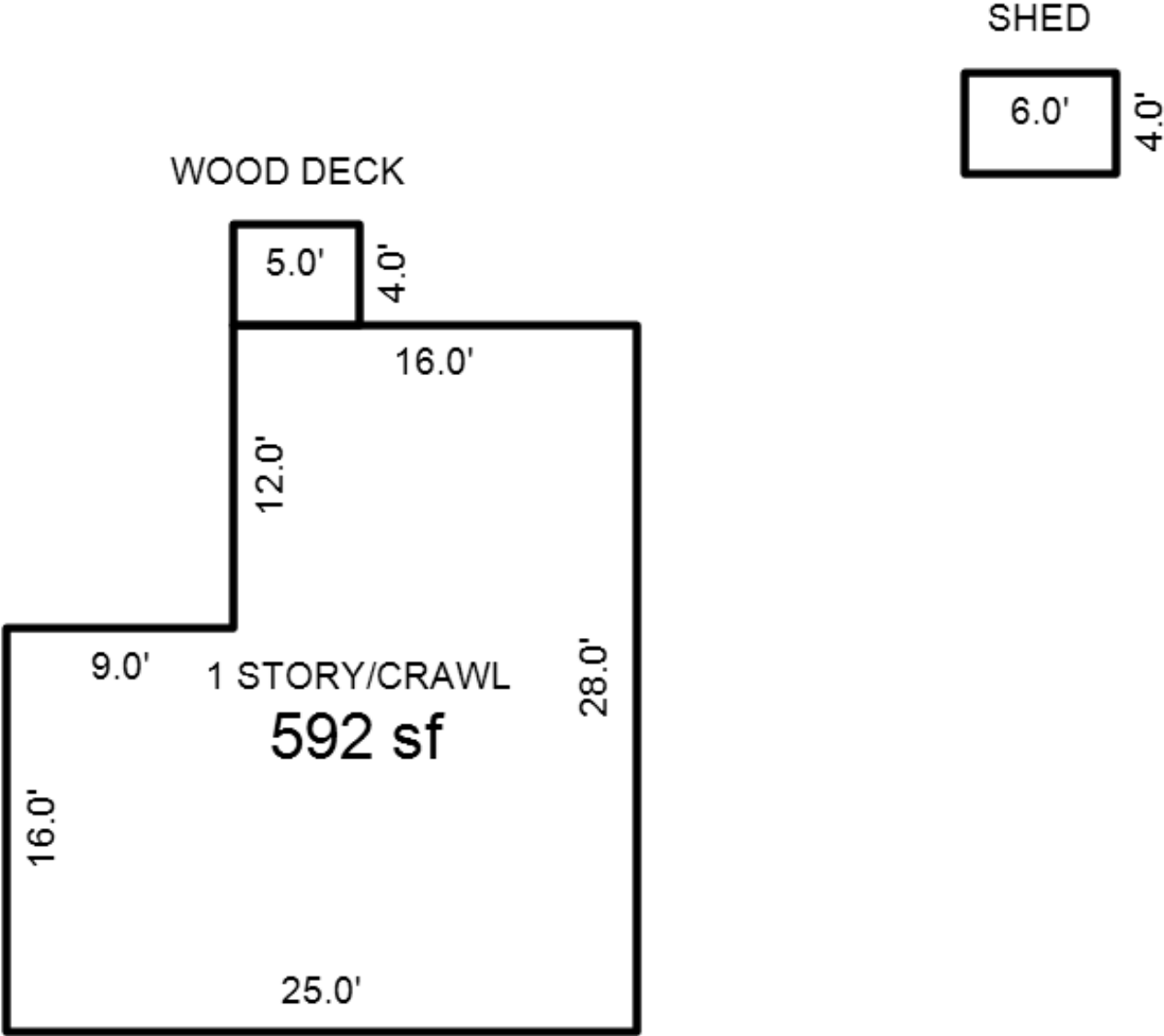
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	103,400	35,400	138,800			56,417C
2023	61,600	33,700	95,300			53,731C
2022	61,500	28,700	90,200			51,173C
2021	54,100	29,600	83,700			49,539C

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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	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater										
Building Style: 1S			Drywall Paneled	X	Plaster Wood T&G										
Yr Built 1938		Remodeled 1970			Ex	X	Ord								
Condition: Average		Trim & Decoration					Min								
Room List			Size of Closets		Lg	X	Ord								
	Basement 1st Floor 2nd Floor Bedrooms		Doors				Solid	X	H.C.						
(1) Exterior		(5) Floors			Kitchen: Other: Other:										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures										
					Ex.	X	Ord.		Min						
(2) Windows		(7) Excavation			No. of Elec. Outlets										
X	Many Avg. Few	X	Large Avg. Small		Many		Ave.	X	Few						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Basement: 0 S.F. Crawl: 592 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing										
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1	Average Fixture(s)									
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
(3) Roof		(9) Basement Finish			(14) Water/Sewer										
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water									
X	Asphalt Shingle	Gambrel Mansard Shed			1	Public Sewer									
	Chimney: Brick		(10) Floor Support			Water Well									
			Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic									
					Lump Sum Items:										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 592 SF Floor Area = 592 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1938			
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										Siding	Crawl Space	592	72,809	43,686	
Other Additions/Adjustments										Total:					
Plumbing										Average Fixture(s)	1	1,230	738		
Water/Sewer										Public Sewer	1	1,326	796		
										Water Well, 50 Feet	1	2,585	1,551		
Built-Ins										Appliance Allow.	1	1,934	1,160		
Deck										Treated Wood	20	894	501	*	
										Totals:		80,778	48,432		
Notes:										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:		70,711			

*** 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.
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-01610	DEED	100.0
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/3946	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6186 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
NOORDYKE MATT & STEPHANIE 3820 GOODWOOD DR SE GRAND RAPIDS MI 49546	MAP #: 2024 Est TCV 355,582 TCV/TFA: 303.92					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 18 BUENA VISTA PARK.	X		A50' @ 4200/FF	50.00	100.00	210,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000			

Comments/Influences	X Sewer	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements <td></td> <td></td> <td></td>			
	X	Electric	1,000.00	1 95	950
	X	Gas	Total Estimated Land Improvements True Cash Value = 950		

Comments/Influences	X Street Lights	Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
	X	Standard Utilities			
	X	Underground Utils.			



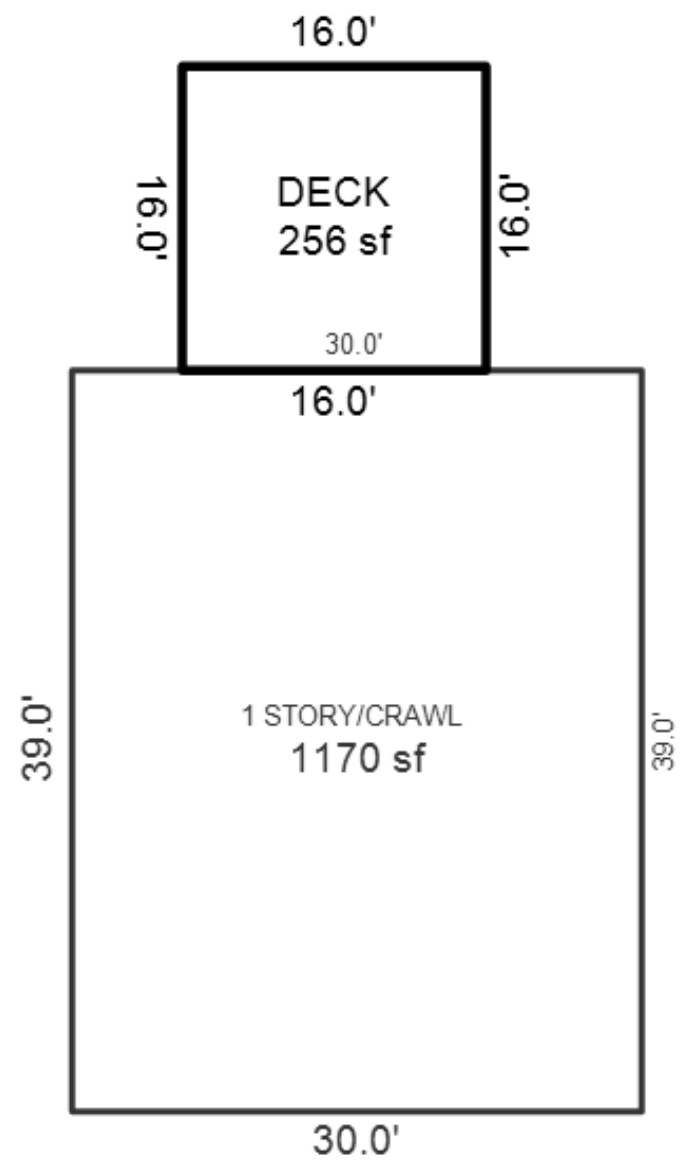
Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	2024	105,000	72,800	177,800			137,040C
	X	2023	62,500	69,500	132,000			130,515C
	X	2022	62,500	61,800	124,300			124,300S
	X	2021	55,000	63,700	118,700			88,294C

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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 256	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
Building Style: 1S		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace											
Yr Built 1939		Remodeled 1974		Ex	X	Ord	Min									
Condition: Average		Size of Closets		Lg	X	Ord	Small									
Room List		Doors	Solid	X	H.C.											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric												
(1) Exterior		Kitchen: Other: Other:		100	Amps	Service										
		No./Qual. of Fixtures		Ex.	X	Ord.	Min									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets												
(2) Windows				Many	X	Ave.	Few									
		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1170 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		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer												
(3) Roof		(9) Basement Finish		1	Public Water											
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Sewer											
X	Asphalt Shingle	(10) Floor Support		1	Water Well											
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic											
				Lump Sum Items:			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1170 SF Floor Area = 1170 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 Brick Crawl Space 1,170 Total: 143,771 86,263 Other Additions/Adjustments Exterior Brick Veneer 240 3,794 2,276 Plumbing Average Fixture(s) 1 1,230 738 Deck Treated Wood 256 4,759 2,855 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Totals: 165,106 99,063 Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 144,632									

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



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

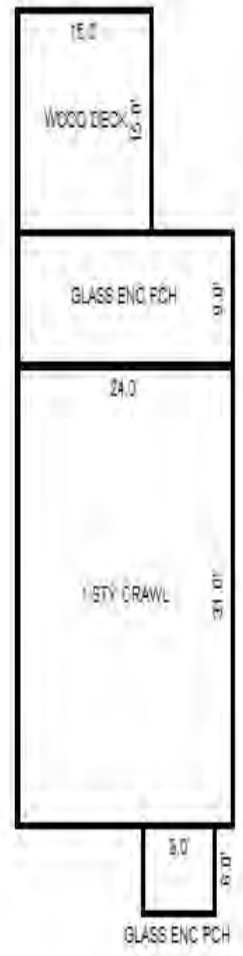
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status							
6190 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 310,166 TCV/TFA: 416.89									
Owner's Name/Address		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE											
SAGE BRUCE J & KAREN E 2594 DERBY BIRMINGHAM MI 48009		Public Improvements		* Factors *		Description Frontage Depth Front Depth Rate %Adj. Reason Value											
Tax Description		X		Dirt Road		A50' @ 4200/FF 50.00 100.00 1.0000 1.0000 4200 100 210,000											
. SEC 12 T22N R8W LOT 19 BUENA VISTA PARK.		X		Gravel Road		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000											
Comments/Influences		X		Paved Road													
		X		Storm Sewer													
		X		Sidewalk													
		X		Water													
		X		Sewer													
		X		Electric													
		X		Gas													
		X		Curb													
		X		Street Lights													
				Standard Utilities													
				Underground Utils.													
				Topography of Site													
		X		Level													
				Rolling													
				Low													
				High													
				Landscaped													
				Swamp													
				Wooded													
				Pond													
		X		Waterfront													
				Ravine													
				Wetland													
				Flood Plain													
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		105,000		50,100		155,100		68,988C	
		TPC 12/27/2017		INSPECTED		2023		62,500		47,800		110,300		65,703C			
		TPC 04/02/2012		INSPECTED		2022		62,500		43,100		105,600		62,575C			
						2021		55,000		44,400		99,400		60,576C			

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame		(4) Interior	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							216 48 225	CGEP (1 Story) CGEP (1 Story) Treated Wood				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1945			Trim & Decoration		Ex	Ord	X	Min									
Remodeled 0			Size of Closets		Lg	Ord	X	Small									
Condition: Average			Doors		Solid	X	H.C.										
Room List			(5) Floors		Central Air Wood Furnace												
	Basement 1st Floor 2nd Floor 2 Bedrooms		Kitchen: Other: Other:		(12) Electric												
(1) Exterior			No./Qual. of Fixtures		100	Amps Service											
	Wood/Shingle Aluminum/Vinyl Brick Insulation		Ex.	X	Ord.		Min										
(2) Windows			No. of Elec. Outlets		Many		Ave.	X	Few								
X	Many Avg. Few	X	(6) Ceilings		(13) Plumbing												
	Large Avg. Small		(7) Excavation		1	Average Fixture(s)											
X	Wood Sash Metal Sash Vinyl Sash		Basement: 0 S.F. Crawl: 744 S.F. Slab: 0 S.F. Height to Joists: 0.0		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(14) Water/Sewer											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
(3) Roof			(9) Basement Finish			Lump Sum Items:											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gambrel Mansard Shed		(10) Floor Support														
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:														
Chimney: Block																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 744 SF Floor Area = 744 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls D 5 Blt 1945							
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost		
1 Story										Siding	Crawl Space	744					
Other Additions/Adjustments										Plumbing		Total:	89,664	53,799			
										Average Fixture(s)		1	1,025	615			
										Porches							
										CGEP (1 Story)		216	10,398	6,239			
										CGEP (1 Story)		48	3,663	2,198			
										Deck							
										Treated Wood		225	4,282	2,569			
										Water/Sewer							
										Public Sewer		1	1,175	705			
										Water Well, 50 Feet		1	2,498	1,499			
										Built-Ins							
										Appliance Allow.		1	1,638	983			
										Totals:			114,343	68,607			
Notes:										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:					100,166		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BORLE KEITH D & CURTIS A	SWIONTONIOWSKI JOEL & MCK	219,900	07/06/2020	WD	03-ARM'S LENGTH	2020-01918	PROPERTY TRANSFER	100.0				
BORLE LETA LE	BORLE KEITH D & CURTIS A	0	10/26/2010	WD	09-FAMILY	2010-5049WD	PROPERTY TRANSFER	100.0				
BORLE HOMER	BORLE LETA LE	0	07/10/2010	WD	09-FAMILY	2010-3418WD	PROPERTY TRANSFER	0.0				
ENGEL ALBERT J & BETHA M	BORLE HOMER & LETA	0	11/30/1944	WD	21-NOT USED/OTHER	2008/3571	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6198 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
SWIONTONIOWSKI JOEL & MCKENZIE 10853 MAXWELL RD CARLETON MI 48117		2024 Est TCV 324,242 TCV/TFA: 445.39										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 20 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
2 FV SHEDS		Gravel Road		A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		210,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate		Size % Good		Cash Value			
		Water		Wood Frame	34.90		40 66		921			
		X Sewer		Metal Prefab	15.93		96 66		1,009			
		X Electric		Total Estimated Land Improvements True Cash Value = 1,930								
		X Gas										
		Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		X High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	105,000	57,100	162,100		120,264C		
		TPC 05/26/2020	INSPECTED		2023	62,500	54,500	117,000		114,538C		
		TPC 05/06/2018	INSPECTED		2022	62,500	49,100	111,600		109,084C		
		TPC 12/27/2017	INSPECTED		2021	55,000	50,600	105,600		105,600S		

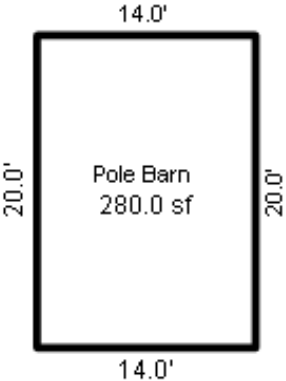
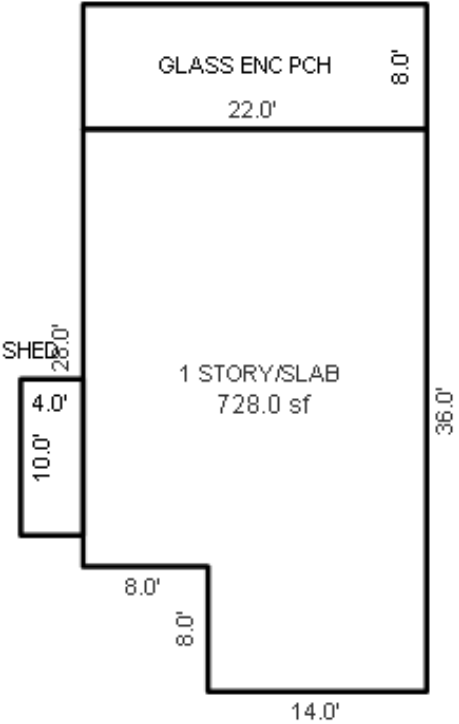


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 176	Type CGEP (1 Story)	Year Built: 1985 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: 280 % Good: 76 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1947		Remodeled 0			Ex	Ord	X	Min									
Condition: Average		Size of Closets			Lg	Ord	X	Small									
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 1 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures Ex. Ord. X Min												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation			No. of Elec. Outlets Many X Ave. Few												
(2) Windows		(8) Basement			(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 728 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								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish			(14) Water/Sewer												
(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			1									
X	Gable Hip Flat		Gambrel Mansard Shed		Lump Sum Items:												
X	Asphalt Shingle	(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:												
Chimney: Block																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 728 SF Floor Area = 728 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 Slab 728 Total: 84,668 55,035										E.C.F. X 1.460		Cls CD Blt 1947					
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Porches CGEP (1 Story) 176 10,090 6,558 Garages Class: CD Exterior: Pole (Unfinished) Base Cost 280 9,243 7,025 * Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Exterior 1 Story 1 5,707 3,710 Totals: 116,783 76,926																	
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 112,312																	

*** 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.
VENEMA DOUGLAS & DIANE	VENEMA DOUGLAS J & DIANE	0	05/22/2023	QC	09-FAMILY	2023-01611	PROPERTY TRANSFER	0.0
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	03-ARM'S LENGTH	2014-00055 WD	PROPERTY TRANSFER	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMAN ELLEN M TTEE	0	02/23/2009	WD	21-NOT USED/OTHER	2009/769	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6220 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/24/2005	20050375	Complete

Owner's Name/Address	MAP #:
VENEMA DOUGLAS J & DIANE L TRUST 3024 40TH AVE HUDSONVILLE MI 49426	2024 Est TCV 540,157 TCV/TFA: 311.15

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 21 BUENA VISTA PARK.	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>A50' @ 4200/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>210,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 210,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000																						
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates										
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<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>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	Residential Local Cost Land Improvements				
Description	Rate	Size	% Good	Cash Value									
Residential Local Cost Land Improvements													

	X	Water	Residential Local Cost Land Improvements															
	X	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>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																		

	X	Electric	
	X	Gas	
	X	Curb	

	X	Street Lights	Standard Utilities	Underground Utils.
	X			

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	165,100	270,100			186,015C
2023	62,500	166,400	228,900			177,158C
2022	62,500	150,100	212,600			168,722C
2021	55,000	154,700	209,700			163,333C

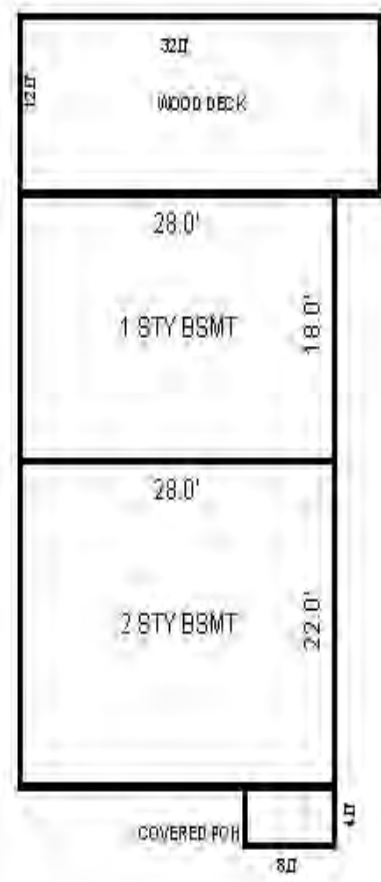
Who When What

TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 04/02/2012 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	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							32	WCP (1 Story)	E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1.5S		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C 5 Blt 2005							
Yr Built 2005	Remodeled 0	Ex	X Ord	Min	No. of Elec. Outlets			Ground Area = 1120 SF Floor Area = 1736 SF.									
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85										
Room List		Doors	Solid	X H.C.	(13) Plumbing			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors	Kitchen: Other: Other:	(12) Electric			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 Story Siding Basement 504 2 Story Siding Basement 616 Total: 233,091 198,122							
(1) Exterior		(6) Ceilings		Amps Service			Other Additions/Adjustments										
X	Wood/Shingle Aluminum/Vinyl Brick	X Drywall		Ex. X Ord. Min			Basement, Outside Entrance, Below Grade			1 2,560 2,176							
	Insulation	(7) Excavation		Basement: 1120 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Average Fixture(s) 3 Fixture Bath							
(2) Windows		Many Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)			Solar Water Heat			1 1,476 1,255						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor		(9) Basement Finish			No Plumbing			2 9,291 7,897							
(3) Roof		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			WCP (1 Story) 32 2,343 2,249 *							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Lump Sum Items:			Deck			Treated Wood 384 6,355 6,101 *						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:					Water/Sewer			Water/Sewer			Public Sewer 1 1,494 1,270				
Chimney: Brick							Built-Ins			Water Well, 50 Feet 1 2,686 2,283							
							Appliance Allow.			1 2,766 2,351							
							Unit-in-Place Cost Items			BOAT HOUSE (BY SQ FT) 160 846 804 *							
							Notes:			Totals: 262,908 224,508							
										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY: 327,782							

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



Sketch by Apex I/M

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
MILLER RACHELLE LEA SMITH	TREVORROW NANCY & SMITH R	1	07/17/2019	QC	09-FAMILY	2019-02202	PROPERTY TRANSFER	50.0				
TREVORROW NANCY J	MILLER RACHELLE LEA SMITH	0	05/13/2019	QC	09-FAMILY	2019-01502	DEED	0.0				
MILLER JEFFERY	MILLER RACHELLE	0	05/04/2018	QC	06-COURT JUDGEMENT	2018-02693	DEED	0.0				
MILLER JEFFERY Q & RACHEL	MILLER JEFFERY Q & RACHEL	0	01/10/2014	QC	21-NOT USED/OTHER	2015-00052	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6226 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
		P.R.E. 100% 01/01/2015										
Owner's Name/Address		MAP #:										
TREVORROW NANCY & SMITH RACHELLE 6710 W BROADWAY LAKE CITY MI 49651		2024 Est TCV 322,003 TCV/TFA: 516.03										
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
				50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	210,000
Tax Description				Land Improvement Cost Estimates								
. SEC 12 T22N R8W LOT 22 BUENA VISTA PARK.				Description								
Comments/Influences								Rate	Size % Good		Cash Value	
10 FT ADDED TO LOT FF FOR 97				D/W/P: 3.5 Concrete				6.16	144	71	630	
		X Sewer		Wood Frame				24.15	140	50	1,690	
		X Electric		Total Estimated Land Improvements True Cash Value =							2,320	
		X Gas										
		X Curb										
		X Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	105,000	56,000	161,000		110,280C		
				TPC 05/06/2018 INSPECTED	2023	62,500	53,400	115,900		105,029C		
				TPC 12/27/2017 INSPECTED	2022	62,500	48,100	110,600		100,028C		
				TPC 04/02/2012 INSPECTED	2021	55,000	49,500	104,500		96,833C		

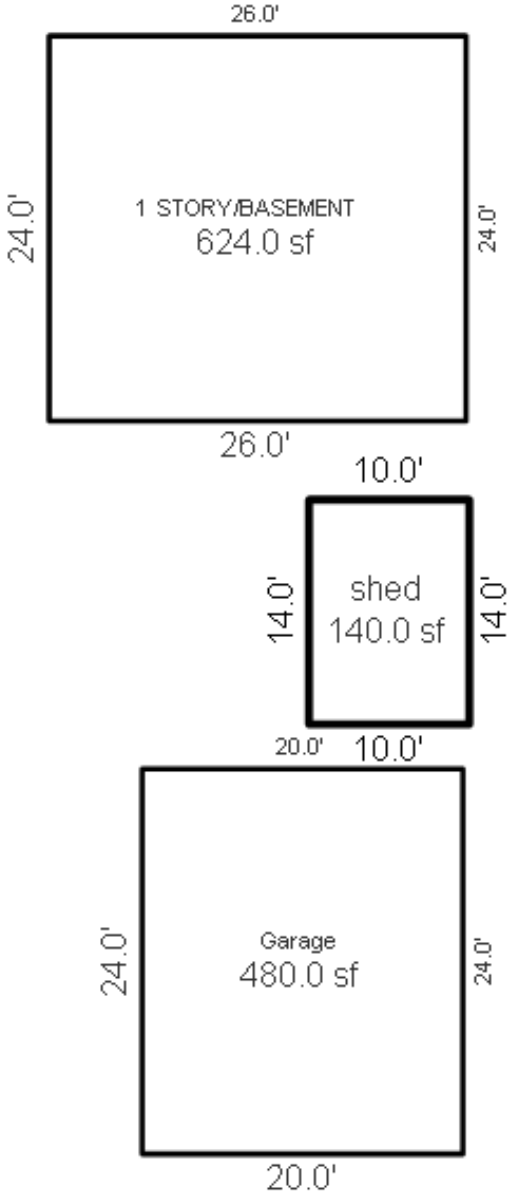


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling		(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage																																																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood Oil Coal X Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area Type		Year Built: 1973 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																																																			
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1		Class: CD Effec. Age: 45 Floor Area: 624 Total Base New : 136,589 Total Depr Cost: 75,125 Estimated T.C.V: 109,683		E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:																																																																																																																			
	Building Style: 1S	X Drywall X Paneled	Plaster Wood T&G											Trim & Decoration	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) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:																																																																																																						
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Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Electric Baseboard Ground Area = 624 SF Floor Area = 624 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>624</td> <td>90,559</td> <td>49,808</td> </tr> <tr> <td colspan="6">Other Additions/Adjustments</td> </tr> <tr> <td></td> <td>Recreation Room</td> <td></td> <td>624</td> <td>11,563</td> <td>6,360</td> </tr> <tr> <td></td> <td>Basement, Outside Entrance, Above Grade</td> <td></td> <td>1</td> <td>1,655</td> <td>910</td> </tr> <tr> <td colspan="6">Plumbing</td> </tr> <tr> <td></td> <td>Average Fixture(s)</td> <td></td> <td>1</td> <td>1,230</td> <td>676</td> </tr> <tr> <td></td> <td>2 Fixture Bath</td> <td></td> <td>1</td> <td>2,596</td> <td>1,428</td> </tr> <tr> <td colspan="6">Garages</td> </tr> <tr> <td colspan="6">Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td>Base Cost</td> <td></td> <td>480</td> <td>17,434</td> <td>9,589</td> </tr> <tr> <td></td> <td>Water/Sewer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Public Sewer</td> <td></td> <td>1</td> <td>1,326</td> <td>729</td> </tr> <tr> <td></td> <td>Water Well, 50 Feet</td> <td></td> <td>1</td> <td>2,585</td> <td>1,422</td> </tr> <tr> <td colspan="6">Built-Ins</td> </tr> <tr> <td></td> <td>Appliance Allow.</td> <td></td> <td>1</td> <td>1,934</td> <td>1,064</td> </tr> <tr> <td colspan="6">Fireplaces</td> </tr> <tr> <td></td> <td>Exterior 1 Story</td> <td></td> <td>1</td> <td>5,707</td> <td>3,139</td> </tr> <tr> <td colspan="4">Totals:</td> <td>136,589</td> <td>75,125</td> </tr> </tbody> </table>													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	624	90,559	49,808	Other Additions/Adjustments							Recreation Room		624	11,563	6,360		Basement, Outside Entrance, Above Grade		1	1,655	910	Plumbing							Average Fixture(s)		1	1,230	676		2 Fixture Bath		1	2,596	1,428	Garages						Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							Base Cost		480	17,434	9,589		Water/Sewer						Public Sewer		1	1,326	729		Water Well, 50 Feet		1	2,585	1,422	Built-Ins							Appliance Allow.		1	1,934	1,064	Fireplaces							Exterior 1 Story		1	5,707	3,139	Totals:				136,589	75,125	Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 109,683	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMILTON R LYNN & LOIS &	LINE ROBERT S & BARBARA C	150,000	08/06/2014	WD	03-ARM'S LENGTH	2014-03153	PROPERTY TRANSFER	100.0
HAMILTON R LYNN & LOIS (H	HAMILTON R LYNN & LOIS ET	40,000	01/03/2006	QC	21-NOT USED/OTHER	06-0/486	DEED	20.0
HAMILTON R LYNN & LOIS (	HAMILTON R LYNN & LOIS ET	40,000	12/28/2005	QC	21-NOT USED/OTHER	06-0/485	DEED	20.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6230 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	MAP #:					
	2024 Est TCV 337,193 TCV/TFA: 379.72					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 23 BUENA VISTA PARK.	X		A50' @ 4200/FF	50.00	100.00	210,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			210,000

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.16	100 0	0
	X	Gravel Road	Residential Local Cost Land Improvements			
	X	Paved Road	Description	Rate	Size % Good	Cash Value
	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Sidewalk	Total Estimated Land Improvements True Cash Value = 950			
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	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	105,000	63,600	168,600			99,481C
High		Landscaped	2023	62,500	55,700	118,200			94,744C
Swamp		Wooded	2022	62,500	50,200	112,700			90,233C
Pond		Pond	2021	55,000	51,800	106,800			87,351C
Waterfront	X	Ravine							
Wetland		Flood Plain							

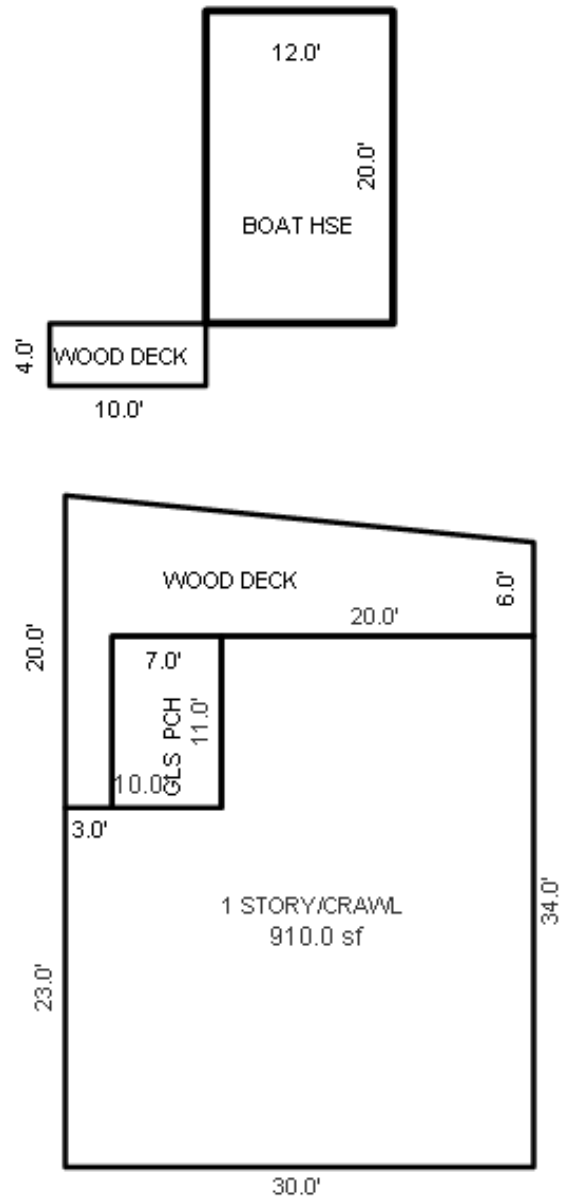


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*** Information herein deemed reliable but not guaranteed***

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 77 280 40	Type CGEP (1 Story) Treated Wood Treated Wood	Year Built: BH Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 240 % 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: 40 Floor Area: 888 Total Base New : 144,110 Total Depr Cost: 86,468 Estimated T.C.V: 126,243		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 888 SF Floor Area = 888 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 888 Total: 106,372 63,824						
Yr Built 1957	Remodeled 0	Ex	X	Ord		Min	Size of Closets		100 Amps Service							
Condition: Average			Lg		Ord	X	Small	No. of Elec. Outlets								
Room List		Doors		Solid	X	H.C.	(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches CGEP (1 Story) 77 5,636 3,382 Deck Treated Wood 280 5,051 3,031 Treated Wood 40 1,563 938 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 240 12,706 7,624 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Totals: 144,110 86,468					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric			No. of Elec. Outlets		1		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 126,243					
(1) Exterior		Kitchen: Other: Other:		100 Amps Service			Many		X	Ave.		Few				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(14) Water/Sewer			Lump Sum Items:									
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 888 S.F. Slab: 0 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Many Avg. X Few		Large Avg. Small	Basement Finish			(15) Fireplaces		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 126,243							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(9) Basement Finish		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:									
Chimney: Block																

*** 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 SUSAN RAE	WHIPPLE SUSAN RAE	0	01/27/2022	QC	09-FAMILY	2022-00450	PROPERTY TRANSFER	0.0																																						
WHIPPLE AARON D	WHIPPLE SUSAN RAE	0	02/25/2021	WD	09-FAMILY	2021-00701	DEED	0.0																																						
HAWKINS CHARLES M & PATRI	WHIPPLE AARON D & SUSAN R	203,000	08/30/2018	WD	16-LC PAYOFF	2018-02896	DEED	0.0																																						
HAWKINS CHARLES M & PATRI	WHIPPLE AARON D & SUSAN R	203,000	06/01/2017	LC	03-ARM'S LENGTH	2017-02209	PROPERTY TRANSFER	100.0																																						
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status																																						
6240 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST																																												
		P.R.E. 100% 07/31/2017																																												
Owner's Name/Address		MAP #:																																												
WHIPPLE SUSAN RAE 6240 W LAKEVIEW DR LAKE CITY MI 49651		2024 Est TCV 328,510 TCV/TFA: 441.55																																												
		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																										
		Public Improvements		* Factors *																																										
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value																																			
				A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100	210,000																																			
				50 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =	210,000																																				
Tax Description		Dirt Road		<table border="1"> <thead> <tr> <th>Year</th> <th>Land Value</th> <th>Building Value</th> <th>Assessed Value</th> <th>Board of Review</th> <th>Tribunal/Other</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>105,000</td> <td>59,300</td> <td>164,300</td> <td></td> <td></td> <td>111,791C</td> </tr> <tr> <td>2023</td> <td>62,500</td> <td>56,600</td> <td>119,100</td> <td></td> <td></td> <td>106,468C</td> </tr> <tr> <td>2022</td> <td>62,500</td> <td>51,000</td> <td>113,500</td> <td></td> <td></td> <td>101,399C</td> </tr> <tr> <td>2021</td> <td>55,000</td> <td>52,600</td> <td>107,600</td> <td></td> <td></td> <td>98,160C</td> </tr> </tbody> </table>								Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	2024	105,000	59,300	164,300			111,791C	2023	62,500	56,600	119,100			106,468C	2022	62,500	51,000	113,500			101,399C	2021	55,000	52,600	107,600			98,160C
Year	Land Value	Building Value	Assessed Value									Board of Review	Tribunal/Other	Taxable Value																																
2024	105,000	59,300	164,300											111,791C																																
2023	62,500	56,600	119,100											106,468C																																
2022	62,500	51,000	113,500											101,399C																																
2021	55,000	52,600	107,600											98,160C																																
. SEC 12 T22N R8W LOT 24 BUENA VISTA PARK.		X Gravel Road																																												
Comments/Influences		X Paved Road																																												
		X Storm Sewer																																												
		X Sidewalk																																												
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		X Waterfront																																												
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		Flood Plain																																												

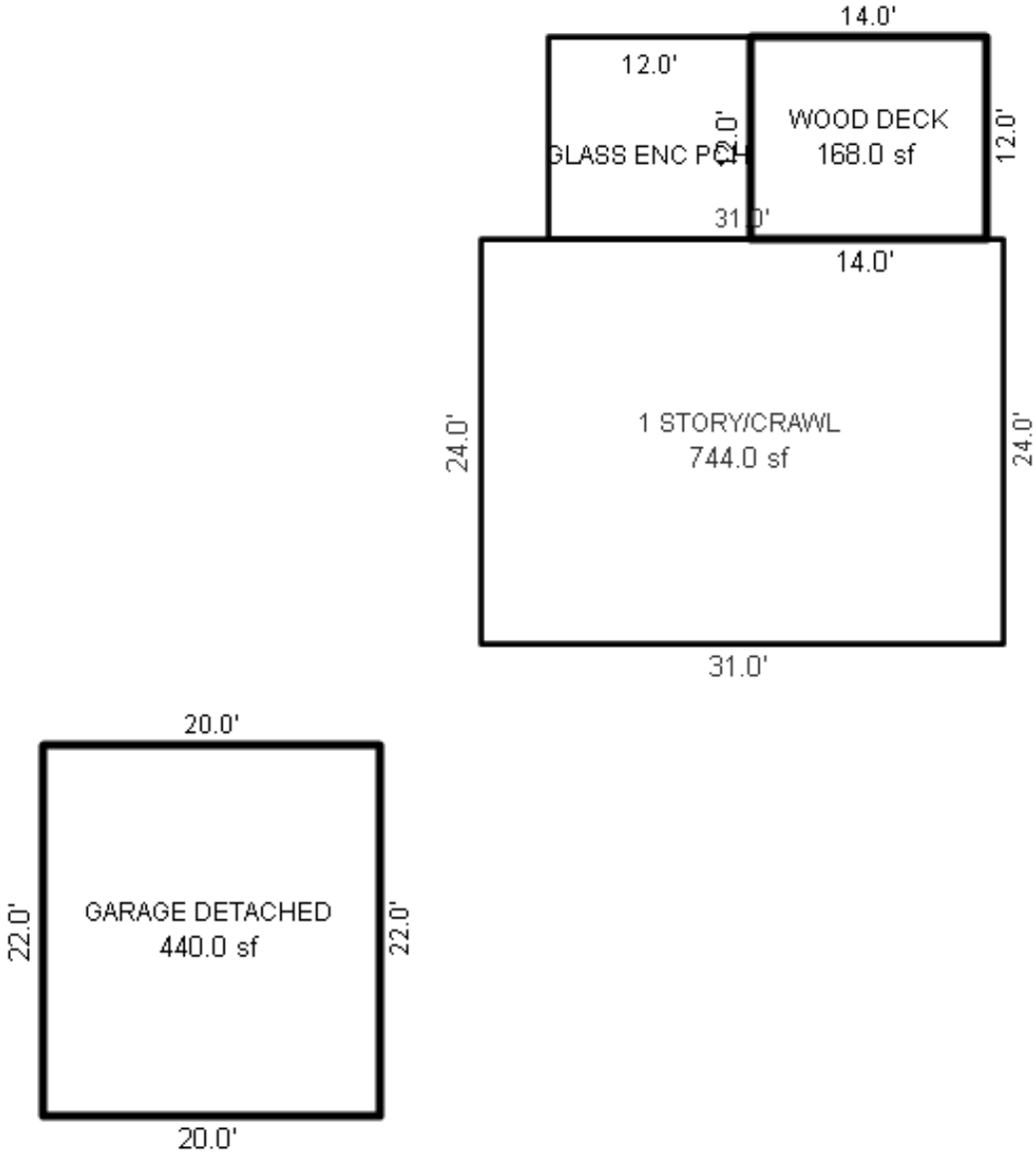


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*** Information herein deemed reliable but not guaranteed***

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 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 144 168	Type CGEP (1 Story) Treated Wood	Year Built: 1970 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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: 744 Total Base New : 135,287 Total Depr Cost: 81,171 Estimated T.C.V: 118,510		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1957		
Yr Built	Remodeled	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 744 SF		Floor Area = 744 SF.				
1957	1970						Many X Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Condition: Average		Size of Closets		Lg Ord X Small			(13) Plumbing			Building Areas		Stories Exterior Foundation Size		Cost New Depr. Cost		
Room List		Doors	Solid	X	H.C.		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space		744		Total: 91,142 54,684		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			(12) Electric			Other Additions/Adjustments		Plumbing				
(1) Exterior		(6) Ceilings		X Tile			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			Average Fixture(s)		1		1,230 738		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 744 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			2 Fixture Bath		1		2,596 1,558		
(2) Windows		Many	X	Avg.	Large		(8) Basement			Porches		CGEP (1 Story)		144 8,749 5,249		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	Avg.	X	Few	Small		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Deck		Treated Wood		168 3,610 2,166		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
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 Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing		Average Fixture(s)		1		1,230 738	
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			2 Fixture Bath		1		2,596 1,558		
Chimney: Block		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Porches		CGEP (1 Story)		144 8,749 5,249		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Deck		Treated Wood		168 3,610 2,166		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Garages		Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water/Sewer		Public Sewer		1 1,326 796		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Water Well, 50 Feet		Water Well, 50 Feet		1 2,585 1,551		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Built-Ins		Appliance Allow.		1 1,934 1,160		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Fireplaces		Exterior 1 Story		1 5,707 3,424		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Notes:		ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		118,510		
		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Totals:		135,287		81,171		

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status					
6260 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%											
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		MAP #:		2024 Est TCV 362,187 TCV/TFA: 314.40									
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
VANKUREN ROBIN M 7504 SOUTHWICK DRIVE DAVISON MI 48423		Public Improvements		* Factors *									
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 25 BUENA VISTA PARK.		Gravel Road		A50' @ 4200/FF		50.00	100.00	1.0000	1.0000	4200	100	210,000	
Comments/Influences		Paved Road		50 Actual Front Feet, 0.12 Total Acres		Total Est. Land Value =						210,000	
		Storm Sewer		Land Improvement Cost Estimates									
		Sidewalk		Description		Rate	Size	% Good			Cash Value		
		Water		D/W/P: 3.5 Concrete		5.78	672	71			2,758		
		Sewer		Wood Frame		25.61	80	45			922		
		Electric		Total Estimated Land Improvements True Cash Value =									3,680
		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		
					2024	105,000	76,100	181,100			82,391C		
				TPC 12/27/2017 INSPECTED	2023	62,500	72,600	135,100			78,468C		
				TPC 04/02/2012 INSPECTED	2022	62,500	65,400	127,900			74,732C		
					2021	55,000	67,300	122,300			72,345C		

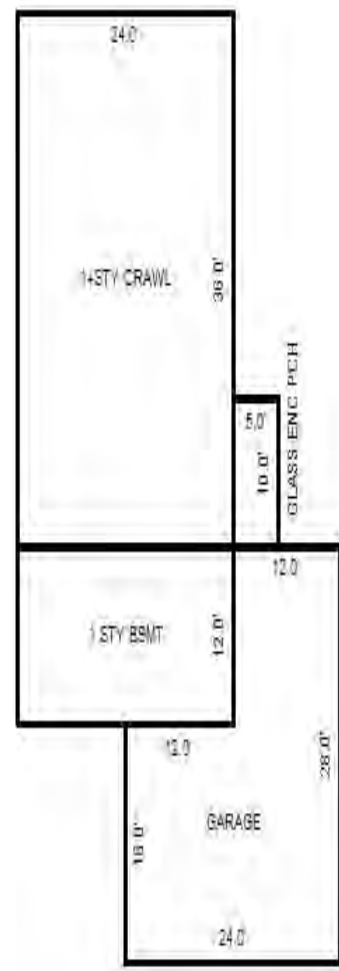


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil 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 50	Type CGEP (1 Story)	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: 1 Mech. Doors: 0 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			Class: D +5 Effec. Age: 40 Floor Area: 1,152 Total Base New : 169,519 Total Depr Cost: 101,717 Estimated T.C.V: 148,507			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1+S		Drywall X Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 1152 SF Floor Area = 1152 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls D 5 Blt 1935						
Yr Built 1935	Remodeled 1975	Ex	Ord	X	Min	No./Qual. of Fixtures Ex. Ord. X Min			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		100 Amps Service			1 Story Siding Foundation 864			Total: 140,520		84,317				
Room List		Lg	Ord	X	Small	No. of Elec. Outlets Many X Ave. Few			1 Story Siding Basement 288		1,025		615			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,025 615 Porches CGEP (1 Story) 50 3,718 2,231 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 528 20,972 12,583 Common Wall: 1 Wall 1 -2,512 -1,507 Door Opener 1 485 291 Water/Sewer Public Sewer 1 1,175 705 Water Well, 50 Feet 1 2,498 1,499 Built-Ins Appliance Allow. 1 1,638 983		Totals: 169,519 101,717				
(1) Exterior		(6) Ceilings		(13) Plumbing			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCv: 148,507									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		(14) Water/Sewer												
(2) Windows		Basement: 288 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:									
X	Many Avg. X Few	Large Avg. X Small	(8) Basement													
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish														
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor														
X	Storms & Screens	(10) Floor Support														
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													
X	Asphalt Shingle															

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Sketch by Apex IV™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK NEIL D & JOYCE T	OLIVER CHRISTOPHER & DAWN	240,000	08/26/2016	WD	03-ARM'S LENGTH	2016-02809	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6270 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
OLIVER CHRISTOPHER & DAWN 3646 ATWATER HILLS COURT GRAND RAPIDS MI 49525	2024 Est TCV 387,685 TCV/TFA: 276.92					

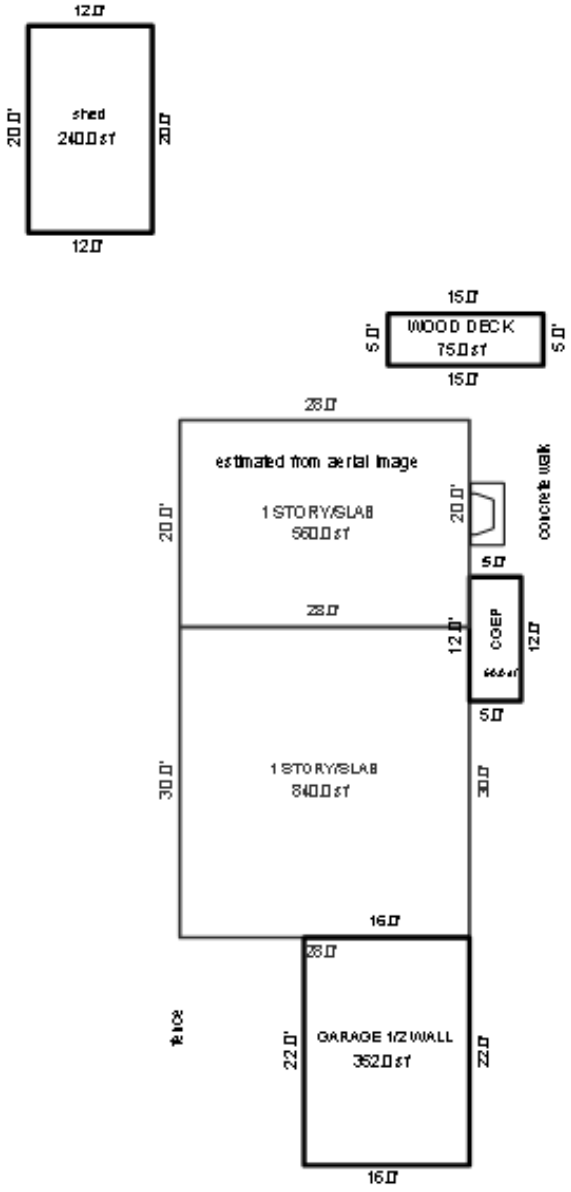
Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
. SEC 12 T22N R8W LOT 26 BUENA VISTA PARK.	X		* Factors *					
			A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200 100	219,381
Comments/Influences			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 219,381					
	X		Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			Fencing: Wd, Picket, 12-24	17.24	24	0	0	
			D/W/P: 3.5 Concrete	6.16	574	0	0	
			Metal Prefab	13.08	240	75	2,354	
			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 = 3,304					



Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level	Rolling	2024	109,700	84,100	193,800			124,381C
X	Low	High	2023	65,300	80,300	145,600			118,459C
X	Landscaped	Swamp	2022	65,500	72,400	137,900			112,819C
X	Wooded	Pond	2021	57,600	74,600	132,200			109,215C
X	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.
TOWER BETTY A & TOWER KEL	HERRON SCOTT	195,000	12/01/2017	WD	03-ARM'S LENGTH	2017-03837	PROPERTY TRANSFER	100.0
TOWER WALTER B & HELLEN	TOWER HELLEN D &	0	11/08/2004	QC	09-FAMILY	2017-02224	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6280 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/25/2020	2020-0267	100%

Owner's Name/Address	MAP #:
HERRON SCOTT 37551 LESLIE DR NEW BOSTON MI 48164-0112	2024 Est TCV 375,567 TCV/TFA: 300.94

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 27 BUENA VISTA PARK.	X		<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>A50' @ 4200/FF</td> <td>53.00</td> <td>100.00</td> <td>0.9855</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>219,381</td> </tr> <tr> <td colspan="8">53 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 219,381</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200	100		219,381	53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 219,381
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200	100		219,381																						
53 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 219,381																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
	X	Dirt Road	<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: Patio Blocks</td> <td>14.27</td> <td>73</td> <td>50</td> <td>521</td> </tr> <tr> <td>Metal Prefab</td> <td>15.93</td> <td>96</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Patio Blocks	14.27	73	50	521	Metal Prefab	15.93	96	0	0
Description	Rate	Size		% Good	Cash Value													
D/W/P: Patio Blocks	14.27	73	50	521														
Metal Prefab	15.93	96	0	0														
	X	Gravel Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>100</td> <td>1,000</td> </tr> <tr> <td colspan="5">Total Estimated Land Improvements True Cash Value = 1,521</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	100	1,000	Total Estimated Land Improvements True Cash Value = 1,521				
Description	Rate	Size		% Good	Cash Value													
LAND IMPROVE 1000	1,000.00	1	100	1,000														
Total Estimated Land Improvements True Cash Value = 1,521																		
	X	Paved Road																
	X	Storm Sewer																
	X	Sidewalk																
	X	Water																
	X	Sewer																
	X	Electric																
	X	Gas																
	X	Curb																
	X	Street Lights																
		Standard Utilities																
		Underground Utils.																

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	109,700	78,100	187,800			128,523C
		Low	2023	65,300	74,600	139,900		139,900R	122,403C
		High	2022	65,500	67,200	132,700		132,700R	116,575C
	X	Landscaped	2021	57,600	69,300	126,900		126,900R	112,851C
		Swamp							
		Wooded							
		Pond							
	X	Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



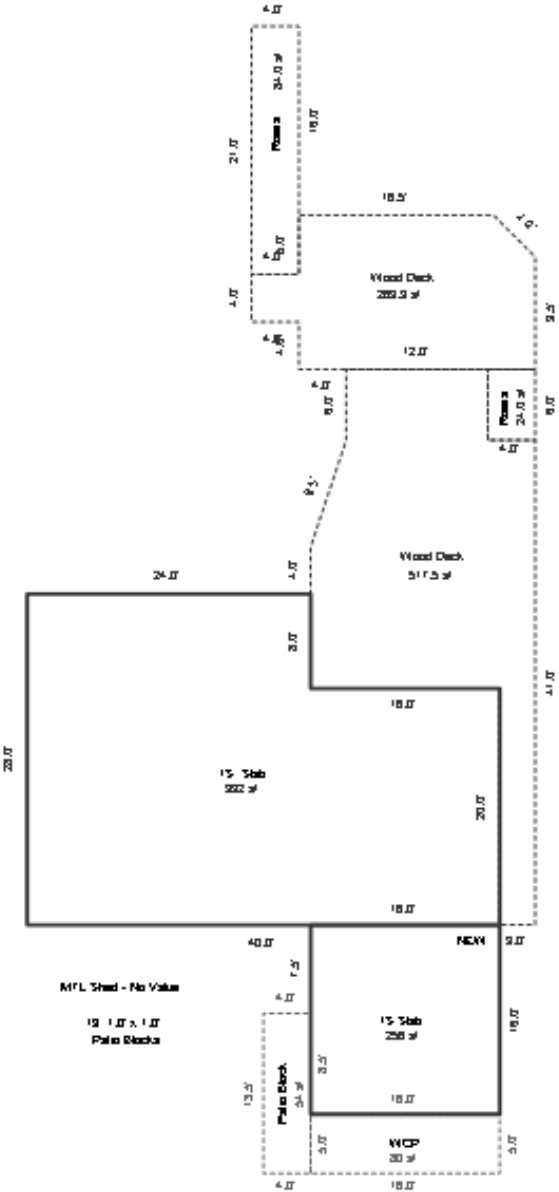
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2020	INSPECTED	2023	65,300	74,600	139,900		139,900R	122,403C
TPC	07/23/2018	INSPECTED	2022	65,500	67,200	132,700		132,700R	116,575C
TPC	12/27/2017	INSPECTED	2021	57,600	69,300	126,900		126,900R	112,851C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 80 894	Type WCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(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		Trim & Decoration		Ex Ord X Min		Size of Closets		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,248 Total Base New : 162,978 Total Depr Cost: 105,935 Estimated T.C.V: 154,665		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1947	Remodeled 2020	Doors		Lg X Ord Small		No./Qual. of Fixtures		100 Amps Service		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1248 SF Floor Area = 1248 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1947		
Condition: Average		Solid X H.C.		(5) Floors		Kitchen: Other: Other:		(12) Electric		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Basement 1st Floor 2nd Floor 2 Bedrooms		(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1 Story Siding Slab 992 1 Story Siding Slab 256 Total: 135,031 87,770		
(1) Exterior		Insulation		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 1248 S.F. Height to Joists: 0.0		(8) Basement		Other Additions/Adjustments		Plumbing		Average Fixture(s) 1 1,230 799		
X	Wood/Shingle Aluminum/Vinyl Brick	(2) Windows		Many Avg. X Avg. Large Small		(9) Basement Finish		(14) Water/Sewer		Porches		WCP (1 Story) 80 3,829 2,489		Water/Sewer		
X	Wood Sash Metal Sash Vinyl Sash Double Hung X Horiz. Slide Casement Double Glass Patio Doors X Storms & Screens	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		Deck		Treated Wood 894 11,336 7,368		Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680		Built-Ins		
(3) Roof		Gable Hip Flat Gambrel Mansard Shed		(10) Floor Support		Lump Sum Items:		Fireplaces		Appliance Allow. 1 1,934 1,257		Exterior 1 Story 1 5,707 3,710		Totals: 162,978 105,935		
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:						Notes: 2020 ADDITION ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 154,665								

*** 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.
BRANDT GREGORY A & JEANEN	BRANDT GREGORY A & JEANEN	0	08/28/2009	QC	21-NOT USED/OTHER	2009/2962	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6290 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	01/20/2006	20060009	Complete
Owner's Name/Address	P.R.E. 0%		Deck/Porch	05/10/2005	20050108	Complete
BRANDT GREGORY A & JEANENE S TTEE BRANDT GREGORY A & JEANENE S TRUST 521 S HOUGHTON STREET LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 379,283 TCV/TFA: 390.61					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 28 BUENA VISTA PARK.	X		A50' @ 4200/FF	53.00	100.00	0.9855	1.0000	4200	100	219,381
			53 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 219,381							

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size	% Good	Cash Value	
839-2457	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water	D/W/P: 3.5 Concrete	6.58	624	71	2,915
	X	Sewer	Total Estimated Land Improvements True Cash Value =				2,915
	X	Electric					
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

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



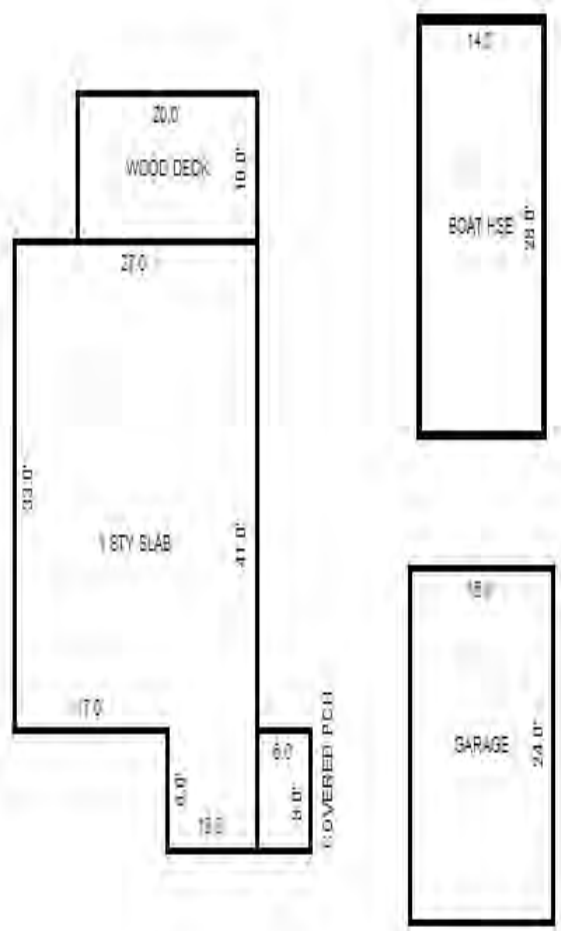
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	109,700	79,900	189,600			84,859C
2023	65,300	76,300	141,600			80,819C
2022	65,500	68,700	134,200			76,971C
2021	57,600	70,800	128,400			74,513C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 48 200	Type CCP (1 Story) Treated Wood	Year Built: 1965 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 384 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		X	Drywall Paneled	Plaster Wood T&G	Trim & Decoration		Central Air Wood Furnace	Class: C Effec. Age: 40 Floor Area: 971 Total Base New : 177,140 Total Depr Cost: 107,525 Estimated T.C.V: 156,987			E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S				Size of Closets												
Yr Built 1965	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									
(1) Exterior				100			Amps Service									
				No./Qual. of Fixtures												
				Ex.	X	Ord.		Min								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets												
				Many	X	Ave.		Few								
(2) Windows		(7) Excavation		(13) Plumbing												
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 971 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors	(8) Basement														
X	Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof		(9) Basement Finish		(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 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Asphalt Shingle Metal	(10) Floor Support		Lump Sum Items:												
Chimney: Metal				Joists: Unsupported Len: Cntr.Sup:												
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 971 SF Floor Area = 971 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas										Cls C		Blt 1965				
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 971 Total: 126,095 75,656																
Other Additions/Adjustments																
Plumbing Average Fixture(s) 1 1,476 886																
Porches CCP (1 Story) 48 1,455 873																
Deck Treated Wood 200 4,134 3,721 *																
Garages																
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)																
Base Cost 384 16,858 10,115																
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)																
Base Cost 392 20,176 12,106																
Water/Sewer																
Public Sewer 1 1,494 896																
Water Well, 50 Feet 1 2,686 1,612																
Built-Ins																
Appliance Allow. 1 2,766 1,660																
Totals: 177,140 107,525																
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:												156,987				

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



Sketch by Apex IVTV

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSON EDWARD B & PEGGY H	KAY JOSEPH M BRIDGETTE M	300,000	01/13/2020	WD	03-ARM'S LENGTH	2020-00107	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6300 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	12/18/2020	2020-0746	100%
Owner's Name/Address	P.R.E. 0%		Remodel	09/12/2005	20050307	100%
KAY JOSEPH M BRIDGETTE M 2725 BERMAN RD NORTH AURORA IL 60542	MAP #:					
	2024 Est TCV 454,502 TCV/TFA: 300.60					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 29 BUENA VISTA PARK.	X		A50' @ 4200/FF	53.00	100.00	219,381
Comments/Influences			53 Actual Front Feet, 0.12 Total Acres			219,381

Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
X Sewer	6.97	509	50	1,774
X Electric	29.16	528	50	7,698
X Gas				
X Curb				
X Street Lights				
Standard Utilities				
Underground Utils.				
Total Estimated Land Improvements True Cash Value = 9,472				

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	109,700	117,600	227,300			174,294C
2023	65,300	103,200	168,500			165,995C
2022	65,500	93,000	158,500			158,091C
2021	57,600	87,600	145,200			145,200S

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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 35 164 1200	Type CCP (1 Story) Treated Wood Composite	Year Built: 1986 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 992 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C -5 Effec. Age: 35 Floor Area: 1,512 Total Base New : 237,791 Total Depr Cost: 154,554 Estimated T.C.V: 225,649		E.C.F. X 1.460		Bsmnt Garage:	
Building Style: 1.75S		Trim & Decoration		No./Qual. of Fixtures Ex. X Ord. Min			No. of Elec. Outlets Many X Ave. Few			Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Air w/ Ducts Ground Area = 864 SF Floor Area = 1512 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1948		Carpport Area: Roof:		
Yr Built 1948	Remodeled 1976	Ex	X	Ord													
Condition: Average		Size of Closets Lg X Ord Small		(12) Electric 100 Amps Service			(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 1.75 Story Siding Crawl Space 864 Total: 165,930 107,845							
Room List 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			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 3 Fixture Bath 1 4,646 3,020 Porches CCP (1 Story) 35 1,130 734 Deck Treated Wood 164 3,636 2,363 Composite 1200 18,204 11,833 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 992 33,272 21,627 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Fireplaces Wood Stove 1 2,551 1,658 Totals: 237,791 154,554							
(1) Exterior		(6) Ceilings X Tile		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 225,649										
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 864 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:													
(2) Windows Many Avg. X Large Avg. Small Few		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor															
Wood Sash Metal Sash Vinyl Sash		(9) Basement Finish															
Double Hung Horiz. Slide Casement																	
Double Glass Patio Doors Storms & Screens																	
(3) Roof X Gable Hip Flat Gambrel Mansard Shed																	
Asphalt Shingle		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:															
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.
		224,400	08/01/2001	WD	33-TO BE DETERMINED	01-0:3493	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6320 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	02/27/2004	20040018	Complete

Owner's Name/Address	MAP #:
KLEIN ROGER K & CAROL J 752 BURNSHILL ROAD LEONARD MI 48367	2024 Est TCV 488,507 TCV/TFA: 364.56

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 30 BUENA VISTA PARK.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	
X Gravel Road	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value =	210,000

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Water	D/W/P: 4in Ren. Conc.	8.18	900	0	0
X Sewer	Residential Local Cost Land Improvements				
X Electric	Description	Rate	Size	% Good	Cash Value
X Gas	LAND IMPROVE 2500	2,500.00	1	100	2,500
X Curb	Total Estimated Land Improvements True Cash Value =				2,500

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	139,300	244,300			143,538C
2023	62,500	133,000	195,500			136,703C
2022	62,500	119,900	182,400			130,194C
2021	55,000	123,600	178,600			126,035C



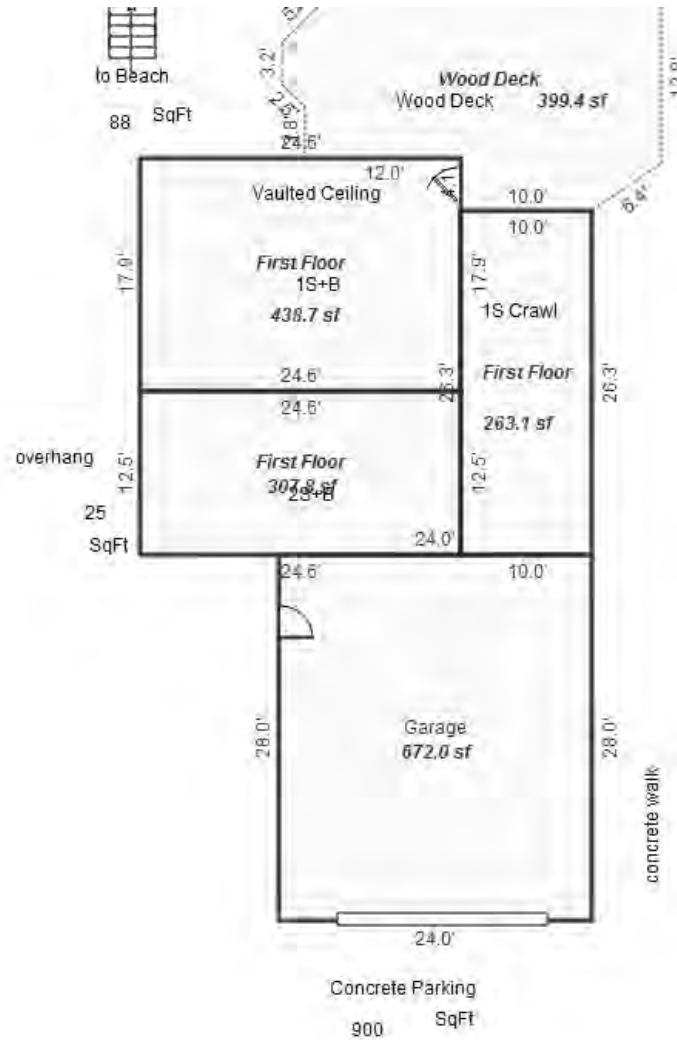
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Who	When	What	2024	2023	2022	2021
TPC	12/27/2017	INSPECTED				
TPC	10/12/2012	INSPECTED				
TPC	04/02/2012	INSPECTED				

*** 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	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: 1998 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	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C +5 Effec. Age: 25 Floor Area: 1,340 Total Base New : 252,059 Total Depr Cost: 189,046 Estimated T.C.V: 276,007			36 399 88	WGEP (1 Story) Treated Wood Treated Wood	Bsmnt Garage: Carport Area: Roof:					
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1340 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75			E.C.F. X 1.460		Cls C 5 Blt 1980						
Yr Built 1980	Remodeled 1991	Ex	Ord	X	Min	No./Qual. of Fixtures			Building Areas			Total:		190,227		142,675		
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Other Additions/Adjustments			Total:		190,227		142,675	
Room List		Doors	Solid	X	H.C.	200 Amps Service			Plumbing			Total:		190,227		142,675		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Plumbing			Total:		190,227		142,675	
(1) Exterior		Kitchen: Other: Other:		200 Amps Service			3 Fixture Bath			Plumbing			Total:		190,227		142,675	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Plumbing			Total:		190,227		142,675	
	Insulation			Many			X	Ave.	Softener, Auto			Total:			190,227		142,675	
(2) Windows		(7) Excavation		Few			Softener, Manual			Total:			190,227		142,675		142,675	
X	Many Avg. Few	X	Large Avg. Small	Basement: 745 S.F. Crawl: 263 S.F. Slab: 0 S.F. Height to Joists: 0.0			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		Basement			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
X	Horiz. Slide Casement Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor	(9) Basement Finish			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
X	Storms & Screens	(9) Basement Finish		Basement			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
X	Asphalt Shingle	(10) Floor Support		Public Sewer			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Water Well			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
				1000 Gal Septic			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
				2000 Gal Septic			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	
				Lump Sum Items:			No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total:			190,227		142,675		142,675	

*** 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.
COREY THOMAS J & PRICILL	DITMAR BRAD A & KIMBERLY	195,000	06/29/2015	WD	03-ARM'S LENGTH	2015-02263	DEED	100.0
COUNTY TREASURER	COREY THOMAS	0	11/03/2014	OTH	27-REDEMPTION		DEED	0.0
COREY THOMAS (DECEASED)	COREY EDWARD	0	02/10/2010	AFF	07-DEATH CERTIFICATE	2010/492	DEED	0.0
COREY THOMAS J	COREY THOMAS J & COREY ED	0	05/11/1984	QC	21-NOT USED/OTHER	231-788	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6330 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/07/2022	2022-0632	100%
	P.R.E. 100% 05/31/2023					

Owner's Name/Address	MAP #:
DITMAR BRAD A & KIMBERLY A 6330 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 716,652 TCV/TFA: 359.77

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors *
		Description Frontage Depth Front Depth Rate %Adj. Reason Value
		A50' @ 4200/FF 50.00 100.00 1.0000 1.0000 4200 100 210,000
		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
. SEC 12 T22N R8W LOT 31 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value
	X	Water	D/W/P: 4in Ren. Conc. 8.18 1801 50 7,366
	X	Sewer	Total Estimated Land Improvements True Cash Value = 7,366
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
	X	Underground Utils.	

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	253,300	358,300			309,313C
2023	62,500	94,800	157,300			146,965C
2022	62,500	47,300	109,800			95,930C
2021	55,000	48,800	103,800			92,866C



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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 364 48 36	Type WCP (1 Story) CCP (1 Story) WPP	Year Built: 2023 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 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																							
	Building Style: 1.5S		Drywall Paneled			Plaster Wood T&G		Central Air Wood Furnace																							
	Yr Built 2023	Remodeled 0	Trim & Decoration	Ex	Ord	Min		(12) Electric																							
	Condition: Average		Size of Closets	Lg	Ord	Small		0 Amps Service																							
	Room List		Doors	Solid	H.C.			No./Qual. of Fixtures																							
	Basement 1st Floor 2nd Floor 3 Bedrooms		(5) Floors					Ex.	Ord.	Min																					
	(1) Exterior		Kitchen: Other: Other:					No. of Elec. Outlets																							
	Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings					Many	Ave.	Few																					
	Insulation		(7) Excavation					(13) Plumbing																							
	(2) Windows		Basement: 1328 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					1 Average Fixture(s) 3 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																							
	Many Avg. Few	Large Avg. Small	(8) Basement					(14) Water/Sewer																							
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic																							
	(3) Roof		(9) Basement Finish					Lump Sum Items:																							
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF 1 Walkout Doors (B) No Floor SF 1 Walkout Doors (A)																												
	Asphalt Shingle		(10) Floor Support																												
	Chimney:		Joists: Unsupported Len: Cntr.Sup:																												
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1328 SF Floor Area = 1992 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,328</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>276,519</td> <td>273,730</td> </tr> </tbody> </table>										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,328			Total:				276,519	273,730	E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																										
1.5 Story	Siding	Basement	1,328																												
Total:				276,519	273,730																										
Other Additions/Adjustments Basement, Outside Entrance, Below Grade Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Water/Sewer 1000 Gal Septic Water Well, 100 Feet Porches WCP (1 Story) CCP (1 Story) WPP Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost Door Opener Built-Ins Appliance Allow.										1 1 1 1 1 364 48 36		2,560 1,476 9,291 3,108 4,864 5,808 11,914 1,455 1,753		2,534 1,461 9,198 3,077 4,815 5,750 11,795 1,440 1,735																	
Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCY:										345,457		341,977		499,286																	

*** 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.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	QC	21-NOT USED/OTHER	2012-00992 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6350 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	10/23/2009	20090581	100%
	P.R.E. 100% 06/01/2014					

Owner's Name/Address	MAP #:
SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 769,936 TCV/TFA: 289.89

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			* Factors *							
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			A50' @ 4200/FF	100.00	100.00	0.8409	1.0000	4200	100	353,176
			100 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value =	353,176

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W LOTS 32 & 33 BUENA VISTA PARK.	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	X	Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
CORRECTED SEWER COST FOR 06	X	Wood Frame		27.00	144 97	3,771
	X	Residential Local Cost Land Improvements				
	X	Description				
	X	LAND IMPROVE 2500		2,500.00	1 97	2,425
	X	Total Estimated Land Improvements True Cash Value =				6,196

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



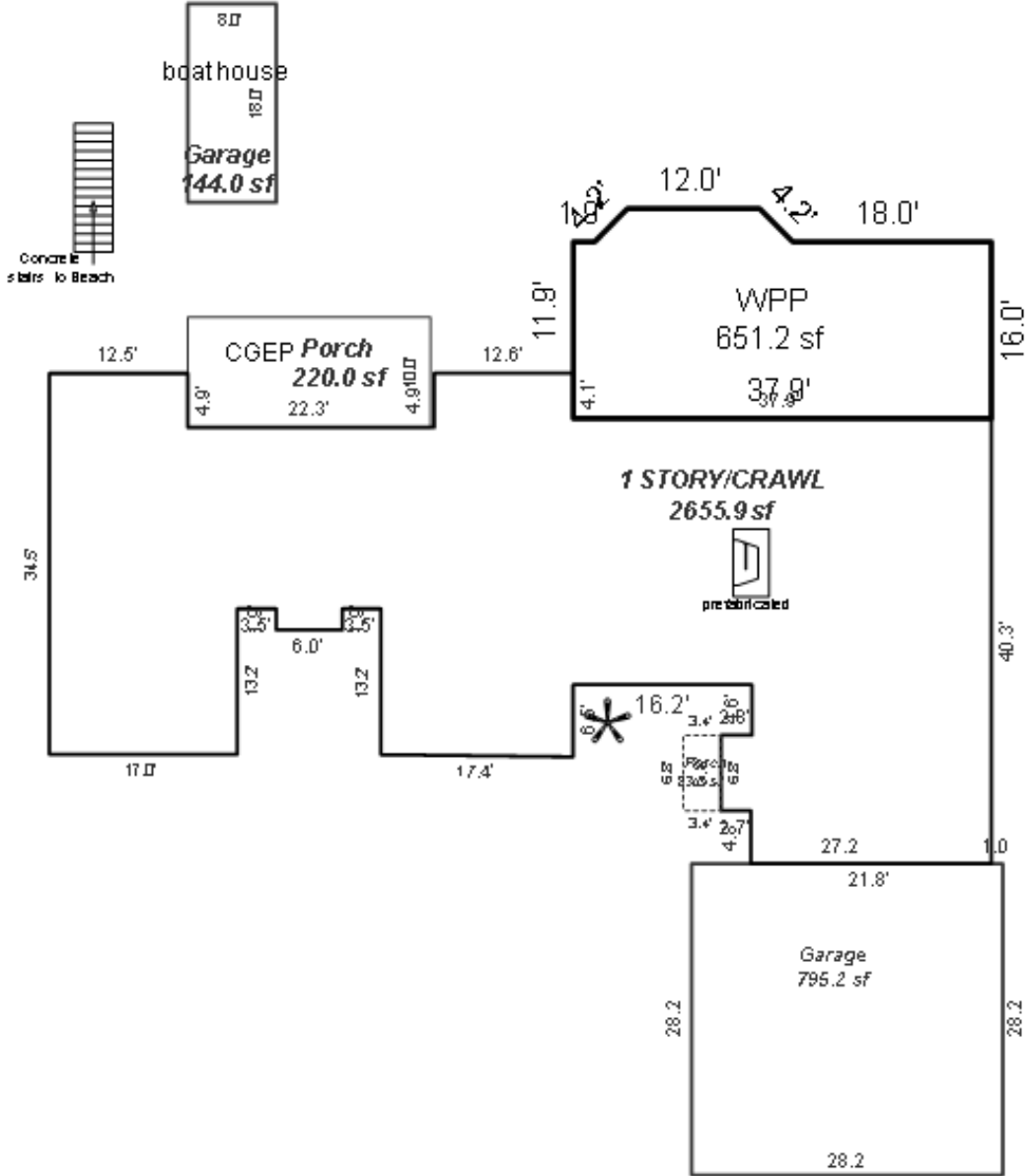
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	176,600	208,400	385,000			209,522C
2023	105,100	198,900	304,000			199,545C
2022	95,800	179,300	275,100			190,043C
2021	95,800	184,700	280,500			183,972C

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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 220 651	Type CGEP (1 Story) WPP	Year Built: 2011 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 795 % Good: 0 Storage Area: 0 No Conc. Floor: 0																												
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																				
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G																																				
Yr Built 1927		Remodeled 2011			Ex	Ord	X	Min																																	
Condition: Average		Size of Closets			Lg	Ord	X	Small																																	
Room List		Doors	Solid	X	H.C.																																				
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors			Kitchen: Other: Other:																																				
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures																																				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.	Min																																	
(2) Windows		(7) Excavation			No. of Elec. Outlets																																				
X	Many Avg. Few	X	Large Avg. Small		Many	X	Ave.	Few																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 0 S.F. Crawl: 2656 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing																																				
		(8) Basement			Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																				
(3) Roof		(9) Basement Finish			(14) Water/Sewer																																				
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																				
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:																																				
Chimney: Stone		Joists: Unsupported Len: Cntr.Sup:																																							
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 2656 SF Floor Area = 2656 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,408</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,248</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>339,796</td> <td>220,848</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,408			1 Story	Siding	Crawl Space	1,248			Total:				339,796	220,848	E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																				
1 Story	Siding	Crawl Space	1,408																																						
1 Story	Siding	Crawl Space	1,248																																						
Total:				339,796	220,848																																				
Class: C +5 Effec. Age: 35 Floor Area: 2,656 Total Base New : 432,658 Total Depr Cost: 281,208 Estimated T.C.V: 410,564																																									
<<<< 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.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0
SPURGEON WILLIAM K & MARY	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	21-NOT USED/OTHER	06-0/3047	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/01/2014					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 210,303
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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A50' @ 4200/FF	50.26	99.03	0.9987	0.9976	4200	100		210,303
----------------	-------	-------	--------	--------	------	-----	--	---------

50 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	210,303
--	--	--	--	--	--	--	--	-------------------------	---------

Tax Description	X	Topography of Site
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SEC 12 T22N R8W LOT 175 BUENA VISTA PARK AMENDED L2 P 224.	X	Dirt Road
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FORMERLY SEC 12 T22N R8W LOT 34 BUENA VISTA PARK.	X	Gravel Road
---	---	-------------

Comments/Influences	X	Paved Road
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06 SPLIT/COMBINE 3 FT TO 009-160-035-00 FOR 07.	X	Storm Sewer
---	---	-------------

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

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

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

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

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

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

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

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

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

Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Rolling		2024	105,200	0	105,200			40,126C
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Low		2023	62,600	0	62,600			38,216C
-----	--	------	--------	---	--------	--	--	---------

High	X	2022	62,800	0	62,800			36,397C
------	---	------	--------	---	--------	--	--	---------

Landscaped		2021	55,200	0	55,200			35,235C
------------	--	------	--------	---	--------	--	--	---------

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

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

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

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

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

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

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

Who	When	What	2024	105,200	0	105,200		40,126C
-----	------	------	------	---------	---	---------	--	---------

TPC 04/30/2021	INSPECTED		2023	62,600	0	62,600		38,216C
----------------	-----------	--	------	--------	---	--------	--	---------

TPC 12/27/2017	INSPECTED		2022	62,800	0	62,800		36,397C
----------------	-----------	--	------	--------	---	--------	--	---------

TPC 11/07/2011	INSPECTED		2021	55,200	0	55,200		35,235C
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LC REAL ESTATE ACQUISTION	FRASER BRIAN J & ANGELA	350,000	07/30/2021	WD	03-ARM'S LENGTH	2021-02669	PROPERTY TRANSFER	100.0
SKOWRONSKI RICHARD & SKOW	LC REAL ESTATE ACQUISTION	200,000	04/22/2017	WD	03-ARM'S LENGTH	2017-01444	PROPERTY TRANSFER	100.0
SKOWRONSKI LAURA B ESTATE	SKOWRONSKI RICHARD & SKOW	0	01/04/2017	QC	09-FAMILY	2017-00123	PROPERTY TRANSFER	0.0
SPURGEON WILLIAM & MARY K	SKOWRONSKI LAURA (SW)	0	08/07/2006	QC	21-NOT USED/OTHER	06-0/3047	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6376 W LAKEVIEW DR						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
FRASER BRIAN J & ANGELA 5472 FERN DR FENTON MI 48430	2024 Est TCV 434,345 TCV/TFA: 430.04					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
A50' @ 4200/FF	94.00	100.00	0.8540	1.0000	4200 100	337,161
94 Actual Front Feet, 0.22 Total Acres						Total Est. Land Value = 337,161

Tax Description	X	Land Improvement Cost Estimates	Rate	Size % Good	Cash Value
SEC 12 T22N R8W LOTS 35 & 36 BUENA VISTA PARK.	X	Dirt Road			
	X	Gravel Road			
	X	Paved Road			
	X	Storm Sewer			
	X	Sidewalk			
	X	Water	5.78	602 66	2,297
	X	Sewer			
	X	Electric			
	X	Gas			
	X	Curb			
	X	Street Lights			
	X	Standard Utilities			
	X	Underground Utils.			
Total Estimated Land Improvements True Cash Value = 2,297					

Comments/Influences	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
06 COMBINE 3 FT SPLIT FROM 009-160-034-00 FOR 07.	2024	168,600	48,600	217,200			146,522C

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



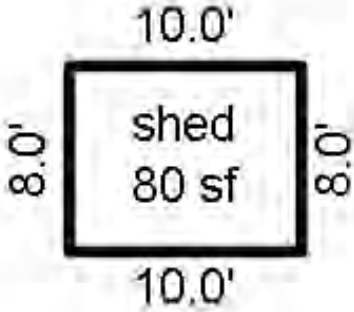
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	05/07/2021	INSPECTED	2023	100,300	46,400	146,700			139,545C
TPC	12/27/2017	INSPECTED	2022	91,100	41,800	132,900			132,900S
TPC	05/08/2017	INSPECTED	2021	91,100	43,000	134,100			122,945C

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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:	
X	Wood Frame		(4) Interior									192	CGEP (1 Story)	Class:	
Building Style: 1S		X	Drywall Paneled											Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Stone Ven.:
Yr Built 1940	Remodeled 0		Plaster Wood T&G											Class: D	Brick Ven.:
Condition: Average			Trim & Decoration											Effec. Age: 45	Stone Ven.:
		Ex	Ord	X	Min									Floor Area: 1,010	Common Wall:
Room List			Size of Closets											Total Base New : 118,165	Foundation:
		Lg	Ord	X	Small									Total Depr Cost: 64,991	Finished ?
	Basement 1st Floor 2nd Floor 4 Bedrooms		(5) Floors											Estimated T.C.V: 94,887	Auto. Doors:
(1) Exterior			Kitchen:											X	Mech. Doors:
X	Wood/Shingle Aluminum/Vinyl Brick		Other:												Area:
	Insulation		Other:												% Good:
(2) Windows			(6) Ceilings												Storage Area:
X	Many Avg. X Few		(7) Excavation												Roof:
X	Large Avg. X Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement												
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(3) Roof			(9) Basement Finish												
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)												
X	Gambrel Mansard Shed		(10) Floor Support												
X	Asphalt Shingle		Joists: Unsupported Len: Cntr.Sup:												
	Chimney: Brick		(14) Water/Sewer												
			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic												
			Lump Sum Items:												
Notes:										ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 94,887					
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls D		Blt 1940			
(11) Heating System: Space Heater															
Ground Area = 930 SF Floor Area = 1010 SF.															
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55															
Building Areas															
Stories Exterior Foundation Size Cost New Depr. Cost															
1 Story Siding Piers 610															
1.25 Story Siding Piers 320															
Total: 97,306 53,518															
Other Additions/Adjustments															
Plumbing															
Average Fixture(s) 1 1,025 564															
Porches															
CGEP (1 Story) 192 9,554 5,255															
Water/Sewer															
Public Sewer 1 1,175 646															
Water Well, 50 Feet 1 2,498 1,374															
Built-Ins															
Appliance Allow. 1 1,638 901															
Fireplaces															
Exterior 1 Story 1 4,969 2,733															
Totals: 118,165 64,991															

*** 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.
SUMNARS MICHAEL	SUMNARS MICHAEL & KRISTEN	0	03/05/2021	WD	15-LADY BIRD	2021-00843	PROPERTY TRANSFER	0.0
QUEHL DONALD W	SUMMARS MICHAEL	320,000	10/23/2020	WD	03-ARM'S LENGTH	2020-03203	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6390 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/28/2005	20050335	Complete

Owner's Name/Address	MAP #:
SUMNARS MICHAEL & KRISTEN L 3045 PERRY ST HUDSONVILLE MI 49426	2024 Est TCV 383,772 TCV/TFA: 489.51

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 37 BUENA VISTA PARK.	X		

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
Dirt Road	A50' @ 4200/FF	47.00	100.00	1.0156	1.0000	4200	100		200,477	
Gravel Road	47 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	200,477

Comments/Influences	Description	Rate	Size	% Good	Cash Value
ADD'N TO GRG FOR 98 ADD'N TO GEG RO 04 REDID GRG AS 1 STRUCTURE	D/W/P: 3.5 Concrete	6.16	480	78	2,306

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	100,200	91,700	191,900			155,911C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	59,700	91,100	150,800			148,487C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/02/2012	INSPECTED		2022	59,500	82,100	141,600			141,417C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2021	52,300	84,600	136,900			136,900S

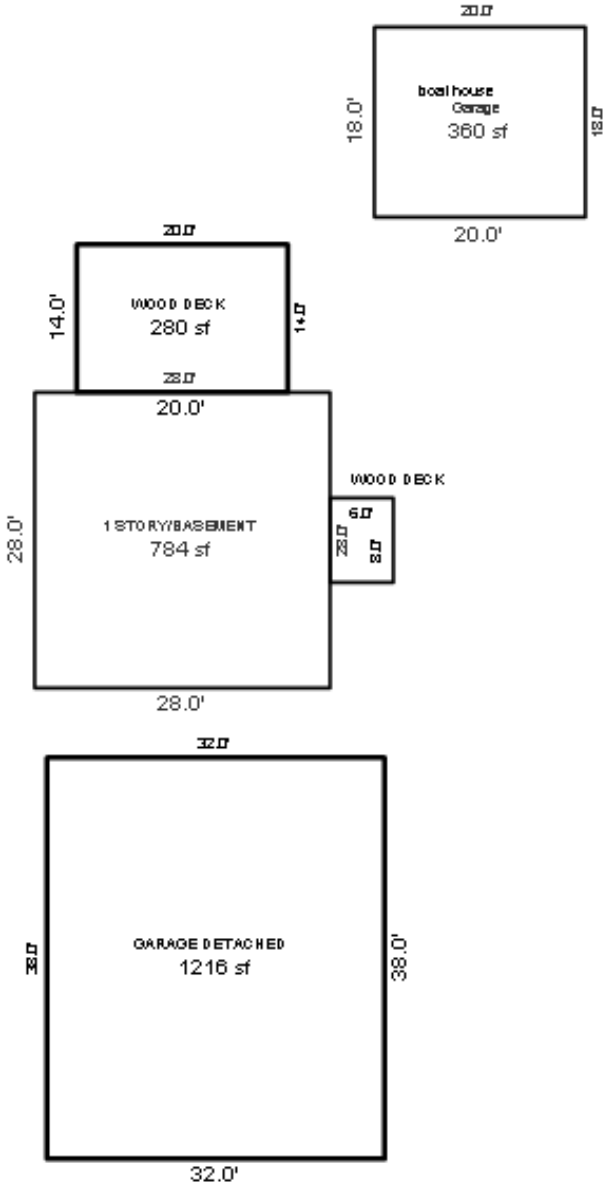


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*** Information herein deemed reliable but not guaranteed***

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 280 48	Type Treated Wood Treated Wood	Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1216 % 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: 784 Total Base New : 176,911 Total Depr Cost: 123,965 Estimated T.C.V: 180,989		E.C.F. X 1.460		Bsmnt Garage:		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 176,911 Total Depr Cost: 123,965 Estimated T.C.V: 180,989		E.C.F. X 1.460		Carpport Area:		
Yr Built 1983	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Floor Area: 784				Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 784 SF Floor Area = 784 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					Cls CD	Blt 1983	
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Building Areas						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story Siding Basement 784						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 784 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments						
(2) Windows		(8) Basement		Basement Living Area			3 Fixture Bath			Basement Living Area						
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			Average Fixture(s)			Plumbing						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(9) Basement Finish		Average Fixture(s)			Solar Water Heat			Deck						
X	Horiz. Slide Casement Double Glass Patio Doors	(10) Floor Support		3 Fixture Bath			No Plumbing			Treated Wood						
X	Storms & Screens	(14) Water/Sewer		2			Extra Toilet			Treated Wood						
(3) Roof		(15) Fireplaces		2			Extra Sink			48						
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		3			Separate Shower			Water/Sewer					
X	Asphalt Shingle	(16) Porches/Decks		2			Ceramic Tile Floor			Public Sewer						
Chimney: Block		(17) Garage		2			Ceramic Tile Wains			Water Well, 50 Feet						
		Year Built: 1988 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1216 % Good: 0 Storage Area: 0 No Conc. Floor: 0		2			Ceramic Tub Alcove Vent Fan			Built-Ins						
		Bsmnt Garage:		2			Vent Fan			Appliance Allow.						
		Carpport Area:		2			Vent Fan			Garages						
		Roof:		2			Vent Fan			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
				2			Vent Fan			Base Cost						
				2			Vent Fan			Unit-in-Place Cost Items						
				2			Vent Fan			BOAT HOUSE (BY SQ FT)						
				2			Vent Fan			Totals:						
				2			Vent Fan			Notes:						
				2			Vent Fan			ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:						

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS BRENT L	LALIN JONATHON & MARK	415,000	11/22/2019	WD	03-ARM'S LENGTH	2019-03622	PROPERTY TRANSFER	100.0
NICHOLS MARY SUE ELLEN	NICHOLS BRENT L	0	02/10/2016	QC	06-COURT JUDGEMENT	2016-00542	DEED	0.0
		97,500	08/01/1997	WD	33-TO BE DETERMINED	313:810	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6404 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/16/2003	20030349	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LALIN JONATHON & MARK 1848 VALLEYVIEW DR KOKOMO IN 46902	2024 Est TCV 550,555 TCV/TFA: 284.52

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			A50' @ 4200/FF	47.00	100.00	1.0156	1.0000	4200	100		200,477
			47 Actual Front Feet, 0.11 Total Acres						Total Est. Land Value =		200,477

Tax Description	X	Improved	Vacant	Land Improvement Cost Estimates							
SEC 12 T22N R8W LOT 38 BUENA VISTA PARK.				Description	Rate	Size	% Good	Cash Value			
Comments/Influences				Dirt Road							
	X			Gravel Road							
				Paved Road							
				Storm Sewer							
				Sidewalk							
				Water							
ADD GRG W/GSA FOR 01 REMOVE OLD HOUSE FOR 04	X			D/W/P: Patio Blocks	13.10	640	0	0			
NEW CONST..NO VALUE FOR 04	X			D/W/P: 4in Concrete	6.06	200	0	0			
SPLIT OFF LOT 39 FOR 1997	X			Residential Local Cost Land Improvements							
	X			Description	Rate	Size	% Good	Cash Value			
				Curb							
				LAND IMPROVE 5000	5,000.00	1	95	4,750			
	X			Total Estimated Land Improvements True Cash Value =				4,750			

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



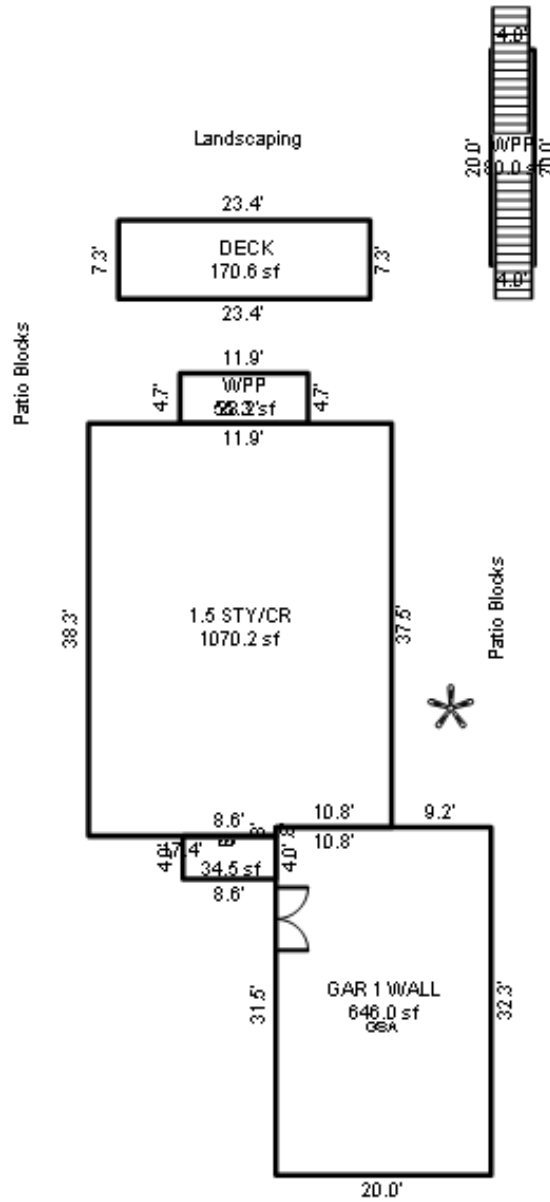
Who	When	What	2024	2023	2022	2021
TPC 05/06/2018	INSPECTED		100,200	59,700	59,500	52,300
TPC 12/27/2017	INSPECTED		175,100	187,700	169,300	174,700
TPC 05/01/2017	INSPECTED		275,300	247,400	228,800	227,000

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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 34 56 170 80	Type CCP (1 Story) WPP Treated Wood Treated Wood	Year Built: 2000 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 646 % 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																
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min												
Condition: Average		Size of Closets																
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																
(1) Exterior		Kitchen: Other: Other:																
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings																
(2) Windows		(7) Excavation																
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1070 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof		(8) Basement																
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
X	Asphalt Shingle	(9) Basement Finish																
Chimney: Brick		(10) Floor Support																
		Joists: Unsupported Len: Cntr.Sup:																
		(12) Electric																
		0 Amps Service																
		No./Qual. of Fixtures																
		Ex.	X	Ord.		Min												
		No. of Elec. Outlets																
		Many	X	Ave.		Few												
		(13) Plumbing																
		1	Average Fixture(s)															
		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan															
		(14) Water/Sewer																
		1	Public Water															
		1	Public Sewer															
		Water Well																
		1000 Gal Septic																
		2000 Gal Septic																
		Lump Sum Items:																
		Class: C +10 Effec. Age: 20 Floor Area: 1,935 Total Base New : 295,642 Total Depr Cost: 236,526 Estimated T.C.V: 345,328																
		E.C.F. X 1.460																
		Bsmnt Garage:																
		Carport Area:																
		Roof:																
		Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 1070 SF Floor Area = 1935 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80																
		Building Areas																
		Stories	Exterior	Foundation	Size	Cost New	Depr. Cost											
		1.5 Story	Siding	Crawl Space	1,070													
		1 Story	Siding	Overhang	330													
		Total:				239,033	191,237											
		Other Additions/Adjustments																
		Plumbing																
		Average Fixture(s)																
		3 Fixture Bath																
		Porches																
		CCP (1 Story)																
		WPP																
		Deck																
		Treated Wood																
		Treated Wood																
		Garages																
		Class: C Exterior: Siding Foundation: 42 Inch (Finished)																
		Base Cost																
		Common Wall: 1/2 Wall																
		Door Opener																
		Water/Sewer																
		Public Sewer																
		Water Well, 50 Feet																
		Built-Ins																
		Appliance Allow.																
		Fireplaces																
		<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



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

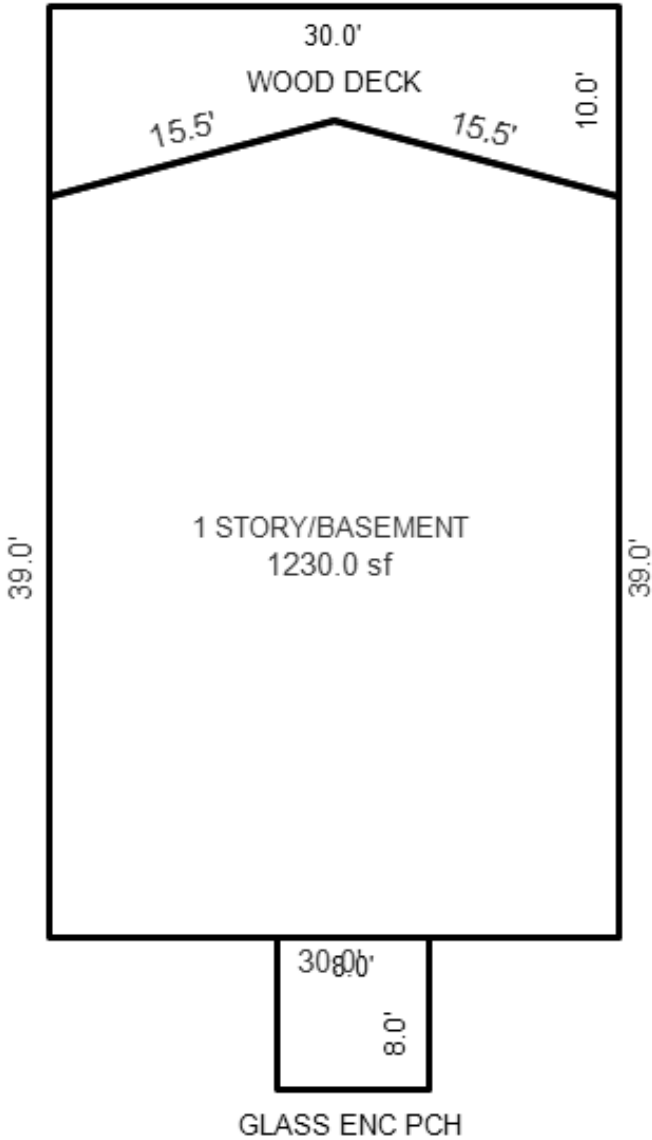
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.																							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status																					
6416 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 0%		MAP #:		2024 Est TCV 512,613 TCV/TFA: 337.47																							
Owner's Name/Address		MCGEE JEFFREY M & DODY C 8751 ONANDAGA ROAD CLARKSTON MI 48348		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																							
Taxpayer's Name/Address		MCGEE JEFFREY M & DODY C 8751 ONANDAGA ROAD CLARKSTON MI 48348		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 12 T22N R8W LOT 39 BUENA VISTA PARK.		SPLIT FROM 038 FOR 1997		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	
Comments/Influences		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value									
		TPC 12/27/2017 INSPECTED		2024		100,200		156,100		256,300												147,936C									
		TPC 09/11/2017 INSPECTED		2023		59,700		158,200		217,900												140,892C									
		TPC 04/02/2012 INSPECTED		2022		59,500		142,700		202,200												134,183C									
				2021		52,300		147,200		199,500												129,897C									



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range 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 64 255	Type WGEP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior		Trim & Decoration		Size of Closets		Ex	X	Ord	Min														
Building Style: 1.25S		Yr Built 1998		Remodeled 0		Condition: Average		Room List		Doors		Lg		X	Ord	Small													
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service		No./Qual. of Fixtures		Ex.	X	Ord.	Min														
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(13) Plumbing		1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 1215 SF Floor Area = 1519 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		Cls C 5 Blt 1998													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1215 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		Plumbing Areas		1.25 Story Siding Basement		1,215 Total:		213,072 170,460													
(2) Windows		(9) Basement Finish		(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Other Additions/Adjustments		Recreation Room 810 Basement, Outside Entrance, Below Grade 1 2,560		Plumbing		Average Fixture(s) 3 Fixture Bath 1 4,646 2 Fixture Bath 1 3,108		Porches WGEP (1 Story) 64 7,169		Deck Treated Wood 255 4,855		Water/Sewer Public Sewer 1 1,494 Water Well, 100 Feet 1 5,808		Built-Ins Appliance Allow. 1 2,766 Fireplaces Prefab 1 Story 1 2,592		Local Cost Items SANITARY SEWER 1 0		Totals: 265,203 212,165	
X	Many Avg. Few	X	Large Avg. Small	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:		Totals:		265,203		212,165		309,761		*											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(3) Roof		810 Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)		Asphalt Shingle		Chimney:		Totals:		265,203		212,165		309,761		*											

*** 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.
COLT COOK JUDITH (MW)	SCHROEDER JAMES G	0	10/04/2007	WD	21-NOT USED/OTHER	2007/3552	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6430 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SCHROEDER JAMES G 5088 LOGANBERRY DRIVE Saginaw MI 48603	2024 Est TCV 429,284 TCV/TFA: 278.76					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
			* Factors *						
. SEC 12 T22N R8W LOT 40 BUENA VISTA PARK.	X		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
			Dirt Road			50.00	100.00	1.0000	1.0000	4200 100	210,000
Comments/Influences	X		50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000						
			Land Improvement Cost Estimates						

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	256	71	1,196
Total Estimated Land Improvements True Cash Value =				1,196

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

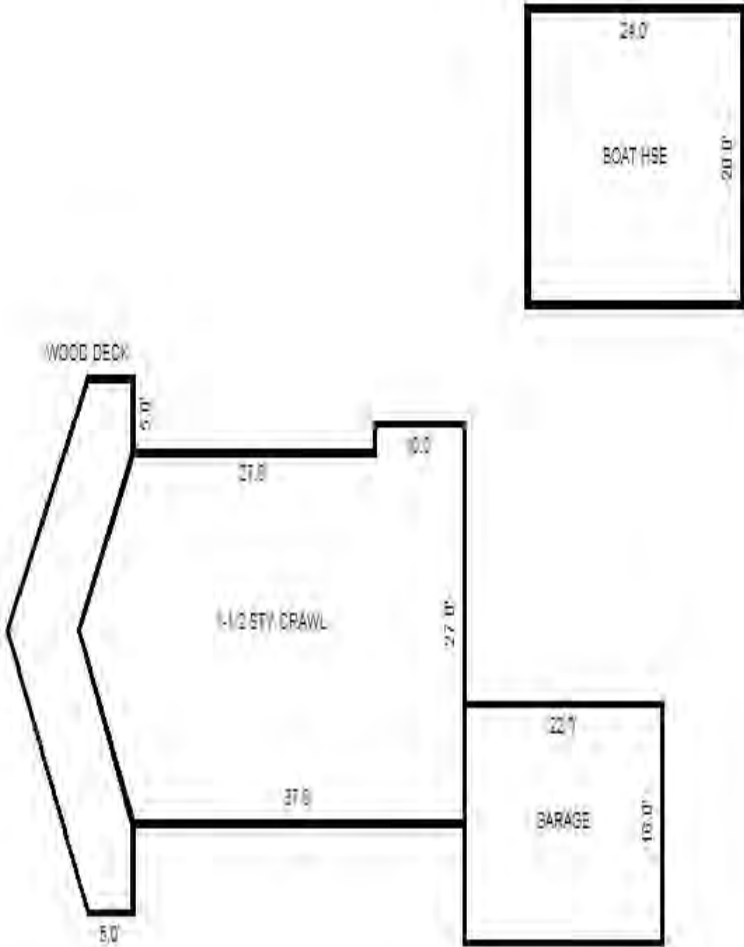


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	105,000	109,600	214,600			126,979C
		TPC 12/27/2017 INSPECTED	2023	62,500	104,700	167,200			120,933C
		TPC 04/02/2012 INSPECTED	2022	62,500	94,300	156,800			115,175C
			2021	55,000	97,200	152,200			111,496C

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

Building Type		(3) Roof (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	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 268	Type Treated Wood	Year Built: 1950 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 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: C +5 Effec. Age: 35 Floor Area: 1,540 Total Base New : 229,591 Total Depr Cost: 149,375 Estimated T.C.V: 218,088		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1.5S		X	Drywall	Plaster		Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C 5 Blt 1950			
Yr Built 1950	Remodeled 1982	Ex	X	Ord	Min	No. of Elec. Outlets			Ground Area = 1027 SF Floor Area = 1540 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas			
Condition: Average		Size of Closets		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost		1.5 Story Siding Crawl Space 1,027 Total: 187,427 121,817			
Room List		Doors	Solid	X	H.C.	(12) Electric			Other Additions/Adjustments		Plumbing		Deck			
Basement	1st Floor	(5) Floors		Kitchen:			150 Amps Service			Average Fixture(s)		2 Fixture Bath		2 Fixture Bath		
2nd Floor	3 Bedrooms	Kitchen:		Other:			No. of Elec. Outlets			Average Fixture(s)		2 Fixture Bath		Solar Water Heat		
(1) Exterior		(6) Ceilings		Other:			Many X Ave. Few			2 Fixture Bath		Solar Water Heat		No Plumbing		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			2 Fixture Bath		Solar Water Heat		No Plumbing		
(2) Windows		Many	X	Large	Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath			2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Wood Sash Metal Sash Vinyl Sash Double Hung	Avg.		Avg.	Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Horiz. Slide Casement	Few		Small	Basement: 0 S.F. Crawl: 1027 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 2 Fixture Bath			2 Fixture Bath		Softener, Auto		Softener, Manual	
X	Double Glass Patio Doors Storms & Screens	(8) Basement		Height to Joists: 0.0			1 2 Fixture Bath			2 Fixture Bath		Softener, Auto		Softener, Manual		
(3) Roof		Conc. Block		Poured Conc.			Stone			Ceramic Tile Floor			Ceramic Tile Wains		Ceramic Tub Alcove	
X	Gable Hip Flat	Gambrel		Mansard			Shed			No Floor SF			Walkout Doors (A)		Walkout Doors (B)	
X	Asphalt Shingle	(9) Basement Finish		Treated Wood			Concrete Floor			Ceramic Tile Floor			Ceramic Tub Alcove		Vent Fan	
(10) Floor Support		Recreation SF		Living SF			Walkout Doors (B)			No Floor SF			Walkout Doors (A)		Walkout Doors (B)	
Chimney: Brick		Joists:		Unsupported Len:			Cntr.Sup:			(14) Water/Sewer			Public Water		Public Sewer	
		Lump Sum Items:		Public Water			Water Well			1000 Gal Septic			2000 Gal Septic			
		SANITARY SEWER		1			0			0			*		*	
		Totals:		229,591			149,375			<<<<< 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.
TOMPKINS JEFFREY J & KATH	TOMPKINS JEFFREY JON TRUS	0	05/09/1999	QC	09-FAMILY	328P21	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6438 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	10/09/2003	20030391	Complete

Owner's Name/Address	MAP #:
TOMPKINS JEFFREY JON TRUST PO BOX 407 LAKE CITY MI 49651	2024 Est TCV 628,608 TCV/TFA: 275.95

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 41 BUENA VISTA PARK.	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>A50' @ 4200/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>210,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 210,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000																						
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																				
	X	Dirt Road	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>700</td> <td>0</td> <td>0</td> </tr> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>475</td> <td>0</td> <td>0</td> </tr> <tr> <td>Wood Frame</td> <td>25.50</td> <td>180</td> <td>50</td> <td>2,295</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.97	700	0	0	D/W/P: 3.5 Concrete	6.58	475	0	0	Wood Frame	25.50	180	50	2,295
Description	Rate	Size		% Good	Cash Value																		
D/W/P: 4in Concrete	6.97	700	0	0																			
D/W/P: 3.5 Concrete	6.58	475	0	0																			
Wood Frame	25.50	180	50	2,295																			
	X	Gravel Road	<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 = 4,670</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 = 4,670									
Description	Rate	Size		% Good	Cash Value																		
LAND IMPROVE 2500	2,500.00	1	95	2,375																			
Total Estimated Land Improvements True Cash Value = 4,670																							

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Rolling	2024	105,000	209,300	314,300			215,534C

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 08/06/2018	INSPECTED		2023	62,500	199,800	262,300			205,271C
TPC 12/27/2017	INSPECTED		2022	62,500	180,100	242,600			195,497C
TPC 04/02/2012	INSPECTED		2021	55,000	185,600	240,600			189,252C

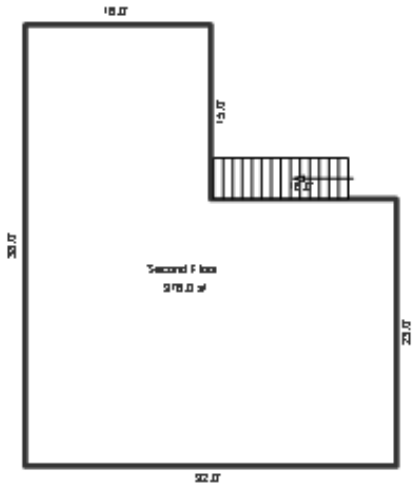
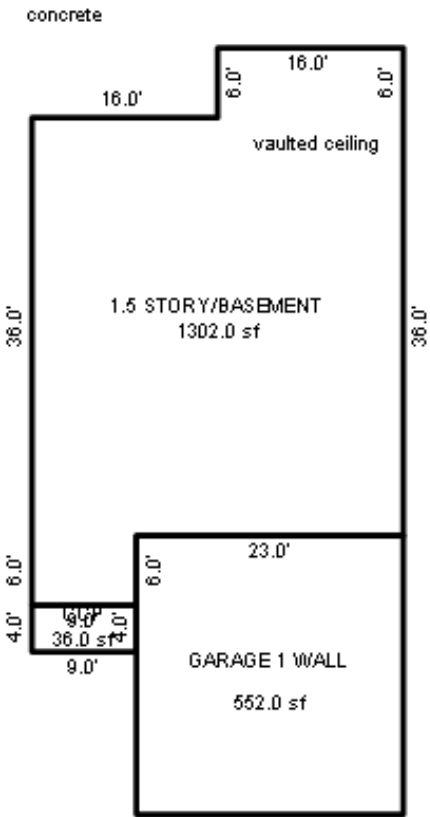


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*** Information herein deemed reliable but not guaranteed***

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 72 CGEP (1 Story) 24 Wood Balcony	Type	Year Built: 2004 Car Capacity: Class: BC Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 552 % 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																																	
Yr Built 2004	Remodeled 0	Ex	X	Ord		Min																															
Condition: Average		Lg	X	Ord		Small																															
Room List		Doors		Solid	X	H.C.																															
	Basement 1st Floor 2nd Floor 4 Bedrooms	(5) Floors		Kitchen: Other: Other:																																	
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures																																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall																																		
(2) Windows		(7) Excavation		No. of Elec. Outlets																																	
X	Many Avg.	X	Large Avg.	Basement: 1302 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0																																	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block 8 Poured Conc. Stone Treated Wood X Concrete Floor																																	
(3) Roof		(9) Basement Finish		(14) Water/Sewer																																	
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1	Public Water	1	Public Sewer	1	Water Well	1000 Gal Septic	2000 Gal Septic																										
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:																																	
Chimney:		Joists: Unsupported Len: Cntr.Sup:																																			
Cost Est. for Res. Bldg: 1 Single Family 1.75S (11) Heating System: Forced Heat & Cool Ground Area = 1302 SF Floor Area = 2278 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.75 Story</td> <td>Siding</td> <td>Basement</td> <td>1,302</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>291,110</td> <td>232,880</td> </tr> </tbody> </table>														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.75 Story	Siding	Basement	1,302			Total:				291,110	232,880	Class: C +5 Effec. Age: 20 Floor Area: 2,278 Total Base New : 354,411 Total Depr Cost: 283,519 Estimated T.C.V: 413,938		E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																
1.75 Story	Siding	Basement	1,302																																		
Total:				291,110	232,880																																
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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
6446 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	08/05/2013	2013-0357	100%

Owner's Name/Address	MAP #:
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430	2024 Est TCV 534,794 TCV/TFA: 440.52

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430	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>A50' @ 4200/FF</td> <td>50.00</td> <td>100.00</td> <td>1.0000</td> <td>1.0000</td> <td>4200</td> <td>100</td> <td></td> <td>210,000</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.12 Total Acres</td> <td>Total Est. Land Value = 210,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000																						
50 Actual Front Feet, 0.12 Total Acres								Total Est. Land Value = 210,000																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates										
. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<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: Patio Blocks</td> <td>15.61</td> <td>100</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Patio Blocks	15.61	100	0	0
Description	Rate	Size	% Good	Cash Value									
D/W/P: Patio Blocks	15.61	100	0	0									

Tax Description	X	Residential Local Cost Land Improvements	Land Improvement Cost Estimates															
. SEC 12 T22N R8W LOT 42 BUENA VISTA PARK.	X	Electric Gas Curb	<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="4">Total Estimated Land Improvements True Cash Value =</td> <td>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														

Comments/Influences	X	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	

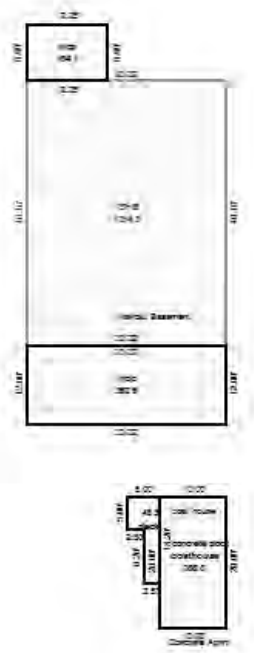
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	162,400	267,400			155,817C
2023	62,500	160,200	222,700			148,398C
2022	62,500	144,400	206,900			141,332C
2021	55,000	149,000	204,000			136,818C

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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 362 104 45	Type WPP WCP (1 Story) Treated Wood	Year Built: BH Car Capacity: Class: C Exterior: Block Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.460	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 10 Floor Area: 1,214 Total Base New : 245,391 Total Depr Cost: 220,835 Estimated T.C.V: 322,419	
Town Home		(4) Interior		Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1214 SF Floor Area = 1214 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90			Cls C 10 Blt 2014						
Duplex		Drywall Paneled		Plaster Wood T&G			No./Qual. of Fixtures Ex. Ord. Min			Building Areas						
A-Frame		Trim & Decoration		Kitchen: Other: Other:			No. of Elec. Outlets Many Ave. Few			Stories Exterior Foundation Size 1 Story Siding Basement 1,214		Cost New Depr. Cost				
Wood Frame		Ex Ord Min		Size of Closets Lg Ord Small			(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Total: 202,921 182,613						
Building Style: 1S		Doors Solid H.C.		(5) Floors			(14) Water/Sewer Public Water Public Sewer Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Other Additions/Adjustments Exterior Stone Veneer 40 1,518 1,366 Basement, Outside Entrance, Below Grade 1 2,560 2,304 Plumbing Average Fixture(s) 1 1,476 1,328 2 Fixture Bath 1 3,108 2,797 Water/Sewer 1000 Gal Septic 1 4,864 4,378 Ceramic Tile Floor 1 5,808 5,227 Porches WPP 362 6,092 5,483 WCP (1 Story) 104 4,908 4,417 Deck Treated Wood 45 1,688 1,519 Garages Class: C Exterior: Block Foundation: 18 Inch (Unfinished) Base Cost 200 10,448 9,403 Totals: 245,391 220,835						
Yr Built Remodeled 2014 0		Condition: Average		(6) Ceilings			(12) Electric 0 Amps Service			Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 322,419						
Room List		(7) Excavation Basement: 1214 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets Many Ave. Few			(9) Basement Finish								
Basement 1st Floor 2nd Floor 1 Bedrooms		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(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								
(1) Exterior		(9) Basement Finish			Lump Sum Items:											
Wood/Shingle Aluminum/Vinyl Brick		(10) Floor Support														
Insulation																
(2) Windows																
Many Avg. Few Large Avg. Small																
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens																
(3) Roof																
Gable Hip Flat Gambrel Mansard Shed																
Asphalt Shingle																
Chimney:																

*** 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.				
HAVERKAMP THOMAS L & AMY	HAVERKAMP FAMILY TRUST	0	08/21/2014	QC	09-FAMILY	2014-03004	PROPERTY TRANSFER	0.0				
VENEMA WILBERT J & BARBAR	HAVERKAMP THOMAS L & AMY	0	08/20/2014	QC	09-FAMILY	2014-03303	PROPERTY TRANSFER	0.0				
VENEMA DOUGLAS J & DIANE	VENEMA DOUGLAS J & DIANE	0	08/18/2014	QC	09-FAMILY	2014-03000	PROPERTY TRANSFER	0.0				
VENEMA DOUGLAS J & DIANE	VENEMA WILBERT J & BARBAR	0	08/18/2014	QC	09-FAMILY	2014-03002	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6450 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HAVERKAMP FAMILY TRUST 3330 GOLDEN EAGLE CT HUDSONVILLE MI 49426		2024 Est TCV 394,584 TCV/TFA: 285.93										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 43 BUENA VISTA PARK.		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000
		Paved Road		50 Actual Front Feet, 0.12 Total Acres				Total Est. Land Value =		210,000		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description				Rate	Size	% Good	Cash Value	
		Water		D/W/P: 4in Ren. Conc.				8.18	1060	50	4,335	
		X	Sewer	D/W/P: 4in Concrete				6.97	529	50	1,843	
		X	Electric	Wood Frame				35.77	60	50	1,073	
		X	Gas	Total Estimated Land Improvements True Cash Value = 7,251								
		X	Curb									
		X	Street Lights									
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		X	Rolling									
		Low										
		X	High									
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		X	Waterfront									
		Ravine										
		Wetland										
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Who	When	What	2024	105,000	92,300	197,300			99,022C	
		TPC 07/21/2018 INSPECTED		2023	62,500	88,000	150,500			94,307C		
		TPC 12/27/2017 INSPECTED		2022	62,500	79,900	142,400			89,817C		
		TPC 04/02/2012 INSPECTED		2021	55,000	82,900	137,900			86,948C		

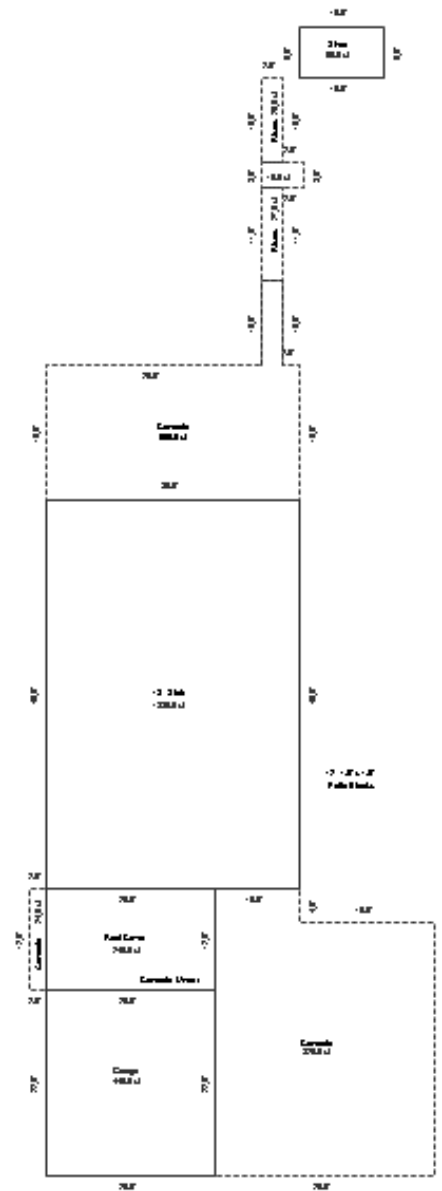


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*** Information herein deemed reliable but not guaranteed***

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 240 67	Type Roof Cover Onl Treated Wood	Year Built: 1954 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: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame Block		(4) Interior Drywall X 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											
	Building Style: 1S		Trim & Decoration		X Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling											
	Yr Built 1954	Remodeled 0	Ex X Ord Min		Central Air Wood Furnace											
	Condition: Average		Size of Closets Lg Ord X Small		(12) Electric 100 Amps Service											
	Room List	Doors	Solid X H.C.		No./Qual. of Fixtures Ex. X Ord. Min											
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors Kitchen: Other: Other:		No. of Elec. Outlets Many X Ave. Few											
	(1) Exterior		(6) Ceilings X Drywall		(13) Plumbing 1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation Basement: 0 S.F. Crawl: 0 S.F. Slab: 1380 S.F. Height to Joists: 0.0		(14) Water/Sewer 1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
	(2) Windows	Many Avg. X Few	Large Avg. Small		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:											
	(3) Roof	X Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:											
X	Asphalt Shingle				Notes: ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 177,333											
	Chimney: Block				Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1380 SF Floor Area = 1380 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Block Slab 1,380 Total: 163,662 98,216 Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,433 860 Deck Treated Wood 67 2,013 1,208 w/Roof (Roof portion) 240 3,902 2,341 Garages Class: C Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 440 17,934 10,760 Water/Sewer Public Sewer 1 1,494 896 Water Well, 50 Feet 1 2,686 1,612 Built-Ins Appliance Allow. 1 2,766 1,660 Fireplaces Exterior 1 Story 1 6,513 3,908 Local Cost Items SANITARY SEWER 1 0 0 Totals: 202,403 121,461											

*** 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.
JOSEPH ROBERT L & PAMELA	JOSEPH ROBERT L & PAMELA	0	07/18/2022	QC	09-FAMILY	2022-02364	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6474 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	09/27/2006	20060323	Complete

Owner's Name/Address	MAP #:
JOSEPH ROBERT L & PAMELA A 6474 LAKEVIEW DRIVE LAKE CITY MI 49651	2024 Est TCV 595,279 TCV/TFA: 275.98

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
. SEC 12 T22N R8W LOT 44 BUENA VISTA PARK.			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100		210,000	
			50 Actual Front Feet, 0.12 Total Acres						Total Est. Land Value =			210,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates									
ADD OHG W/BATH ABOVE GRG FOR 01		Dirt Road	Description						Rate	Size	% Good	Cash Value
		Gravel Road	D/W/P: 3.5 Concrete						6.58	900	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	94	2,350	
	X	Water	Total Estimated Land Improvements True Cash Value =						2,350			
	X	Sewer										
	X	Electric										
	X	Gas										
	X	Curb										
	X	Street Lights										
		Standard Utilities										
		Underground Utils.										

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	192,600	297,600			187,890C
2023	62,500	183,900	246,400			178,943C
2022	62,500	165,800	228,300			170,422C
2021	55,000	171,000	226,000			164,978C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame	X	Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 400 222 32 240	Type CGEP (1 Story) 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?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0						
X	Wood Frame	(4) Interior	X Drywall Paneled	X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling														
Building Style: 1.5S		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 2,157 Total Base New : 349,698 Total Depr Cost: 262,280 Estimated T.C.V: 382,929			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:							
Yr Built 1989	Remodeled 0	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Hot Water Ground Area = 1374 SF Floor Area = 2157 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75											
Condition: Average		Size of Closets		200 Amps Service			Building Areas												
Room List		Doors	Solid	X H.C.	No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost											
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many X Ave. Few			1.5 Story Siding Basement 1,374 1 Story Siding Overhang 96 Total: 280,365 210,283									
(1) Exterior		(6) Ceilings		No. of Fixtures			Plumbing			Other Additions/Adjustments									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall X Skylight		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 Plumbing			Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 Porches CGEP (1 Story) 400 21,808 16,356 CCP (1 Story) 222 5,754 4,315 Deck Treated Wood 32 1,404 1,053 Treated Wood 240 4,670 3,502 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 440 24,768 18,576 Common Wall: 1 Wall 1 -2,686 -2,014 Door Opener 1 547 410 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 50 Feet 1 2,686 2,014 Built-Ins Appliance Allow. 1 2,766 2,074 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									
(2) Windows		(7) Excavation		Basement: 1374 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(13) Plumbing			Plumbing									
X	Many Avg. X Avg. Few Small	(8) Basement		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			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		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Plumbing									
(3) Roof		(9) Basement Finish		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Chimney: Metal																

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



Sketch by Angel 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.
HOEFT GORDON J & DEBRA L	HOEFT FAMILY TRUST	0	12/17/2019	QC	09-FAMILY	2020-00030	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6478 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	09/19/2017	2017-0462	100%
Owner's Name/Address	P.R.E. 0%		Addition	04/30/2010	20100175	100%
HOEFT FAMILY TRUST 1548 BARRON HOWELL MI 48855	MAP #:					
	2024 Est TCV 595,976 TCV/TFA: 238.30					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 45 BUENA VISTA PARK.	X		A50' @ 4200/FF	50.00	100.00	210,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres			210,000

Comments/Influences	X	Public Improvements	* Factors *			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	1322 50	5,407
	X	Gravel Road	D/W/P: Brick on Sand	18.02	120 50	1,081
	X	Paved Road	D/W/P: 4in Concrete	6.97	223 94	1,461
	X	Storm Sewer	Wood Frame	36.47	56 94	1,919
	X	Sidewalk	Residential Local Cost Land Improvements			
	X	Water	Description	Rate	Size % Good	Cash Value
	X	Sewer	LAND IMPROVE 1000	1,000.00	2 95	1,900
	X	Electric	Total Estimated Land Improvements True Cash Value = 11,768			
	X	Gas				
	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
Rolling	X		2024	105,000	193,000	298,000			151,357C
Low	X		2023	62,500	184,100	246,600			144,150C
High	X		2022	62,500	166,000	228,500			137,286C
Landscaped	X		2021	55,000	170,800	225,800			132,901C
Swamp	X								
Wooded	X								
Pond	X								
Waterfront	X								
Ravine	X								
Wetland	X								
Flood Plain	X								

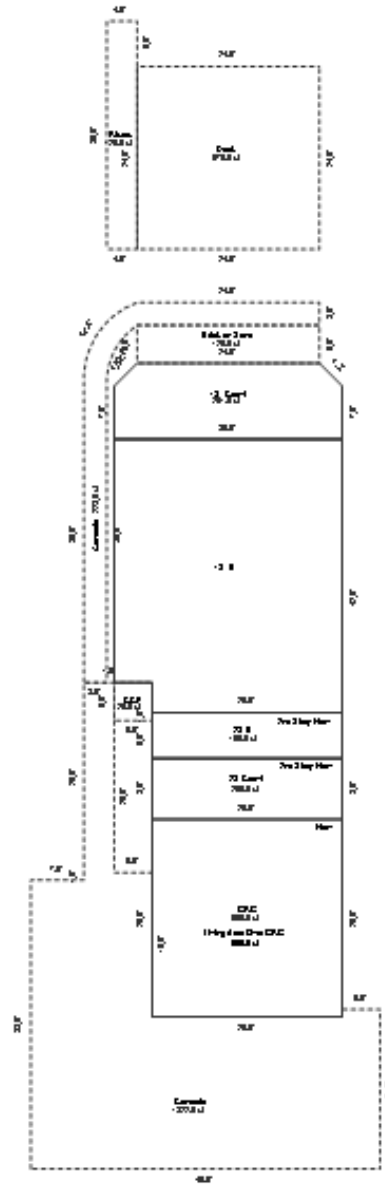


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 25 120 576 20	Type CCP (1 Story) Treated Wood Treated Wood Treated Wood	Year Built: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 650 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling										
Building Style: 1S		X	Drywall	X	Paneled		Plaster Wood T&G								
Yr Built 1928		Remodeled 2018			Ex	X	Ord								
Condition: Average			Trim & Decoration												
Room List			Size of Closets												
	Basement 1st Floor 2nd Floor Bedrooms		Lg		X	Ord		Small							
(1) Exterior			Doors				Solid	X	H.C.						
			(5) Floors			Kitchen: Other: Other:									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings			(12) Electric									
(2) Windows			(7) Excavation			100 Amps Service									
X	Many Avg. Few	X	Large Avg. Small		Basement: 1210 S.F. Crawl: 491 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			No./Qual. of Fixtures Ex. X Ord. Min									
X			8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor									
(3) Roof			(9) Basement Finish			No. of Elec. Outlets Many X Ave. Few									
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(13) Plumbing									
X	Asphalt Shingle		(10) Floor Support			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan									
Chimney: Metal			Joists: Unsupported Len: Cntr.Sup:			(14) Water/Sewer									
						1 Public Water 1 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 Heat & Cool Ground Area = 1701 SF Floor Area = 2501 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70									
						Building Areas									
						Stories Exterior Foundation Size Cost New Depr. Cost									
						1 Story Siding Crawl Space 291									
						1 Story Siding Basement 1,060									
						2 Story Siding Basement 150									
						1 Story Siding Crawl Space 200									
						1 Story Siding Overhang 650									
						Total: 310,668 217,465									
						Other Additions/Adjustments									
						Plumbing									
						Average Fixture(s) 1 1,476 1,033									
						Porches									
						CCP (1 Story) 25 845 591									
						Deck									
						Treated Wood 120 2,947 2,063									
						Treated Wood 576 8,289 5,802									
						Treated Wood 20 913 639									
						Garages									
						Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
						Base Cost 650 27,014 18,910									
						Door Opener 1 547 383									
						Water/Sewer									
						Public Sewer 1 1,494 1,046									
						Water Well, 50 Feet 1 2,686 1,880									
						Built-Ins									
						Appliance Allow. 1 2,766 1,936									
						<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>									

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



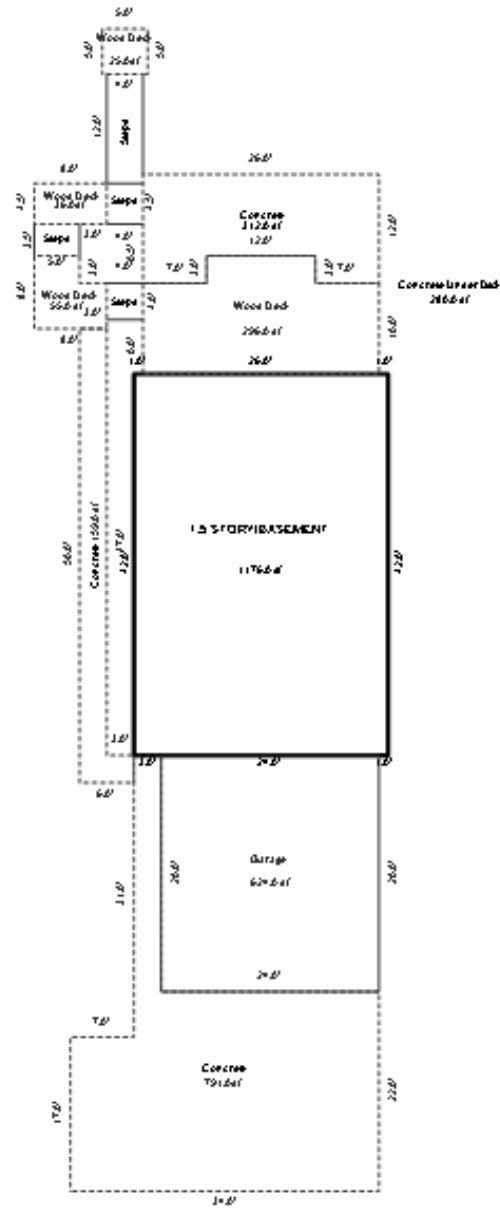
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		188,000	10/01/1997	WD	33-TO BE DETERMINED	314:209	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6484 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		03/24/2017		2017-0067	100%			
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 527,321 TCV/TFA: 298.93						
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Taxpayer's Name/Address		Public Improvements		* Factors *								
THOMAS MICHAEL E & SUSAN R 2425 SECLUDED LANE FLINT MI 48507		X	Dirt Road	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Tax Description		X	Gravel Road	A50' @ 4200/FF 50.00 100.00 1.0000 1.0000 4200 100 210,000								
SEC 12 T22N R8W LOT 46 BUENA VISTA PARK.		X	Paved Road	50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000								
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete 6.58 1542 0 0								
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	LAND IMPROVE 2500 2,500.00 1 100 2,500								
		X	Curb	Total Estimated Land Improvements True Cash Value = 2,500								
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
			Topography of Site									
			Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
		X	Waterfront									
			Ravine									
			Wetland									
			Flood Plain									
				Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
				2024	105,000	158,700	263,700			176,193C		
				2023	62,500	151,500	214,000			167,803C		
				2022	62,500	136,600	199,100			159,813C		
				2021	55,000	140,900	195,900			154,708C		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What								
		JWV	11/26/2018	INSPECTED								
		TPC	08/16/2018	INSPECTED								
		TPC	12/27/2017	INSPECTED								



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 296 116	Type Treated Wood Treated Wood	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: 624 % 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: 1.5S																																	
Yr Built 1988	Remodeled 2018	Ex	X	Ord		Min	Size of Closets		Lg	X	Ord		Small																				
Condition: Average																																	
Room List		Doors		Solid		X	H.C.	Central Air Wood Furnace																									
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(12) Electric		200 Amps Service																									
(1) Exterior						No./Qual. of Fixtures		Ex. X Ord. Min																									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets		Many X Ave. Few		(13) Plumbing																									
Insulation		X Drywall						1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																									
(2) Windows		(7) Excavation		Basement: 1176 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0				(14) Water/Sewer																									
X	Many Avg. Few	X	Large Avg. Small					1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																													
X	Double Glass Patio Doors																																
X	Storms & Screens	(9) Basement Finish																															
(3) Roof		588		Recreation SF Living SF 1 Walkout Doors (B) No Floor SF Walkout Doors (A)																													
X	Gable Hip Flat	Gambrel Mansard Shed																															
X	Asphalt Shingle	(10) Floor Support																															
Chimney: Brick				Joists: Unsupported Len: Cntr.Sup:				Lump Sum Items:																									
Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 5 Blt 1988 (11) Heating System: Forced Hot Water Ground Area = 1176 SF Floor Area = 1764 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1.5 Story</td> <td>Siding</td> <td>Basement</td> <td>1,176</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>237,586</td> <td>166,320</td> </tr> </tbody> </table> Other Additions/Adjustments Recreation Room 588 11,366 7,956 Basement, Outside Entrance, Below Grade 1 2,560 1,792 Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 1 4,646 3,252 Deck Treated Wood 296 5,352 3,746 Treated Wood 116 2,871 2,010 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 624 26,220 18,354 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 1 547 383 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 100 Feet 1 5,808 4,066 Built-Ins Appliance Allow. 1 2,766 1,936 Fireplaces Exterior 2 Story 1 8,024 5,617 Local Cost Items <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Basement	1,176			Total:				237,586	166,320
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1.5 Story	Siding	Basement	1,176																														
Total:				237,586	166,320																												



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03308	PROPERTY TRANSFER	0.0
TRIM RALPH A & JOANNE L H	TRIM RALPH A & JOANNE L T	1	11/30/2012	QC	21-NOT USED/OTHER	2012-03876	DEED	0.0
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L H	1	11/28/2012	QC	21-NOT USED/OTHER	2012-03869	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6490 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 12/29/2020					
Owner's Name/Address	MAP #:					
TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 603,176 TCV/TFA: 283.18					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 47 BUENA VISTA PARK.	X		* Factors *			
			A50' @ 4200/FF	50.00	100.00	210,000
			50 Actual Front Feet, 0.12 Total Acres			Total Est. Land Value = 210,000

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	D/W/P: 3.5 Concrete	6.58	840 0	0
			Residential Local Cost Land Improvements			
	X	Gravel Road	Description	Rate	Size % Good	Cash Value
			LAND IMPROVE 2500	2,500.00	1 95	2,375
	X	Paved Road	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
High	X	Rolling	2024	105,000	196,600	301,600			159,896C
			TPC 12/27/2017 INSPECTED	2023	62,500	187,700	250,200			152,282C
Waterfront	X	Low	2022	62,500	169,200	231,700			145,031C
			TPC 04/07/2012 INSPECTED	2021	55,000	174,500	229,500		

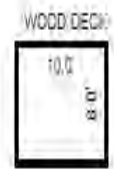


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*** Information herein deemed reliable but not guaranteed***

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 1 Prefab 1 Story 1 Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 434	Type CCP (1 Story) 80 Treated Wood	Year Built: 1991 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 560 % 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 +10 Effec. Age: 25 Floor Area: 2,130 Total Base New : 356,922 Total Depr Cost: 267,672 Estimated T.C.V: 390,801			E.C.F. X 1.460		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1991	Remodeled 0	Ex	X	Ord		Min	No Heating/Cooling			Total Base New : 356,922							
Condition: Average		Size of Closets		Lg	X	Ord		Small	Total Depr Cost: 267,672								
Room List		Doors		Solid	X	H.C.	No Heating/Cooling			Total Estimated T.C.V: 390,801							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric			200 Amps Service			Total Estimated T.C.V: 390,801							
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1290 SF Floor Area = 2130 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75					Cls C 10 Blt 1991		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex.	X	Ord.		Min	Building Areas								
(2) Windows		(7) Excavation		Many	X	Ave.		Few	Stories Exterior Foundation Size Cost New Depr. Cost								
X	Many Avg. Few	X	Large Avg. Small	Basement: 1290 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 450 2 Story Siding Basement 840 Total: 295,147 221,342							
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement		(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(13) Plumbing			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484 2 Fixture Bath 1 3,108 2,331							
X	Double Glass Patio Doors Storms & Screens	(9) Basement Finish		(14) Water/Sewer			Porches CCP (1 Story) 434 10,620 7,965 Deck Treated Wood 80 2,264 1,698 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 560 24,349 18,262 Common Wall: 1 Wall 1 -2,686 -2,014			Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 100 Feet 1 5,808 4,356							
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins Appliance Allow. 1 2,766 2,074 Fireplaces Interior 1 Story 1 5,338 4,003 Prefab 1 Story 1 2,592 1,944			Lump Sum Items: Interior 1 Story 1 5,338 4,003 Prefab 1 Story 1 2,592 1,944							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow. 1 2,766 2,074 Fireplaces Interior 1 Story 1 5,338 4,003 Prefab 1 Story 1 2,592 1,944			Total: 295,147 221,342						
X	Asphalt Shingle																
Chimney: Metal																	

*** 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.
HAMERSKY J & HUXTABLE P &	HUXTABLE COTTAGE LLC	0	07/31/2020	WD	09-FAMILY	2020-02264	PROPERTY TRANSFER	0.0
HUXTABLE-KOCH MARY J TRUS	HAMERSKY JEAN A & HUXTABL	0	07/29/2020	QC	09-FAMILY	2020-02263	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6500 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
HUXTABLE COTTAGE LLC 2533 BISHOPS LN NEENAH WI 54956	MAP #:					
	2024 Est TCV 326,977 TCV/TFA: 288.85					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 48 BUENA VISTA PARK.	X		* Factors *			
			A50' @ 4200/FF	50.00	100.00	210,000
			50 Actual Front Feet, 0.12 Total Acres			210,000

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Dirt Road			
		Gravel Road			
		Wood Frame	31.19	64 50	998
		Residential Local Cost Land Improvements			
		Description	Rate	Size % Good	Cash Value
		Gas	1,000.00	1 95	950
		Total Estimated Land Improvements True Cash Value = 1,948			

Topography of Site	X	Year						
		Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Level								
Rolling								
Low								
High	X	105,000	58,500	163,500			72,368C	
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront	X	62,500	55,800	118,300			68,922C	
Ravine								
Wetland								
Flood Plain								



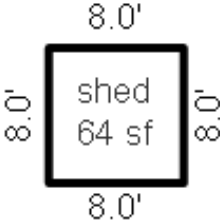
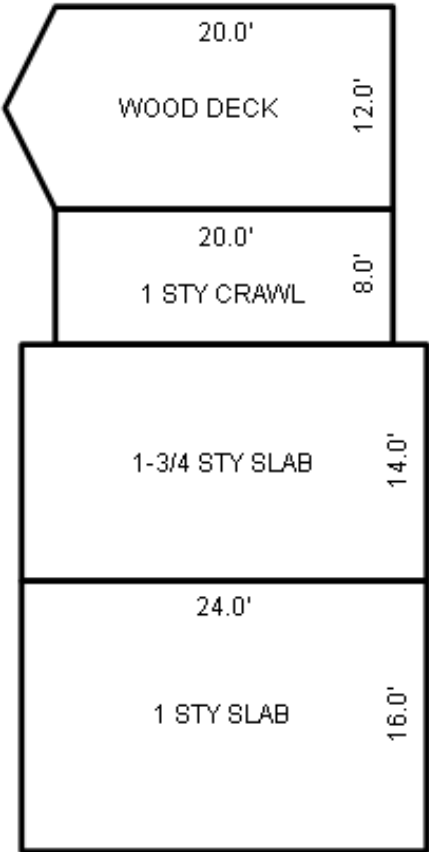
Who	When	What	2024	2023	2022	2021
TPC 12/27/2017	INSPECTED		105,000	62,500	62,500	55,000
TPC 04/07/2012	INSPECTED		58,500	55,800	50,300	51,900

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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 Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 272	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater											
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G											
Yr Built 1932	Remodeled 0		Trim & Decoration		Ex	X	Ord									
Condition: Average			Size of Closets				Min									
Room List			Doors			X	Ord									
	Basement 1st Floor 2nd Floor Bedrooms		(5) Floors				X	H.C.								
(1) Exterior			Kitchen: Other: Other:		(12) Electric											
Wood/Shingle Aluminum/Vinyl Brick			(6) Ceilings		200 Amps Service											
Insulation			No./Qual. of Fixtures		Ex.	X	Ord.									
(2) Windows			No. of Elec. Outlets					Min								
X	Many Avg. X Few		(7) Excavation		Many	X	Ave.									
	Large Avg. X Small		Basement: 0 S.F. Crawl: 160 S.F. Slab: 720 S.F. Height to Joists: 0.0		(13) Plumbing											
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		1	Average Fixture(s)										
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan										
(3) Roof			(9) Basement Finish		(14) Water/Sewer											
X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1	Public Water										
	Gambrel Mansard Shed				1	Public Sewer										
X	Asphalt Shingle		(10) Floor Support		Water Well											
	Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		1000 Gal Septic 2000 Gal Septic											
			Lump Sum Items:													
Cost Est. for Res. Bldg: 1 Single Family 1S										Cls CD		Blt 1932				
(11) Heating System: Wall/Floor Furnace																
Ground Area = 880 SF Floor Area = 1132 SF.																
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60																
Building Areas																
Stories Exterior Foundation Size Cost New Depr. Cost																
1 Story Siding Slab 384																
1.75 Story Siding Slab 336																
1 Story Siding Crawl Space 160																
Total: 119,280 71,567																
Other Additions/Adjustments																
Plumbing																
Average Fixture(s)										1		1,230 738				
Deck																
Treated Wood										272		4,959 2,975				
Water/Sewer																
Public Sewer										1		1,326 796				
Water Well, 50 Feet										1		2,585 1,551				
Built-Ins																
Appliance Allow.										1		1,934 1,160				
Local Cost Items																
SANITARY SEWER										1		0 0 *				
Totals:										131,314		78,787				
Notes:																
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV:												115,029				

*** 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.
HEGLER VIOLA ESTATE	QUADERER CHARLES F & SALL	240,000	06/22/2007	OTH	21-NOT USED/OTHER	2007/2364	DEED	100.0
HEGLER VIOLA (DECEASED)	HEGLER GARY G (PERSONAL R	0	02/20/2007	OTH	21-NOT USED/OTHER	2007/710	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6510 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		REPAIR	06/14/2018	2018-0246	100%

Owner's Name/Address	MAP #:
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616	2024 Est TCV 377,324 TCV/TFA: 345.53

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Taxpayer's Name/Address	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
QUADERER CHARLES F & SALLY A 6785 VOLKMER RD CHESANING MI 48616	X Dirt Road X Gravel Road X Paved Road X Storm Sewer X Sidewalk X Water X Sewer X Electric X Gas X Curb	A50' @ 4200/FF 50 Actual Front Feet, 0.12 Total Acres	50.00	100.00	1.0000	1.0000	4200	100		210,000

Tax Description	Description	Rate	Size	% Good	Cash Value
. SEC 12 T22N R8W LOT 49 BUENA VISTA PARK.	D/W/P: 4in Concrete	6.97	364	0	0
	D/W/P: Brick on Sand	18.02	287	0	0
	D/W/P: 3.5 Concrete	6.58	249	0	0
	D/W/P: Patio Blocks	15.61	218	0	0

Comments/Influences	Description	Rate	Size	% Good	Cash Value
	Residential Local Cost Land Improvements				
	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 X Rolling X Low X High X Landscaped X Swamp X Wooded X Pond X Waterfront X Ravine X Wetland X Flood Plain	2024	105,000	83,700	188,700			101,141C



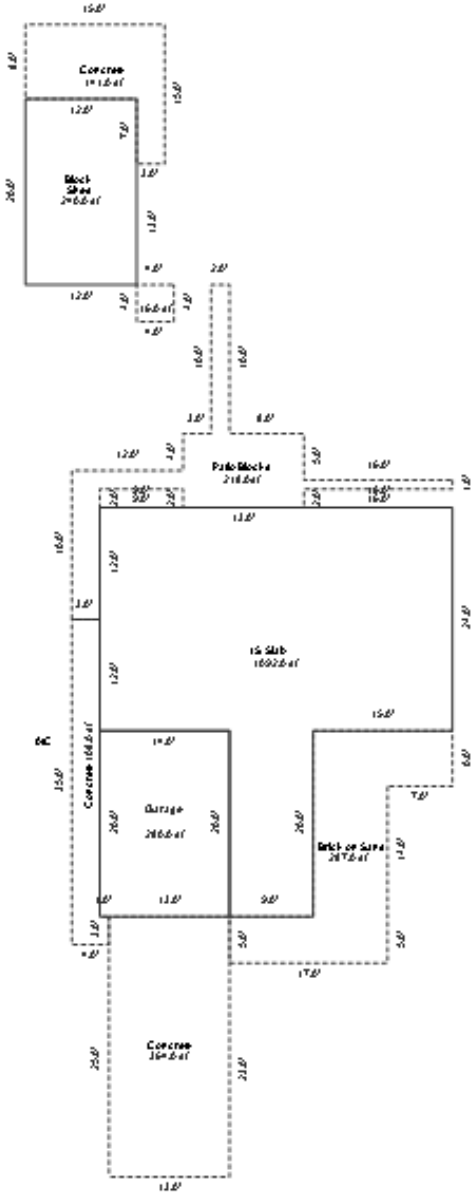
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/16/2018	INSPECTED	2023	62,500	80,000	142,500			96,325C
TPC	12/27/2017	INSPECTED	2022	62,500	72,300	134,800			91,739C
TPC	03/30/2015	INSPECTED	2021	55,000	74,500	129,500			88,809C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1952 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 280 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling													
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G													
Yr Built 1952	Remodeled 0		Ex	X	Ord		Min											
Condition: Average		Size of Closets			Lg		Ord	X	Small									
Room List		Doors		Solid	X	H.C.												
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			Kitchen: Other: Other:													
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures													
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall															
(2) Windows		(7) Excavation			No. of Elec. Outlets													
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1092 S.F. Height to Joists: 0.0		Many	X	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		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan													
(3) Roof		(9) Basement Finish			(14) Water/Sewer													
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic													
X	Asphalt Shingle Metal	(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 Heat & Cool Ground Area = 1092 SF Floor Area = 1092 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas										Cls C -5 Blt 1952								
Stories Exterior Foundation Size Cost New Depr. Cost																		
1 Story Siding Slab 1,092 Total: 136,899 88,973																		
Other Additions/Adjustments																		
Plumbing																		
Average Fixture(s) 1 1,476 959																		
Garages																		
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																		
Base Cost 280 15,590 10,133																		
Common Wall: 1 Wall 1 -2,686 -1,746																		
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)																		
Base Cost 240 12,842 8,347																		
Water/Sewer																		
Public Sewer 1 1,494 971																		
Water Well, 50 Feet 1 2,686 1,746																		
Built-Ins																		
Appliance Allow. 1 2,766 1,798																		
Local Cost Items																		
SANITARY SEWER 1 0 0 *																		
Totals: 171,067 111,181																		
Notes:																		
ECF (4081 LAKE MISSAUKEE SOUTH SHORE) 1.460 => TCV: 162,324																		

*** 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.
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6514 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651	2024 Est TCV 550,821 TCV/TFA: 268.04					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 50 BUENA VISTA PARK.	X		A50' @ 4200/FF	50.00	100.00	1.0000	1.0000	4200	100	210,000
Comments/Influences			50 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 210,000							

Comments/Influences	X	Land Improvement Cost Estimates			
		Description	Rate	Size % Good	Cash Value
	X	Residential Local Cost Land Improvements			
	X	Description	Rate	Size % Good	Cash Value
	X	Electric	1,000.00	2 95	1,900
	X	Gas	Total Estimated Land Improvements True Cash Value = 1,900		
	X	Curb			

Comments/Influences	X	Standard Utilities	Underground Utils.

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	105,000	170,400	275,400			122,470C
2023	62,500	162,700	225,200			116,639C
2022	62,500	146,700	209,200			111,085C
2021	55,000	151,300	206,300			107,537C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 105	Type WSEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled			Plaster Wood T&G										
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			Class: C +5 Effec. Age: 25 Floor Area: 2,055 Total Base New : 309,527 Total Depr Cost: 232,138 Estimated T.C.V: 338,921					E.C.F. X 1.460	Bsmnt Garage: 2 Car Carport Area: Roof:			
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls C 5 Blt 1992				
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		150 Amps Service			Ground Area = 1680 SF Floor Area = 2055 SF.									
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Many			X	Ave.		Few						
(2) Windows		(7) Excavation		(13) Plumbing			Building Areas									
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation Size Cost New Depr. Cost									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Basement: 1680 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		2			1 Story Siding Basement 909 1 Story Siding Basement 396 2 Story Siding Basement 375			Total: 281,869		211,397				
(3) Roof		(8) Basement		Other Additions/Adjustments			Exterior									
X	Gable Hip Flat	Gambrel Mansard Shed	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Plumbing			Stone Veneer 96 3,644 2,733 Plumbing Average Fixture(s) 1 1,476 1,107 3 Fixture Bath 1 4,646 3,484									
X	Asphalt Shingle	(9) Basement Finish		Porches			WSEP (1 Story) 105 6,222 4,666									
Chimney:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Garages									
		Joists: Unsupported Len: Cntr.Sup:		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)									
				Lump Sum Items:			Basement Garage: 2 Car 1 3,631 2,723 Door Opener 2 1,093 820 Water/Sewer Public Sewer 1 1,494 1,120 Water Well, 50 Feet 1 2,686 2,014									
							Built-Ins									
							Appliance Allow. 1 2,766 2,074 Local Cost Items SANITARY SEWER 1 0 0 *									
							Totals: 309,527 232,138									
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>																

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



Sketch by Apex VM

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

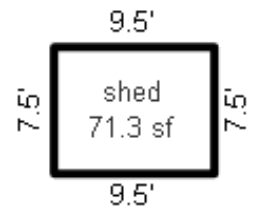
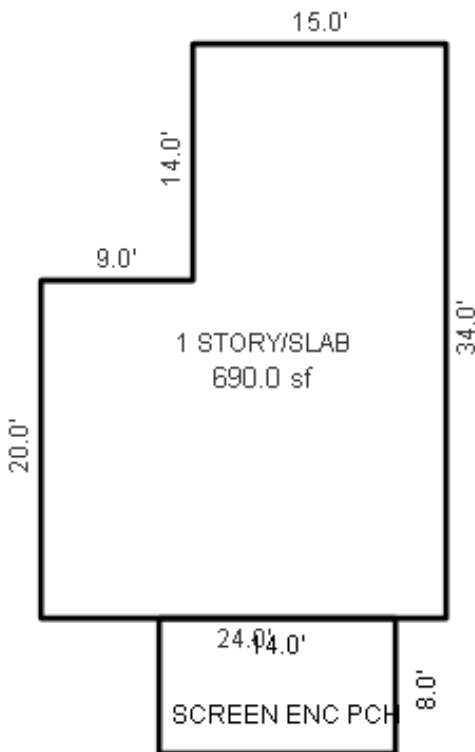
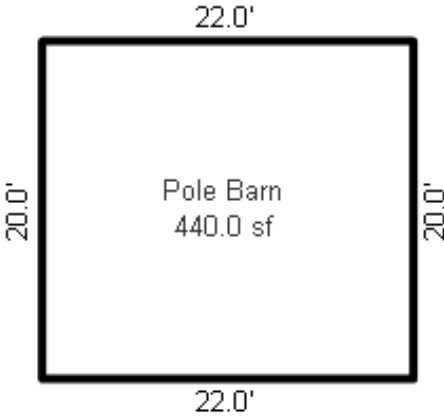
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HALL LISA	HALL LISA R & MAURICE	1	06/04/2018	QC	09-FAMILY	2018-01825	DEED	0.0					
TRIM RALPH & JOANNE	HALL LISA	1	09/23/2016	QC	09-FAMILY	2016-03141	PROPERTY TRANSFER	0.0					
BORLE DONALD A & BORLE KE	TRIM RALPH & JOANNE	46,000	08/01/2016	WD	03-ARM'S LENGTH	2016-02554	PROPERTY TRANSFER	100.0					
BORLE DONALD ALBERT	BORLE DONALD A & BORLE KE	0	08/31/2013	QC	09-FAMILY	2014-01670	PROPERTY TRANSFER	0.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6521 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
HALL LISA R & MAURICE PO BOX 250253 WEST BLOOMFIELD MI 48325		2024 Est TCV 117,293 TCV/TFA: 169.99											
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOTS 51 & 52 BUENA VISTA PARK.		X	Public Improvements		* Factors *								
Comments/Influences		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		BACK 50' @ 600	49.00	109.00	0.9040	0.9857	600	100	LOT 51	26,197
		X	Paved Road		BACK 50' @ 600	49.00	109.00	0.9040	0.9857	600	100	LOT 52	26,197
		X	Storm Sewer		98 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 52,393								
		X	Sidewalk		Land Improvement Cost Estimates								
		X	Water		Description	Rate	Size	% Good	Cash Value				
		X	Sewer		Wood Frame	26.84	71	50	953				
		X	Electric		Residential Local Cost Land Improvements								
		X	Gas		Description	Rate	Size	% Good	Cash Value				
		X	Curb		LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Street Lights		Total Estimated Land Improvements True Cash Value = 1,903								
		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	26,200	32,400	58,600			31,738C		
		X	Low		2023	17,500	28,300	45,800			30,227C		
		X	High		2022	12,500	25,600	38,100			28,788C		
		X	Landscaped		2021	10,000	25,200	35,200			27,869C		
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
Who		When	What	2024	26,200	32,400	58,600			31,738C			
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Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 04/07/2012	INSPECTED	2022	12,500	25,600	38,100			28,788C			
				2021	10,000	25,200	35,200			27,869C			



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	Type CSEP (1 Story)	Year Built: Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 45 Floor Area: 690 Total Base New : 104,127 Total Depr Cost: 57,270 Estimated T.C.V: 62,997			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: LOG		Drywall Paneled	Plaster Wood T&G		Trim & Decoration			Central Air Wood Furnace								
Yr Built 1928	Remodeled 0	Ex	Ord		X	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family LOG			Cls D Blt 1928			
Condition: Average		Lg	Ord		X	Small	100 Amps Service			Ground Area = 690 SF Floor Area = 690 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55						
Room List		Doors	Solid	X	H.C.	(12) Electric			Building Areas							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Plumbing			1 Story Pine Logs Piers 480						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many Ave. X Few			(13) Plumbing			1 Story Siding Slab 210						
(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			(14) Water/Sewer			Other Additions/Adjustments						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 210 S.F. Height to Joists: 0.0			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,025 564						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water Well 1000 Gal Septic 2000 Gal Septic			Porches CSEP (1 Story) 112 4,321 2,377						
(3) Roof		(10) Floor Support		Lump Sum Items:			Built-Ins			Garages Class: D Exterior: Pole (Unfinished) Base Cost 440 10,586 5,822						
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 Water Well 1000 Gal Septic 2000 Gal Septic			Appliance Allow. 1 1,638 901			Water/Sewer Public Sewer 1 1,175 646 Water Well, 50 Feet 1 2,498 1,374						
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Fireplaces Exterior 1 Story 1 4,969 2,733 Local Cost Items SANITARY SEWER 1 0 0			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 62,997			Totals: 104,127 57,270						

*** 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.
MADDUX SUSAN	MADDUX SUSAN M FAMILY TRU	0	05/03/2017	QC	09-FAMILY	2017-0196	PROPERTY TRANSFER	0.0
KANIPE FORREST ESTATE	MADDUX SUSAN	85,000	08/02/2013	WD	08-ESTATE	2013-02693	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1625 S BACON AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MADDUX SUSAN M FAMILY TRUST 2230 CRANBROOK DR NE GRAND RAPIDS MI 49507	MAP #:					
	2024 Est TCV 158,878 TCV/TFA: 189.14					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
				* Factors *								
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 53, 54 & 55 BUENA VISTA PARK.	X			BACK 50' @ 600	50.00	98.00	0.8481	0.9701	600	100	LOT 53	24,681
				BACK 50' @ 600	50.00	98.00	0.8481	0.9701	600	100	LOT 54	24,681
				BACK 50' @ 600	50.00	98.00	0.8481	0.9701	600	100	LOT 55	24,681
				150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =								74,042

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Electric	Residential Local Cost Land Improvements				
X Gas	Description	Rate	Size	% Good	Cash Value
X Curb	LAND IMPROVE 1000	0.00	0	95	950
X Street Lights	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	37,000	42,400	79,400			42,688C
2023	24,700	36,900	61,600			40,656C
2022	15,000	33,300	48,300			38,720C
2021	12,000	32,900	44,900			37,484C

Who When What

TPC 12/27/2017 INSPECTED

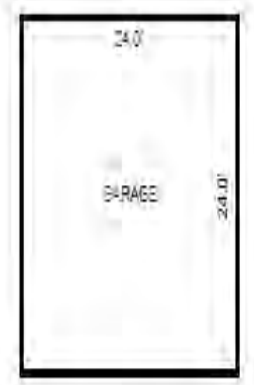
TPC 04/07/2012 INSPECTED

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 20 90	Type WCP (1 Story) Treated Wood	Year Built: 1987 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 840 Total Base New : 127,099 Total Depr Cost: 76,260 Estimated T.C.V: 83,886		E.C.F. X 1.100		Bsmnt Garage:				
Building Style: 1.25S		Drywall	Plaster	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls CD		Blt 1965				
Yr Built 1965	Remodeled 0	X	Paneled	Wood T&G	100 Amps Service			No./Qual. of Fixtures			Ground Area = 672 SF		Floor Area = 840 SF.					
Condition: Average		Ex	X	Ord	Min	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Building Areas						
Room List		Lg	X	Ord	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost			1.25 Story Siding Crawl Space 672						
Basement	1st Floor	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Total:			96,455 57,873					
2nd Floor	Bedrooms	Kitchen: Other: Other:		No. of Elec. Outlets			3 Fixture Bath			Plumbing			Average Fixture(s)		1 1,230 738			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			Deck			Treated Wood		90 2,365 1,419			
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Many X Ave. Few			Softener, Auto			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Insulation		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement			Softener, Manual			Water/Sewer			Base Cost		576 19,791 11,875			
(2) Windows		Basement: 0 S.F. Crawl: 672 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Public Sewer			Water/Sewer		1 1,326 796			
X	Many Avg. X Few	Large Avg. X Small	(9) Basement Finish		(14) Water/Sewer			Water Well, 50 Feet			Built-Ins			Appliance Allow.		1 1,934 1,160		
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		Public Water			Plumbing			Porches			WCP (1 Story)		20 1,413 848			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer			Average Fixture(s)			Local Cost Items			SANITARY SEWER		1 0 0		*	
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Water Well			Deck			Totals:			127,099 76,260					
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1000 Gal Septic 2000 Gal Septic			Treated Wood			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY:		83,886			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:													
X	Asphalt Shingle	Chimney: Brick																

*** 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.
VANDERSTOW GARDNER	VADERSTOW HOWARD J	1	08/06/2012	QC	09-FAMILY	2012-02649	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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6518 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:
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VADERSTOW HOWARD J 2225 HIDDEN CREK CIR SEBRING FL 33870	2024 Est TCV 52,980
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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BACK 50' @ 600	49.00	100.00	0.9040	0.9730	600	100	LOT 56	25,860
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BACK 50' @ 600	49.00	100.00	0.9040	0.9730	600	100	LOT 57	25,860
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98 Actual Front Feet, 0.23 Total Acres								Total Est. Land Value = 51,720
--	--	--	--	--	--	--	--	--------------------------------

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
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Wood Frame	26.25	96	50	1,260
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Total Estimated Land Improvements True Cash Value =				1,260
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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
------	------------	----------------	----------------	-----------------	----------------	---------------

Who	When	What	2024	25,900	600	26,500			14,234C
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TPC 12/27/2017 INSPECTED			2023	17,200	600	17,800			13,557C
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			2022	15,000	500	15,500			12,912C
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			2021	12,000	500	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.
NICHOLS BRENT L	SMITH MATTHEW	0	01/02/2018	WD	16-LC PAYOFF	2018-00119	DEED	0.0
NICHOLS BRENT L & MARY SU	SMITH MATTHEW	147,500	02/12/2016	LC	03-ARM'S LENGTH	2016-00454	PROPERTY TRANSFER	100.0
MICHOLS MARY SUE ELLEN	NICHOLS BRENT L	1	02/10/2016	QC	06-COURT JUDGEMENT	2016-00453	DEED	0.0
LASALLE BANK NATIONAL ASS	NICHOLS BRENT L&MARY SUE	70,000	05/10/2007	WD	21-NOT USED/OTHER	2007/1952	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1656 S OAKWOOD DR	School: LAKE CITY AREA SCHOOL DIST		Remodel	12/07/2009	2009-9999	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:
SMITH MATTHEW 15055 LOXLEY LN LANSING MI 48906	2024 Est TCV 225,435 TCV/TFA: 170.27

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 58 & 59 BUENA VISTA PARK.	X		BACK 50' @ 600	50.00	98.00	0.9013	0.9701	600	100	LOT 58	26,229
			BACK 50' @ 600	50.00	98.00	0.9013	0.9701	600	100	LOT 59	26,229
			100 Actual Front Feet, 0.23 Total Acres Total Est. Land Value = 52,457								

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
	X	Sewer	D/W/P: 3.5 Concrete	6.58	1200	0	0
	X	Electric	D/W/P: Brick on Sand	18.02	144	0	0
	X	Gas	Residential Local Cost Land Improvements				
	X	Street Lights	Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
		Standard Utilities	LAND IMPROVE 1000	1,000.00	2	95	1,900
		Underground Utils.	Total Estimated Land Improvements True Cash Value =				1,900



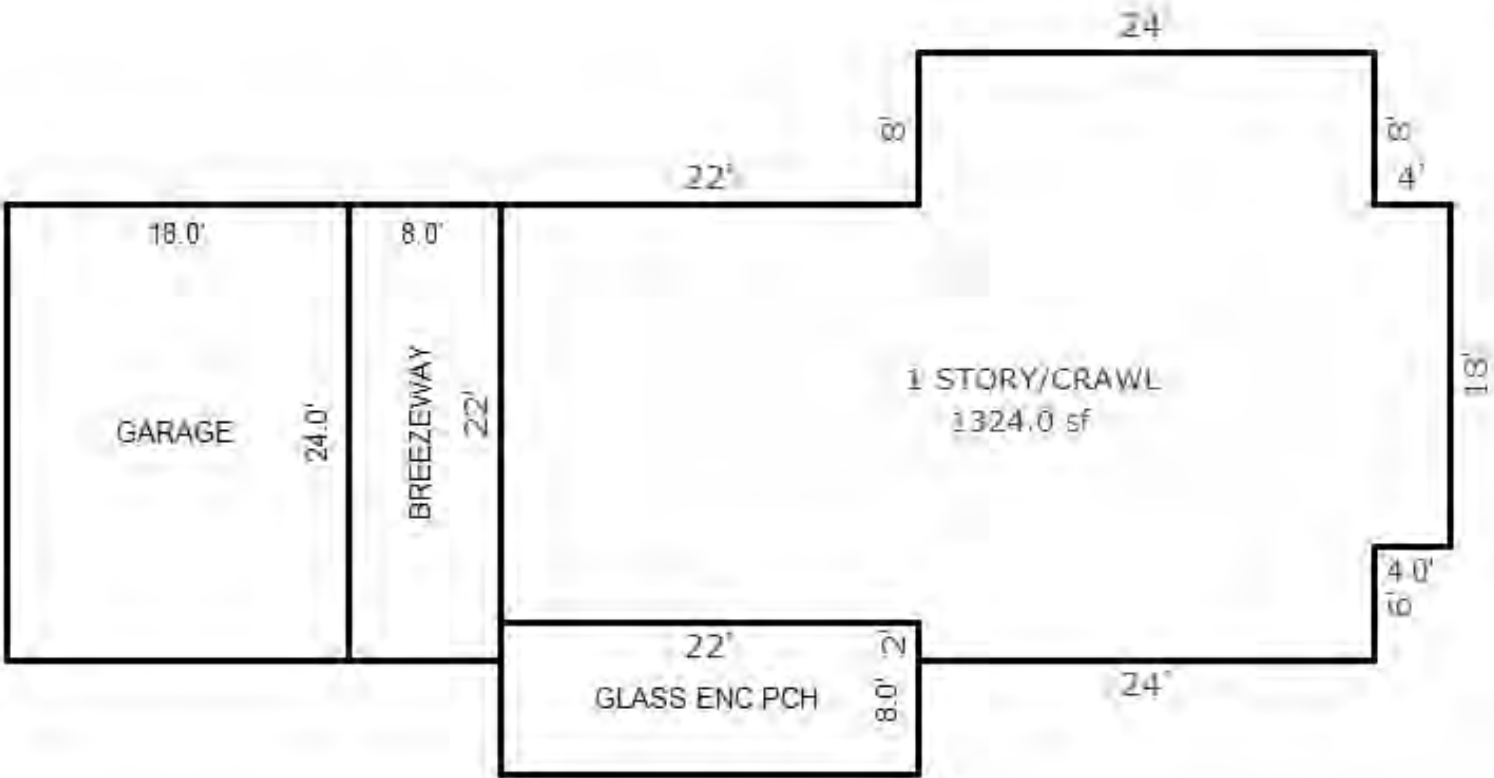
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	26,200	86,500	112,700			73,261C
Rolling	2023	17,500	75,400	92,900			69,773C
Low	2022	15,000	68,000	83,000			66,451C
High	2021	12,000	67,100	79,100			64,329C
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		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 1 Wood Stove Direct-Vented Ga		Area Type 176 CGEP (1 Story) 192 Brzwy, FW		Year Built: 1971 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: 432 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			1	Class: C +5 Effec. Age: 35 Floor Area: 1,324 Total Base New : 239,284 Total Depr Cost: 155,525 Estimated T.C.V: 171,078		E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:	Cls C 5 Blt 1975		
Building Style: 1S		Drywall Paneled	Plaster Wood T&G											Trim & Decoration	
Yr Built 1975 201	Remodeled 2009	Ex	X											Ord	Min
Condition: Average		Size of Closets												Lg	X	Ord	Small
Room List		Doors	Solid	X	H.C.	(5) Floors		(12) Electric							
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S							
(1) Exterior		(6) Ceilings		Ex. X Ord. Min		No. of Elec. Outlets		(11) Heating System: Forced Air w/ Ducts							
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			Many X Ave. Few		(13) Plumbing		Ground Area = 1324 SF Floor Area = 1324 SF.							
(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				Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65							
X	Many Avg. X Avg. Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1324 S.F. Height to Joists: 0.0						Building Areas							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement						Stories Exterior Foundation Size Cost New Depr. Cost							
(3) Roof		(9) Basement Finish						1 Story Siding Slab 1,324							
X	Gable Hip Flat	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Total: 174,074 113,139							
X	Asphalt Shingle	(10) Floor Support						Other Additions/Adjustments							
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:						Plumbing							
								Average Fixture(s) 1 1,476 959							
								3 Fixture Bath 1 4,646 3,020							
								Porches							
								CGEP (1 Story) 176 11,375 7,394							
								Garages							
								Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
								Base Cost 432 24,456 15,896							
								Door Opener 1 547 356							
								Water/Sewer							
								Public Sewer 1 1,494 971							
								Water Well, 50 Feet 1 2,686 1,746							
								Built-Ins							
								Appliance Allow. 1 2,766 1,798							
								Fireplaces							
								Wood Stove 1 2,551 1,658							
								Breezeways							
								Frame Wall 192 13,213 8,588							
								Local Cost Items							
								SANITARY SEWER 1 0 0 *							
								Totals: 239,284 155,525							
								<<<<< 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.							
NOVASTAR MORTGAGE INC	NEDERHOOD NATHAN & COURTN	35,900	06/05/2008	WD	21-NOT USED/OTHER	2008/2170	DEED	100.0							
OCHAMPAUGH WILLIAM V JR	NOVASTAR MORTGAGE INC	54,496	05/04/2008	OTH	21-NOT USED/OTHER	2008/1770	DEED	0.0							
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	0	09/21/2006	OTH	21-NOT USED/OTHER	06-0/3435	DEED	0.0							
OCHAMPAUGH MARCIA A	OCHAMPAUGH WILLIAM V JR	62,000	08/09/2004	LC	21-NOT USED/OTHER	04-0/3441	DEED	100.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
1676 S OAKWOOD AVE		School: LAKE CITY AREA SCHOOL DIST		Addition		05/26/2017		2017-0209	100%						
Owner's Name/Address		P.R.E. 100% 06/11/2008		MAP #:		2024 Est TCV 220,395 TCV/TFA: 112.79									
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651		X	Improved		Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
Taxpayer's Name/Address		Public Improvements		* Factors *		Description		Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD AVE LAKE CITY MI 49651		X	Dirt Road			BACK 50' @ 600		50.00	90.00	1.0000	0.9578	600	100		28,733
Tax Description		X	Gravel Road			50 Actual Front Feet, 0.10 Total Acres						Total Est. Land Value =		28,733	
SEC 12 T22N R8W LOT 60 BUENA VISTA PARK.		X	Paved Road			Land Improvement Cost Estimates									
Comments/Influences		X	Storm Sewer			Description		Rate	Size	% Good			Cash Value		
160058		X	Sidewalk			D/W/P: 4in Ren. Conc.		8.18	910	0			0		
04 Split lot 61 to 160-061-00 for 05		X	Water			Wood Frame		32.30	80	50			1,292		
		X	Sewer			Residential Local Cost Land Improvements									
		X	Electric			Description		Rate	Size	% Good			Cash Value		
		X	Gas			LAND IMPROVE 1000		1,000.00	2	100			2,000		
		X	Curb			Total Estimated Land Improvements True Cash Value =						3,292			
		X	Street Lights												
		X	Standard Utilities												
		X	Underground Utils.												
		X	Topography of Site												
		X	Level												
		X	Rolling												
		X	Low												
		X	High												
		X	Landscaped												
		X	Swamp												
		X	Wooded												
		X	Pond												
		X	Waterfront												
		X	Ravine												
		X	Wetland												
		X	Flood Plain												
		X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value						
		X	2024	14,400	95,800	110,200			69,036C						
		X	2023	9,600	83,500	93,100			65,749C						
		X	2022	7,500	75,300	82,800			62,619C						
		X	2021	6,000	74,300	80,300			60,619C						
		X	Who	When	What										
		X	TPC 05/06/2018	INSPECTED											
		X	JWV 12/20/2017	INSPECTED											
		X	TPC 10/12/2012	INSPECTED											

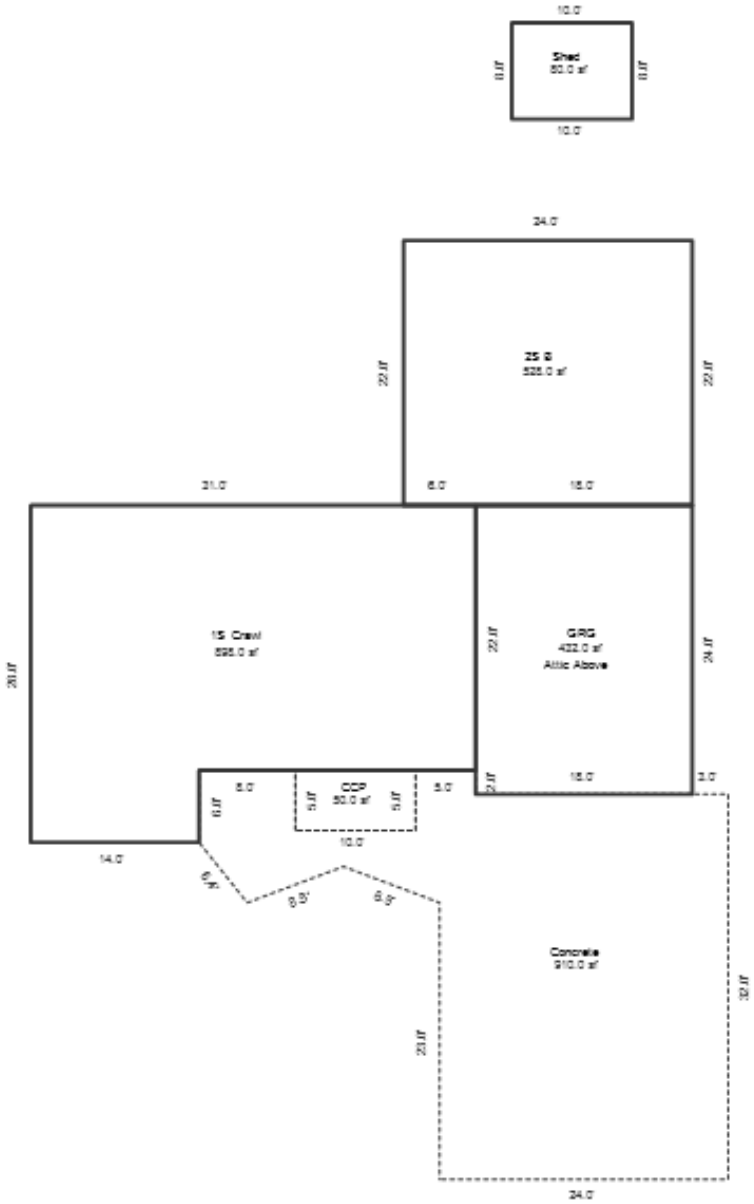


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																																																																																																				
X	Single Family Mobile Home 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	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: 2017 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 2 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 432 % Good: 0 Storage Area: 200 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								50	CCP (1 Story)																																																																																																						
Building Style: 1S			Drywall Plaster X Paneled Wood T&G		Central Air Wood Furnace																																																																																																															
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(2) Windows			(7) Excavation		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																																																																															
X	Many Avg. X Avg. Few Small		Basement: 528 S.F. Crawl: 898 S.F. Slab: 0 S.F. Height to Joists: 0.0		Lump Sum Items:																																																																																																															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement																																																																																																																	
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X	Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																																																																																																	
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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSTER MARCIA	NEDERHOOD NATHAN & COURTN	7,500	01/16/2009	WD	03-ARM'S LENGTH	2009/188	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 01/16/2009					
Owner's Name/Address	MAP #:					
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD Lake City MI 49651	2024 Est TCV 26,148					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	48.00	1.0000	0.8716	600	100		26,148
50 Actual Front Feet, 0.06 Total Acres					Total Est. Land Value =			26,148

Taxpayer's Name/Address	X	Dirt Road	Gravel Road	Paved Road	Storm Sewer	Sidewalk	Water
NEDERHOOD NATHAN & COURTNEY 1676 S OAKWOOD Lake City MI 49651	X						
Tax Description	X	Sewer	Electric				
SEC 12 T22N R8W LOT 61 BUENA VISTA PARK.	X	Gas	Curb				
Comments/Influences	X	Street Lights	Standard Utilities	Underground Utils.			
2004 Split from 160-00 for 2005.							



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,100	0	13,100			1,227C
2023	8,700	0	8,700			1,169C
2022	7,500	0	7,500			1,114C
2021	6,000	0	6,000			1,079C

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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.
GAFFNEY JACK S & DEBORAH	GAFFNEY JACK S & DEBORA L	0	06/23/2021	QC	09-FAMILY	2021-02250	PROPERTY TRANSFER	0.0
GAFFNEY JACK S	GAFFNEY JACK S & DEBORAH	0	04/11/2018	QC	09-FAMILY	2018-01294	DEED	0.0
		72,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2849	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1696 S OAKWOOD ALY	School: LAKE CITY AREA SCHOOL DIST		Addition	06/28/2018	2018-0287	100%
	P.R.E. 100% 04/11/2002		Shed	10/14/2014	2014-0450	100%
Owner's Name/Address	MAP #:					
GAFFNEY JACK S & DEBORA L TRUST 1696 S OAKWOOD AVE Lake City MI 49651	2024 Est TCV 245,222 TCV/TFA: 140.53					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @ 600	50.00	98.00	0.8879	0.9701	600	100	LOT 62	25,839
			BACK 50' @ 600	60.50	102.50	0.8879	0.9766	600	100	LOT 63	31,476
			111 Actual Front Feet, 0.26 Total Acres Total Est. Land Value =								57,315

Comments/Influences	X	Improved	Vacant	Land Improvement Cost Estimates							
				Description	Rate	Size	% Good	Cash Value			
				D/W/P: 3.5 Concrete	6.16	928	0	0			
				Wood Frame	21.93	200	50	2,193			

Comments/Influences	X	Improved	Vacant	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 = 4,693							

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



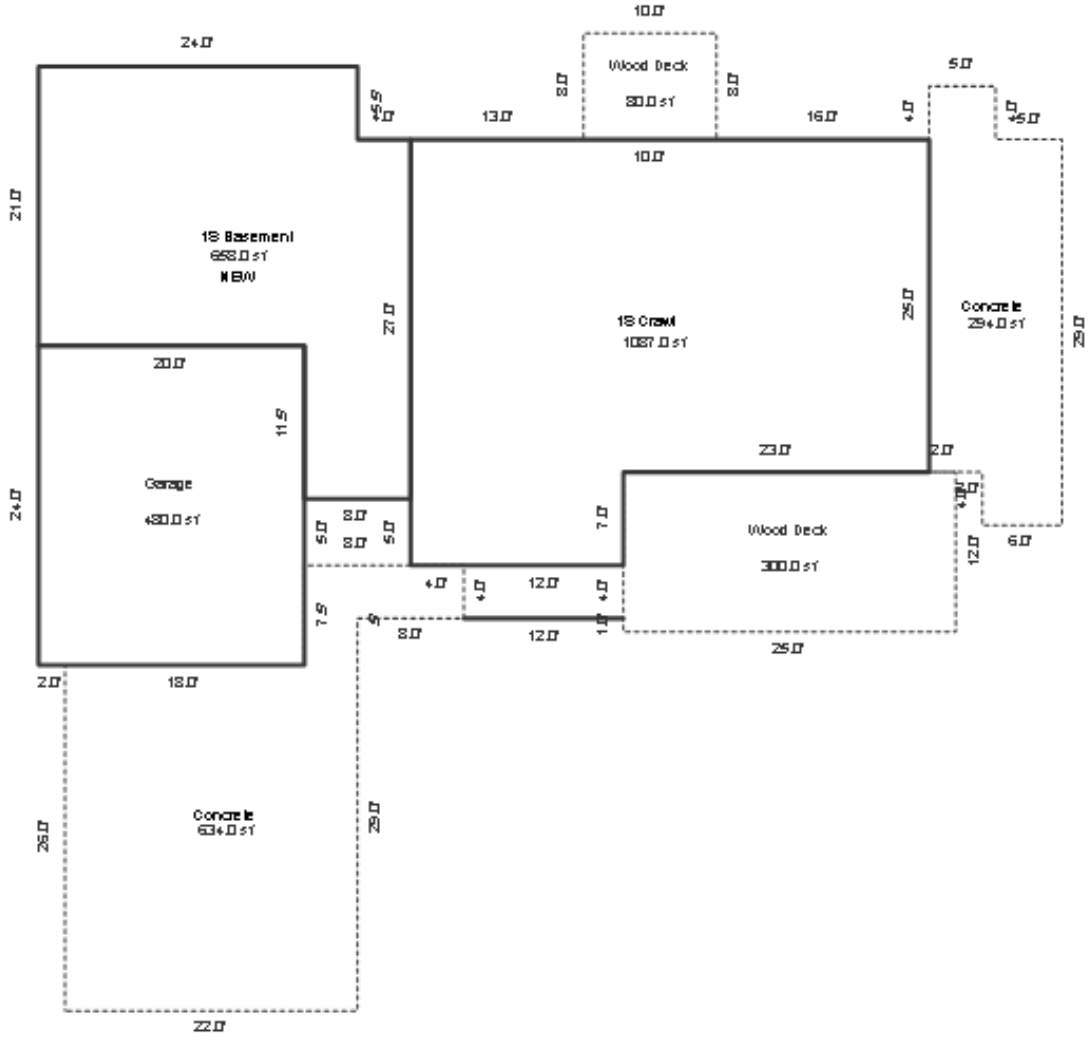
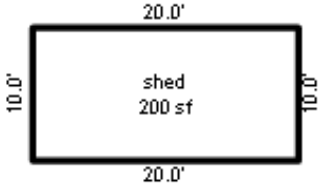
Who	When	What	2024	28,700	93,900	122,600			64,570C
TPC	04/30/2021	INSPECTED	2023	19,100	82,000	101,100			61,496C
JWV	11/26/2018	INSPECTED	2022	15,000	74,100	89,100			58,568C
JWV	08/15/2018	INSPECTED	2021	12,000	73,100	85,100			56,697C

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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 300 80	Type Treated Wood Treated Wood	Year Built: 1969 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: CD Effec. Age: 35 Floor Area: 1,745 Total Base New : 256,247 Total Depr Cost: 166,558 Estimated T.C.V: 183,214		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		X	Drywall	Plaster												
Yr Built 1969 197		Remodeled 2018		Trim & Decoration												
Condition: Average		Ex	X	Ord	Min											
Room List		Size of Closets														
Basement 1st Floor 2nd Floor 3 Bedrooms		Lg	Ord	X	Small											
(1) Exterior		Doors		Solid		X	H.C.									
(2) Windows		(5) Floors		Kitchen: Other: Other:			(12) Electric									
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		200 Amps Service			No./Qual. of Fixtures									
Insulation		X	Tile					Ex. X Ord. Min								
(3) Roof		(7) Excavation		No. of Elec. Outlets			Many X Ave. Few									
X	Many Avg. X Few	Large Avg. X Small		Basement: 658 S.F. Crawl: 1087 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1745 SF Floor Area = 1745 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD Blt 1969			
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									
(3) Roof		658		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer									
X	Gable Hip Flat	Gambrel Mansard Shed					1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:									
Chimney: Brick																
										Totals:		256,247		166,558		
														<<<< 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.				
HALL ROBERT & ABBEY NICOL	HARRIS RYAN R & TARA C &	260,000	02/07/2018	WD	19-MULTI PARCEL ARM'S LE	2018-00387	PROPERTY TRANSFER	100.0				
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	WD	32-SPLIT VACANT	2017-02356	PROPERTY TRANSFER	0.0				
STROBAUGH RICHARD & LINDA	HALL ROBERT & ABBEY	30,000	02/09/2005	WD	03-ARM'S LENGTH	05-0/531	DEED	100.0				
		12,000	08/01/1999	WD	03-ARM'S LENGTH	337:882	DEED	0.0				
Property Address		Class: RESIDENTIAL-VACAN		Zoning:		Building Permit(s)		Date	Number	Status		
S OAKWOOD DR		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 02/27/2018								
Owner's Name/Address		MAP #:		2024 Est TCV 31,499								
HARRIS RYAN R & TARA C & HOOT PATRICIA ANN 1701 S OAKWOOD AVE Lake City MI 49651		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Tax Description		Public Improvements			* Factors *							
LOT 64 BUENA VISTA PARK SEC12 T22N R8W 7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00 FORMERLY SEC 12 T22N R8W LOTS 64, 65 BUENA VISTA PARK SPLIT ON 07/31/2012 INTO 009-160-066-00, 009-160-067-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.		X			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Dirt Road			BACK 50' @ 600 53.47 113.60 0.9900 0.9918 600 100 31,499							
7/28/2017 2017-02356 SPLIT LOT 65 TO 160-065-00		Gravel Road			61 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 31,499							
2018 Lake Township Parcel Map SS LOTS 0-064-00; -066-00, ----- ASSESS LOT 66		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				
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who	When	What	2024	15,700	0	15,700	6,832C			
		TPC 04/30/2021	INSPECTED		2023	10,500	0	10,500	6,507C			
		TPC 12/27/2017	INSPECTED		2022	7,500	0	7,500	6,198C			
		TPC 08/07/2017	INSPECTED		2021	6,000	0	6,000	6,000S			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEDERHOOD NATHAN KENDAL &	NEDERHOOD NATHAN & NEDERH	0	09/14/2018	QC	09-FAMILY	2018-02998	DEED	0.0
HALL ROBERT & ABBEY	NEDERHOOD NATHAN KENDAL &	15,000	07/28/2017	WD	32-SPLIT VACANT	2017-02356	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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S OAKWOOD DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 08/08/2017					

Owner's Name/Address	MAP #:
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NEDERHOOD NATHAN & NEDERHOOD DERRIC 1676 S OAKWOOD DR Lake City MI 49651	2024 Est TCV 31,613
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	54.00	110.00	0.9885	0.9870	600	100		31,613
61 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 31,613

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

LOT 65 BUENA VISTA PARK SEC10 T22N R8W 7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00													
--	--	--	--	--	--	--	--	--	--	--	--	--	--

Comments/Influences	Topography of Site
---------------------	--------------------

7/28/2017 2017-02356 SPLIT LOT 65 FROM 160-064-00	Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain
--	--



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

Who	When	What	2024	15,800	0	15,800			6,832C
TPC 04/30/2021	INSPECTED		2023	10,500	0	10,500			6,507C
TPC 05/06/2018	INSPECTED		2022	7,500	0	7,500			6,198C
TPC 12/27/2017	INSPECTED		2021	6,000	0	6,000			6,000S

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Missaukee, Michigan

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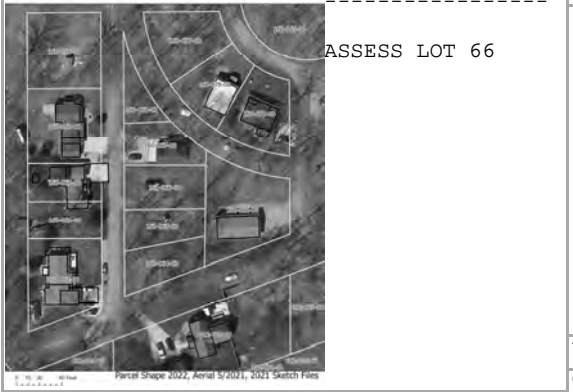
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROBERT & ABBY H&W	SWANSON BRADLEY & SARA	15,000	12/21/2012	WD	16-LC PAYOFF	2012-04148 WD	DEED	0.0
HALL ROBERT & ABBEY	SWANSON BRADLEY & SARA	15,000	07/06/2012	LC	32-SPLIT VACANT	2012-02368	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S OAKWOOD DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 29,611					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 600	50.00	110.00	1.0000	0.9870	600	100		29,611	
50 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value = 29,611	

Tax Description
 SEC 12 T22N R8W LOT 66 BUENA VISTA PARK.
 SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00;
 FORMERLY: SEC 12 T22N R8W LOTS 64, 65, 66 67 & 68 BUENA VISTA PARK.

Comments/Influences
 Split/Comb. on 07/31/2012 completed 07/31/2012 TIM ASSESS LOTS SEPARATELY;
 Parent Parcel(s): 009-160-064-00;
 Child Parcel(s): 009-160-066-00,
 009-160-067-00;



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	14,800	0	14,800			6,832C
2023	9,900	0	9,900			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LADOUCE MARK A & JENNIFER	SAPH DAVID J JR & LISA R	235,000	07/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02474	PROPERTY TRANSFER	100.0
FLORY PATRICK & TAMMY S	LADOUCE MARK A & JENNIFER	15,090	09/28/2012	WD	31-SPLIT IMPROVED	2012-031 WD	PROPERTY TRANSFER	100.0
HALL ROBERT & ABBEY	FLORY PATRICK & TAMMY S	15,000	08/03/2012	WD	03-ARM'S LENGTH	2012-02632	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1665 S OAKWOOD DR	School: LAKE CITY AREA SCHOOL DIST		New House	04/24/2014	2014-0080	100%

Owner's Name/Address	MAP #:
SAPH DAVID J JR & LISA R 8976 MEMORY LN FREELAND MI 48623	2024 Est TCV 182,183 TCV/TFA: 181.82

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
SEC 12 T22N R8W LOT 67 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00; SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00;	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>BACK 50' @ 600</td> <td>50.00</td> <td>83.50</td> <td>1.0000</td> <td>0.9471</td> <td>600</td> <td>100</td> <td></td> <td>28,412</td> </tr> <tr> <td colspan="8">50 Actual Front Feet, 0.10 Total Acres</td> <td>Total Est. Land Value = 28,412</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @ 600	50.00	83.50	1.0000	0.9471	600	100		28,412	50 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 28,412
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
BACK 50' @ 600	50.00	83.50	1.0000	0.9471	600	100		28,412																						
50 Actual Front Feet, 0.10 Total Acres								Total Est. Land Value = 28,412																						

Tax Description	X	Public Improvements	Land Improvement Cost Estimates															
SEC 12 T22N R8W LOT 67 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00; SEC 12 T22N R8W LOTS 67 & 68 BUENA VISTA PARK. SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK. SPLIT ON 09/22/2012 INTO 009-160-068-00;	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 3.5 Concrete</td> <td>6.58</td> <td>300</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.58	300	0	0					
Description	Rate	Size	% Good	Cash Value														
D/W/P: 3.5 Concrete	6.58	300	0	0														
	X	Sewer	Residential Local Cost Land Improvements															
	X	Electric	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>95</td> <td>950</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>950</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	LAND IMPROVE 1000	1,000.00	1	95	950	Total Estimated Land Improvements True Cash Value =				950
Description	Rate	Size	% Good	Cash Value														
LAND IMPROVE 1000	1,000.00	1	95	950														
Total Estimated Land Improvements True Cash Value =				950														
	X	Gas																
	X	Curb																
	X	Street Lights																
	X	Standard Utilities																
	X	Underground Utils.																

Comments/Influences
 Split/Comb. on 09/22/2012 completed
 09/22/2012 TIM SEPARATE PIN FOR LOT
 IN SUBDIVISION;
 Parent Parcel(s): 009-160-067-00;
 Child Parcel(s): 009-160-068-00;



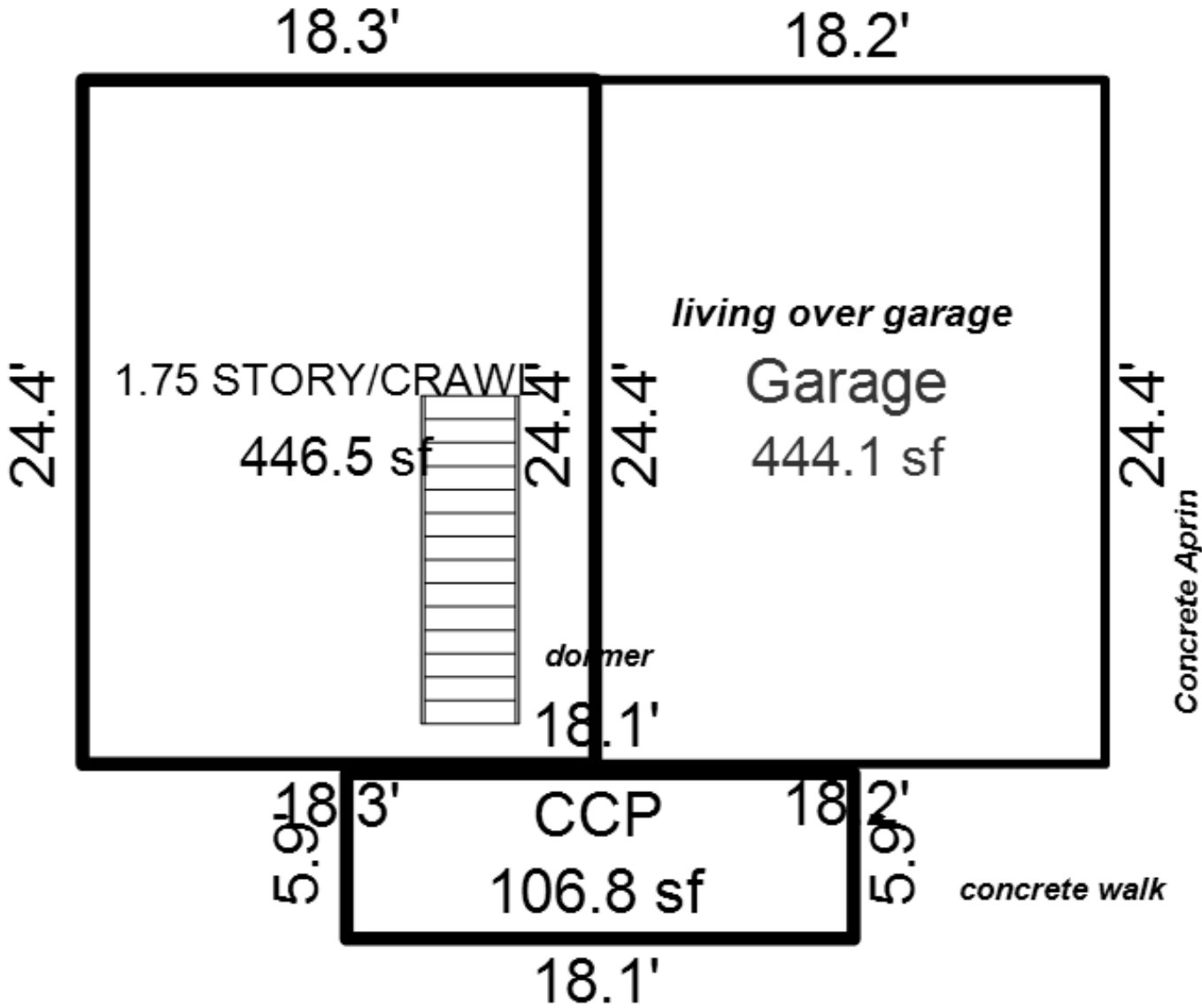
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	14,200	76,900	91,100			84,105C
Rolling	2023	9,500	70,600	80,100			80,100S
Low	2022	7,500	55,700	63,200			53,367C
High	2021	6,000	55,000	61,000			51,663C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang		Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2014 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 0 Mech. Doors: 1 Area: 444 % 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								106	CCP	(1 Story)		
Building Style: 1.5S			Drywall Paneled														
Yr Built 2014			Plaster Wood T&G														
Remodeled 0			Trim & Decoration														
Condition: Average			Ex														
Room List			Ord														
Basement 1st Floor 2nd Floor 2 Bedrooms			Min														
(1) Exterior			Size of Closets														
Wood/Shingle Aluminum/Vinyl Brick			Lg														
Insulation			Ord														
(2) Windows			Small														
Many Avg. Few			Doors														
Large Avg. Small			Solid														
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			H.C.														
(3) Roof			(5) Floors														
X	Gable Hip Flat		Kitchen: Other: Other:														
	Gambrel Mansard Shed		(6) Ceilings														
Asphalt Shingle			(7) Excavation														
Chimney:			Basement: 0 S.F. Crawl: 446 S.F. Slab: 0 S.F. Height to Joists: 0.0														
(3) Roof			(8) Basement														
Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof			(9) Basement Finish														
Asphalt Shingle			(10) Floor Support														
Chimney:			Joists: Unsupported Len: Cntr.Sup:														
(3) Roof			(14) Water/Sewer														
Gable Hip Flat			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic														
Gambrel Mansard Shed			Lump Sum Items:														
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.
LADOUCE MARK A & JENNIFER	SAPH DAVID J JR & LISA R	235,000	07/28/2022	WD	19-MULTI PARCEL ARM'S LE	2022-02474	DEED	100.0
TRIM R LV TRUST & TRIM J	ANTHONY MARK & LADOUCE JE	8,000	05/26/2015	WD	03-ARM'S LENGTH	2015-01926	PROPERTY TRANSFER	100.0
HALL ROBERT & ABBEY	TRIM R LV TRUST & TRIM J	15,000	08/10/2012	WD	03-ARM'S LENGTH	2012-02689	PROPERTY TRANSFER	100.0

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

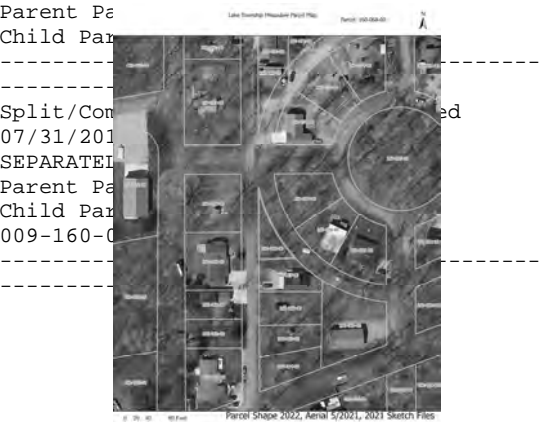
School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%
 MAP #:

Owner's Name/Address: SAPH DAVID J JR & LISA R
 8976 MEMORY LN
 FREELAND MI 48623
 2024 Est TCV 12,476

Improved X Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 Public Improvements * Factors * LOT 68 IRR SHAPE

Tax Description		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
SEC 12 T22N R8W LOT 68 BUENA VISTA PARK. SPLIT/COMBINED ON 09/22/2012 FROM 009-160-067-00; SPLIT/COMBINED ON 07/31/2012 FROM 009-160-064-00; FORMERLY SEC 12 T22N R8W LOTS 64, 65, 66, 67 & 68 BUENA VISTA PARK.	X	Dirt Road	50.00	132.00	0.9678	1.0719	160	100		8,299	
		Gravel Road	7.00	132.00	0.9805	1.0144	600	100		4,178	
		Paved Road	57 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	12,476
		Storm Sewer									
		Sidewalk									
		Water									
	X	Sewer									
	X	Electric									
	X	Gas									
		Curb									

Comments/Influences: Split/Comb. on 09/22/2012 completed 09/22/2012 TIM SEPARATE PIN FOR LOT IN SUBDIVISION;



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,200	0	6,200			4,725C
2023	4,500	0	4,500			4,500S
2022	5,000	0	5,000			4,132C
2021	4,000	0	4,000			4,000S

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

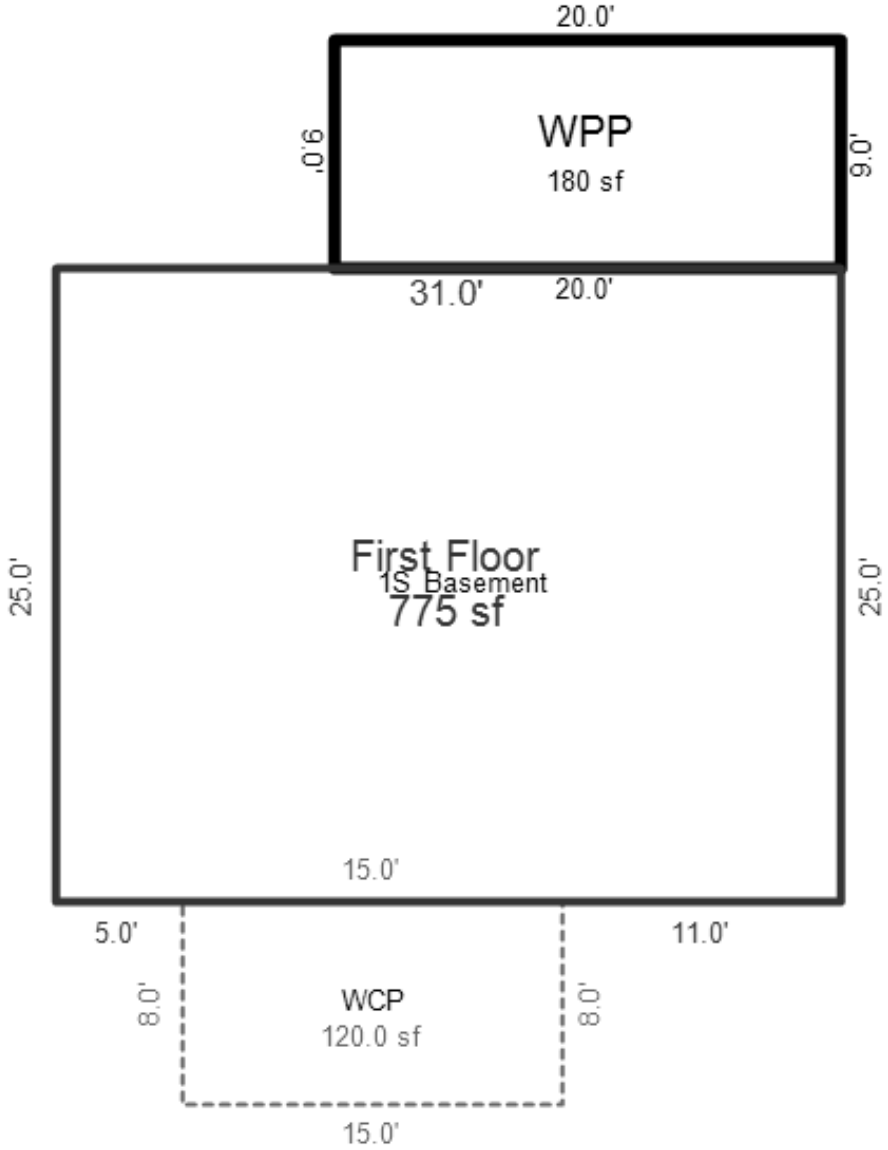
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.							
TRIM RALPH A & JOANNE L	DRACT MICHELLE & TRIM JOA	0	06/15/2020	QC	09-FAMILY	2020-01682	PROPERTY TRANSFER	0.0							
TRIM RALPH & JOANNE	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03307	PROPERTY TRANSFER	0.0							
SPURGEON WILLIAM ETAL	TRIM RALPH & JOANNE	76,500	07/01/2016	WD	03-ARM'S LENGTH	2016-02263	PROPERTY TRANSFER	100.0							
MICHALSKI ANN M	SPURGEON WILLIAM &	0	12/31/2015	OTH	07-DEATH CERTIFICATE	SOC SEC DEATH	DEED	0.0							
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status					
6495 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		RELOCATE HOME		09/12/2019		2019-0494	100%						
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 129,029 TCV/TFA: 166.49									
DRACT MICHELLE & TRIM JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
Tax Description		Public Improvements		* Factors *											
SEC 12 T22N R8W 2019-02987 L S-5 P0295 A PART OF LOT 69 BUENA VISTA PARK, PART OF SECTION 12, T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 69: THENCE N00°03'51"W, 110.23 FEET: THENCE S86°37'55"E. 58.35 FEET: THENCE 122.81 FEET ALONG A CURVE TO THE LEFT (RADIUS=250.00 FEET. LONG CHORD=S28°32'50"W, 121 .58 FEET) TO THE POINT OF BEGINNING. .06 A M/L 9/25/2019 SPLIT PLATTED LOT 70 FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.		X Dirt Road		Gravel Road		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Comments/Influences		X Paved Road		Storm Sewer		BACK 50' @ 600		58.35	44.79	0.9771	0.8626	600	100	LOTS 70&69 IRR	29,508
VOYCE DELETED FROM DEN 160-072-00		X Sewer		Sidewalk		58 Actual Front Feet, 0.06 Total Acres		Total Est. Land Value =						29,508	
		X Electric		Water											
		X Gas		Sewer											
		X Curb		Electric											
		X Street Lights		Gas											
		Standard Utilities		Curb											
		Underground Utils.		Street Lights											
		Topography of Site		Standard Utilities											
		X Level		Underground Utils.											
		Rolling		Topography of Site											
		Low		Level											
		High		Rolling											
		Landscaped		Low											
		Swamp		High											
		Wooded		Landscaped											
		Pond		Swamp											
		Waterfront		Wooded											
		Ravine		Pond											
		Wetland		Waterfront											
		Flood Plain		Ravine											
				Wetland											
				Flood Plain											
						Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
						2024	14,800	49,700	64,500			39,947C			
						2023	9,800	43,300	53,100			38,045C			
						2022	3,500	39,000	42,500			36,234C			
						2021	3,000	38,500	41,500			35,077C			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		Who		When		What									
		TPC 04/30/2021		INSPECTED											
		TPC 01/03/2020		INSPECTED											
		TPC 10/21/2019		INSPECTED											

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



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96 120	Type WPP WCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:																			
	0 Front Overhang 0 Other Overhang													0	0	0	0	0	0	0	0	0	0	0	0	0	0					
Wood Frame		(4) Interior			X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 775 Total Base New : 139,189 Total Depr Cost: 90,474 Estimated T.C.V: 99,521																								
Building Style: 1S		Drywall Paneled	Plaster Wood T&G																													
Yr Built 1957		Remodeled 2019		Trim & Decoration																												
Condition: Average		Ex	Ord	Min	Size of Closets																											
Room List		Lg	Ord	Small	Central Air Wood Furnace																											
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: 775 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement			(13) Plumbing																											
		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 1000 Gal Septic 2000 Gal Septic																											
Asphalt Shingle		(10) Floor Support			Lump Sum Items:																											
Chimney:		Joists: Unsupported Len: Cntr.Sup:																														
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 775 SF Floor Area = 775 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>775</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>122,401</td> <td>79,562</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 959 Porches WPP 96 2,845 1,849 WCP (1 Story) 120 5,521 3,589 Water/Sewer Public Sewer 1 1,494 971 Water Well, 50 Feet 1 2,686 1,746 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 139,189 90,474 Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCv: 99,521															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Basement	775			Total:				122,401	79,562
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																											
1 Story	Siding	Basement	775																													
Total:				122,401	79,562																											

*** 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.
TRIM RALPH & JOANNE	TRIM RALPH A & JOANNE L	0	08/31/2019	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6495 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	10/10/2007	20070766	Complete

Owner's Name/Address	P.R.E. 0%	MAP #:
TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651		2024 Est TCV 198,578 TCV/TFA: 147.75

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
			<p style="text-align: center;">* Factors *</p> <table border="1"> <thead> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate</th> <th>%Adj.</th> <th>Reason</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>BACK 50' @1200/</td> <td>55.00</td> <td>134.64</td> <td>0.9765</td> <td>1.0292</td> <td>1200</td> <td>100</td> <td>LOTS 70&69 IRR</td> <td>66,328</td> </tr> <tr> <td colspan="8">55 Actual Front Feet, 0.17 Total Acres</td> <td>Total Est. Land Value = 66,328</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @1200/	55.00	134.64	0.9765	1.0292	1200	100	LOTS 70&69 IRR	66,328	55 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 66,328
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
BACK 50' @1200/	55.00	134.64	0.9765	1.0292	1200	100	LOTS 70&69 IRR	66,328																						
55 Actual Front Feet, 0.17 Total Acres								Total Est. Land Value = 66,328																						

Tax Description	Public Improvements	Land Improvement Cost Estimates															
2019-02987 LS-5P0295 A PART OF LOTS 69 & 70. PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 70: THENCE S01°41'16"E 133.93 FEET: THENCE N86°37'55"W 58.35 FEET: THENCE N00°03'05"W 121.77 FEET: THENCE N80°56'59"E. 55.10 FEET TO THE POINT OF BEGINNING.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Concrete</td> <td>6.06</td> <td>319</td> <td>50</td> <td>966</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>966</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Concrete	6.06	319	50	966	Total Estimated Land Improvements True Cash Value =				966
Description	Rate	Size	% Good	Cash Value													
D/W/P: 4in Concrete	6.06	319	50	966													
Total Estimated Land Improvements True Cash Value =				966													

Comments/Influences	Level	Topography of Site
9/25/2019 SPLIT PLATTED LOT 69 FROM 009-160-069-00 FOMERLY . SEC 12 T22N R8W LOTS 69 & 70 BUENA VISTA PARK.	Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	

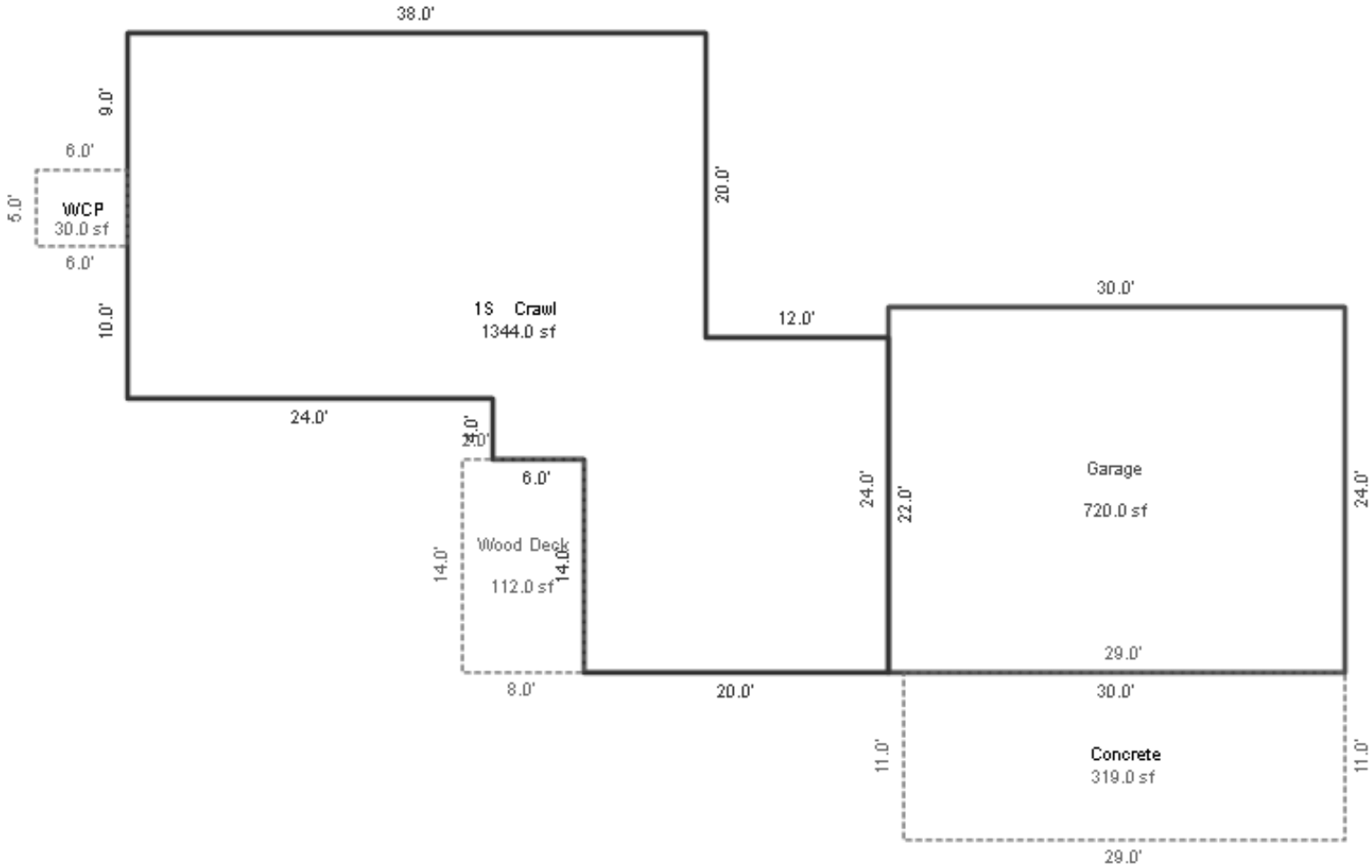


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021 INSPECTED			2024	33,200	66,100	99,300			50,194C
TPC 10/21/2019 INSPECTED			2023	22,100	58,300	80,400			47,804C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan			2022	20,000	52,600	72,600			45,528C
			2021	17,500	51,900	69,400			44,074C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 30 112	Type WCP (1 Story) Treated Wood	Year Built: 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: 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: 1,344 Total Base New : 183,484 Total Depr Cost: 119,349 Estimated T.C.V: 131,284			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		Drywall	Plaster	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1958	
Yr Built	Remodeled	Ex	Ord	X	Min	200 Amps Service			Ground Area = 1344 SF Floor Area = 1344 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas						
Room List		Lg	Ord	X	Small	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost							
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	X	H.C.	1	Average Fixture(s)			1 Story Siding Slab 1,344			Total: 147,316 95,756			
(1) Exterior		(5) Floors		(12) Electric			Other Additions/Adjustments			Plumbing						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		200			Average Fixture(s)			Average Fixture(s)			1 1,230 799			
(2) Windows		(7) Excavation		Ex. X Ord. Min			3 Fixture Bath			Porches			30 2,081 1,353			
X	Many Avg. X Few	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1344 S.F. Height to Joists: 0.0		Many X Ave. Few			2 Fixture Bath			Deck			112 2,728 1,773			
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		No. of Elec. Outlets			Softener, Auto			Garages			720 26,064 16,942			
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Many X Ave. Few			Softener, Manual			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			1 -2,512 -1,633			
X		(9) Basement Finish		No. of Elec. Outlets			Solar Water Heat			Base Cost			1 485 315			
X		(10) Floor Support		No. of Elec. Outlets			No Plumbing			Common Wall: 1 Wall			1 485 315			
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		No. of Elec. Outlets			Extra Toilet			Door Opener			1 485 315			
X	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		No. of Elec. Outlets			Extra Sink			Water/Sewer			1 1,326 862			
				No. of Elec. Outlets			Separate Shower			Public Sewer			1 2,585 1,680			
				No. of Elec. Outlets			Ceramic Tile Floor			Built-Ins			1 1,934 1,257			
				No. of Elec. Outlets			Ceramic Tile Wains			Appliance Allow.			44 246 244 *			
				No. of Elec. Outlets			Ceramic Tub Alcove			Unit-in-Place Cost Items						
				No. of Elec. Outlets			Vent Fan			ROOF STRUCT. (SQ FT)						
				No. of Elec. Outlets			Lump Sum Items:			Local Cost Items						
				No. of Elec. Outlets						GENERATOR			1 1 1 *			
				No. of Elec. Outlets						SANITARY SEWER			1 0 0 *			
				No. of Elec. Outlets						<<<<< 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.
DRACHT JONATHAN D & MICHE	DRACHT JONATHAN D & MICHE	1	10/11/2019	QC	09-FAMILY	2019-03221	PROPERTY TRANSFER	0.0
DRACHT MICHELLE & TRIM JO	DRACHT JONATHAN D & MICHE	1	10/04/2019	QC	09-FAMILY	2019-03135	PROPERTY TRANSFER	0.0
TRIM RALPH & JOANNE	DRACHT JONATHAN D & MICHE	0	10/04/2019	QC	09-FAMILY	2019-03126	PROPERTY TRANSFER	0.0
DRACHT MICHELLE ANNE	DRACHT JONATHAN D & MICHE	0	01/28/2017	QC	09-FAMILY	2017-00384	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6491 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	03/15/2006	20060034	Complete
	P.R.E. 0%					

Owner's Name/Address	MAP #:	2024 Est TC	2023 Est TC	2022 Est TC	2021 Est TC
DRACHT JONATHAN D & MICHELLE A 23338 10TH AVE MARION MI 49665		179,985	179,985	179,985	179,985
		187.48	187.48	187.48	187.48

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
QC 2019-03136 & 2019-03137 NEW PARCEL "B" AS SHOWN IN BOOK OF SURVEYS S-5 PAGE 295, DOCUMENT #2019-02987 MORE FULLY DESCRIBED AS: A PART OF LOTS 72 AND 73, PLAT OF BUENA VISTA PARK , BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72; THENCE S09DEG34'15"E 80.86 FEET; THENCE 62.63 FEET ALONG A CURVE TO THE LEFT (RADIUS= 250.00 FEET, LONG CHORD= S67DEG26'36"W 62.47 FEET); THENCE N05DEG50'13"W 95.43 FEET; THENCE N80DEG46'20"E 54.66 FEET TO THE POINT OF	X		* Factors *					
			Description	Frontage	Depth	Rate %Adj. Reason	Value	
			BACK 50' @1200/	55.00	119.00	0.9765 0.9979	1200 100	
			55 Actual Front Feet, 0.15 Total Acres				Total Est. Land Value =	64,311
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: 3.5 Concrete	6.16	870	0	0	
			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 =				1,900	



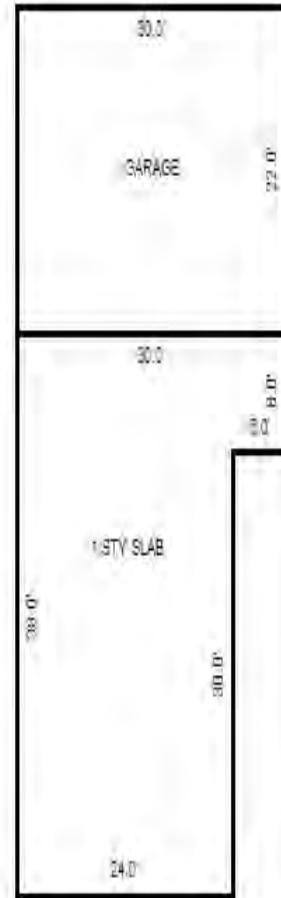
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	32,200	57,800	90,000			46,189C
Rolling	2023	21,400	50,500	71,900			43,990C
Low	2022	20,000	45,500	65,500			41,896C
High	2021	17,500	44,900	62,400			40,558C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1968 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 660 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace		Class: CD Effec. Age: 26 Floor Area: 960 Total Base New : 139,772 Total Depr Cost: 103,431 Estimated T.C.V: 113,774		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall	Plaster	Trim & Decoration			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74		Cls CD		Blt 1956				
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			100 Amps Service		Building Areas		Size		Cost New		Depr. Cost		
1956	2006	Ex	X	Ord		Min	No. of Elec. Outlets		Stories		Exterior		Foundation		Total:		
Condition: Average		Lg	X	Ord		Small	Many		X	Ave.		Few	(13) Plumbing		1 100		
Room List		Doors		Solid	X	H.C.	1 Average Fixture(s)		1 3 Fixture Bath		1 2 Fixture Bath		Softener, Auto		Softener, Manual		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
(2) Windows		Many		Large	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
X	Avg.	X		Avg.	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
	Few			Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink	
X	Asphalt Shingle	(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
Chimney: Metal		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		
		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 2 Fixture Bath		Solar Water Heat		No Plumbing		Extra Toilet		Extra Sink		

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



Sketch by Apex IVT

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLIESENER STANLEY G & MAR	W LAKEVIEW DR LLC	425,000	02/09/2024	PTA	03-ARM'S LENGTH	PTA	PROPERTY TRANSFER	100.0
DRACHT MICHELLE & TRIM JO	BLIESENER STANLEY G & MAR	65,000	10/04/2019	WD	03-ARM'S LENGTH	2019-030137	PROPERTY TRANSFER	100.0
JOSEPH ROBERT L & PAMELA	DRACHT MICHELLE & TRIM JO	1	10/02/2019	QC	09-FAMILY	2019-03134	PROPERTY TRANSFER	0.0
FEDERAL NATIONAL MORTGAGE	DRACHT MICHELLE & TRIM JO	65,000	11/14/2013	CD	11-FROM LENDING INSTITUT	2013-04045 WD	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6477 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		New House	01/10/2020	2020-0013	100%
	P.R.E. 100% 09/22/2020		Deck/Porch	09/25/2009	20090512	Complete

Owner's Name/Address	MAP #:
W LAKEVIEW DR LLC 5534 PARK DR ORCHARD LAKE MI 48324	2024 Est TCV 285,014 TCV/TFA: 296.89

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
			* Factors *									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
			BACK 50' @1200/	55.00	95.00	0.9765	0.9433	1200	100		60,790	
			55 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =		60,790

Tax Description	X	Public Improvements	Description	Rate	Size	% Good	Cash Value	
2019-02987 NEW PARCEL B, A PART OF LOTS 72 & 73, PLAT OF BUENA VISTA PARK, PART OF SECTION 12 T22N-R8W LAKE TOWNSHIP MISSAUKEE COUNTY MICHIGAN, BRING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 72: THENCE S09DEG34'15"E. 80.86 FEET: THENCE 62.63 FEET ALONG A CURVE TO THE LEFT RADIUS=250.00 FEET. LONG CHORD=S67DEG26'36"W, 62.47 FEET: THENCE N05DEG 50DEG 13"W, 95.43 FEET: THENCE N80°46'20"E, 54.66 FEET TO THE POINT OF BEGINNING		Dirt Road						
		Gravel Road						
		Paved Road						
		Storm Sewer						
		Sidewalk						
		Water	D/W/P: 3.5 Concrete	6.58	64	0	0	
		Sewer	D/W/P: 4in Ren. Conc.	8.18	567	0	0	
		Electric	Residential Local Cost Land Improvements					
		Gas	Description	Rate	Size	% Good	Cash Value	
		Curb	LAND IMPROVE 2500	2,500.00	1	100	2,500	

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

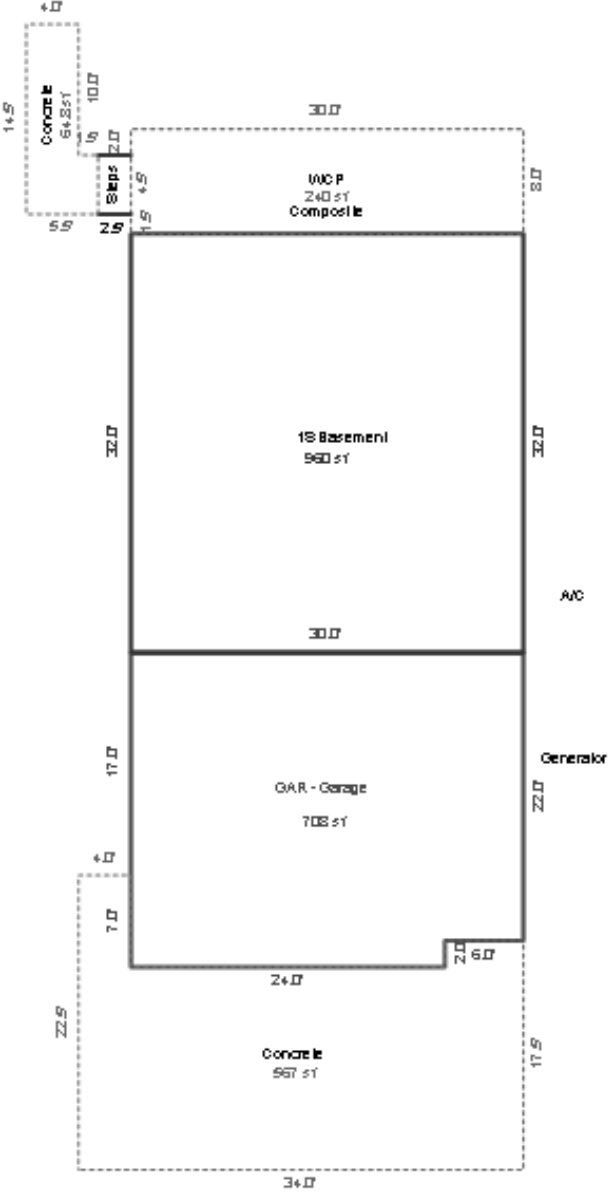


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	30,400	112,100	142,500			117,388C
JWV	09/09/2020	INSPECTED	2023	20,300	101,400	121,700			111,799C
TPC	11/11/2019	INSPECTED	2022	20,000	91,600	111,600			106,476C
			2021	17,500	90,400	107,900			103,075C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type WCP (1 Story)	Year Built: 2020 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 708 % Good: 0 Storage Area: 0 No Conc. Floor: 0										
	Wood Frame	(4) Interior			X			Central Air Wood Furnace			Class: C +5 Effec. Age: 4 Floor Area: 960 Total Base New : 209,967 Total Depr Cost: 201,567 Estimated T.C.V: 221,724			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 960 SF Floor Area = 960 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96 Building Areas			Cls C 5 Blt 2020			Stories Exterior Foundation Size Cost New Depr. Cost						
Yr Built 2020	Remodeled 0	Ex	Ord	Min	No./Qual. of Fixtures			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			Total: 158,294 151,962			Plumbing								
Condition: Average		Size of Closets			0 Amps Service			No. of Elec. Outlets			Other Additions/Adjustments			Average Fixture(s)			1 1,476 1,417					
Room List		Doors	Solid	H.C.	No./Qual. of Fixtures			Many Ave. Few			Plumbing			3 Fixture Bath			1 4,646 4,460					
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors			Kitchen: Other: Other:			(13) Plumbing			Porches			WCP (1 Story)			240 8,926 8,569					
(1) Exterior		(6) Ceilings			(7) Excavation			Basement: 960 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(9) Basement Finish			1 28,695 27,547		
Wood/Shingle Aluminum/Vinyl Brick	Insulation			(2) Windows			Many Avg. Few Large Avg. Small			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost 708 28,695 27,547			
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)			(14) Water/Sewer			Water/Sewer			Public Sewer			1 1,494 1,434					
Gable Hip Flat	Gambrel Mansard Shed	Asphalt Shingle			(10) Floor Support			Lump Sum Items:			Built-Ins			Appliance Allow.			1 2,766 2,655					
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:			Generator			1 1 1			* 201,567 201,567					
Totals:															209,967			201,567				

*** 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

6474 LAKEVIEW DR School: LAKE CITY AREA SCHOOL DIST P.R.E. 100% 07/25/1994

Owner's Name/Address MAP #:

JOSEPH ROBERT L & PAMELA A 2024 Est TCV 89,582 TCV/TFA: 0.00

6474 LAKEVIEW DRIVE X Improved Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

LAKE CITY MI 49651 Public Improvements * Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value

2019-02987 COS L S-5P0295 NEW PARCEL "A" X Dirt Road BACK 50' @1200/ 55.00 85.00 0.9765 0.9174 1200 100 59,123

A PART OF LOT 73, PLAT OF BUENA VISTA X Gravel Road 55 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 59,123

PARK, PART OF SECTION 12, T22N-R8W LAKE X Paved Road Land Improvement Cost Estimates

TOWNSHIP MISSAUKEE COUNTY. MICHIGAN. X Storm Sewer Description Rate Size % Good Cash Value

BEING MORE PARTICULARLY DESCRIBED AS X Sidewalk D/W/P: 4in Ren. Conc. 8.18 675 0 0

BEGINNING AT THE NORTHEAST CORNER OF X Water Residential Local Cost Land Improvements

SAID X Sewer Description Rate Size % Good Cash Value

LOT 73; THENCE S01°04'53"E, 80.82 FEET: X Electric LAND IMPROVE 1000 1,000.00 1 97 970

THENCE 43.31 FEET ALONG A CURVE TO THE X Gas Total Estimated Land Improvements True Cash Value = 970

LEFT (RADIUS=250.00 FEET LONG X Curb Standard Utilities

CHORD=S79°35'01"W 43.26 FEET): THENCE X Street Lights Topography of Site

N09°34' 15"W. 80.86 FEET; THENCE X Undergr. Util. Level

N80°43'52"E 55.18 FEET TO THE POINT OF X Rolling

Topography of Site 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	29,600	15,200	44,800			14,520C
2023	19,700	14,300	34,000			13,829C
2022	20,000	12,900	32,900			13,171C
2021	17,500	12,800	30,300			12,751C

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

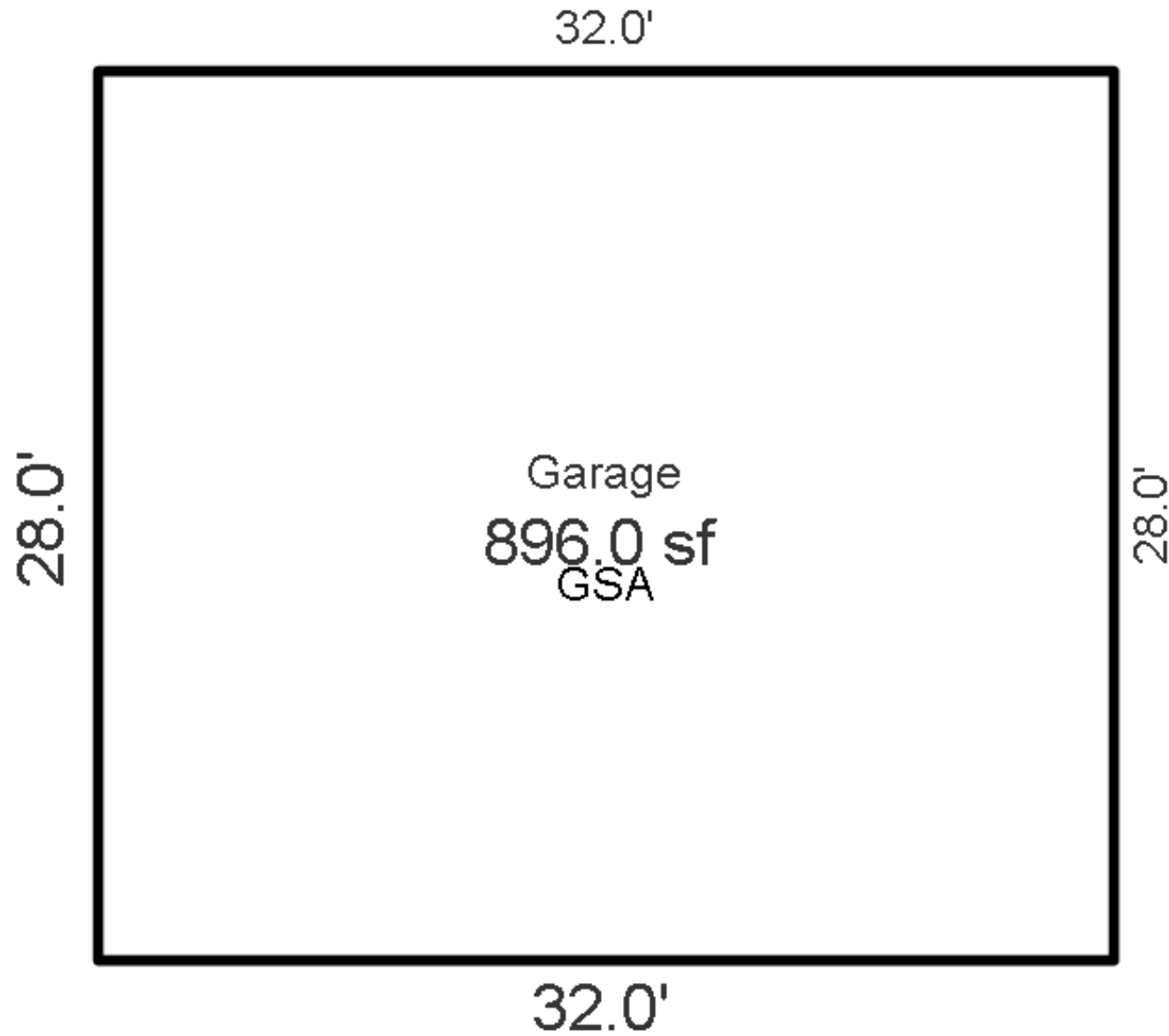
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 1988 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: 896 % Good: 0 Storage Area: 450 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 41,243 Total Depr Cost: 26,808 Estimated T.C.V: 29,489
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 1988		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No. of Elec. Outlets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				
Building Style: GRG		Size of Closets		Average Fixture(s)			1		Average Fixture(s)		Building Areas				
Yr Built 1988		Lg Ord Small		3 Fixture Bath			2		3 Fixture Bath		Stories Exterior Foundation		Size Cost New Depr. Cost		
Remodeled 0		Lump Sum Items:		2 Fixture Bath			2		Softener, Auto		Other Additions/Adjustments				
Condition: Average		Doors Solid H.C.		Softener, Manual			2		Solar Water Heat		Garages				
Room List		(5) Floors		No Plumbing			2		No Plumbing		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Basement		Kitchens:		Extra Toilet			2		Extra Sink		Base Cost		896 33,967 22,079		
1st Floor		Other:		Separate Shower			2		Ceramic Tile Floor		Storage Over Garage		450 6,183 4,019		
2nd Floor		Other:		Ceramic Tile Wains			2		Ceramic Tile Alcove		Door Opener		2 1,093 710		
Bedrooms		(6) Ceilings		Vent Fan			2		Ceramic Tub Alcove		Totals:		41,243 26,808		
(1) Exterior		Insulation		(14) Water/Sewer			2		Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		29,489		
Wood/Shingle		(7) Excavation		Public Water			2								
Aluminum/Vinyl		Basement: 0 S.F.		Public Sewer			2								
Brick		Crawl: 0 S.F.		Water Well			2								
Insulation		Slab: 0 S.F.		1000 Gal Septic			2								
(2) Windows		Height to Joists: 0.0		2000 Gal Septic			2								
Many Avg. Few		(8) Basement		Lump Sum Items:			2								
Large Avg. Small		Conc. Block					2								
Wood Sash		Poured Conc.					2								
Metal Sash		Stone					2								
Vinyl Sash		Treated Wood					2								
Double Hung		Concrete Floor					2								
Horiz. Slide		(9) Basement Finish					2								
Casement		Recreation SF					2								
Double Glass		Living SF					2								
Patio Doors		Walkout Doors (B)					2								
Storms & Screens		No Floor SF					2								
(3) Roof		Walkout Doors (A)					2								
Gable		(10) Floor Support					2								
Hip		Joists:					2								
Flat		Unsupported Len:					2								
Asphalt Shingle		Cntr.Sup:					2								
Chimney:							2								

*** 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.
YEADON NANCY L FKA MEGGIT	YEADON NANCY L & THOMAS M	0	08/17/2022	QC	09-FAMILY	2022-02635	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1616 S PARK BLVD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/08/2021	2021-0352	100%
	P.R.E. 100% 08/17/2022		ALTERATION	04/20/2021	2021-0191	100%
Owner's Name/Address	MAP #:		Addition	06/15/2012	2012-0255	100%
YEADON NANCY L & THOMAS M 1616 S PARK BLVD LAKE CITY MI 49651	2024 Est TCV 155,721 TCV/TFA: 162.21		Deck/Porch	05/22/2009	20090200	Complete

	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
	Public Improvements		* Factors *			
			Description	Frontage	Depth	Value
			BACK 50' @ 600	46.00	100.00	27,193
			46 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =	27,193

Tax Description	X	Dirt Road	Land Improvement Cost Estimates			
. SEC 12 T22N R8W LOT 74. BUENA VISTA PARK.		Gravel Road	Description	Rate	Size % Good	Cash Value
Comments/Influences		Paved Road	Wood Frame	24.24	240 50	2,909
		Storm Sewer	Total Estimated Land Improvements True Cash Value =			2,909
		Sidewalk				
		Water				
	X	Sewer				
	X	Electric				
	X	Gas				
		Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				



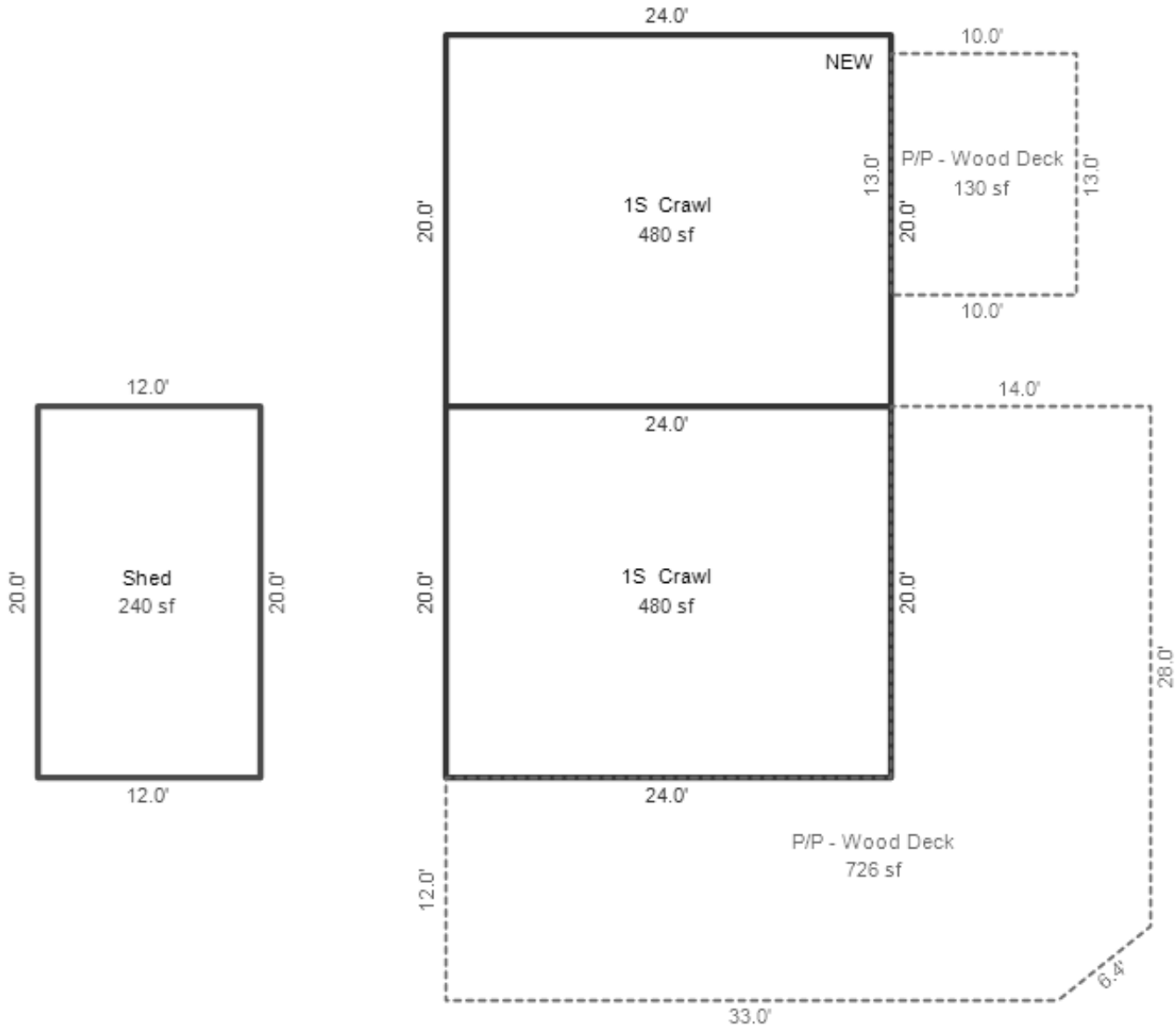
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Topography of Site							
X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling	2024	13,600	64,300	77,900			49,464C
Low	2023	9,100	56,000	65,100			47,109C
High	2022	7,500	49,400	56,900		56,900W	43,723C
Landscaped	2021	6,000	21,500	27,500		27,500A	17,663C
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
JWV	08/16/2022	INSPECTED					
JWV	10/19/2021	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 1 Wood Stove Direct-Vented Ga	Area 726 130	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:					
X	Wood Frame	(4) Interior		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			1		Class: C Effec. Age: 25 Floor Area: 960 Total Base New : 152,271 Total Depr Cost: 114,199 Estimated T.C.V: 125,619		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C		Blt 1960							
Yr Built 1960	Remodeled 2021	Ex	X	Ord		Min	No. of Elec. Outlets			Ground Area = 960 SF		Floor Area = 960 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75							
Condition: Average		Size of Closets		Lg	X	Ord		Few	Building Areas			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost				
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story	Siding	Crawl Space	960								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Average Fixture(s)			Other Additions/Adjustments		Plumbing		Average Fixture(s)		1	1,476	1,107			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Many			X	Ave.		Few	Deck		Treated Wood	130	3,121	2,341		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 960 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer		Public Sewer		Water Well, 50 Feet		Built-Ins	Appliance Allow.	1	2,766	2,074	
(2) Windows		Many Avg.		Large Avg.		Small	(8) Basement			Public Water		Public Sewer		Water Well		Fireplaces		Wood Stove	1	2,551	1,913
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(14) Water/Sewer			Local Cost Items		SANITARY SEWER		1		0		0		*	
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 =>		TCV:		125,619					
Chimney: Brick							Lump Sum Items:			Totals:		152,271		114,199							

*** 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.
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03308	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1929 S OAKWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:
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TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 28,099
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	46.00	100.00	1.0126	0.9730	600	100		27,193
46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value = 27,193

Tax Description	X	Land Improvement Cost Estimates
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. LOT 75 BUENA VISTA PARK.	X	
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Comments/Influences	X	Description	Rate	Size	% Good	Cash Value
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2012 MOVED GRG TO PIN 076-00	X	Water	18.89	96	50	906
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	X	Sewer	Total Estimated Land Improvements True Cash Value = 906			
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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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		Standard Utilities				
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		Underground Utils.				
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Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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Level	X	2024	13,600	400	14,000			4,995C
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Rolling								
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Low								
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High								
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Landscaped								
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Swamp								
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Wooded								
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Pond								
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Waterfront								
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Ravine								
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Wetland								
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Flood Plain								
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Who	When	What	2024	13,600	400	14,000		4,995C
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TPC 04/30/2021	INSPECTED		2023	9,100	400	9,500		4,758C
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TPC 05/06/2018	INSPECTED		2022	7,500	0	7,500		4,532C
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TPC 12/27/2017	INSPECTED		2021	6,000	0	6,000		4,388C
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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.
TRIM RALPH A & JOANNE L T	TRIM RALPH A & JOANNE L	0	08/31/2019	QC	09-FAMILY	2019-03308	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST		Garage	07/11/2006	20060194	Complete

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA:
TRIM RALPH A & JOANNE L 6490 W LAKEVIEW DR LAKE CITY MI 49651		81,306	0.00

Tax Description	Public Improvements	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 76 BUENA VISTA PARK.	X Improved X Vacant	* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value BACK 50' @ 600 46.00 100.00 1.0126 0.9730 600 100 27,193 46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 27,193

Comments/Influences	Land Improvement Cost Estimates
2012 GRG MOVED FROM 075-00	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.18 440 50 1,799 Total Estimated Land Improvements True Cash Value = 1,799

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

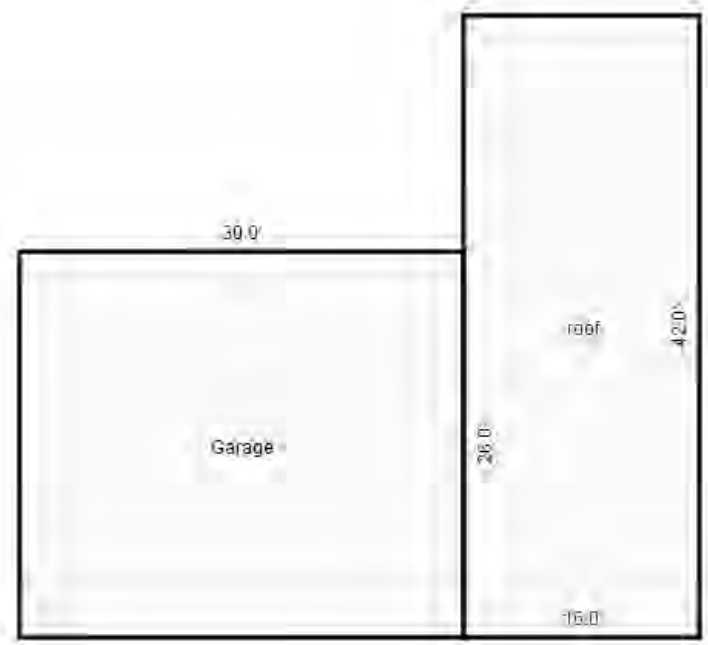


Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	13,600	27,100	40,700			25,254C
TPC 05/06/2018	INSPECTED		2023	9,100	24,900	34,000			24,052C
TPC 12/27/2017	INSPECTED		2022	7,500	21,700	29,200			22,907C
			2021	6,000	22,800	28,800			22,176C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	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: 2006 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: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 15 Floor Area: 0 Total Base New : 55,951 Total Depr Cost: 47,558 Estimated T.C.V: 52,314	E.C.F. X 1.100	Bsmnt Garage: Carport Area: 672 Roof: Wood Shingle							
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace												
Yr Built 2006	Remodeled 0	Ex	X		Ord	Min	(12) Electric										
Condition: Average		Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG					Cls C		Blt 2006			
Room List		Doors	Solid	X	H.C.	0 Amps Service			Total Base New : 55,951					E.C.F. X 1.100			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.					Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85					
(1) Exterior		(6) Ceilings		Many			X	Ave.	Few		Building Areas						
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost										
(2) Windows		(8) Basement		1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages									
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			Class: C Exterior: Siding Foundation: 42 Inch (Finished)										
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			Base Cost 780 37,097 31,532 Door Opener 1 547 465 Water/Sewer Solar Water Heat 1 5,808 4,937 Carports Wood Shingle 672 12,499 10,624 Totals: 55,951 47,558										
(3) Roof		(10) Floor Support		(13) Plumbing			Notes:										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 52,314										
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Lump Sum Items:										

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



Sketch by Apex Sketch

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOMPKINS JEFFREY J & KATH	TOMPKINS JEFFREY & KATHLE	0	12/23/2020	QC	03-ARM'S LENGTH	2020-03906	PROPERTY TRANSFER	0.0
TRIM RALHP A & JONNE E	TOMPKINS JEFFREY JON & KA	18,000	05/01/1997	WD	33-TO BE DETERMINED	311:80	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
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Owner's Name/Address	MAP #:					
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TOMPKINS JEFFREY & KATHLEEN TRUST PO BOX 407 LAKE CITY MI 49651	2024 Est TCV 27,193					
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	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE		
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	Public Improvements	* Factors *						
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		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
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		BACK 50' @ 600	46.00	100.00	1.0126	0.9730	600	100	27,193
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		46 Actual Front Feet, 0.11 Total Acres			Total Est. Land Value =				27,193
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb X Street Lights Standard Utilities Underground Utils.							
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. SEC 12 T22N R8W LOT 77 BUENA VISTA PARK.								
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Comments/Influences								
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	Topography of Site							
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	X Level							
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	Rolling							
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	Low							
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	High							
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	Landscaped							
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	Swamp							
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	X Wooded							
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	Pond							
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	Waterfront							
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	Ravine							
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	Wetland							
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	Flood Plain							
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	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	Who	When	What	2024	13,600	0	13,600			1,778C
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	TPC	04/30/2021	INSPECTED	2023	9,100	0	9,100			1,694C
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	TPC	05/06/2018	INSPECTED	2022	7,500	0	7,500			1,614C
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	TPC	12/27/2017	INSPECTED	2021	6,000	0	6,000			1,563C
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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.
TOMPKINS JEFFREY J & KATH	TOMPKINS JEFFREY & KATHLE	0	12/23/2020	QC	03-ARM'S LENGTH	2020-03906	PROPERTY TRANSFER	0.0
TRIM RALHP A & JONNE E	TOMPKINS JEFFREY JON & KA	18,000	05/01/1997	WD	33-TO BE DETERMINED	311:80	DEED	0.0

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

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

Owner's Name/Address: TOMPKINS JEFFREY & KATHLEEN TRUST
 PO BOX 407
 LAKE CITY MI 49651
 2024 Est TCV 52,499 TCV/TFA: 0.00

Tax Description: . SEC 12 T22N R8W LOT 78 BUENA VISTA PARK.

Comments/Influences: The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan

Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

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

BACK 50' @ 600 46.00 100.00 1.0126 0.9730 600 100 27,193

46 Actual Front Feet, 0.11 Total Acres Total Est. Land Value = 27,193

Land Improvement Cost Estimates

Description Rate Size % Good Cash Value

D/W/P: 3.5 Concrete 6.58 144 0 0

Wood Frame 29.53 96 50 1,417

Total Estimated Land Improvements True Cash Value = 1,417

Topography of Site

X Level

Rolling

Low

High

Landscaped

Swamp

X Wooded

Pond

Waterfront

Ravine

Wetland

Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,600	12,600	26,200			11,735C
2023	9,100	11,700	20,800			11,177C
2022	7,500	10,600	18,100			10,645C
2021	6,000	10,400	16,400			10,305C

Who When What

TPC 04/30/2021 INSPECTED

TPC 05/06/2018 INSPECTED

TPC 12/27/2017 INSPECTED

2024 13,600 12,600 26,200

2023 9,100 11,700 20,800

2022 7,500 10,600 18,100

2021 6,000 10,400 16,400

11,735C

11,177C

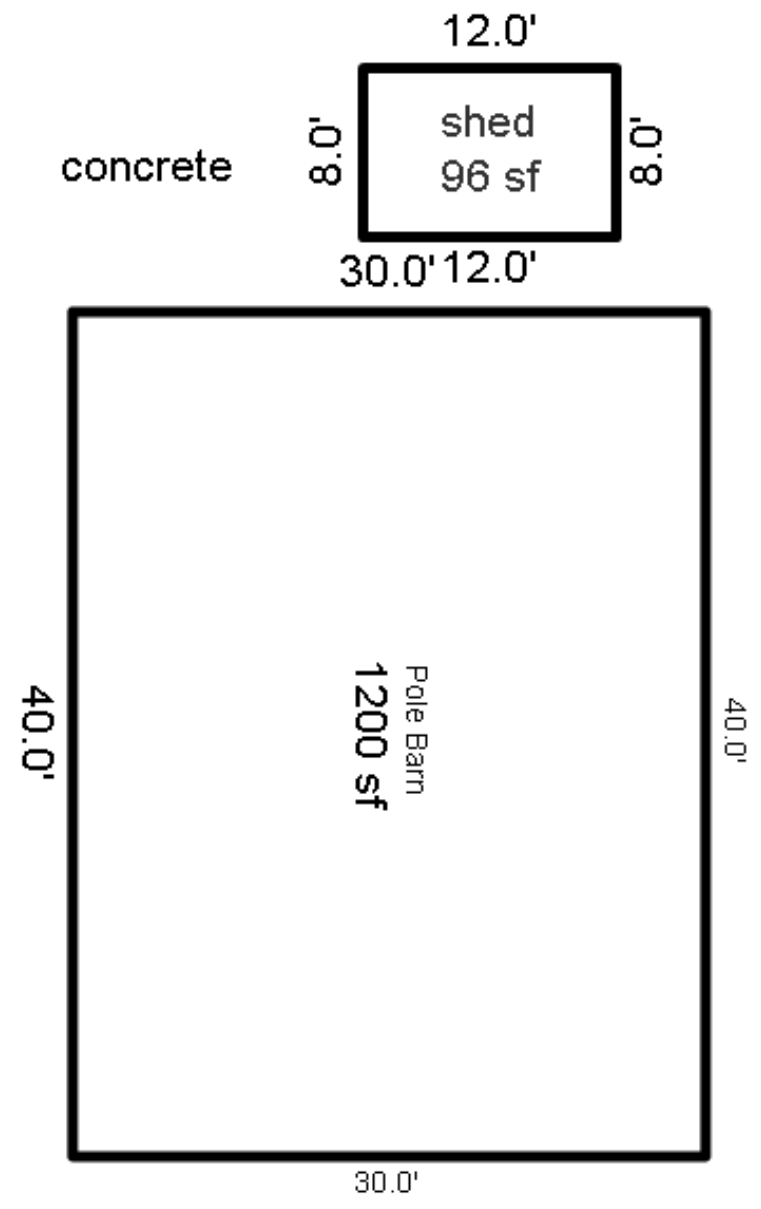
10,645C

10,305C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1992 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 25 Floor Area: 0 Total Base New : 28,956 Total Depr Cost: 21,717 Estimated T.C.V: 23,889
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 1992		
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		Average Fixture(s)		Building Areas				
Yr Built 1992		Remodeled 0		Doors Solid H.C.			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		
Condition: Average		(6) Ceilings			(7) Excavation			Notes:		Other Additions/Adjustments		Garages			
Room List		Basement 1st Floor 2nd Floor Bedrooms			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Class: C Exterior: Pole (Unfinished) Base Cost		Garages		Class: C Exterior: Pole (Unfinished) Base Cost		1200 28,956 21,717 Totals: 28,956 21,717	
Basement		(8) Basement			(9) Basement Finish			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TC		Garages		Class: C Exterior: Pole (Unfinished) Base Cost		23,889	
1st Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			(10) Floor Support			Lump Sum Items:		Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
2nd Floor		(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		Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Bedrooms		Joists: Unsupported Len: Cntr.Sup:								Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
(1) Exterior										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Wood/Shingle										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Aluminum/Vinyl										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Brick										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Insulation										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
(2) Windows										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Many Avg. Few										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Large Avg. Small										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Wood Sash										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Metal Sash										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Vinyl Sash										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Double Hung										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Horiz. Slide										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Casement										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Double Glass										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Patio Doors										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Storms & Screens										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
(3) Roof										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Gable										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Hip										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Flat										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Asphalt Shingle										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			
Chimney:										Garages		Class: C Exterior: Pole (Unfinished) Base Cost			

*** 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.
BLOOMSTER PETER A & SHIRL	FAIRBURN BRYCE	205,500	03/24/2023	WD	03-ARM'S LENGTH	2023-01763	PROPERTY TRANSFER	100.0
		48,000	07/01/1996	WD	33-TO BE DETERMINED	340:749	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6471 W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST		Addition	08/04/2023	2023-0458	0%
	P.R.E. 100% 07/05/2023		FOUNDATION	01/04/2022	2022-0003	100%

Owner's Name/Address	MAP #:	2024 Est TC	2023 Est TC	TFA	116.45
FAIRBURN BRYCE 6471 W CIRCLE DR Lake City MI 49651					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 79 BUENA VISTA PARK.	X			

Comments/Influences	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
	X	Dirt Road	BACK 50' @ 600	46.00	100.00	1.0126	0.9730	600	100		27,193	
	X	Gravel Road	46 Actual Front Feet, 0.11 Total Acres								Total Est. Land Value =	27,193

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
	X	D/W/P: 4in Concrete		6.97	378	50	1,317	
	X	Wood Frame		28.83	100	50	1,441	
	X	Wood Frame		28.83	100	50	1,441	
	X	Total Estimated Land Improvements True Cash Value =						4,199

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

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 03/24/2023	INSPECTED		2024	13,600	86,100	99,700			99,700S
TPC 04/30/2021	INSPECTED		2023	9,100	43,700	52,800			34,914C
TPC 12/27/2017	INSPECTED		2022	7,500	36,400	43,900			33,252C
			2021	6,000	35,900	41,900			32,190C

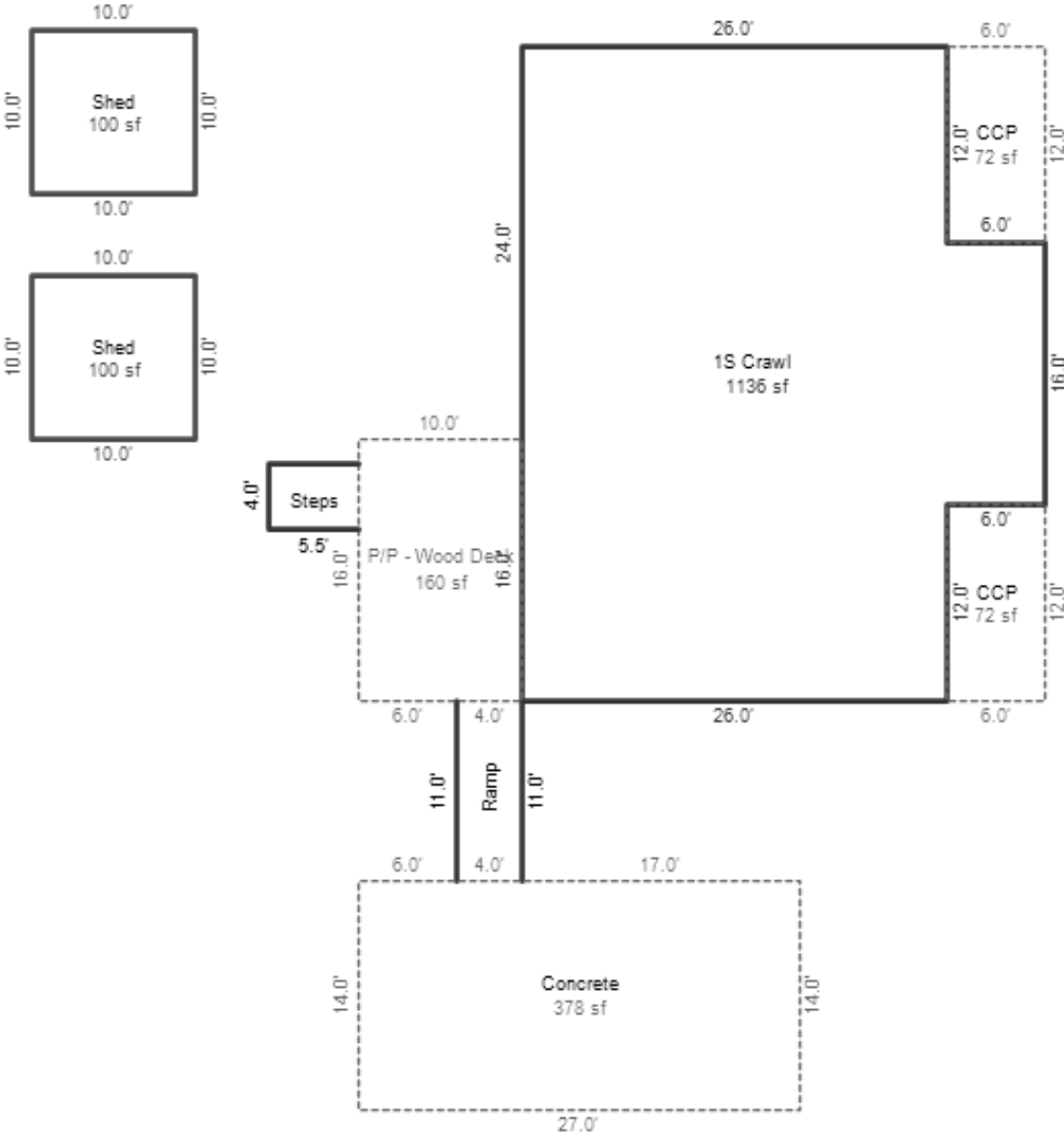
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*** Information herein deemed reliable but not guaranteed***



Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage																						
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 72 72	Type CCP (1 Story) CCP (1 Story)	Year Built: 2024 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 30 Floor Area: 1,712 Total Base New : 242,373 Total Depr Cost: 169,668 Estimated T.C.V: 186,635			Bsmnt Garage: Carport Area: Roof:																									
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			E.C.F. X 1.100			Bsmnt Garage:																									
Yr Built	Remodeled	Ex	X	Ord		Min	100 Amps Service			Floor Area: 1,712			Storage Area: 0																									
Condition: Average Part. Construct.: 90%		Size of Closets		Lg	X	Ord		Small	Total Base New : 242,373			No Conc. Floor: 0																										
Room List		Doors		Solid		H.C.	No./Qual. of Fixtures			Total Depr Cost: 169,668			Roof:																									
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(6) Ceilings			No. of Elec. Outlets			Estimated T.C.V: 186,635			Roof:																									
(1) Exterior			Kitchen: Other: Other:	No. of Elec. Outlets			No./Qual. of Fixtures			Total Depr Cost: 169,668			Roof:																									
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				X	Ord.		Min	Total Depr Cost: 169,668			Roof:																										
(2) Windows					X	Ord.		Min	Total Depr Cost: 169,668			Roof:																										
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1136 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			Total Depr Cost: 169,668			Roof:																									
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Basement Finish			(13) Plumbing			Total Depr Cost: 169,668			Roof:																									
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer			Total Depr Cost: 169,668			Roof:																									
(3) Roof			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(10) Floor Support			Lump Sum Items:			Total Depr Cost: 169,668			Roof:																									
X	Gable Hip Flat				X	Ord.		Min	Total Depr Cost: 169,668			Roof:																										
X	Asphalt Shingle			Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Depr Cost: 169,668			Roof:																									
Chimney: Metal										Total Depr Cost: 169,668			Roof:																									
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1136 SF Floor Area = 1712 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>1,136</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>576</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>207,086</td> <td>144,966</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 Porches CCP (1 Story) 72 2,098 1,469 CCP (1 Story) 72 2,098 1,469 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 17,366 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 1 547 383 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880 Built-Ins Appliance Allow. 1 2,766 1,936 Local Cost Items SANITARY SEWER 1 0 0 * Totals: 242,373 169,668															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	1,136			1 Story	Siding	Overhang	576			Total:				207,086	144,966
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	1,136																																			
1 Story	Siding	Overhang	576																																			
Total:				207,086	144,966																																	
Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY: 186,635 90% Completed => Est. True Cash Value 2024 =																																						

*** 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.
ALLEN LAUREN H NKA DAVIDS	ALLEN MARK W (SM-FORMER S	0	08/18/2008	QC	21-NOT USED/OTHER	2009/545	DEED	0.0
HANCHETT ROBERT W & PATRI	ALLEN MARK W & LAUREN H (	10,000	09/30/2005	WD	03-ARM'S LENGTH	05-0/3895	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	08/26/2010	20100487	100%

Owner's Name/Address	MAP #:	2024 Est TCV 78,292 TCV/TFA: 0.00
ALLEN MARK W PO BOX 61 LAKE CITY MI 49651-0061		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																				
. SEC 12 T22N R8W LOTS 80 & 81 BUENA VISTA PARK.	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>BACK 50' @ 600</td> <td>56.00</td> <td>110.00</td> <td>0.8861</td> <td>0.9870</td> <td>600</td> <td>100</td> <td></td> <td>29,386</td> </tr> <tr> <td>BACK 50' @ 160/</td> <td>56.00</td> <td>110.00</td> <td>0.8174</td> <td>1.0241</td> <td>160</td> <td>100</td> <td>NEEDS FILL</td> <td>7,501</td> </tr> <tr> <td colspan="8">112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =</td> <td>36,886</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @ 600	56.00	110.00	0.8861	0.9870	600	100		29,386	BACK 50' @ 160/	56.00	110.00	0.8174	1.0241	160	100	NEEDS FILL	7,501	112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								36,886
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																															
BACK 50' @ 600	56.00	110.00	0.8861	0.9870	600	100		29,386																															
BACK 50' @ 160/	56.00	110.00	0.8174	1.0241	160	100	NEEDS FILL	7,501																															
112 Actual Front Feet, 0.28 Total Acres Total Est. Land Value =								36,886																															

Comments/Influences	X	Public Improvements
CORRECT LOC ADJ FROM -60 TO -35 FOR 05	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.

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



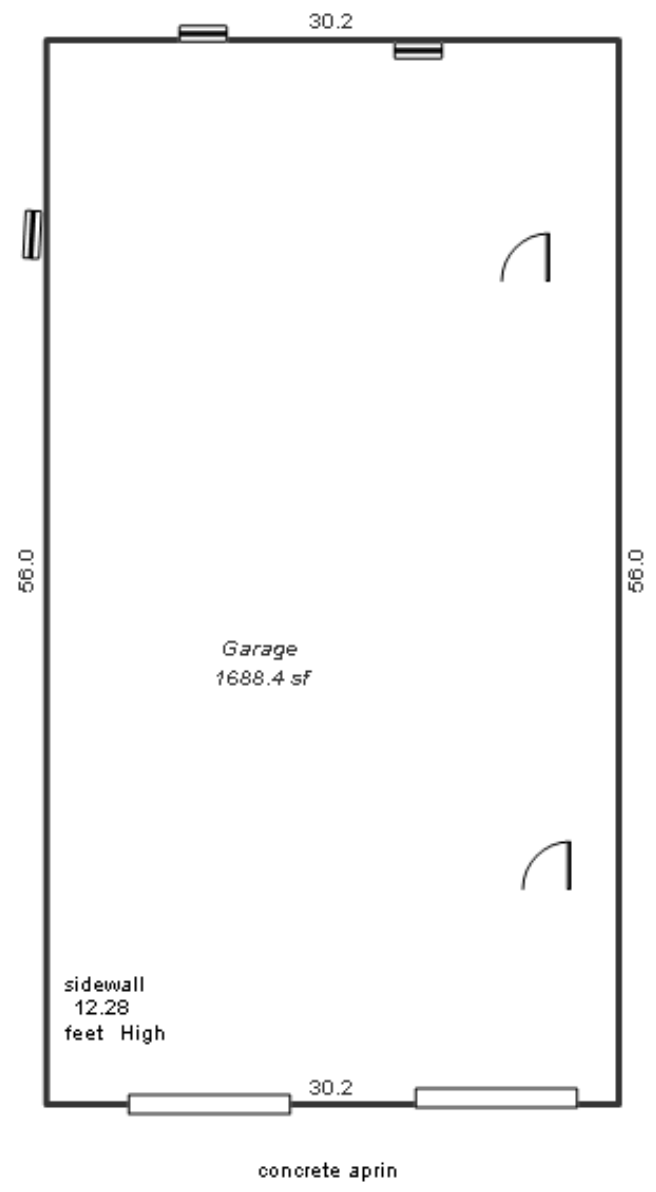
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	18,400	20,700	39,100			22,337C
2023	12,600	18,000	30,600			21,274C
2022	10,000	16,200	26,200			20,261C
2021	10,000	16,900	26,900			19,614C

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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: 2010 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1688 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 41,824 Total Depr Cost: 37,642 Estimated T.C.V: 41,406								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2010	Remodeled 0	Trim & Decoration	Ex	Ord	Min	Central Air Wood Furnace								
	Condition: Average	Size of Closets		Lg	Ord	Small	No./Qual. of Fixtures			Bsmnt Garage:					
	Room List	Doors	Solid	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls C Blt 2010				
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			No. of Elec. Outlets			Carport Area: Roof:					
	(1) Exterior	Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. Ord. Min			Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90					
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many Ave. Few			(13) Plumbing			Building Areas					
	Insulation	(7) Excavation		Average Fixture(s)			Stories Exterior Foundation			Size Cost New Depr. Cost					
	(2) Windows	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Other Additions/Adjustments			Garages					
	Many Avg. Few	Large Avg. Small		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Exterior: Pole (Unfinished)			Door Opener 2 1,093 984 Base Cost 1688 40,731 36,658 Totals: 41,824 37,642					
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 41,406					
	(3) Roof	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer			Lump Sum Items:								
	Gable Hip Flat	Gambrel Mansard Shed		Lump Sum Items:											
	Asphalt Shingle	(10) Floor Support													
	Chimney:	Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINE ROBERT S & BARBARA C	FLORY PATRICK G & TAMMY S	16,000	09/19/2014	WD	03-ARM'S LENGTH	2014-03200	PROPERTY TRANSFER	100.0
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	03-ARM'S LENGTH	2011-03008	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FLORY PATRICK G & TAMMY S 6470 TRINKLIN RD SAGINAW MI 48609	MAP #:					
	2024 Est TCV 46,360					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Public Improvements			* Factors * LOTS 82 & 83								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value

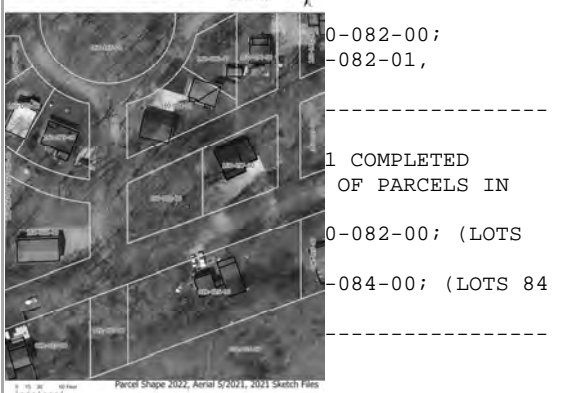
Tax Description
 2012 ROLL: SEC 12 T22N R8W LOTS 82, 83 BUENA VISTA PARK.
 SPLIT ON 10/20/2011 INTO 009-160-084-00; (LOTS 84 & 85)
 AND 009-160-082-00 (LOTS 82 & 83)
 FORMERLY: SEC 12 T22N R8W LOTS 82, 83, 84 & 85 BUENA VISTA PARK.

- 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

BACK 50' @ 600	42.50	108.00	0.9235	0.9843	600	100				23,180
BACK 50' @ 600	42.50	108.00	0.9235	0.9843	600	100	LOT 82 - NEEDS FILL			23,180
85 Actual Front Feet, 0.21 Total Acres										Total Est. Land Value = 46,360

Comments/Influences
 MLS 21003781\$102,500 SEE 160-084-00 Split/Comb. on 10/20/2011 completed

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	23,200	0	23,200			9,034C
2023	10,000	0	10,000			8,604C
2022	8,500	0	8,500			8,195C
2021	8,000	0	8,000			7,934C

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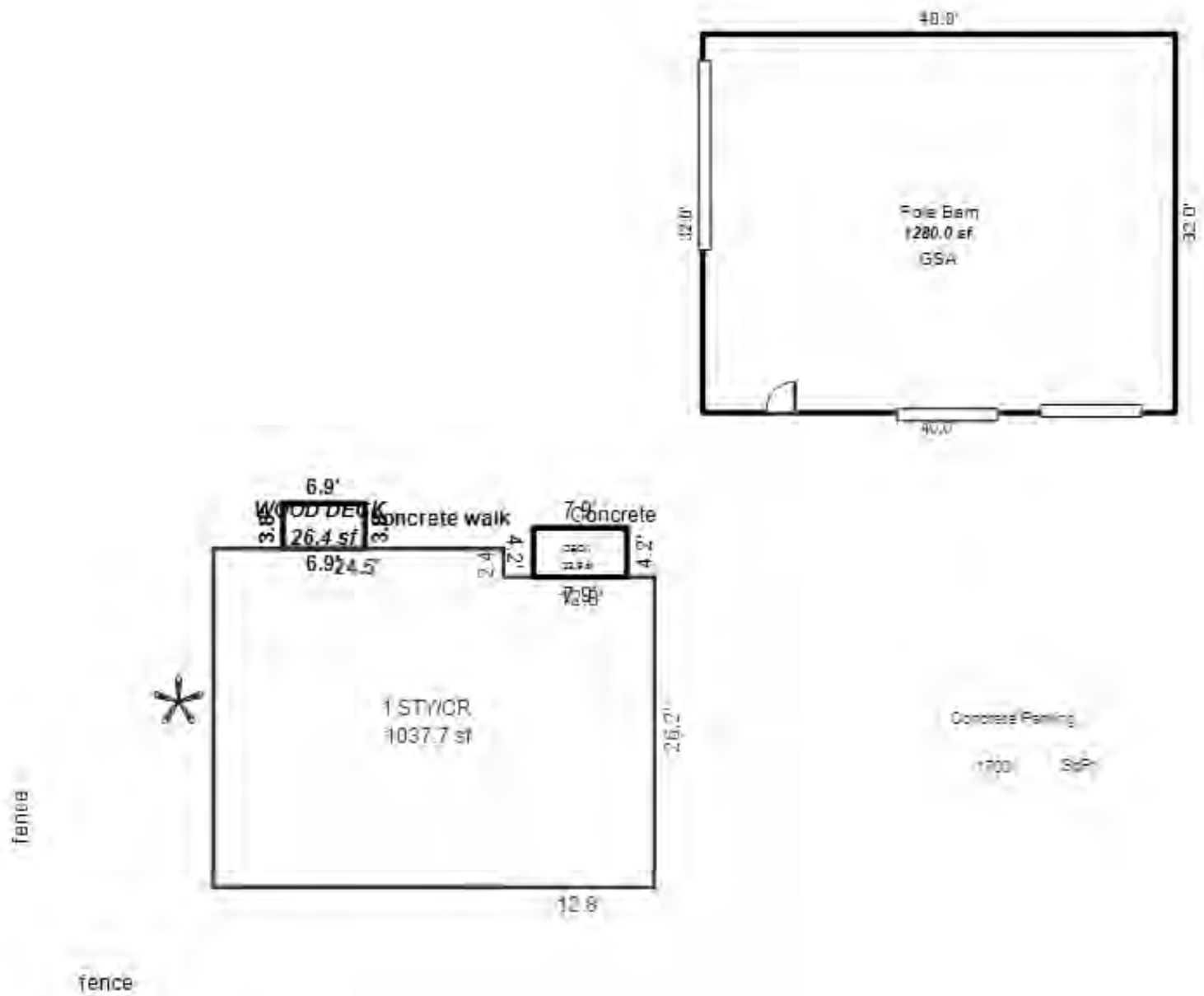
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
BLIESENER STANLEY G & MAR	FLORY PATRICK G & TAMMY S	110,000	01/31/2020	WD	03-ARM'S LENGTH	2020-00283	PROPERTY TRANSFER	100.0				
BLIESENER STANLEY & MARY	BLIESENER STANLEY G & MAR	1	08/14/2017	QC	09-FAMILY	2017-02603	PROPERTY TRANSFER	0.0				
ROWLAND TERESA M TRUSTEE	BLIESENER STANLEY & MARY	70,000	06/20/2013	WD	03-ARM'S LENGTH	2013-02165	PROPERTY TRANSFER	100.0				
ROWLAND TERESA M TRUSTEE	LINE ROBERT S & BARBARA C	10,000	10/19/2011	WD	03-ARM'S LENGTH	2011-03008	PROPERTY TRANSFER	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
6451 BUENA VISTA BLVD		School: LAKE CITY AREA SCHOOL DIST		ALTERATION		06/04/2015		2015-0202	100%			
Owner's Name/Address		P.R.E. 0%		Addition		06/12/2014		2014-0179	100%			
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609		MAP #:		ALTERATION		06/18/2013		2013-0232	100%			
		2024 Est TCV 189,787 TCV/TFA: 183.02										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		* Factors *			LOTS 84 & 85					
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				BACK 50' @ 600	46.00	70.00	0.9126	0.9223	600	100		23,231
				BACK 50' @ 600	46.00	70.00	0.9126	0.9223	600	100		23,231
				92 Actual Front Feet, 0.15 Total Acres			Total Est. Land Value =					46,463
				Land Improvement Cost Estimates								
				Description			Rate	Size % Good		Cash Value		
				Fencing: Wd, Solid, 6 ft.			30.88	60 0		0		
				D/W/P: 4in Ren. Conc.			8.18	1700 0		0		
				D/W/P: 3.5 Concrete			6.58	133 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	
Comments/Influences		X Street Lights										
2010 MLS 21003781 \$88,900 11/27/10DOM366		Standard Utilities										
Split/Comb. on 10/20/2011 completed		Underground Utils.										
10/20/2011 tim SALE OF PARCELS IN		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	23,200	71,700	94,900			73,206C	
		TPC 12/27/2017	INSPECTED		2023	15,500	62,500	78,000			69,720C	
		TPC 11/02/2015	INSPECTED		2022	10,000	56,400	66,400			66,400S	
		TPC 09/29/2014	INSPECTED		2021	10,000	55,700	65,700			65,700S	

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

Building Type		(3) Roof (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 26 32	Type Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 3 Mech. Doors: 0 Area: 1280 % Good: 0 Storage Area: 853 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: C Effec. Age: 35 Floor Area: 1,037 Total Base New : 197,164 Total Depr Cost: 128,158 Estimated T.C.V: 140,974	E.C.F. X 1.100	Bsmnt Garage:							
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration				Carport Area: Roof:							
Yr Built 1965		Remodeled 2015		Ex	X	Ord	Min	No./Qual. of Fixtures		Cls C		Blt 1965					
Condition: Average		Size of Closets		Lg	X	Ord	Small	60 Amps Service		Total Area = 1037 SF		Floor Area = 1037 SF.					
Room List		Doors		Solid	X	H.C.	(12) Electric		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas		Depr. Cost				
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		No. of Elec. Outlets		Plumbing		Stories		Exterior		Foundation			
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		Many	X	Ave.	Few	1 Story		Siding		Crawl Space			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1037 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)		1		1		3 Fixture Bath		2 Fixture Bath			
X	Many Avg. Few	X	Large Avg. Small	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1		Average Fixture(s)		1		1,476			
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		1		Deck		Treated Wood		26			
(3) Roof		(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		Treated Wood		32		1,404			
X	Gable Hip Flat	Gambrel Mansard Shed	(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		1		Garages		Class: C Exterior: Pole (Unfinished)		Storage Over Garage		
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:		1		1		Water/Sewer		Public Sewer		1			
Joints: Unsupported Len: Cntr.Sup:		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		1		1		Water Well, 50 Feet		Built-Ins		Appliance Allow.		Local Cost Items	
Notes: 2015 ENCLOSE CCP FOR 4 SEASON ADDITION ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		Totals:		197,164		128,158		140,974		SANITARY SEWER		1		0		0	

*** 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.
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	0	06/26/2009	WD	20-MULTI PARCEL SALE REF	2009/2462	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
BUENA VISTA DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PHILLIPS ROSS D & VICKI L, TTEES PHILLIPS LIVING TRUST 6315 BALSAM DR Hudsonville MI 49426	MAP #: 2024 Est TCV 26,097					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			BACK 50' @ 600	46.00	76.00	1.0126	0.9338	600	100	26,097	
			46 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	26,097

Taxpayer's Name/Address	Public Improvements									
PHILLIPS ROSS D & VICKI L, TTEES 6315 BALSAM DR Hudsonville MI 49426	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer									
Tax Description	X Electric									
. SEC 12 T22N R8W LOT 86 BUENA VISTA PARK.	X Gas									
Comments/Influences	X Curb Street Lights Standard Utilities Underground Utils.									
GARAGE POSTED TO PIN 160-096-00										



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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,000	0	13,000			1,640C
2023	8,700	0	8,700			1,562C
2022	7,500	0	7,500			1,488C
2021	6,000	0	6,000			1,441C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FORSYTHE DOROTHY L	FORSYTHE DOROTHY L	0	12/14/2022	QC	09-FAMILY	2022-03860	PROPERTY TRANSFER	0.0
FORSYTHE JOHN W (DECEASED)	FORSYTHE DOROTHY (HIS SPO	0	02/02/2002	OTH	21-NOT USED/OTHER	02-0/701	DEED	0.0
		86,500	06/01/1999	WD	33-TO BE DETERMINED	328:1433	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6431 W CIRCLE DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					

Owner's Name/Address	MAP #:	2024 Est TC	2024 Est TC	2024 Est TC	2024 Est TC
FORSYTHE DOROTHY L 6431 W CIRCLE DRIVE LAKE CITY MI 49651		240,935	TCV/TFA: 168.72		

Tax Description	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOTS 87 & 88 BUENA VISTA PARK.	X		* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @ 600	62.75	100.00	0.8711	0.9730	600	100	LOT 87	31,911
			BACK 50' @ 600	62.75	100.00	0.8711	0.9730	600	100	LOT 88	31,911
			126 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =							63,821	

Comments/Influences	Public Improvements	Land Improvement Cost Estimates				
REFUSED ENTRY..EXTENSIVE REMODELING SINCE LAST APPRAISAL GAVE SIZE ADJ OF +80 AND CHG'D LOC FROM -50 TO -35 FOR 05 CONSISTENT WITH NEIGHBORING PARCELS.	X	Description	Rate	Size	% Good	Cash Value
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer	6.58	576	0	0
	X	Electric	23.53	54	50	635
	X	Gas				
	X	Residential Local Cost Land Improvements				
	X	Description	Rate	Size	% Good	Cash Value
	X	Street Lights				
	X	Standard Utilities	1,000.00	1	95	950
	X	Underground Utils.				
		Total Estimated Land Improvements True Cash Value =				1,585

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



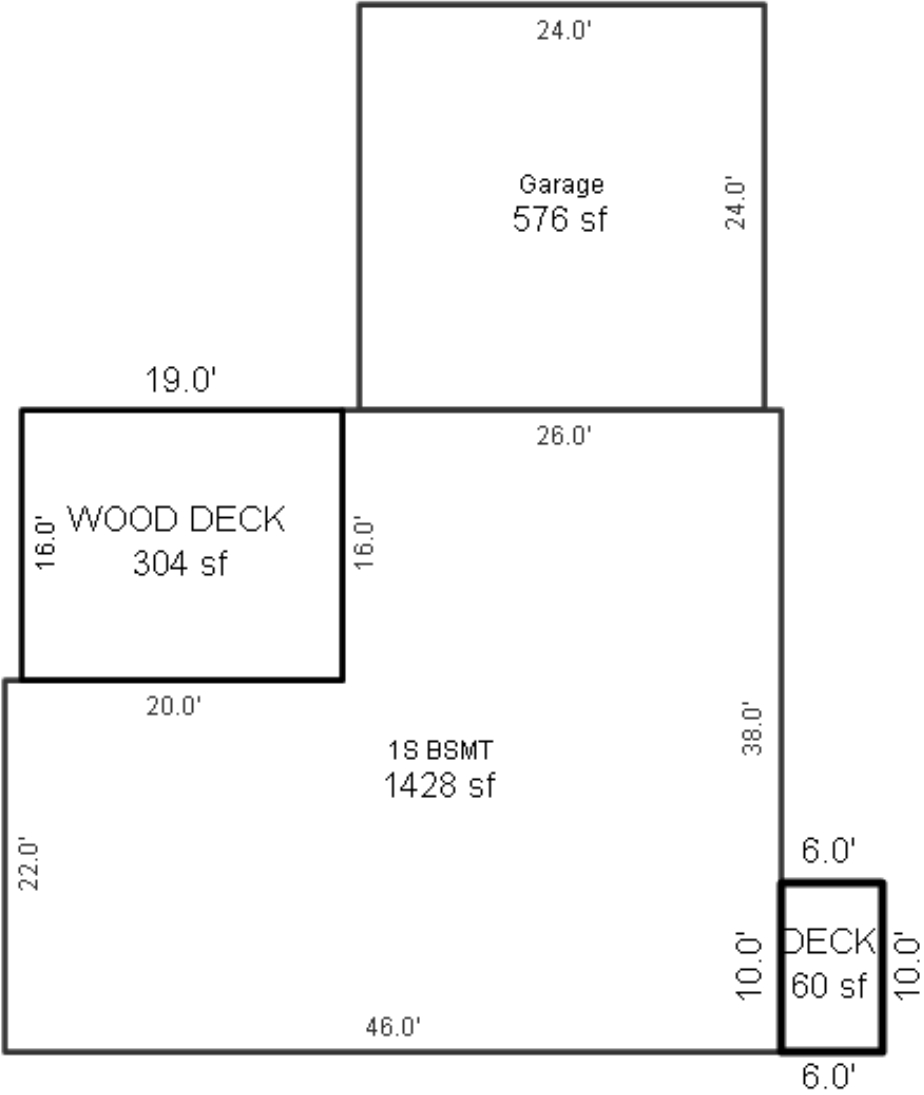
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	31,900	88,600	120,500			68,524C
2023	21,300	77,100	98,400			65,261C
2022	15,000	66,700	81,700			62,154C
2021	12,000	65,700	77,700			60,169C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage																																																																																				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven 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 304 60	Type Treated Wood Treated Wood	Year Built: 1971 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																																																					
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																																																																																														
Building Style: 1S		Trim & Decoration		X			Central Air Wood Furnace			Class: C Effec. Age: 40 Floor Area: 1,428 Total Base New : 265,952 Total Depr Cost: 159,572 Estimated T.C.V: 175,529			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:																																																																																				
Yr Built 1971	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1428 SF Floor Area = 1428 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls C		Blt 1971																																																																																				
Condition: Average		Size of Closets		X			100 Amps Service			Building Areas			Stories		Exterior		Foundation		Size		Cost New		Depr. Cost																																																																												
Room List		Doors		Solid	X	H.C.	(12) Electric			1 Story			Siding		Basement		1,428		Total:		212,201		127,320																																																																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Average Fixture(s)			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,476		886																																																																											
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Many			X			Ave.			Few			(13) Plumbing			3 Fixture Bath		2 Fixture Bath		Softener, Auto		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		1		Public Sewer		1		Water Well		1000 Gal Septic		2000 Gal Septic		Lump Sum Items:		Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		175,529																													
X	Insulation	(7) Excavation		Basement: 1428 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			3			Average Fixture(s)			Deck			Treated Wood		304		5,445		3,267		Treated Wood		60		1,958		1,175		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		576		24,808		14,885		Common Wall: 1 Wall		1		-2,686		-1,612		Water/Sewer		Public Sewer		1		1,494		896		Water Well, 50 Feet		1		2,686		1,612		Built-Ins		Appliance Allow.		1		2,766		1,660		Fireplaces		Exterior 1 Story		1		6,513		3,908		Local Cost Items		1		0		0		*	
X	Many Avg. Few	X	Large Avg. Small	(8) Basement			8			Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			(9) Basement Finish			Recreation SF		Living SF		Walkout Doors (B)		No Floor SF		Walkout Doors (A)		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:		Chimney: Brick		*** Information herein deemed reliable but not guaranteed***																																																																			
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			X			Asphalt Shingle			Chimney: Brick			Totals:		265,952		159,572		Totals:		265,952		159,572		Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		175,529																																																													

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status		
1615 PARK BLVD		School: LAKE CITY AREA SCHOOL DIST		P.R.E. 100% 06/01/1995								
Owner's Name/Address		MAP #:		2024 Est TCV 115,714 TCV/TFA: 131.49								
HALL GORDON L & LUCY J P O BOX 1016 LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Tax Description		Public Improvements		* Factors *								
. SEC 12 T22N R8W LOT 89 BUENA VISTA PARK.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Comments/Influences		Gravel Road		BACK 50' @ 600		46.00	100.00	1.0126	0.9730	600	100	27,193
		Paved Road		46 Actual Front Feet, 0.11 Total Acres				Total Est. Land Value =		27,193		
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Crushed Rock	2.19	2200	50	2,409				
		X	Sewer	Metal Prefab	18.55	68	50	630				
		X	Electric	Residential Local Cost Land Improvements								
		X	Gas	Description	Rate	Size	% Good	Cash Value				
		X	Curb	LAND IMPROVE 1000	1,000.00	1	95	950				
		X	Street Lights	Total Estimated Land Improvements True Cash Value =				3,989				
		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	13,600	44,300	57,900		29,014C		
		TPC 04/30/2021 INSPECTED			2023	9,100	38,600	47,700		27,633C		
		TPC 12/27/2017 INSPECTED			2022	7,500	33,600	41,100		26,318C		
		TPC 10/12/2012 INSPECTED			2021	6,000	33,200	39,200		25,478C		

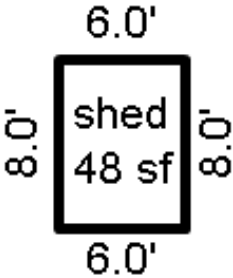
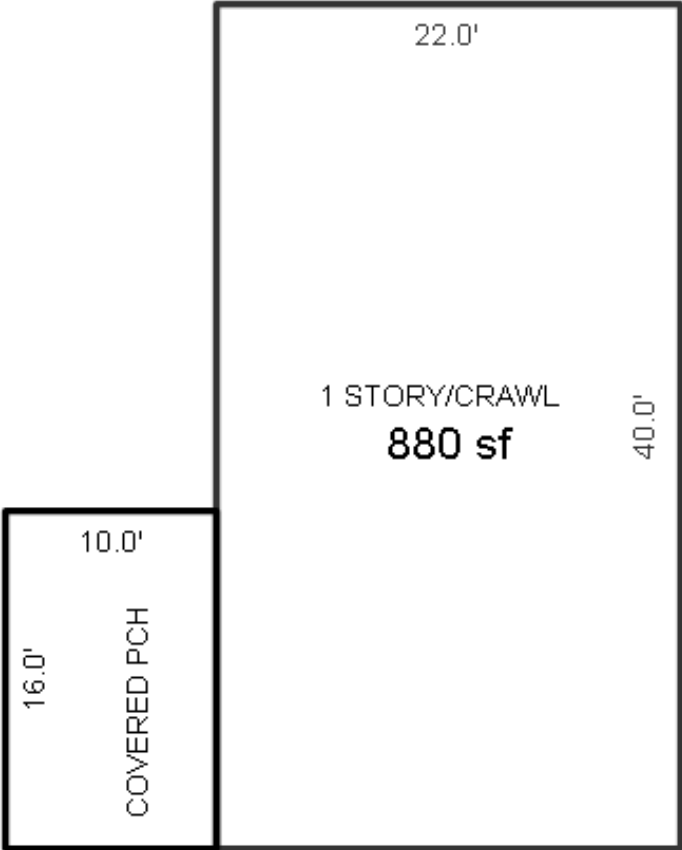


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*** Information herein deemed reliable but not guaranteed***

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	Interior 1 Story 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 160	Type CCP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	
X	Wood Frame	(4) Interior		X		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling		1		Class: CD Effec. Age: 35 Floor Area: 880 Total Base New : 118,226 Total Depr Cost: 76,847 Estimated T.C.V: 84,532		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:
Building Style: 1S		X	Drywall Paneled	Plaster Wood T&G		Trim & Decoration		Central Air Wood Furnace		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1960	Remodeled 0	Ex	X	Ord	Min	Size of Closets		200		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Lg	Ord	X	Small	No./Qual. of Fixtures		200		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Room List		Doors	Solid	X	H.C.	(12) Electric		200		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Kitchen: Other: Other:		(13) Plumbing		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(14) Water/Sewer		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 880 S.F. Slab: 0 S.F. Height to Joists: 0.0		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(2) Windows		Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Storms & Screens	(10) Floor Support		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(3) Roof		(11) Heating/Cooling		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Gable Hip Flat	(12) Electric		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Asphalt Shingle	(13) Plumbing		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		(14) Water/Sewer		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		(15) Fireplaces		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		(16) Porches/Decks		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		(17) Garage		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		Notes:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		Lump Sum Items:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		Totals:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Chimney: Block		E.C.F. (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1		1		E.C.F. X 1.100		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.
RIGGIE ALVERNA	BRENDA MILLS, YVONNE MONT	0	12/19/2019	AFF	07-DEATH CERTIFICATE	2020-01479	DEED	0.0
RIGGIE ALVERNA	RIGGIE ALVERNA (ETAL L/E)	0	05/12/2005	QC	21-NOT USED/OTHER	05-0/1980	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1601 S PARK BLVD	School: LAKE CITY AREA SCHOOL DIST		Deck/Porch	06/01/2022	2022-0336	100%

Owner's Name/Address	MAP #:	2024 Est TCV 146,481 TCV/TFA: 183.10
BUNN DAWN ET AL 7807 E SAGINAW HWY LANSING MI 48917		

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOT 90 BUENA VISTA PARK.	X	Dirt Road	50.00	98.00	1.0000	0.9506	1200	100		57,038
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		50 Actual Front Feet, 0.11 Total Acres								57,038
		Total Est. Land Value =								57,038

Comments/Influences	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
		D/W/P: 3.5 Concrete	6.58	246	50	809
		Wood Frame	32.30	80	50	1,292
		Total Estimated Land Improvements True Cash Value =				2,101

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	28,500	44,700	73,200			30,072C
Rolling	2023	19,000	39,000	58,000			28,640C
Low	2022	20,000	27,100	47,100			26,134C
High	2021	17,500	26,800	44,300			25,300C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



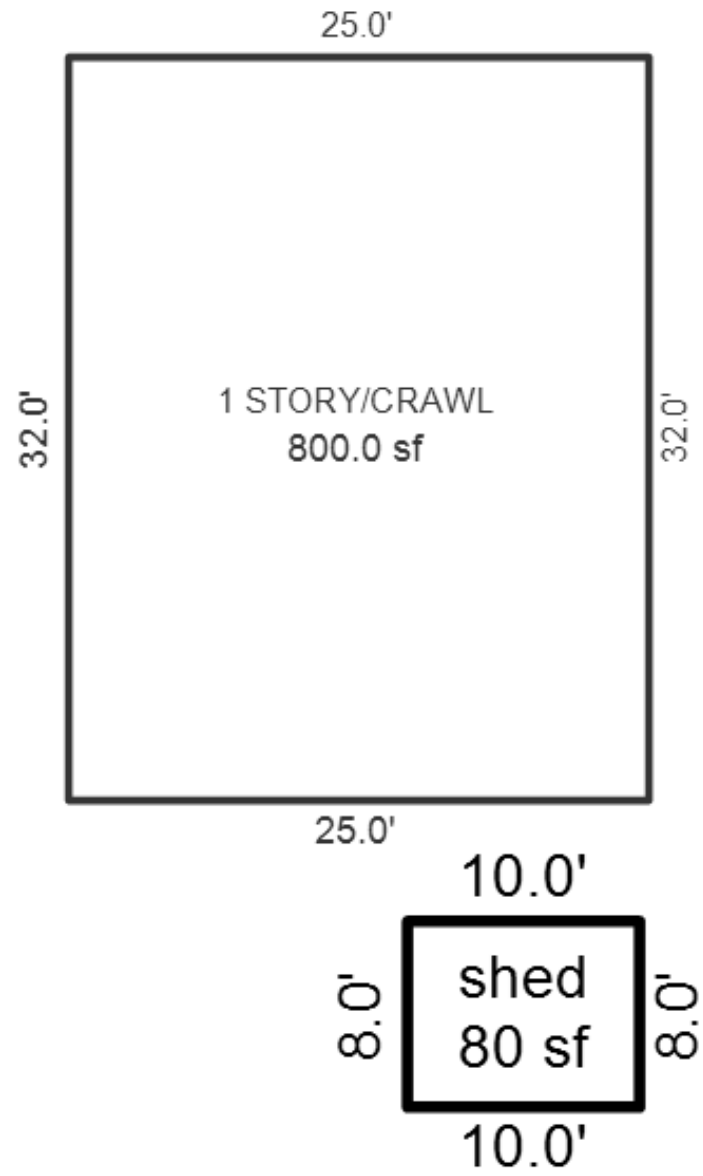
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JVW	08/16/2022	INSPECTED	2023	19,000	39,000	58,000			28,640C
TPC	04/30/2021	INSPECTED	2022	20,000	27,100	47,100			26,134C
TPC	12/27/2017	INSPECTED	2021	17,500	26,800	44,300			25,300C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 140 25	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:				
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 800 Total Base New : 122,157 Total Depr Cost: 79,402 Estimated T.C.V: 87,342			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 800 SF Floor Area = 800 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C Blt 1964					
Yr Built 1964	Remodeled 0	Ex	Ord	X	Min	60 Amps Service			Building Areas			Size 800		Cost New 109,273		Depr. Cost 71,028		
Condition: Average		Size of Closets		No. of Elec. Outlets			Plumbing			Stories Exterior Foundation			Total:					
Room List		Doors	Solid	X	H.C.	(12) Electric			1 Story Siding Crawl Space			Total:						
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			(13) Plumbing			Other Additions/Adjustments			Total:					
(1) Exterior		(6) Ceilings		No. of Fixtures			Average Fixture(s)			Plumbing			Total:					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Ex. Ord. X Min			3 Fixture Bath			Deck			Total:					
(2) Windows		(8) Basement		Many Ave. X Few			2 Fixture Bath			Water/Sewer			Total:					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 800 S.F. Slab: 0 S.F. Height to Joists: 0.0	1			Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Built-Ins			Total:					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		1			Ceramic Tub Alcove Vent Fan			Appliance Allow.			Total:					
(3) Roof		(10) Floor Support		1			Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Local Cost Items			Total:					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1			Vent Fan			SANITARY SEWER			Total:					
X	Asphalt Shingle	(14) Water/Sewer		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Total:					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCv:			Total:					

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status			
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Pole Barn		11/08/2022	2022-0820	100%			
Owner's Name/Address		P.R.E. 0%	MAP #:								
ODEGARD TIMOTHY E & TRACEY J TRUST 11380 FAWN VALLEY TRAIL FENTON MI 48430		2024 Est TCV 98,978 TCV/TFA: 0.00		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
Tax Description		X Improved	Vacant	* Factors *							
. SEC 12 T22N R8W LOT 91 BUENA VISTA PARK.		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Dirt Road		BACK 50' @1200/	50.00	117.00	1.0000	0.9937	1200	100	59,621
		Gravel Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =		59,621	
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		X Sewer									
		X Electric									
		X Gas									
		Curb									
		X Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	29,800	19,700	49,500			21,760C
		JWV	09/05/2023	INSPECTED	2023	19,900	3,900	23,800			6,248C
		JWV	06/08/2023	INSPECTED	2022	20,000	0	20,000			2,237C
		JWV	12/03/2022	INSPECTED	2021	17,500	0	17,500			2,166C

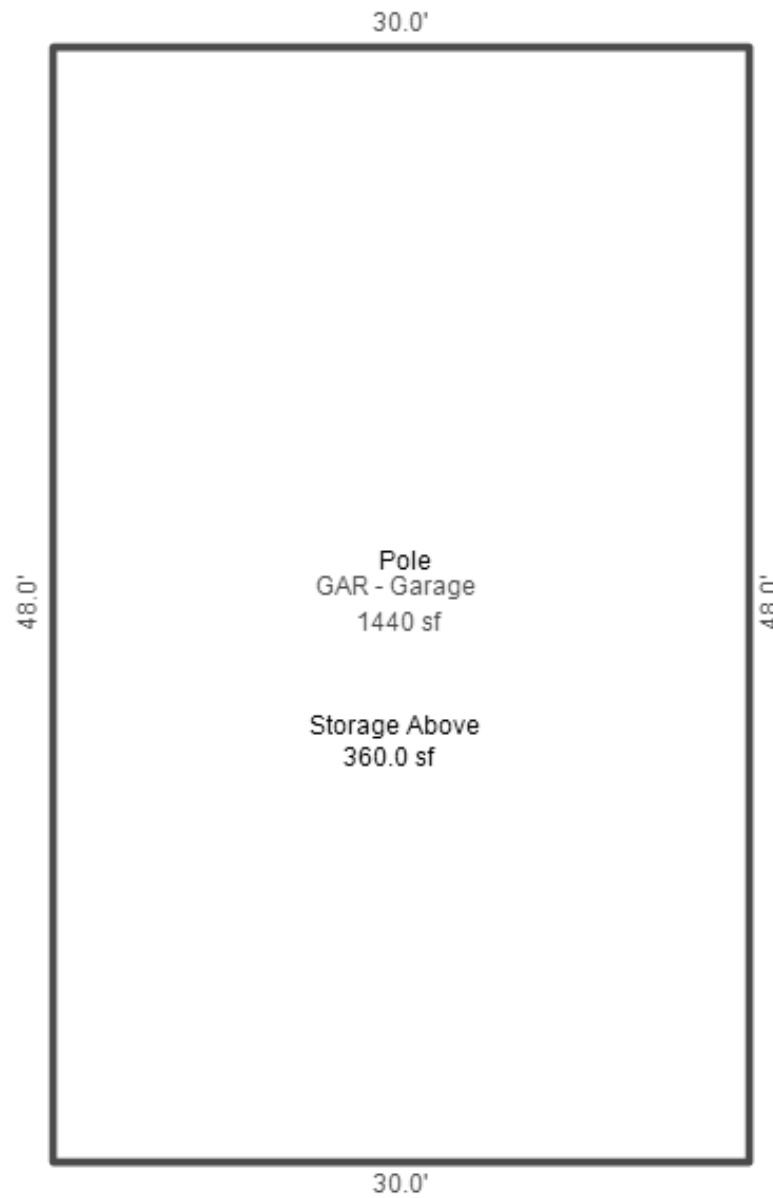


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	Gas Wood	Oil Coal	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: 2023 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 1 Area: 1440 % Good: 0 Storage Area: 360 No Conc. Floor: 0			
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 1 Floor Area: 0 Total Base New : 36,140 Total Depr Cost: 35,779 Estimated T.C.V: 39,357								
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 1.100								
	Yr Built 2023	Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace									
	Condition: Average	Trim & Decoration		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG								
	Room List	Doors	Solid	H.C.	(12) Electric			Cls C							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		0 Amps Service			Blt 2023								
	(1) Exterior	Kitchen: Other: Other:		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99								
	Insulation			Ave.			Building Areas								
	(2) Windows	(7) Excavation		Few			Stories Exterior Foundation								
	Many Avg. Few	Large Avg. Small	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			Other Additions/Adjustments								
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Plumbing 3 Fixture Bath			Garages								
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing			Class: C Exterior: Pole (Unfinished)								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	(14) Water/Sewer			Storage Over Garage								
	Asphalt Shingle Metal	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Door Opener								
X	Chimney:	Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Base Cost								
				Notes:			Totals:								
				ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY:			39,357								

*** 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.
FECHTER ERNEST C	SILER GREG R	167,000	08/31/2017	WD	03-ARM'S LENGTH	2017-02724	PROPERTY TRANSFER	100.0
FECHTER CHRISTOPHER & CAR	FECHTER ERNEST C A/K/A CH	1	12/15/2015	QC	09-FAMILY	2015-04181	PROPERTY TRANSFER	0.0
COLT JUDITH COOK	FECHTER CHRISTOPHER & CAR	147,000	10/22/2010	WD	03-ARM'S LENGTH	2010-4793WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6437 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	06/14/2011	2011-0263	100%
	P.R.E. 100% 09/19/2017		Other	07/30/2007	20070495	Complete

Owner's Name/Address	MAP #:	2024 Est TCV 261,632 TCV/TFA: 181.69
SILER GREG R 6437 W LAKEVIEW DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
. SEC 12 T22N R8W LOT 92 BUENA VISTA PARK.			* Factors *								
Comments/Influences			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @1200/	50.00	91.00	1.0000	0.9332	1200	100		55,991
			50 Actual Front Feet, 0.10 Total Acres Total Est. Land Value =							55,991	
			Land Improvement Cost Estimates								
			Description	Rate	Size	% Good	Cash Value				
	X		D/W/P: 4in Concrete	6.97	223	0	0				
	X		D/W/P: 4in Ren. Conc.	8.18	720	0	0				
	X		Wood Frame	32.30	80	0	0				
	X		Residential Local Cost Land Improvements								
	X		Description	Rate	Size	% Good	Cash Value				
			LAND IMPROVE 2500	2,500.00	1	97	2,425				
			Total Estimated Land Improvements True Cash Value =							2,425	



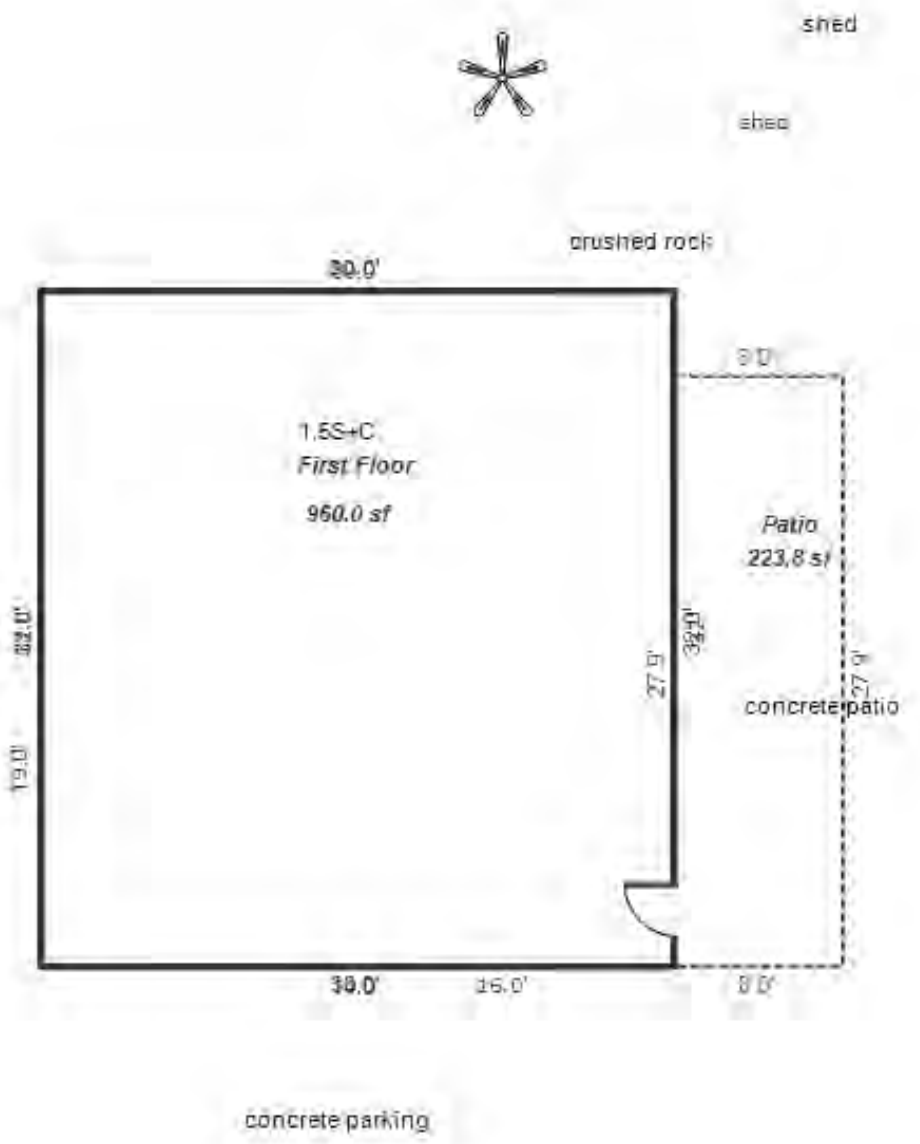
Topography of Site	X Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
													2024	28,000	102,800	130,800			86,275C
													2023	18,700	89,600	108,300			82,167C
													2022	20,000	80,800	100,800			78,255C
													2021	17,500	79,800	97,300			75,756C

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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	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: 1.5S			Drywall Paneled		Plaster Wood T&G												
Yr Built 1993		Remodeled 2003			Ex	X	Ord		Min								
Condition: Average		Size of Closets				Lg	X	Ord		Small							
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings			No./Qual. of Fixtures												
X	Wood/Shingle Aluminum/Vinyl Brick Insulation				Ex.	X	Ord.		Min								
(2) Windows		(7) Excavation			No. of Elec. Outlets												
X	Many Avg.	X	Large Avg.		Many	X	Ave.		Few								
	Few Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 960 S.F. Height to Joists: 0.0			(13) Plumbing												
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			1	Average Fixture(s)											
			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath											
(3) Roof		(9) Basement Finish			1	2 Fixture Bath											
X	Gable Hip Flat				1	Softener, Auto											
	Gambrel Mansard Shed				1	Softener, Manual											
X	Asphalt Shingle	(10) Floor Support				Solar Water Heat											
	Chimney: Brick					No Plumbing											
						Extra Toilet											
						Extra Sink											
						Separate Shower											
						Ceramic Tile Floor											
						Ceramic Tile Wains											
						Ceramic Tub Alcove											
						Vent Fan											
						(14) Water/Sewer											
						Public Water											
						Public Sewer											
						Water Well											
						1000 Gal Septic											
						2000 Gal Septic											
						Lump Sum Items:											
						Joists: Unsupported Len: Cntr.Sup:											
Cost Est. for Res. Bldg: 1 Single Family 1.5S (11) Heating System: Forced Heat & Cool Ground Area = 960 SF Floor Area = 1440 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1.5 Story Siding Slab 960 Total: 186,548 167,889											E.C.F. X 1.100		Class: C +10 Effec. Age: 10 Floor Area: 1,440 Total Base New : 205,275 Total Depr Cost: 184,742 Estimated T.C.V: 203,216				
Other Additions/Adjustments 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 Public Sewer 1 1,494 1,345 Water Well, 50 Feet 1 2,686 2,417 Built-Ins Appliance Allow. 1 2,766 2,489 Fireplaces Wood Stove 1 2,551 2,296 Local Cost Items SANITARY SEWER 1 0 0											Totals: 205,275 184,742		Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 203,216				

*** 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.
		69,000	06/01/2002	WD	33-TO BE DETERMINED	02-0:3399	DEED	0.0

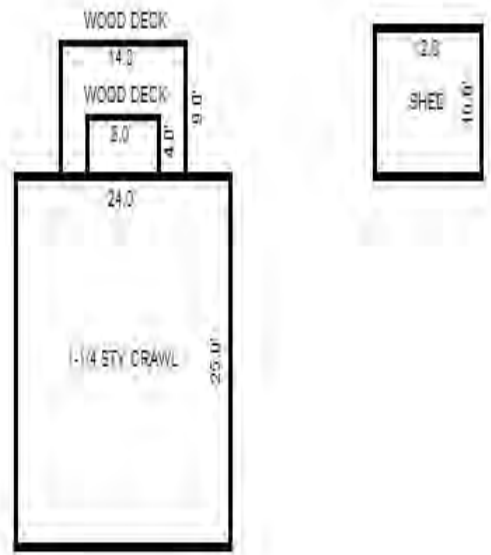
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
6431 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
CHILMAN DEBORAH ETAL 2306 WHITETAIL DRIVE CADILLAC MI 49601		MAP #:		2024 Est TCV 175,852 TCV/TFA: 195.39						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
NORTHWESTERN MORTGAGE COMPANY P O BOX 809 625 S GARFIELD TRAVERSE CITY MI 49685-0809		X		* Factors *						
Tax Description		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 12 T22N R8W LOT 93 BUENA VISTA PARK.		Dirt Road		BACK 50' @1200/	65.00	89.00	0.9365 0.9280	1200 100	67,789	
Comments/Influences		Gravel Road		65 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value =	67,789
		Paved Road		Land Improvement Cost Estimates						
		Storm Sewer		Description	Rate	Size % Good	Cash Value			
		Sidewalk		Wood Frame	28.00	120 71	2,386			
		Water		Residential Local Cost Land Improvements						
		X Sewer		Description	Rate	Size % Good	Cash Value			
		X Electric		LAND IMPROVE 1000	1,000.00	1 97	970			
		X Gas		Total Estimated Land Improvements True Cash Value =			3,356			
		X Curb								
		X Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Rolling		2024	33,900	54,000	87,900			36,008C
		Low		2023	22,600	47,100	69,700			34,294C
		High		2022	20,000	42,500	62,500			32,661C
		Landsaped		2021	17,500	41,900	59,400			31,618C
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Who	When	What						
		TPC 04/30/2021	INSPECTED							
		TPC 12/27/2017	INSPECTED							
		TPC 11/07/2011	INSPECTED							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage															
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 216 160	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:															
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 26 Floor Area: 900 Total Base New : 128,632 Total Depr Cost: 95,188 Estimated T.C.V: 104,707		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:															
Building Style: 1.5S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.5S		Cls C		Blt 1973															
Yr Built 1973	Remodeled 0	Ex	X	Ord		Min	100 Amps Service			Ground Area = 600 SF		Floor Area = 900 SF.																	
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74			Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost							
Room List		Doors		Solid	X	H.C.	(12) Electric			1.5 Story		Siding		Crawl Space		600		Total:		109,722		81,193							
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1		1,476		1,092								
(1) Exterior		(6) Ceilings		No. of Plumbing			Deck			Treated Wood		216		4,359		3,226		Treated Wood		160		3,578		2,648					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0			(8) Basement			Water/Sewer			Public Sewer		1		1,494		1,106										
X	Many Avg. Few	X	Large Avg. Small	(9) Basement Finish			(14) Water/Sewer			Built-Ins		Appliance Allow.		1		2,766		2,047		Fireplaces		Wood Stove		1		2,551		1,888	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Public Water			Local Cost Items		SANITARY SEWER		1		0		0		Totals:		128,632		95,188					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water Well			Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 =>		TCV:		104,707													
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																						

*** 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.
WHIPPLE ROBIN K	DOLLEY DEAN & SHONNA	110,000	11/18/2016	WD	03-ARM'S LENGTH	2016-03766	PROPERTY TRANSFER	100.0
WHIPPLE KIM W (SM)	WHIPPLE ROBIN K (SW)	0	03/07/2006	QC	21-NOT USED/OTHER	06-0/761	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6432 W CIRCLE DR						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 229,150 TCV/TFA: 169.74					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
				Description	Frontage	Depth	* Factors *	Value	
. SEC 12 T22N R8W LOTS 94 & 95 BUENA VISTA PARK.	X			BACK 50' @1200/	50.00	96.00	0.8563 0.9457	1200 100 LOT 94	48,590
				BACK 50' @ 600	43.00	90.00	0.9111 0.9578	600 100 LOT 95, IRR	22,514
				93 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =	71,104

Comments/Influences	X	Public Improvements		Land Improvement Cost Estimates			
		Description	Rate	Size	% Good	Cash Value	
	X	Dirt Road					
	X	Gravel Road					
	X	Paved Road					
	X	Storm Sewer					
	X	Sidewalk					
	X	Water					
	X	Sewer					
	X	Electric					
	X	Gas					
	X	Curb					
	X	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	35,600	79,000	114,600			64,588C
Rolling	2023	23,700	68,800	92,500			61,513C
Low	2022	11,000	62,000	73,000			58,584C
High	2021	9,000	61,200	70,200			56,713C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2024	35,600	79,000	114,600			64,588C
TPC	12/27/2017	INSPECTED	2023	23,700	68,800	92,500			61,513C
TPC	07/11/2017	INSPECTED	2022	11,000	62,000	73,000			58,584C
			2021	9,000	61,200	70,200			56,713C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage							
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	1	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240 457	Type CCP (1 Story) Treated Wood	Year Built: 1989 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G																
Building Style: 1S		Trim & Decoration																			
Yr Built 1967	Remodeled 2012	Ex	X	Ord		Min															
Condition: Average		Size of Closets																			
Room List		Doors		Solid	X	H.C.															
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors																			
(1) Exterior		Kitchen: Other: Other:																			
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings																			
(2) Windows		(7) Excavation																			
X	Many Avg. Few	X	Large Avg. Small	Basement: 300 S.F. Crawl: 1050 S.F. Slab: 0 S.F. Height to Joists: 0.0																	
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement																			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																		
(3) Roof		(9) Basement Finish																			
X	Gable Hip Flat		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																	
				150 Amps Service																	
				No./Qual. of Fixtures																	
				Ex. X Ord. Min																	
				No. of Elec. Outlets																	
				Many X Ave. Few																	
				(13) Plumbing																	
				1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																	
				(14) Water/Sewer																	
				1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic																	
				Lump Sum Items:																	
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Heat & Cool Ground Area = 1350 SF Floor Area = 1350 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67										Cls CD		Blt 1967									
Building Areas										Stories		Exterior		Foundation		Size		Cost New		Depr. Cost	
1 Story										Siding		Crawl Space		750							
1 Story										Siding		Basement		300							
1 Story										Siding		Crawl Space		300							
Total:														166,125		111,305					
Other Additions/Adjustments																					
Plumbing										Average Fixture(s)				1		1,230		824			
										3 Fixture Bath				1		3,860		2,586			
Porches										CCP (1 Story)				240		5,597		3,750			
Deck										Treated Wood				457		6,956		4,661			
Garages										Class: CD Exterior: Pole (Unfinished)				576		14,849		9,949			
Base Cost																					
Water/Sewer										Public Sewer		1		1,326		888					
										Water Well, 100 Feet		1		5,640		3,779					
Built-Ins										Appliance Allow.		1		1,934		1,296					
Fireplaces										Interior 1 Story		1		4,700		3,149					
Local Cost Items										SANITARY SEWER		1		0		0		*			
<<<<< 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.
BROWN RUSSELL R & JEAN M	PHILLIPS ROSS D & VICKI L	62,500	06/26/2009	WD	19-MULTI PARCEL ARM'S LE	2009/2462	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6431 W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
PHILLIPS ROSS D & VICKI L TTEES PHILLIPS LIVING TRUST PO BOX 332 HUDSONVILLE MI 49426-0332	2024 Est TCV 122,891 TCV/TFA: 175.56					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
			Description	Frontage	Depth	Value
. SEC 12 T22N R8W LOT 96 BUENA VISTA PARK.	X		BACK 50' @ 600	50.00	128.00	30,292
Comments/Influences			50 Actual Front Feet, 0.15 Total Acres			30,292

Description	Rate	Size	% Good	Cash Value
Dirt Road				
Gravel Road				
Paved Road				
Storm Sewer				
Sidewalk				
Water				
X Sewer	6.49	400	50	1,298
X Electric				
X Gas				
X Curb				
X Street Lights				
Standard Utilities				
Underground Utils.				

Topography of Site	X Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2024	15,100	46,300	61,400			36,603C
Low		2023	10,100	40,400	50,500			34,860C
High		2022	7,500	33,300	40,800			33,200C
Landscaped		2021	6,000	32,800	38,800			32,140C
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

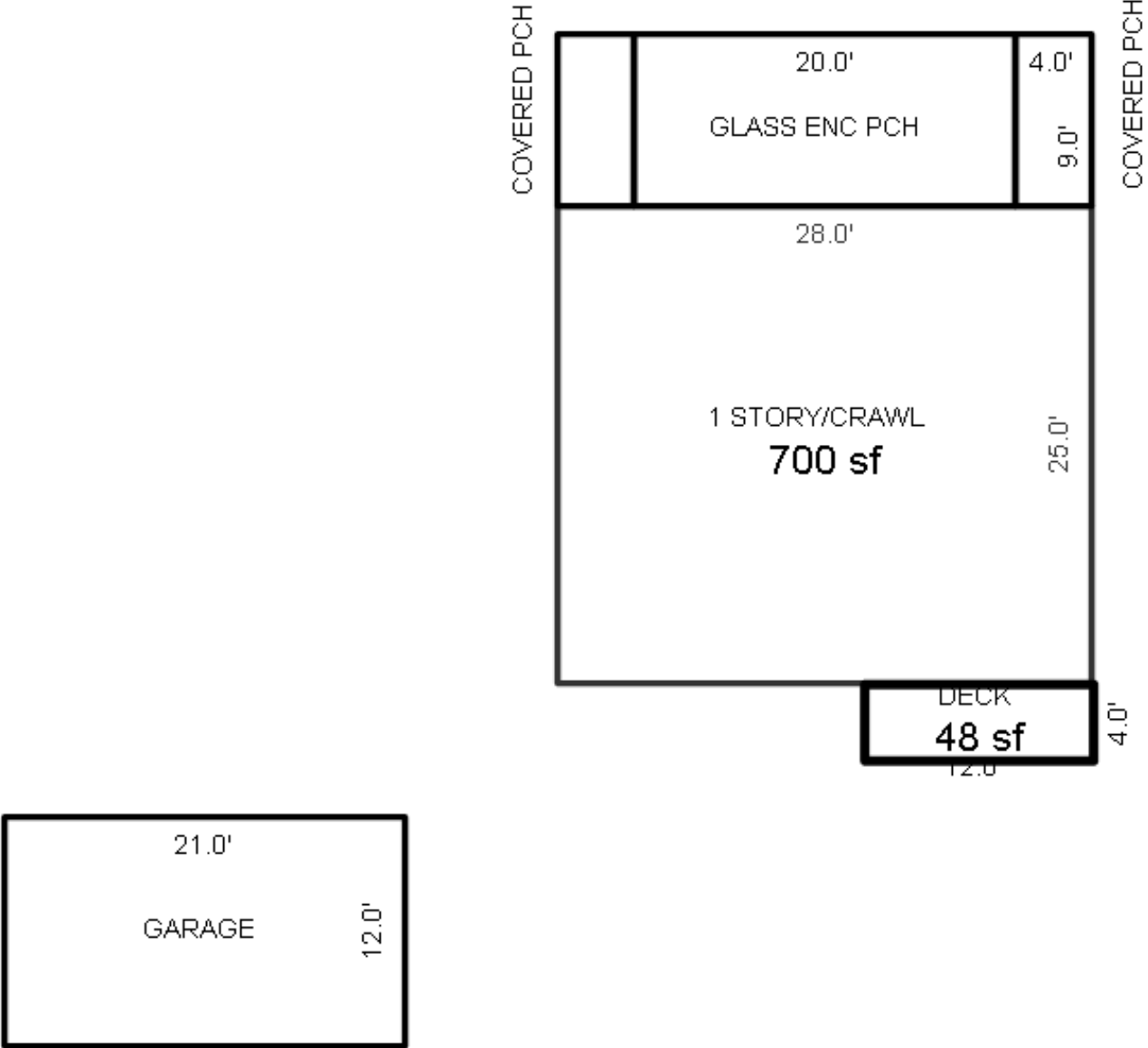


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*** Information herein deemed reliable but not guaranteed***

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 1 Wood Stove Direct-Vented Ga	Area 180 36 36 36	Type CGEP (1 Story) CCP (1 Story) CCP (1 Story) Treated Wood	Year Built: 1979 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 252 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1964		Remodeled 0			Ex	Ord	X	Min									
Condition: Average		Size of Closets				Lg	Ord	X	Small								
Room List		Doors		Solid	X	H.C.											
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors			Kitchen: Other: Other:												
(1) Exterior		(6) Ceilings				(12) Electric											
X	Wood/Shingle Aluminum/Vinyl Brick Insulation								60	Amps Service							
(2) Windows		(7) Excavation				No./Qual. of Fixtures											
X	Many Avg. Few	X	Large Avg. Small		Basement: 0 S.F. Crawl: 700 S.F. Slab: 0 S.F. Height to Joists: 0.0				Ex.	X	Ord.		Min				
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement				No. of Elec. Outlets											
X	Double Hung								Many	X	Ave.		Few				
X	Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing												
(3) Roof		(9) Basement Finish				Average Fixture(s)											
X	Gable Hip Flat		Gambrel Mansard Shed		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)				1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan							
X	Asphalt Shingle	(10) Floor Support				(14) Water/Sewer											
Chimney: Block			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 1S (11) Heating System: Forced Heat & Cool Ground Area = 700 SF Floor Area = 700 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 Crawl Space 700 Total: 88,703 57,657											
		Notes:				Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 799 Porches CGEP (1 Story) 180 10,249 6,662 CCP (1 Story) 36 1,066 693 CCP (1 Story) 36 1,066 693 Deck Treated Wood 36 1,476 959 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 252 11,526 7,492 Water/Sewer Public Sewer 1 1,326 862 Water Well, 100 Feet 1 5,640 3,666 Built-Ins Appliance Allow. 1 1,934 1,257 Fireplaces Wood Stove 1 2,149 1,397 Totals: 126,365 82,137											
		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:				90,351											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL ROB & ABBEY	FLORY PATRICK G & TAMMY S	23,500	09/28/2012	WD	03-ARM'S LENGTH	2012-03174	PROPERTY TRANSFER	100.0
ROWLAND TERESA M TRUSTEE	HALL ROB & ABBEY	12,500	08/24/2012	WD	03-ARM'S LENGTH	2012-02915 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6430 W RAILROAD ST	School: LAKE CITY AREA SCHOOL DIST		New House	04/29/2014	2014-0089	100%

Owner's Name/Address	MAP #:
FLORY PATRICK G & TAMMY S 6470 TRINKLEIN RD SAGINAW MI 48609	2024 Est TCV 280,347 TCV/TFA: 166.08

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																			
		<table border="1"> <thead> <tr> <th colspan="2">Public Improvements</th> <th colspan="2">* Factors *</th> <th colspan="2">LOTS 97&98</th> <th></th> </tr> <tr> <th>Description</th> <th>Frontage</th> <th>Depth</th> <th>Front</th> <th>Depth</th> <th>Rate %Adj.</th> <th>Reason Value</th> </tr> </thead> <tbody> <tr> <td>BACK 50' @ 600</td> <td>46.00</td> <td>108.00</td> <td>0.9126</td> <td>0.9843</td> <td>600 100</td> <td>24,793</td> </tr> <tr> <td>BACK 50' @ 600</td> <td>46.00</td> <td>107.00</td> <td>0.9126</td> <td>0.9829</td> <td>600 100</td> <td>24,758</td> </tr> <tr> <td colspan="6">92 Actual Front Feet, 0.23 Total Acres</td> <td>Total Est. Land Value = 49,551</td> </tr> </tbody> </table>	Public Improvements		* Factors *		LOTS 97&98			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value	BACK 50' @ 600	46.00	108.00	0.9126	0.9843	600 100	24,793	BACK 50' @ 600	46.00	107.00	0.9126	0.9829	600 100	24,758	92 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value = 49,551
Public Improvements		* Factors *		LOTS 97&98																																	
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value																															
BACK 50' @ 600	46.00	108.00	0.9126	0.9843	600 100	24,793																															
BACK 50' @ 600	46.00	107.00	0.9126	0.9829	600 100	24,758																															
92 Actual Front Feet, 0.23 Total Acres						Total Est. Land Value = 49,551																															

Tax Description	X	Public Improvements	Description	Rate	Size % Good	Cash Value
. SEC 12 T22N R8W LOTS 97 & 98 BUENA VISTA PARK.	X	Dirt Road	D/W/P: 4in Ren. Conc.	8.18	400 0	0
	X	Gravel Road	Residential Local Cost Land Improvements			
	X	Paved Road	Description	Rate	Size % Good	Cash Value
	X	Storm Sewer	LAND IMPROVE 1000	1,000.00	1 95	950
	X	Sidewalk	Total Estimated Land Improvements True Cash Value = 950			

Comments/Influences

X	Water	Description	Rate	Size % Good	Cash Value
X	Sewer	D/W/P: 4in Ren. Conc.	8.18	400 0	0
X	Electric	Residential Local Cost Land Improvements			
X	Gas	Description	Rate	Size % Good	Cash Value
X	Curb	LAND IMPROVE 1000	1,000.00	1 95	950
X	Street Lights	Total Estimated Land Improvements True Cash Value = 950			
X	Standard Utilities				
X	Underground Utils.				

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



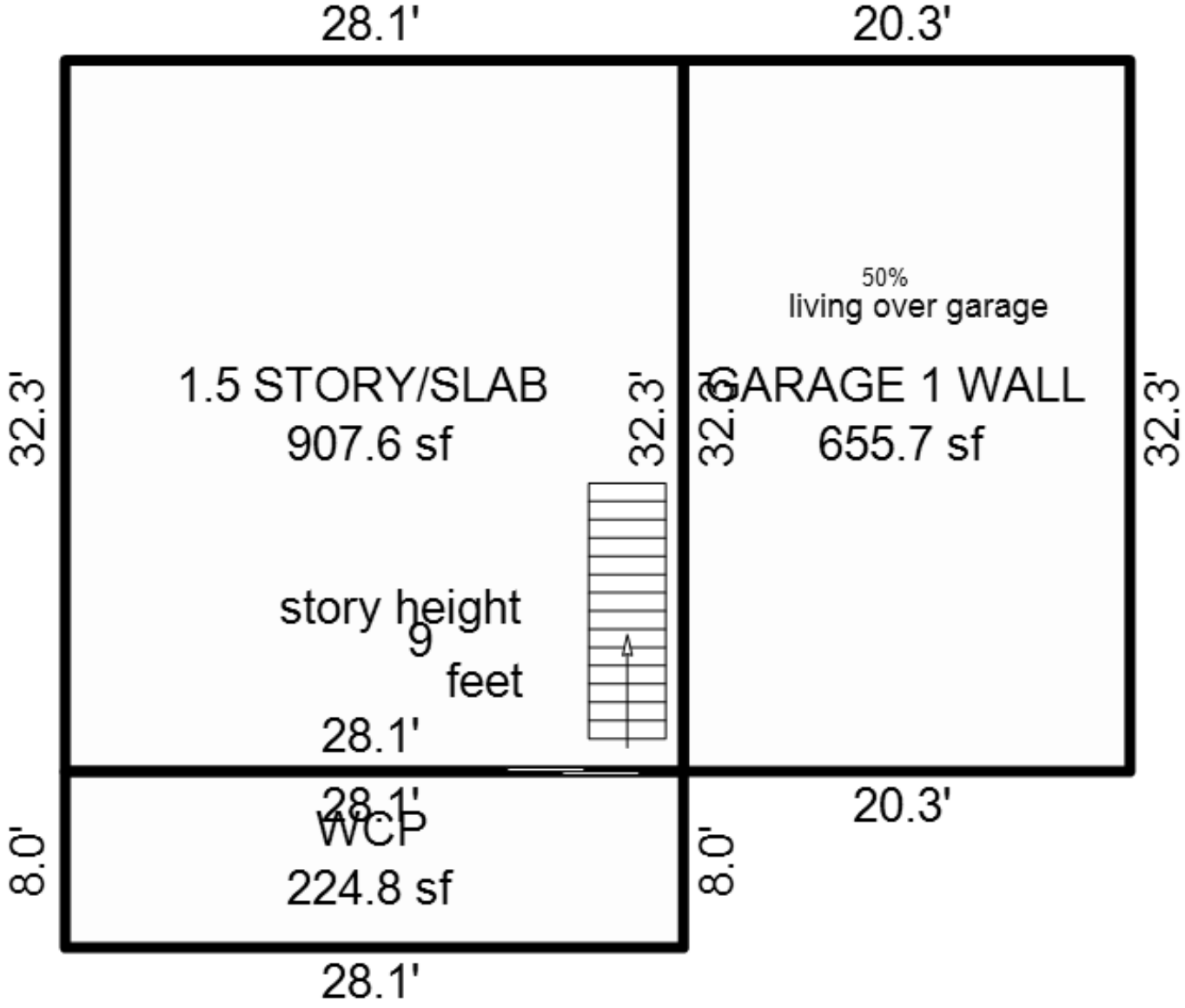
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	24,800	115,400	140,200			96,208C
2023	16,500	103,800	120,300			91,627C
2022	12,500	93,500	106,000			87,264C
2021	11,000	92,200	103,200			84,477C

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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 224	Type CCP (1 Story)	Year Built: 2014 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: 655 % Good: 0 Storage Area: 0 No Conc. Floor: 0	2015	Remodeled 0	Condition: Average	Wood Frame	Drywall Paneled	Plaster Wood T&G	Trim & Decoration	Ex	Ord	Min	Size of Closets	Lg	Ord	Small	Doors	Solid	H.C.	Central Air Wood Furnace	(12) Electric	0 Amps Service	No./Qual. of Fixtures	Ex.	Ord.	Min	No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	(14) Water/Sewer	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic	Lump Sum Items:	Class: C Effec. Age: 9 Floor Area: 1,688 Total Base New : 229,615 Total Depr Cost: 208,951 Estimated T.C.V: 229,846	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:
	Mobile Home																																													
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																									
1.5 Story	Siding	Slab	907																																											
1 Story	Siding	Overhang	328																																											
Total:				189,039	172,027																																									
(1) Exterior		(5) Floors		(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Cls C			Blt 2015																																	
X	Wood/Shingle	(6) Ceilings	No. of Elec. Outlets			Ground Area = 907 SF Floor Area = 1688 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91			Building Areas																																		
	Aluminum/Vinyl Brick		Many	Ave.	Few	Stories Exterior Foundation Size Cost New Depr. Cost			<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>Slab</td> <td>907</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>328</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>189,039</td> <td>172,027</td> </tr> </tbody> </table>			Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Slab	907			1 Story	Siding	Overhang	328			Total:				189,039	172,027											
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(2) Windows		(7) Excavation		(13) Plumbing			Other Additions/Adjustments			Plumbing			Porches			Garages																														
Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 907 S.F. Height to Joists: 0.0		1 Average Fixture(s) 2 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Average Fixture(s)			3 Fixture Bath			CCP (1 Story)			Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)																											
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		(14) Water/Sewer			Public Water			Base Cost			Common Wall: 1 Wall			Water/Sewer																														
Gable Hip Flat		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Water Well, 50 Feet			Public Sewer			Public Sewer			Water Well, 50 Feet			Totals: 229,615 208,951																											
Asphalt Shingle		(9) Basement Finish		Lump Sum Items:			Notes: 12/19/2014 ELECTIRAL FACEPLATES NOT INSTALLED. -TIM			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:			229,846																																	
Chimney:		(10) Floor Support																																												
		Joists: Unsupported Len: Cntr.Sup:																																												

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,500	08/01/1999	WD	33-TO BE DETERMINED	330:781	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 02/05/2008					
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651	MAP #:	2024 Est TCV 34,524				

	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements			* Factors *						
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value
				BACK 50' @ 600	60.70	102.00	0.9713	0.9759	600 100	34,524
				61 Actual Front Feet, 0.14 Total Acres				Total Est. Land Value =	34,524	


Taxpayer's Name/Address	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD Lake City MI 49651	
Tax Description	
. SEC 12 T22N R8W W 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.	
Comments/Influences	
REMOVE SWAMP ADJ..CHG SIZE ADJ FROM +15 TO +21 FOR 05	



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Missaukee, Michigan

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	17,300	0	17,300			1,431C
TPC 04/30/2021	INSPECTED		2023	11,500	0	11,500			1,363C
TPC 12/27/2017	INSPECTED		2022	8,500	0	8,500			1,299C
TPC 04/17/2017	INSPECTED		2021	8,000	0	8,000			1,258C

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

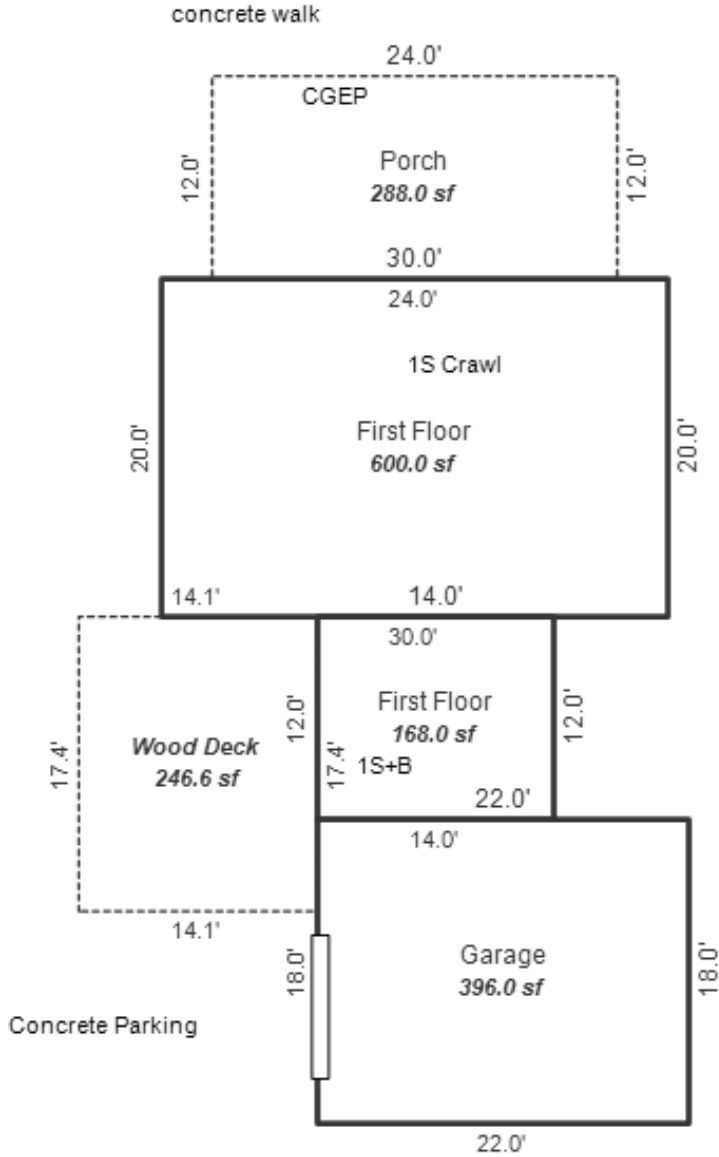
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status				
6401 W BUENA VISTA BLVD		School: LAKE CITY AREA SCHOOL DIST		Deck/Porch		05/08/2012	2012-0165	100%				
Owner's Name/Address		P.R.E. 100% 02/05/2008		MAP #:		2024 Est TCV 130,784 TCV/TFA: 170.29						
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Taxpayer's Name/Address		Public Improvements		* Factors *								
FOSS JACK T & BRENDA J 6401 W BUENA VISTA BLVD LAKE CITY MI 49651		X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value			
Tax Description		X	Gravel Road	BACK 50' @ 600 61.80 132.00 0.9687 1.0144 600 100					36,437			
. SEC 12 T22N R8W LOT 101 BUENA VISTA PARK.		X	Paved Road	62 Actual Front Feet, 0.19 Total Acres					Total Est. Land Value = 36,437			
Comments/Influences		X	Storm Sewer	Land Improvement Cost Estimates								
		X	Sidewalk	Description	Rate	Size	% Good	Cash Value				
		X	Water	D/W/P: 3.5 Concrete					6.16	510	0	0
		X	Sewer	Residential Local Cost Land Improvements								
		X	Electric	Description	Rate	Size	% Good	Cash Value				
		X	Gas	LAND IMPROVE 1000					1,000.00	1	95	950
		X	Curb	Total Estimated Land Improvements True Cash Value =							950	
		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	18,200	47,200	65,400			37,028C		
		X	Low	2023	12,100	41,100	53,200			35,265C		
		X	High	2022	7,500	37,100	44,600			33,586C		
		X	Landscaped	2021	6,000	36,600	42,600			32,514C		
		X	Swamp									
		X	Wooded									
		X	Pond									
		X	Waterfront									
		X	Ravine									
		X	Wetland									
		X	Flood Plain									
		X	Who	When	What							
		X	TPC 04/30/2021	INSPECTED								
		X	TPC 12/27/2017	INSPECTED								
		X	TPC 04/17/2017	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	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 288 246	Type CGEP (1 Story) Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 396 % Good: 0 Storage Area: 0 No Conc. Floor: 0																									
X	Wood Frame	X	Drywall Paneled	Plaster Wood T&G	X		Trim & Decoration	Central Air Wood Furnace		E.C.F. X 1.100		Bsmnt Garage:																										
Building Style: 1S		Trim & Decoration		X		Space Heater		Class: CD Effec. Age: 40 Floor Area: 768 Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		Storage Area: 0 No Conc. Floor: 0		Roof:																										
Yr Built 1962	Remodeled 0	Ex	X	Ord	Min	Size of Closets		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
Condition: Average		Lg	Ord	X	Small	No. of Closets		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
Room List		Doors	Solid	X	H.C.	Central Air Wood Furnace		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(12) Electric		100 Amps Service		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets		No./Qual. of Fixtures		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		Ex. X Ord. Min		No. of Elec. Outlets		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
(2) Windows		Other:		Many X Ave. Few		(13) Plumbing		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
X	Many Avg. X Few	Large Avg. Small	Basement: 168 S.F. Crawl: 600 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Lump Sum Items:		(14) Water/Sewer		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:		(14) Water/Sewer		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																									
X	Asphalt Shingle	(10) Floor Support		Lump Sum Items:		(14) Water/Sewer		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:		(14) Water/Sewer		Total Base New : 141,511 Total Depr Cost: 84,906 Estimated T.C.V: 93,397		E.C.F. X 1.100		Storage Area: 0 No Conc. Floor: 0																										
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Space Heater Ground Area = 768 SF Floor Area = 768 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Crawl Space</td> <td>600</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Basement</td> <td>168</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>97,272</td> <td>58,363</td> </tr> </tbody> </table> Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Porches CGEP (1 Story) 288 14,204 8,522 Deck Treated Wood 246 4,635 2,781 Garages Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 396 15,270 9,162 Water/Sewer Public Sewer 1 1,326 796 Water Well, 100 Feet 1 5,640 3,384 Built-Ins Appliance Allow. 1 1,934 1,160 Local Cost Items SANITARY SEWER 1 0 0 Totals: 141,511 84,906													Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Crawl Space	600			1 Story	Siding	Basement	168			Total:				97,272	58,363	Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 93,397	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																	
1 Story	Siding	Crawl Space	600																																			
1 Story	Siding	Basement	168																																			
Total:				97,272	58,363																																	

*** 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.
EISING MICHELE M & KEWAY	KEWAY PHILIP TODD	0	08/02/2022	QC	09-FAMILY	2022-02555	DEED	0.0
KEWAY MARILYN J	EISING MICHELE M & KEWAY	0	12/02/2018	AFF	09-FAMILY	2019-00054	DEED	0.0
KEWAY MARILYN J	KEWAY MARILYN J	0	10/16/1992	QC	09-FAMILY	L274P307	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6385 W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST		Carport	04/14/2011	2011-0115	100%
	P.R.E. 100% 12/11/2019					

Owner's Name/Address	MAP #:
KEWAY PHILIP TODD 6385 W BUENA VISTA DR LAKE CITY MI 49651	2024 Est TCV 192,556 TCV/TFA: 167.15

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			BACK 50' @ 600	61.80	134.50	0.8742	1.0173	600	100		32,976
			BACK 50' @ 600	60.70	55.00	0.8742	0.8896	600	100		28,323
			123 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	61,299

Tax Description	X	Public Improvements	Land Improvement Cost Estimates							
			Description	Rate	Size	% Good	Cash Value			
. SEC 12 T22N R8W LOT 102 & E 1/2 OF LOTS 99 & 100 BUENA VISTA PARK.	X	Dirt Road	D/W/P: 3.5 Concrete	6.16	144	71	630			
	X	Gravel Road	Wood Frame	22.22	192	50	2,133			
	X	Paved Road	Total Estimated Land Improvements True Cash Value =							2,763
	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



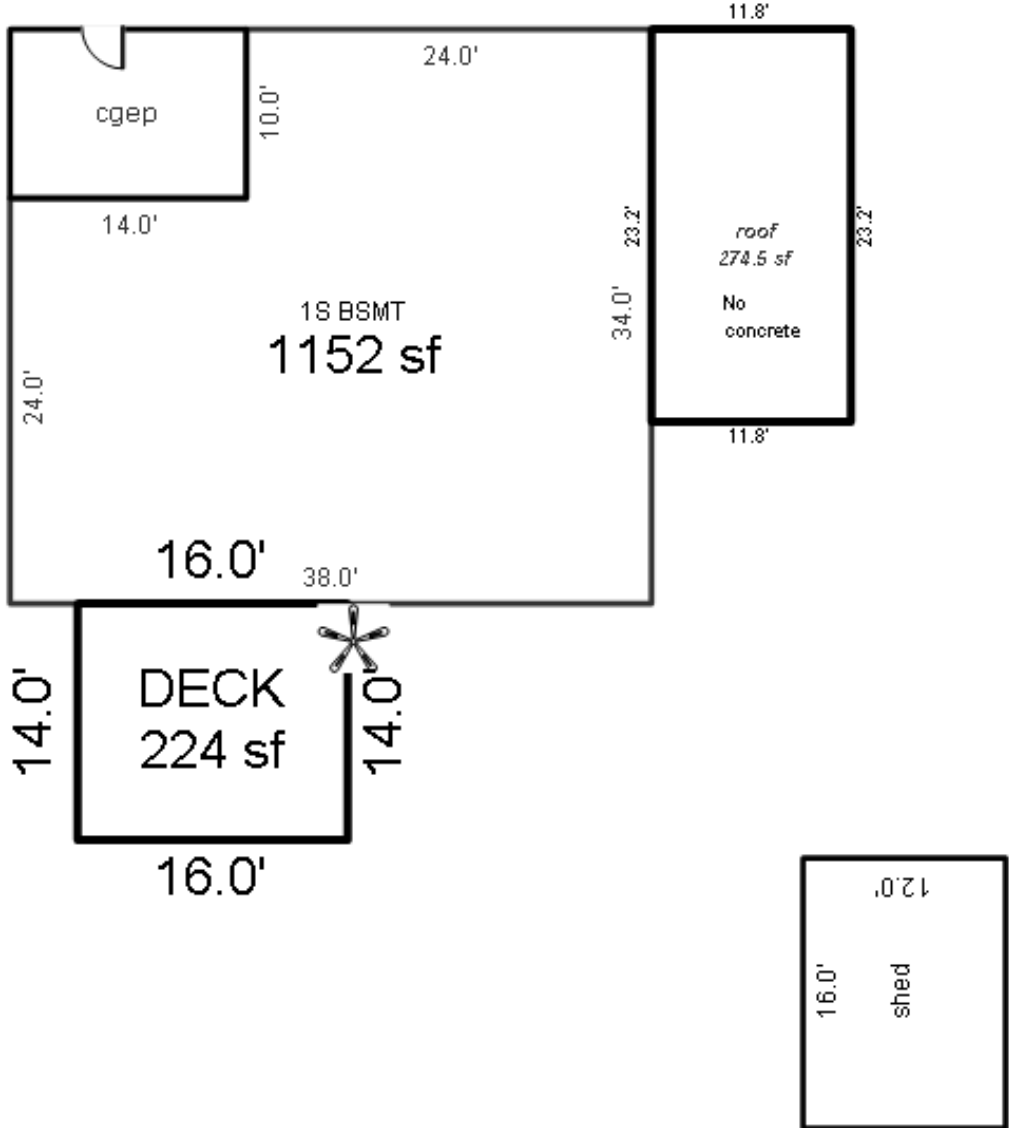
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2024	30,600	65,700	96,300			42,588C
		TPC 04/30/2021 INSPECTED	2023	20,400	57,200	77,600		77,600A	40,560C
		TPC 12/27/2017 INSPECTED	2022	7,500	50,100	57,600			38,629C
		TPC 04/17/2017 INSPECTED	2021	6,000	49,400	55,400			37,395C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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							140 224 274	CGEP (1 Story) Treated Wood Roof Cover Onl			
Building Style: 1S		Trim & Decoration		X			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,152 Total Base New : 179,715 Total Depr Cost: 116,813 Estimated T.C.V: 128,494			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD			Blt 1965			
1965	2011	Ex	X	Ord		Min	(11) Heating System: Forced Heat & Cool			Ground Area = 1152 SF			Floor Area = 1152 SF.			
Condition: Average		Lg	X	Ord		Small	Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost			
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1 Story Siding Basement 1,152			Total: 155,771 101,250			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)			
		Kitchen: Other: Other:		Many			X	Ave.								
(1) Exterior		(6) Ceilings		1			Average Fixture(s)			1			3 Fixture Bath			
	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		1			2 Fixture Bath			Softener, Auto			Softener, Manual			
		Basement: 1152 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		1			Solar Water Heat			No Plumbing			No Plumbing			
(2) Windows		(8) Basement		1			Extra Toilet			Extra Sink			Separate Shower			
	Many Avg. Few	X	Large Avg. Small	8			Ceramic Tile Floor			Ceramic Tile Wains			Ceramic Tub Alcove			
	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		1			Vent Fan			Water/Sewer			Public Sewer			
	X Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		1			Water Well			1000 Gal Septic			2000 Gal Septic			
	X Storms & Screens	(14) Water/Sewer		1			Lump Sum Items:			SANITARY SEWER			1 0 0			
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			Public Water			Public Sewer			Totals: 179,715 116,813			
X	Gable Hip Flat		Gambrel Mansard Shed	1			Water Well			1000 Gal Septic			2000 Gal Septic			
X	Asphalt Shingle	(10) Floor Support		1			Lump Sum Items:			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 128,494			
	Chimney: Block	Joists: Unsupported Len: Cntr.Sup:		1			Lump Sum Items:									

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	WD	03-ARM'S LENGTH	2017-03004	PROPERTY TRANSFER	100.0
		27,500	11/01/1997	WD	33-TO BE DETERMINED	03-0:4839	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6384 W BUENA VISTA BLVD						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
MCGEE JEFFREY M & DODY C	P.R.E. 0%					
8751 ONANDAGA	MAP #:					
CLARKSTON MI 48348	2024 Est TCV 84,702 TCV/TFA: 0.00					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE				BACK 50' @ 600	73.89	123.00	0.9431	1.0037	600	100	41,967
				74 Actual Front Feet, 0.21 Total Acres Total Est. Land Value =					41,967		

Tax Description	X	Public Improvements	Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
2017-03004 "THAT PART OF LOTS 103 AND 104 AND THAT PART OF VACATED PINWOOD AVENUE, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST COMER OF LOT 103; THENCE NORTH 58°38'53" WEST 17.68 FEET TO THE CENTENINE OF VACATED PINWOOD AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°25'15" WEST 78.89 FEET; THENCE NORTH 64°16'36" EAST 93.84 FEET; THENCE SOUTH 18°27'57" EAST 83.94 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 103; THENCE		Dirt Road				
		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
						2024	21,000	21,400	42,400			23,133C
			2023	14,000	20,900	34,900			22,032C
			2022	7,500	19,000	26,500			20,983C
			2021	6,000	18,700	24,700			20,313C

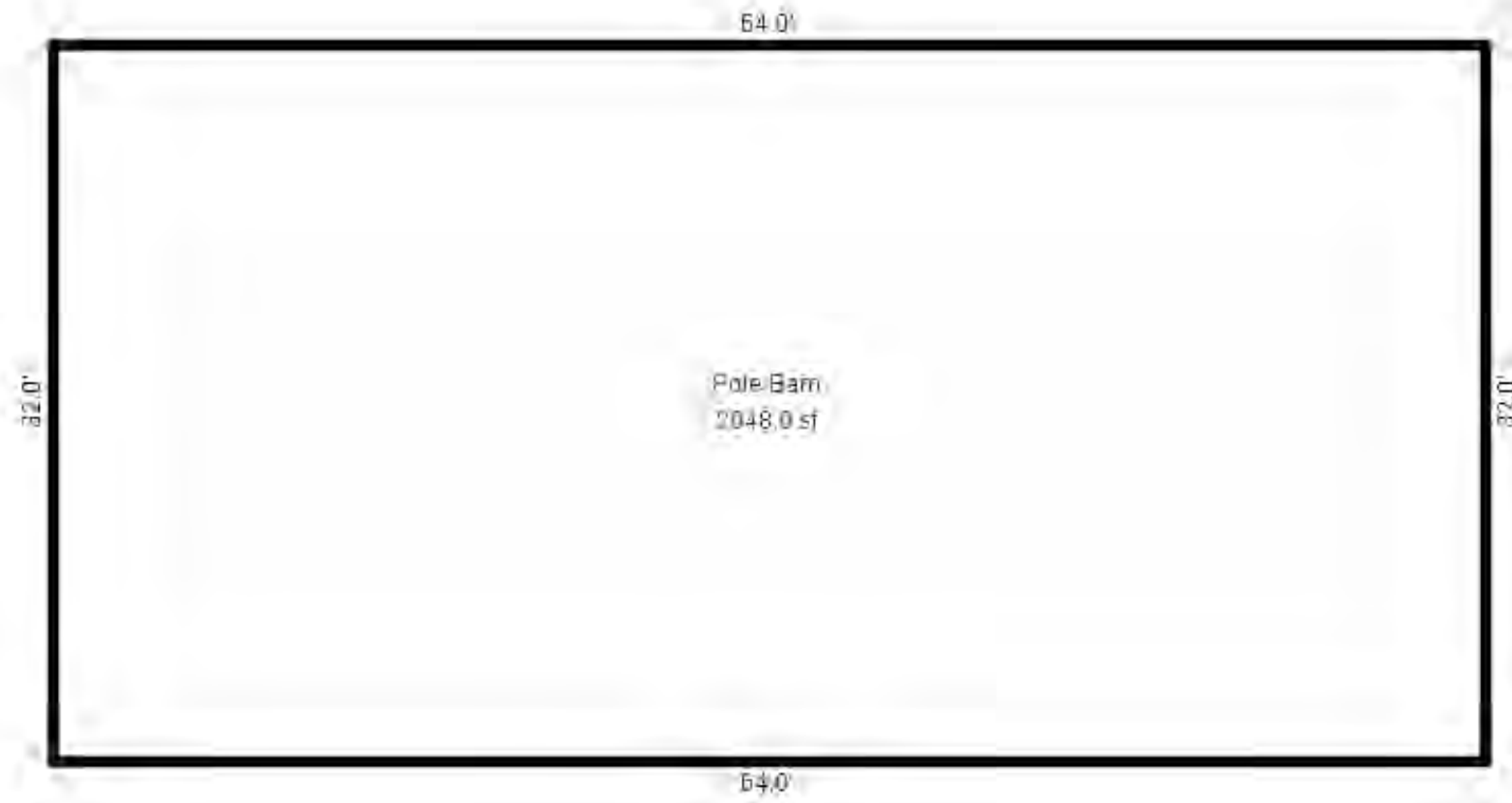


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2048 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	Blt 2003	Cls C		
	Mobile Home														0 Front Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 20 Floor Area: 0 Total Base New : 45,865 Total Depr Cost: 36,691 Estimated T.C.V: 40,360	E.C.F. X 1.100
	Town Home	0 Other Overhang	(4) Interior			No Heating/Cooling			Class: C		E.C.F.		Blt 2003		Cls C	
	Duplex		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Effec. Age: 20		E.C.F.		Blt 2003		Cls C		
	A-Frame		Trim & Decoration			No Heating/Cooling			Floor Area: 0		E.C.F.		Blt 2003		Cls C	
	Wood Frame		Ex	Ord	Min	No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Building Style: GRG		Size of Closets			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Yr Built 2003	Remodeled 0	Lg	Ord	Small	No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Condition: Average		Doors			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Room List		Solid	H.C.	No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C		
	Basement		(5) Floors			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	1st Floor		Kitchen:			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	2nd Floor		Other:			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Bedrooms		Other:			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	(1) Exterior		(6) Ceilings			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Wood/Shingle		No. of Elec. Outlets			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Aluminum/Vinyl		Many	Ave.	Few	No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Brick		(7) Excavation			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Insulation		Basement: 0 S.F.			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	(2) Windows		Crawl: 0 S.F.			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Many	Large	Slab: 0 S.F.			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Avg.	Avg.	Height to Joists: 0.0			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Few	Small	(8) Basement			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Wood Sash		Conc. Block			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Metal Sash		Poured Conc.			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Vinyl Sash		Stone			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Double Hung		Treated Wood			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Horiz. Slide		Concrete Floor			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Casement		(9) Basement Finish			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Double Glass		Recreation SF			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Patio Doors		Living SF			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Storms & Screens		Walkout Doors (B)			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	(3) Roof		No Floor SF			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Gable	Gambrel	Walkout Doors (A)			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Hip	Mansard	(10) Floor Support			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	
	Flat	Shed	Joists:			No Heating/Cooling			Total Base New : 45,865		E.C.F.		Blt 2003		Cls C	
	Asphalt Shingle		Unsupported Len:			No Heating/Cooling			Total Depr Cost: 36,691		E.C.F.		Blt 2003		Cls C	
	Chimney:		Cntr.Sup:			No Heating/Cooling			Estimated T.C.V: 40,360		E.C.F.		Blt 2003		Cls C	

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
LAMB PAMELA LYNN	NEDERHOED MARION JO	502,780	01/05/2023	WD	03-ARM'S LENGTH	2023-00665	PROPERTY TRANSFER	100.0					
FECHTER THERESA E FKA CO	LAMB PAMELA LYNN	499,900	06/13/2022	WD	03-ARM'S LENGTH	2022-01940	PROPERTY TRANSFER	100.0					
COURTADE THERESA E	MCGEE JEFFREY M & DODY C	0	09/19/2017	AFF	21-NOT USED/OTHER	2017-03591	PROPERTY TRANSFER	0.0					
PASH STANFORD J & ELIZABE	COURTADE THERESA E	255,000	05/26/2017	WD	03-ARM'S LENGTH	2017-01762	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status			
6401 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		New House		08/08/2003		20030275	Complete				
Owner's Name/Address		P.R.E. 100% 04/03/2023		MAP #:		2024 Est TCV 438,838 TCV/TFA: 227.97							
NEDERHOED MARION JO 6401 W LAKEVIEW DR LAKE CITY MI 49651		X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
Tax Description		Public Improvements		* Factors *		PRT 106, 105 & 104							
THAT PART OF LOTS 104, 105 AND 106, PLAT OF BUENA VISTA PARK, SECTION 12, T22N, R8W, LAKE TOWNSHIP, MISSAUKEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF VACATED PINWOOD AVENUE THAT IS NORTH 81'32'40" WEST 15.30 FEET FROM THE NORTHWEST CORNER OF LOT 106; THENCE ALONG THE NORTH LINE OF LOT 106 SOUTH 81'32'4D" EAST 125.08 FEET TO A POINT ON THE CENTERLINE OF VACATED BIRCHWOOD AVENUE; THENCE ALONG SAID CENTERLINE SOUTH 45'10'13" EAST 47.04 FEET; THENCE SOUTH 60'17'46" WEST 89.21 FEET; THENCE SOUTH 18'27'57" EAST 18.67 FEET; THENCE SOUTH 64'16'26" WEST		X	Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		X	Gravel Road		BACK 50' @1200/	125.08	113.31	0.7951	0.9858	1200	100		117,650
		X	Paved Road		125 Actual Front Feet,	0.33	Total Acres			Total Est.	Land Value =		117,650
		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	900	0	0
		X	Sewer		Residential Local Cost Land Improvements								
		X	Electric		Description					Rate	Size	% Good	Cash Value
		X	Gas		LAND IMPROVE 2500					2,500.00	1	100	2,500
		X	Curb		Total Estimated Land Improvements True Cash Value = 2,500								
		X	Street Lights										
		X	Standard Utilities										
		X	Underground Utils.										
		X	Topography of Site										
		X	Level										
		X	Rolling										
		X	Low										
		X	High										
		X	Landscaped										
		X	Swamp										
		X	Wooded										
		X	Pond										
		X	Waterfront										
		X	Ravine										
		X	Wetland										
		X	Flood Plain										
		Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		TPC 01/05/2023	INSPECTED		2024	58,800	160,600	219,400			219,400S		
		TPC 04/30/2021	INSPECTED		2023	39,200	136,700	175,900			175,900S		
		TPC 12/27/2017	INSPECTED		2022	40,000	115,900	155,900			117,275C		
					2021	35,000	114,300	149,300			113,529C		

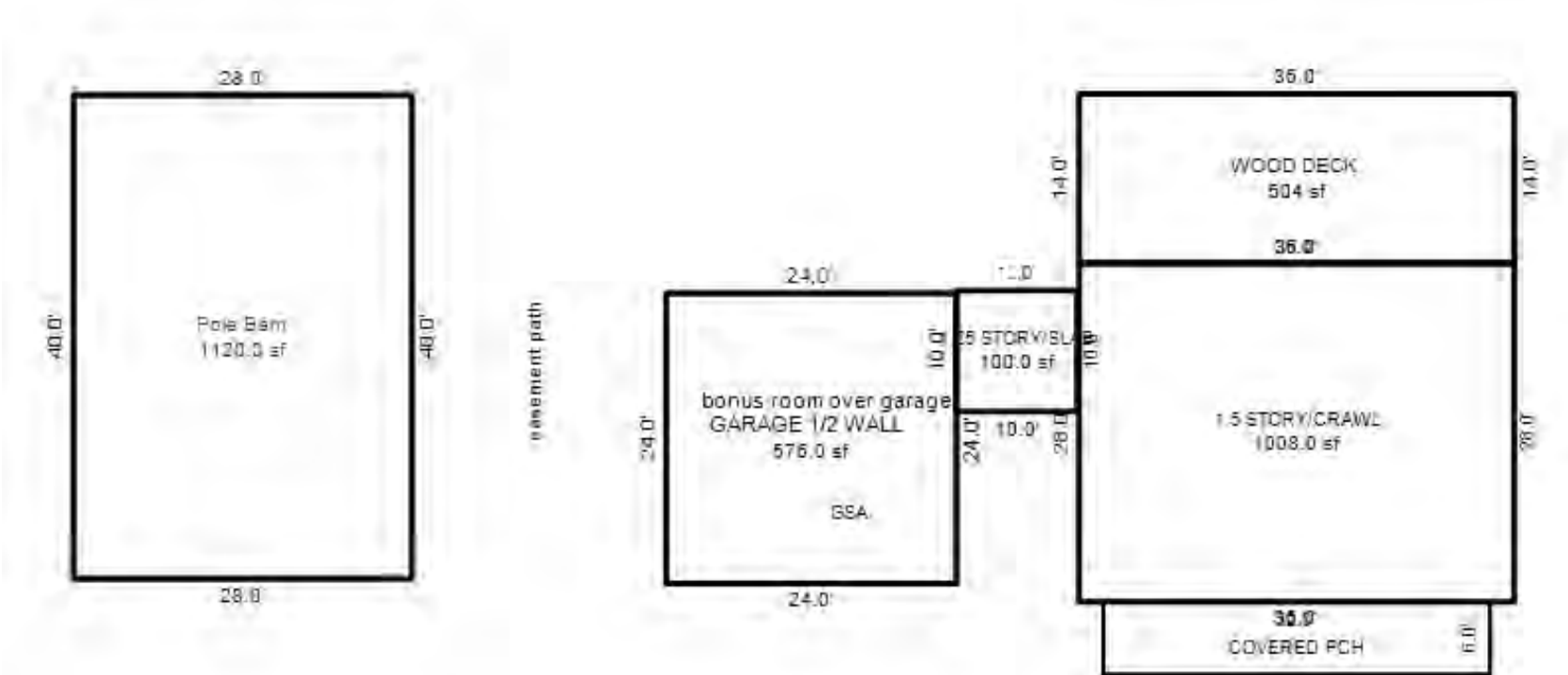


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*** Information herein deemed reliable but not guaranteed***

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	192 WCP (1 Story) 504 Treated Wood	Year Built: 2003 Car Capacity: 2 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: 576 % 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				Ex X Ord Min			Size of Closets			Lg X Ord Small																																		
Yr Built 2003	Remodeled 0			Doors Solid H.C.			(5) Floors			Kitchen: Other: Other:																																		
Condition: Average							(12) Electric			200 Amps Service																																		
Room List							No./Qual. of Fixtures			Ex. X Ord. Min																																		
	Basement 1st Floor 2nd Floor 3 Bedrooms						No. of Elec. Outlets			Many X Ave. Few																																		
(1) Exterior				(6) Ceilings			(13) Plumbing			1 Average Fixture(s) 2 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink 1 Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation			(7) Excavation			(14) Water/Sewer			1 Public Water 1 Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																		
(2) Windows				Basement: 0 S.F. Crawl: 1008 S.F. Slab: 100 S.F. Height to Joists: 0.0																																								
X	Many Avg. X Avg. Few Large Small			(8) Basement																																								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																																								
(3) Roof				(9) Basement Finish																																								
X	Gable Hip Flat			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)																																								
X	Asphalt Shingle			(10) Floor Support																																								
Chimney:				Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																					
<p>Cost Est. for Res. Bldg: 1 Single Family 1.5S Cls C 10 Blt 2003 (11) Heating System: Forced Heat & Cool Ground Area = 1108 SF Floor Area = 1925 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87 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>Crawl Space</td> <td>1,008</td> <td></td> <td></td> </tr> <tr> <td>1.25 Story</td> <td>Siding</td> <td>Slab</td> <td>100</td> <td></td> <td></td> </tr> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>288</td> <td></td> <td></td> </tr> <tr> <td colspan="3">Total:</td> <td></td> <td>239,328</td> <td>208,214</td> </tr> </tbody> </table> <p>Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,284 3 Fixture Bath 1 4,646 4,042 2 Fixture Bath 1 3,108 2,704 Separate Shower 1 1,360 1,183 Porches WCP (1 Story) 192 7,818 6,802 Deck Treated Wood 504 7,590 6,603 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Base Cost 576 29,854 25,973 Door Opener 1 547 476 Class: CD Exterior: Pole (Unfinished) Base Cost 1120 24,192 21,047 Water/Sewer Public Sewer 1 1,494 1,300 Water Well, 100 Feet 1 5,808 5,053 Built-Ins <<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>															Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1.5 Story	Siding	Crawl Space	1,008			1.25 Story	Siding	Slab	100			1 Story	Siding	Overhang	288			Total:				239,328	208,214
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																							
1.5 Story	Siding	Crawl Space	1,008																																									
1.25 Story	Siding	Slab	100																																									
1 Story	Siding	Overhang	288																																									
Total:				239,328	208,214																																							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WETHERELL BRANDI S FKA RO	IDES JESSICA M	175,000	06/15/2022	WD	03-ARM'S LENGTH	2022-01973	PROPERTY TRANSFER	100.0
		75,000	03/01/2003	WD	03-ARM'S LENGTH	03-0:1268	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6370 W BUENA VISTA	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
IDES JESSICA M 1542 KEYSTONE CT ELGIN IL 60120	MAP #:					
	2024 Est TCV 156,476 TCV/TFA: 122.73					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
(4*2002) LOTS 107 & 108 & BEG AT NE COR LOT 104, TH SE'LY TO SE COR LOT 103, SW'LY 8 FT, N'LY TO POB. BUENA VISTA PARK.	X	Dirt Road		BACK 50' @ 600	42.00	94.00	0.9243	0.9640	600	100		22,455
		Gravel Road		BACK 50' @ 600	42.50	94.00	0.9243	0.9640	600	100	LOT 108	22,722
		Paved Road		85 Actual Front Feet, 0.18 Total Acres						Total Est. Land Value =	45,177	

Comments/Influences	X	Sewer	Land Improvement Cost Estimates			Cash Value
			Description	Rate	Size % Good	
100% POVERTY 09	X	Electric	Wood Frame	33.66	48 56	905
02 SPLIT FROM 103-00 FOR 03	X	Gas	Total Estimated Land Improvements True Cash Value =			905

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



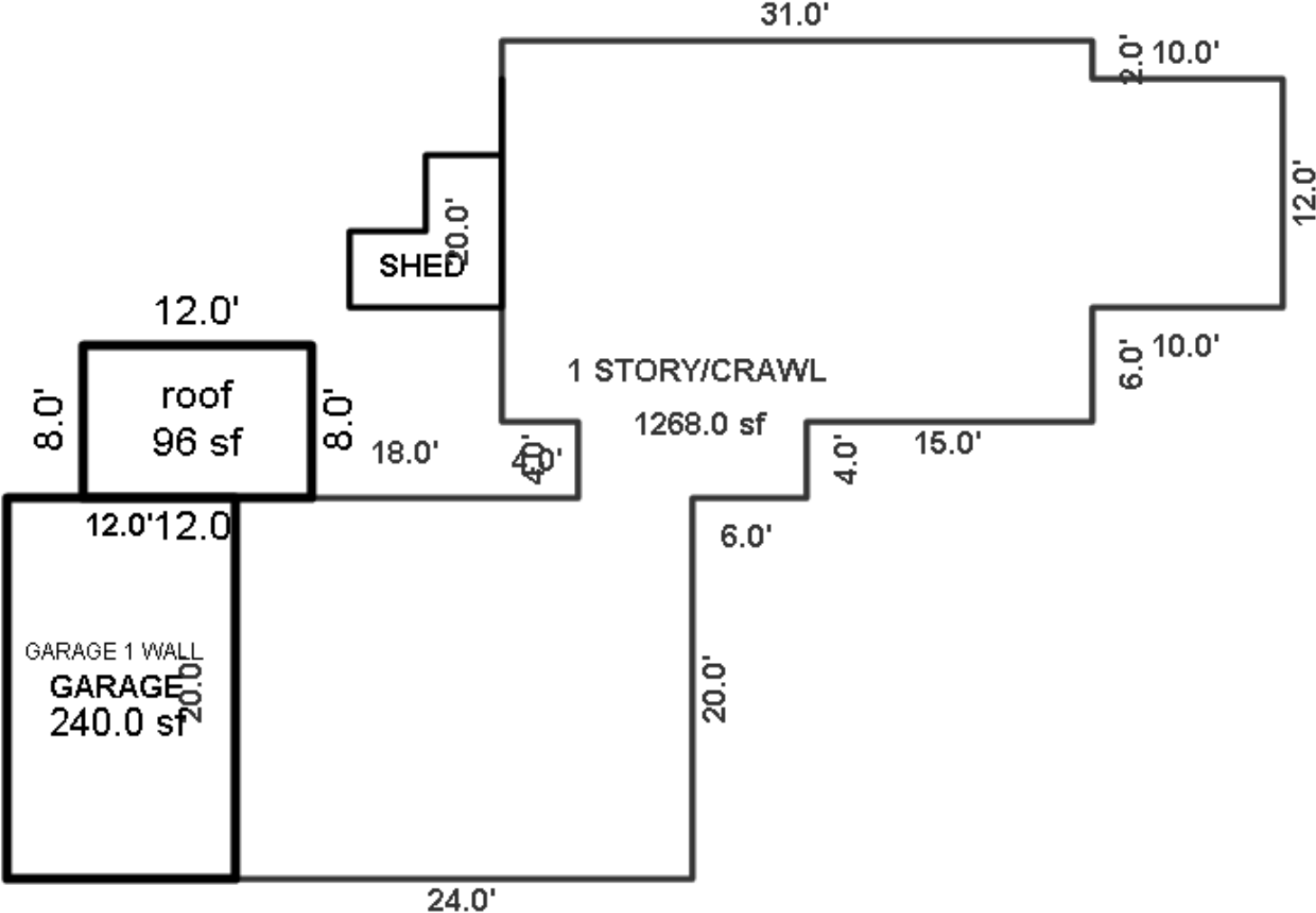
Who	When	What	2024	2023	2022	2021
TPC 05/02/2022	INSPECTED		22,600	15,100	10,000	10,000
TPC 04/30/2021	INSPECTED		55,600	48,400	39,100	38,600
TPC 05/06/2018	INSPECTED		78,200	63,500	49,100	48,600
			66,675C	63,500S	27,175C	26,307C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 96	Type Roof Cover Onl	Year Built: 1938 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: 240 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater												
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G												
Yr Built 1938		Remodeled 1960			Ex	X	Ord										
Condition: Average			Trim & Decoration														
Room List			Lg	X	Ord												
	Basement 1st Floor 2nd Floor 3 Bedrooms		Size of Closets														
(1) Exterior																	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		(5) Floors														
(2) Windows			Kitchen: Other: Other:														
X	Many Avg. Few	X	(6) Ceilings														
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		X Drywall														
(3) Roof			(7) Excavation														
X	Gable Hip Flat		Basement: 0 S.F. Crawl: 1275 S.F. Slab: 0 S.F. Height to Joists: 0.0														
X	Asphalt Shingle Metal		(8) Basement														
Chimney: Block			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor														
(3) Roof			(9) Basement Finish														
X	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support														
Joists: Unsupported Len: Cntr.Sup:			(11) Heating/Cooling														
(3) Roof			(12) Electric														
X	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		200 Amps Service														
(3) Roof			(13) Plumbing														
X	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		No./Qual. of Fixtures														
(3) Roof			(14) Water/Sewer														
X	1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:														
(3) Roof			(15) Heating/Cooling														
X	Gas Wood		(16) Porches/Decks														
(3) Roof			(17) Garage														
(3) Roof			Class: CD Effec. Age: 40 Floor Area: 1,275 Total Base New : 167,263 Total Depr Cost: 100,358 Estimated T.C.V: 110,394														
(3) Roof			E.C.F. X 1.100														
(3) Roof			Bsmnt Garage: Carport Area: Roof:														
(3) Roof			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 1275 SF Floor Area = 1275 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 1,275 Total: 142,193 85,316														
(3) Roof			Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 738 Garages Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 240 12,706 7,624 Common Wall: 1 Wall 1 -2,512 -1,507 Door Opener 1 485 291 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Exterior 1 Story 1 5,707 3,424 Deck w/Roof (Roof portion) 96 1,609 965 Local Cost Items SANITARY SEWER 1 0 0 *														
(3) Roof			Totals: 167,263 100,358														
(3) Roof			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY: 110,394														

*** 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.
SCHREMS JEFFREY R & LISA	RETHMANN GERALD J II & AN	83,000	06/11/2018	WD	03-ARM'S LENGTH	2018-01937	DEED	100.0
WING GREGORY R & KAREN A	SCHREMS JEFFREY R & LISA	62,000	01/13/2012	WD	03-ARM'S LENGTH	2012-00157	PROPERTY TRANSFER	100.0
PARKHURST MATTHEW P & KA	WING GREGORY R & KAREN A	89,500	03/31/2006	WD	03-ARM'S LENGTH	06-0/968	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6371 W BUENA VISTA DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	04/28/2005	20050087	Complete

Owner's Name/Address	MAP #:
RETHMANN GERALD J II & ANDREA J 6650 STROEBEL RD SAGINAW MI 48609	2024 Est TCV 119,932 TCV/TFA: 171.09

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 109 BUENA VISTA PARK.	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>BACK 50' @ 600</td> <td>62.00</td> <td>153.00</td> <td>0.9682</td> <td>1.0371</td> <td>600</td> <td>100</td> <td></td> <td>37,356</td> </tr> <tr> <td colspan="8">62 Actual Front Feet, 0.22 Total Acres</td> <td>Total Est. Land Value = 37,356</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @ 600	62.00	153.00	0.9682	1.0371	600	100		37,356	62 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 37,356
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
BACK 50' @ 600	62.00	153.00	0.9682	1.0371	600	100		37,356																						
62 Actual Front Feet, 0.22 Total Acres								Total Est. Land Value = 37,356																						

Comments/Influences	X	Topography of Site
	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



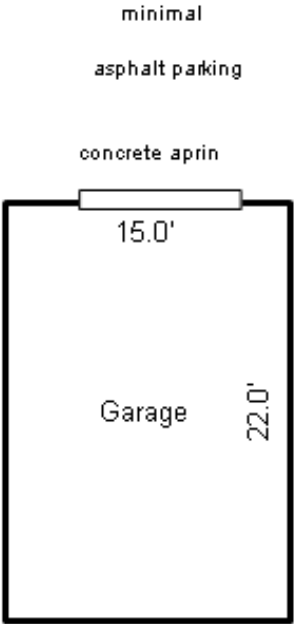
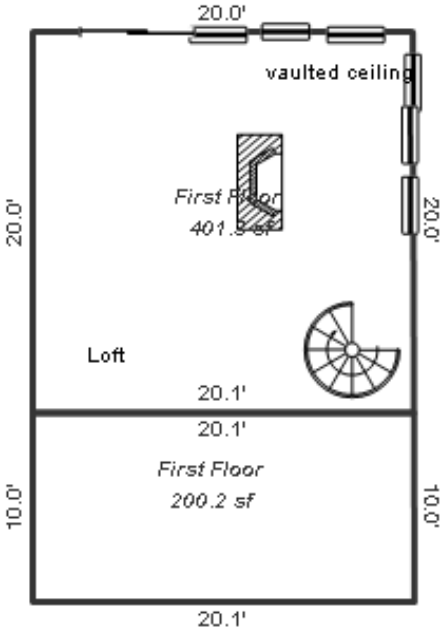
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 04/30/2021	INSPECTED		2024	18,700	41,300	60,000			36,594C
TPC 12/27/2017	INSPECTED		2023	12,500	35,900	48,400			34,852C
TPC 11/02/2015	INSPECTED		2022	7,500	32,300	39,800			33,193C
			2021	6,000	31,900	37,900			32,133C

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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: 1961 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 330 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	(4) Interior		X Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C +5 Effec. Age: 40 Floor Area: 701 Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1.25S		Drywall	Plaster	Trim & Decoration			(12) Electric			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Carpport Area:	
Yr Built 1961	Remodeled 0	Ex	Ord	X	Min	100 Amps Service			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:		
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
Room List		Doors	Solid	X	H.C.	No. of Elec. Outlets			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Ex. X Ord. Min			Building Areas			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
(1) Exterior		Kitchen: Other: Other:		Many X Ave. Few			Stories Exterior Foundation Size Cost New Depr. Cost			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		(13) Plumbing			1.25 Story Siding Slab 401			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 601 S.F. Height to Joists: 0.0		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Slab 200			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
X	Many Avg. Few	X	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			Other Additions/Adjustments			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Garages			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		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			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:
X	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
Chimney: Brick		(10) Floor Support		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			Local Cost Items			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
		Joists: Unsupported Len: Cntr.Sup:		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			SANITARY SEWER			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	
		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			Notes:			Total Base New : 125,103 Total Depr Cost: 75,069 Estimated T.C.V: 82,576		E.C.F. X 1.100		Roof:	

*** 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.
BROWN BONNIE J	SHAFFER ERIC D & BONNIE J	0	12/10/2015	QC	09-FAMILY	2015-04016	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6367 W BUENA VISTA DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/25/1994					
Owner's Name/Address	MAP #:					
SHAFFER ERIC D & BONNIE J & MAYES WENDEE J & HEBERT BRIDGET W PO BOX 238 LAKE CITY MI 49651	2024 Est TCV 170,761 TCV/TFA: 138.27					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 110 BUENA VISTA PARK.	X	Dirt Road		BACK 50' @ 600	61.25	140.00	0.9700	1.0234	600	100	36,482
Comments/Influences		Gravel Road		61 Actual Front Feet, 0.20 Total Acres				Total Est. Land Value =		36,482	
REMOVE 2 DECKS & CCP FOR 05		Paved Road		Land Improvement Cost Estimates							
		Storm Sewer		Description				Rate	Size % Good	Cash Value	
		Sidewalk		D/W/P: 4in Concrete				6.49	270 0	0	
	X	Water		Wood Frame				24.00	144 50	1,728	
	X	Sewer		Residential Local Cost Land Improvements							
	X	Electric		Description				Rate	Size % Good	Cash Value	
	X	Gas		LAND IMPROVE 1000				1,000.00	1 95	950	
	X	Curb		Total Estimated Land Improvements True Cash Value =							2,678
		Street Lights									
		Standard Utilities									
		Underground Utils.									



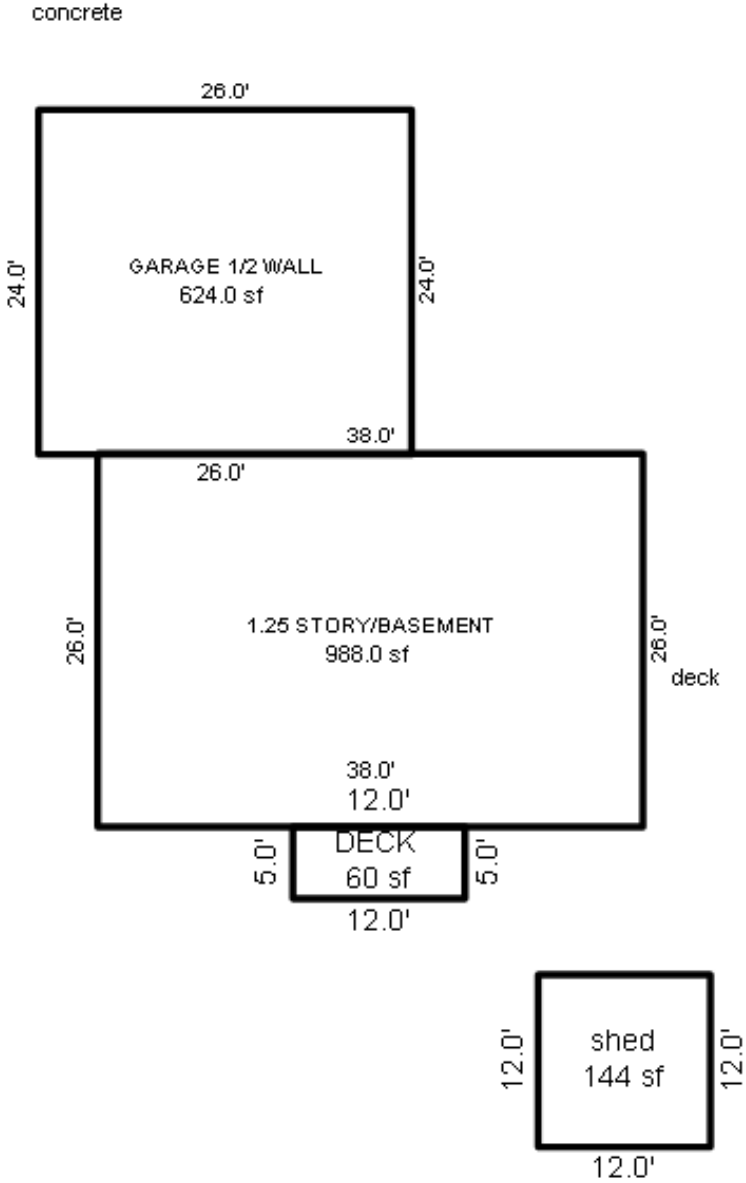
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	18,200	67,200	85,400			41,647C
	Rolling		2023	12,200	58,500	70,700			39,664C
	Low		2022	7,500	50,400	57,900			37,776C
	High		2021	6,000	49,700	55,700			36,570C
	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 64 80	Type Treated Wood Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 42 Inch Finished?: Auto. Doors: 1 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 Trim & Decoration		Central Air Wood Furnace		Class: CD Effec. Age: 35 Floor Area: 1,235 Total Base New : 184,057 Total Depr Cost: 119,637 Estimated T.C.V: 131,601		E.C.F. X 1.100		Bsmnt Garage:		
Building Style: 1.25S		Yr Built 1962		Remodeled 0		Condition: Average		Room List		Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Forced Air w/ Ducts Ground Area = 988 SF Floor Area = 1235 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Cls CD		Blt 1962		
Condition: Average		Size of Closets		No./Qual. of Fixtures		No. of Elec. Outlets		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors		Solid X H.C.		Ex. X Ord. Min		Many X Ave. Few		1.25 Story Siding		988 Total: 150,075		97,550		
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric		200 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		Other Additions/Adjustments		Plumbing Average Fixture(s) Deck Treated Wood Treated Wood		Average Fixture(s) 1 1,230 799 Treated Wood 64 1,980 1,287 Treated Wood 80 2,213 1,438		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets		(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		Garages		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost 624 23,481 Common Wall: 1/2 Wall 1 -1,252 Door Opener 1 485 315		Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680				
(2) Windows		(8) Basement		Basement: 988 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(9) Basement Finish		(14) Water/Sewer		Built-Ins Appliance Allow.		Totals: 184,057		119,637		
Many Avg. X Large Avg. Small		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(10) Floor Support		Lump Sum Items:		Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		1,934 1,257		131,601		
Wood Sash Metal Sash Vinyl Sash		Chimney: Block		Joists: Unsupported Len: Cntr.Sup:												
X Gable Hip Flat		Gambrel Mansard Shed														
X Asphalt Shingle																

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



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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISING MICHELE M & KEWAY	RETHMAN JERRY	15,000	11/05/2021	QC	19-MULTI PARCEL ARM'S LE	2022-00533	DEED	100.0
KEWAY MARILYN J	EISING MICHELE M & KEWAY	0	12/02/2018	AFF	09-FAMILY	2019-00054	DEED	0.0
KEWAY MARILYN J	KEWAY MARILYN J	1	10/16/1992	QC	09-FAMILY	L274P307	PROPERTY TRANSFER	0.0

Property Address: W BUENA VISTA BLVD
 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: RETHMAN JERRY
 6650 STROEBEL RD
 SAGINAW MI 48699
 2024 Est TCV 32,491

Improved X Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 BACK 50' @ 600 55.00 119.00 0.9858 0.9987 600 100 32,491
 55 Actual Front Feet, 0.15 Total Acres Total Est. Land Value = 32,491

Tax Description: SEC 12 T22N R8W LOT 111 BUENA VISTA PARK.
 6/2021 SPLIT PLATTED LOT TO 160-112-00 FORMERLY . SEC 12 T22N R8W LOTS 111 & 112. BUENA VISTA PARK.

Comments/Influences: X Electric X Gas X Curb X Street Lights Standard Utilities Underground Utils.
 Split/Comb. on 06/15/2021 completed 06/15/2021 TIM ;
 Parent Parcel(s): 009-160-111-00;
 Child Parcel(s): 009-160-112-00;

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	16,200	0	16,200			8,268C
2023	10,800	0	10,800			7,875C
2022	7,500	0	7,500			7,500S
2021	12,000	0	12,000			2,527C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EISING MICHELE M & KEWAY	RETHMAN JERRY	15,000	11/05/2021	QC	19-MULTI PARCEL ARM'S LE	2022-00533	DEED	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
RETHMAN JERRY 6650 STROEBEL RD SAGINAW MI 48699	MAP #:					
	2024 Est TCV 32,491					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
Public Improvements			* Factors *				
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
BACK 50' @ 600	55.00	119.00	0.9858	0.9987	600	100	32,491
55 Actual Front Feet, 0.15 Total Acres						Total Est. Land Value =	32,491

Tax Description
 SEC 12 T22N R8W LOT 112. BUENA VISTA PARK.
 SPLIT ON 06/15/2021 FROM 009-160-111-00;
 Comments/Influences
 Split/Comb. on 06/15/2021 completed 06/15/2021 TIM ;
 Parent Parcel(s): 009-160-111-00;
 Child Parcel(s): 009-160-112-00;

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

Topography of Site

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



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Who When What
 TPC 04/30/2021 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	16,200	0	16,200			8,268C
2023	10,800	0	10,800			7,875C
2022	7,500	0	7,500			7,500S
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.
SNYDER ROBERT J	FRASER STEVE K & LOUISE E	13,000	11/02/2018	WD	03-ARM'S LENGTH	2018-03634	PROPERTY TRANSFER	100.0
SNYDER CONNIE LEE	SNYDER ROBERT JAMES	0	01/27/1994	QC	06-COURT JUDGEMENT	2017-00137	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S MAPLEWOOD AVE	School: LAKE CITY AREA SCHOOL DIST		New House	07/23/2019	2019-0360	0%
Owner's Name/Address	P.R.E. 0%		Garage	07/23/2019	2019-0355	0%
FRASER STEVE K & LOUISE E 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 30,027					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
			Description	Frontage	Depth	Value
			BACK 50' @ 600	44.17	112.00	26,720
			48 Actual Front Feet, 0.11 Total Acres		Total Est. Land Value =	26,720

Tax Description	X	Rate	Size % Good	Cash Value
2018. SEC 12 T22N R8W LOT 113 BUENA VISTA PARK.				
FORMERLY . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.				
Comments/Influences				
Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;				
Parent Parcel(s): 009-160-113-00;				
Child Parcel(s): 009-160-114-00;				

Land Improvement Cost Estimates	Description	Rate	Size % Good	Cash Value
	Wood Frame	37.85	48 50	908
	Wood Frame	24.99	192 50	2,399
	Total Estimated Land Improvements True Cash Value =			3,307



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	13,400	1,600	15,000			8,407C
2023	8,900	1,500	10,400			8,007C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	FRASER STEVE K & LOUISE	25,500	05/31/2018	WD	03-ARM'S LENGTH	2018-01773	PROPERTY TRANSFER	100.0
SNYDER ROBERT J	SHARP BRETT A & EMILY B	12,500	03/31/2017	WD	32-SPLIT VACANT	2017-00930	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S MAPLEWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRASER STEVE K & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 24,996					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
			BACK 50' @ 600	40.83	112.00	1.0308	0.9897	600 100	24,996
			43 Actual Front Feet, 0.10 Total Acres				Total Est. Land Value =	24,996	

Tax Description
 2018. SEC 12 T22N R8W LOT 114 BUENA VISTA PARK.
 FORMERLY ASSESED WITH 160-113-00 . SEC 12 T22N R8W LOTS 113 & 114. BUENA VISTA PARK.

Comments/Influences
 Split/Comb. on 04/05/2017 completed 04/05/2017 TIM ;
 Parent Parcel(s): 009-160-113-00;
 Child Parcel(s): 009-160-114-00;

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

Topography of Site

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



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Who When What
 TPC 04/30/2021 INSPECTED
 TPC 12/27/2017 INSPECTED
 TPC 08/28/2017 INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	12,500	0	12,500			6,832C
2023	8,300	0	8,300			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP BRETT A & EMILY B	FRASER STEVE K & LOUISE	25,500	05/31/2018	WD	19-MULTI PARCEL ARM'S LE	2018-01773	PROPERTY TRANSFER	100.0
QUEHL DONALD W & DIANE L	SHARP BRETT A & EMILY B	13,000	10/12/2016	WD	03-ARM'S LENGTH	2016-03420	PROPERTY TRANSFER	100.0
ROWELL ROBIN G (F)	QUEHL DONALD W & DIANE L	6,500	07/02/2007	WD	03-ARM'S LENGTH	2007/2399	DEED	100.0

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

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

Owner's Name/Address: FRASER STEVE K & LOUISE
 372 S 8 MILE RD
 LAKE CITY MI 49651
 2024 Est TCV 29,611

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
Public Improvements			* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @ 600	50.00	110.00	1.0000	0.9870	600	100		29,611
50 Actual Front Feet, 0.13 Total Acres Total Est. Land Value =								29,611

Tax Description
 LOT 115 BUENA VISTA PARK.
 SPLIT ON 11/27/2011 INTO 009-160-116-00,
 009-160-115-00;
 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.

Split/Comb. on 11/27/2011 completed
 11/27/2011 TIM SPLIT LOTS IN PLAT;
 Parent Parcel(s): 009-160-115-00;
 Child Parcel(s): 009-160-116-00,
 009-160-115-01;

2011 SPLIT LOT 116 FOR 2012 ROLL



- 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	14,800	0	14,800			6,832C
2023	9,900	0	9,900			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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 Missaukee, Michigan

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRISSMAN DONALD A & PATRI	CRISSMAN COTTAGE TRUST	0	11/03/2017	QC	09-FAMILY	2017-03492	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6327 W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/17/2012	2012-0114	100%
	P.R.E. 0%		Addition	04/05/2004	20040047	Complete

Owner's Name/Address	MAP #:
CRISSMAN COTTAGE TRUST 345 WESTMINISTER DR NOBLESVILLE IN 46060	2024 Est TCV 351,899 TCV/TFA: 168.29

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
		* Factors * Description Frontage Depth Front Depth Rate %Adj. Reason Value
		BACK 50' @ 600 153.00 112.00 0.8456 0.9897 600 100 76,823
		153 Actual Front Feet, 0.39 Total Acres Total Est. Land Value = 76,823

Tax Description	X	Public Improvements	Land Improvement Cost Estimates
LOTS 116, 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK. 12/2017 COMBINE LOT 116 FORMERLY LOTS 117, 121 & W 1/2 OF LOT 122. BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk	Description Rate Size % Good Cash Value
	X	Water	Wood Frame 29.53 96 85 2,410
	X	Sewer	Total Estimated Land Improvements True Cash Value = 2,410
	X	Electric	
	X	Gas	
	X	Curb	
	X	Street Lights	
	X	Standard Utilities	
	X	Underground Utils.	

219-759-4741
ADD CITY SEWER FOR 05
12/2017 COMBINE 116
02 SPLIT FROM 115-00 FOR 03
03 COMBO W/ 121-00 FOR 04



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	38,400	137,500	175,900			80,159C
X Rolling	2023	25,600	119,700	145,300			76,342C
X Low	2022	15,000	107,800	122,800			72,707C
X High	2021	12,000	106,300	118,300			70,385C
X Landscaped							
X Swamp							
X Wooded							
X Pond							
X Waterfront							
X Ravine							
X Wetland							
X Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 08/28/2017 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 1 Wood Stove Direct-Vented Ga	Area 212 632 16 344	Type WPP WPP Treated Wood Treated Wood	Year Built: 2004 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 728 % Good: 0 Storage Area: 485 No Conc. Floor: 0		
X	Wood Frame	X	(4) Interior Drywall Paneled Plaster Wood T&G 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											
Building Style: 1.25S		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C -5 Effec. Age: 30 Floor Area: 2,091 Total Base New : 354,140 Total Depr Cost: 247,878 Estimated T.C.V: 272,666		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1979 201	Remodeled 2004	Ex	X Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S (11) Heating System: Space Heater Ground Area = 1673 SF Floor Area = 2091 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Cls C -5 Blt 1979					
Condition: Average		Size of Closets		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	(13) Plumbing			1,673					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		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			Total: 230,872		161,590				
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:			Plumbing Average Fixture(s) 1 1,476 1,033 Porches WPP 212 4,675 3,272 WPP 632 10,554 7,388 Deck Treated Wood 344 5,910 4,137 Treated Wood 16 731 512 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 29,244 20,471 Storage Over Garage 485 6,664 4,665 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 2 1,093 765 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 547 383 Base Cost 1285 55,563 38,894 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880			Total: 230,872		161,590				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 0 S.F. Crawl: 1673 S.F. Slab: 0 S.F. Height to Joists: 0.0			(14) Water/Sewer			Other Additions/Adjustments						
(2) Windows		(8) Basement		No. of Elec. Outlets			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Plumbing Average Fixture(s) 1 1,476 1,033						
X	Many Avg. X Few	Large Avg. Small	(9) Basement Finish		Lump Sum Items:			Water/Sewer			Porches WPP 212 4,675 3,272 WPP 632 10,554 7,388					
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)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck Treated Wood 344 5,910 4,137 Treated Wood 16 731 512						
(3) Roof		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 29,244 20,471 Storage Over Garage 485 6,664 4,665 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 2 1,093 765 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 547 383 Base Cost 1285 55,563 38,894 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880						
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			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 29,244 20,471 Storage Over Garage 485 6,664 4,665 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 2 1,093 765 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 547 383 Base Cost 1285 55,563 38,894 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880					
X	Asphalt Shingle	Chimney: Metal		Lump Sum Items:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 728 29,244 20,471 Storage Over Garage 485 6,664 4,665 Common Wall: 1 Wall 1 -2,686 -1,880 Door Opener 2 1,093 765 Class: C Exterior: Siding Foundation: 42 Inch (Finished) Door Opener 1 547 383 Base Cost 1285 55,563 38,894 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880						

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS FRANK D ESTATE	DAVIS MICKY I TRUST	0	04/27/2022	WD	06-COURT JUDGEMENT	2022-00778	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6371 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
DAVIS MICKY I TRUST 501 E SIXTH ST CLARE MI 48617	MAP #:					
	2024 Est TCV 160,516 TCV/TFA: 202.42					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 118 BUENA VISTA PARK.	X		Dirt Road									
			Gravel Road									
Comments/Influences	X		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
Total Estimated Land Improvements True Cash Value =					893



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	36,900	43,400	80,300			32,088C
Rolling	2023	24,600	37,800	62,400			30,560C
Low	2022	7,500	33,600	41,100			29,105C
High	2021	6,000	33,200	39,200			28,176C
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	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: 1950 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: 441 % 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			81	CCP	(1 Story)	Bsmnt Garage: Carport Area: Roof:			
Building Style: 1+S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: CD Effec. Age: 40 Floor Area: 793 Total Base New : 130,088 Total Depr Cost: 78,054 Estimated T.C.V: 85,859			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1950	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1+S (11) Heating System: Forced Air w/ Ducts Ground Area = 793 SF Floor Area = 793 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Cls CD			Blt 1950		
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.	(12) Electric			1+ Story Siding Slab			Total: 97,994 58,797					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets			Other Additions/Adjustments								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			200 Amps Service			Exterior Siding								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many			X	Ave.		Few	Plumbing							
(2) Windows		(7) Excavation		Average Fixture(s)			1			3 Fixture Bath								
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 793 S.F. Height to Joists: 0.0			1			2 Fixture Bath									
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			3 Fixture Bath								
X		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		Average Fixture(s)			1			2 Fixture Bath							
(3) Roof		(10) Floor Support		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1			3 Fixture Bath								
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Average Fixture(s)			1			2 Fixture Bath							
X	Asphalt Shingle	Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)			1			2 Fixture Bath								
Chimney: Block		(14) Water/Sewer		Average Fixture(s)			1			2 Fixture Bath								
		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Average Fixture(s)			1			2 Fixture Bath								
		Lump Sum Items:		Average Fixture(s)			1			2 Fixture Bath								
		Notes:		Average Fixture(s)			1			2 Fixture Bath								
		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		Average Fixture(s)			1			2 Fixture Bath								
		Totals:		Average Fixture(s)			1			2 Fixture Bath								
		Totals:		Average Fixture(s)			1			2 Fixture Bath								

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS FRANK D	DAVIS MICKY	0	03/28/2022	WD	06-COURT JUDGEMENT	2022-00778	DEED	0.0

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

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

Owner's Name/Address: DAVIS MICKY
 501 E SIXTH ST
 CLARE MI 48617
 2024 Est TCV 27,729

Improved X Vacant Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

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

BACK 50' @ 600 50.00 71.00 1.0000 0.9243 600 100 27,729
 50 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 27,729

Tax Description: . SEC 12 T22N R8W LOT 119 BUENA VISTA PARK.
 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
- 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	13,900	0	13,900			2,191C
2023	9,200	0	9,200			2,087C
2022	7,500	0	7,500			1,988C
2021	6,000	0	6,000			1,925C

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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.
SPURGEON WILLIAM K	SPURGEON WILLIAM K & MARY	0	03/30/2012	PTA	21-NOT USED/OTHER	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 06/01/2014					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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SPURGEON WILLIAM K & MARY K TRUST 6350 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 27,427
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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		BACK 50' @ 600	31.50	124.46	1.0718	1.0055	600	100		20,367
--	--	----------------	-------	--------	--------	--------	-----	-----	--	--------

		32 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value =	20,367
--	--	--	--	--	--	--	--	--	--	-------------------------	--------

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 12 T22N R8W LOT 120 BUENA VISTA PARK.	X	Dirt Road					
---	---	-----------	--	--	--	--	--

Comments/Influences	X	Gravel Road					
---------------------	---	-------------	--	--	--	--	--

	X	Paved Road					
--	---	------------	--	--	--	--	--

	X	Storm Sewer					
--	---	-------------	--	--	--	--	--

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

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

	X	Sewer	D/W/P: Asphalt Paving	2.89	3000	50	4,335
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	X	Electric	Wood Frame	28.72	80	50	1,149
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	X	Gas	Residential Local Cost Land Improvements				
--	---	-----	--	--	--	--	--

	X	Curb	Description	Rate	Size	% Good	Cash Value
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	X	Street Lights	LAND IMPROVE 1000	1,000.00	1	97	970
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	X	Standard Utilities	Ad-Hoc Unit-In-Place Items				
--	---	--------------------	----------------------------	--	--	--	--

	X	Underground Utils.	Description	Rate	Size	% Good	Cash Value
--	---	--------------------	-------------	------	------	--------	------------

	X	Topography of Site	/CI16/YARI/CHALF/04'/211	9.70	250	25	606
--	---	--------------------	--------------------------	------	-----	----	-----

	X	Level	Total Estimated Land Improvements True Cash Value =				7,060
--	---	-------	---	--	--	--	-------

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

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

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

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

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

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

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

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	10,200	3,500	13,700			1,778C
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2023	6,800	3,300	10,100			1,694C
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2022	7,500	1,000	8,500			1,614C
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2021	6,000	900	6,900			1,563C
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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.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRASER STEVE & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 46,970 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE									
			Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
. SEC 12 T22N R8W LOT 123 & E 1/2 OF LOT 122 BUENA VISTA PARK.	X		Dirt Road									
			Gravel Road									
Comments/Influences	X		Paved Road									
			Storm Sewer									
HOUSE ON 124-00	X		Sidewalk									
			Water									
	X		Sewer									
	X		Electric									
	X		Gas									
			Curb									
	X		Street Lights									
			Standard Utilities									
			Underground Utils.									

Land Improvement Cost Estimates			Description	Rate	Size	% Good	Cash Value
			D/W/P: 3.5 Concrete	6.58	144	71	673
			Total Estimated Land Improvements True Cash Value =				673

Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	17,000	6,500	23,500			10,392C
	Rolling		2023	11,500	5,700	17,200			9,898C
	Low		2022	5,000	5,100	10,100			9,427C
	High		2021	5,000	5,200	10,200			9,126C
	Landscaped								
	Swamp								
	Wooded								
	Pond								
	Waterfront								
	Ravine								
	Wetland								
	Flood Plain								



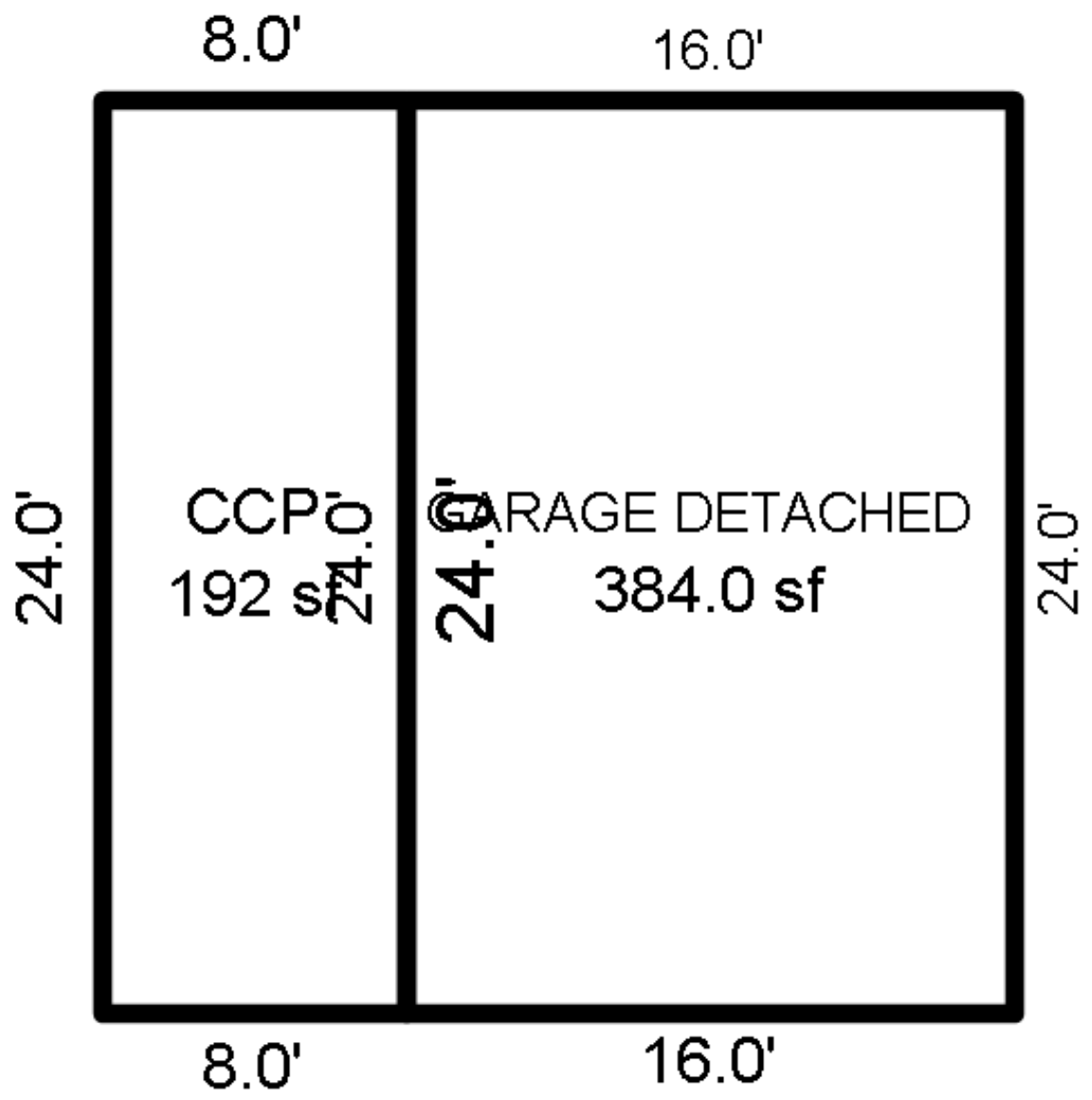
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Licensed To: Township of Lake, County of Missaukee, Michigan

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2021	INSPECTED	2023	11,500	5,700	17,200			9,898C
JWV	11/11/2020	INSPECTED	2022	5,000	5,100	10,100			9,427C
TPC	12/27/2017	INSPECTED	2021	5,000	5,200	10,200			9,126C

*** Information herein deemed reliable 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 192	Type CCP (1 Story)	Year Built: 1977 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	192	CCP (1 Story)	Year Built: 1977 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	Bsmnt Garage:	
	Town Home														0 Front Overhang	(4) Interior			Class: C Effec. Age: 35 Floor Area: 0 Total Base New : 17,290 Total Depr Cost: 11,239 Estimated T.C.V: 12,363			E.C.F. X 1.100	Roof:
	Duplex	0 Other Overhang	Drywall Paneled			Plaster Wood T&G			Trim & Decoration		Size of Closets		Ex. Ord Min		Condition: Average
	A-Frame		Lg Ord Small			X No Heating/Cooling			Central Air Wood Furnace		No./Qual. of Fixtures		Ex. Ord Min			(1) Exterior
	Wood Frame		Doors Solid H.C.			(12) Electric			0 Amps Service		No. of Elec. Outlets		Many Ave. Few		Wood/Shingle Aluminum/Vinyl Brick
	Building Style: GRG		(5) Floors			Kitchen: Other: Other:			No./Qual. of Fixtures		Ex. Ord Min		Insulation			(2) Windows
	Yr Built 1977	Remodeled 2020	Kitchens: 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		3 Fixture Bath		Porches		
	Condition: Average		(6) Ceilings			(13) Plumbing			Plumbing		3 Fixture Bath		Porches		
	Room List		(7) Excavation			(14) Water/Sewer			Plumbing		3 Fixture Bath		Porches		
	Basement		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			Plumbing		3 Fixture Bath		Porches		
	1st Floor		(8) Basement			Lump Sum Items:			Plumbing		3 Fixture Bath		Porches		
	2nd Floor		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor						Plumbing		3 Fixture Bath		Porches		
	Bedrooms		(9) Basement Finish						Plumbing		3 Fixture Bath		Porches		
	(1) Exterior		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)						Plumbing		3 Fixture Bath		Porches		
	Wood/Shingle		(10) Floor Support						Plumbing		3 Fixture Bath		Porches		
	Aluminum/Vinyl		Joists: Unsupported Len: Cntr.Sup:						Plumbing		3 Fixture Bath		Porches		
	Brick								Plumbing		3 Fixture Bath		Porches		
	Insulation								Plumbing		3 Fixture Bath		Porches		
	(2) Windows								Plumbing		3 Fixture Bath		Porches		
	Many Avg. Few								Plumbing		3 Fixture Bath		Porches		
	X Large Avg. Small								Plumbing		3 Fixture Bath		Porches		
	Wood Sash								Plumbing		3 Fixture Bath		Porches		
	Metal Sash								Plumbing		3 Fixture Bath		Porches		
	Vinyl Sash								Plumbing		3 Fixture Bath		Porches		
	Double Hung								Plumbing		3 Fixture Bath		Porches		
	Horiz. Slide								Plumbing		3 Fixture Bath		Porches		
	Casement								Plumbing		3 Fixture Bath		Porches		
	Double Glass								Plumbing		3 Fixture Bath		Porches		
	Patio Doors								Plumbing		3 Fixture Bath		Porches		
	Storms & Screens								Plumbing		3 Fixture Bath		Porches		
	(3) Roof								Plumbing		3 Fixture Bath		Porches		
	Gable								Plumbing		3 Fixture Bath		Porches		
	Hip								Plumbing		3 Fixture Bath		Porches		
	Flat								Plumbing		3 Fixture Bath		Porches		
	Asphalt Shingle								Plumbing		3 Fixture Bath		Porches		
	Chimney:								Plumbing		3 Fixture Bath		Porches		
									Plumbing		3 Fixture Bath		Porches		

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	03-ARM'S LENGTH	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01846	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6313 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	02/12/2020	2020-00049	100%

Owner's Name/Address	MAP #:
FRASER STEVE & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	2024 Est TCV 208,755 TCV/TFA: 169.31

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOTS 124, 125 & 126 BUENA VISTA PARK.	X		BACK 50' @1200/	53.60	120.00	0.7811	1.0000	1200	100	LOT 126	50,238
			BACK 50' @ 600	50.00	123.00	0.8622	1.0037	600	100	LOT 125	25,962
			BACK 50' @ 160/	30.75	100.00	0.7811	1.0000	160	100	LOT 124, IRR	3,843
			134 Actual Front Feet, 0.36 Total Acres Total Est. Land Value =								80,043

Comments/Influences	X Sewer	X Electric	X Gas	X Curb	X Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
GARAGE ON ADJ PIN									D/W/P: 4in Concrete	6.97	522	50	1,819
								Total Estimated Land Improvements True Cash Value =					1,819

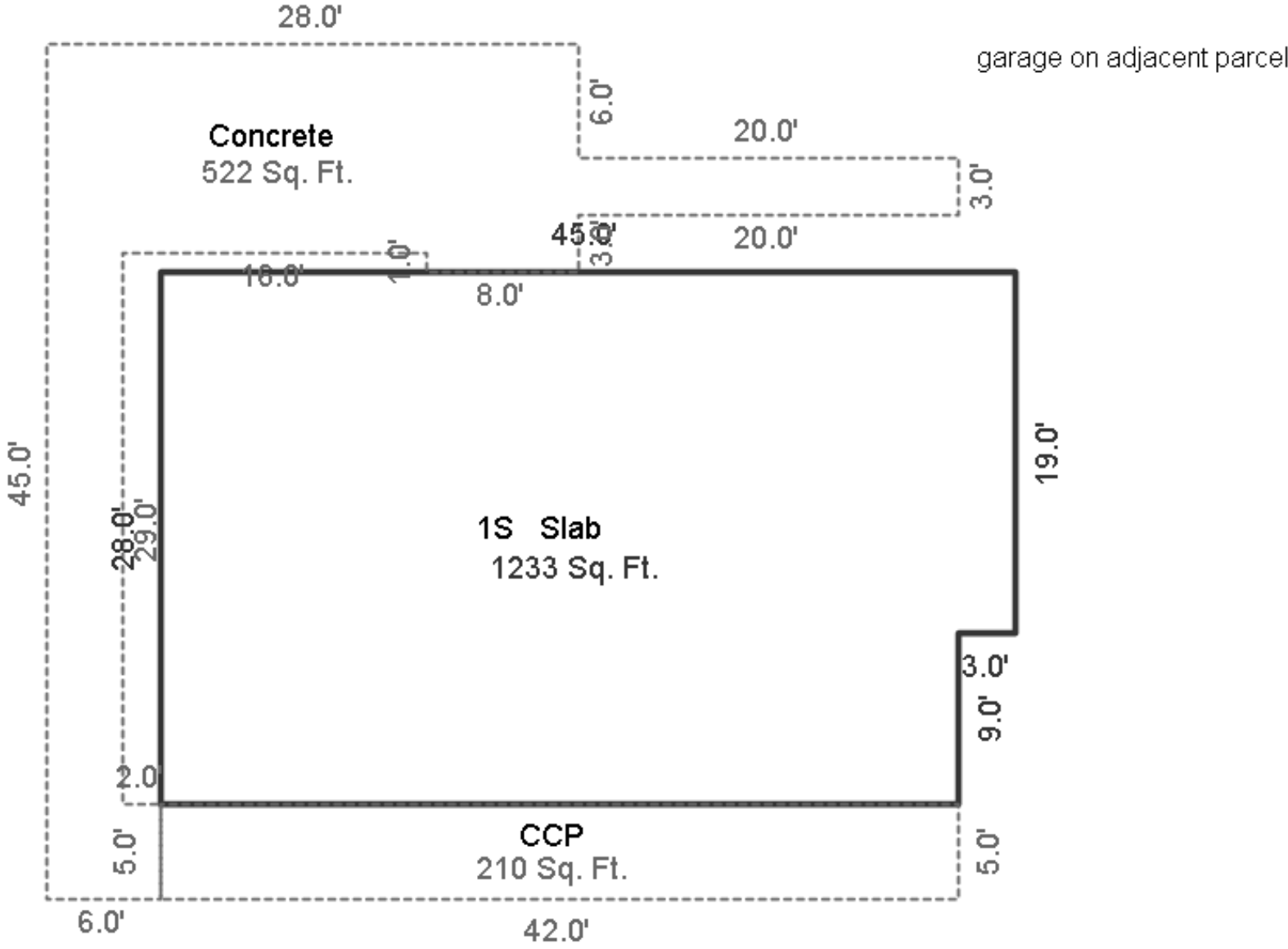
Topography of Site
X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	40,000	64,400	104,400			59,611C
2023	26,800	56,100	82,900			56,773C
2022	12,000	50,500	62,500			54,070C
2021	11,000	49,500	60,500			52,053C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
BIRCHWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRASER STEVE & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 18,848					

	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
	Public Improvements			* Factors *								
				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				BACK 50' @ 600	32.25	65.00	1.0680	0.9121	600	100	TRIANGLE	18,848
				32 Actual Front Feet, 0.05 Total Acres				Total Est. Land Value =		18,848		

Tax Description
. SEC 12 T22N R8W LOT 127 BUENA VISTA PARK.

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	9,400	0	9,400			3,415C
2023	6,300	0	6,300			3,253C
2022	3,500	0	3,500			3,099C
2021	3,000	0	3,000			3,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROWELL ROBIN GAYLE TRUST	FRASER STEVE & LOUISE	129,900	09/17/2019	WD	19-MULTI PARCEL ARM'S LE	2019-02922	PROPERTY TRANSFER	100.0
ROWELL ROBIN G	ROWELL ROBIN GAYLE TRUST	1	04/09/2013	QC	21-NOT USED/OTHER	2013-01845 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W BUENA VISTA BLVD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
FRASER STEVE & LOUISE 372 S 8 MILE RD LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 17,651					

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
Public Improvements			* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
BACK 50' @ 160/	50.00	95.04	0.9235	0.9874	160	100		7,294	
BACK 50' @ 600	18.75	95.04	0.9534	0.9656	600	100		10,357	
69 Actual Front Feet, 0.15 Total Acres Total Est. Land Value =								17,651	

Tax Description
. SEC 12 T22N R8W LOT 128 BUENA VISTA PARK.

Comments/Influences

BACK LOT

- 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	08/28/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	8,800	0	8,800			4,554C
2023	6,200	0	6,200			4,338C
2022	5,000	0	5,000			4,132C
2021	4,000	0	4,000			4,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
		10,000	11/01/1997	WD	33-TO BE DETERMINED	315:125	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
BEACHWOOD ST		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284		2024 Est TCV 143,780 TCV/TFA: 213.96										
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
HUNTER CRAIG & TERESA 11101 CRAWFORD ROAD SPRINGPORT MI 49284		Public Improvements		* Factors *								
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
. SEC 12 T22N R8W LOTS 129, 130 & 131 BUENA VISTA PARK.		Gravel Road		BACK 50' @ 600	59.00	112.00	0.8407	0.9897	600	100	LOT 129	29,454
Comments/Influences		Paved Road		BACK 50' @ 600	50.00	110.00	0.8407	0.9870	600	100	LOT 130	24,894
ADD GRG @ 40% FOR 02 50% FOR 03 COMP FOR 04 W/OHG & WW,SS1 SEE PIC FOR 03 & 04		Storm Sewer		BACK 50' @ 600	50.00	110.00	0.8407	0.9870	600	100	LOT 131	24,894
		Sidewalk		159 Actual Front Feet, 0.40 Total Acres Total Est. Land Value = 79,241								
		Water										
		Sewer										
		Electric										
Topography of Site		Gas										
X Level		Street Lights										
X Rolling		Standard Utilities										
Low		Underground Utils.										
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	39,600	32,300	71,900		39,655C			
TPC 04/30/2021 INSPECTED				2023	26,400	30,200	56,600		37,767C			
TPC 12/27/2017 INSPECTED				2022	15,000	27,200	42,200		35,969C			
TPC 04/27/2014 INSPECTED				2021	15,000	26,800	41,800		34,820C			

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage																																									
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 780 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																											
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater				Class: D Effec. Age: 20 Floor Area: 672 Total Base New : 73,340 Total Depr Cost: 58,672 Estimated T.C.V: 64,539																																														
Building Style: GRG		Drywall Paneled	Plaster Wood T&G		Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																																																		
Yr Built 2001	Remodeled 0	Trim & Decoration			Central Air Wood Furnace																																																		
Condition: Average		Ex	X	Ord																																																			
Room List		Lg	X	Ord																																																			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors			(12) Electric																																																		
(1) Exterior		Kitchen: Other: Other:			150 Amps Service																																																		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings			No./Qual. of Fixtures																																																		
(2) Windows		(7) Excavation			Ex. X Ord. Min																																																		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		No. of Elec. Outlets																																																		
(3) Roof		(8) Basement			Many Ave. X Few																																																		
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			(13) Plumbing																																																		
(3) Roof		(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																																																		
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		(14) Water/Sewer																																																		
X	Asphalt Shingle	(10) Floor Support			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic																																																		
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:																																																		
Cost Est. for Res. Bldg: 1 Single Family GRG Cls D Blt 2001 (11) Heating System: Wall/Floor Furnace Ground Area = 0 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>1 Story</td> <td>Siding</td> <td>Overhang</td> <td>672</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>45,300</td> <td>36,240</td> </tr> </tbody> </table> Other Additions/Adjustments Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) <table border="1"> <thead> <tr> <th>Base Cost</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>780</td> <td>24,367</td> <td>19,494</td> <td></td> </tr> <tr> <td>Water/Sewer</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Public Sewer</td> <td>1</td> <td>1,175</td> <td>940</td> </tr> <tr> <td>Water Well, 50 Feet</td> <td>1</td> <td>2,498</td> <td>1,998</td> </tr> <tr> <td colspan="2">Totals:</td> <td>73,340</td> <td>58,672</td> </tr> </tbody> </table> Notes: GRG W/UPPER LIVING AREA ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCv: 64,539														Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Overhang	672			Total:				45,300	36,240	Base Cost				780	24,367	19,494		Water/Sewer				Public Sewer	1	1,175	940	Water Well, 50 Feet	1	2,498	1,998	Totals:		73,340	58,672
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																		
1 Story	Siding	Overhang	672																																																				
Total:				45,300	36,240																																																		
Base Cost																																																							
780	24,367	19,494																																																					
Water/Sewer																																																							
Public Sewer	1	1,175	940																																																				
Water Well, 50 Feet	1	2,498	1,998																																																				
Totals:		73,340	58,672																																																				

*** 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.
SPITZLEY PHILLIS TRUST	SPITZLEY JAMES P & BARBAR	0	05/25/2011	QC	21-NOT USED/OTHER	2011-01789	DEED	100.0
SPITZLEY PHYLLIS I	SPITZLEY PHYLLIS I TRUSTE	0	10/09/1991	QC	21-NOT USED/OTHER	2011-01786	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
BEACHWOOD AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
SPITZLEY JAMES P & BARBARA A 106 W HIGH ST GREENVILLE MI 48838	MAP #:					
	2024 Est TCV 156,808 TCV/TFA: 167.53					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 132 BUENA VISTA PARK.	X			BACK 50' @1200/	58.00	135.00	0.9636	1.0299	1200	100	69,069
Comments/Influences				58 Actual Front Feet, 0.18 Total Acres				Total Est. Land Value =	69,069		

Comments/Influences	X	Land Improvement Cost Estimates		Rate	Size % Good	Cash Value		
		Description						
	X	Dirt Road						
	X	Gravel Road						
	X	Paved Road						
	X	Storm Sewer						
	X	Sidewalk						
	X	Water						
	X	Sewer						
	X	Electric						
	X	Gas						
	X	Curb						
	X	Street Lights						
		Standard Utilities						
		Underground Utils.						
		D/W/P: Patio Blocks				14.27	104 66	979
		Total Estimated Land Improvements True Cash Value =						979

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	34,500	43,900	78,400			36,659C
Rolling		2023	23,000	38,200	61,200			34,914C
Low		2022	20,000	34,700	54,700			33,252C
High		2021	17,500	34,500	52,000			32,190C
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

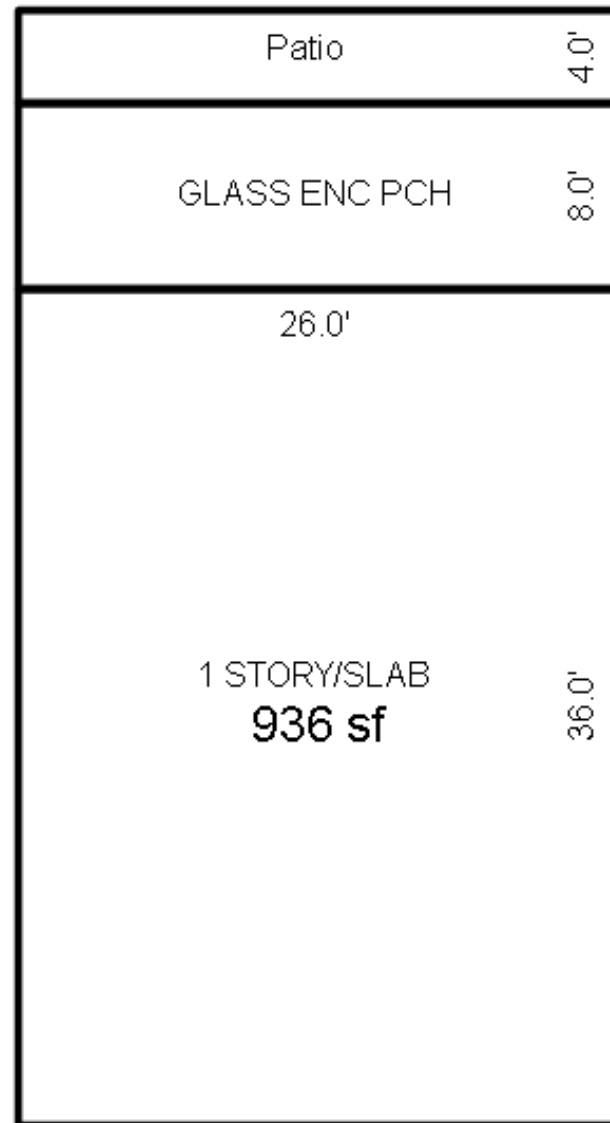


The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan	Who	When	What	2024	34,500	43,900	78,400			36,659C
	TPC	04/30/2021	INSPECTED	2023	23,000	38,200	61,200			34,914C
	TPC	12/27/2017	INSPECTED	2022	20,000	34,700	54,700			33,252C
	TPC	04/27/2014	INSPECTED	2021	17,500	34,500	52,000			32,190C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage				
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub 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 208	Type CGEP (1 Story)	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 936 Total Base New : 131,457 Total Depr Cost: 78,873 Estimated T.C.V: 86,760		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Building Style: 1S		Drywall X Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 1947				
Yr Built 1947	Remodeled 0	Ex	X Ord	Min	100 Amps Service			Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60			Size 936		Cost New 108,703		Depr. Cost 65,221			
Condition: Average		Size of Closets		No. of Elec. Outlets			Building Areas			Other Additions/Adjustments		Totals:		108,703		65,221		
Room List		Doors	Solid X	H.C.	(12) Electric			Stories Exterior Foundation			Plumbing		Water/Sewer		Notes:			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(13) Plumbing			1 Story Block Slab			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 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic		Plumbing Average Fixture(s) 1 1,195 717 Porches CGEP (1 Story) 208 11,014 6,608 Water/Sewer Public Sewer 1 1,326 796 Water Well, 50 Feet 1 2,585 1,551 Built-Ins Appliance Allow. 1 1,934 1,160 Fireplaces Interior 1 Story 1 4,700 2,820 Totals: 131,457 78,873		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 86,760		
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Lump Sum Items:			Totals:		131,457		78,873				
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Lump Sum Items:														
(2) Windows		Basement: 0 S.F. Crawl: 0 S.F. Slab: 936 S.F. Height to Joists: 0.0																
X	Many Avg. X Few	Large Avg. Small	(8) Basement															
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor																
(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:																

*** 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
6293 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Reroof	07/28/2017	2017-0348	100%

Owner's Name/Address	MAP #:	2024 Est TCV 184,301 TCV/TFA: 177.21
JAMROZY RICHARD J 6293 W LAKEVIEW DR LAKE CITY MI 49651		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
. SEC 12 T22N R8W LOT 133 BUENA VISTA PARK.			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
X Dirt Road	BACK 50' @1200/	59.00	118.00	0.9595	0.9958	1200	100		67,645	
X Gravel Road	59 Actual Front Feet, 0.16 Total Acres								Total Est. Land Value =	67,645

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

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X D/W/P: Patio Blocks		13.10	90	0	0
X D/W/P: 4in Concrete		6.06	96	0	0
Residential Local Cost Land Improvements					
X Description	LAND IMPROVE 1000	1,000.00	1	95	950
Total Estimated Land Improvements True Cash Value =					950

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



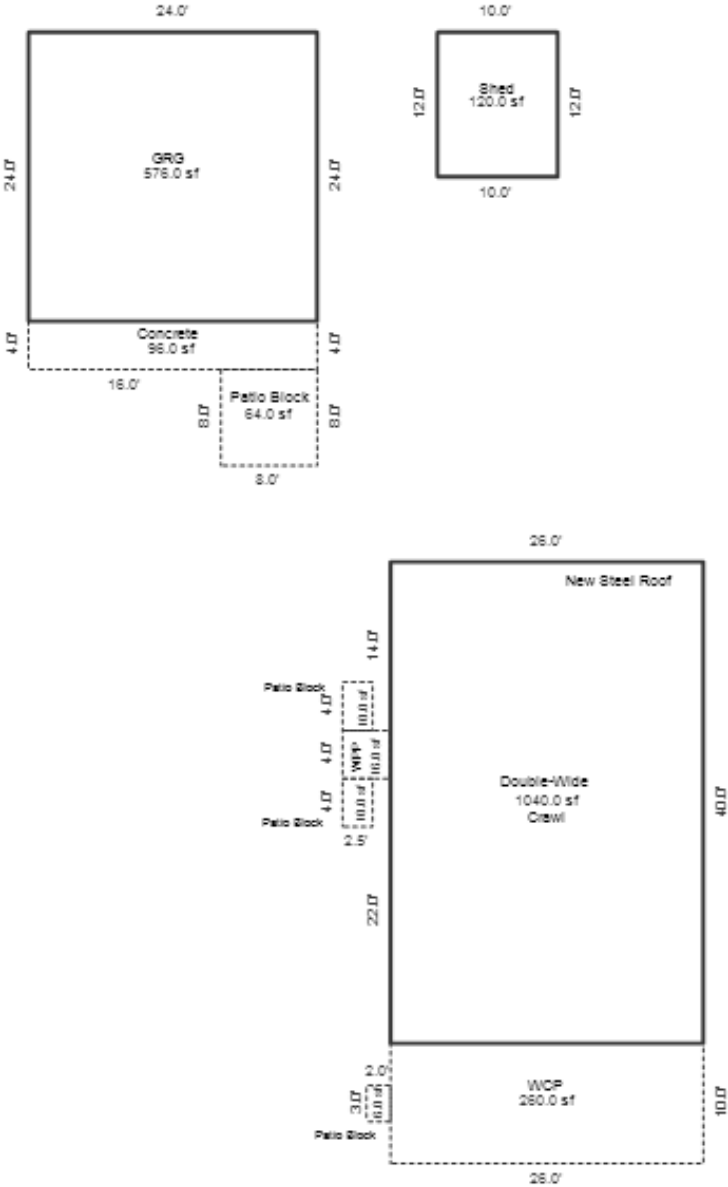
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	33,800	58,400	92,200			37,797C
2023	22,500	52,900	75,400			35,998C
2022	20,000	45,500	65,500			34,284C
2021	17,500	43,000	60,500		60,500W	33,189C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga		Area 260	Type WCP (1 Story) WPP 16	Year Built: 1990 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 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: 1,040 Total Base New : 166,970 Total Depr Cost: 116,875 Estimated T.C.V: 115,706			E.C.F. X 0.990			Bsmnt Garage: Carport Area: Roof:					
Building Style: BOCA/STATE		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family BOCA/STATE			Cls D			Blt 1990					
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1040 SF Floor Area = 1040 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
Condition: Average		Size of Closets		Lg	X	Ord		Few	(13) Plumbing			1 Story Siding Basement 1,040			Total: 126,833 88,781						
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Other Additions/Adjustments			Plumbing			Average Fixture(s)					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			Many			X Ave.			Few			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 1,025 717 2 3,245 2,271		
(1) Exterior		(6) Ceilings		(7) Excavation			Average Fixture(s)			Porches			WCP (1 Story)			Garages					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(8) Basement		Basement: 1040 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 Average Fixture(s)			WCP			Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost					
(2) Windows		Many	X	Large			2 3 Fixture Bath			WPP			Base Cost			Water/Sewer					
X	Avg. X Avg. Few Small	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			3 Fixture Bath			Garages			Public Sewer			Water Well, 100 Feet					
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(10) Floor Support		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			2 Softener, Manual			Garages			Water Well, 100 Feet			Built-Ins					
(3) Roof		(14) Water/Sewer		Joists: Unsupported Len: Cntr.Sup:			1 Public Water			Public Sewer			Appliance Allow.			Totals: 166,970 116,875					
X	Gable Hip Flat	Gambrel Mansard Shed	Lump Sum Items:			1 Public Sewer			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 0.990 => TCV: 115,706									
X	Asphalt Shingle Metal						1 Water Well														
Chimney:							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.
WOLCOTT IV HENRY W & NELL	WOLCOTT HENRY W & NELL H	0	01/15/2018	WD	09-FAMILY	2018-00152	PROPERTY TRANSFER	0.0
CLARK NEDRA R	WOLCOTT IV HENRY W & NELL	57,000	01/01/2012	WD	03-ARM'S LENGTH	2012-00315	PROPERTY TRANSFER	100.0
CLARK NEDRA & SIMONS NICK	CLARK NEDRA R	0	08/29/2007	WD	21-NOT USED/OTHER	2007/4019	DEED	50.0
SIMONS NELLIE (DECEASED)	CLARK NEDRA R	0	02/02/2007	OTH	21-NOT USED/OTHER	2007/3060	DEED	50.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6275 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	07/23/2019	2019-0356	100%
	P.R.E. 0%		Addition	06/21/2012	2012-0263	100%

Owner's Name/Address	MAP #:	2024 Est TCV 191,485 TCV/TFA: 134.56
WOLCOTT HENRY W & NELL H TRUST 1739 VASSAR DR LANSING MI 48912		

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 134 BUENA VISTA PARK.	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>BACK 50' @1200/</td> <td>58.00</td> <td>103.00</td> <td>0.9636</td> <td>0.9625</td> <td>1200</td> <td>100</td> <td></td> <td>64,552</td> </tr> <tr> <td colspan="8">58 Actual Front Feet, 0.14 Total Acres</td> <td>Total Est. Land Value = 64,552</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @1200/	58.00	103.00	0.9636	0.9625	1200	100		64,552	58 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 64,552
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
BACK 50' @1200/	58.00	103.00	0.9636	0.9625	1200	100		64,552																						
58 Actual Front Feet, 0.14 Total Acres								Total Est. Land Value = 64,552																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
201103855\$58,900 1/2012DOM30	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: 3.5 Concrete</td> <td>6.16</td> <td>507</td> <td>50</td> <td>1,561</td> </tr> <tr> <td>Wood Frame</td> <td>23.41</td> <td>160</td> <td>50</td> <td>1,873</td> </tr> <tr> <td>Wood Frame</td> <td>23.41</td> <td>160</td> <td>50</td> <td>1,873</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>5,307</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 3.5 Concrete	6.16	507	50	1,561	Wood Frame	23.41	160	50	1,873	Wood Frame	23.41	160	50	1,873	Total Estimated Land Improvements True Cash Value =				5,307
Description	Rate	Size	% Good	Cash Value																								
D/W/P: 3.5 Concrete	6.16	507	50	1,561																								
Wood Frame	23.41	160	50	1,873																								
Wood Frame	23.41	160	50	1,873																								
Total Estimated Land Improvements True Cash Value =				5,307																								

Topography of Site	X	Level
Street Lights Standard Utilities Underground Utils.	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	32,300	63,400	95,700			48,104C
2023	21,500	55,400	76,900			45,814C
2022	20,000	49,900	69,900			43,633C
2021	17,500	49,100	66,600			42,240C

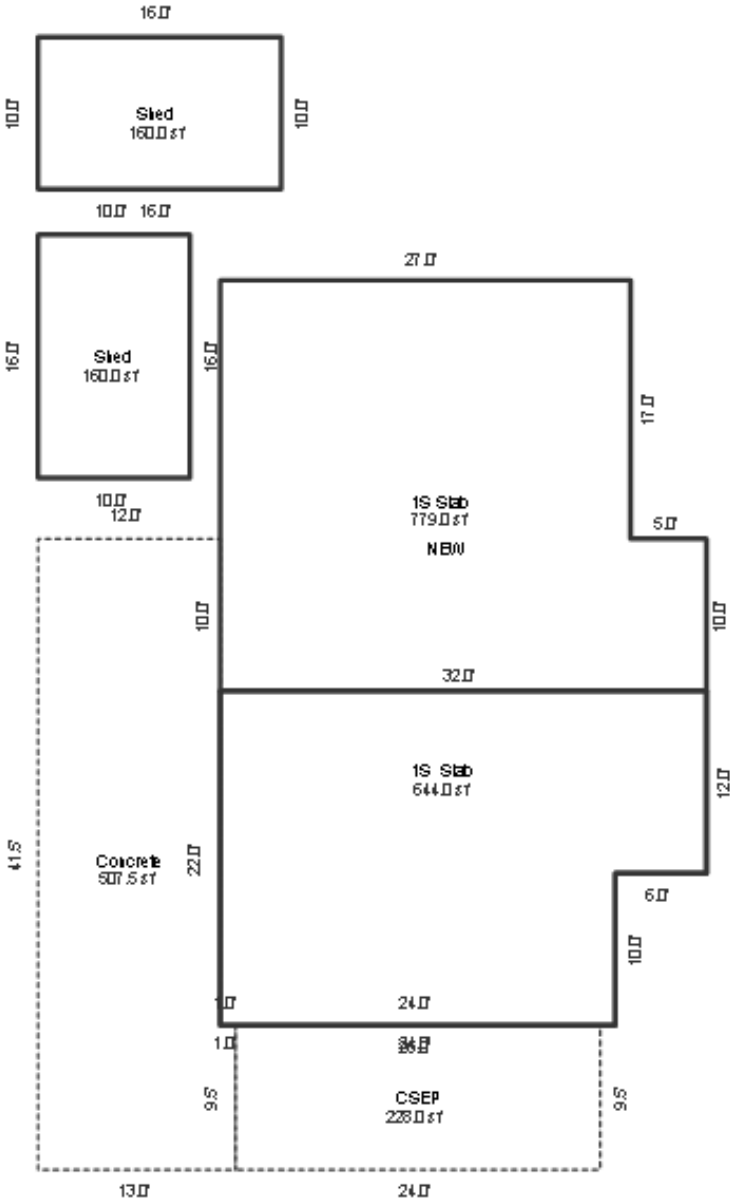


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*** Information herein deemed reliable but not guaranteed***

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	X	Plaster Wood T&G							228	CSEP (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: CD Effec. Age: 35 Floor Area: 1,423 Total Base New : 170,108 Total Depr Cost: 110,569 Estimated T.C.V: 121,626			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:				
Yr Built 1954	Remodeled 2019	Ex	X	Ord		Min	Central Air Wood Furnace									
Condition: Average		Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S					Cls CD Blt 1954				
Room List		Doors		Solid	X	H.C.	(12) Electric									
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		60 Amps Service			Ground Area = 1423 SF Floor Area = 1423 SF.									
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65									
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many			X	Ave.		Few	Building Areas					
	Insulation	X	Drywall	(13) Plumbing			Stories Exterior Foundation Size Cost New Depr. Cost									
(2) Windows		(7) Excavation		1 Average Fixture(s)			1 Story Siding Slab 779									
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 1423 S.F. Height to Joists: 0.0	1 3 Fixture Bath			1 Story Siding Slab 644			Total: 154,695		100,551				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments									
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Plumbing									
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)	1 Public Water			Average Fixture(s)			1 1,230		799				
X	Asphalt Shingle	(9) Basement Finish		1 Public Sewer			Porches			228 8,338		5,420				
Chimney: Metal		(10) Floor Support		1 Water Well			CSEP (1 Story)									
		Joists: Unsupported Len: Cntr.Sup:		1 1000 Gal Septic			Water/Sewer			1 1,326		862				
				1 2000 Gal Septic			Public Sewer			1 2,585		1,680				
				Lump Sum Items:			Built-Ins			1 1,934		1,257				
							Appliance Allow.			Totals: 170,108		110,569				
							Notes:									
							ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:					121,626				

*** 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.
LAPAK DONALD J	CAULFIELD JAMES & BENSON	1	04/23/2012	QC	09-FAMILY	2012-01487	PROPERTY TRANSFER	100.0
LAPAK JOSEPH L		0	10/11/2010	CD	07-DEATH CERTIFICATE	2011-02853	DEED	0.0
KAPAK JOSEPH & MARIE L H/	LAPAK JOSEPH & LAPAK DONA	1	08/11/1999	QC	21-NOT USED/OTHER	1999 330-502	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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1616 S ELMWOOD ST	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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CAULFIELD JAMES & BENSON NANCY 800 HUDSON #202 SARASOTA FL 34236	2024 Est TCV 173,458 TCV/TFA: 190.20					
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE				
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Public Improvements	* Factors *				
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
BACK 50' @1200/	58.00	88.00	0.9636	0.9254	1200	100		62,061
58 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			62,061

Tax Description	Land Improvement Cost Estimates				
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. SEC 12 T22N R8W LOT 135 BUENA VISTA PARK.	X	Dirt Road	Description	Rate	Size	% Good	Cash Value
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Comments/Influences	X	Gravel Road	Fencing: Wd, Split, 2 Rail	14.62	40	0	0
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	X	Paved Road	D/W/P: 3.5 Concrete	5.78	300	0	0
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	X	Storm Sewer	Metal Prefab	14.72	80	35	412
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	X	Sidewalk	Residential Local Cost Land Improvements				
--	---	----------	--	--	--	--	--

	X	Water	Description	Rate	Size	% Good	Cash Value
--	---	-------	-------------	------	------	--------	------------

	X	Sewer	LAND IMPROVE 1000	1,000.00	1	97	970
--	---	-------	-------------------	----------	---	----	-----

	X	Electric	Total Estimated Land Improvements True Cash Value =					1,382
--	---	----------	---	--	--	--	--	-------

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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	X	2024	31,000	55,700	86,700			43,947C
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	X	2023	20,700	48,500	69,200			41,855C
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	X	2022	20,000	43,800	63,800			39,862C
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	X	2021	17,500	43,200	60,700			38,589C
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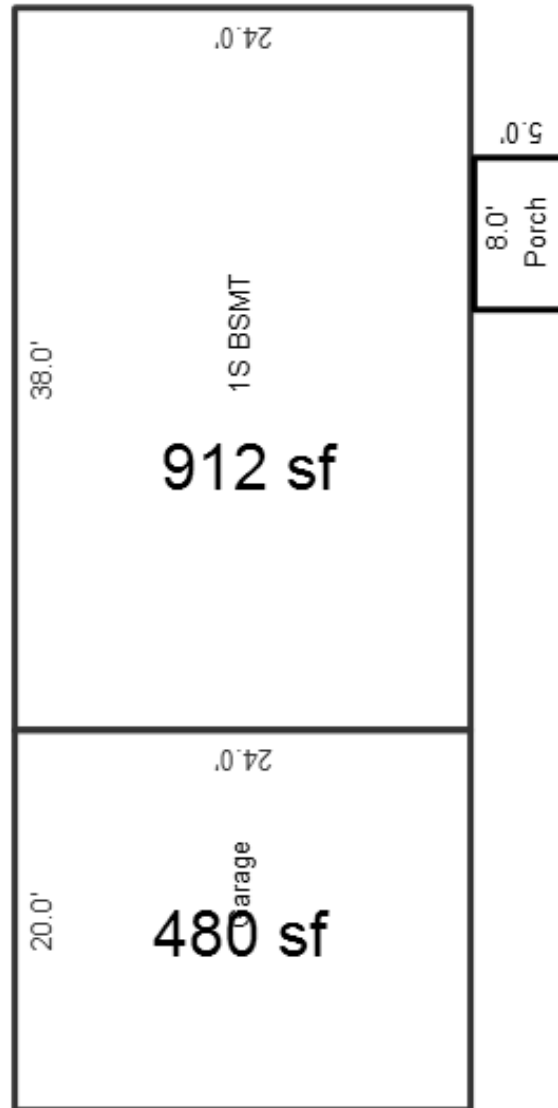


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*** Information herein deemed reliable but not guaranteed***

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 40	Type CPP	Year Built: 1976 Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D +10 Effec. Age: 35 Floor Area: 912 Total Base New : 167,868 Total Depr Cost: 100,014 Estimated T.C.V: 110,015		E.C.F. X 1.100		Bsmnt Garage:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No. of Elec. Outlets		Size of Closets		Roof:		
Yr Built 1976	Remodeled 1980	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls D 10 Blt 1976			
Condition: Average		Lg	X	Ord		Small	100 Amps Service			Ground Area = 912 SF Floor Area = 912 SF.					
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65					
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			Plumbing			Building Areas					
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 912 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement 912 Total: 125,822 81,778					
(2) Windows		(8) Basement		Basement Finish			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			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Recreation Room 912 16,535 1,653 Exterior Brick Veneer 64 929 604 Plumbing Average Fixture(s) 1 1,025 666 2 Fixture Bath 1 2,152 1,399 Porches CPP 40 910 591 Garages Class: D Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 480 17,064 11,092 Common Wall: 1 Wall 1 -2,310 -1,501 Door Opener 1 430 279 Water/Sewer Public Sewer 1 1,175 764 Water Well, 50 Feet 1 2,498 1,624 Built-Ins Appliance Allow. 1 1,638 1,065 Totals: 167,868 100,014					
(3) Roof		(9) Basement Finish		Lump Sum Items:			Notes:			E.C.F. (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 110,015					
X	Gable Hip Flat	Gambrel Mansard Shed		912 Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)											
X	Asphalt Shingle	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:											

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOMAS NEIL S & HEIDI A	MCCOMAS FAMILY REV TRUST	0	08/13/2013	WD	03-ARM'S LENGTH	2013-02858 WD	PROPERTY TRANSFER	0.0
HASELHUHN	MCCOMAS NEIL S & HEIDI A	86,500	09/15/2003	WD	03-ARM'S LENGTH	MLS 20802249	PROPERTY TRANSFER	0.0
WILLIAMS	HASELHUHN	77,000	06/01/2001	WD	33-TO BE DETERMINED	03-0:4791	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1626 S ELMWOOD ST	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
MCCOMAS FAMILY REV TRUST MCCOMAS NEAL S & HEIDI A TRUSTEES 4835 TRIWOOD DRIVE COMMERCE TOWNSHIP MI 48382	MAP #:					
	2024 Est TCV 178,253 TCV/TFA: 176.84					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
		Public Improvements		Description	Frontage	Depth	* Factors *	Value	
. SEC 12 T22N R8W LOT 136 BUENA VISTA PARK.	X	Dirt Road		BACK 50' @1200/	50.00	110.00	1.0000 0.9785	1200 100	58,709
Comments/Influences		Gravel Road		50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	58,709
20802249 \$87,900 2003		Paved Road		Land Improvement Cost Estimates					
		Storm Sewer		Description			Rate	Size % Good	Cash Value
		Sidewalk		D/W/P: 3.5 Concrete			6.16	600 0	0
	X	Water		Wood Frame			28.72	80 50	1,149
	X	Sewer		Residential Local Cost Land Improvements					
	X	Electric		Description			Rate	Size % Good	Cash Value
	X	Gas		LAND IMPROVE 1000			1,000.00	1 95	950
	X	Curb		Total Estimated Land Improvements True Cash Value =					2,099
	X	Street Lights							
		Standard Utilities							
		Underground Utils.							



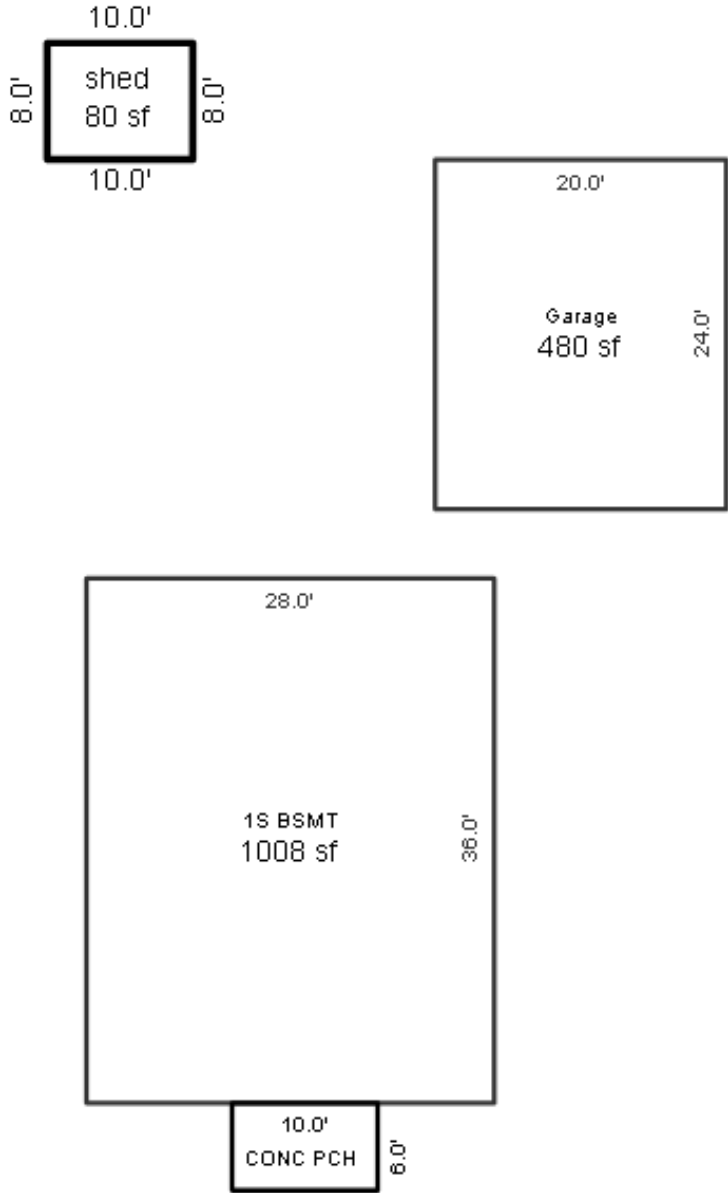
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	29,400	59,700	89,100			48,805C
	Rolling		2023	19,600	52,100	71,700			46,481C
	Low		2022	7,500	46,800	54,300			44,268C
	High		2021	6,000	46,200	52,200			42,854C
	Landscaped								
	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 60	Type CPP	Year Built: 1982 Car Capacity: 1.5 Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,008 Total Base New : 164,259 Total Depr Cost: 106,768 Estimated T.C.V: 117,445			E.C.F. X 1.100	Bsmnt Garage:			
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1008 SF Floor Area = 1008 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1962	Roof:		
Yr Built 1962	Remodeled 1975	Ex	X Ord	Min	(12) Electric			No./Qual. of Fixtures			Building Areas				
Condition: Average		Size of Closets			0 Amps Service			Ex. X Ord. Min			Stories Exterior Foundation Size Cost New Depr. Cost				
Room List		Doors	Solid X	H.C.	No. of Elec. Outlets			Many X Ave. Few			1 Story Siding Basement 1,008 Total: 135,865 88,313				
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		(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			Plumbing					
(1) Exterior		(6) Ceilings		Lump Sum Items:			Notes: WALL UNIT AC ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 117,445			Other Additions/Adjustments					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Basement: 1008 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			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			Average Fixture(s) 1 1,230 799 2 Fixture Bath 1 2,596 1,687					
(2) Windows		(8) Basement		Basement Finish			Water/Sewer			Porches					
X	Many Avg. X Few	Large Avg. X Small	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			Garages				
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			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost 480 17,434 11,332 Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680		Built-Ins			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Appliance Allow.			Totals: 164,259 106,768					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Notes: WALL UNIT AC ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 117,445			Chimney: Metal				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAMROZY LINDA M ETAL	KAY JOSEPH & BIDGETTE	139,000	09/18/2020	WD	03-ARM'S LENGTH	2020-02718	PROPERTY TRANSFER	100.0
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	09-FAMILY	2017-02675	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1636 S ELMWOOD ST						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
KAY JOSEPH & BIDGETTE 2725 BERMAN RD N NORTH AURORA IL 60542	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 163,189 TCV/TFA: 178.94					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
				Description	Frontage	Depth	Rate %Adj.	Reason	Value		
. SEC 12 T22N R8W LOT 137 BUENA VISTA PARK.	X			BACK 50' @1200/	50.00	110.00	1.0000	0.9785	1200	100	58,709
Comments/Influences				50 Actual Front Feet, 0.13 Total Acres				Total Est. Land Value =	58,709		
				Land Improvement Cost Estimates							
				Description			Rate	Size % Good	Cash Value		
	X			D/W/P: 3.5 Concrete			6.16	750 0	0		
	X			Wood Frame			26.25	96 50	1,260		
	X			Residential Local Cost Land Improvements							
	X			Description			Rate	Size % Good	Cash Value		
	X			LAND IMPROVE 1000			1,000.00	1 95	950		
				Total Estimated Land Improvements True Cash Value =					2,210		



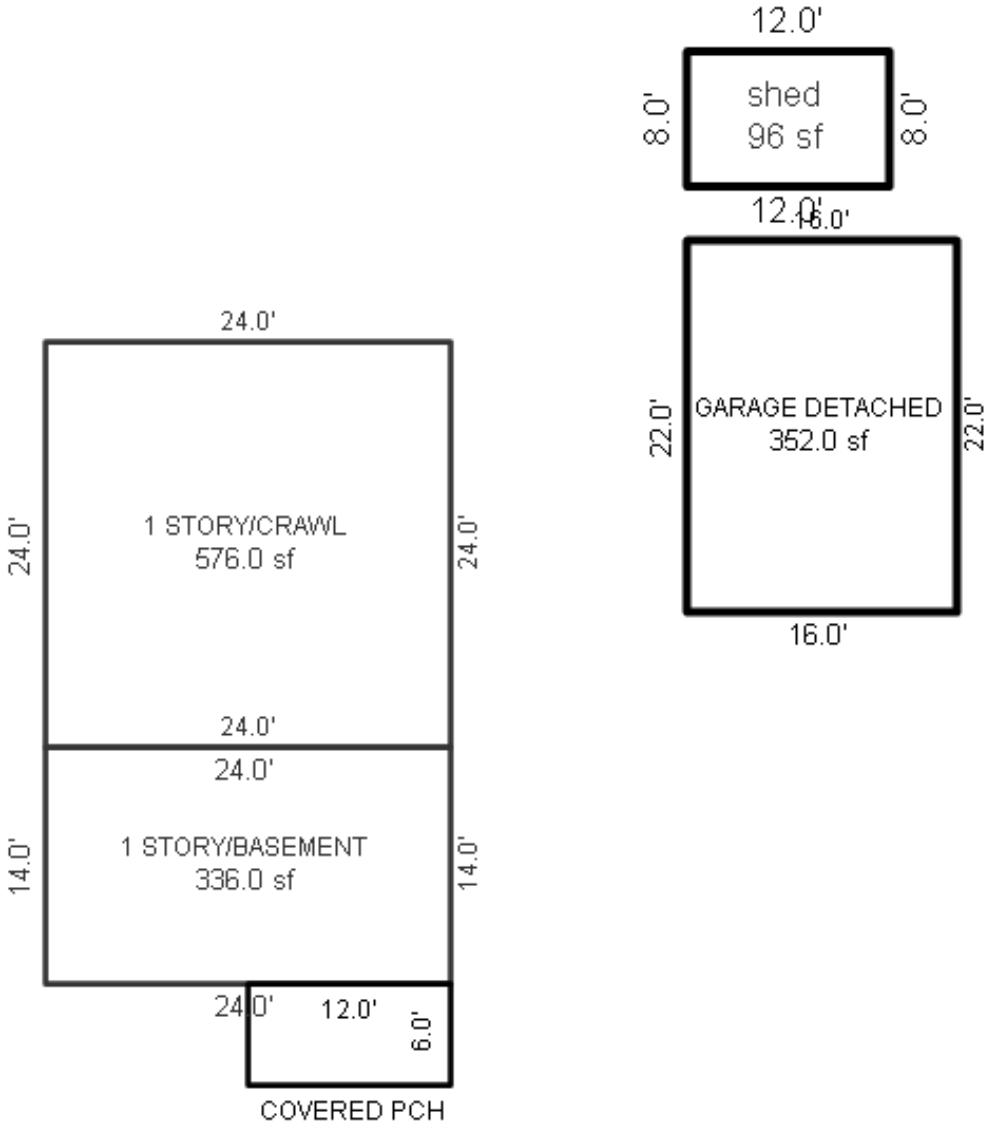
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
X Level	2024	29,400	52,200	81,600			52,956C
Rolling	2023	19,600	45,500	65,100			50,435C
Low	2022	7,500	41,100	48,600			48,034C
High	2021	6,000	40,500	46,500			46,500S
Landscaped							
Swamp							
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: 1964 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: 352 % 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							72	WCP	(1 Story)				
	Building Style: 1S		Drywall X Paneled															
	Yr Built 1964	Remodeled 1986	Plaster Wood T&G															
	Condition: Average		Trim & Decoration															
	Room List		Ex X Ord Min															
	Basement 1st Floor 2nd Floor Bedrooms		Size of Closets															
	(1) Exterior		Lg X Ord Small															
X	Wood/Shingle Aluminum/Vinyl Brick Insulation		Doors Solid X H.C.															
	(2) Windows		(5) Floors															
X	Many Avg. X Avg. Few Small		Kitchen: Other: Other:															
X	Wood Sash Metal Sash Vinyl Sash		(6) Ceilings															
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation															
	(3) Roof		Basement: 336 S.F. Crawl: 576 S.F. Slab: 0 S.F. Height to Joists: 0.0															
X	Gable Hip Flat	Gambrel Mansard Shed	(8) Basement															
X	Asphalt Shingle		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor															
	Chimney: Metal		(9) Basement Finish															
			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)															
			(10) Floor Support															
			Joists: Unsupported Len: Cntr.Sup:															
			(11) Heating/Cooling															
			(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 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic															
			Lump Sum Items:															
			(15) Heating/Cooling															
			(16) Porches/Decks															
			Class: CD Effec. Age: 35 Floor Area: 912 Total Base New : 143,037 Total Depr Cost: 92,973 Estimated T.C.V: 102,270															
			(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 = 912 SF Floor Area = 912 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 Crawl Space 576															
			1 Story Siding Basement 336															
			Total: 118,192 76,825															
			Other Additions/Adjustments															
			Plumbing															
			Average Fixture(s) 1 1,230 799															
			Porches															
			WCP (1 Story) 72 3,591 2,334															
			Garages															
			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)															
			Base Cost 352 14,179 9,216															
			Water/Sewer															
			Public Sewer 1 1,326 862															
			Water Well, 50 Feet 1 2,585 1,680															
			Built-Ins															
			Appliance Allow. 1 1,934 1,257															
			Local Cost Items															
			SANITARY SEWER 1 0 0 *															
			Totals: 143,037 92,973															
			Notes:															
			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 102,270															

*** 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.
LAFOND SUSAN MARIE	ROUSSE MICHAEL J L/E & ET	0	03/23/2020	AFF	07-DEATH CERTIFICATE	2020-02593	PROPERTY TRANSFER	0.0
ROUSSE DAVID ALLAN	ROUSSE MICHAEL J L/E & ET	0	10/02/2012	AFF	07-DEATH CERTIFICATE	2013-01481 DC	PROPERTY TRANSFER	0.0
ROUSSE MARTIN J	ROUSSE GERALDINE M ET AL	0	09/05/2011	CD	07-DEATH CERTIFICATE	2012-01745 DC	PROPERTY TRANSFER	0.0
ROUSSE GERALDINE M	ROUSSE GERALDINE M ET AL	0	08/13/2011	CD	07-DEATH CERTIFICATE	2012-01744	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1646 S ELMWOOD ST						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 07/18/2012					
Owner's Name/Address	MAP #:					
ROUSSE MICHAEL J L/E & ET AL J/T 1646 S ELMWOOD LAKE CITY MI 49651	2024 Est TCV 125,160 TCV/TFA: 186.25					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			* Factors *							
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
			BACK 50' @1200/	47.00	113.00	1.0156	0.9851	1200	100	56,425
			47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 56,425							

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 138 BUENA VISTA PARK.	X			* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				BACK 50' @1200/	47.00	113.00	1.0156	0.9851	1200	100	56,425
				47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 56,425							

Comments/Influences	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	X			* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				BACK 50' @1200/	47.00	113.00	1.0156	0.9851	1200	100	56,425
				47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 56,425							

Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	X			* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				BACK 50' @1200/	47.00	113.00	1.0156	0.9851	1200	100	56,425
				47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 56,425							



Topography of Site	X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
	X			* Factors *							
		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				BACK 50' @1200/	47.00	113.00	1.0156	0.9851	1200	100	56,425
				47 Actual Front Feet, 0.12 Total Acres Total Est. Land Value = 56,425							

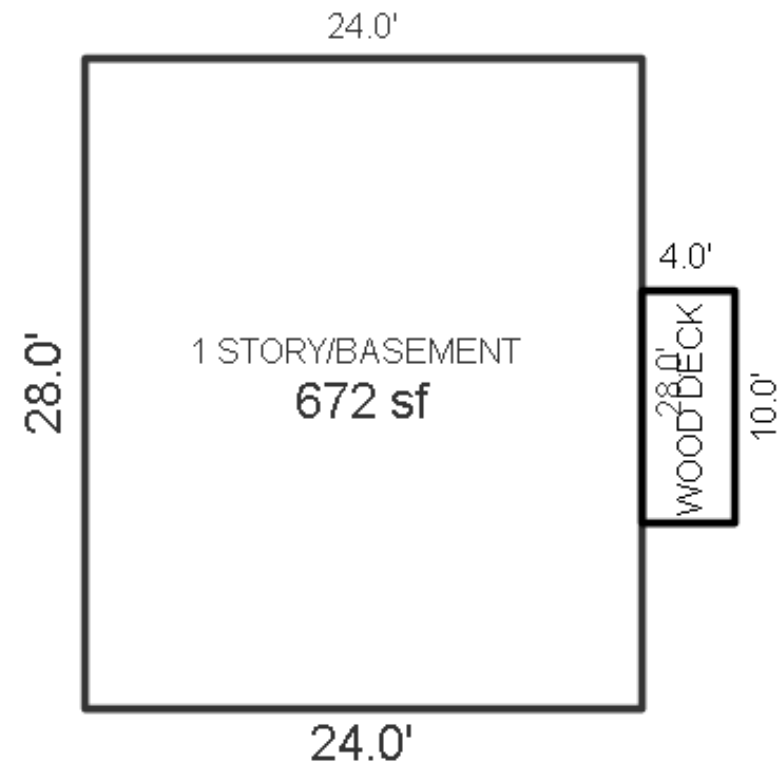
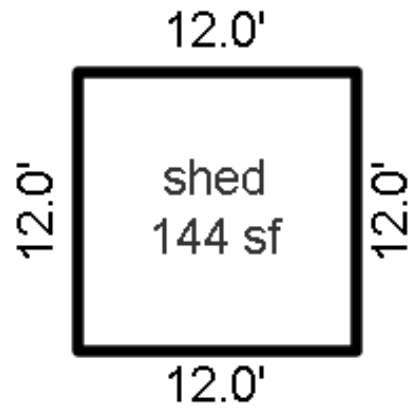
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	28,200	34,400	62,600			28,507C
2023	18,800	29,900	48,700			27,150C
2022	7,500	26,900	34,400			25,858C
2021	6,000	26,500	32,500			25,032C

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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 40	Type Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G											
Building Style: 1S		Trim & Decoration		X			Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: D Effec. Age: 35 Floor Area: 672 Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1977	Remodeled 2002	Ex	X	Ord		Min	Central Air Wood Furnace			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Condition: Average		Size of Closets		Lg	X	Ord		Small	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 672 SF Floor Area = 672 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls D		Blt 1977		
Room List		Doors		Solid	X	H.C.	(12) Electric			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:			100 Amps Service			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation						Ex.	X	Ord.		Min	Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100	
(2) Windows		(7) Excavation		Many			X	Ave.		Few	Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100		
X	Many Avg. Few	X	Large Avg. Small	Basement: 672 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			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor			14) Water/Sewer			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100			
(3) Roof		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			Lump Sum Items:			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100			
X	Gable Hip Flat	Gambrel Mansard Shed	Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 68,735			Total Base New : 96,130 Total Depr Cost: 62,487 Estimated T.C.V: 68,735			E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
X	Asphalt Shingle	Totals:		96,130			62,487			68,735			Bsmnt Garage: Carport Area: Roof:			

*** 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.
LUCAS DOROTHY L TRUST	JAMROZY LINDA M ETAL	0	08/29/2017	WD	09-FAMILY	2017-02676	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S ELMWOOD ST			Shed	06/08/2022	2022-0359	100%

Owner's Name/Address	MAP #:
JAMROZY LINDA M ETAL JAMROZY RICHARD J & JAMROZY JAY 45539 BROOKSIDE SOUTH DR MACOMB MI 48044	

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
			2024 Est TCV 31,998

Tax Description	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
SEC 12 T22N R8W LOT 139 BUENA VISTA PARK.	X	Dirt Road	47.00	110.00	1.0093	0.9870	600	100		28,094
Comments/Influences		Gravel Road								
PARTIAL SPLIT TO 140-00 FOR 96		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
	X	Sewer								
	X	Electric								
	X	Gas								
		Curb								
	X	Street Lights								
		Standard Utilities								
		Underground Utils.								

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	Wood Frame	23.24	336	50	3,904
Total Estimated Land Improvements True Cash Value =					3,904

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	14,000	2,000	16,000			4,217C
Rolling	2023	9,400	1,800	11,200			4,017C
Low	2022	7,500	0	7,500			2,112C
High	2021	6,000	0	6,000			2,045C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	08/16/2002	INSPECTED	2023	9,400	1,800	11,200			4,017C
TPC	04/30/2021	INSPECTED	2022	7,500	0	7,500			2,112C
TPC	12/27/2017	INSPECTED	2021	6,000	0	6,000			2,045C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRZELEWICZ DANGELINE	STRZELEWICZ DANGELINE	1	09/22/2017	WD	09-FAMILY	2017-02928	DEED	0.0
WACHTER DELLA M & RAYMOND	WACHTER DELLA M & LUCAS D	1	08/06/1980	QC	09-FAMILY	206P366	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6255 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	08/09/2012	2012-0375	100%

Owner's Name/Address	MAP #:
STRZELEWICZ DANGELINE 8427 CASTLE GARDEN RD PALMETTO FL 34221	2024 Est TCV 211,425 TCV/TFA: 259.10

Tax Description	Public Improvements	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																														
SEC 12 T22N R8W LOTS 140, 141, & 142 BUENA VISTA PARK.	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 Standard Utilities Underground Utils.	<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>BACK 50' @1200/</td> <td>55.00</td> <td>102.50</td> <td>0.7477</td> <td>0.9614</td> <td>1200</td> <td>100</td> <td></td> <td>47,440</td> </tr> <tr> <td>BACK 50' @1200/</td> <td>55.00</td> <td>119.00</td> <td>0.7477</td> <td>0.9979</td> <td>1200</td> <td>100</td> <td>LOT 141</td> <td>49,243</td> </tr> <tr> <td>BACK 50' @ 600</td> <td>50.00</td> <td>110.00</td> <td>0.8399</td> <td>0.9870</td> <td>600</td> <td>100</td> <td>LOT 142</td> <td>24,870</td> </tr> <tr> <td colspan="8">160 Actual Front Feet, 0.41 Total Acres</td> <td>Total Est. Land Value =</td> <td>121,553</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @1200/	55.00	102.50	0.7477	0.9614	1200	100		47,440	BACK 50' @1200/	55.00	119.00	0.7477	0.9979	1200	100	LOT 141	49,243	BACK 50' @ 600	50.00	110.00	0.8399	0.9870	600	100	LOT 142	24,870	160 Actual Front Feet, 0.41 Total Acres								Total Est. Land Value =	121,553
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Comments/Influences	Land Improvement Cost Estimates																				
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Description	Rate	Size	% Good	Cash Value																	
D/W/P: 3.5 Concrete	6.16	144	66	585																	
Wood Frame	24.15	140	50	1,690																	
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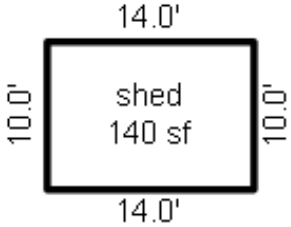
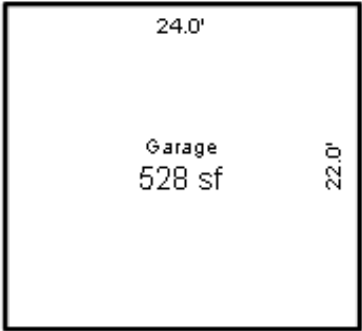
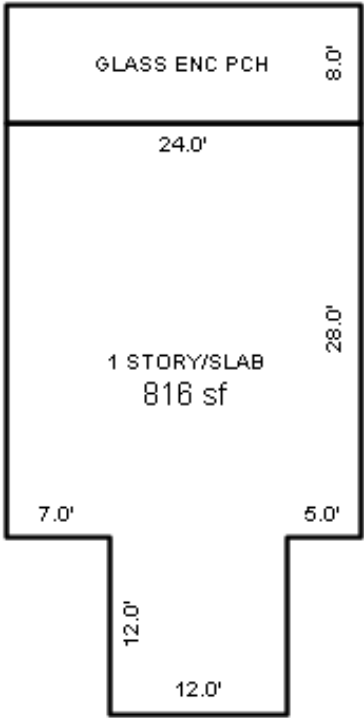
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level Rolling Low High Landscaped Swamp X Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	60,800	44,900	105,700			36,417C



Who	When	What	2024	60,800	44,900	105,700			36,417C
	TPC 04/30/2021	INSPECTED	2023	40,500	39,200	79,700			34,683C
	TPC 12/27/2017	INSPECTED	2022	22,500	32,300	54,800			33,032C
	TPC 04/02/2012	INSPECTED	2021	18,000	31,800	49,800			31,977C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THE LAPAK LIVING TRUST	LAPAK DAVID A & ANN M	50,000	04/13/2018	WD	09-FAMILY	2018-01433	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6225 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST	REPAIR	12/08/2020	2020-0728	100%	
	P.R.E. 0%					

Owner's Name/Address	MAP #:
LAPAK DAVID A & ANN M 7388 WILARD RD MONTROSE MI 48457	2024 Est TCV 217,075 TCV/TFA: 258.42

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																																																		
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Tax Description	X	Public Improvements	Land Improvement Cost Estimates																				
. SEC 12 T22N R8W LOTS 143 AND W 1/2 OF LOTS 145 & 146 BUENA VISTA PARK.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<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: Brick on Sand</td> <td>18.02</td> <td>81</td> <td>50</td> <td>730</td> </tr> <tr> <td>D/W/P: 4in Concrete</td> <td>6.97</td> <td>72</td> <td>50</td> <td>251</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>981</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: Brick on Sand	18.02	81	50	730	D/W/P: 4in Concrete	6.97	72	50	251	Total Estimated Land Improvements True Cash Value =				981
Description	Rate	Size	% Good	Cash Value																			
D/W/P: Brick on Sand	18.02	81	50	730																			
D/W/P: 4in Concrete	6.97	72	50	251																			
Total Estimated Land Improvements True Cash Value =				981																			

Comments/Influences	X	Street Lights Standard Utilities Underground Utils.
	X	



Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X	2024	50,700	57,800	108,500			39,695C

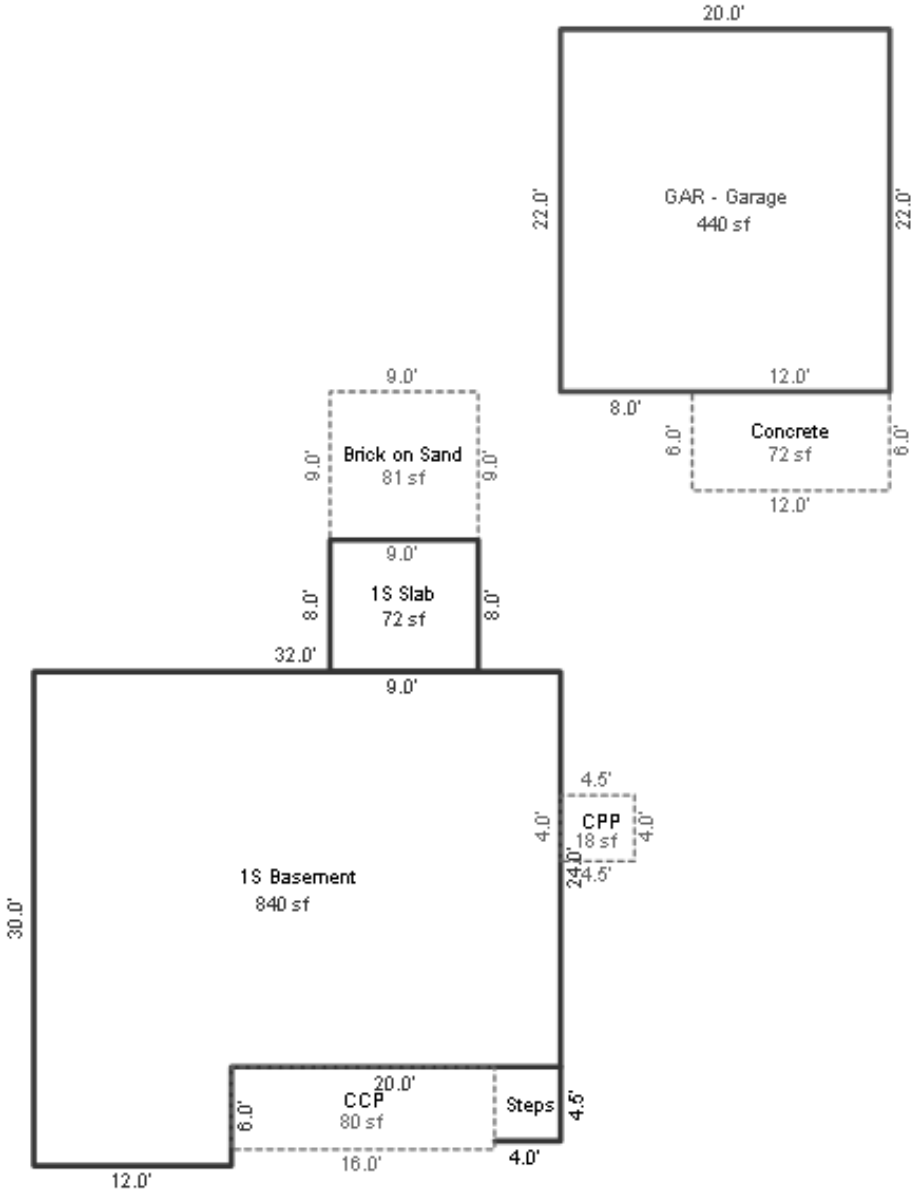
Who	When	What	2024	2023	2022	2021
JWV	09/09/2021	INSPECTED	50,700	33,800	23,500	20,500
JWV	12/31/2020	INSPECTED	57,800	50,300	45,300	30,300
TPC	07/21/2020	INSPECTED	108,500	84,100	68,800	50,800

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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: 2021 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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			72	CSEP (1 Story)				
Building Style: 1S		Trim & Decoration		Ex		X	Ord	Min	Class: C -5 Effec. Age: 35 Floor Area: 840 Total Base New : 160,366 Total Depr Cost: 104,234 Estimated T.C.V: 114,657			E.C.F. X 1.100	Bsmnt Garage:			
Yr Built 1965	Remodeled 2021	Size of Closets		Lg	X	Ord	Small	Central Air Wood Furnace					Roof:			
Condition: Average		Doors		Solid	X	H.C.	(5) Floors		Central Vacuum							
Room List		Basement 1st Floor 2nd Floor 3 Bedrooms		Kitchen: Other: Other:		(12) Electric		100 Amps Service								
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures		Ex.	X	Ord.	Min	Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 840 SF Floor Area = 840 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls C -5 Blt 1965			
Wood/Shingle Aluminum/Vinyl Brick Insulation		(7) Excavation		No. of Elec. Outlets		Many	X	Ave.	Few	Building Areas						
(2) Windows		Basement: 840 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing		Average Fixture(s)		1 Story Siding			Size	Cost New	Depr. Cost			
X	Many Avg. Few	X	Large Avg. Small	8 Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		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		1 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			840	124,666	81,029			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		(14) Water/Sewer		Average Fixture(s)		Plumbing			Total:					
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	9 Basement Finish		Public Water		1 Average Fixture(s)		Other Additions/Adjustments								
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Sewer		1 Average Fixture(s)		Plumbing								
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Water Well		1 Average Fixture(s)		Porches							
X	Asphalt Shingle	10) Floor Support		1000 Gal Septic		1 Average Fixture(s)		Solar Water Heat								
Chimney: Block		Joists: Unsupported Len: Cntr.Sup:		2000 Gal Septic		1 Average Fixture(s)		No Plumbing								
		Lump Sum Items:				1 Average Fixture(s)		Extra Toilet								
						1 Average Fixture(s)		Extra Sink								
						1 Average Fixture(s)		Separate Shower								
						1 Average Fixture(s)		Ceramic Tile Floor								
						1 Average Fixture(s)		Ceramic Tile Wains								
						1 Average Fixture(s)		Ceramic Tub Alcove								
						1 Average Fixture(s)		Vent Fan								
						1 Average Fixture(s)		Garages								
						1 Average Fixture(s)		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)								
						1 Average Fixture(s)		Base Cost			440	20,698	13,454			
						1 Average Fixture(s)		Water/Sewer								
						1 Average Fixture(s)		Public Sewer			1	1,494	971			
						1 Average Fixture(s)		Water Well, 50 Feet			1	2,686	1,746			
						1 Average Fixture(s)		Built-Ins								
						1 Average Fixture(s)		Appliance Allow.			1	2,766	1,798			
						1 Average Fixture(s)		Notes:								
						1 Average Fixture(s)		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:					114,657			
						1 Average Fixture(s)		Totals:			160,366		104,234			

*** 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.
VENEMA DOUGLAS & DIANE	VENEMA DOUGLAS J & DIANE	0	05/22/2023	QC	09-FAMILY	2023-01611	PROPERTY TRANSFER	0.0
KAUFMAN ELLEN M TTEE	VENEMA DOUGLAS & DIANE	325,000	01/04/2014	WD	03-ARM'S LENGTH	2014-00055 WD	PROPERTY TRANSFER	100.0
KAUFMAN KENNETH P & ELLEN	KAUFMANN ELLEN M TTEE	0	02/23/2009	WD	21-NOT USED/OTHER	2009/769	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	06/03/2021	2021-0339	100%

Owner's Name/Address	MAP #:
VENEMA DOUGLAS J & DIANE L TRUST 3024 40TH AVE HUDSONVILLE MI 49426	2024 Est TCV 110,956 TCV/TFA: 0.00

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE																											
. SEC 12 T22N R8W LOT 144. BUENA VISTA PARK.	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>BACK 50' @1200/</td> <td>58.00</td> <td>69.00</td> <td>0.9636</td> <td>0.8708</td> <td>1200</td> <td>100</td> <td></td> <td>58,400</td> </tr> <tr> <td colspan="8">58 Actual Front Feet, 0.09 Total Acres</td> <td>Total Est. Land Value = 58,400</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	BACK 50' @1200/	58.00	69.00	0.9636	0.8708	1200	100		58,400	58 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 58,400
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
BACK 50' @1200/	58.00	69.00	0.9636	0.8708	1200	100		58,400																						
58 Actual Front Feet, 0.09 Total Acres								Total Est. Land Value = 58,400																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates															
GAVE XTRA ADJ FOR ROAD ON TWO SIDES OF SMALL LOT	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	<table border="1"> <thead> <tr> <th>Description</th> <th>Rate</th> <th>Size</th> <th>% Good</th> <th>Cash Value</th> </tr> </thead> <tbody> <tr> <td>D/W/P: 4in Ren. Conc.</td> <td>8.18</td> <td>3705</td> <td>50</td> <td>15,153</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>15,153</td> </tr> </tbody> </table>	Description	Rate	Size	% Good	Cash Value	D/W/P: 4in Ren. Conc.	8.18	3705	50	15,153	Total Estimated Land Improvements True Cash Value =				15,153
Description	Rate	Size	% Good	Cash Value														
D/W/P: 4in Ren. Conc.	8.18	3705	50	15,153														
Total Estimated Land Improvements True Cash Value =				15,153														

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	X	2024	29,200	26,300	55,500			33,279C



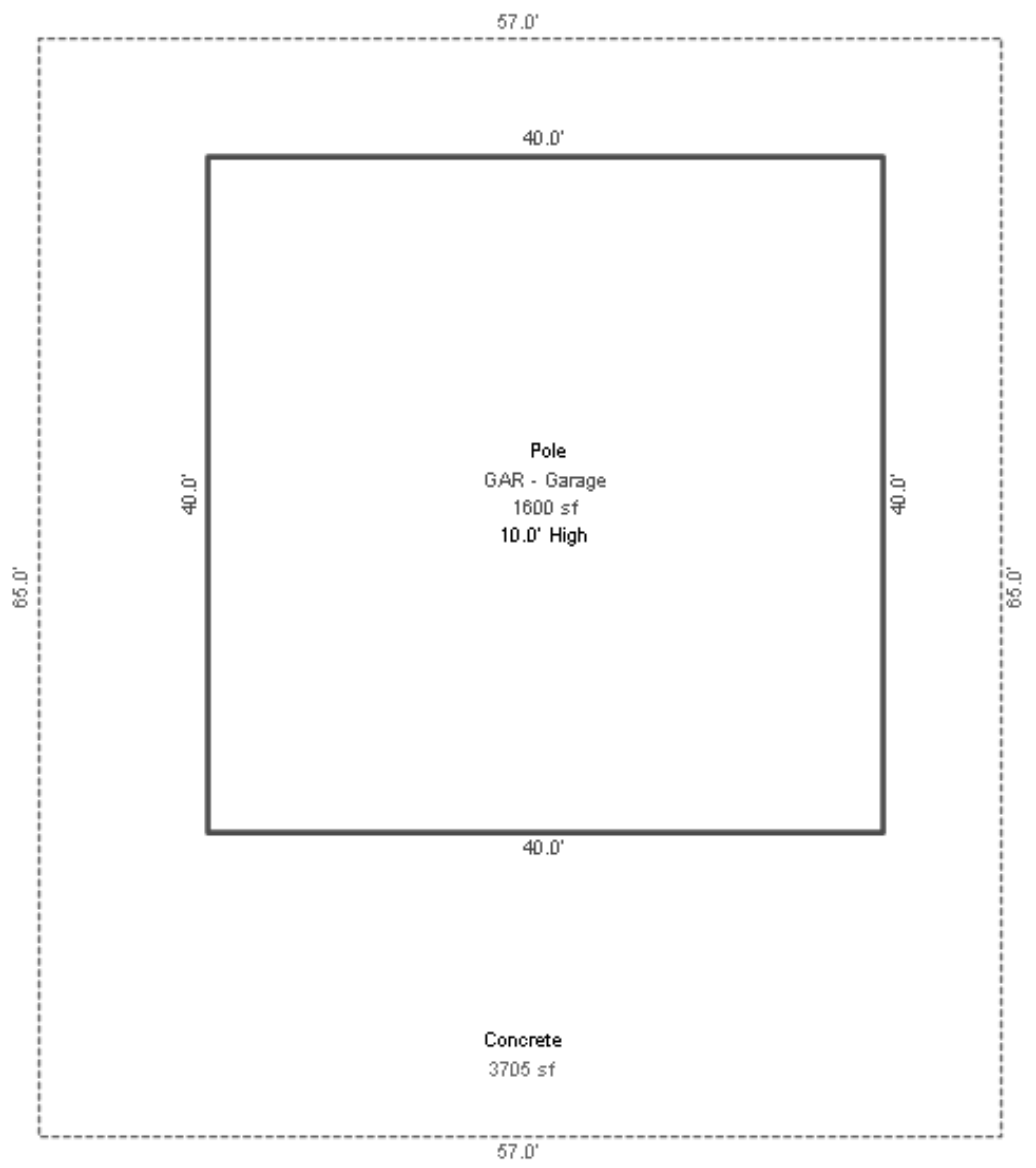
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	09/09/2021	INSPECTED	2023	19,500	23,600	43,100			31,695C
TPC	04/30/2021	INSPECTED	2022	20,000	21,300	41,300			30,186C
TPC	12/27/2017	INSPECTED	2021	17,500	5,900	23,400			11,879C

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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: 2021 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1600 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:			
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 35,055 Total Depr Cost: 34,003 Estimated T.C.V: 37,403
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 2021		
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=97/100/100/100/97				
Building Style: GRG		Lg Ord Small		Doors Solid H.C.			Average Fixture(s)		(14) Water/Sewer		Building Areas				
Yr Built 2021		Remodeled 0		Doors Solid H.C.			3 Fixture Bath 2 Fixture Bath Softener, Auto 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		(5) Floors			No. of Elec. Outlets			3 Fixture Bath		Other Additions/Adjustments		Garages			
Room List		Basement			Plumbing			Garages		Class: C Exterior: Pole (Unfinished)		Door Opener			
Basement		1st Floor			Plumbing			Garages		Base Cost		1600		38,608 37,450	
1st Floor		2nd Floor			Plumbing			Garages		Notes:		Totals:		35,055 34,003	
2nd Floor		Bedrooms			Plumbing			Garages		ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:				37,403	
Bedrooms		(6) Ceilings			Plumbing			Garages							
(1) Exterior		Wood/Shingle			Plumbing			Garages							
Wood/Shingle		Aluminum/Vinyl			Plumbing			Garages							
Aluminum/Vinyl		Brick			Plumbing			Garages							
Brick		Insulation			Plumbing			Garages							
Insulation		(7) Excavation			Plumbing			Garages							
(2) Windows		Basement: 0 S.F.			Plumbing			Garages							
Many Avg. Few		Crawl: 0 S.F.			Plumbing			Garages							
Large Avg. Small		Slab: 0 S.F.			Plumbing			Garages							
Wood Sash		Height to Joists: 0.0			Plumbing			Garages							
Metal Sash		(8) Basement			Plumbing			Garages							
Vinyl Sash		Conc. Block			Plumbing			Garages							
Double Hung		Poured Conc.			Plumbing			Garages							
Horiz. Slide		Stone			Plumbing			Garages							
Casement		Treated Wood			Plumbing			Garages							
Double Glass		Concrete Floor			Plumbing			Garages							
Patio Doors		(9) Basement Finish			Plumbing			Garages							
Storms & Screens		Recreation SF			Plumbing			Garages							
(3) Roof		Living SF			Plumbing			Garages							
Gable		Walkout Doors (B)			Plumbing			Garages							
Hip		No Floor SF			Plumbing			Garages							
Flat		Walkout Doors (A)			Plumbing			Garages							
Asphalt Shingle		(10) Floor Support			Plumbing			Garages							
Chimney:		Joists: Unsupported Len: Cntr.Sup:			Plumbing			Garages							

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




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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	20-MULTI PARCEL SALE REF	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	0	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0
		74,000	07/01/2000	WD	33-TO BE DETERMINED	338:701	DEED	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
OTTAWA	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
LINE ROBERT S & BARBARA C 10 MILLER RD CLARKSTON MI 48346	MAP #:	2024 Est TCV 31,654				

Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
Public Improvements			* Factors *					
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
			BACK 50' @ 600	55.00	100.00	0.9858 0.9730	600 100	31,654
			55 Actual Front Feet, 0.13 Total Acres					Total Est. Land Value = 31,654

Tax Description	X	Value
. SEC 12 T22N R8W E 1/2 OF LOTS 145 & 146. BUENA VISTA PARK.		
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.



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

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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	15,800	0	15,800			1,369C
Rolling	2023	10,600	0	10,600			1,304C
Low	2022	7,500	0	7,500			1,242C
High	2021	6,000	0	6,000			1,203C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who When What							
TPC 04/30/2021 INSPECTED							
TPC 12/27/2017 INSPECTED							
TPC 04/02/2012 INSPECTED							

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LINE ROBERT S & BARBARA C	COOPER STEVEN & LAURIE	75,000	10/21/2016	WD	09-FAMILY	2016-03543	PROPERTY TRANSFER	0.0
WRIGHT WILLIAM G TRUST	LINE ROBERT S & BARBARA C	87,900	08/13/2004	WD	19-MULTI PARCEL ARM'S LE	04-0/3522	DEED	100.0
GEDDES DAVID R & DONNA	WRIGHT WILLIAM G TRUST	105,000	01/07/2004	WD	21-NOT USED/OTHER	04-0/0370	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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6195 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					

Owner's Name/Address	MAP #:
COOPER STEVEN & LAURIE 13865 RATTALEE LAKE RD DAVISBURG MI 48350	2024 Est TCV 164,373 TCV/TFA: 180.23

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
	BACK 50' @1200/	55.00	155.00	0.9765	1.0661	1200	100		68,704
	55 Actual Front Feet, 0.20 Total Acres Total Est. Land Value =								68,704

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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. SEC 12 T22N R8W LOT 147 BUENA VISTA PARK.	X		D/W/P: 4in Concrete	6.49	446	0	0
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2014 MOVED DATA FOR 2013 NEW GARAGE TO 2013 MOVED DATA OF 2012 GARAGE CONSTRUCTIN TO WEST MOST PARCEL 009-012-031-00	X		Wood Frame	28.72	80	50	1,149
	X		Residential Local Cost Land Improvements				
	X		Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
	X		LAND IMPROVE 1000	1,000.00	1	95	950
	X		Total Estimated Land Improvements True Cash Value =				2,099

Topography of Site

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

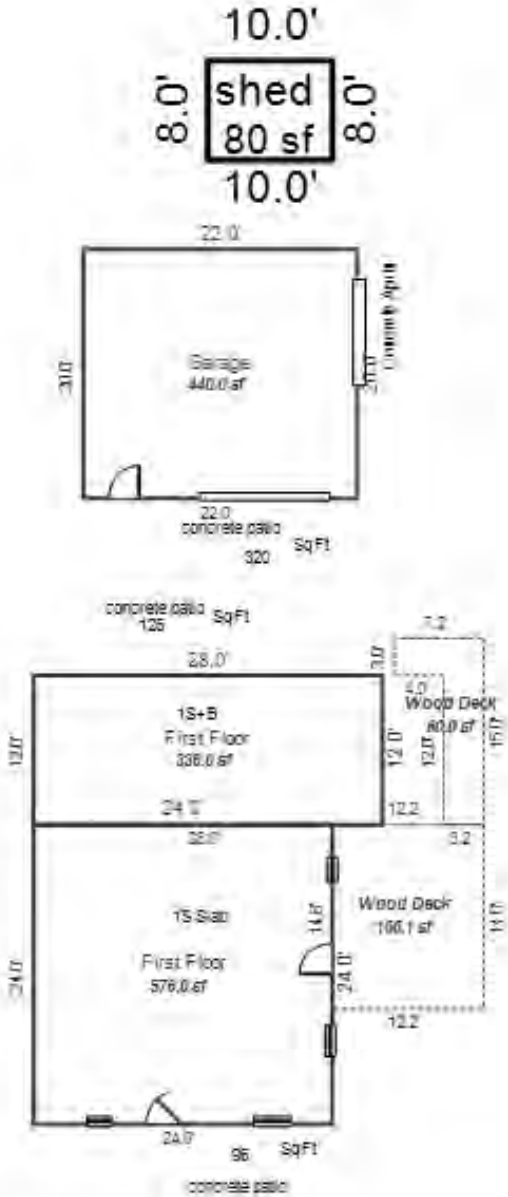
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	34,400	47,800	82,200			38,756C
2023	22,900	41,700	64,600			36,911C
2022	20,000	37,100	57,100			35,154C
2021	17,500	36,600	54,100			34,031C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 240	Type Treated Wood	Year Built: 1962 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 440 % 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	X	Plaster Wood T&G	Trim & Decoration										
Yr Built 1962	Remodeled 1984	Ex	X	Ord		Min	X	Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling							
Condition: Average		Size of Closets			Lg	X	Ord								
Room List		Doors		Solid	X	H.C.		Central Air Wood Furnace							
	Basement 1st Floor 2nd Floor 2 Bedrooms	(5) Floors		Kitchen: Other: Other:				(12) Electric							
(1) Exterior		150 Amps Service			No./Qual. of Fixtures										
	Wood/Shingle Aluminum/Vinyl Brick	Ex.	X	Ord.		Min									
	Insulation	No. of Elec. Outlets			Many	X	Ave.								
(2) Windows		(6) Ceilings			(13) Plumbing										
	Many Avg. 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	Wood Sash Metal Sash Vinyl Sash	(7) Excavation		Basement: 336 S.F. Crawl: 0 S.F. Slab: 576 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 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 1000 Gal Septic 2000 Gal Septic							
X	Asphalt Shingle	(10) Floor Support			Lump Sum Items:										
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:													
Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Wall/Floor Furnace Ground Area = 912 SF Floor Area = 912 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60										Cls CD		Blt 1962			
Building Areas										Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story										1	Siding	Slab	576		
1 Story										1	Siding	Basement	336		
Other Additions/Adjustments										Total:			113,726	68,234	
Plumbing										Average Fixture(s)			1	1,230	738
Deck										Treated Wood			240	4,565	2,739
Garages										Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			440	16,408	9,845
Base Cost										Public Sewer			1	1,326	796
Water/Sewer										Water Well, 50 Feet			1	2,585	1,551
Built-Ins										Appliance Allow.			1	1,934	1,160
Notes:										Totals:			141,774	85,063	
ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:														93,570	

*** 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.
FERRICK BRIAN & KARYN	NOORDYKE MATT & STEPHANIE	390,000	05/03/2021	WD	19-MULTI PARCEL ARM'S LE	2021-01610	DEED	100.0
TUBBS DONALD M ESTATE	FERRICK BRIAN & KARYN (H/	294,500	09/30/2005	WD	20-MULTI PARCEL SALE REF	05-0/3946	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
NOORDYKE MATT & STEPHANIE 3820 GOODWOOD DR SE GRAND RAPIDS MI 49546	MAP #:					
	2024 Est TCV 100,790 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE					
			Description	Frontage	Depth	Value		
. SEC 12 T22N R8W LOT 148 BUENA VISTA PARK.	X		BACK 50' @1200/	55.00	137.00	0.9765 1.0337	1200 100	66,616
			55 Actual Front Feet, 0.17 Total Acres				Total Est. Land Value =	66,616

Comments/Influences	X	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	X	Dirt Road				
	X	Gravel Road				
	X	Paved Road				
	X	Storm Sewer				
	X	Sidewalk				
	X	Water	D/W/P: 3.5 Concrete	6.16	448 76	2,098
	X	Sewer	Metal Prefab	15.55	100 35	544
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
		Standard Utilities				
		Underground Utils.				
			Total Estimated Land Improvements True Cash Value = 2,642			

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	33,300	17,100	50,400			36,933C
Rolling	2023	22,200	14,900	37,100			35,175C
Low	2022	20,000	13,500	33,500			33,500S
High	2021	17,500	13,200	30,700			13,028C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							



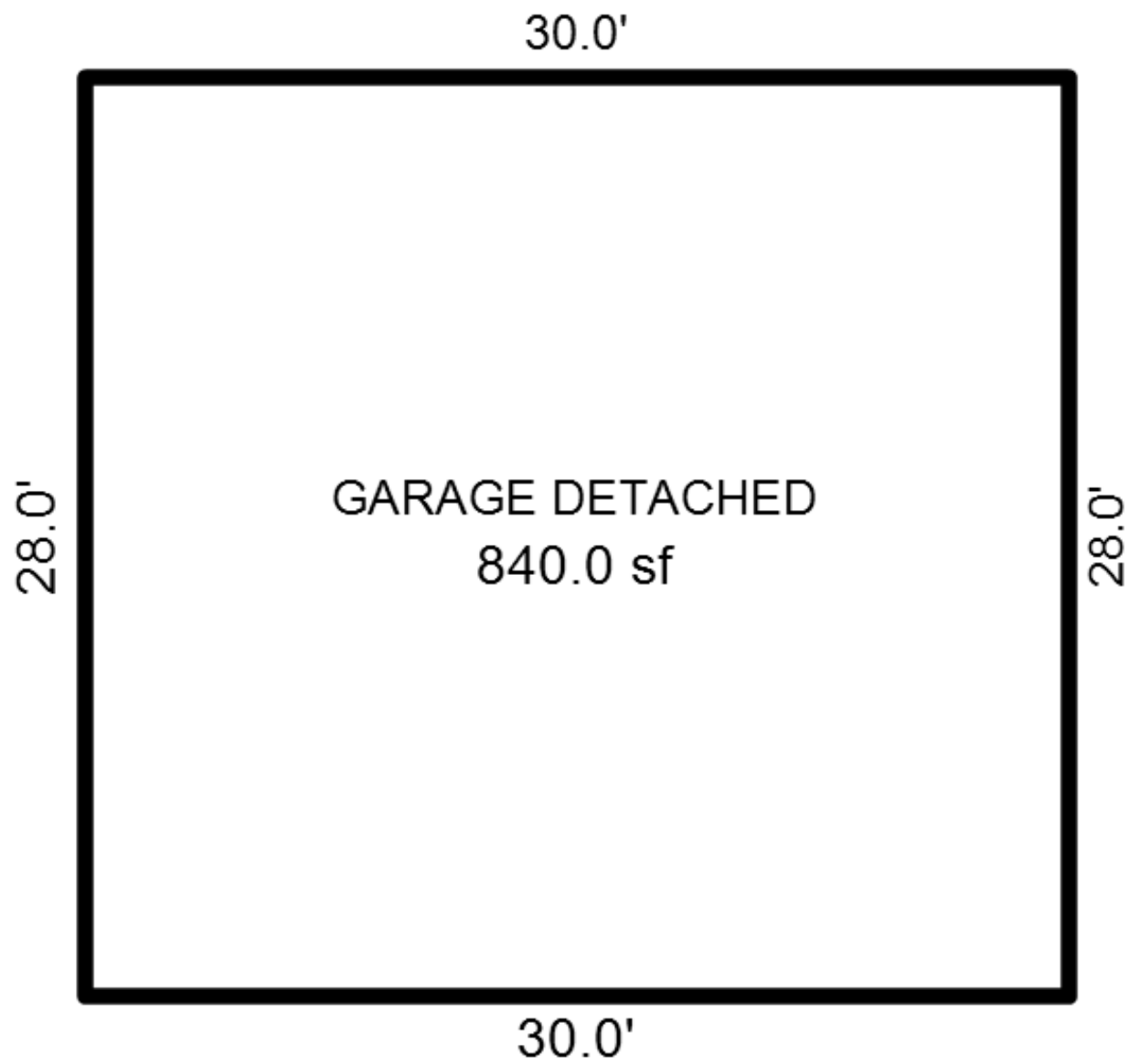
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC	04/30/2021	INSPECTED	2023	22,200	14,900	37,100			35,175C
TPC	12/27/2017	INSPECTED	2022	20,000	13,500	33,500			33,500S
TPC	04/02/2012	INSPECTED	2021	17,500	13,200	30,700			13,028C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) 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: 1981 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 840 % Good: 0 Storage Area: 800 No Conc. Floor: 0			
	Wood Frame	(4) Interior			X No Heating/Cooling			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 35,832 Total Depr Cost: 28,665 Estimated T.C.V: 31,532							
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			E.C.F. X 1.100								
	Yr Built 1981	Remodeled 0	Ex	Ord	Min	Size of Closets									
	Condition: Average	Lg	Ord	Small	Room List			Bsmnt Garage:							
	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.	(5) Floors			Storage Area: 800							
	(1) Exterior	Kitchen: Other: Other:			(12) Electric			Roof:							
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings			0 Amps Service			No./Qual. of Fixtures							
	Insulation				Ex. Ord. Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls	CD			
	(2) Windows	(7) Excavation			No. of Elec. Outlets			Clas CD							
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Many Ave. Few			Blt 1981						
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement			(13) Plumbing			Building Areas							
	(3) Roof	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			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							
	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments						
	Asphalt Shingle	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Garages							
	Chimney:	(10) Floor Support			Lump Sum Items:			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)							
		Joists: Unsupported Len: Cntr.Sup:						Base Cost 840 26,048 20,838 Storage Over Garage 800 9,784 7,827 Totals: 35,832 28,665							
Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCv: 31,532															

*** 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 LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%										
LOT JAMES R ET AL 12264 TOWNLINE RD GRAND BLANC MI 48439		MAP #:		2024 Est TCV 64,713								
Tax Description		Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
. SEC 12 T22N R8W LOT 150 BUENA VISTA PARK		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
		Gravel Road		BACK 50' @1200/		55.00	122.00	0.9765	1.0041	1200	100	64,713
		Paved Road		55 Actual Front Feet, 0.15 Total Acres		Total Est. Land Value =				64,713		
		Storm Sewer										
		Sidewalk										
		Water										
		X Sewer										
		X Electric										
		X Gas										
		Curb										
		X 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	32,400	0	32,400		2,605C		
		TPC 04/30/2021 INSPECTED			2023	21,600	0	21,600		2,481C		
		TPC 12/27/2017 INSPECTED			2022	20,000	0	20,000		2,363C		
		TPC 04/02/2012 INSPECTED			2021	17,500	0	17,500		2,288C		



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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.
DERUITER ADVERTISING & CO	DRACHT WILLIAM H & MARY L	137,500	06/19/2020	WD	03-ARM'S LENGTH	2020-01715	PROPERTY TRANSFER	100.0
STEVENS SHIRLEY J	DERUITER ADVERTISING & CO	66,000	10/13/2014	WD	03-ARM'S LENGTH	2014-0365	PROPERTY TRANSFER	100.0
STEVENS DAVID W ET AL	STEVENS SHIRLEY J (WIDOW	0	05/29/2008	OTH	21-NOT USED/OTHER	2009/3143	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6159 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
DRACHT WILLIAM H & MARY L TRUST 20506 80TH AVE MARION MI 49665-8436	2024 Est TCV 177,414 TCV/TFA: 142.16					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value		
. SEC 12 T22N R8W LOT 151 BUENA VISTA PARK.	X		Dirt Road	55.00	115.00	0.9765	0.9894	1200	100	63,764	
			Gravel Road	55 Actual Front Feet, 0.14 Total Acres						Total Est. Land Value =	63,764

Comments/Influences	X	Land Improvement Cost Estimates					
		Description	Rate	Size % Good	Cash Value		
	X	Water	D/W/P: Asphalt Paving	3.10	630 45	879	
	X	Sewer	Metal Prefab	17.91	120 50	1,074	
	X	Electric	Total Estimated Land Improvements True Cash Value =				1,953
	X	Gas					
	X	Curb					
	X	Street Lights					
		Standard Utilities					
		Underground Utils.					

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



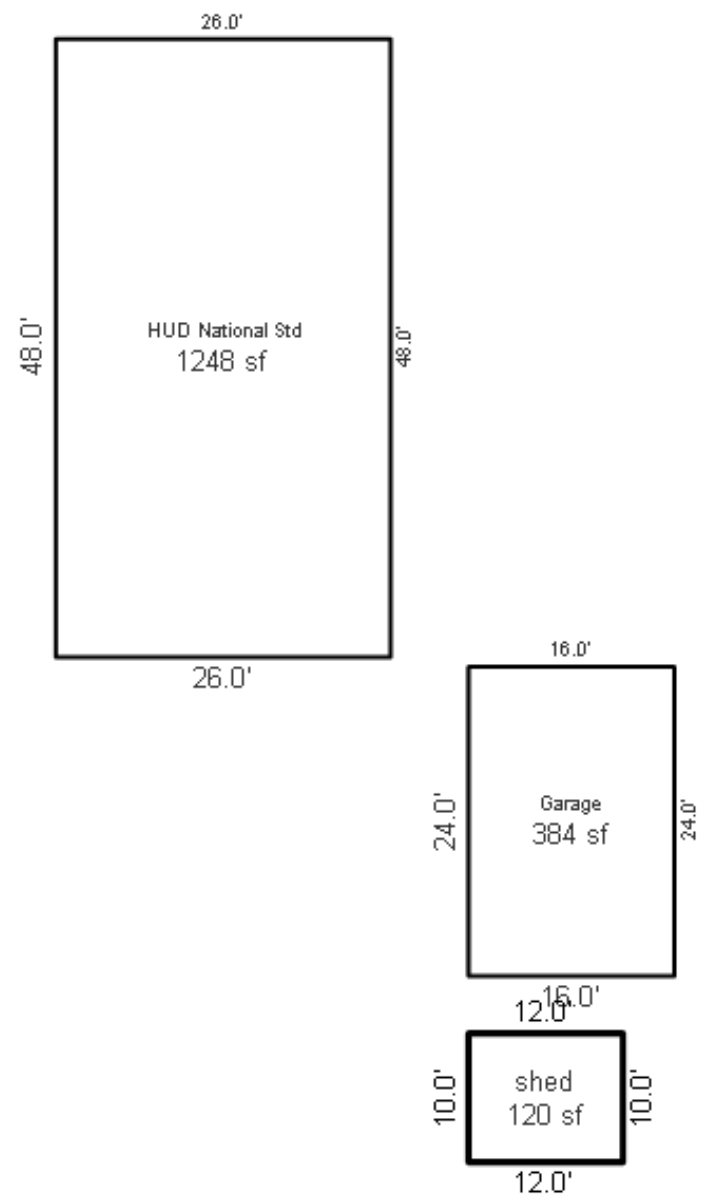
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	31,900	56,800	88,700			63,777C
TPC	04/30/2021	INSPECTED	2023	21,300	49,300	70,600			60,740C
TPC	06/02/2020	INSPECTED	2022	20,000	43,200	63,200			57,848C
TPC	12/27/2017	INSPECTED	2021	17,500	38,500	56,000			56,000S

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage					
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth 1 Wood Stove Direct-Vented Ga	Area 160	Type Treated Wood	Year Built: 1971 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 Effec. Age: 25 Floor Area: 1,248 Total Base New : 198,577 Total Depr Cost: 148,929 Estimated T.C.V: 111,697		E.C.F. X 0.750		Bsmnt Garage:					
Building Style: HUD		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 198,577 Total Depr Cost: 148,929 Estimated T.C.V: 111,697		E.C.F. X 0.750		Carpport Area: Roof:					
Yr Built 1992	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family HUD		Cls C		Blt 1992					
Condition: Average		Size of Closets		No. of Elec. Outlets			(13) Plumbing			Ground Area = 1248 SF		Floor Area = 1248 SF.							
Room List		Doors		Solid	X	H.C.	Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas							
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			X			Stories		Exterior		Foundation	Size	Cost New	Depr. Cost		
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Average Fixture(s)			1 Story		Siding		Crawl Space	1,248	Total:	162,522	121,891	
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			3 Fixture Bath 2 Fixture Bath Softener, Auto 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	1,107	
(2) Windows		(8) Basement		Basement Finish			1			Deck		Treated Wood		160	3,578	2,683			
X	Many Avg. Few	X	Large Avg. Small	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1			Garages		Class: C Exterior: Siding		Foundation: 18 Inch (Unfinished)		Base Cost	384	16,858	12,643
(3) Roof		(9) Basement Finish		Public Water			1			Built-Ins		Appliance Allow.		1	2,766	2,074			
X	Gable Hip Flat	Gambrel Mansard Shed	Public Sewer			1			Fireplaces		Wood Stove		1	2,551	1,913				
X	Asphalt Shingle	(10) Floor Support			Water Well			1			Local Cost Items		SANITARY SEWER		1	0	0	*	
Chimney:		Joists: Unsupported Len: Cntr.Sup:			1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes:		ECF (4161 BUENA VISTA AREA BACK LOTS) 0.750 => TCV:		111,697				
Totals:																	198,577	148,929	

*** 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.
DERUITER BRUCE A & JOHANN	DERUITER BRUCE & JOHANNA	0	10/05/2021	WD	09-FAMILY	2021-03370	PROPERTY TRANSFER	0.0
STEVENS SHIRLEY J & DAVID	DERUITER BRUCE & JOHANNA	12,000	10/13/2014	WD	03-ARM'S LENGTH	2014-03466	PROPERTY TRANSFER	100.0
STEVENS DAVID W (DECEASED)	STEVENS SHIRLEY (WIDOW OF	0	05/29/2008	OTH	21-NOT USED/OTHER	2009/3143	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Garage	11/21/2014	2014-0537	100%
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	P.R.E. 100% 02/24/2015					
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Owner's Name/Address	MAP #:
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DERUITER BRUCE & JOHANNA TRUST 6146 LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 126,887 TCV/TFA: 0.00
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X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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BACK 50' @1200/	55.00	106.00	0.9765	0.9695	1200	100		62,478
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55 Actual Front Feet, 0.13 Total Acres								Total Est. Land Value =	62,478
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Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
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	D/W/P: 4in Ren. Conc.	8.18	1250	0	0
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Residential Local Cost Land Improvements	Description	Rate	Size	% Good	Cash Value
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	LAND IMPROVE 2500	2,500.00	2	95	4,750
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Total Estimated Land Improvements True Cash Value =					4,750
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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	31,200	32,200	63,400			28,785C
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2023	20,800	29,500	50,300			27,415C
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2022	20,000	26,800	46,800			26,110C
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2021	17,500	26,500	44,000			25,276C
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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 11/02/2015	INSPECTED	
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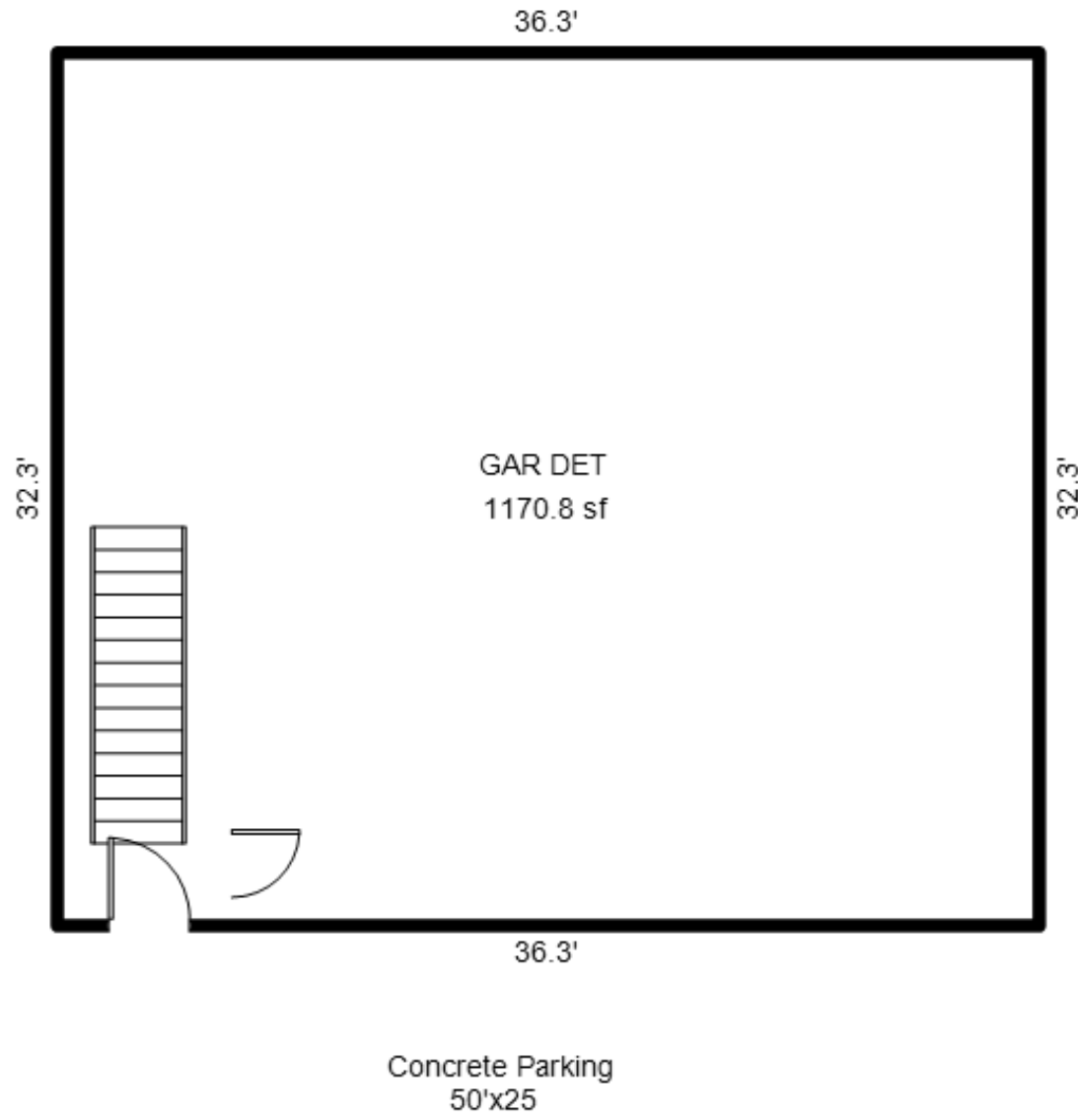


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	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: 2015 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Yes Auto. Doors: 2 Mech. Doors: 0 Area: 1170 % Good: 0 Storage Area: 576 No Conc. Floor: 0	E.C.F. X 1.100	Bsmnt Garage: Carport Area: Roof:				
	Mobile Home												0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling	Class: C +10 Effec. Age: 9 Floor Area: 0 Total Base New : 59,598 Total Depr Cost: 54,235 Estimated T.C.V: 59,659	
Town Home		(4) Interior		X			Class: C +10 Effec. Age: 9 Floor Area: 0 Total Base New : 59,598 Total Depr Cost: 54,235 Estimated T.C.V: 59,659		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:					
Duplex		Drywall Paneled		Plaster Wood T&G			Trim & Decoration		Ex		Ord		Min			
A-Frame		Trim & Decoration		Size of Closets			Lg		Ord		Small		H.C.			
Wood Frame		Ex		Ord			Min		H.C.		H.C.		H.C.			
Building Style: GRG		Size of Closets		Lg			Ord		Small		H.C.		H.C.			
Yr Built 2015		Remodeled 0		Lg			Ord		Small		H.C.		H.C.			
Condition: Average		Lg		Ord			Small		H.C.		H.C.		H.C.			
Room List		Doors		Solid			H.C.		H.C.		H.C.		H.C.			
Basement		(5) Floors		(12) Electric			0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min	
1st Floor		Kitchen:		0 Amps Service			No./Qual. of Fixtures		Ex.		Ord.		Min		No. of Elec. Outlets	
2nd Floor		Other:		No./Qual. of Fixtures			Ex.		Ord.		Min		No. of Elec. Outlets		Many	
Bedrooms		Other:		No. of Elec. Outlets			Many		Ave.		Few		(13) Plumbing		Average Fixture(s)	
(1) Exterior		(6) Ceilings		1			Average Fixture(s)		3 Fixture Bath		2 Fixture Bath		Softener, Auto		Softener, Manual	
Wood/Shingle		(7) Excavation		Basement: 0 S.F.			Crawl: 0 S.F.		Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block	
Aluminum/Vinyl		Basement: 0 S.F.		Crawl: 0 S.F.			Slab: 0 S.F.		Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.	
Brick		Crawl: 0 S.F.		Slab: 0 S.F.			Height to Joists: 0.0		(8) Basement		Conc. Block		Poured Conc.		Stone	
Insulation		Height to Joists: 0.0		(8) Basement			Conc. Block		Poured Conc.		Stone		Treated Wood		Concrete Floor	
(2) Windows		(8) Basement		(9) Basement Finish			(14) Water/Sewer		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Many		Large		Recreation SF			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
Avg.		Avg.		Living SF			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
Few		Small		Walkout Doors (B)			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
Wood Sash		Basement: 0 S.F.		No Floor SF			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
Metal Sash		Crawl: 0 S.F.		Walkout Doors (A)			Public Water		Public Sewer		Water Well		1000 Gal Septic		2000 Gal Septic	
Vinyl Sash		Slab: 0 S.F.		(10) Floor Support			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Double Hung		Height to Joists: 0.0		Joists:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Horiz. Slide		Height to Joists: 0.0		Unsupported Len:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Casement		Height to Joists: 0.0		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Double Glass		Height to Joists: 0.0		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Patio Doors		Height to Joists: 0.0		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Storms & Screens		Height to Joists: 0.0		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
(3) Roof		(10) Floor Support		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Gable		Joists:		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Hip		Unsupported Len:		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Flat		Cntr.Sup:		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Asphalt Shingle		Cntr.Sup:		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	
Chimney:		Cntr.Sup:		Cntr.Sup:			Lump Sum Items:		Public Water		Public Sewer		Water Well		1000 Gal Septic	

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SELENO FRANK & LOUISE L	SELENO RICHARD R & KATHY	50,000	05/23/2014	PTA	09-FAMILY	PTA	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6129 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
Owner's Name/Address	MAP #:					
SELENO RICHARD R & KATHY L 1190 N OXFORD RD DETROIT MI 48235	2024 Est TCV 151,436 TCV/TFA: 163.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
			Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
SEC 12 T22N R8W LOT 176 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY . SEC 12 T22N R8W LOT 153 BUENA VISTA PARK.	X		Dirt Road	56	172.51	0.9702	1.0950	1200	100	71,949
			Gravel Road							
			Paved Road							
			Storm Sewer							
			Sidewalk							
			Water							
			Sewer							
			Electric							
			Gas							
			Curb							
			Street Lights							
			Standard Utilities							
			Underground Utils.							

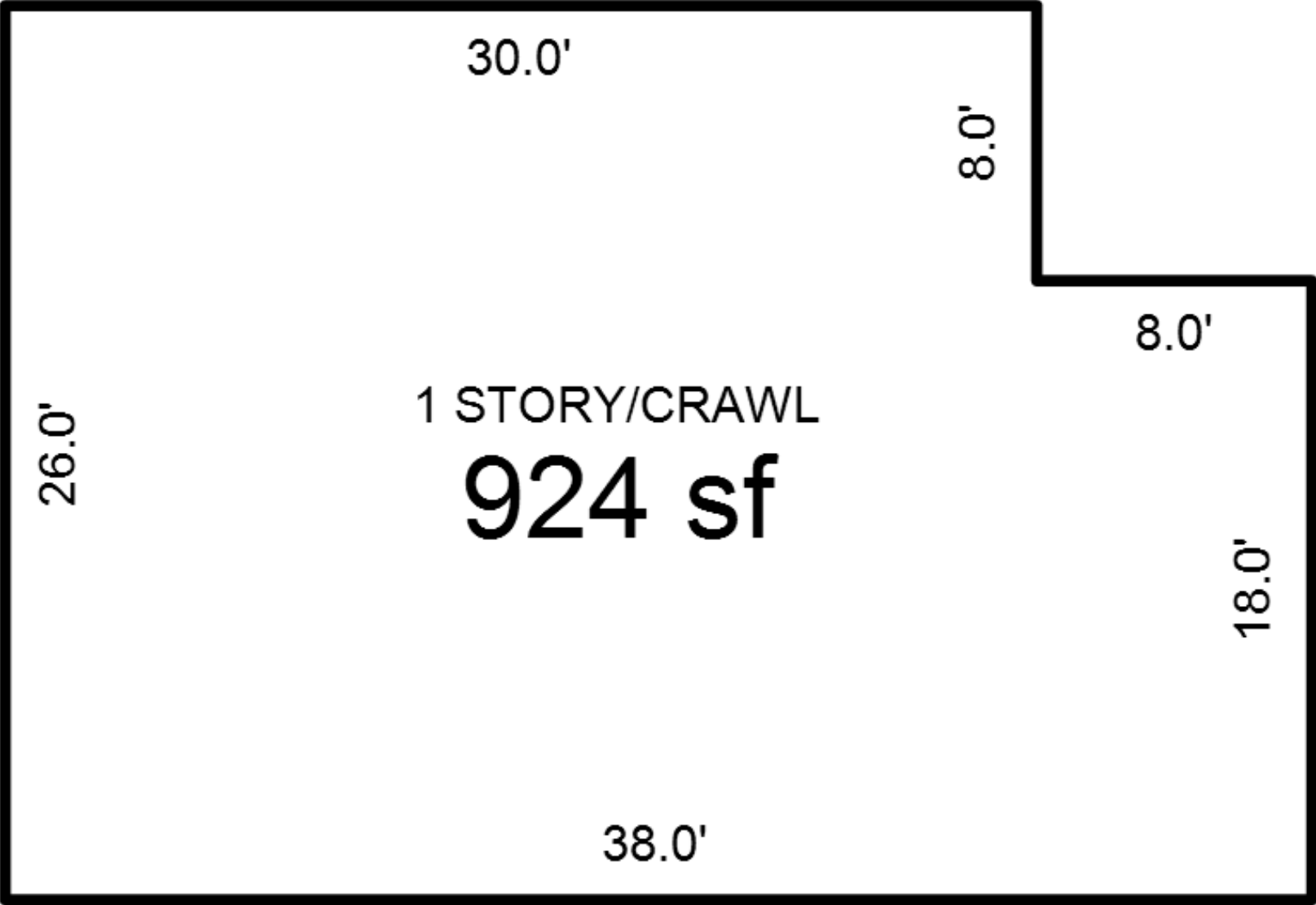
Comments/Influences	X	Description	* Factors *				Rate %Adj. Reason	Value
			Frontage	Depth	Front	Depth		
			56	172.51	0.9702	1.0950	1200 100	71,949
			56 Actual Front Feet, 0.22 Total Acres				Total Est. Land Value =	71,949
			Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
			D/W/P: Patio Blocks	14.27	288	0	0	
			Metal Prefab	14.56	144	50	1,048	
			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 =				1,998	

Topography of Site	X	Level	Rolling	Low	High	Landscaped	Swamp	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
														2023	24,000	34,700	58,700			22,683C
														2022	20,000	28,900	48,900			21,603C
														2021	17,500	28,500	46,000			20,913C



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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.												
DRACHT MARY	DRACHT WILLIAM & MARY TRU	1	04/15/2021	QC	09-FAMILY	2021-01598	PROPERTY TRANSFER	0.0												
DRACHT WILLIAM H	DRACHT GAYLA	0	10/22/2012	CD	07-DEATH CERTIFICATE	2012-03906	PROPERTY TRANSFER	0.0												
DRACHT GAYLE M	DRACHT GAYLE M TRUST	0	03/19/2004	QC	21-NOT USED/OTHER	201-04121	DEED	0.0												
DRACHT JOHN	DRACHT MARY	0	01/25/2000	CD	07-DEATH CERTIFICATE	2012--03905	DEED	50.0												
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status										
6119 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST		Garage		06/29/2012		2012-0292	100%											
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 219,960 TCV/TFA: 186.41														
DRACHT WILLIAM & MARY TRUST 415 THISTLEWOOD DR CADILLAC MI 49601		X Improved		Vacant		Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE														
Tax Description		Public Improvements		* Factors *																
SEC 12 T22N R8W LOT 177 AMENDED L-2 P 226 BUENA VISTA PARK . SEC 12 T22N R8W LOT 154 BUENA VISTA PARK. 2019-03151 CIRCUIT COURT JUDGEMENT		X Dirt Road		Description		Frontage		Depth		Front		Depth		Rate %Adj.		Reason		Value		
Comments/Influences		X Gravel Road		BACK 50' @1200/		70.22		186.41		0.9186		1.1164		1200		100		86,415		
		X Paved Road		70 Actual Front Feet,		0.30		Total Acres		Total Est.		Land Value =						86,415		
		X Storm Sewer		Land Improvement Cost Estimates																
		X Sidewalk		Description		Rate		Size % Good		Cash Value										
		X Water		D/W/P: 3.5 Concrete		6.16		340 0		0										
		X Sewer		Residential Local Cost Land Improvements																
		X Electric		Description		Rate		Size % Good		Cash Value										
		X Gas		LAND IMPROVE 1000		1,000.00		1 95		950										
		X Curb		Total Estimated Land Improvements True Cash Value =							950									
		X Street Lights																		
		Standard Utilities																		
		Underground Utils.																		
		Topography of Site																		
		X Level		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/ Other		Taxable Value				
		Rolling		2024		43,200		66,800		110,000						44,516C				
		Low		2023		28,800		58,200		87,000						42,397C				
		High		2022		20,000		48,400		68,400						40,379C				
		Landscaped		2021		17,500		47,800		65,300						39,090C				
		Swamp																		
		Wooded																		
		Pond																		
		Waterfront																		
		Ravine																		
		Wetland																		
		Flood Plain																		
		Who		When		What														
		TPC 04/30/2021		INSPECTED																
		TPC 12/27/2017		INSPECTED																
		TPC 04/27/2014		INSPECTED																

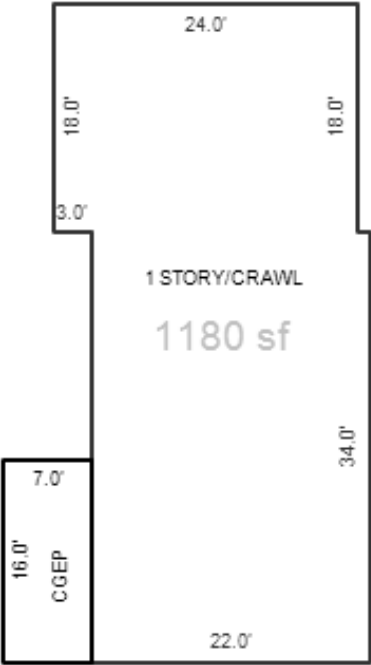
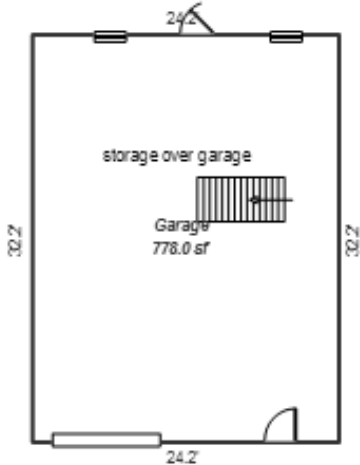


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Missaukee, Michigan

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 112	Type WGEP (1 Story)	Year Built: 2012 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: 778 % Good: 0 Storage Area: 389 No Conc. Floor: 0				
X	Wood Frame	(4) Interior		X	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Class: CD Effec. Age: 35 Floor Area: 1,180 Total Base New : 185,449 Total Depr Cost: 120,541 Estimated T.C.V: 132,595			E.C.F. X 1.100		Bsmnt Garage:				
Building Style: 1S		Drywall Paneled	Plaster Wood T&G	Central Air Wood Furnace			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1180 SF Floor Area = 1180 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Cls CD		Blt 1962					
Yr Built 1962 201	Remodeled 0	Ex	X Ord	Min	(12) Electric			Building Areas			Size		Cost New		Depr. Cost		
Condition: Average		Size of Closets		0 Amps Service			Stories Exterior Foundation			1,180		Total:		136,087		88,456	
Room List		Doors	Solid	X H.C.	No./Qual. of Fixtures			Plumbing			Total:		136,087		88,456		
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		X Ex. Ord. Min			Average Fixture(s)			Total:		136,087		88,456			
(1) Exterior		Kitchen: Other: Other:		No. of Elec. Outlets			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments		Average Fixture(s)		1 1,230 799			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Many X Ave. Few			Plumbing			Porches		WGEP (1 Story)		112 9,558 6,213			
	Insulation	(7) Excavation		(13) Plumbing			Garages			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)		Base Cost		778 27,487 17,867			
(2) Windows		Basement: 0 S.F. Crawl: 1180 S.F. Slab: 0 S.F. Height to Joists: 0.0		(14) Water/Sewer			Public Water			Storage Over Garage		Door Opener		1 485 315			
X	Many Avg. Few	X	Large Avg. Small	1 Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Water/Sewer			Public Sewer		Water Well, 50 Feet		1 1,326 862			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		1 Public Water			Local Cost Items			SANITARY SEWER		1 0 0		* 0 0			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish		1 Public Water 1 Water Well 1000 Gal Septic 2000 Gal Septic			Notes:			Totals:		185,449 120,541				
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCY:			132,595							
X	Gable Hip Flat	Gambrel Mansard Shed	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:												
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.
SCHRAM CHARLES P & LINDA	GREMEL GARY D & MONICA M	80,000	11/30/2009	WD	03-ARM'S LENGTH	2009/4056	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6111 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST		Addition	08/14/2012	2012-0389	100%
	P.R.E. 71% 12/11/2018					

Owner's Name/Address	MAP #:
GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 327,219 TCV/TFA: 140.92

X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
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 Standard Utilities Underground Utils.		BACK 50' @1200/	65.22	195.02	0.9357	1.1291	1200	100		82,686
		65 Actual Front Feet, 0.29 Total Acres Total Est. Land Value =								82,686

Tax Description	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
SEC 12 T22N R8W LOT 178 AMENDED PLAT OF BUENA VISTA PARK L-2 P 0226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOTS 155 & 156 EXC E 10 FT THEREOF BUENA VISTA PARK.		D/W/P: 4in Ren. Conc.	8.18	216	0	0
Comments/Influences		Wood Frame	29.53	96	94	2,665

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 = 3,635				

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



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	41,300	122,300	163,600			89,785C
2023	27,600	106,500	134,100			85,510C
2022	20,000	96,000	116,000			81,439C
2021	17,500	94,600	112,100			78,838C

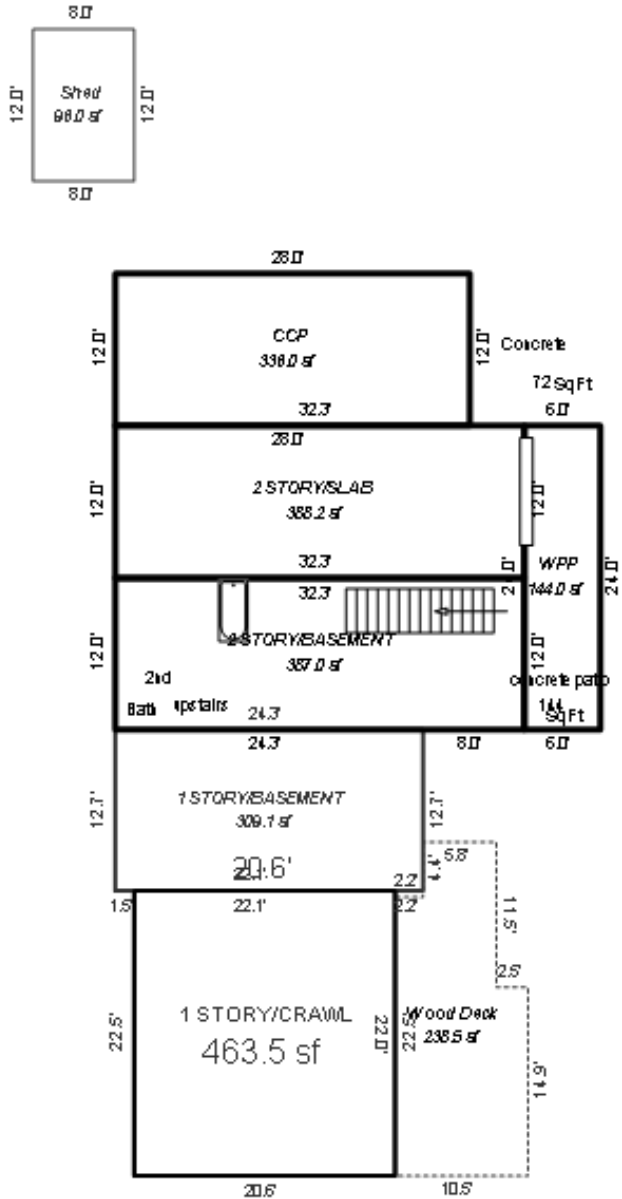
Who	When	What
TPC	04/30/2021	INSPECTED
TPC	12/27/2017	INSPECTED
TPC	04/27/2014	INSPECTED

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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 144 336 238	Type WPP CCP (1 Story) Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished?: Yes Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																			
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Size of Closets Lg X Ord Small			Doors Solid X H.C.		(5) Floors Kitchen: Other: Other:		(12) Electric 60 Amps Service		No./Qual. of Fixtures Ex. X Ord. Min		No. of Elec. Outlets Many X Ave. Few		(13) Plumbing Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:									
Building Style: 1.75S		Yr Built 1950 198		Remodeled 2013		Condition: Average		Room List Basement 1st Floor 2nd Floor 2 Bedrooms		(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation		(2) Windows Many Avg. Few Large Avg. Small		X Wood Sash Metal Sash Vinyl Sash X Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(3) Roof X Gable Hip Flat X Asphalt Shingle Chimney: Metal		Basement: 696 S.F. Crawl: 463 S.F. Slab: 388 S.F. Height to Joists: 0.0		(8) Basement Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(9) Basement Finish		(10) Floor Support Joists: Unsupported Len: Cntr.Sup:		Central Air Wood Furnace		(11) Heating System: Forced Air w/ Ducts Ground Area = 1547 SF Floor Area = 2322 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70		Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Crawl Space 463 1 Story Siding Basement 309 2 Story Siding Basement 387 2 Story Siding Slab 388 Total: 275,359 192,752		Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,476 1,033 3 Fixture Bath 2 9,291 6,504 Porches WPP 144 3,751 2,626 CCP (1 Story) 336 8,239 5,767 Deck Treated Wood 238 4,646 3,252 Garages Class: C Exterior: Siding Foundation: 42 Inch (Finished) Basement Garage: 1 Car 1 2,599 1,819 Door Opener 1 547 383 Water/Sewer Public Sewer 1 1,494 1,046 Water Well, 50 Feet 1 2,686 1,880 Built-Ins Appliance Allow. 1 2,766 1,936 Totals: 312,854 218,998		Cost Est. for Res. Bldg: 1 Single Family 1.75S Cls C Blt 1950	
<<<<< 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.
CHRISTESEN KATHLEEN P & C	CHRISTESEN KATHLEEN P	0	05/04/2018	WD	09-FAMILY	2018-01695	PROPERTY TRANSFER	0.0
		73,900	07/01/2000	WD	33-TO BE DETERMINED	338:919	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6091 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
CHRISTESEN KATHLEEN P 37433 N DIANNE LN NEW BOSTON MI 48164	MAP #:					
	2024 Est TCV 162,450 TCV/TFA: 173.56					

X	Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE			
Public Improvements			* Factors *			
Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason Value
BACK 50' @1200/	50.00	144.00	1.0000	1.0466	1200 100	62,798
50 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =	62,798

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

Comments/Influences		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	Topography of Site							
	X Level							
	Rolling							
	Low							

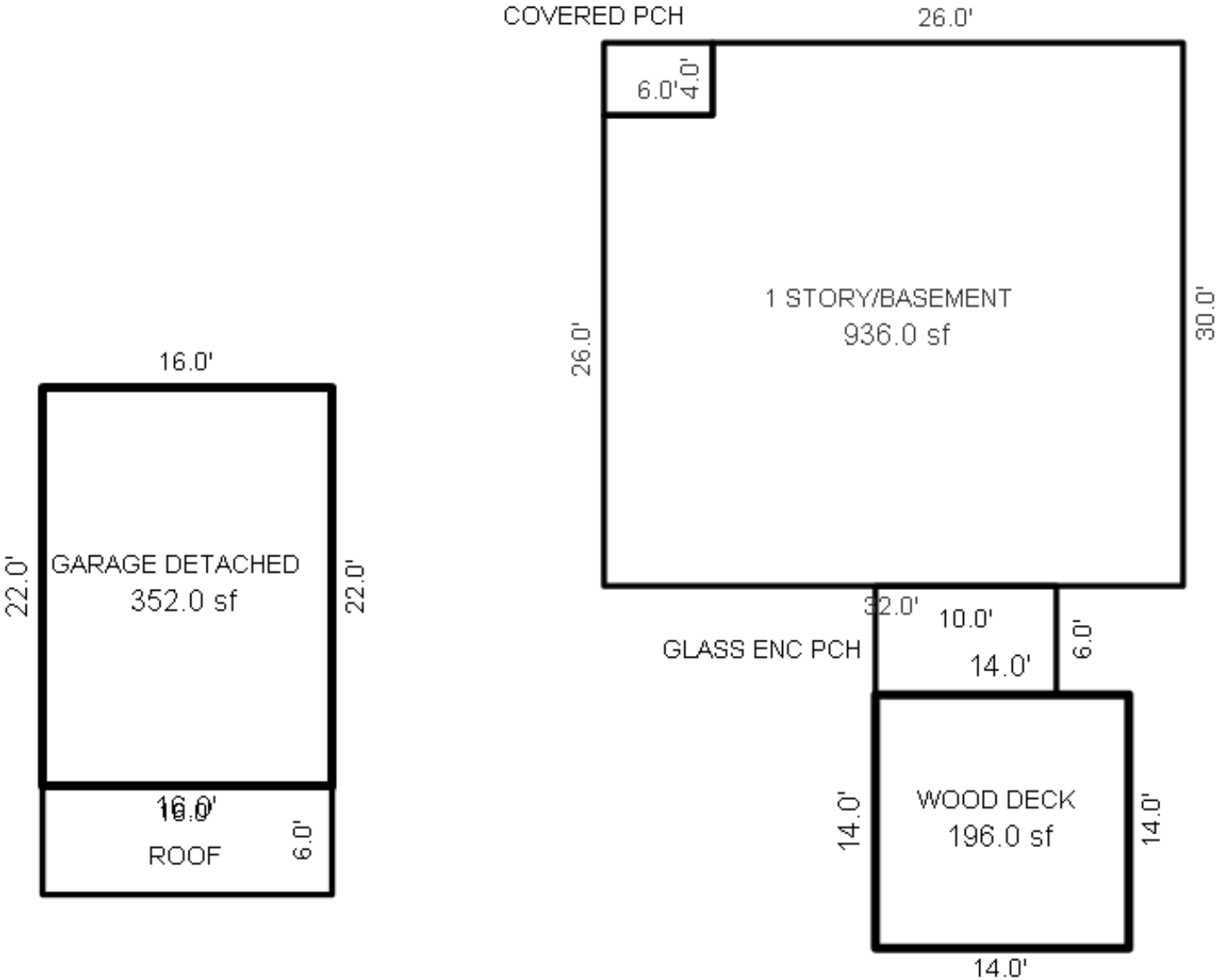


	X High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2024	31,400	49,800	81,200	40,958C
	TPC 04/30/2021	INSPECTED		2023	20,900	43,400	64,300	39,008C
	TPC 05/06/2018	INSPECTED		2022	7,500	39,100	46,600	37,151C
	TPC 12/27/2017	INSPECTED		2021	17,500	38,500	56,000	35,965C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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: 1963 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: 352 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame		(4) Interior X Drywall X Paneled Plaster Wood T&G 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							24 60 196	CCP (1 Story) CGEP (1 Story) Treated Wood				
Building Style: 1S		Yr Built 1963		Remodeled 0		Condition: Average		Room List		Size of Closets		Doors		Solid X H.C.		Central Air Wood Furnace	
		Ex X Ord		Min		Lg X Ord		Small		(5) Floors		Kitchen: Other: Other:		100 Amps Service		No./Qual. of Fixtures	
Basement 1st Floor 2nd Floor 2 Bedrooms																	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			(13) Plumbing			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls CD		Blt 1963		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X Drywall		Many X Ave. Few			1 Average Fixture(s) 1 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			Ground Area = 936 SF Floor Area = 936 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55							
(2) Windows		(7) Excavation		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Building Areas			Stories Exterior Foundation		Size Cost New Depr. Cost		
X	Many Avg. X Avg. Few Small	Basement: 936 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 No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Basement			Total:		127,807		70,293			
X	Wood Sash Metal Sash Vinyl Sash	(8) Basement		Lump Sum Items:			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1 1,230 676			
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	8 Conc. Block Poured Conc. Stone Treated Wood X Concrete Floor		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Porches			CGEP (1 Story) CCP (1 Story)		60 4,753 2,614 24 1,131 622					
X	Storms & Screens	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Deck			Treated Wood		196 3,987 3,509 *					
(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			Garages			Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished) Base Cost		352 14,179 7,798					
X	Gable Hip Flat	Gambrel Mansard Shed		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer			Public Sewer Water Well, 50 Feet		1 1,326 729 1 2,585 1,422					
X	Asphalt Shingle	(10) Floor Support		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow.		1 1,934 1,064					
Chimney: Brick		Joists: Unsupported Len: Cntr.Sup:		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Unit-in-Place Cost Items			ROOF STRUCT. (SQ FT)		96 538 382 *					
				Lump Sum Items:			Notes:			ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV:		98,020					
										Totals:		159,470		89,109			

*** 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.
CHRISTENSEN KATHLEEN P	GREMEL GARY D & MONICA M	1	04/13/2021	QC	32-SPLIT VACANT	2021-01252	PROPERTY TRANSFER	100.0

Property Address: 6091 W LAKEVIEW DR
 Class: RESIDENTIAL-VACAN Zoning: Building Permit(s): Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 100% 04/13/2021

Owner's Name/Address: GREMEL GARY D & MONICA M
 6111 W LAKEVIEW DR
 LAKE CITY MI 49651
 MAP #: 2024 Est TCV 9,000

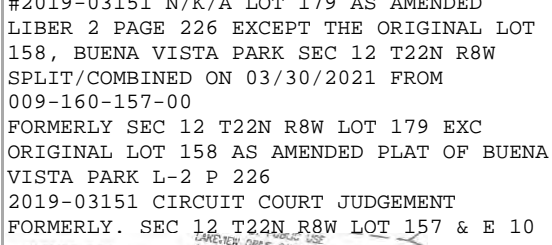
Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE

Improved	X	Vacant	Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			<Site Value E> E BACK LOTS 9K				9000	100		9,000
			50 Actual Front Feet, 0.06 Total Acres						Total Est. Land Value =	9,000

Tax Description: 2021-01252 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 157 AS ORDERED IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED LIBER 2 PAGE 226 EXCEPT THE ORIGINAL LOT 158, BUENA VISTA PARK SEC 12 T22N R8W SPLIT/COMBINED ON 03/30/2021 FROM 009-160-157-00 FORMERLY SEC 12 T22N R8W LOT 179 EXC ORIGINAL LOT 158 AS AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOT 157 & E 10 PARK.

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

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



Year: 2024, 2023, 2022, 2021

Land Value: 4,500, 3,500, 3,500, 0

Building Value: 0, 0, 0, 0

Assessed Value: 4,500, 3,500, 3,500, 0

Board of Review: (empty), (empty), (empty), (empty)

Tribunal/Other: (empty), (empty), (empty), (empty)

Taxable Value: 3,675C, 3,500S, 3,500S, 0

Who: (empty), When: (empty), What: (empty)

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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.
CHRISTESEN KATHLEEN P	BELEN LAKE COTTAGE LLC	15,000	07/27/2020	WD	03-ARM'S LENGTH	2020-02108	PROPERTY TRANSFER	100.0
CHRISTESEN KATHLEEN P & C	CHRISTESEN KATHLEEN P	0	05/04/2018	WD	09-FAMILY	2018-01695	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST				
Owner's Name/Address	P.R.E. 0%					
BELEN LAKE COTTAGE LLC 1091 BROOKSIDE DR GRAND LEDGE MI 48837	MAP #: 2024 Est TCV 30,702					

Tax Description	Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE							
SEC 12 T22N R8W PART OF LOT 179 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 DESCRIBED AS ORIGINAL LOT 158 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY. SEC 12 T22N R8W LOT 158 BUENA VISTA PARK.	X			* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				BACK 50' @ 600	50.00	140.00	1.0000	1.0234	600	100	30,702
				50 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =	30,702	

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	15,400	0	15,400			6,832C
2023	10,200	0	10,200			6,507C
2022	7,500	0	7,500			6,198C
2021	6,000	0	6,000			6,000S

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELEN LAKE COTTAGE LLC	GREMEL GARY D & MONICA M	1	04/13/2021	QC	03-ARM'S LENGTH	2021-01253	PROPERTY TRANSFER	100.0

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

W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 100% 04/20/2021					
--	------------------------	--	--	--	--	--

Owner's Name/Address	MAP #:
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GREMEL GARY D & MONICA M 6111 W LAKEVIEW DR LAKE CITY MI 49651	2024 Est TCV 9,000
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Improved	X	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE
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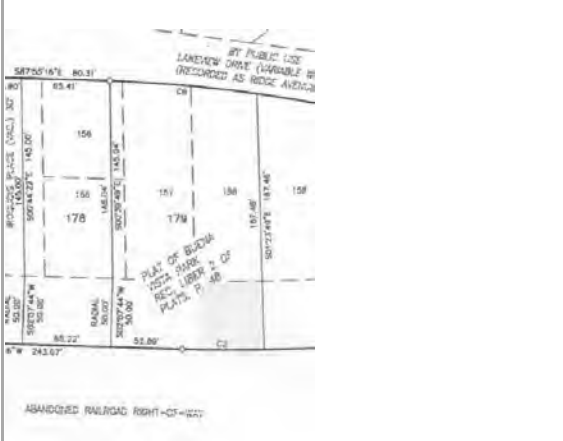
Public Improvements	* Factors *
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Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
<Site Value E> E BACK LOTS 9K					9000	100		9,000
50 Actual Front Feet, 0.06 Total Acres Total Est. Land Value =								9,000

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

2021-01253 THAT PORTION OF THE VACATED RAILROAD ST LYING S OF LOT 158 AS ORDERED IN THE JUDGMENT RECORDED IN DOC #2019-03151 N/K/A LOT 179 AS AMENDED IN LIBER 2 PAGE 226 EXCEPT THE ORIGINAL LOT 157 AND TH EEAST 10 FEET OF LOTS 155 & 156, BUENA VISTA PARK SEC 12 T22N R8W

Comments/Influences



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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2024	4,500	0	4,500			3,675C
			2023	3,500	0	3,500			3,500S
			2022	3,500	0	3,500			3,500S
			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.
BACHMAN RICHARD W & LUELL	BACHMAN RICHARD W & LUELL	1	06/12/2014	QC	21-NOT USED/OTHER	2014-02154	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
6081 W LAKEVIEW DR	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 05/14/2012					
BACHMAN RICHARD W & LUELLA A TRUST	MAP #:					
6081 W LAKEVIEW DR	2024 Est TCV 295,687 TCV/TFA: 91.26					
LAKE CITY MI 49651						

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE						
	Public Improvements		* Factors *		LOTS 159 & 160				
SEC 12 T22N R8W LOT 180 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226	X	Dirt Road	Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY . SEC 12 T22N R8W LOTS 159 & 160 BUENA VISTA PARK.	X	Gravel Road	BACK 50' @ 600	100.00	136.00	0.9013 1.0190	600 100	55,100	
Comments/Influences	X	Paved Road	100 Actual Front Feet, 0.31 Total Acres					Total Est. Land Value =	55,100
20903301 \$129,000 DOM 631: 10/6/2009	X	Storm Sewer	Land Improvement Cost Estimates						
ADD 2ND STY @ 65% FOR02 CLASS FROM D+10 TO CD	X	Sidewalk	Description	Rate	Size	% Good	Cash Value		
TOTAL REMODEL FOR 02 COMP FOR 03	X	Water	D/W/P: 3.5 Concrete	6.16	720	0	0		
	X	Sewer	Residential Local Cost Land Improvements						
	X	Electric	Description	Rate	Size	% Good	Cash Value		
	X	Gas	LAND IMPROVE 1000	1,000.00	1	97	970		
	X	Curb	Total Estimated Land Improvements True Cash Value =					970	



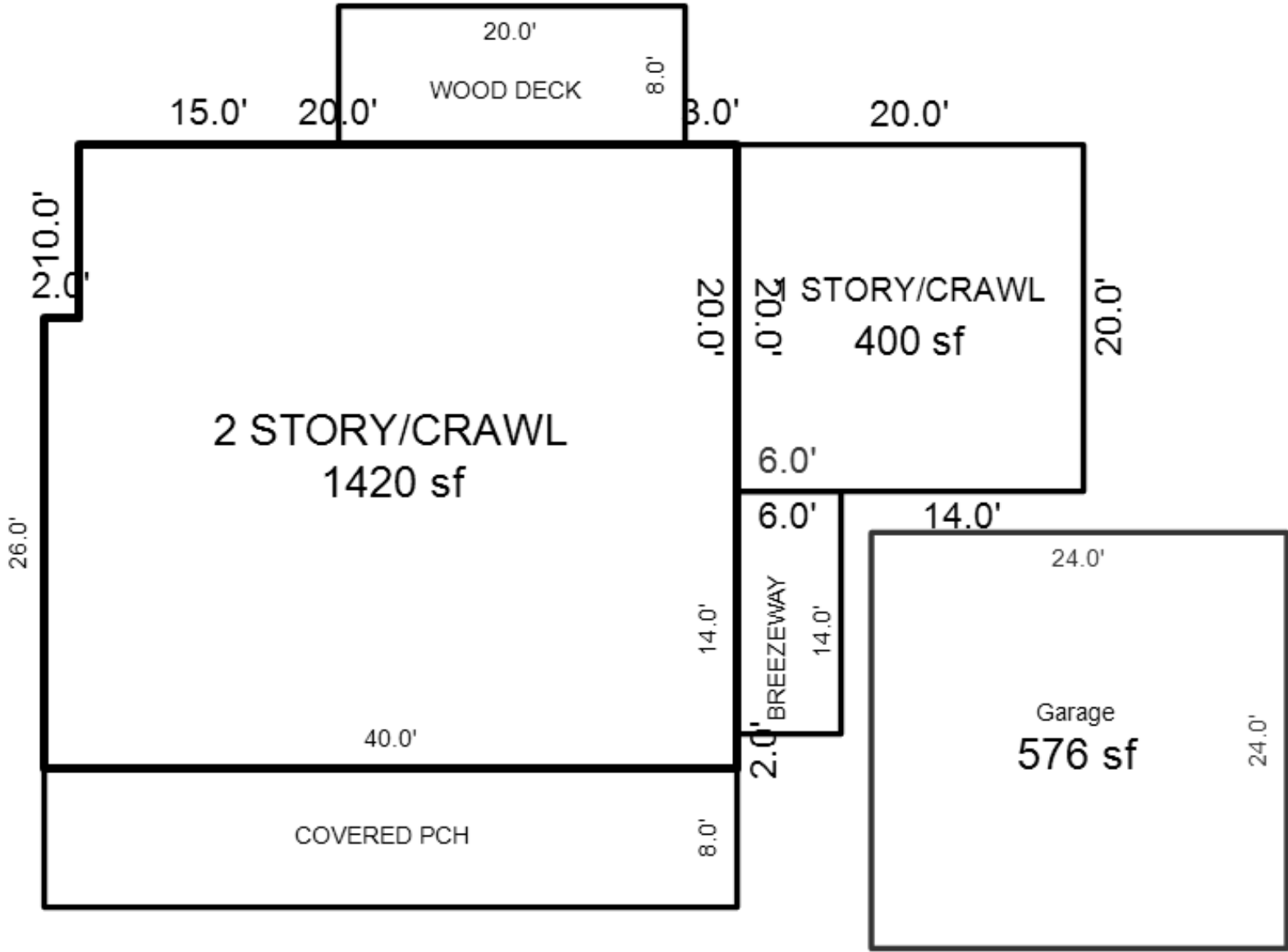
Topography of Site	X Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
Who	When	What	2024	27,600	120,200	147,800		79,260C
TPC 04/30/2021	INSPECTED		2023	18,400	104,700	123,100		75,486C
TPC 12/27/2017	INSPECTED		2022	20,000	85,400	105,400		71,892C
TPC 10/31/2011	INSPECTED		2021	17,500	84,300	101,800		69,596C

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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 1 Direct-Vented Ga	Area 320 160 84	Type WCP (1 Story) Treated Wood Brzwy, FW	Year Built: 1986 Car Capacity: Class: CD Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0	
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			E.C.F. X 1.100		Bsmnt Garage:			
Building Style: 1.75S		Trim & Decoration		Size of Closets			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.75S			Cls CD		Blt 1974		
Yr Built 1974	Remodeled 2001	Ex	X	Ord		Min	200 Amps Service			Ground Area = 1820 SF Floor Area = 3240 SF.							
Condition: Average		Lg		X	Ord		Small	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
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)			Stories Exterior Foundation Size Cost New Depr. Cost							
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			2 Fixture Bath			2 Story Siding Crawl Space 1,420							
X	Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation		Basement: 0 S.F. Crawl: 1820 S.F. Slab: 0 S.F. Height to Joists: 0.0			3 Fixture Bath			1 Story Siding Crawl Space 400			Total: 307,124		184,275		
(2) Windows		Many	X	Avg.		Large	2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments							
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Average Fixture(s)			Plumbing			1 1,230 738		1 3,860 2,316		
(3) Roof		(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			2 Fixture Bath			Porches			1 2,596 1,558		1 5,614		
X	Gable Hip Flat	(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			WCP (1 Story)			320 9,357 5,614		2,099		
X	Asphalt Shingle	(14) Water/Sewer		Lump Sum Items:			1 Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic			Deck			160 3,498 2,099				
Chimney: Block		(15) Fireplaces		Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			1 Average Fixture(s)			Garages			576 22,239 13,343		1,289		
		(16) Porches/Decks		Base Cost			1			Common Wall: 1 Wall			1 -2,512 -1,507				
		(17) Garage		Door Opener			1			Water/Sewer			1 485 291				
				Water Well, 50 Feet			1			Built-Ins			1 1,934 1,160				
				Fireplaces			1			Appliance Allow.			1 2,149 1,289				
				Wood Stove			1			Fireplaces			1 2,149 1,289				
				<<<<< 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.				
ALLEN MICHAEL J & CYNTHIA	ALLEN MICHAEL J & CYNTHIA	0	12/10/2014	QC	21-NOT USED/OTHER	2014-04076	DEED	0.0				
ALLEN CYNTHIA & MANEE MAR	ALLEN CYNTHIA & ALLEN MIC	1	08/10/2011	QC	21-NOT USED/OTHER	2011-02493	DEED	0.0				
ALLEN CYNTHIA		0	04/12/2010	AFF	07-DEATH CERTIFICATE	2010-1628DC	PROPERTY TRANSFER	0.0				
MANEE MARION E (SURVIVOR	MANEE MARION & ALLEN CYNT	0	06/09/2009	QC	21-NOT USED/OTHER	2009/2246	DEED	0.0				
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status				
6041 W LAKEVIEW DR		School: LAKE CITY AREA SCHOOL DIST										
Owner's Name/Address		P.R.E. 0%		MAP #:								
ALLEN MICHAEL J & CYNTHIA L TRUST P O BOX 934 LAKE CITY MI 49651		2024 Est TCV 218,463 TCV/TFA: 190.30										
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4081.4081 LAKE MISSAUKEE SOUTH SHORE								
SEC 12 T22N R8W LOT 181 AMENDED PLAT OF BUENA VISTA PARK L-2 P 226 2019-03151 CIRCUIT COURT JUDGEMENT FORMERLY . SEC 12 T22N R8W LOTS 161, 162 & 163 BUENA VISTA PARK.		Public Improvements		* Factors * LOTS 61, 62 & 63 TRIANGLE								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
ADD 25' ABANDONED RAILROAD ST FOR 99		Gravel Road		BACK 50' @ 600	230.00	37.78	0.7954	0.8408	600	100		92,293
		Paved Road		230 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 92,293								
		Storm Sewer		Land Improvement Cost Estimates								
		Sidewalk		Description	Rate	Size	% Good	Cash Value				
		Water		D/W/P: Asphalt Paving	2.89	600	0	0				
		Sewer		D/W/P: 4in Ren. Conc.	7.35	309	0	0				
		Electric		Residential Local Cost Land Improvements								
		Gas		Description	Rate	Size	% Good	Cash Value				
		Curb		LAND IMPROVE 2500	2,500.00	1	100	2,500				
		Street Lights		Total Estimated Land Improvements True Cash Value = 2,500								
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Rolling		2024	46,100	63,100	109,200			57,601C		
		Low		2023	30,800	55,000	85,800			54,859C		
		High		2022	20,000	49,700	69,700			52,247C		
		Landscaped		2021	17,500	49,100	66,600			50,578C		
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								
		TPC	04/30/2021	INSPECTED								
		TPC	12/27/2017	INSPECTED								
		JWV	12/03/2016	INSPECTED								

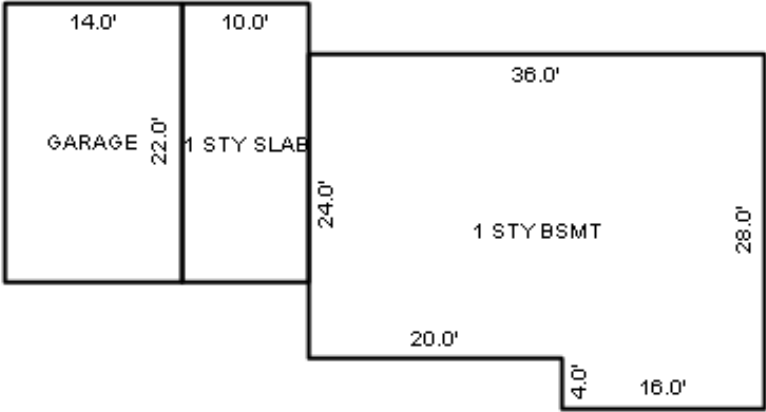
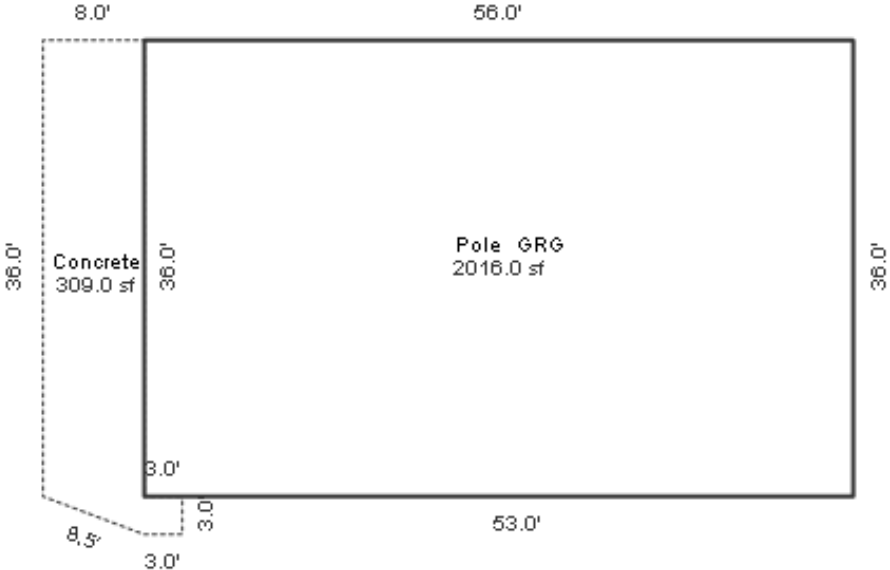


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*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 1969 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: 308 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame	X	Drywall Paneled				Plaster Wood T&G									
Building Style: 1S		Trim & Decoration		Central Air Wood Furnace			No./Qual. of Fixtures			Class: CD Effec. Age: 35 Floor Area: 1,148 Total Base New : 172,968 Total Depr Cost: 112,427 Estimated T.C.V: 123,670		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:		
Yr Built 1969	Remodeled 0	Ex	X	Ord		Min										
Condition: Average		Size of Closets		200 Amps Service			No. of Elec. Outlets			Cost Est. for Res. Bldg: 1 Single Family 1S (11) Heating System: Forced Air w/ Ducts Ground Area = 1148 SF Floor Area = 1148 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65				Cls CD Blt 1969		
Room List		Doors		Solid	X	H.C.				Building Areas						
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost						
(1) Exterior		Kitchen: Other: Other:		200			1			1 Story Siding Slab 928 220						
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		Ex. X Ord. Min			1			Total: 148,473 96,507						
	Insulation			X Many Ave. Few			1			Other Additions/Adjustments						
(2) Windows		(7) Excavation		(13) Plumbing			1			Exterior Brick Veneer 160 2,530 1,644						
X	Many Avg. X Few	Basement: 928 S.F. Crawl: 0 S.F. Slab: 220 S.F. Height to Joists: 0.0		1			1			Plumbing Average Fixture(s) 2 Fixture Bath 1,230 799 2 Fixture Bath 1 2,596 1,687						
X	Wood Sash Metal Sash Vinyl Sash Double Hung	(8) Basement		1			1			Garages						
X	Horiz. Slide Casement Double Glass Patio Doors	8	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	1			1			Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 308 14,806 9,624 Common Wall: 1 Wall 1 -2,512 -1,633						
X	Storms & Screens	(9) Basement Finish		1			1			Water/Sewer Public Sewer 1 1,326 862 Water Well, 50 Feet 1 2,585 1,680						
(3) Roof				(14) Water/Sewer			1			Built-Ins Appliance Allow. 1 1,934 1,257						
	Gable X Gambrel Hip Mansard Flat Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1			1			Totals: 172,968 112,427						
X	Asphalt Shingle	(10) Floor Support		1000 Gal Septic 2000 Gal Septic			Lump Sum Items:			Notes: ECF (4161 BUENA VISTA AREA BACK LOTS) 1.100 => TCV: 123,670						
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.
AHRENS KERRY & DERRICK DE	DERUITER KAREN S	105,000	03/18/2005	WD	03-ARM'S LENGTH	05-0/1019	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1727 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 100% 04/01/2005					
DERUITER KAREN S 1727 S DICKERSON RD LAKE CITY MI 49651	MAP #: 2024 Est TCV 148,639 TCV/TFA: 165.89					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
			Description	Frontage	Depth	Front Depth	Rate %Adj.	Reason	Value	
. SEC 11 T22N R8W LOT 1 BURGETT SUB.	X		A 100' @ 90/	82.50	145.50	1.0493	0.8691	90	100	6,771
Comments/Influences			83 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 6,771							

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

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X	Low	2023	2,600	61,800	64,400			41,058C
		High	2022	2,500	55,700	58,200			39,103C
	X	Landscaped	2021	2,500	51,400	53,900			37,854C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							



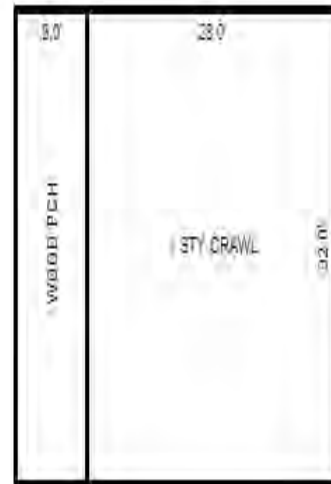
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Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
TPC 12/27/2017	INSPECTED		2023	2,600	61,800	64,400			41,058C
TPC 03/30/2015	INSPECTED		2022	2,500	55,700	58,200			39,103C
TPC 04/08/2013	INSPECTED		2021	2,500	51,400	53,900			37,854C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack 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	(4) Interior							256	WCP	(1 Story)			
Building Style: 1S		Trim & Decoration		Size of Closets			Central Air Wood Furnace			Class: C +5 Effec. Age: 16 Floor Area: 896 Total Base New : 152,476 Total Depr Cost: 128,089 Estimated T.C.V: 140,898			E.C.F. X 1.100			Bsmnt Garage: Carport Area: Roof:		
Yr Built 1990	Remodeled 0	Ex	X	Ord		Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1S			Cls C 5 Blt 1990					
Condition: Average		Lg	X	Ord		Small	200 Amps Service			Ground Area = 896 SF Floor Area = 896 SF.								
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Many			Building Areas								
(1) Exterior		Kitchen: Other: Other:		200			X			Stories Exterior Foundation Size Cost New Depr. Cost								
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		200			X			1 Story Siding Crawl Space 896			Total: 127,065 106,743					
(2) Windows		(7) Excavation		No. of Elec. Outlets			X			Other Additions/Adjustments								
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 896 S.F. Slab: 0 S.F. Height to Joists: 0.0			1			Plumbing								
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Average Fixture(s)			1			Porches								
(3) Roof		(9) Basement Finish		3 Fixture Bath			1			WCP (1 Story)								
X	Gable Hip Flat	X	Gambrel Mansard Shed	2 Fixture Bath			1			Water/Sewer								
X	Asphalt Shingle	(10) Floor Support		Softener, Auto			1			Public Sewer								
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:		Softener, Manual			1			Water Well								
				Solar Water Heat			1			1000 Gal Septic								
				No Plumbing			1			2000 Gal Septic								
				Extra Toilet			Lump Sum Items:			Notes:								
				Extra Sink						ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCv:								
				Separate Shower														
				Ceramic Tile Floor														
				Ceramic Tile Wains														
				Ceramic Tub Alcove														
				Vent Fan														
				(14) Water/Sewer														
				Public Water														
				Public Sewer														
				Water Well														
				1000 Gal Septic														
				2000 Gal Septic														

*** 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.
BALL PATRICIA A	BALL PATRICIA A	0	01/09/2023	QC	09-FAMILY	2023-00512	DEED	0.0
BALL FRANK S & PATRICIA A	BALL PATRICIA A	0	03/14/2011	QC	21-NOT USED/OTHER	2012-02744 QD	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
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S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
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	P.R.E. 0%					
--	-----------	--	--	--	--	--

Owner's Name/Address	MAP #:					
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BALL PATRICIA A 1882 S MCGEE RD LAKE CITY MI 49651-9775	2024 Est TCV 23,150 TCV/TFA: 0.00					
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X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
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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 100' @ 90/	82.50	145.50	1.0493	0.8691	90	100	6,771
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83 Actual Front Feet, 0.28 Total Acres						Total Est. Land Value =	6,771
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Tax Description	X Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.					
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. SEC 11 T22N R8W LOT 2 BURGETT SUB.						
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Comments/Influences						
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Topography of Site	X Level					
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	X Rolling					
--	-----------	--	--	--	--	--

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

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

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

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

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

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

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

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

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
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2024	3,400	8,200	11,600			7,830C
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2023	2,600	7,200	9,800			7,458C
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2022	2,500	6,400	8,900			7,103C
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2021	2,500	5,900	8,400			6,877C
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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 03/30/2015	INSPECTED					
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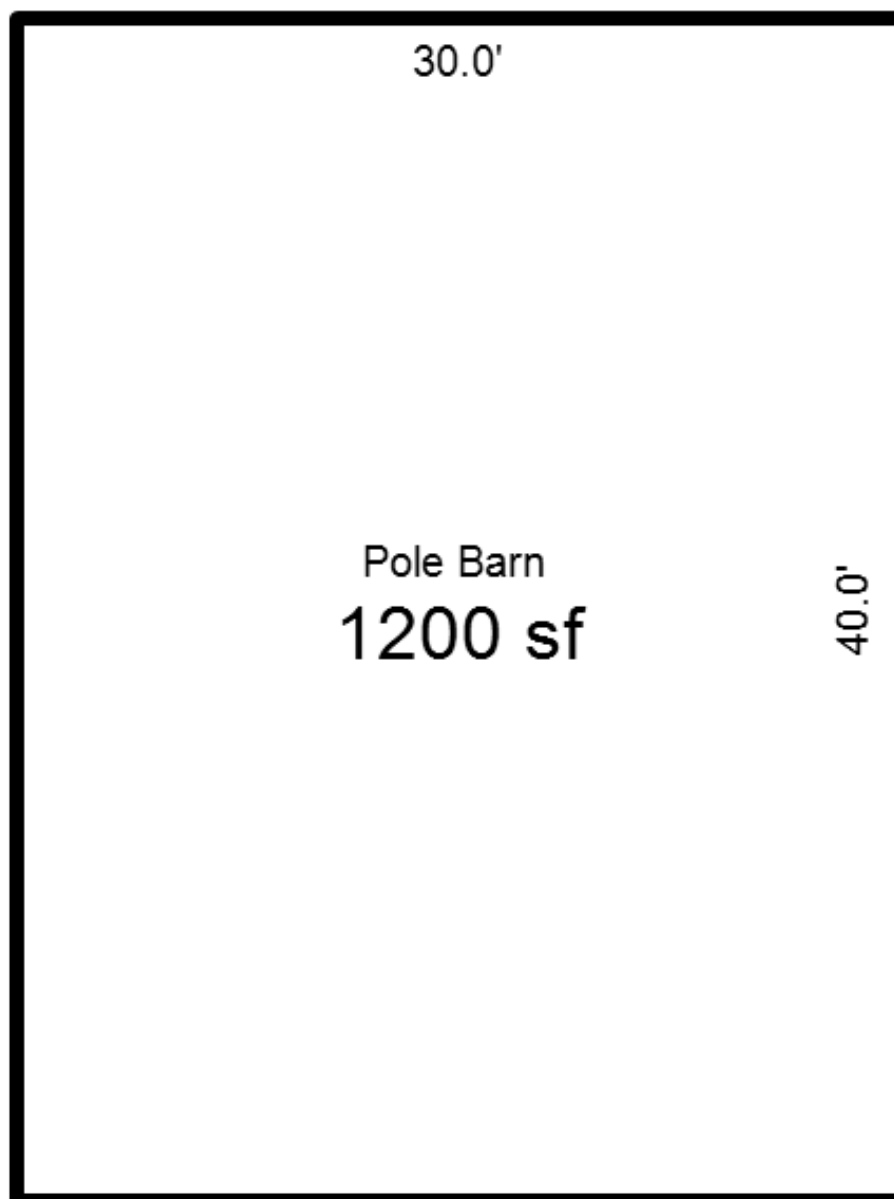
The Equalizer. Copyright (c) 1999 - 2009.						
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Licensed To: Township of Lake, County of Missaukee, Michigan						
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*** Information herein deemed reliable but not guaranteed***

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: 1986		
	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: D				
	Duplex	0	Other Overhang	Forced Air w/ Ducts			Garbage Disposal	Exterior 2 Story		Exterior: Pole		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: 18 Inch		Finished?:			
	Building Style:	Paneled	Wood T&G		Elec. Ceil. Radiant			Heat Circulator		Raised Hearth		Auto. Doors: 0		Mech. Doors: 1		
	GRG	Trim & Decoration			Space Heater			Heat Pump		Wood Stove		Area: 1200		% Good: 0		
	Yr Built	Remodeled	Ex	Ord	Min	Wall/Floor Furnace			Jacuzzi Tub		Estimated T.C.V: 16,379		Storage Area: 0		No Conc. Floor: 0	
	1986	0	Size of Closets			Forced Heat & Cool			Jacuzzi repl.Tub		Class: CD		E.C.F.		Bsmnt Garage:	
Condition: Average		Lg	Ord	Small	Heat Pump			Oven		Effec. Age: 35		X 1.100		Roof:		
Room List		Doors	Solid	H.C.	Central Air			Microwave			Floor Area: 0		Total Base New : 22,908		Total Depr Cost: 14,890	
Basement	(5) Floors			Wood Furnace			Standard Range			Total Base New : 22,908		E.C.F.		Total Depr Cost: 14,890		
1st Floor	Kitchen:			(12) Electric			Self Clean Range			Estimated T.C.V: 16,379		X 1.100		Bsmnt Garage:		
2nd Floor	Other:			0 Amps Service			Sauna			Total Base New : 22,908		E.C.F.		Carport Area:		
Bedrooms	Other:			No./Qual. of Fixtures			Trash Compactor			Total Depr Cost: 14,890		X 1.100		Roof:		
(1) Exterior		(6) Ceilings			Ex.			Central Vacuum			Estimated T.C.V: 16,379		E.C.F.		Roof:	
Wood/Shingle	(7) Excavation			Ord.			Security System			Total Base New : 22,908		E.C.F.		Roof:		
Aluminum/Vinyl	Basement: 0 S.F.			Min			Cost Est. for Res. Bldg: 1 Single Family GRG			Total Depr Cost: 14,890		E.C.F.		Roof:		
Brick	Crawl: 0 S.F.			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.			Total Base New : 22,908		E.C.F.		Roof:		
Insulation	Slab: 0 S.F.			Many			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Total Depr Cost: 14,890		E.C.F.		Roof:		
(2) Windows		Height to Joists: 0.0			Ave.			Building Areas			Total Base New : 22,908		E.C.F.		Roof:	
Many	(8) Basement			Few			Stories Exterior Foundation			Total Depr Cost: 14,890		E.C.F.		Roof:		
Avg.	Conc. Block			Average Fixture(s)			Other Additions/Adjustments			Total Base New : 22,908		E.C.F.		Roof:		
Few	Poured Conc.			3 Fixture Bath			Garages			Total Depr Cost: 14,890		E.C.F.		Roof:		
Large	Stone			2 Fixture Bath			Class: D Exterior: Pole (Unfinished)			Total Base New : 22,908		E.C.F.		Roof:		
Small	Treated Wood			Softener, Auto			Base Cost			Total Depr Cost: 14,890		E.C.F.		Roof:		
Wood Sash	Concrete Floor			Softener, Manual			Notes:			Total Base New : 22,908		E.C.F.		Roof:		
Metal Sash	(9) Basement Finish			Solar Water Heat			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TC			Total Depr Cost: 14,890		E.C.F.		Roof:		
Vinyl Sash	Recreation SF			No Plumbing			Totals:			Total Base New : 22,908		E.C.F.		Roof:		
Double Hung	Living SF			Extra Toilet			1200			Total Depr Cost: 14,890		E.C.F.		Roof:		
Horiz. Slide	Walkout Doors (B)			Extra Sink			22,908			Total Base New : 22,908		E.C.F.		Roof:		
Casement	No Floor SF			Separate Shower			22,908			Total Depr Cost: 14,890		E.C.F.		Roof:		
Double Glass	Walkout Doors (A)			Ceramic Tile Floor			22,908			Total Base New : 22,908		E.C.F.		Roof:		
Patio Doors	(10) Floor Support			Ceramic Tile Wains			22,908			Total Depr Cost: 14,890		E.C.F.		Roof:		
Storms & Screens	Joists:			Ceramic Tub Alcove			22,908			Total Base New : 22,908		E.C.F.		Roof:		
(3) Roof		Unsuported Len:			Vent Fan			Lump Sum Items:			Total Depr Cost: 14,890		E.C.F.		Roof:	
Gable	Cntr.Sup:			(14) Water/Sewer			Public Water			Total Base New : 22,908		E.C.F.		Roof:		
Hip	Public Sewer			Public Water			Public Sewer			Total Depr Cost: 14,890		E.C.F.		Roof:		
Flat	Water Well			Public Sewer			Water Well			Total Base New : 22,908		E.C.F.		Roof:		
Asphalt Shingle	1000 Gal Septic			Public Sewer			1000 Gal Septic			Total Depr Cost: 14,890		E.C.F.		Roof:		
Chimney:	2000 Gal Septic			Public Sewer			2000 Gal Septic			Total Base New : 22,908		E.C.F.		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.
CIRELLO MARTIN L & LYNNE	DITTMER JEAN L & TRIPP JA	94,900	05/31/2011	WD	03-ARM'S LENGTH	2011-01735	PROPERTY TRANSFER	100.0
		9,000	07/01/1998	WD	33-TO BE DETERMINED	321:159	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1767 S DICKERSON RD						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 05/23/2011					
Owner's Name/Address	MAP #:					
DITTMER JEAN L & TRIPP JANE K J/T 1767 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 149,835 TCV/TFA: 153.68					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS									
					* Factors *								
		Public Improvements			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
					A 100' @ 90/	165.00	145.00	0.8823	0.8684	90	100	LOT 3	11,378
					165 Actual Front Feet, 0.55 Total Acres					Total Est. Land Value =		11,378	

Tax Description	X	Public Improvements	Land Improvement Cost Estimates					
			Description	Rate	Size	% Good	Cash Value	
SEC 11 T22N R8W LOT 3 AND 4 BURGETT SUB. 5/23/12 COMBINED LOT 3 WITH LOT 4 FOR ASSESSMENTS AND TAX BILLINGS. . SEC 11 T22N R8W LOT 3 BURGETT SUB.	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	Fencing: Wd, Solid, 6 ft.	30.88	60	94	1,742	
	X	Sewer	Wood Frame	32.30	80	50	1,292	
	X	Electric	Total Estimated Land Improvements True Cash Value =					3,034

Comments/Influences	X	Gas					
5/23/12 COMBINE LOT 3 & 4 FOR ASSESSMENT AND TAX BILLINGS. . SEC 11 T22N R8W LOT 4 BURGETT SUB.	X	Curb Street Lights Standard Utilities Underground Utils.					



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

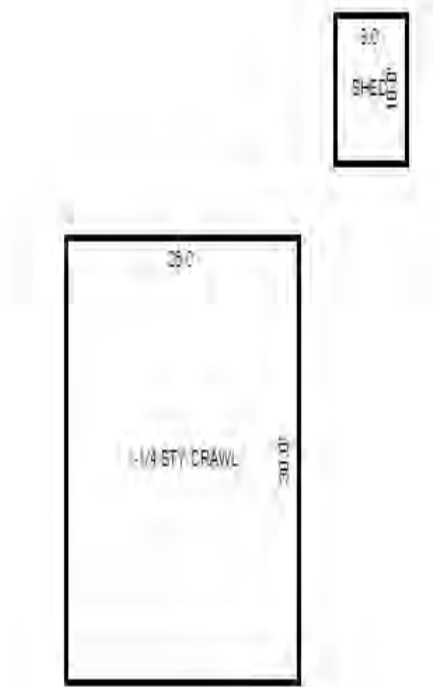
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	5,700	69,200	74,900			56,192C
2023	4,400	60,300	64,700			53,517C
2022	5,000	54,300	59,300			50,969C
2021	5,000	53,000	58,000			49,341C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		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 1 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			Central Air Wood Furnace			Class: C +5 Effec. Age: 15 Floor Area: 975 Total Base New : 144,848 Total Depr Cost: 123,112 Estimated T.C.V: 135,423		E.C.F. X 1.100		Bsmnt Garage: Carport Area: Roof:			
Building Style: 1.25S		Drywall Paneled	Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C 5 Blt 2001					
Yr Built 2001	Remodeled 0	Ex	X	Ord		Min	150 Amps Service			Ground Area = 780 SF Floor Area = 975 SF.							
Condition: Average		Size of Closets		No. of Elec. Outlets			Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost					
Room List		Doors		Solid	X	H.C.	(13) Plumbing			1.25 Story Siding Crawl Space		780					
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric			Average Fixture(s)			Other Additions/Adjustments		Total:		130,283 110,731			
(1) Exterior		Kitchen: Other: Other:		150 Amps Service			1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Plumbing		Average Fixture(s)		1 1,476 1,255 1 3,108 2,642			
X	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Water/Sewer			Public Sewer		1 1,494 1,270		1 2,283 2,283			
	Insulation	X	Drywall	Many			X	Ave.	Few	Built-Ins			Appliance Allow.		1 2,766 2,351		
(2) Windows		(7) Excavation		Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0			Plumbing			Fireplaces		Prefab 1 Story		1 2,592 2,203			
X	Many Avg. X Few	Large Avg. Small	(8) Basement		Basement Finish			Plumbing			Raised Hearth		1 443 377				
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Water/Sewer			Local Cost Items		SANITARY SEWER		1 0 0		*	
(3) Roof		(10) Floor Support		Public Water			Notes:			Totals:		144,848		123,112			
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:		Public Sewer			ECF (404 MISSAUKEE LAKE AREA BACK LOTS) 1.100 => TCV:					135,423				
X	Asphalt Shingle	Lump Sum Items:		Water Well													
				1000 Gal Septic													
				2000 Gal Septic													

*** 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.
BALL SAM R & RACHEL ANN	ZWOLAK EUGENE JULIAN & KA	0	04/24/2013	QC	21-NOT USED/OTHER	2013-01473 & -	DEED	100.0
KRUGER PIERRE H	BALL SAM R	3,000	12/01/2012	WD	03-ARM'S LENGTH	2012-03883	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Garage	04/26/2013	2013-0111	100%

Owner's Name/Address	MAP #:	2024 Est TCV 31,330 TCV/TFA: 0.00
ZWOLAK EUGENE JULIAN & KATHRYN PAGE 1723 S DICKERSON RD LAKE CITY MI 49651		

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Tax Description	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W LOT 5 BURGETT SUB.	X		A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		7,094

LISTING NOT FOUND ON MLS



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	

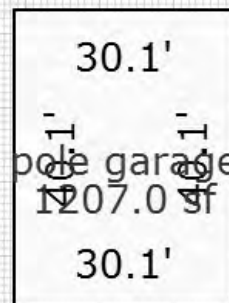
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2024	3,500	12,200	15,700			12,518C
2023	2,800	12,700	15,500			11,922C
2022	2,500	11,500	14,000			11,355C
2021	2,500	10,800	13,300			10,993C

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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: 2013 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.												
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 28,956 Total Depr Cost: 26,060 Estimated T.C.V: 24,236	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:							
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Ex.		Ord.	Min										
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		No. of Elec. Outlets		Many		Ave.		Few											
A-Frame		Trim & Decoration		Size of Closets			(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		(14) Water/Sewer											
Wood Frame		Ex		Ord			Min		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Lump Sum Items:		Chimney:		Joists: Unsupported Len: Cntr.Sup:											
Building Style: GRG		Lg		Ord			Small		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:		24,236													
Yr Built 2013		Remodeled 0		Condition: Average			Room List		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls C		Blt 2013													
(1) Exterior		(5) Floors		(6) Ceilings			(7) Excavation		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90											
Wood/Shingle Aluminum/Vinyl Brick		Kitchen: Other: Other:		No. of Elec. Outlets			Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost					
Insulation		(8) Basement		(9) Basement Finish			(10) Floor Support		Garages		Class: C Exterior: Pole (Unfinished)		Base Cost		1200		28,956		26,060		Totals:		28,956		26,060	
(2) Windows		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:		24,236													
Many Avg. Few		Large Avg. Small		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support		Lump Sum Items:		Chimney:		Joists: Unsupported Len: Cntr.Sup:													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																		
(3) Roof		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																		
Gable Hip Flat		Gambrel Mansard Shed			(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:																		
Asphalt Shingle		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***



Sketch by Jpn/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.			
BARTHOLOMEW JAY	HERWEYER BRIAN	0	04/11/2019	QC	16-LC PAYOFF	2019-01192	DEED	0.0			
BARTHOLOMEW KAMI ERIN	BARTHOLOMEW JAY ALAN	1	12/28/2018	QC	09-FAMILY	2018-01191	DEED	0.0			
BARTHOLOMEW JAY	HERWEYER BRIAN	65,000	09/14/2018	LC	19-MULTI PARCEL ARM'S LE	2018-02993	DEED	100.0			
EUBANK PAMELA M	BARTHOLOMEW JAY & KAMI (H	1	11/16/2005	QC	21-NOT USED/OTHER	06-0/285	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:	Building Permit(s)	Date	Number	Status			
1885 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST		MH		05/08/2006	20060089	Complete			
Owner's Name/Address		P.R.E. 0%		MAP #:		2024 Est TCV 21,636 TCV/TFA: 0.00					
HERWEYER BRIAN 1885 S DICKERSON RD LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
Tax Description		Public Improvements		* Factors *							
. SEC 11 T22N R8W LOT 6 BURGETT SUB.		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Gravel Road		A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
HUD ON LOT 7		Paved Road		90 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =		7,094
MISC = SLAB		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description			Rate	Size	% Good	Cash Value	
		Water		D/W/P: 4in Concrete			6.97	887	0	0	
		Sewer		Residential Local Cost Land Improvements							
		Electric		Description			Rate	Size	% Good	Cash Value	
		Gas		LAND IMPROVE 1000			1,000.00	1	97	970	
		Curb		Total Estimated Land Improvements True Cash Value =							970
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2024	3,500	7,300	10,800			9,294C			
		JWV 09/26/2018 INSPECTED	2023	2,800	7,200	10,000		8,852C			
		TPC 12/27/2017 INSPECTED	2022	2,500	6,500	9,000		8,431C			
		TPC 08/28/2017 INSPECTED	2021	2,500	6,200	8,700		8,162C			

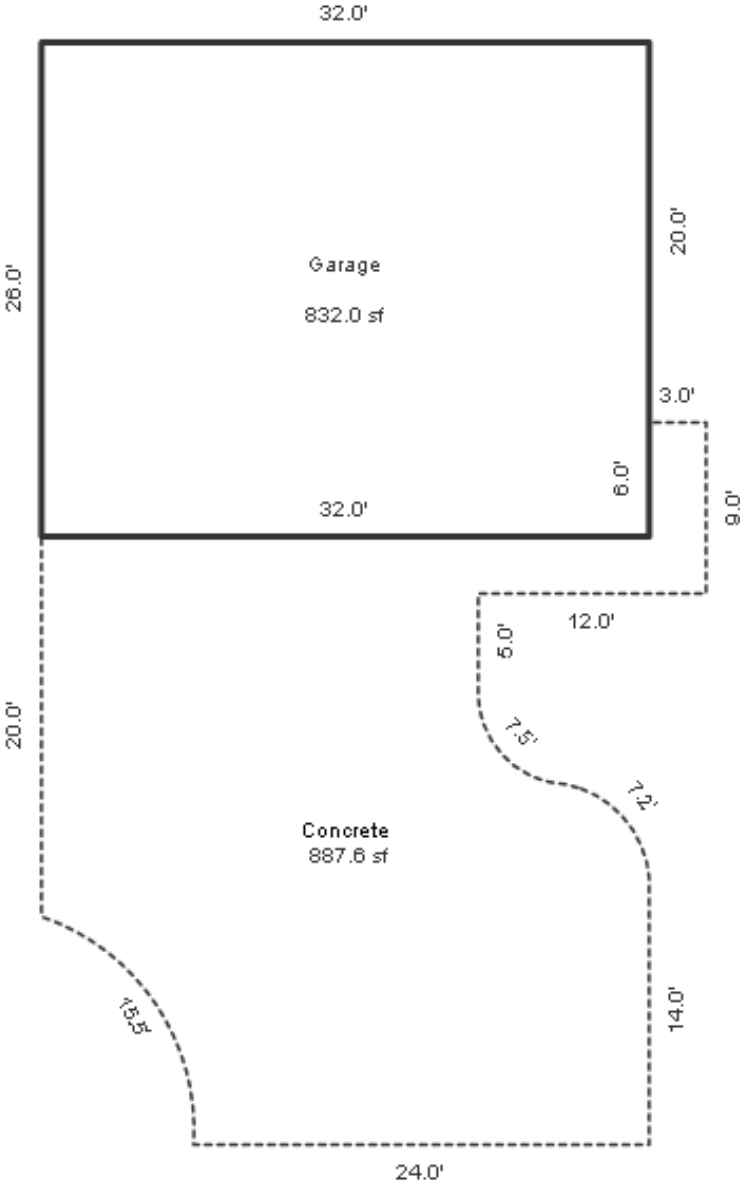


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*** Information herein deemed reliable but not guaranteed***

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: 1976 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: 832 % Good: 0 Storage Area: 0 No Conc. Floor: 0																																																			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 40 Floor Area: 0 Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572																																																								
Building Style: GRG		Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 0.930			Bsmnt Garage:		Carport Area:		Roof:																																																	
Yr Built 1976		Remodeled 0	Ex	Ord	Min	Central Air Wood Furnace			Bsmnt Garage:		Carport Area:		Roof:																																																		
Condition: Average		Trim & Decoration		No Heating/Cooling			Central Air Wood Furnace			Bsmnt Garage:		Carport Area:		Roof:																																																	
Room List		Doors	Solid	H.C.	(12) Electric			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		(12) Electric			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
(1) Exterior		Kitchen: Other: Other:		0 Amps Service			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
Wood/Shingle Aluminum/Vinyl Brick Insulation		(6) Ceilings		No./Qual. of Fixtures			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
(2) Windows		Other:		Ex. Ord. Min			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
Many Avg. Few		Large Avg. Small		No. of Elec. Outlets			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(7) Excavation		Many Ave. Few			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(8) Basement		(13) Plumbing			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
(3) Roof		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			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
X	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		(14) Water/Sewer			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																
Asphalt Shingle Metal		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
Chimney:		(10) Floor Support		Lump Sum Items:			Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
		Joists: Unsupported Len: Cntr.Sup:					Total Base New : 24,324 Total Depr Cost: 14,594 Estimated T.C.V: 13,572			E.C.F. X 0.930		Bsmnt Garage:		Carport Area:																																																	
<p>Cost Est. for Res. Bldg: 1 Single Family GRG Cls C Blt 1976</p> <p>(11) Heating System: No Heating/Cooling Ground Area = 0 SF Floor Area = 0 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60</p> <p>Building Areas</p> <table border="1"> <thead> <tr> <th>Stories</th> <th>Exterior</th> <th>Foundation</th> <th>Size</th> <th>Cost New</th> <th>Depr. Cost</th> </tr> </thead> <tbody> <tr> <td>Plumbing</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3 Fixture Bath</td> <td></td> <td></td> <td>1</td> <td>-4,646</td> <td>-2,788</td> </tr> <tr> <td>Garages</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)</td> </tr> <tr> <td></td> <td></td> <td></td> <td>832</td> <td>28,970</td> <td>17,382</td> </tr> <tr> <td colspan="4">Base Cost</td> <td>Totals:</td> <td>24,324</td> </tr> <tr> <td colspan="4"></td> <td></td> <td>14,594</td> </tr> </tbody> </table> <p>Notes: ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 13,572</p>																Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	Plumbing						3 Fixture Bath			1	-4,646	-2,788	Garages						Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)									832	28,970	17,382	Base Cost				Totals:	24,324						14,594
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																																																										
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Base Cost				Totals:	24,324																																																										
					14,594																																																										

*** 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.			
BARTHOLOMEW JAY	HERWEYER BRIAN	0	04/11/2019	QC	16-LC PAYOFF	2019-01192	DEED	0.0			
BARTHOLOMEW KAMI ERIN	BARTHOLOMEW JAY ALAN	1	12/28/2018	QC	09-FAMILY	2019-01190	PROPERTY TRANSFER	0.0			
BARTHOLOMEW JAY	HERWEYER BRIAN	65,000	09/14/2018	LC	03-ARM'S LENGTH	2018-02993	DEED	100.0			
NICHOLS MARK L & TONYA (H)	BARTHOLOMEW JAY & KAMI (H)	7,800	05/22/2006	QC	03-ARM'S LENGTH	06-0/1996	DEED	100.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
1885 S DICKERSON RD		School: LAKE CITY AREA SCHOOL DIST									
Owner's Name/Address		P.R.E. 100% 08/28/2017									
HERWEYER BRIAN 1885 S DICKERSON RD LAKE CITY MI 49651		MAP #:									
		2024 Est TCV 99,141 TCV/TFA: 81.53									
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
. SEC 11 T22N R8W LOT 7 BURGETT SUB.		Public Improvements		* Factors *							
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
GARAGE ON LOT 6		Gravel Road		A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
		Paved Road		90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094							
		Storm Sewer		Land Improvement Cost Estimates							
		Sidewalk		Description	Rate	Size	% Good	Cash Value			
		Water		D/W/P: Brick on Sand	16.54	168	0	0			
		Sewer		Wood Frame	31.19	64	50	998			
		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 = 1,998							
		Standard Utilities									
		Underground Utils.									
		Topography of Site									
		X Level									
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		X Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Who	When	What	2024	3,500	46,100	49,600		25,887C	
		JWV	09/26/2018	INSPECTED	2023	2,800	40,000	42,800		24,655C	
		TPC	12/27/2017	INSPECTED	2022	2,500	35,100	37,600		23,481C	
		TPC	08/28/2017	INSPECTED	2021	2,500	31,300	33,800		22,731C	

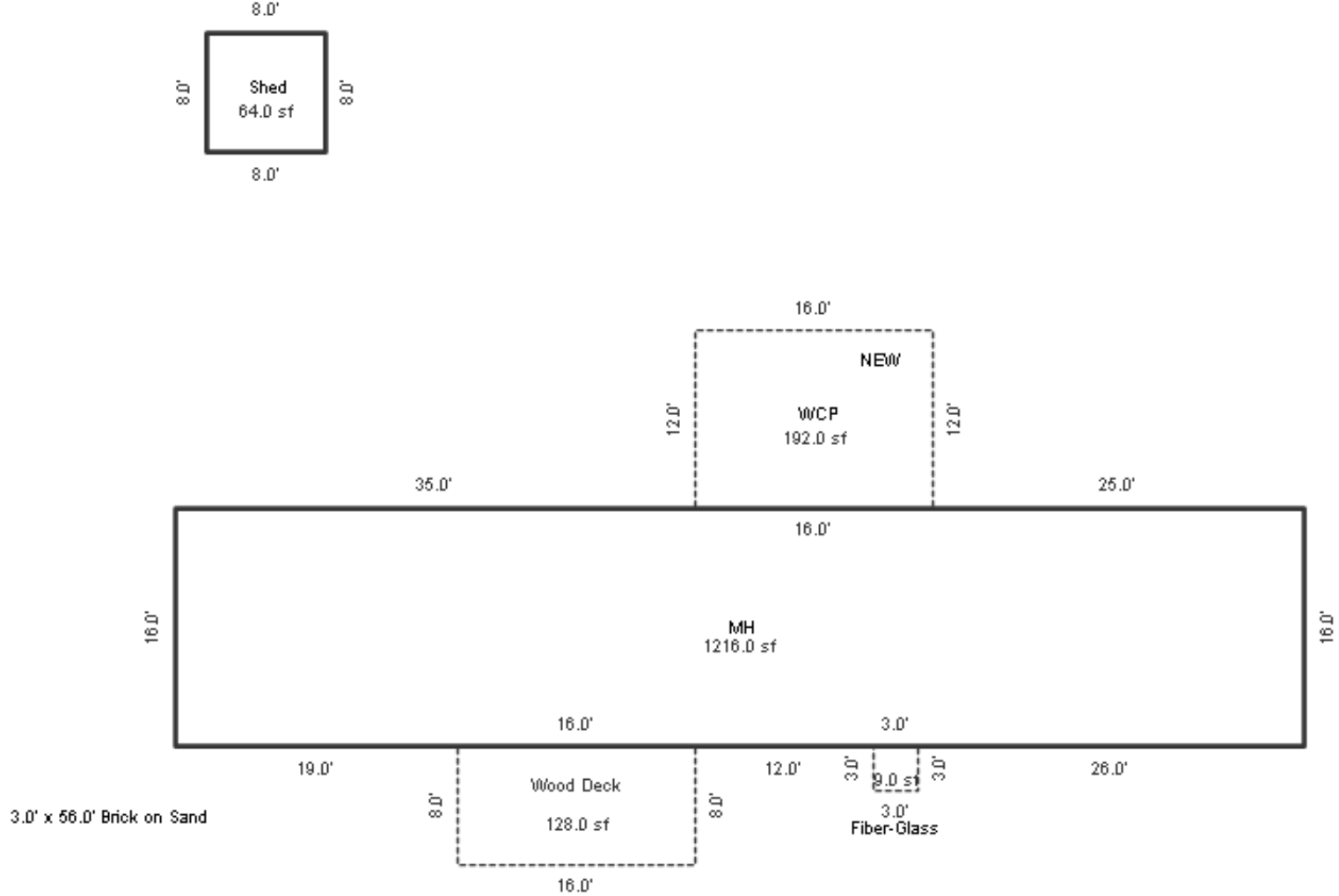


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*** Information herein deemed reliable but not guaranteed***

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 128 192	Type Treated Wood Treated Wood	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:																				
X	Wood Frame	(4) Interior			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling																												
Building Style: HUD		Drywall Paneled	Plaster Wood T&G		Central Air Wood Furnace																												
Yr Built 1998		Remodeled 0		Ex	X	Ord	Min																										
Condition: Average		Trim & Decoration		Size of Closets																													
Room List		Doors	Solid	X	H.C.																												
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		(12) Electric																													
(1) Exterior		Kitchen: Other: Other:		0 Amps Service																													
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		No./Qual. of Fixtures																													
Insulation				Ex.	X	Ord.	Min																										
(2) Windows		(7) Excavation		No. of Elec. Outlets																													
X	Many Avg. Few	X	Large Avg. Small	Many	X	Ave.	Few																										
X	Wood Sash Metal Sash Vinyl Sash	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		(13) Plumbing																													
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		1	Average Fixture(s)																												
X	Asphalt Shingle	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		2	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan																												
Chimney:		(9) Basement Finish		(14) Water/Sewer																													
		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																												
		(10) Floor Support		Lump Sum Items:																													
		Joists: Unsupported Len: Cntr.Sup:																															
Cost Est. for Res. Bldg: 1 Single Family HUD (11) Heating System: Forced Heat & Cool Ground Area = 1216 SF Floor Area = 1216 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>Piers</td> <td>1,216</td> <td></td> <td></td> </tr> <tr> <td colspan="4">Total:</td> <td>132,957</td> <td>99,718</td> </tr> </tbody> </table>												Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	1 Story	Siding	Piers	1,216			Total:				132,957	99,718	Cls CD		Blt 1998	
Stories	Exterior	Foundation	Size	Cost New	Depr. Cost																												
1 Story	Siding	Piers	1,216																														
Total:				132,957	99,718																												
Other Additions/Adjustments Plumbing Average Fixture(s) 1 1,230 922 3 Fixture Bath 1 3,860 2,895 Water/Sewer 1000 Gal Septic 1 4,550 3,412 Water Well, 100 Feet 1 5,640 4,230 Deck Treated Wood 128 3,021 2,266 Treated Wood w/Roof (Deck Portion) 192 3,936 2,952 Treated Wood w/Roof (Roof portion) 192 2,961 2,221 Built-Ins Appliance Allow. 1 1,934 1,450 Totals: 160,089 120,066												E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:																			
Notes: 1998 PATRIOT MHS ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCV: 90,049																																	

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

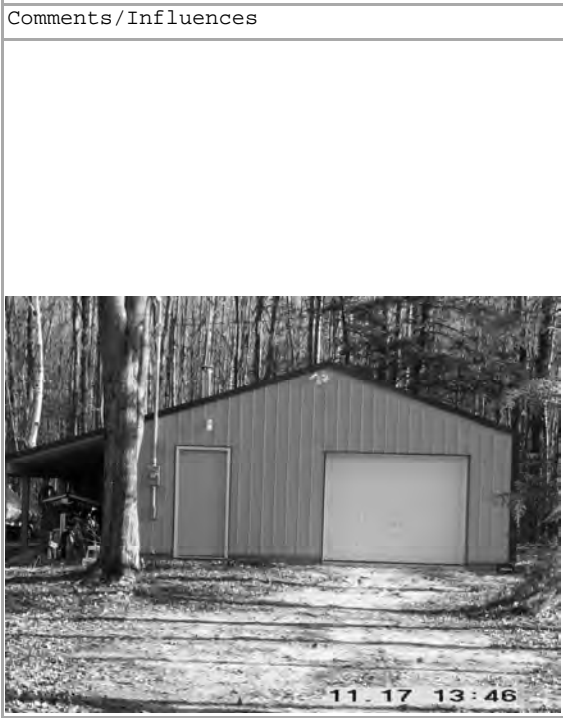


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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLUMBERG BLISS L	THE BIRCHAVEN COTTAGE TRU	21,000	05/01/2018	WD	03-ARM'S LENGTH	2018-01499	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
THE BIRCHAVEN COTTAGE TRUST FERGUSON DAVID & ROSE TRUSTEES 113 E MADISON ST DEWITT MI 48820	MAP #:					
	2024 Est TCV 26,988 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
			Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
. SEC 11 T22N R8W LOT 8 BURGETT SUB.	X		A 100' @ 90/	90.00	135.00	1.0267	0.8530	90 100	7,094
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094						



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

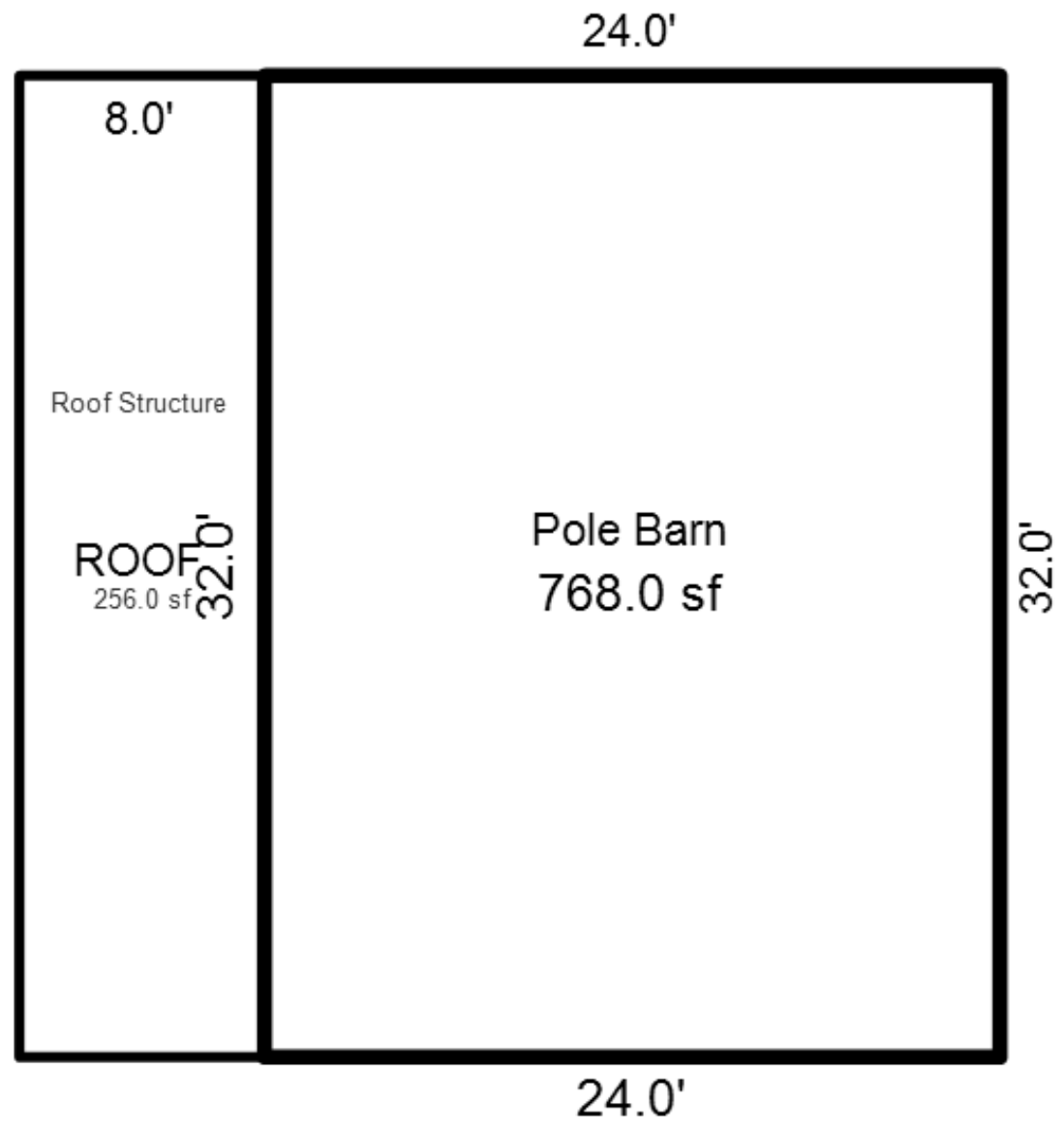
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,500	10,000	13,500			12,353C
2023	2,800	10,400	13,200			11,765C
2022	2,500	9,400	11,900			11,205C
2021	2,500	9,300	11,800			10,848C

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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 256	Type Roof Cover Onl	Year Built: 2003 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 768 % 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: 15 Floor Area: 0 Total Base New : 25,166 Total Depr Cost: 21,391 Estimated T.C.V: 19,894
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 2003		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		No./Qual. of Fixtures			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GRG		Lg Ord Small		Average Fixture(s)			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built 2003		Remodeled 0		1			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Garages				
Condition: Average		Size of Closets		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Lump Sum Items:		Class: C Exterior: Pole (Unfinished)		Base Cost		768 20,513 17,436		
Room List		Doors Solid H.C.		(9) Basement Finish					Deck		Door Opener		1 547 465		
Basement		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0					w/Roof (Roof portion)		256 4,106 3,490				
1st Floor		Kitchen:		(8) Basement					Totals:		25,166 21,391				
2nd Floor		Other:		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor					Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		19,894		
Bedrooms		Other:		(9) Basement Finish											
(1) Exterior		(6) Ceilings		(10) Floor Support											
Wood/Shingle		No. of Elec. Outlets		Joists: Unsupported Len: Cntr.Sup:											
Aluminum/Vinyl		Many Ave. Few													
Brick		(7) Excavation													
Insulation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(2) Windows		(8) Basement													
Many Avg. Few		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Large Avg. Small		(9) Basement Finish													
Wood Sash		(10) Floor Support													
Metal Sash		Joists: Unsupported Len: Cntr.Sup:													
Vinyl Sash															
Double Hung															
Horiz. Slide															
Casement															
Double Glass															
Patio Doors															
Storms & Screens															
(3) Roof															
Gable															
Hip															
Flat															
Asphalt Shingle															
Chimney:															

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



*** 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 SAM R	BALL SAMUEL & RACHEL	0	09/15/2021	QC	09-FAMILY	2021-03121	OTHER	0.0
BALL SAM R, A MARRIED MAN	BALL SAM R & BALL MINUARD	0	06/20/2013	QC	09-FAMILY	2013-02151 QD	DEED	50.0
ZWOLAK EUGENE J & KATHRYN	BALL SAM R	0	04/24/2013	QC	21-NOT USED/OTHER	2013-01472 QD	DEED	100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	19-MULTI PARCEL ARM'S LE	05-0/2485	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1939 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Addition	04/26/2013	2013-0110	100%
	P.R.E. 100% 09/21/2021		Garage	08/05/2005	20050258	Complete

Owner's Name/Address	MAP #:
BALL SAM R & RACHEL & BALL MINUARD R 1939 S DICKERSON RD LAKE CITY MI 49651	2024 Est TCV 148,800 TCV/TFA: 163.16

X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS								
Public Improvements			* Factors *								
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
			A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094	
			90 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	7,094

Tax Description	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
. SEC 11 T22N R8W LOT 9 BURGETT SUB.	X		Fencing: Wd, Split, 2 Rail	15.53	125	0	0
Comments/Influences	X		D/W/P: 4in Ren. Conc.	7.35	1100	0	0
839-5509	X		Residential Local Cost Land Improvements				
			Description	Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
			LAND IMPROVE 1000	1,000.00	2	95	1,900
			Total Estimated Land Improvements True Cash Value =				1,900

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



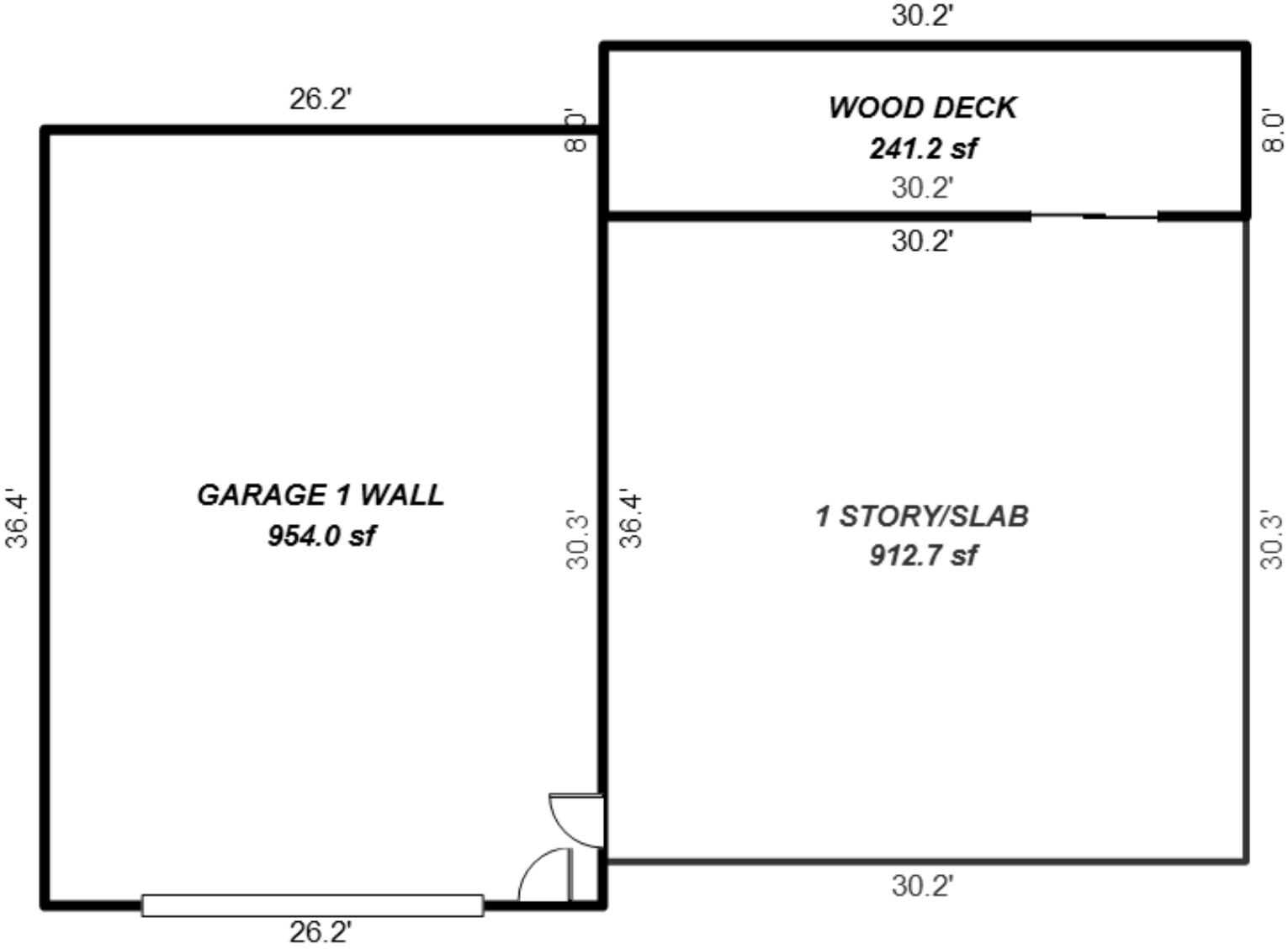
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,500	70,900	74,400			50,998C
2023	2,800	70,000	72,800			48,570C
2022	2,500	63,200	65,700			46,258C
2021	2,500	59,400	61,900		61,900W	44,781C

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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 241 192	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: 954 % 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 No Heating/Cooling	Class: CD Effec. Age: 5 Floor Area: 912 Total Base New : 158,241 Total Depr Cost: 150,329 Estimated T.C.V: 139,806	E.C.F. X 0.930							
Town Home		(4) Interior		X			Cost Est. for Res. Bldg: 1 Single Family 1S		Cls CD		Blt 2013													
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ground Area = 912 SF		Floor Area = 912 SF.													
A-Frame		Trim & Decoration		No./Qual. of Fixtures			Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95		Building Areas		Stories		Exterior		Foundation		Size		Cost New		Depr. Cost			
Wood Frame		Ex		Ord		Min		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath		
Building Style: 1S		Lg		Ord		Small		(14) Water/Sewer		1		Public Water		1		Public Sewer		1		Water Well		1000 Gal Septic		
Yr Built 2013		Remodeled 0		Size of Closets		0 Amps Service		1		Average Fixture(s)		3		Fixture Bath		Softener, Auto		Softener, Manual		Solar Water Heat		No Plumbing		
Condition: Average		Doors		Solid		H.C.		X		Central Air Wood Furnace		(12) Electric		0 Amps Service		No./Qual. of Fixtures		Ex.		Ord.		Min		
Room List		(5) Floors		Kitchen: Other: Other:			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Basement		Kitchens		Other:			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
1st Floor		Kitchens		Other:			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
2nd Floor		Kitchens		Other:			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Bedrooms		Kitchens		Other:			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
(1) Exterior		(6) Ceilings		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Wood/Shingle		(7) Excavation		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Aluminum/Vinyl		(8) Basement		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Brick		Conc. Block Poured Conc. Stone		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Insulation		Treated Wood Concrete Floor		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
(2) Windows		(9) Basement Finish		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Many Avg. Few		Large Avg. Small		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Wood Sash		(10) Floor Support		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Metal Sash		Joists: Unsupported Len: Cntr.Sup:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Vinyl Sash		Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Double Hung		Recreation SF		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Horiz. Slide		Living SF		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Casement		Walkout Doors (B)		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Double Glass		No Floor SF		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Patio Doors		Walkout Doors (A)		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Storms & Screens		Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
(3) Roof		Public Water		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Gable		Public Sewer		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Hip		Water Well		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Flat		1000 Gal Septic		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Asphalt Shingle		2000 Gal Septic		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
Chimney:		Lump Sum Items:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
		Totals:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
		158,241		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
		1,934		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
		1,837		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
		150,329		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	
		139,806		Basement: 0 S.F. Crawl: 0 S.F. Slab: 912 S.F. Height to Joists: 0.0			No. of Elec. Outlets		Many		Ave.		Few		(13) Plumbing		1		Average Fixture(s)		1		3 Fixture Bath	

*** 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 SAM	BALL SAMUEL & RACHEL	0	09/15/2021	QC	09-FAMILY	2021-03121	OTHER	0.0
ZWOLAK EUGENE J & KATHRYN	BALL SAM	5,000	03/09/2009	WD	03-ARM'S LENGTH	2009/923	DEED	100.0
HACKER WALTER & EVELYN	ZWOLAK EUGENE J & KATHRYN	17,500	06/24/2005	WD	20-MULTI PARCEL SALE REF	05-0/2485	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
1947 S DICKERSON RD	School: LAKE CITY AREA SCHOOL DIST		Garage	09/10/2012	2012-0102	100%
	P.R.E. 0%			04/21/2009	20090123	Complete

Owner's Name/Address	MAP #:
BALL SAMUEL & RACHEL 1939 S DICKERSON RD Lake City MI 49651	2024 Est TCV 78,107 TCV/TFA: 0.00

	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
	Public Improvements		* Factors *							
Tax Description			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
. SEC 11 T22N R8W LOT 10 BURGETT SUB.	X		A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
Comments/Influences			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094							

	X		Land Improvement Cost Estimates			
			Description	Rate	Size % Good	Cash Value
	X	Dirt Road	Fencing: Wd, Split, 2 Rail	18.60	50 50	465
	X	Gravel Road	D/W/P: 4in Ren. Conc.	10.26	285 94	2,749
	X	Paved Road	Total Estimated Land Improvements True Cash Value =			3,214
	X	Storm Sewer				
	X	Sidewalk				
	X	Water				
	X	Sewer				
	X	Electric				
	X	Gas				
	X	Curb				
	X	Street Lights				
	X	Standard Utilities				
	X	Underground Utils.				



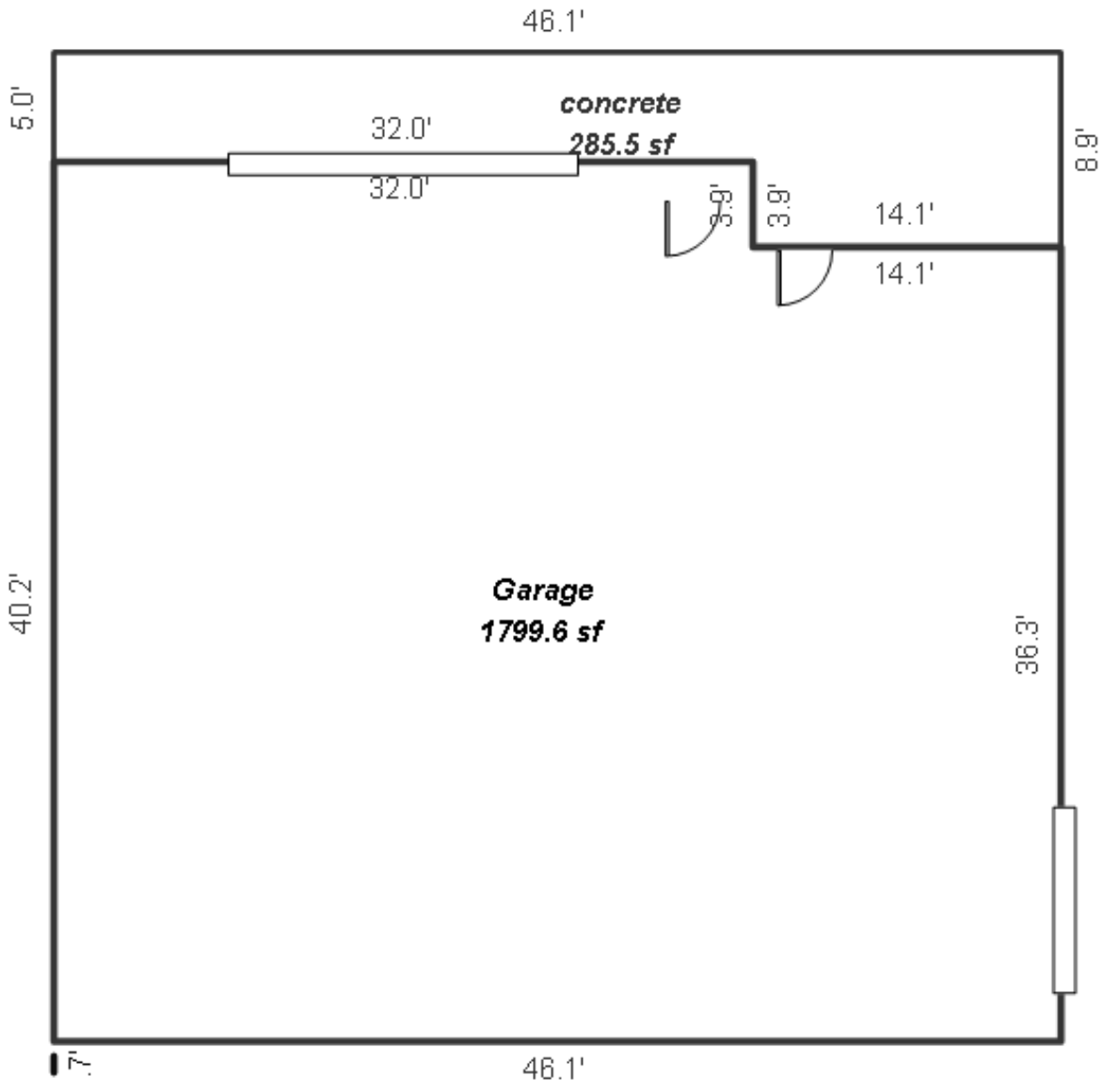
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Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level		2024	3,500	35,600	39,100			20,233C
X	Rolling		2023	2,800	35,000	37,800			19,270C
X	Low		2022	2,500	31,500	34,000			18,353C
X	High		2021	2,500	33,900	36,400		36,400W	17,767C
X	Landscaped								
X	Swamp								
X	Wooded								
X	Pond								
X	Waterfront								
X	Ravine								
X	Wetland								
X	Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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: 2009 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: 1799 % 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: BC Effec. Age: 10 Floor Area: 0 Total Base New : 81,002 Total Depr Cost: 72,902 Estimated T.C.V: 67,799
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls BC		Blt 2009		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		(11) Heating System: Wall/Floor Furnace		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Trim & Decoration		No./Qual. of Fixtures			No. of Elec. Outlets		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 Min		Many Ave. Few			(13) Plumbing		Building Areas		Other Additions/Adjustments		Plumbing		
Building Style: GRG		Size of Closets		Average Fixture(s)			1		3 Fixture Bath		2 Fixture Bath		Softener, Auto		
Yr Built	Remodeled	Lg Ord Small		Extra Toilet			Extra Sink		Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		
2009	2012	Doors Solid H.C.		Extra Sink			Separate Shower		Ceramic Tile Floor		Ceramic Tile Wains		Ceramic Tub Alcove		
Condition: Average		(5) Floors		Kitchen:			Other:		Other:		Other:		Other:		
Room List		Basement		Kitchen:			Other:		Other:		Other:		Other:		
Basement		1st Floor		Kitchen:			Other:		Other:		Other:		Other:		
1st Floor		2nd Floor		Kitchen:			Other:		Other:		Other:		Other:		
2nd Floor		Bedrooms		Kitchen:			Other:		Other:		Other:		Other:		
Bedrooms		(6) Ceilings		Kitchen:			Other:		Other:		Other:		Other:		
(1) Exterior		Wood/Shingle		Kitchen:			Other:		Other:		Other:		Other:		
Wood/Shingle		Aluminum/Vinyl		Kitchen:			Other:		Other:		Other:		Other:		
Aluminum/Vinyl		Brick		Kitchen:			Other:		Other:		Other:		Other:		
Brick		Insulation		Kitchen:			Other:		Other:		Other:		Other:		
Insulation		(7) Excavation		Kitchen:			Other:		Other:		Other:		Other:		
(2) Windows		Basement: 0 S.F.		Kitchen:			Other:		Other:		Other:		Other:		
Many Avg. Few		Crawl: 0 S.F.		Kitchen:			Other:		Other:		Other:		Other:		
Large Avg. Small		Slab: 0 S.F.		Kitchen:			Other:		Other:		Other:		Other:		
Wood Sash		Height to Joists: 0.0		Kitchen:			Other:		Other:		Other:		Other:		
Metal Sash		(8) Basement		Kitchen:			Other:		Other:		Other:		Other:		
Vinyl Sash		Conc. Block		Kitchen:			Other:		Other:		Other:		Other:		
Double Hung		Poured Conc.		Kitchen:			Other:		Other:		Other:		Other:		
Horiz. Slide		Stone		Kitchen:			Other:		Other:		Other:		Other:		
Casement		Treated Wood		Kitchen:			Other:		Other:		Other:		Other:		
Double Glass		Concrete Floor		Kitchen:			Other:		Other:		Other:		Other:		
Patio Doors		(9) Basement Finish		Kitchen:			Other:		Other:		Other:		Other:		
Storms & Screens		Recreation SF		Kitchen:			Other:		Other:		Other:		Other:		
(3) Roof		Living SF		Kitchen:			Other:		Other:		Other:		Other:		
Gable		Walkout Doors (B)		Kitchen:			Other:		Other:		Other:		Other:		
Hip		No Floor SF		Kitchen:			Other:		Other:		Other:		Other:		
Flat		Walkout Doors (A)		Kitchen:			Other:		Other:		Other:		Other:		
Asphalt Shingle		(10) Floor Support		Kitchen:			Other:		Other:		Other:		Other:		
Chimney:		Joists:		Kitchen:			Other:		Other:		Other:		Other:		
		Unsupported Len:		Kitchen:			Other:		Other:		Other:		Other:		
		Cntr.Sup:		Kitchen:			Other:		Other:		Other:		Other:		
		Lump Sum Items:		Kitchen:			Other:		Other:		Other:		Other:		

*** 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.
		2,500	01/01/1999	WD	33-TO BE DETERMINED	272:926	DEED	0.0

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

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

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

2024 Est TCV 12,863

Improved X Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Public Improvements		* Factors *						
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
Dirt Road	99.00	135.00	0.8420	0.8530	90	100		6,399
Gravel Road	100.00	135.00	0.8420	0.8530	90	100		6,464
199 Actual Front Feet, 0.62 Total Acres Total Est. Land Value =								12,863

Tax Description: . SEC 11 T22N R8W LOT 11 BURGETT SUB.
 Comments/Influences:

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

Topography of Site

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	6,400	0	6,400			2,466C
2023	5,000	0	5,000			2,349C
2022	4,500	0	4,500			2,238C
2021	4,500	0	4,500			2,167C

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURGETT RICHARD E	BALL SAMUEL R & RACHEL	2,000	12/21/2010	WD	03-ARM'S LENGTH	2010-5605WD	PROPERTY TRANSFER	100.0

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

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

Owner's Name/Address: BALL SAMUEL R & RACHEL
 1947 S DICKERSON RD
 LAKE CITY MI 49651
 2024 Est TCV 7,094

Improved X Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

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

A 100' @ 90/ 90.00 135.00 1.0267 0.8530 90 100 7,094
 90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094

Tax Description: . SEC 11 T22N R8W LOT 12 BURGETT SUB.
 Comments/Influences:

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

Topography of Site

- X Level
- 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	3,500	0	3,500			2,205C
2023	2,800	0	2,800			2,100C
2022	2,000	0	2,000			2,000S
2021	2,000	0	2,000			1,995C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
KEELY DARLENE K & DAVID A	SCHWAB RYAN M & ELIZABETH	0	11/01/2019	WD	16-LC PAYOFF	2019-03442	DEED	0.0			
KEELY DARLENE K LIFE ESTA	KEELY DARLENE K	0	08/28/2014	QC	21-NOT USED/OTHER	2014-02943	DEED	0.0			
KEELY DARLENE K	HAUSERMAN ELIZABETH & SCH	65,000	08/28/2014	LC	03-ARM'S LENGTH	2014-02944	DEED	100.0			
KEELY DARLINE & FOX DAVID	HAUSERMAN ELIZABETH & SCH	0	08/28/2014	LC	29-SELLERS INTEREST IN A	2014-02957	PROPERTY TRANSFER	0.0			
Property Address		Class: RESIDENTIAL-IMPRO		Zoning:		Building Permit(s)		Date	Number	Status	
7950 W JENNINGS RD		School: LAKE CITY AREA SCHOOL DIST									
		P.R.E. 100% 09/15/2014									
Owner's Name/Address		MAP #:									
SCHWAB RYAN M & ELIZABETH A 7950 W JENNINGS RD LAKE CITY MI 49651		2024 Est TCV 106,070 TCV/TFA: 94.03									
		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS							
		Public Improvements		* Factors *							
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
				90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094							
Tax Description				Land Improvement Cost Estimates							
. SEC 11 T22N R8W LOT 13 BURGETT SUB.				Description			Rate	Size % Good		Cash Value	
Comments/Influences				Wood Frame			24.99	192 50		2,399	
2014 PUBLIC MARKETING REMARKS CUTE RANCH WITH 3 BEDROOMS AND W 2 BATHS. THE WELL, FURNACE AND ROOF ARE ALL NEWER. CLOSE TO TOWN, THE LAKE AND CADILLAC. THIS HOUSE IS IN THE RIGHT LOCATION IF YOU WANT TO BE IN LAKE CITY BUT BE CLOSE TO CADILLAC.				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 = 3,349							
		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	3,500	49,500	53,000	30,500C		
		TPC 05/06/2018	INSPECTED		2023	2,800	43,000	45,800	29,048C		
		TPC 12/27/2017	INSPECTED		2022	2,000	37,800	39,800	27,665C		
		TPC 03/30/2015	INSPECTED		2021	2,000	33,700	35,700	26,782C		

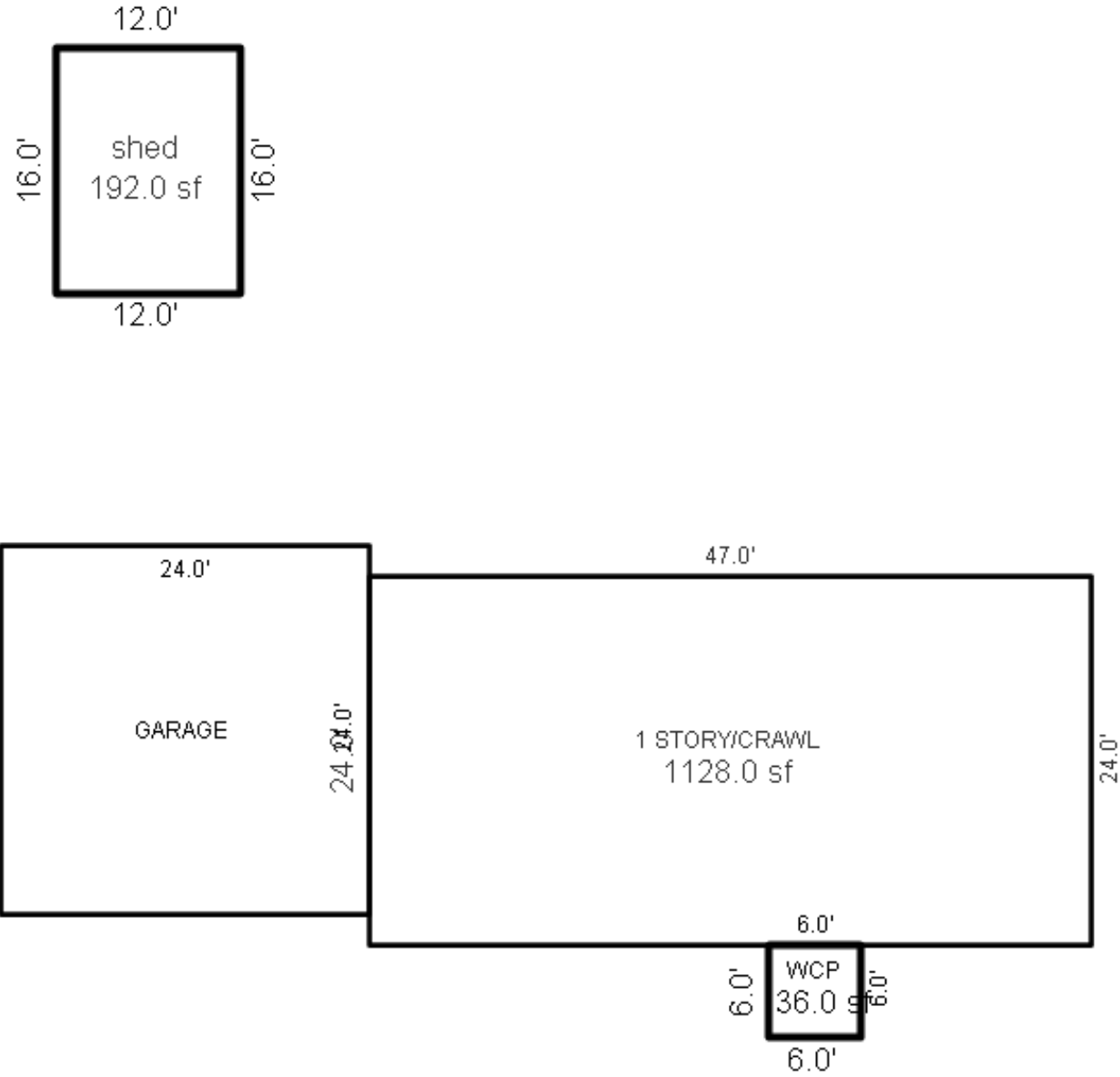


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks			(17) Garage		
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 36	Type WCP (1 Story)	Year Built: 1975 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 35 Floor Area: 1,128 Total Base New : 196,157 Total Depr Cost: 127,502 Estimated T.C.V: 95,627			Bsmnt Garage: Carport Area: Roof:					
Building Style: HUD		X	Drywall	X	Paneled		Plaster Wood T&G	Trim & Decoration			E.C.F. X 0.750							
Yr Built 1975	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		(12) Electric			200 Amps Service											
(1) Exterior		Kitchen: Other: Other:		No./Qual. of Fixtures			Ex. X Ord. Min			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls C Blt 1975					
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		No. of Elec. Outlets			Many X Ave. Few			(11) Heating System: Forced Heat & Cool Ground Area = 1128 SF Floor Area = 1128 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65								
(2) Windows		(7) Excavation		(13) Plumbing			1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Building Areas			Stories Exterior Foundation Size Cost New Depr. Cost					
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1128 S.F. Slab: 0 S.F. Height to Joists: 0.0		1 Average Fixture(s) 1 3 Fixture Bath 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space			Total: 152,924 99,401							
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 1 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,476 959 2 Fixture Bath 1 3,108 2,020 Water/Sewer 1000 Gal Septic 1 4,864 3,162 Water Well, 100 Feet 1 5,808 3,775 Porches WCP (1 Story) 36 2,542 1,652 Garages Class: C Exterior: Siding Foundation: 42 Inch (Unfinished) Base Cost 576 24,808 16,125 Common Wall: 1 Wall 1 -2,686 -1,746 Door Opener 1 547 356 Built-Ins Appliance Allow. 1 2,766 1,798 Totals: 196,157 127,502					
(3) Roof		(9) Basement Finish		(14) Water/Sewer			Notes: HUD			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.750 => TCv:			95,627					
X	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		1 Public Water 1 Public Sewer 1 Water Well 1 1000 Gal Septic 1 2000 Gal Septic			Lump Sum Items:										
X	Asphalt Shingle	(10) Floor Support																
Chimney: Metal		Joists: Unsupported Len: Cntr.Sup:																

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULEY COREEN M & WILLIAM	DREWS KENNETH & IRENE	15,000	01/15/2016	WD	03-ARM'S LENGTH	2016-00137	PROPERTY TRANSFER	100.0

Property Address: W JENNINGS RD
 Class: RESIDENTIAL-IMPRO Zoning: P.R.E. 0% Building Permit(s): MAP #: 2024 Est TCV 16,822 TCV/TFA: 0.00 Date: Number: Status:

School: LAKE CITY AREA SCHOOL DIST

Owner's Name/Address: DREWS KENNETH & IRENE
 7558 W FOREST DR
 LAKE CITY MI 49651

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Tax Description	X	Improved	Vacant	* Factors *				Rate %Adj.	Reason	Value	
				Description	Frontage	Depth	Front				Depth
. SEC 11 T22N R8W LOT 14 BURGETT SUB.	X			A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
Comments/Influences				90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094							



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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	3,500	4,900	8,400			6,470C
2023	2,800	4,800	7,600			6,162C
2022	2,000	4,300	6,300			5,869C
2021	2,000	4,100	6,100			5,682C

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage			
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	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: 1986 Car Capacity: Class: CD Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 480 % Good: 0 Storage Area: 0 No Conc. Floor: 0					
	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: CD Effec. Age: 20 Floor Area: 0 Total Base New : 13,075 Total Depr Cost: 10,460 Estimated T.C.V: 9,728										
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	X No Heating/Cooling			E.C.F. X 0.930										
	Yr Built 1986 GAR	Remodeled 0	Trim & Decoration	Central Air Wood Furnace			Bsmnt Garage:										
	Condition: Average	Ex	Ord	Min	(12) Electric			Bsmnt Garage:									
	Room List	Size of Closets		0 Amps Service			Roof:										
	Basement 1st Floor 2nd Floor Bedrooms	Lg	Ord	Small	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG			Cls CD		Blt 1986				
	(1) Exterior	Doors	Solid	H.C.	Ex. Ord. Min			(11) Heating System: No Heating/Cooling									
	Wood/Shingle Aluminum/Vinyl Brick	(6) Ceilings		No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.										
	Insulation				Many Ave. Few			Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80									
	(2) Windows	(7) Excavation		(13) Plumbing			Building Areas										
	Many Avg. Few	Large Avg. Small	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s) 1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Stories Exterior Foundation			Size		Cost New Depr. Cost				
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Garages										
	(3) Roof	(9) Basement Finish		(14) Water/Sewer			Class: CD Exterior: Pole (Unfinished)										
	Gable Hip Flat	Gambrel Mansard Shed	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			480 13,075		10,460				
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Notes:										
	Chimney:	Joists: Unsupported Len: Cntr.Sup:					ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:					9,728					
Totals:														13,075		10,460	

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



Sketch by Apex 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.
KOLLAR DOUGLAS R	JONES DONA L	55,000	04/16/2012	LC	16-LC PAYOFF	2012-041143 LC	DEED	100.0
HAMMOND WILHELMINE ESTATE	KOLLAR DOUGLAS R	1	12/28/2007	QC	21-NOT USED/OTHER	2011-02602	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7914 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 04/30/2012					
Owner's Name/Address	MAP #:					
JONES DONA L 7914 W JENNINGS RD LAKE CITY MI 49651	2024 Est TCV 119,219 TCV/TFA: 98.28					

Taxpayer's Name/Address	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
			Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
KOLLAR DOUGLAS R 1483 PRATT DR LAPEER MI 48446	X		* Factors *						
			A 100' @ 90/	90.00	135.00	1.0267	0.8530	90	100	7,094
			90 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 7,094						
Tax Description	X	Electric	Land Improvement Cost Estimates						Cash Value
. SEC 11 T22N R8W LOT 15 BURGETT SUB.			Description	Rate	Size	% Good			
	X		D/W/P: 3.5 Concrete	6.58	212	71		990	
	X		Residential Local Cost Land Improvements						Cash Value
			Description	Rate	Size	% Good			
			LAND IMPROVE 1000	1,000.00	1	95		950	
			Total Estimated Land Improvements True Cash Value =						1,940

ADD FOR SEWER FOR 06 +800.



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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	3,500	56,100	59,600			37,059C
Rolling	2023	2,800	55,400	58,200			35,295C
Low	2022	2,000	50,000	52,000			33,615C
High	2021	2,000	46,900	48,900			32,542C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							
Who	When	What					
TPC	12/27/2017	INSPECTED					
TPC	03/30/2015	INSPECTED					
TPC	04/26/2014	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 28 40	Type CCP (1 Story) Treated Wood	Year Built: 1972 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 520 % 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: 35 Floor Area: 1,213 Total Base New : 182,285 Total Depr Cost: 118,479 Estimated T.C.V: 110,185		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
Building Style: 1S		Condition: Average		Size of Closets		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C -5		Blt 1972				
Yr Built 1972	Remodeled 1985	Ex	X	Ord	Min	200 Amps Service		Ground Area = 1213 SF Floor Area = 1213 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65		Building Areas				
Room List		Doors		Solid	X	H.C.	No. of Elec. Outlets		Stories Exterior Foundation Size Cost New Depr. Cost		1 Story Siding Crawl Space 1,213		Total: 150,573 97,866			
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		(12) Electric		200 Amps Service		Plumbing		Average Fixture(s)		1		3 Fixture Bath		
(1) Exterior		(6) Ceilings		Kitchen: Other: Other:		No. of Elec. Outlets		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	X	Drywall	Basement: 0 S.F. Crawl: 1213 S.F. Slab: 0 S.F. Height to Joists: 0.0		Many X Ave. Few		Softener, Auto 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		
(2) Windows		(7) Excavation		(8) Basement		(13) Plumbing		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 1213 S.F. Slab: 0 S.F. Height to Joists: 0.0		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan	
X	Wood Sash Metal Sash Vinyl Sash	(9) Basement Finish		(14) Water/Sewer		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	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		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		
X	Storms & Screens	(10) Floor Support		Lump Sum Items:		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		Joists: Unsupported Len: Cntr.Sup:		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan				
X	Gable Hip Flat	Gambrel Mansard Shed	Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan					
X	Asphalt Shingle	Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Chimney: Metal		Average Fixture(s)		1		3 Fixture Bath		2 Fixture Bath		Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan						
Notes:		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						
ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:		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						
Totals:		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						
182,285		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						
118,479		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						
110,185		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						

*** 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.
MAJORS LINDSAY	SKAGGS SHANA R	98,000	03/30/2015	WD	03-ARM'S LENGTH	2015-01013	PROPERTY TRANSFER	100.0
BRONKEMA CHAD G & JILLIAN	MAJORS LINDSAY (MW)	79,000	10/01/2009	WD	03-ARM'S LENGTH	2009/3458	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
7898 W JENNINGS RD	School: LAKE CITY AREA SCHOOL DIST		Addition	03/16/2010	20100074	100%
	P.R.E. 100% 04/20/2015					
Owner's Name/Address	MAP #:					
SKAGGS SHANA R 7898 W JENNINGS ROAD LAKE CITY MI 49651	2024 Est TCV 145,798 TCV/TFA: 125.26					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS			
. SEC 11 T22N R8W LOT 16 & 17 BURGETT SUB. COMBINED W 180-017-00 FOR 2010	X			* Factors * LOTS 16 & 17			
				Description	Frontage	Depth	Value
				A 100' @ 90/	180.00	135.00	11,930
				180 Actual Front Feet, 0.56 Total Acres			Total Est. Land Value = 11,930

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates			
Lot 17 can be hooked to sewer Removed sheds for 2010 per Mike Klein 009-180-017-00 Combined wtih this Pcl on 09-22-09	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer	Description	Rate	Size % Good	Cash Value
	X	Electric Gas Curb Street Lights Standard Utilities Underground Utils.	Fencing: Wire Mesh, #9	3.79	250 94	891
			Total Estimated Land Improvements True Cash Value =			891

Topography of Site	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	X	2024	6,000	66,900	72,900			56,591C



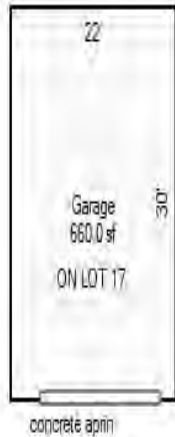
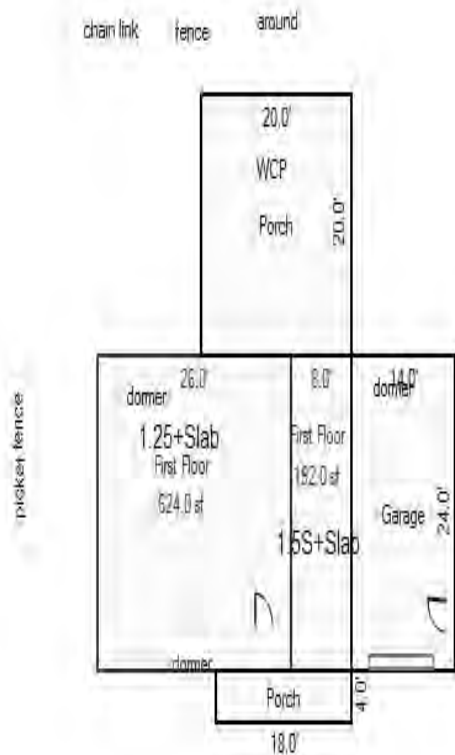
Who	When	What	2024	6,000	66,900	72,900		56,591C
	TPC 12/27/2017	INSPECTED	2023	4,600	66,200	70,800		53,897C
	TPC 04/20/2015	INSPECTED	2022	4,000	59,600	63,600		51,331C
	TPC 11/08/2010	INSPECTED	2021	4,000	56,000	60,000		49,692C

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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 400 72	Type WCP (1 Story) WPP	Year Built: 1980 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: 336 % Good: 0 Storage Area: 0 No Conc. Floor: 0							
X	Wood Frame	X	Drywall Paneled		Plaster Wood T&G	(4) Interior Trim & Decoration			Central Air Wood Furnace			Class: C Effec. Age: 30 Floor Area: 1,164 Total Base New : 204,268 Total Depr Cost: 142,986 Estimated T.C.V: 132,977			E.C.F. X 0.930									
Building Style: 1.25S		Yr Built 1972 201		Remodeled 2012		Condition: Average			Room List			Basement 1st Floor 2nd Floor 3 Bedrooms			(5) Floors									
Ex		X		Ord		Min			Size of Closets			Lg			X		Ord		Small					
Doors		Solid		X			H.C.			(12) Electric			150			Amps Service			No./Qual. of Fixtures					
Ex.		X		Ord.		Min			No. of Elec. Outlets			Many			X		Ave.		Few					
(1) Exterior		(6) Ceilings		X			Drywall			(13) Plumbing			1			Average Fixture(s)			2					
Wood/Shingle Aluminum/Vinyl Brick		Insulation		(7) Excavation			Basement: 0 S.F. Crawl: 0 S.F. Slab: 816 S.F. Height to Joists: 0.0			(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			1			Public Water					
(2) Windows		Many Avg.		X		Large Avg.		Small			2			3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			(14) Water/Sewer			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic				
X	Wood Sash	X	Metal Sash	X	Vinyl Sash	X	Double Hung	X	Horiz. Slide Casement	X	Double Glass Patio Doors	X	Storms & Screens	(9) Basement Finish			Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			Lump Sum Items:				
(3) Roof		X		Gable		Gambrel		Mansard Shed			X			Asphalt Shingle		(10) Floor Support			Joists: Unsupported Len: Cntr.Sup:					
Chimney: Stone		Cost Est. for Res. Bldg: 1 Single Family 1.25S		Cls C			Blt 1972			(11) Heating System: Forced Air w/ Ducts			Ground Area = 816 SF			Floor Area = 1164 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70					
		Building Areas		Stories			Exterior			Foundation			Size			Cost New			Depr. Cost					
		1.25 Story		Siding		Slab		624			1.5 Story			Siding		Slab		192			1 Story			
		Siding		Overhang		96			Total:			137,928			96,548			Other Additions/Adjustments						
		Plumbing		Average Fixture(s)			1			1,476			1,033			3 Fixture Bath			1					
		Water/Sewer		1000 Gal Septic			1			4,864			3,405			Water Well, 50 Feet			1					
		Porches		WCP (1 Story)			400			13,080			9,156			WPP			72					
		Garages		Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			Base Cost			336			17,412			12,188			Common Wall: 1 Wall			1		
				Door Opener			1			547			383			Class: C Exterior: Pole (Unfinished)			Base Cost			660		
				Door Opener			1			547			383			Built-Ins			Appliance Allow.			1		
				2,766			1,936			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>														

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



Sketch by Apex Medina™

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY JOSEPH E TRUST	PRAY JOSEPH E	0	06/18/2019	WD	09-FAMILY	2019-02001	PROPERTY TRANSFER	0.0
PRAY JOSEPH E	PRAY JOSEPH E & LEONORE R	0	06/18/2019	QC	09-FAMILY	2019-02002	PROPERTY TRANSFER	0.0
PRAY JOSEPH E	PRAY JOSEPH E TRUST	0	02/03/2011	WD	03-ARM'S LENGTH	2011-00889	PROPERTY TRANSFER	0.0
		4,300	09/01/1997	WD	33-TO BE DETERMINED	313:1260	DEED	0.0

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

School: LAKE CITY AREA SCHOOL DIST
 P.R.E. 0%
 Owner's Name/Address: PRAY JOSEPH E & LEONORE R
 316 W SEMINARY ST
 CHARLOTTE MI 48813

MAP #: 2024 Est TCV 53,607 TCV/TFA: 0.00

X Improved Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
 * Factors *
 Description Frontage Depth Front Depth Rate %Adj. Reason Value
 <Site Value J> CAROLYN'S AREA 20000 100 20,000
 100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 20,000

Tax Description: . SEC 2 T22N R8W LOT 1 CAROLYN'S PLAT.
 Comments/Influences:

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

Topography of Site

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



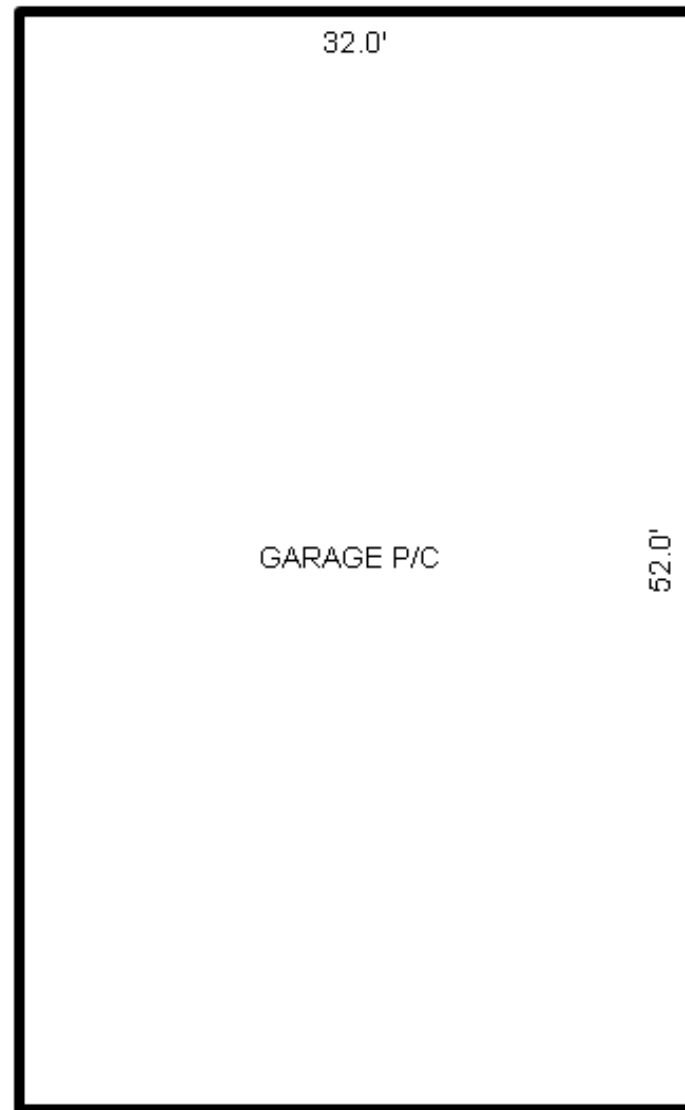
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,000	16,800	26,800			13,279C
2023	7,500	16,600	24,100			12,647C
2022	4,000	15,000	19,000			12,045C
2021	3,500	14,000	17,500			11,661C

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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: 1997 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 1664 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Basement 1st Floor 2nd Floor Bedrooms	Doors	Solid	H.C.			
	Mobile Home														0 Front Overhang 0 Other Overhang	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump	Class: CD Effec. Age: 10 Floor Area: 0 Total Base New : 40,152 Total Depr Cost: 36,137 Estimated T.C.V: 33,607	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD Blt 1997		
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90		
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Size of Closets		Lg Ord Small			Average Fixture(s)		1		3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		Garages		Class: C Exterior: Pole (Unfinished) Base Cost 1664 40,152 36,137		
Building Style: GRG		Doors		(5) Floors			(14) Water/Sewer		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Other Additions/Adjustments		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCVC: 33,607		
Yr Built 1997		Remodeled 0		Kitchen: Other: Other:			Lump Sum Items:										
Condition: Average		Lg Ord Small		(6) Ceilings													
Room List		Basement 1st Floor 2nd Floor Bedrooms		(7) Excavation													
(1) Exterior		Wood/Shingle Aluminum/Vinyl Brick		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
Insulation		(8) Basement			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor												
(2) Windows		Many Avg. Few		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(9) Basement Finish															
(3) Roof		Gable Hip Flat		Asphalt Shingle													
Gambrel Mansard Shed		(10) Floor Support		Joists: Unsupported Len: Cntr.Sup:													
Chimney:																	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DELINE STEVEN	NICHOLS THOMAS A & JENNIF	190,000	11/13/2017	WD	25-PARTIAL CONSTRUCTION	2017-03612	PROPERTY TRANSFER	100.0
STANHOPE ROBERT F & KRIST	DELINE STEVEN	30,000	10/14/2015	WD	03-ARM'S LENGTH	2015-03492	PROPERTY TRANSFER	100.0
		6,000	05/01/1999	WD	33-TO BE DETERMINED	328:273	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
267 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		ALTERATION	12/10/2015	2015-0642	100%
	P.R.E. 100% 11/14/2017		New House	07/11/2007	20070437	100%

Owner's Name/Address	MAP #:
NICHOLS THOMAS A & JENNIFER L 267 S CAROLYN AVE LAKE CITY MI 49651	2024 Est TCV 225,834 TCV/TFA: 130.39

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 2 T22N R8W LOT 2 CAROLYN'S PLAT.			

Comments/Influences	X	Public Improvements	* Factors *	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Dirt Road		<Site Value J> CAROLYN'S AREA	20000	100						20,000
		Gravel Road		100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	20,000

Comments/Influences	X	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value	
			D/W/P: 4in Concrete	6.97	92	50	320	
	X		D/W/P: 4in Concrete	6.97	12	50	42	
	X		D/W/P: 4in Ren. Conc.	8.18	440	50	1,799	
	X		Total Estimated Land Improvements True Cash Value =					2,161

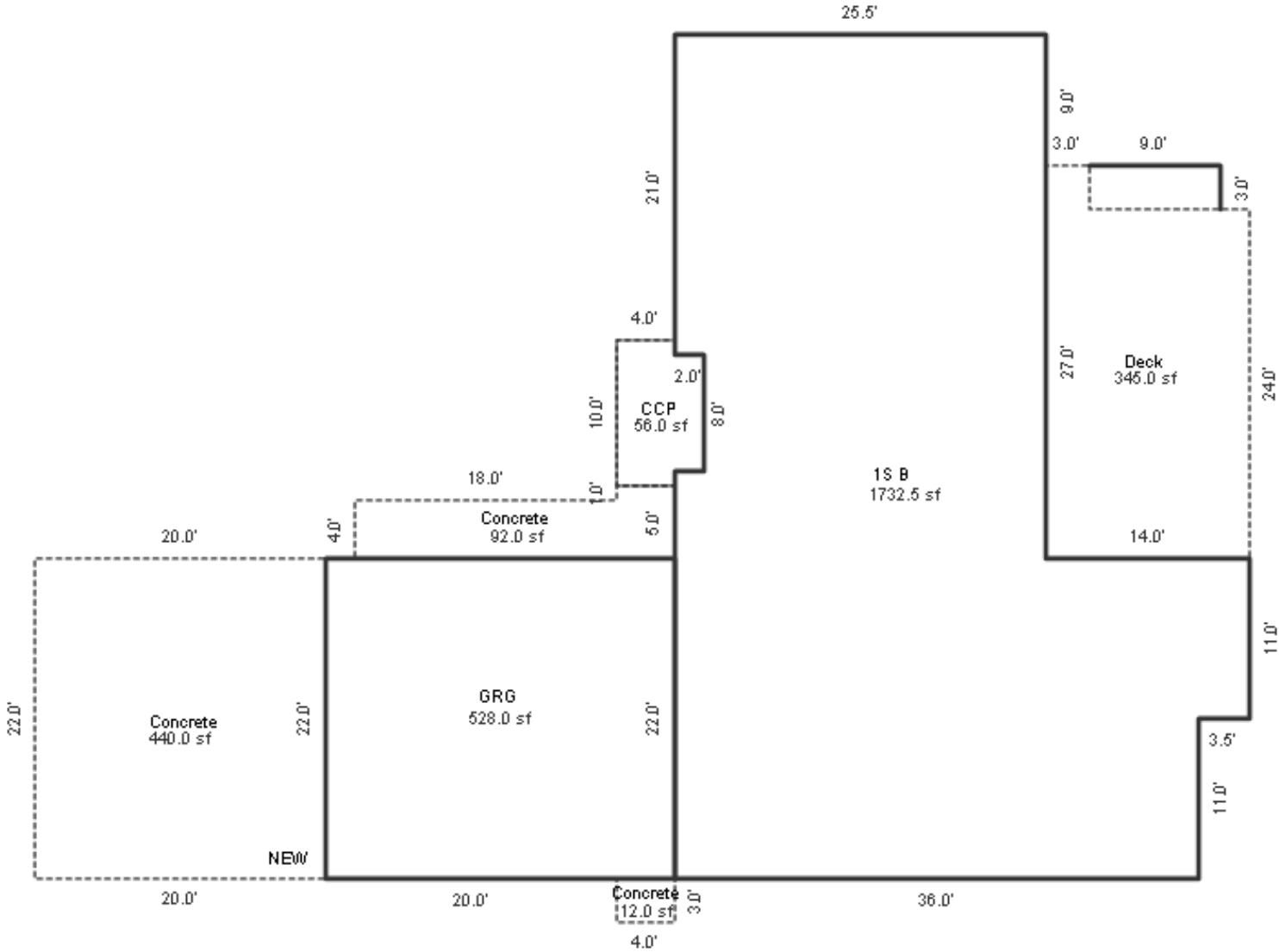
Topography of Site	Level	X	Rolling	Low	High	Landscaped	Swamp	X	Wooded	Pond	Waterfront	Ravine	Wetland	Flood Plain	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
															2024	10,000	102,900	112,900			86,253C
															2023	7,500	101,700	109,200			82,146C
															2022	4,000	91,600	95,600			78,235C
															2021	3,500	86,000	89,500			75,736C

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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 56 372	Type CCP (1 Story) WPP	Year Built: 2008 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	(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 Remodeled 1977 REL 2017		Condition: Average			Room List Basement 1st Floor 2nd Floor 3 Bedrooms			(1) Exterior Wood/Shingle Aluminum/Vinyl Brick Insulation			(2) Windows Many Avg. X Large Avg. Small Few			(3) Roof X Gable Hip Flat Gambrel Mansard Shed		
Chimney:		Joists: Unsupported Len: Cntr.Sup:			(10) Floor Support			(14) Water/Sewer 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 = 1732 SF Floor Area = 1732 SF. Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80 Building Areas Stories Exterior Foundation Size Cost New Depr. Cost 1 Story Siding Basement 1,732 Total: 231,723 185,366 Other Additions/Adjustments Basement, Outside Entrance, Below Grade 1 2,560 2,048 Plumbing Average Fixture(s) 1 1,476 1,181 3 Fixture Bath 1 4,646 3,717 Porches CCP (1 Story) 56 1,667 1,334 WPP 372 6,261 5,009 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 Totals: 273,768 219,003 Notes: 1977 HOME RELOCATED 2007 VACANT & STUDES INTERIOR 2016 ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCVCV: 203,673							

*** 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.
SWIDERSKI DALE & BERKMAN	ROOT JENNIFER S	180,000	10/16/2019	WD	03-ARM'S LENGTH	2019-03240	PROPERTY TRANSFER	100.0
STANHOPE WARREN, ROBERT &	SWIDERSKI DALE & BERKMAN	115,000	09/27/2013	WD	08-ESTATE	2013-03373 WD	PROPERTY TRANSFER	100.0
STANHOPE WARREN M & DOROT	STANHOPE WARREN, ROBERT &	0	01/19/2007	QC	21-NOT USED/OTHER	2020/0717	DEED	0.0
		6,000	05/01/1999	WD	33-TO BE DETERMINED	328:1	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
255 S CAROLYN AVE						
	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 100% 10/22/2019					
Owner's Name/Address	MAP #:		2024 Est TCV 230,727 TCV/TFA: 132.91			
ROOT JENNIFER S 255 S CAROLYN AVE LAKE CITY MI 49651						

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
				Description	Frontage	Depth	Rate %Adj. Reason	Value
. SEC 2 T22N R8W LOT 3 CAROLYN'S PLAT.				<Site Value J> CAROLYN'S AREA	100	20000	100	20,000
Comments/Influences				100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value =				20,000

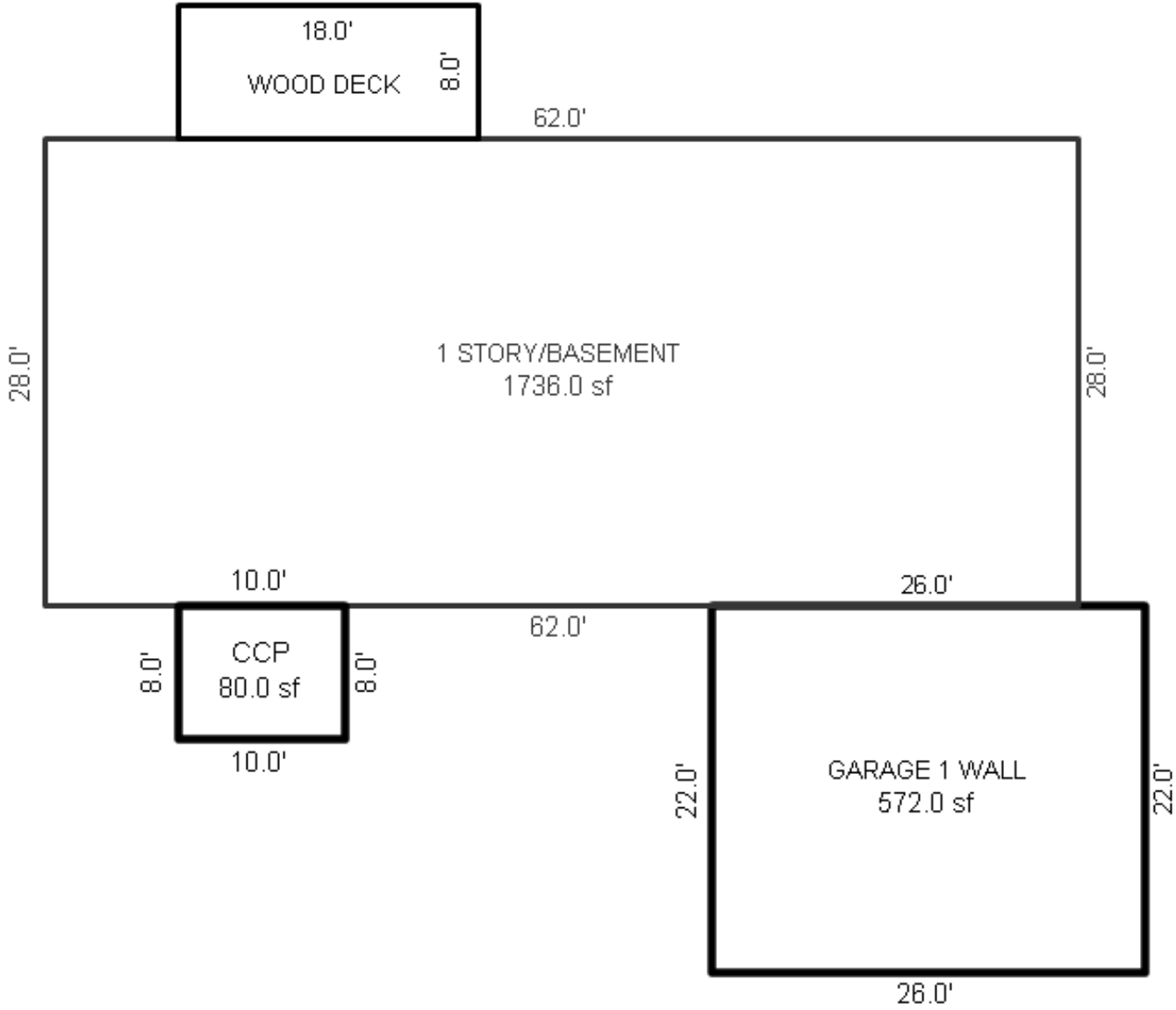
X	Public Improvements	Land Improvement Cost Estimates				
		Description	Rate	Size % Good	Cash Value	
	Dirt Road					
	Gravel Road					
	Paved Road					
	Storm Sewer					
	Sidewalk					
	Water	D/W/P: 4in Ren. Conc.	8.18	960 0	0	
	Sewer	D/W/P: 3.5 Concrete	6.58	400 0	0	
	Electric	Residential Local Cost Land Improvements				
	Gas					
	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		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							

Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
JWV	06/18/2018	INSPECTED	2024	10,000	105,400	115,400			100,121C
TPC	12/27/2017	INSPECTED	2023	7,500	104,200	111,700			95,354C
TPC	10/14/2013	INSPECTED	2022	4,000	93,900	97,900			90,814C
			2021	3,500	88,200	91,700			87,913C

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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.
WARREN JAMES & SUSAN H&W	WARREN J & S JOINT LIVING	0	01/07/2014	QC	21-NOT USED/OTHER	2014-0164 QD	PROPERTY TRANSFER	0.0
BALL JAMES R & JANICE C	WARREN JAMES A & SUSAN L	9,500	10/14/2011	WD	03-ARM'S LENGTH	2011-03247 WD	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Garage	11/08/2012	2012-0161	100%
Owner's Name/Address	P.R.E. 0%					
WARREN JAMES A & SUSAN L TRUST 16096 SUFFOLK DR HOLLY MI 48442	MAP #: 2024 Est TCV 46,660 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
. SEC 2 T22N R8W LOT 4 CAROLYN'S PLAT.	X		* Factors *				
Comments/Influences	Public Improvements		Description	Frontage	Depth	Rate %Adj.	Reason Value
	Dirt Road		<Site Value J> CAROLYN'S AREA	100	20000	100	20,000
	Gravel Road		100 Actual Front Feet, 0.34 Total Acres				Total Est. Land Value = 20,000



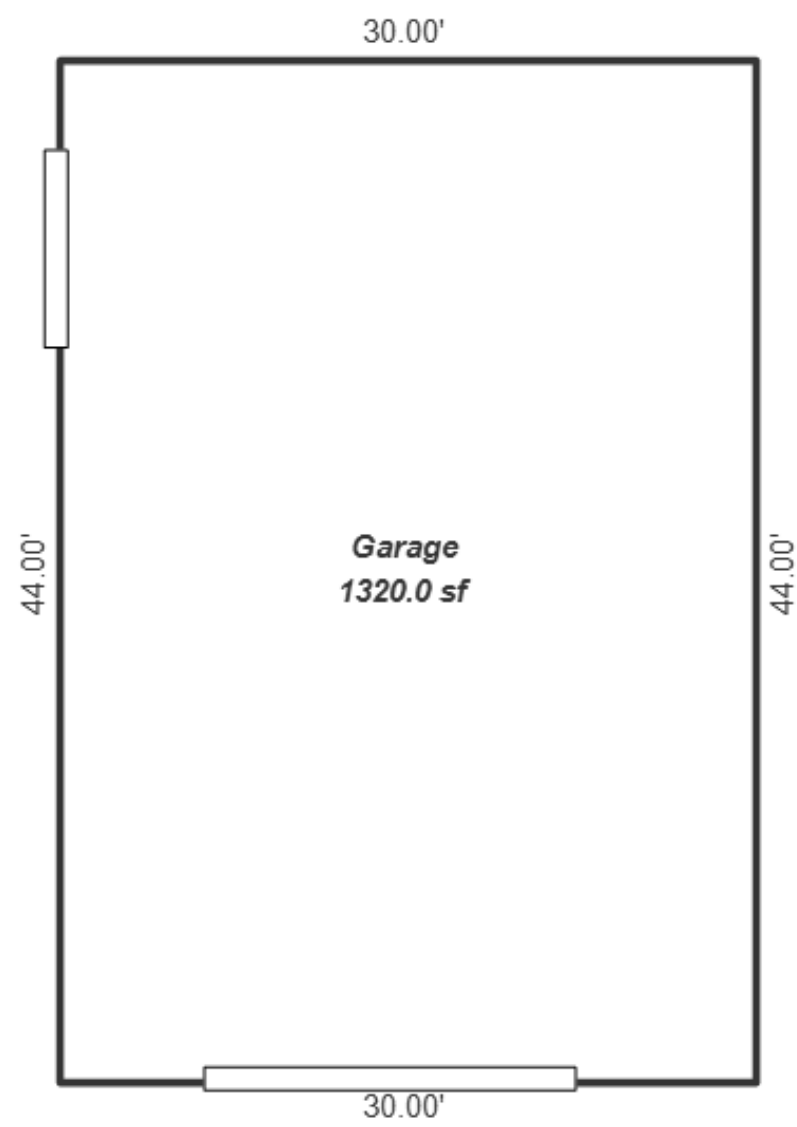
Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X High	2024	10,000	13,300	23,300			12,772C
Level	2023	7,500	13,200	20,700			12,164C
Rolling	2022	4,000	11,900	15,900			11,585C
Low	2021	3,500	11,800	15,300			11,215C

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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: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 2 Area: 1320 % 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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 10 Floor Area: 0 Total Base New : 31,852 Total Depr Cost: 28,667 Estimated T.C.V: 26,660	
Town Home	Wood Frame	(4) Interior			Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls C	Blt 2012							
Duplex		Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:							0 Amps Service	No. of Elec. Outlets	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Building Areas	Stories	Exterior	Foundation
A-Frame	Trim & Decoration				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Yr Built 2012	Remodeled 0	Ex	Ord	Min							No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1
	Condition: Average	Size of Closets			No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Room List	Doors	Solid	H.C.	No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Basement	(5) Floors				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
1st Floor	Kitchen: Other: Other:			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
2nd Floor	(6) Ceilings				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Bedrooms	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
(1) Exterior	(7) Excavation				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Wood/Shingle	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Aluminum/Vinyl	(8) Basement				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Brick	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Insulation	(9) Basement Finish				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
(2) Windows	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Many	Large	(10) Floor Support			No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Avg.	Avg.	Joists: Unsupported Len: Cntr.Sup:									No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1
Few	Small	Lump Sum Items:			No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Wood Sash	(14) Water/Sewer			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Metal Sash	Public Water				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Vinyl Sash	Public Sewer			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Double Hung	Water Well				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Horiz. Slide	1000 Gal Septic			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Casement	2000 Gal Septic				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Double Glass	Lump Sum Items:			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
Patio Doors	Lump Sum Items:				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Storms & Screens	Lump Sum Items:			No. of Elec. Outlets							Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1	3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan
(3) Roof	Lump Sum Items:				No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Gable	Gambrel	Lump Sum Items:									No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1
Hip	Mansard	Lump Sum Items:			No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)							
Flat	Shed	Lump Sum Items:									No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1
Asphalt Shingle	Lump Sum Items:			No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1							
Chimney:	Lump Sum Items:										No. of Elec. Outlets	Many	Ave.	Few	(13) Plumbing	Average Fixture(s)	1

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



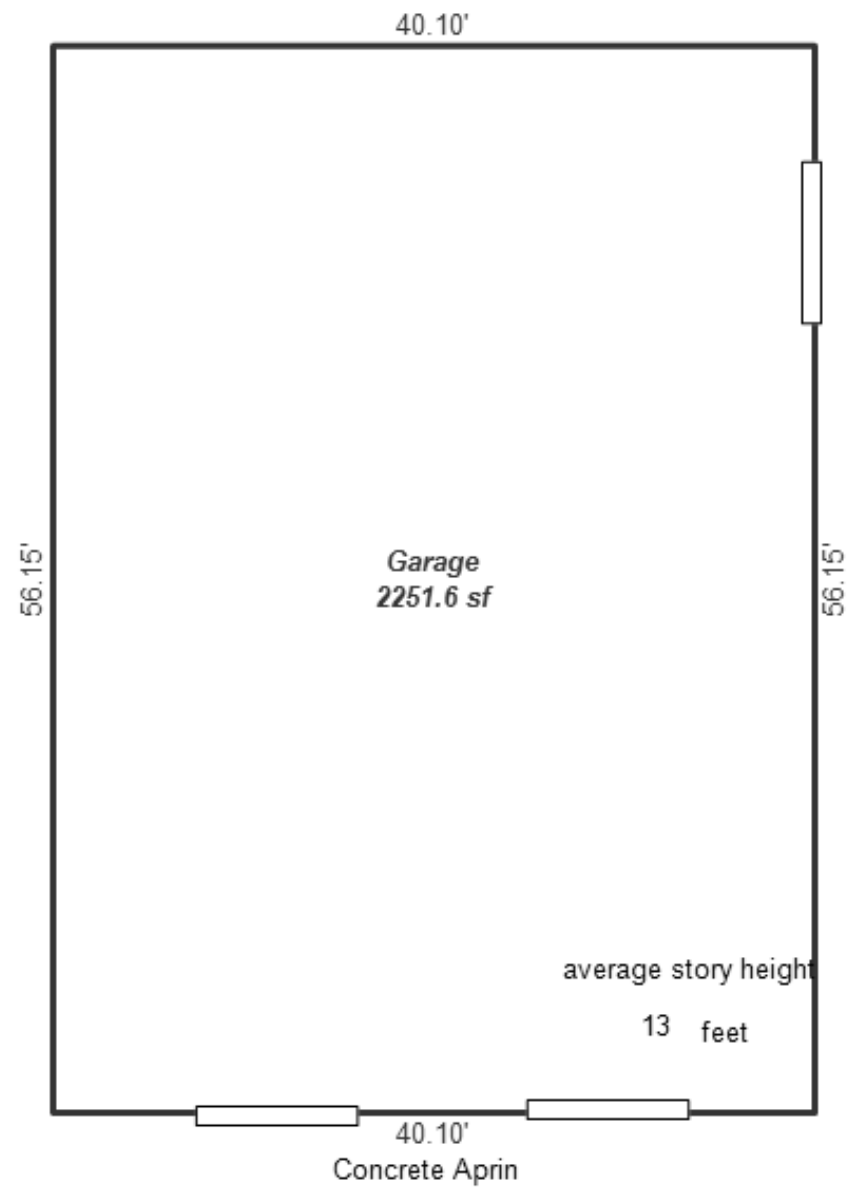
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST		Garage		11/01/2012	2012-0600	100%
Owner's Name/Address		P.R.E. 0%	MAP #:		2024 Est TCV 65,463 TCV/TFA: 0.00			
BALL JAMES R & JANICE C 268 S CAROLYN DR LAKE CITY MI 49651		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
Taxpayer's Name/Address		Public Improvements		* Factors * IRREGULAR SHAPE				
BALL JAMES R & JANICE C 268 S CAROLYN DRIVE LAKE CITY MI 49651		X		Description	Frontage	Depth	Rate %Adj.	Reason Value
Tax Description		X		<Site Value J> CAROLYN'S AREA	20000	100		20,000
. SEC 2 T22N R8W LOT 5 CAROLYN'S PLAT.		X		100 Actual Front Feet, 0.34 Total Acres	Total Est. Land Value =			20,000
Comments/Influences		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.						
		Topography of Site						
		Level						
		Rolling						
		Low						
		High						
Landscaped								
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Who		When	What	2024	10,000	22,700	32,700	17,351C
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Lake, County of Missaukee, Michigan		TPC 12/27/2017 INSPECTED		2023	7,500	22,500	30,000	16,525C
		TPC 12/03/2012 INSPECTED		2022	4,000	20,200	24,200	15,739C
				2021	3,500	20,100	23,600	15,237C

*** Information herein deemed reliable 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: 2012 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 3 Area: 2251 % 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	Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water 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: 10 Floor Area: 0 Total Base New : 54,317 Total Depr Cost: 48,885 Estimated T.C.V: 45,463
Town Home	Wood Frame	(4) Interior			Central Air Wood Furnace	(12) Electric	No./Qual. of Fixtures	Cost Est. for Res. Bldg: 1 Single Family GRG	Cls C	Blt 2012					
Duplex		Drywall Paneled	Plaster Wood T&G	Kitchen: Other: Other:							0 Amps Service	No. of Elec. Outlets	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90	Building Areas	Stories Exterior Foundation	Size	Cost New	Depr. Cost
A-Frame	Trim & Decoration				No. of Elec. Outlets	(13) Plumbing	Garages	Other Additions/Adjustments	Class: C Exterior: Pole (Unfinished)	Base Cost									2251	54,317	48,885
Building Style: GRG	Ex	Ord	Min	No. of Elec. Outlets							(14) Water/Sewer	Notes:	ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCVC:	45,463	
	Yr Built 2012	Remodeled 0	Size of Closets		Lg	Ord	Small	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic							
Condition: Average	Doors			Lump Sum Items:					Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic						
Room List	Basement	(5) Floors			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									
	1st Floor	Kitchen:													
2nd Floor	Other:			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic											
Bedrooms	Other:														
(1) Exterior	(6) Ceilings			Lump Sum Items:											
Wood/Shingle Aluminum/Vinyl Brick	(7) Excavation														
	Insulation	Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0													
(2) Windows		(8) Basement													
Many Avg. Few	Large Avg. Small	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor													
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(9) Basement Finish														
	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)														
(3) Roof	(10) Floor Support														
Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:													

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



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		4,900	03/01/1999	WD	33-TO BE DETERMINED	326:1195	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Shed	11/23/2010	20100725	100%
Owner's Name/Address	P.R.E. 0%					
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	MAP #:					
	2024 Est TCV 52,641 TCV/TFA: 0.00					

	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				
	Public Improvements		* Factors * IRREGULAR "RECTANGLE"				
			Description	Frontage	Depth	Rate %Adj.	Reason Value
Taxpayer's Name/Address							
BEDELL WAYNE E & CAROL M 2140 N YASIMIN COURT MIDLAND MI 48642	X		<Site Value J> CAROLYN'S AREA			20000 100	20,000
			111 Actual Front Feet, 0.41 Total Acres Total Est. Land Value = 20,000				

Tax Description	X	
. SEC 2 T22N R8W LOT 6 CAROLYNzS PLAT.	X	Gas
Comments/Influences	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
		Pond
		Waterfront
		Ravine
		Wetland
		Flood Plain

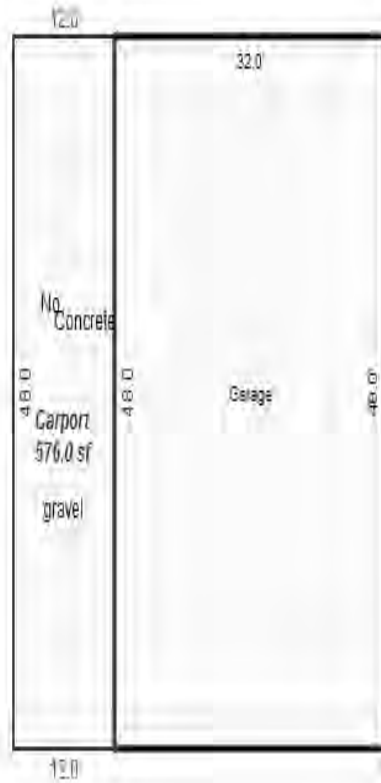
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,000	16,300	26,300			15,807C
2023	7,500	16,100	23,600			15,055C
2022	4,000	14,500	18,500			14,339C
2021	3,500	14,400	17,900			13,881C

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: 2001 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 1 Mech. Doors: 0 Area: 1536 % Good: 0 Storage Area: 0 No Conc. Floor: 0	E.C.F. X 0.930	Bsmnt Garage:	Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior Drywall Paneled Plaster Wood T&G Trim & Decoration Ex Ord Min Size of Closets Lg Ord Small Doors Solid H.C.			Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump X No Heating/Cooling			Class: CD Effec. Age: 15 Floor Area: 0 Total Base New : 40,837 Total Depr Cost: 35,098 Estimated T.C.V: 32,641
Town Home		(4) Interior		Central Air Wood Furnace			(12) Electric		Cost Est. for Res. Bldg: 1 Single Family GRG		Cls CD		Blt 2001		
Duplex		Trim & Decoration		No./Qual. of Fixtures			0 Amps Service		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.		
A-Frame		Ex Ord Min		Ex. Ord. Min			No. of Elec. Outlets		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
Wood Frame		Lg Ord Small		Many Ave. Few			(13) Plumbing		Building Areas		Other Additions/Adjustments		Garages		
Building Style: GRG		Doors Solid H.C.		Average Fixture(s)			1		Class: C Exterior: Pole (Unfinished)		Door Opener 1 547 465		Base Cost 1536 37,064 31,504		
Yr Built Remodeled 2001 2011		(5) Floors		3 Fixture Bath			2 Fixture Bath		Unit-in-Place Cost Items		Solar Water Heat 576 3,226 3,129 *		ROOF STRUCT. (SQ FT) 712 35,098		
Condition: Average		Kitchen: Other: Other:		2 Fixture Bath			Softener, Auto		Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 32,641				
Room List		Other:		Softener, Manual			Solar Water Heat								
Basement		(6) Ceilings		No Plumbing			Extra Toilet								
1st Floor		No. of Elec. Outlets		Extra Sink			Separate Shower								
2nd Floor		Many Ave. Few		Separate Shower			Ceramic Tile Floor								
Bedrooms		(7) Excavation		Ceramic Tile Wains			Ceramic Tub Alcove								
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Vent Fan			(14) Water/Sewer								
Wood/Shingle		(8) Basement		Public Water			Public Sewer								
Aluminum/Vinyl		Conc. Block		Water Well			Water Well								
Brick		Poured Conc.		1000 Gal Septic			1000 Gal Septic								
Insulation		Stone		2000 Gal Septic			2000 Gal Septic								
(2) Windows		Treated Wood		Lump Sum Items:											
Many Avg. Few		Concrete Floor													
Large Avg. Small		(9) Basement Finish													
Wood Sash		Recreation SF													
Metal Sash		Living SF													
Vinyl Sash		Walkout Doors (B)													
Double Hung		No Floor SF													
Horiz. Slide		Walkout Doors (A)													
Casement		(10) Floor Support													
Double Glass		Joists:													
Patio Doors		Unsupported Len:													
Storms & Screens		Cntr.Sup:													
(3) Roof															
Gable															
Hip															
Flat															
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.
STEVENS PATRICK A & CATHL	ANTONCICH RICARDO & PRICE	115,232	09/06/2023	LC	21-NOT USED/OTHER	2023-02568	DEED	100.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
211 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
ANTONCICH RICARDO & PRICE ROBIN C 211 S CAROLYN AVE LAKE CITY MI 49651	MAP #:					
	2024 Est TCV 156,227 TCV/TFA: 75.91					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
SEC 2 T22N R8W LOTS 7 & 8 CAROLYN'S PLAT.			
Comments/Influences			

Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
X Dirt Road	<Site Value J> CAROLYN'S AREA					20000	100	LOT 8	20,000
X Gravel Road	<Site Value J> CAROLYN'S AREA					20000	100	LOT 7	20,000
X Paved Road	210 Actual Front Feet, 0.85 Total Acres Total Est. Land Value =								40,000

Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
X Sewer	D/W/P: 3.5 Concrete	5.78	66	0	0
X Electric	Wood Frame	22.19	120	50	1,331
X Gas	Metal Prefab	12.75	120	50	765
Total Estimated Land Improvements True Cash Value =					2,096

Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
X Level	2024	20,000	58,100	78,100			78,100S
X Rolling	2023	15,000	74,100	89,100			39,511C
X Low	2022	8,000	63,800	71,800			37,630C
X High	2021	7,000	60,200	67,200			36,428C
Landscaped							
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

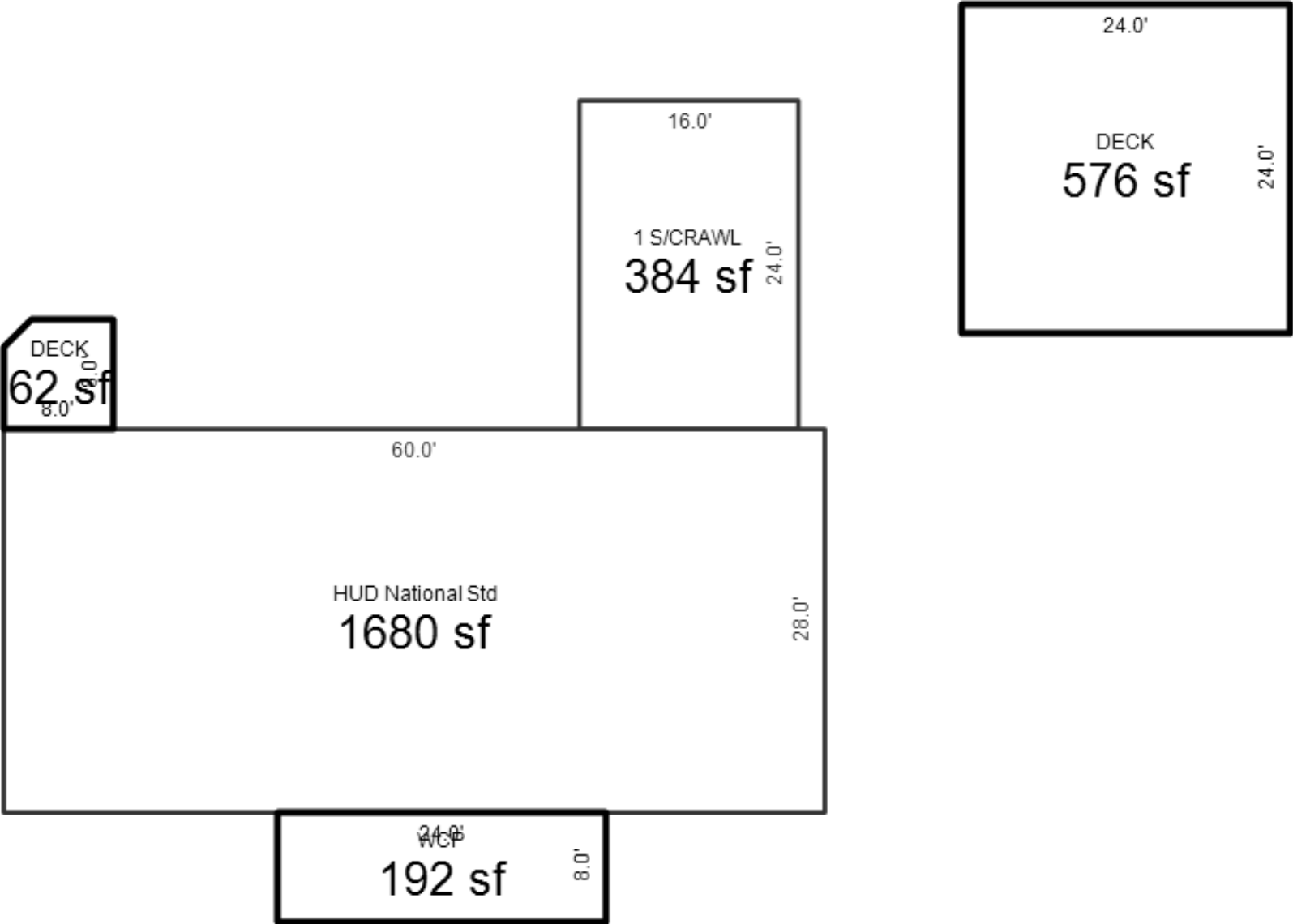


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*** Information herein deemed reliable but not guaranteed***

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	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 59	Type Pine Treated Wood	Year Built: 1989 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 1 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0			
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: D Effec. Age: 35 Floor Area: 2,058 Total Base New : 233,495 Total Depr Cost: 152,174 Estimated T.C.V: 114,131			E.C.F. X 0.750		Bsmnt Garage: Carport Area: Roof:		
Building Style: HUD		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures			Size of Closets		Condition: Average			
Yr Built 1989	Remodeled 0	Ex	X	Ord	Min	Lg			X	Ord	Small	Doors		Solid	X	H.C.	
Room List		(5) Floors		(12) Electric			200 Amps Service			Cost Est. for Res. Bldg: 1 Single Family HUD			Cls D		Blt 1989		
	Basement 1st Floor 2nd Floor 3 Bedrooms	Kitchen: Other: Other:		200 Amps Service			No. of Elec. Outlets			(11) Heating System: Forced Air w/ Ducts			Floor Area = 2058 SF		Ground Area = 2058 SF		
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			Ex. X Ord. Min			Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65			Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost		
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			(13) Plumbing			1 Story Siding Foundation Crawl Space 1,677			1 Story Siding Foundation Crawl Space 381		Total: 196,358 127,632		
(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			Other Additions/Adjustments			Plumbing			Average Fixture(s) 1 1,025 666		3 Fixture Bath 1 3,245 2,109		
X	Many Avg. X Few	Large Avg. Small	Basement: 0 S.F. Crawl: 2058 S.F. Slab: 0 S.F. Height to Joists: 0.0	(9) Basement Finish			Deck			Pine w/Roof (Deck Portion) 192 3,078 2,216 *			Pine w/Roof (Roof portion) 192 2,686 1,934		Treated Wood 59 1,856 1,206		
X	Wood Sash Metal Sash Vinyl Sash	(10) Floor Support		(14) Water/Sewer			Garages			Class: D Exterior: Pole (Unfinished)			Base Cost 576 12,799 8,319		Water/Sewer		
X	Double Hung Horiz. Slide Casement Double Glass Patio Doors	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Built-Ins			Appliance Allow. 1 1,638 1,065			Fireplaces		Interior 1 Story 1 4,129 2,684		Local Cost Items	
X	Storms & Screens	Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Lump Sum Items:			SANITARY SEWER 1 0 0 *			Totals: 233,495 152,174			<<<< Calculations too long. See Valuation printout for complete pricing. >>>>				
(3) Roof		(10) Floor Support		Chimney: Metal			Cntr.Sup:										
X	Gable Hip Flat	Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:														
X	Asphalt Shingle Metal																

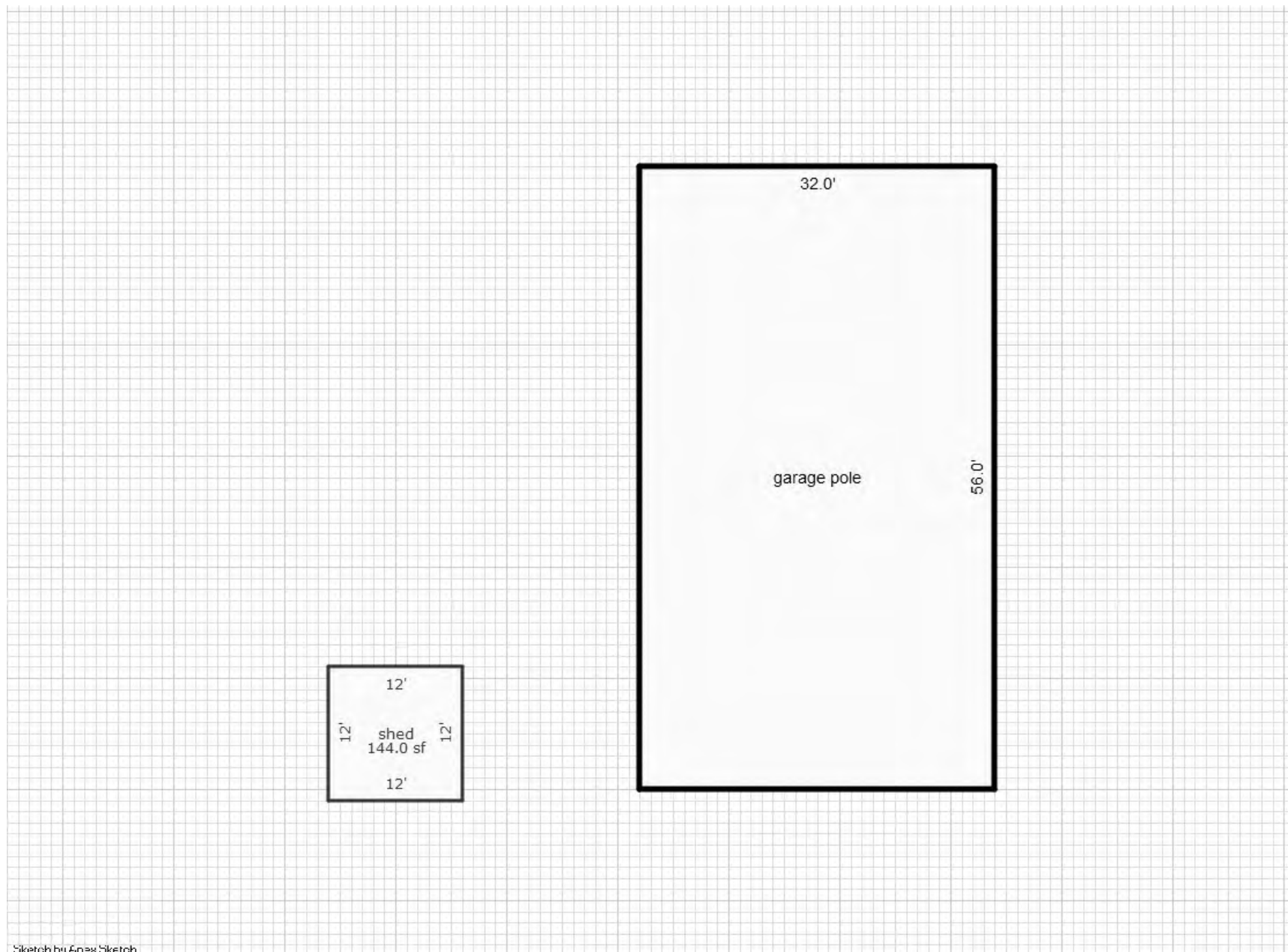
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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath 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: 2003 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: 1792 % 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			X	No Heating/Cooling	Central Air Wood Furnace	Class: CD Effec. Age: 5 Floor Area: 0 Total Base New : 43,788 Total Depr Cost: 41,599 Estimated T.C.V: 38,687	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:	Lg	Ord	Small	Trim & Decoration	Drywall Paneled	Plaster Wood T&G
Building Style: GRG		Ex	Ord	Min												
Yr Built 0		Remodeled 0		Size of Closets												
Condition: Average																
Room List		Doors		Solid			H.C.									
	Basement	(5) Floors			(12) Electric											
	1st Floor	Kitchen:			0 Amps Service											
	2nd Floor	Other:			No./Qual. of Fixtures											
	Bedrooms	Other:			Ex. Ord. Min											
(1) Exterior		(6) Ceilings			No. of Elec. Outlets											
	Wood/Shingle				Many Ave. Few											
	Aluminum/Vinyl				(13) Plumbing											
	Brick				1											
	Insulation	(7) Excavation			Average Fixture(s)											
(2) Windows		Basement: 0 S.F.			3 Fixture Bath											
	Many	Crawl: 0 S.F.			2 Fixture Bath											
	Avg.	Slab: 0 S.F.			Softener, Auto											
	Few	Height to Joists: 0.0			Softener, Manual											
	Large	(8) Basement			Solar Water Heat											
	Avg.	Conc. Block			No Plumbing											
	Small	Poured Conc.			Extra Toilet											
	Wood Sash	Stone			Extra Sink											
	Metal Sash	Treated Wood			Separate Shower											
	Vinyl Sash	Concrete Floor			Ceramic Tile Floor											
	Double Hung	(9) Basement Finish			Ceramic Tile Wains											
	Horiz. Slide				Ceramic Tub Alcove											
	Casement				Vent Fan											
	Double Glass				(14) Water/Sewer											
	Patio Doors				Public Water											
	Storms & Screens				Public Sewer											
(3) Roof					Water Well											
	Gable				1000 Gal Septic											
	Hip				2000 Gal Septic											
	Flat				Lump Sum Items:											
	Asphalt Shingle	(10) Floor Support														
	Chimney:	Joists:														
		Unsupported Len:														
		Cntr.Sup:														

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



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.
LASKOWSKI DAVID P (SM)	LASKOWSKI ELLEN M (FORMER)	0	01/13/2006	QC	21-NOT USED/OTHER	06-0/157	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
166 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		New House	07/30/2007	20070496	Complete

Owner's Name/Address	MAP #:
LASKOWSKI ELLEN M PO BOX Z LAKE CITY MI 49651	2024 Est TCV 220,693 TCV/TFA: 142.57

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS																											
. SEC 2 T22N R8W LOT 10 CAROLYNzS PLAT.	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><Site Value J> CAROLYN'S AREA</td> <td>100</td> <td></td> <td>20000</td> <td></td> <td>100</td> <td></td> <td></td> <td>20,000</td> </tr> <tr> <td colspan="8">100 Actual Front Feet, 0.36 Total Acres</td> <td>Total Est. Land Value = 20,000</td> </tr> </tbody> </table>	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	<Site Value J> CAROLYN'S AREA	100		20000		100			20,000	100 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 20,000
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value																						
<Site Value J> CAROLYN'S AREA	100		20000		100			20,000																						
100 Actual Front Feet, 0.36 Total Acres								Total Est. Land Value = 20,000																						

Comments/Influences	X	Public Improvements	Land Improvement Cost Estimates																									
POLE GARAGE ON -009-00	X	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	<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>Residential Local Cost Land Improvements</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Description</td> <td>Rate</td> <td>Size</td> <td>% Good</td> <td>Cash Value</td> </tr> <tr> <td>LAND IMPROVE 1000</td> <td>1,000.00</td> <td>1</td> <td>94</td> <td>940</td> </tr> <tr> <td colspan="4">Total Estimated Land Improvements True Cash Value =</td> <td>940</td> </tr> </tbody> </table>	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
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																								

Topography of Site	X	Level	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
POLE GARAGE ON -009-00	X	Rolling	2024	10,000	100,300	110,300			69,445C
	X	Low	2023	7,500	99,300	106,800			66,139C
	X	High	2022	4,000	89,500	93,500			62,990C
	X	Landscaped	2021	3,500	88,500	92,000			60,978C
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							

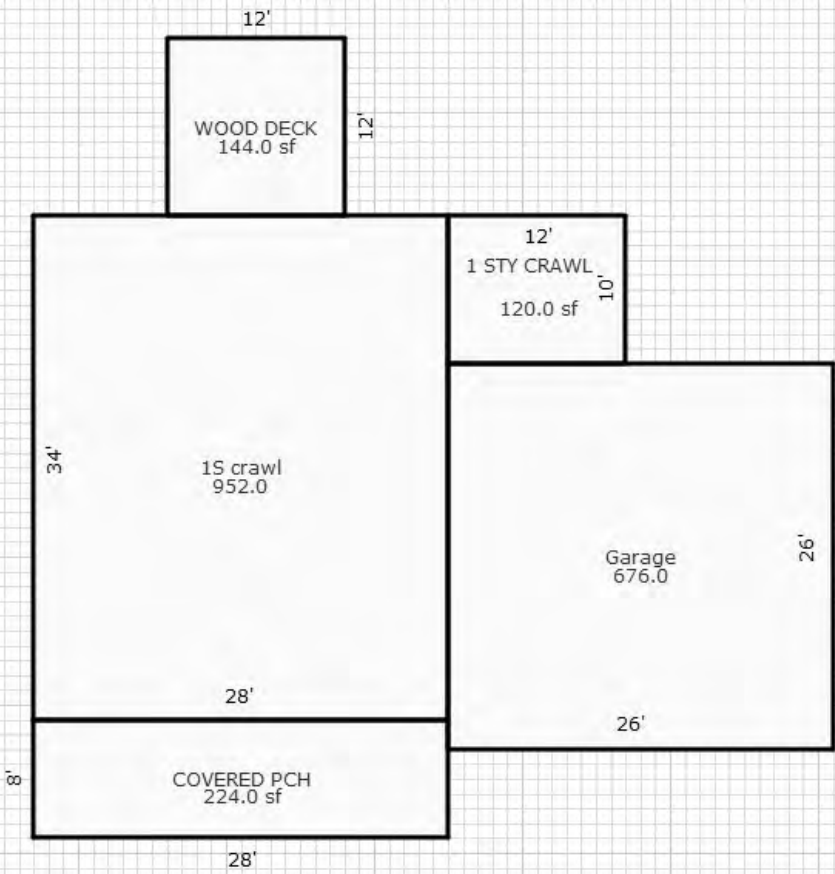


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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 224 144	Type WCP (1 Story) Treated Wood	Year Built: 2007 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1.5 Wal Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 676 % 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 Effec. Age: 10 Floor Area: 1,548 Total Base New : 244,621 Total Depr Cost: 214,788 Estimated T.C.V: 199,753			E.C.F. X 0.930		Bsmnt Garage:	
Yr Built 2007	Remodeled 0	Ex	X	Ord		Min	No. Heating/Cooling									
Condition: Average		Lg		X	Ord		Small	200 Amps Service								
Room List		Doors		Solid	X	H.C.	(12) Electric			Cost Est. for Res. Bldg: 1 Single Family 1.5S			Cls C		Blt 2007	
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		Kitchen: Other: Other:			200 Amps Service			(11) Heating System: Forced Heat & Cool						
(1) Exterior		(6) Ceilings		No./Qual. of Fixtures			No. of Elec. Outlets			Ground Area = 1072 SF Floor Area = 1548 SF.						
X	Wood/Shingle Aluminum/Vinyl Brick Pine/Cedar Insulation	X	Drywall	Ex.	X	Ord.		Min	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90							
(2) Windows		(7) Excavation		Average Fixture(s)			(13) Plumbing			Building Areas						
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1072 S.F. Slab: 0 S.F. Height to Joists: 0.0			1	3 Fixture Bath		Stories Exterior Foundation Size Cost New Depr. Cost						
X	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	(8) Basement		2			2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan		1.5 Story Siding Crawl Space 952 1 Story Siding Crawl Space 120			Total: 186,436 167,792				
X			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor	(9) Basement Finish			(14) Water/Sewer			Other Additions/Adjustments						
X				Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)			1	Public Water Public Sewer Water Well		Plumbing						
X	Asphalt Shingle	(10) Floor Support		1			1000 Gal Septic 2000 Gal Septic		Average Fixture(s) 3 Fixture Bath			1 1,476 1,328 1 4,646 4,181				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Lump Sum Items:			Water Well, 100 Feet		Porches			224 8,595 3,868 *				
							Lump Sum Items:		Deck			144 3,338 1,502 *				
									Garages							
									Class: C Exterior: Siding Foundation: 42 Inch (Finished)							
									Base Cost			676 33,543 30,189				
									Common Wall: 1.5 Wall			1 -4,028 -3,625				
									Door Opener			1 547 492				
									Water/Sewer							
									Public Sewer			1 1,494 1,345				
									Water Well, 100 Feet			1 5,808 5,227				
									Built-Ins							
									Appliance Allow.			1 2,766 2,489				
									Local Cost Items							
									SANITARY SEWER			1 0 0 *				
									Totals:			244,621 214,788				
<p><<<<< Calculations too long. See Valuation printout for complete pricing. >>>>></p>																

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Sketch by Apex Sketch

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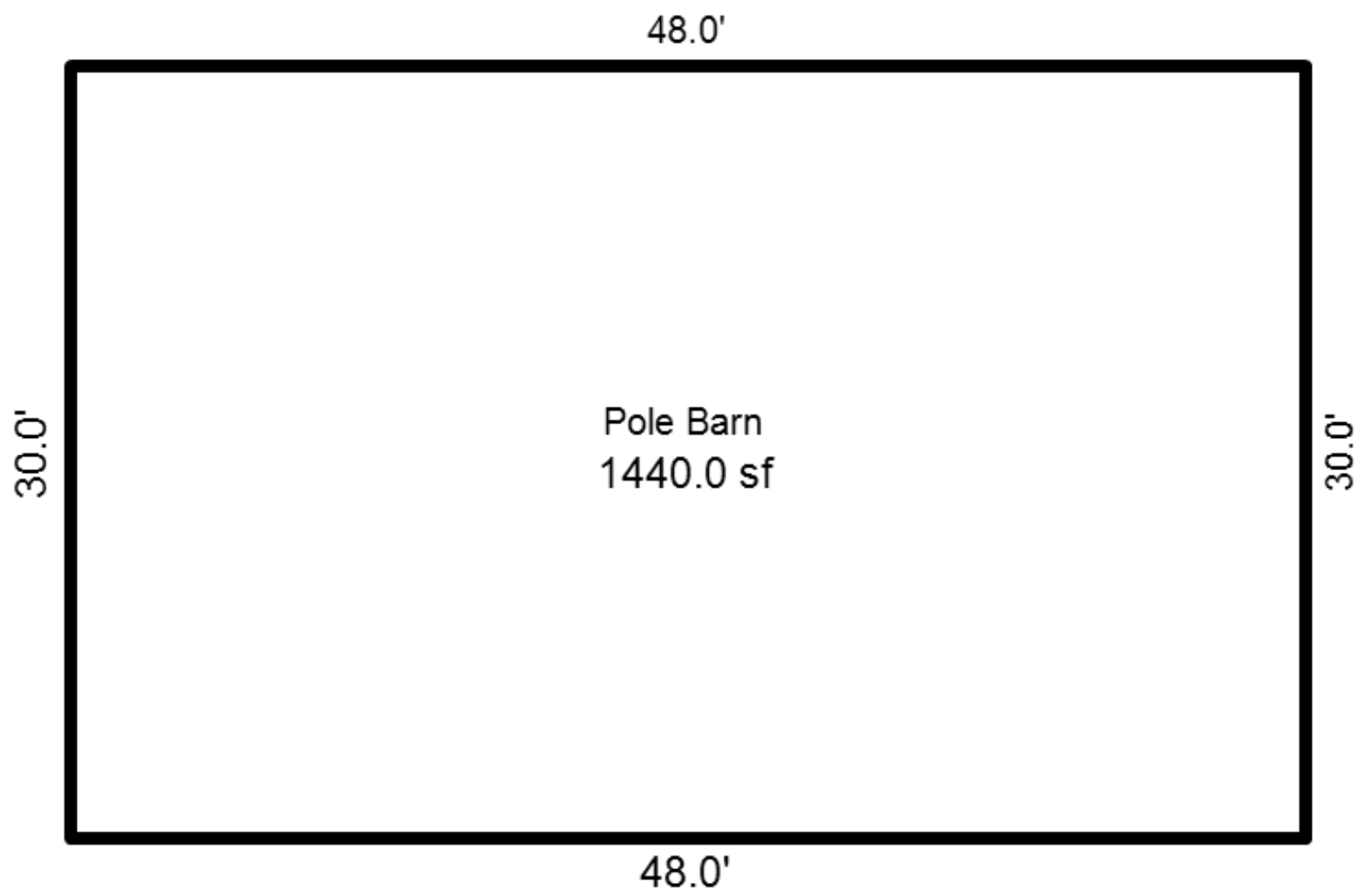
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
Property Address		Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)		Date	Number	Status		
S CAROLYN AVE		School: LAKE CITY AREA SCHOOL DIST								
Owner's Name/Address		P.R.E. 0%								
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		MAP #:		2024 Est TCV 49,541 TCV/TFA: 0.00						
Taxpayer's Name/Address		X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS						
BALL JANICE & JAMES 268 S CAROLYN DRIVE LAKE CITY MI 49651		Public Improvements		* Factors *						
Tax Description		Dirt Road		Description	Frontage	Depth	Rate	%Adj. Reason	Value	
. SEC 2 T22N R8W LOT 11 CAROLYN'S PLAT.		Gravel Road		<Site Value J> CAROLYN'S AREA	20000	100			20,000	
Comments/Influences		Paved Road		100 Actual Front Feet, 0.35 Total Acres Total Est. Land Value =					20,000	
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		X Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2024	10,000	14,800	24,800		11,500C
		TPC 12/27/2017 INSPECTED			2023	7,500	14,600	22,100		10,953C
		TPC 10/23/2017 INSPECTED			2022	4,000	13,200	17,200		10,432C
		TPC 06/19/2011 INSPECTED			2021	3,500	12,400	15,900		10,099C

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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: 1995 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: 1440 % Good: 0 Storage Area: 0 No Conc. Floor: 0				
	Wood Frame	(4) Interior		X No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 10 Floor Area: 0 Total Base New : 35,294 Total Depr Cost: 31,764 Estimated T.C.V: 29,541		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:		
	Building Style: GRG	Drywall Paneled	Plaster Wood T&G	Trim & Decoration			(12) Electric			Total Base New : 35,294 Total Depr Cost: 31,764 Estimated T.C.V: 29,541		E.C.F. X 0.930		Cls C Blt 1995		
Yr Built	Remodeled	Ex	Ord	Min	No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family GRG								
1995	0				Ex.	Ord.	Min	(11) Heating System: No Heating/Cooling								
Condition: Average		Size of Closets			No. of Elec. Outlets			Ground Area = 0 SF Floor Area = 0 SF.								
		Lg	Ord	Small	Many	Ave.	Few	Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90								
Room List		Doors	Solid	H.C.	(13) Plumbing			Building Areas								
	Basement 1st Floor 2nd Floor Bedrooms	(5) Floors		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			Stories Exterior Foundation			Size		Cost New		Depr. Cost		
(1) Exterior	Wood/Shingle Aluminum/Vinyl Brick Insulation	(6) Ceilings		(7) Excavation			Other Additions/Adjustments									
		Kitchen: Other: Other:		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages									
(2) Windows	Many Avg. Few	Large Avg. Small	(8) Basement		1			Class: C Exterior: Pole (Unfinished)								
	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		Basement Finish			Door Opener			1		547		492		
(3) Roof	Gable Hip Flat	Gambrel Mansard Shed	(9) Basement Finish		Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Base Cost			1440		34,747		31,272	
	Asphalt Shingle	(10) Floor Support		Lump Sum Items:			Totals:			35,294		31,764				
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Notes: ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:										29,541		

*** 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.
LARSON KERRY & HEATHER JE	KOLARIK CHRISTOPHER & ELL	15,000	05/29/2018	WD	03-ARM'S LENGTH	2018-01753	PROPERTY TRANSFER	100.0
DULLOCK ROBERT J & CONSTA	LARSON KERRY & HEATHER JE	12,500	10/12/2005	WD	03-ARM'S LENGTH	05-0/4066	DEED	100.0
		12,000	07/01/2001	WD	33-TO BE DETERMINED	01-0:2941	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
131 S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST		Pole Barn	07/09/2021	2021-0438	100%

Owner's Name/Address	MAP #:	2024 Est TCV	TCV/TFA
KOLARIK CHRISTOPHER & ELLEN 7479 W WHITE BIRCH AVE LAKE CITY MI 49651		92,147	0.00

Tax Description	Public Improvements	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
. SEC 2 T22N R8W LOT 12 CAROLYN'S PLAT.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water	* Factors * IRR, EFF Description Frontage Depth Front Depth Rate %Adj. Reason Value <Site Value J> CAROLYN'S AREA 20000 100 20,000 86 Actual Front Feet, 0.29 Total Acres Total Est. Land Value = 20,000

Comments/Influences	Land Improvement Cost Estimates
X Sewer X Electric X Gas Curb Street Lights Standard Utilities Underground Utils.	Description Rate Size % Good Cash Value D/W/P: 4in Ren. Conc. 8.18 1120 50 4,581 Total Estimated Land Improvements True Cash Value = 4,581



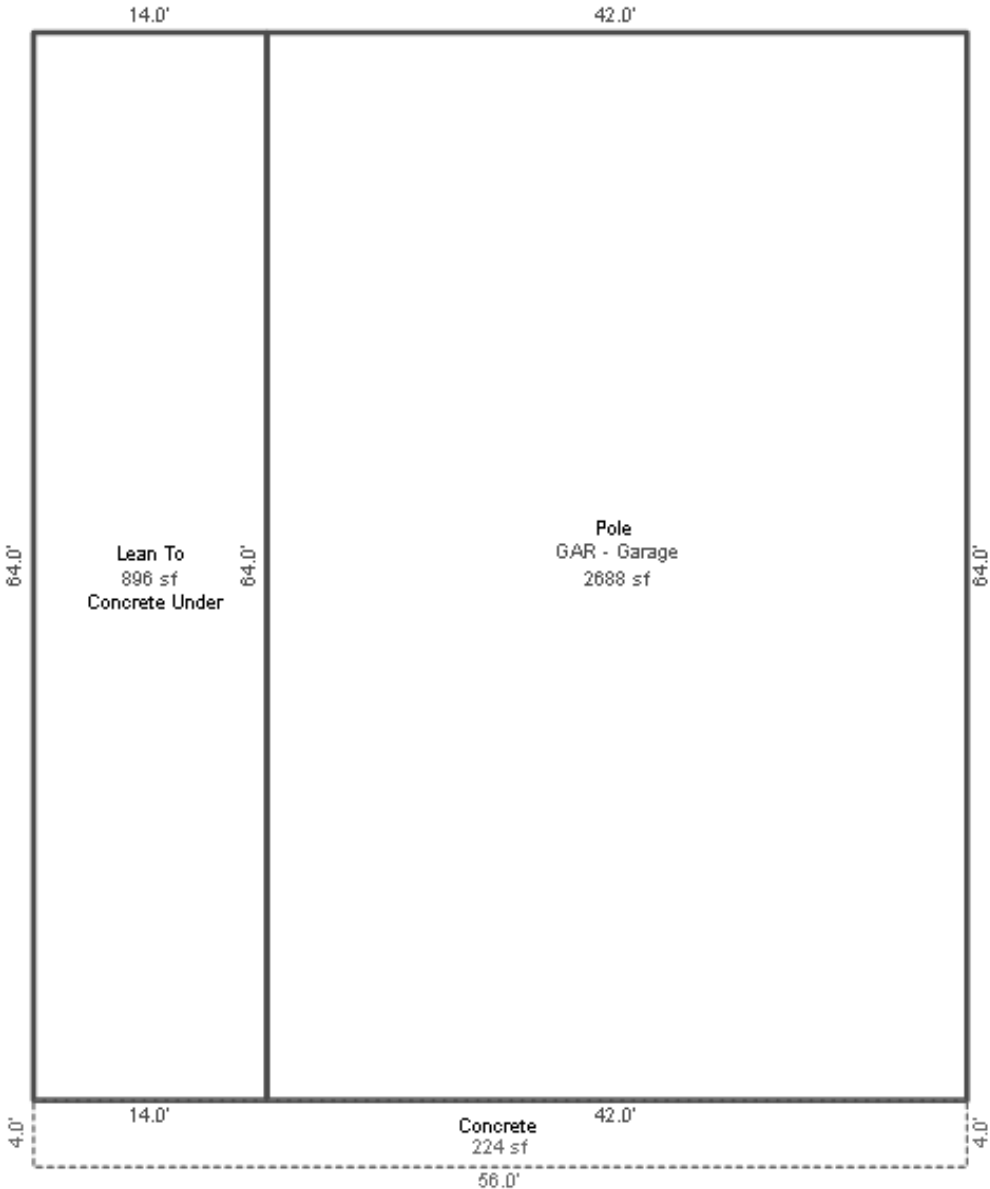
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Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level X Rolling Low X High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain	2024	10,000	36,100	46,100			39,926C
	2023	7,500	35,500	43,000			38,025C
	2022	4,000	32,600	36,600			36,215C
	2021	3,500	0	3,500			3,500S

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family	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 896	Type Roof Cover Onl	Year Built: 2021 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 2688 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Condition: Average	E.C.F. X 0.930	Bsmnt Garage: Carport Area: Roof:		
	Mobile Home													0 Front Overhang 0 Other Overhang	(4) Interior			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566
Town Home		(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Duplex		Drywall Paneled		X No Heating/Cooling			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
A-Frame		Plaster Wood T&G		Central Air Wood Furnace			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Wood Frame		Trim & Decoration		(12) Electric			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Building Style: GRG		Ex Ord Min		0 Amps Service			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Yr Built 2021	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Condition: Average		Lg Ord Small		Ex. Ord. Min			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Room List		Doors Solid H.C.		No. of Elec. Outlets			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Basement 1st Floor 2nd Floor Bedrooms		(5) Floors		Many Ave. Few			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
(1) Exterior		Kitchen: Other: Other:		(13) Plumbing			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Wood/Shingle Aluminum/Vinyl Brick		(6) Ceilings		Average Fixture(s) 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Insulation		(7) Excavation		(14) Water/Sewer			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
(2) Windows		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			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Many Avg. Few		Large Avg. Small		Lump Sum Items:			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens		(8) Basement		Notes:			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
(3) Roof		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Gable Hip Flat		Recreation SF Living SF Walkout Doors (B) No Floor SF Walkout Doors (A)		Plumbing			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Gambrel Mansard Shed		(9) Basement Finish		Plumbing			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Asphalt Shingle		(10) Floor Support		Plumbing			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		Bsmnt Garage: Carport Area: Roof:						
Chimney:		Joists: Unsupported Len: Cntr.Sup:		Plumbing			Class: C Effec. Age: 3 Floor Area: 0 Total Base New : 74,900 Total Depr Cost: 72,652 Estimated T.C.V: 67,566		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.

Property Address	Class: RESIDENTIAL-VACAN	Zoning:	Building Permit(s)	Date	Number	Status
S CAROLYN AVE	School: LAKE CITY AREA SCHOOL DIST					
Owner's Name/Address	P.R.E. 0%					
PARKER BRIAN P 18744 MASONIC BLVD APT 21 ROSEVILLE MI 48066	MAP #:					
	2024 Est TCV 20,000					

	Improved	X	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS					
Tax Description	Public Improvements			* Factors *			IRR - EFF		
. SEC 2 T22N R8W LOT 13 CAROLYN'S PLAT.	Dirt Road			Description	Frontage	Depth	Rate %Adj. Reason	Value	
Comments/Influences	Gravel Road			<Site Value J> CAROLYN'S AREA	20000	100		20,000	
	Paved Road	X		113 Actual Front Feet, 0.39 Total Acres				Total Est. Land Value =	20,000



- 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
 - 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	10,000	0	10,000			2,407C
2023	7,500	0	7,500			2,293C
2022	4,000	0	4,000			2,184C
2021	3,500	0	3,500			2,115C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		13,500	07/01/2002	WD	33-TO BE DETERMINED	02-0:2993	DEED	0.0

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

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

Owner's Name/Address: HINDY GERARD T & MOLLIE M
 7939 W PINE DR
 LAKE CITY MI 49651
 2024 Est TCV 20,000

Improved Vacant Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

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

<Site Value J> CAROLYN'S AREA 20000 100 20,000
 109 Actual Front Feet, 0.38 Total Acres Total Est. Land Value = 20,000

Tax Description: . SEC 2 T22N R8W LOT 14 CAROLYN'S PLAT.

Comments/Influences



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

Topography of Site

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,000	0	10,000			2,407C
2023	7,500	0	7,500			2,293C
2022	4,000	0	4,000			2,184C
2021	3,500	0	3,500			2,115C

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SILER JACOB C	JONES ZACK E & KELSEY L	129,900	07/10/2020	WD	03-ARM'S LENGTH	2020-01979	PROPERTY TRANSFER	100.0
SWANSON BRAD G & SARA D	SILER JACOB C	89,000	05/01/2015	WD	03-ARM'S LENGTH	2015-01629	DEED	100.0
GALLOP EVA M*	SWANSON BRAD G & SARA D (	97,600	09/22/2005	WD	03-ARM'S LENGTH	05-0/3736	DEED	100.0
		57,000	05/01/2001	WD	33-TO BE DETERMINED	01-0:2023	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
186 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
JONES ZACK E & KELSEY L 186 S CAROLYN DR LAKE CITY MI 49651	P.R.E. 100% 07/10/2020					
	MAP #:					
	2024 Est TCV 150,599 TCV/TFA: 139.44					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS					
				Description	Frontage	Depth	Rate %Adj.	Reason	Value
. SEC 2 T22N R8W LOT 15 CAROLYN'S PLAT.				<Site Value J> CAROLYN'S AREA			20000	100	20,000
Comments/Influences				100 Actual Front Feet, 0.36 Total Acres Total Est. Land Value = 20,000					
BLDG MOVED FROM CROWS NEST GRG FOR 95				Land Improvement Cost Estimates					
HOUSE COMP FOR 96 GRG TO LIVING FOR 00				Description			Rate	Size % Good	Cash Value
NEW GRG FOR 03				D/W/P: 4in Ren. Conc.			8.18	240 0	0
	X			Wood Frame			27.17	140 50	1,902
	X			Residential Local Cost Land Improvements					
	X			Description			Rate	Size % Good	Cash Value
	X			LAND IMPROVE 1000			1,000.00	1 94	940
				Total Estimated Land Improvements True Cash Value = 2,842					



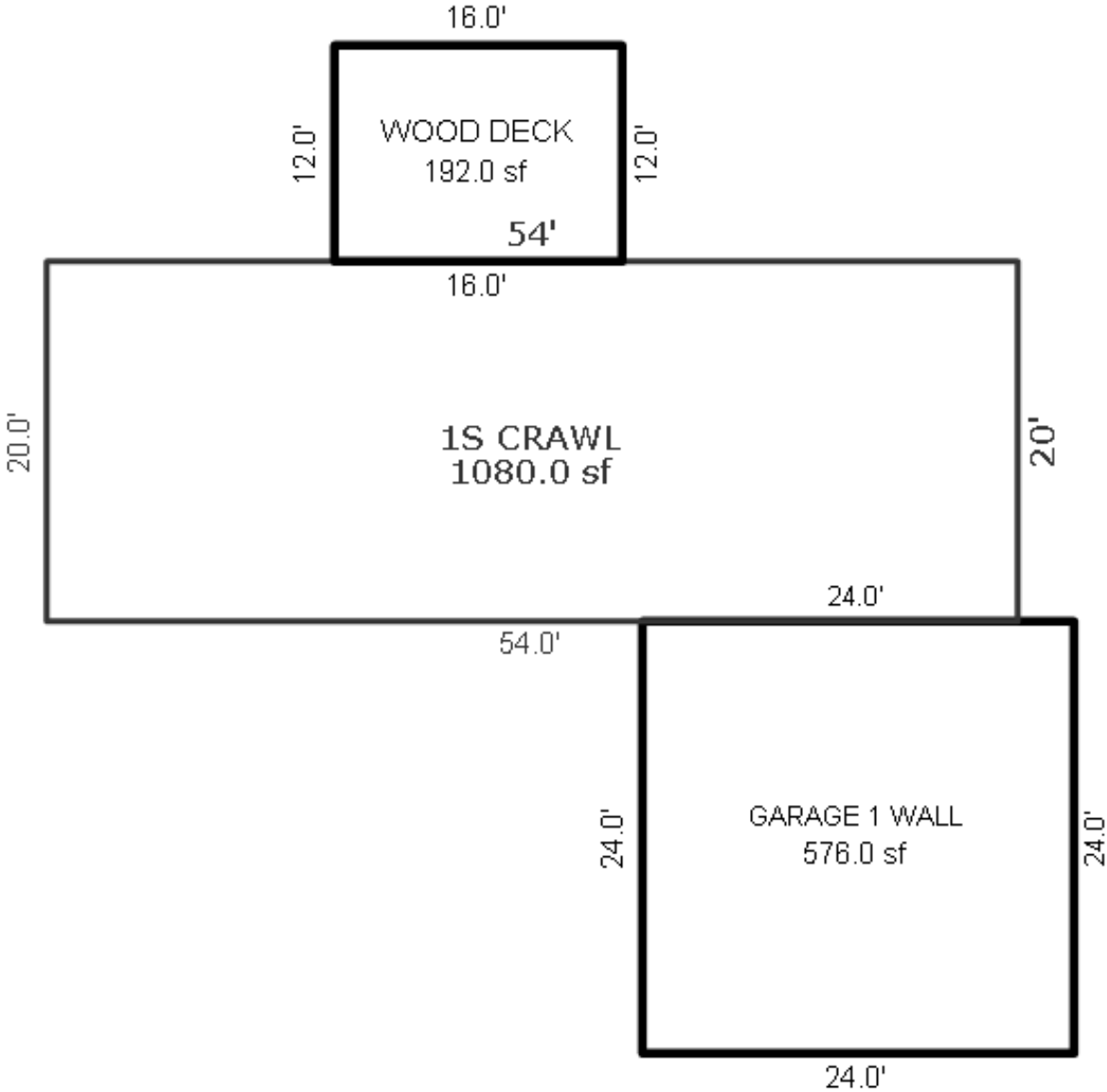
Topography of Site			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level			2024	10,000	65,300	75,300			66,167C
Rolling			2023	7,500	64,500	72,000			63,017C
Low			2022	4,000	58,200	62,200			60,017C
High	X		2021	3,500	54,600	58,100			58,100S
Landscaped									
Swamp									
Wooded									
Pond									
Waterfront									
Ravine									
Wetland									
Flood Plain									
Who	When	What							
TPC 06/02/2020	INSPECTED								
TPC 12/27/2017	INSPECTED								
TPC 03/30/2015	INSPECTED								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam	1	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area 192	Type Treated Wood	Year Built: 2002 Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1 Wall Foundation: 42 Inch Finished?: Yes Auto. Doors: 1 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0		
X	Wood Frame	(4) Interior		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Central Air Wood Furnace			Class: C Effec. Age: 25 Floor Area: 1,080 Total Base New : 183,167 Total Depr Cost: 137,373 Estimated T.C.V: 127,757		E.C.F. X 0.930		Bsmnt Garage: Carport Area: Roof:	
Building Style: 1S		X	Drywall Paneled		Plaster Wood T&G	Trim & Decoration			No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family 1S		Cls C Blt 1970		
Yr Built 1970	Remodeled 1994	Ex	Ord	X	Min	200 Amps Service			No. of Elec. Outlets		Ground Area = 1080 SF Floor Area = 1080 SF.				
Condition: Average		Size of Closets		No./Qual. of Fixtures			Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75		Building Areas				
Room List		Lg	Ord	X	Small	Average Fixture(s)			Stories Exterior Foundation Size Cost New Depr. Cost		Total:				
	Basement 1st Floor 2nd Floor 3 Bedrooms	(5) Floors		Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove Vent Fan			1 Story Siding Crawl Space 1,080		143,002		107,251	
(1) Exterior		(6) Ceilings		No. of Elec. Outlets			Other Additions/Adjustments			Plumbing		Average Fixture(s)		1,107	
X	Wood/Shingle Aluminum/Vinyl Brick Insulation	(7) Excavation		Many X Ave. Few			Deck			Treated Wood		192		4,028 3,021	
(2) Windows		(8) Basement		Basement: 0 S.F. Crawl: 1080 S.F. Slab: 0 S.F. Height to Joists: 0.0			Garages			Class: C Exterior: Siding Foundation: 42 Inch (Finished)		Base Cost		576 29,854 22,390	
X	Many Avg. X Avg. Few Small	(9) Basement Finish		Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Water/Sewer			Common Wall: 1 Wall		Door Opener		1 -2,686 -2,014	
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)			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic			Water/Sewer		Public Sewer		1 1,494 1,120	
(3) Roof		(14) Water/Sewer		Lump Sum Items:			Built-Ins			Appliance Allow.		1		2,766 2,074	
X	Gable Hip Flat	Gambrel Mansard Shed		1 Public Water 1 Public Sewer Water Well			Local Cost Items			SANITARY SEWER		1		0 0 *	
X	Asphalt Shingle	Chimney: Metal		Notes:			ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCv:			183,167		137,373		127,757	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS DONALD C & VIRGI	WILLIAMS DONALD C & VIRGI	0	09/19/2017	QC	09-FAMILY	2017-03028	DEED	0.0
		7,500	12/01/1999	WD	33-TO BE DETERMINED	02-0:3030	DEED	0.0

Property Address	Class: RESIDENTIAL-IMPRO	Zoning:	Building Permit(s)	Date	Number	Status
61 S CAROLYN AVE						
Owner's Name/Address	School: LAKE CITY AREA SCHOOL DIST					
	P.R.E. 0%					
	MAP #:					
	2024 Est TCV 43,323 TCV/TFA: 0.00					

Tax Description	X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS				Value
			Description	Frontage	Depth	* Factors * Rate %Adj. Reason	
. SEC 2 T22N R8W LOT 16 CAROLYN'S PLAT.	X		Dirt Road				20,000
Comments/Influences	X		Gravel Road				20,000
	X		Paved Road				20,000
	X		Storm Sewer				
	X		Sidewalk				
	X		Water				
	X		Sewer				
	X		Electric				
	X		Gas				
			Curb				
			Street Lights				
			Standard Utilities				
			Underground Utils.				

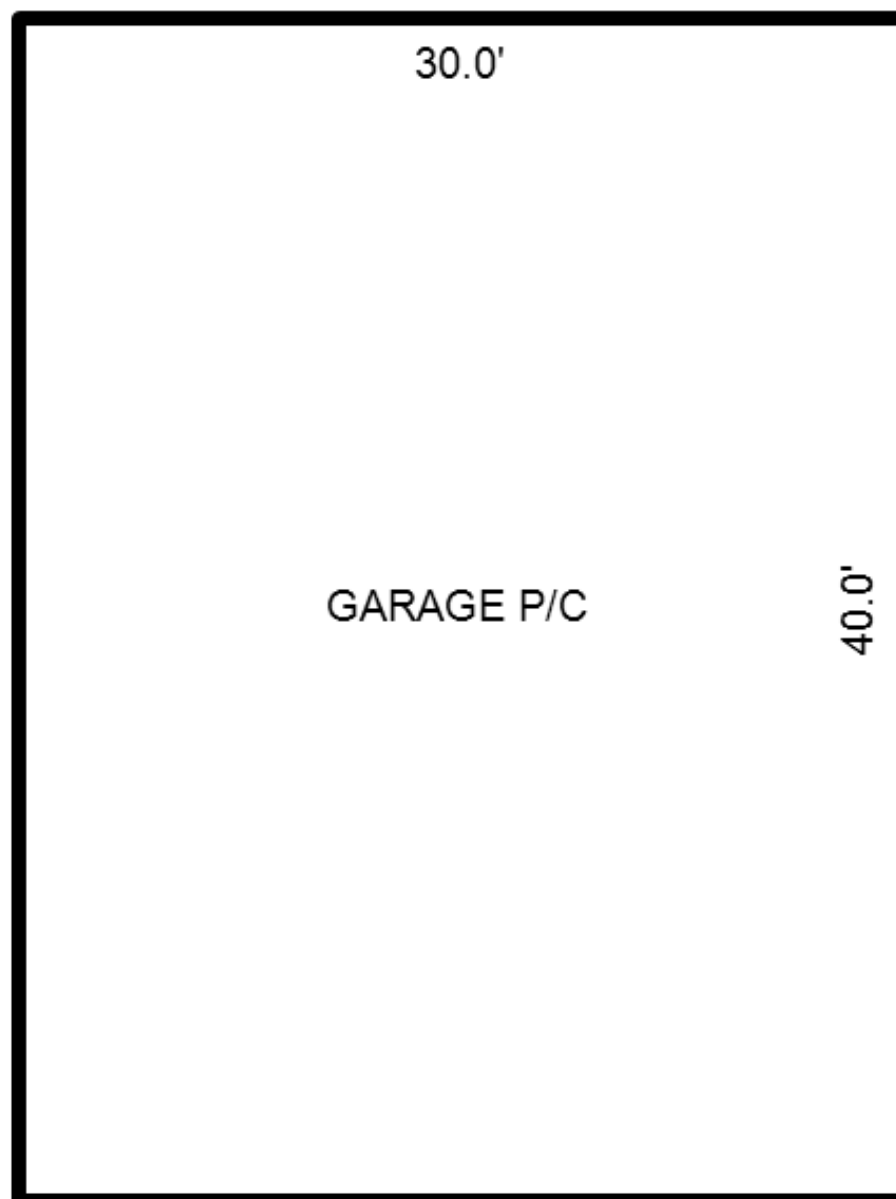


Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Level	2024	10,000	11,700	21,700			13,132C
Rolling	2023	7,500	12,200	19,700			12,507C
Low	2022	4,000	11,000	15,000			11,912C
X High	2021	3,500	10,900	14,400			11,532C
Landscaped	TPC 12/27/2017 INSPECTED						
Swamp							
Wooded							
Pond							
Waterfront							
Ravine							
Wetland							
Flood Plain							

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Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough Insulation	Gas Wood	Oil Coal	Elec. Steam	Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System	Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Ga	Area	Type	Year Built: Car Capacity: Class: Exterior: Brick Ven.: Stone Ven.: Common Wall: Foundation: Finished ?: Auto. Doors: Mech. Doors: Area: % Good: Storage Area: No Conc. Floor:	E.C.F.	X 0.930	Bsmnt Garage:	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: 15 Floor Area: 0 Total Base New : 29,503 Total Depr Cost: 25,078 Estimated T.C.V: 23,323
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 2000	
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling		Ground Area = 0 SF		Floor Area = 0 SF.	
A-Frame		Trim & Decoration		No. of Elec. Outlets			0 Amps Service		Many Ave. Few		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Ex Ord Min		(13) Plumbing			Average Fixture(s)		Other Additions/Adjustments		Garages		Class: C Exterior: Pole (Unfinished)		Door Opener 1 547 465	
Building Style: GRG		Size of Closets		1			3 Fixture Bath		Notes:		Door Opener 1 547 465		Base Cost 1200 28,956 24,613		Totals: 29,503 25,078	
Yr Built Remodeled 2000 0		Lg Ord Small		Average Fixture(s)			2 Fixture Bath		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV:		Softener, Auto		Softener, Manual		23,323	
Condition: Average		Doors Solid H.C.		No Plumbing			Solar Water Heat				No Plumbing		Extra Toilet		Extra Sink	
Room List		(5) Floors		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Basement		Kitchen:		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
1st Floor		Other:		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
2nd Floor		Other:		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Bedrooms		Other:		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
(1) Exterior		(6) Ceilings		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Wood/Shingle		No. of Elec. Outlets		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Aluminum/Vinyl		Many Ave. Few		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Brick		(13) Plumbing		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Insulation		Average Fixture(s)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
(2) Windows		(7) Excavation		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Many Avg. Few		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Wood Sash		(8) Basement		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Metal Sash		Conc. Block		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Vinyl Sash		Poured Conc.		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Double Hung		Stone		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Horiz. Slide		Treated Wood		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Casement		Concrete Floor		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Double Glass		(9) Basement Finish		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Patio Doors		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Storms & Screens		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
(3) Roof		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Gable		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Hip		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Flat		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Asphalt Shingle		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
Chimney:		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (A)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Recreation SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Living SF		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		Walkout Doors (B)		Average Fixture(s)			No Plumbing				Extra Toilet		Extra Sink		Separate Shower	
		No Floor SF		Average Fixture(s)			No									



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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES DAVID C	QUALITY CONSULTING & AUDI	1	10/18/2020	QC	09-FAMILY	2020-03200	DEED	100.0
OSBORNE'S TRUST CLIFFORD	OSBORNE JOYCE E	0	10/26/2018	QC	09-FAMILY	2018-03511	PROPERTY TRANSFER	0.0
OSBORNE JOYCE E	JONES DAVID C	35,000	10/26/2018	WD	03-ARM'S LENGTH	2018-03512	PROPERTY TRANSFER	100.0
		7,500	10/01/1999	WD	33-TO BE DETERMINED	02-0:3031	DEED	0.0

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

Owner's Name/Address	MAP #:
QUALITY CONSULTING & AUDITING LLC 2438 TIPLADY RD PINCKNEY MI 48169	2024 Est TCV 38,448 TCV/TFA: 0.00

X Improved	Vacant	Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS
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Public Improvements	* Factors *
	Description Frontage Depth Front Depth Rate %Adj. Reason Value

Tax Description	<Site Value J> CAROLYN'S AREA	20000	100	20,000
. SEC 2 T22N R8W LOT 17 CAROLYN'S PLAT.	100 Actual Front Feet, 0.36 Total Acres	Total Est. Land Value =		20,000

Comments/Influences	X	Topography of Site
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	X	Dirt Road
		Gravel Road
	X	Paved Road
		Storm Sewer
		Sidewalk
		Water
	X	Sewer
	X	Electric
	X	Gas
		Curb
		Street Lights
		Standard Utilities
		Underground Utils.



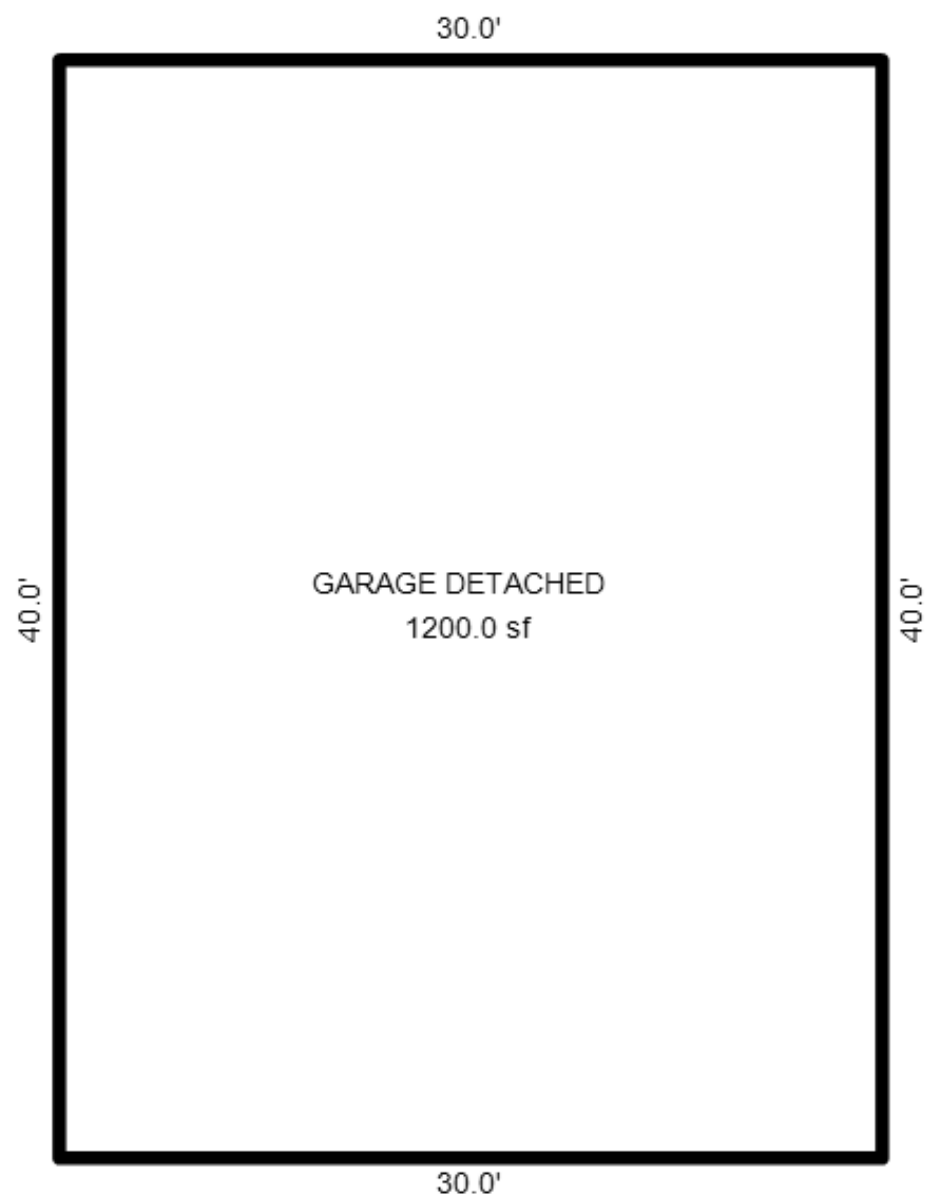
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Level	X	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
Rolling		2024	10,000	9,200	19,200			12,527C
Low		2023	7,500	8,900	16,400			11,931C
High	X	2022	4,000	8,200	12,200			11,363C
Landscaped		2021	3,500	7,500	11,000			11,000S
Swamp								
Wooded								
Pond								
Waterfront								
Ravine								
Wetland								
Flood Plain								

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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces		(16) Porches/Decks		(17) Garage		
X	Single Family	Eavestrough 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: 2000 Car Capacity: Class: D Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 1 Mech. Doors: 1 Area: 1200 % Good: 0 Storage Area: 0 No Conc. Floor: 0	Bsmnt Garage:	Roof:	Cls D	Blt 2000		
	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: 15 Floor Area: 0 Total Base New : 23,338 Total Depr Cost: 19,837 Estimated T.C.V: 18,448	E.C.F. X 0.930
Town Home		(4) Interior		X No Heating/Cooling			Central Air Wood Furnace		(12) Electric		No./Qual. of Fixtures		Cost Est. for Res. Bldg: 1 Single Family GRG		(11) Heating System: No Heating/Cooling	
Duplex		Drywall Paneled		Plaster Wood T&G			0 Amps Service		Ex. Ord. Min		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85	
A-Frame		Trim & Decoration		Ex Ord Min			No. of Elec. Outlets		Many Ave. Few		(13) Plumbing		Building Areas		Stories Exterior Foundation Size Cost New Depr. Cost	
Wood Frame		Lg Ord Small		Size of Closets			Average Fixture(s)		(14) Water/Sewer		Garages		Class: D Exterior: Pole (Unfinished)		Door Opener 1 430 365	
Building Style: GRG		Doors Solid H.C.		(5) Floors			3 Fixture Bath		Public Water		Door Opener 1 430 365		Base Cost 1200 22,908 19,472		Totals: 23,338 19,837	
Yr Built Remodeled 2000 0		Kitchen: Other: Other:			2 Fixture Bath			Softener, Auto		Notes:		ECF (416 RURAL METES & BOUNDS) 0.930 => TCV:		18,448		
Condition: Average		Lg Ord Small			Softener, Manual			Solar Water Heat								
Room List		(6) Ceilings			No Plumbing			Extra Toilet								
Basement		Kitchens			Extra Sink			Separate Shower								
1st Floor		Other:			Ceramic Tile Floor			Ceramic Tile Wains								
2nd Floor		Other:			Ceramic Tile Alcove			Vent Fan								
Bedrooms		(7) Excavation			Vent Fan											
(1) Exterior		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			Lump Sum Items:											
Wood/Shingle		(8) Basement														
Aluminum/Vinyl		Conc. Block														
Brick		Poured Conc.														
Insulation		Stone														
(2) Windows		Treated Wood														
Many Avg. Few		Concrete Floor														
Large Avg. Small		(9) Basement Finish														
Wood Sash		Recreation SF														
Metal Sash		Living SF														
Vinyl Sash		Walkout Doors (B)														
Double Hung		No Floor SF														
Horiz. Slide		Walkout Doors (A)														
Casement		(10) Floor Support														
Double Glass		Joists:														
Patio Doors		Unsupported Len:														
Storms & Screens		Cntr.Sup:														
(3) Roof																
Gable																
Hip																
Flat																
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.
TIEMAN JAMES R & LYNN L	TIEMAN JAMES R & LYNN L T	0	07/07/2022	QC	09-FAMILY	2022-02271	PROPERTY TRANSFER	0.0
		12,500	07/01/2001	WD	33-TO BE DETERMINED	01-0:2940	DEED	0.0

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

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

Owner's Name/Address: TIEMAN JAMES R & LYNN L TRUST
 292 STONE GLEN COURT
 SALINE MI 48176
 2024 Est TCV 50,163 TCV/TFA: 0.00

Land Value Estimates for Land Table Res 8.RES 8 RURAL SUBS

Public Improvements	Value
X Improved	
Vacant	

Description	Frontage	Depth	Rate	%Adj.	Reason	Value
<Site Value J> CAROLYN'S AREA	101	Actual Front Feet, 0.39	20000	100		20,000
Total Est. Land Value =						20,000

Tax Description: . SEC 2 T22N R8W LOT 18 CAROLYN'S PLAT.

Comments/Influences:

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

Topography of Site:

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



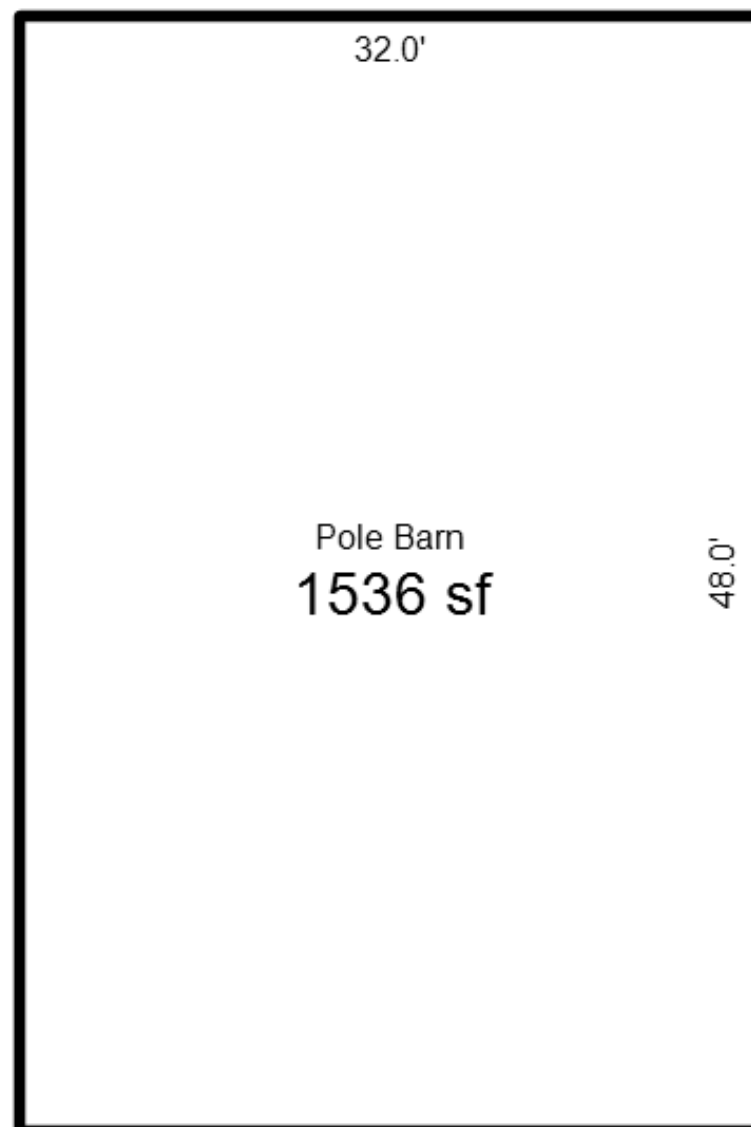
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2024	10,000	15,100	25,100			14,543C
2023	7,500	14,900	22,400			13,851C
2022	4,000	13,400	17,400			13,192C
2021	3,500	13,400	16,900			12,771C

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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: 2002 Car Capacity: Class: C Exterior: Pole Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 42 Inch Finished?: Auto. Doors: 2 Mech. Doors: 0 Area: 1536 % 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: 15 Floor Area: 0 Total Base New : 38,157 Total Depr Cost: 32,433 Estimated T.C.V: 30,163
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 2002		
Duplex		Drywall Paneled		Plaster Wood T&G			(12) Electric		Ex. Ord. Min		(11) Heating System: No Heating/Cooling				
A-Frame		Trim & Decoration		Kitchen: Other: Other:			0 Amps Service		No. of Elec. Outlets		Ground Area = 0 SF Floor Area = 0 SF.				
Wood Frame		Ex Ord Min		Size of Closets			Many Ave. Few		(13) Plumbing		Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85				
Building Style: GRG		Lg Ord Small		(6) Ceilings			(14) Water/Sewer		Building Areas		Stories Exterior Foundation		Size Cost New Depr. Cost		
Yr Built Remodeled 2002 0		Doors Solid H.C.		(7) Excavation			Average Fixture(s)		Other Additions/Adjustments		Garages				
Condition: Average		(5) Floors		Basement: 0 S.F. Crawl: 0 S.F. Slab: 0 S.F. Height to Joists: 0.0			1		Class: C Exterior: Pole (Unfinished)		Door Opener		2 1,093 929		
Room List		Basement 1st Floor 2nd Floor Bedrooms			(8) Basement			Public Water Public Sewer Water Well 1000 Gal Septic 2000 Gal Septic		Base Cost		1536 37,064 31,504			
Basement		(6) Ceilings			Conc. Block Poured Conc. Stone Treated Wood Concrete Floor			Lump Sum Items:		Totals:		38,157 32,433			
1st Floor		(6) Ceilings			(9) Basement Finish					Notes:		ECF (409 RURAL PLATTED SUBDIVISIONS) 0.930 => TCV: 30,163			
2nd Floor		(6) Ceilings			(10) Floor Support										
Bedrooms		(6) Ceilings			Joists: Unsupported Len: Cntr.Sup:										
(1) Exterior		(6) Ceilings													
Wood/Shingle		(6) Ceilings													
Aluminum/Vinyl		(6) Ceilings													
Brick		(6) Ceilings													
Insulation		(6) Ceilings													
(2) Windows		(6) Ceilings													
Many Avg. Few		(6) Ceilings													
Large Avg. Small		(6) Ceilings													
Wood Sash		(6) Ceilings													
Metal Sash		(6) Ceilings													
Vinyl Sash		(6) Ceilings													
Double Hung		(6) Ceilings													
Horiz. Slide		(6) Ceilings													
Casement		(6) Ceilings													
Double Glass		(6) Ceilings													
Patio Doors		(6) Ceilings													
Storms & Screens		(6) Ceilings													
(3) Roof		(6) Ceilings													
Gable		(6) Ceilings													
Hip		(6) Ceilings													
Flat		(6) Ceilings													
Asphalt Shingle		(6) Ceilings													
Chimney:		(6) Ceilings													

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



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